



YARRA RANGES LAWYERS

16 Winyard Drive Mooroolbark Victoria 3138
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www.yarrarangeslawyers.com.au

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

3/14 Sandpiper Place, Frankston

Vendor's name

Condick Hall Superannuation Pty Ltd ATF Condick Hall Superannuation Fund
(former Trustees: Cedric Condick and Beryl Condick)

Date

17 / 4 / 2020

**Vendor's
signature**

[Handwritten signature: J Jones POA]

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

1. FINANCIAL MATTERS

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

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

Any further amounts for which the purchaser may become liable as a consequence of the purchase are set out below:-

- Owners Corporation fees, including fees for any Owners Corporation which was not operative at the Day of Sale but which has become operative after the Day of Sale, and/or any special levies struck after the Day of Sale;
- Land Tax, if the property has been assessed for Land Tax after this Vendor's Statement has been prepared. The Purchaser will also be responsible for any Land Tax assessed for the following years if the property is not exempt as the purchaser's principal place of residence;
- Annual increases in all rates and outgoings if the Day of Sale falls into the next rating period after this Vendor's Statement was prepared.

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

	To	
--	----	--

Other particulars (including dates and times of payments):

1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

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. However, underground electricity cables, NBN cables, telephone cables, sewers and drains may be laid outside registered easements. The Purchasers should make their own enquiries regarding same prior to committing to purchase.

3.2 Road Access

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

☐

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act 1993* if the square box is marked with an 'X'

☐

3.4 Planning Scheme

Attached is a Property Report with the required specified information.

Where the property is outside the metropolitan area (as defined in the Sale of Land Act 1962 (Vic)) the planning instrument may or may not prohibit the construction of a dwelling house on the property. The purchaser should conduct appropriate enquiries prior to committing to purchase.

The property may be in an area which is subject to special overlays which control subdivisions, building heights, environmental, wildfire management, significant landscape, design and development, heritage and vegetation issues.

Proposed Planning Scheme Amendments – This property may be subject to Planning Scheme Amendments proposed by the Responsible Authority. The Purchasers should conduct appropriate enquiries prior to committing to purchase.

The property may be inside or outside the Urban Growth Boundary Ministerial Direction No 10. The Urban Growth Boundary may or may not apply to this property. The Purchasers should conduct their own enquiries prior to committing to purchase.

Some vacant lots within the Shire of Yarra Ranges (formerly in either the Shire of Sherbrooke or Shire of Lilydale) may be subject to tenement provisions which prohibit the construction of a dwelling or development of the lot. If this property is vacant land, then the Purchasers should conduct appropriate investigations of the Council Planning Department prior to committing to purchase, as the Purchaser may be prohibited from either developing or constructing on the lot.

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:

Not Applicable.

4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

Nil.

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

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

Not Applicable.

The Purchaser acknowledges that the Vendor makes no representation that the improvements on the land sold or any alterations or additions thereto comply with the requirements of the responsible authorities. The Purchaser acknowledges having inspected the property hereby sold and save as is otherwise expressly provided acknowledges that it is purchasing the property in its present condition and state of repair and that the Vendor is under no liability or obligation to the Purchaser to carry out any repairs, renovations, alterations or improvements to the property sold or to obtain any Permit or Final Inspection.

6. OWNERS CORPORATION

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

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

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

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

Electricity supply ☒	Gas supply ☒	Water supply ☒	Sewerage ☒	Telephone services ☒
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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 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE CHECKLIST

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

Is attached.

13. ATTACHMENTS

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

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

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

--

- 14.** If the property sold contains a dwelling house it is the Purchaser's responsibility to ensure that the dwelling is fitted with approved smoke alarms pursuant to Clause E1.7 of the Building Code of Australia and Regulation 4.14 of the Building Regulations 1994 within 30 days of settlement of this Contract.
- 15.** In the event that a swimming pool/spa/pond is on the land herein described the Purchaser may be required to comply with the provisions of the Building Act 1993 and the Building Regulations 1994 and in particular Regulation 5.13, requiring provision of barriers to restrict access to the pool/spa/pond, within 30 days of completion of the Contract. The Purchaser will not call upon the Vendor to comply with any of the above requirements, and acknowledges they are responsible for any costs associated therein.

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REGISTRATION CONFIRMATION STATEMENT

Produced: 06/05/2020 03:22:48 PM

VOLUME 10371

FOLIO 688

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 409045Y.
PARENT TITLE Volume 10049 Folio 938
Created by instrument PS409045Y 05/03/1998

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CONDICK HALL SUPERANNUATION PTY LTD of 30 MANCHESTER ROAD MOOROOLBARK
VIC
3138
AT219566Q 06/05/2020

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS409045Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AT143578D (E)	CONV PCT & NOM ECT TO LC	Completed	08/04/2020
AT143581Q (E)	SURVIVORSHIP APPLICATION	Registered	08/04/2020
AT215354D (E)	NOMINATION OF ECT TO LC	Completed	05/05/2020
AT219566Q (E)	TRANSFER	Registered	06/05/2020

Additional information:

Street Address: UNIT 3 14 SANDPIPER PLACE FRANKSTON VIC 3199

ADMINISTRATIVE NOTICES

NIL

eCT Control 18337L YARRA RANGES LAWYERS PTY LTD
Effective from 06/05/2020

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. PS409045Y

DOCUMENT END

Lodgement No: 5608829
Email: ADMIN@YRLAWYERS.COM.AU
Customer Code: 18337L
Customer Name: YARRA RANGES LAWYERS PTY LTD

LAND USE VICTORIA, 2 Lonsdale Street Melbourne Victoria 3000
GPO Box 527 Melbourne VIC 3001, DX 250639
Telephone: (03) 9194 0601 Facsimile 9194 0616
ABN 90 719 052 204

Application by surviving proprietor
Section 50 Transfer of Land Act 1958

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.

Lodged by

Name:

Phone:

Address:

Reference:

Customer code:

The applicant applies to be registered as the proprietor of the estate and interest in the land held jointly with the deceased.

Land: (volume and folio, and if applicable mortgage, charge or lease no.)

CERTIFICATE OF TITLE VOLUME 10371 FOLIO 688

Applicant: (full name and address, including postcode)

BERYL CONDICK OF C/- 30 MANCHESTER ROAD, MOOROOLBARK VICTORIA 3138

Deceased: (full name)

CEDRIC CONDICK

Signing:

35271702A

50TLA

Page 1 of 2

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: www.delwp.vic.gov.au/property>Contact us

Application by surviving proprietor
Section 50 Transfer of Land Act 1958

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.

Certifications

- 1.The Certifier has taken reasonable steps to verify the identity of the applicant.
- 2.The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
- 3.The Certifier has retained the evidence supporting this Registry Instrument or Document.
- 4.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.

Executed on behalf of BERYL CONDICK

Signer Name KRISTY ANNE BURROWS

Signer Organisation YARRA RANGES LAWYERS

Signer Role AUSTRALIAN LEGAL PRACTITIONER

Signature

Execution Date

35271702A

50TLA

Page 2 of 2

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Land Use Victoria contact details: www.delwp.vic.gov.au/property>Contact us

Transfer of Land

Section 45 Transfer of Land Act 1958

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.

1. Land/s

Land Title

Volume 10371 Folio 688

2. Estate and Interest

FEE SIMPLE

3. Transferor/s

Transferor

Given Name/s BERYL

Family Name CONDICK

4. Transferee/s

Transferee

Name CONDICK HALL
SUPERANNUATION PTY LTD

ACN 6 2 2 7 3 5 9 0 6

Australian
Credit Licence

5. Manner of Holding

SOLE PROPRIETOR

6. Address/es of Transferee/s

Address of Transferee

Unit Street No 30
Street Name MANCHESTER
Street Type ROAD
Locality MOOROOLBARK
State VIC Postcode 3138

7. Consideration

Other, please specify

ENTITLED IN EQUITY - CHANGE OF TRUSTEE

8. Covenants

NONE

9. Signing

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Transferor

Certifications

1.The Certifier has taken reasonable steps to verify the identity of the transferor.

2.The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

3.The Certifier has retained the evidence supporting this Registry Instrument or Document.

4.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.

Executed on behalf of BERYL CONDICK

Signer Name KRISTY ANNE BURROWS

Signer Organisation YARRA RANGES
LAWYERS

Signer Role AUSTRALIAN LEGAL
PRACTITIONER

Signature

Execution Date

Transfer of Land

Section 45 Transfer of Land Act 1958

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.

Transferee

Certifications

1. The Certifier has taken reasonable steps to verify the identity of the transferee.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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.

Executed on behalf of	CONDICK HALL SUPERANNUATION PTY LTD
Signer Name	KRISTY ANNE BURROWS
Signer Organisation	YARRA RANGES LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Signature	

Execution Date

10. Lodging Party

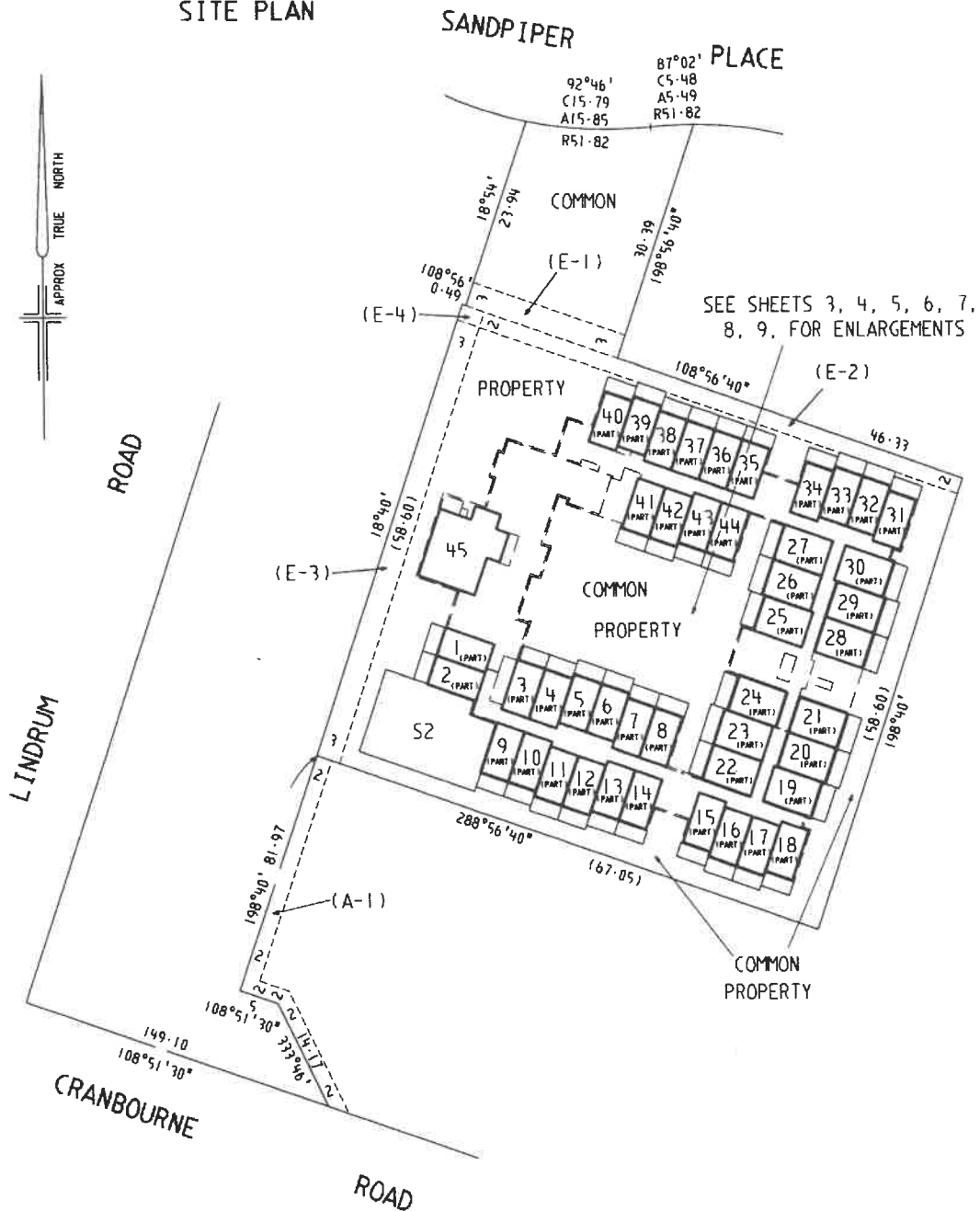
Customer Code

Reference

	PLAN OF SUBDIVISION	STAGE No. 1	LTO USE ONLY EDITION 2	PLAN NUMBER PS 409045Y
LOCATION OF LAND PARISH: FRANKSTON TOWNSHIP: ----- SECTION: 6 (PART) CROWN ALLOTMENT: 3 (PART) CROWN PORTION: ----- LTO BASE RECORD: CHART 36A FRANKSTON TITLE REFERENCES: VOL:10049FOL. 938 LAST PLAN REFERENCE: LOT 1 PS:304456L POSTAL ADDRESS: 14 SANDPIPER PLACE, (AT TIME OF SUBDIVISION) FRANKSTON, 3199 AMG CO-ORDINATES: E 338 250 (OF APPROX. CENTRE OF PLANT) N 5 775 620 ZONE: 55		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME : FRANKSTON CITY COUNCIL REF : 4267 1. THIS PLAN IS CERTIFIED UNDER SECTION 6 OF THE SUBDIVISION ACT 1988. 2. THIS PLAN IS CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988. DATE OF THE ORIGINAL CERTIFICATION UNDER SECTION 6 1 / 1 / 97. 3. THIS IS A STATEMENT OF COMPLIANCE ISSUED UNDER SECTION 21 OF THE SUBDIVISION ACT 1988. OPEN SPACE (i) A REQUIREMENT FOR PUBLIC OPEN SPACE UNDER SECTION 18 OF THE SUBDIVISION ACT 1988 HAS HAS NOT BEEN MADE. (ii) THE REQUIREMENT HAS BEEN SATISFIED. THE REQUIREMENT IS TO BE SATISFIED IN STAGE COUNCIL DELEGATE COUNCIL SEAL DATE 18/12/97 RE-CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988 COUNCIL DELEGATE COUNCIL SEAL DATE / /		
VESTING OF ROADS OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY		STAGING THIS IS A STAGED SUBDIVISION PLANNING PERMIT No.		
THE COMMON PROPERTY IS ALL THE LAND IN THE PLAN EXCEPT LOTS 1 TO 45 (BOTH INCLUSIVE) AND 52 BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS LOCATION OF BOUNDARIES DEFINED BY BUILDINGS: MEDIAN: NIL EXTERIOR FACE: BOUNDARIES MARKED E INTERIOR FACE: ALL OTHER BOUNDARIES (OF WALLS, FLOORS CEILINGS AND WINDOWS)		LOTS 1 TO 44 (BOTH INCLUSIVE) CONSIST OF 2 PARTS SURVEY THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). IN PROCLAIMED SURVEY AREA No.		
EASEMENT INFORMATION				
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LAND AND LOTS IN THIS PLAN				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
(E-1)	DRAINAGE AND SEWERAGE SEWERAGE	3	LP:129494 PS:304456L	LOTS ON LP:129494 MORNINGTON PENINSULA AND DISTRICT WATER BOARD CITY OF FRANKSTON LAND IN PS: 304456L MORNINGTON PENINSULA AND DISTRICT WATER BOARD CITY OF FRANKSTON LAND IN PS: 304456L MORNINGTON PENINSULA AND DISTRICT WATER BOARD
(E-2)	DRAINAGE	2	C/E F538254	
(E-3)	DRAINAGE AND SEWERAGE SEWERAGE	3	PS:304456L	
(E-4)	DRAINAGE DRAINAGE AND SEWERAGE SEWERAGE	SEE PLAN SEE PLAN SEE PLAN	C/E F538254 PS: 304456L PS: 304456L	
(A-1)	CARRIAGEWAY	2	C/E U.666418 E	LOTS ON THIS PLAN
 breese pitt dixon Pty Ltd 1 alfred street, hawthorn, vic 3122 ph:9818 0301 fax:9819 5597		LICENSED SURVEYOR GEOFF W HUMPHREY SIGNATURE DATE 21 / 7 / 97 REF: 5327 VERSION 2		
CHECKED G COX	DATE 21-7-97	LTO USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED ☒ DATE 4/3/98 LTO USE ONLY PLAN REGISTERED TIME 5:05 PM DATE 5/3/98  ASSISTANT REGISTRAR OF TITLES SHEET 1 OF 11 SHEETS		
		 DATE 18/12/97 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3		

PLAN OF SUBDIVISION	STAGE No. 1	PLAN NUMBER PS 409045Y
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DIAGRAM 1
SITE PLAN



 breese pitt dixon Pty Ltd
11 alfred street, hawthorn, vic 3122
ph: 9818 0301 fax: 9819 5597

SHEET 2 OF 11 SHEETS

ORIGINAL SHEET SIZE A3	SCALE 1:500 10 0 10 20 LENGTHS ARE IN METRES	LICENSED SURVEYOR GEOFF W HUMPHREY SIGNATURE REF: 5327	DATE 21/7/97 VERSION 2	 DATE / / COUNCIL DELEGATE SIGNATURE
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0 10 20 30 40 50 60 70 80 90 100mm

DIAGRAM 2

**GROUND LEVEL PART AND
GROUND STOREY PART**

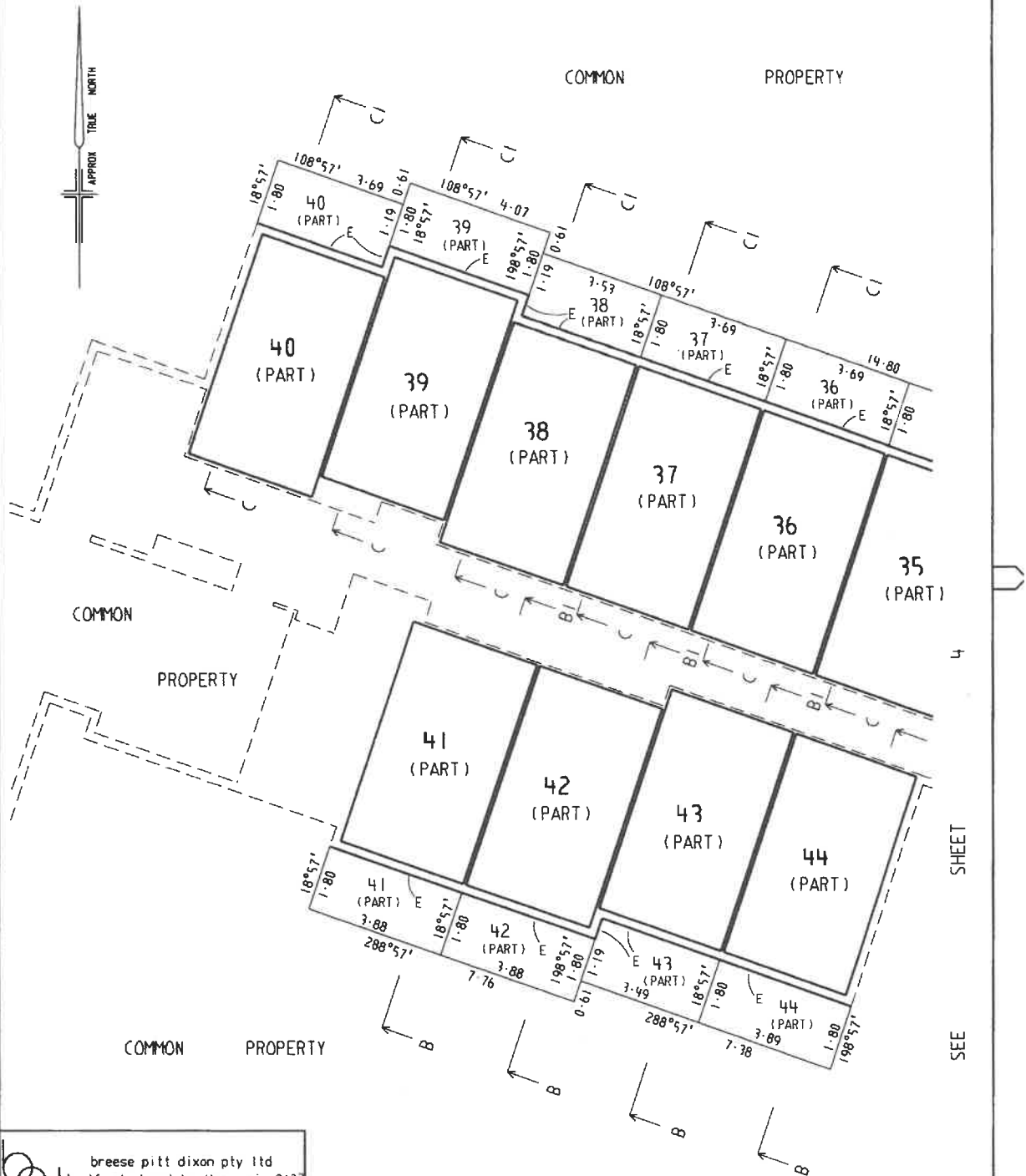
PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

1

PS 409045Y



breese pitt dixon Pty Ltd
11 Alfred Street, Hawthorn, VIC 3122
ph: 9818 0381 fax: 9819 5597

SHEET 3 OF 11 SHEETS

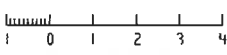
ORIGINAL

SHEET

SIZE

A3

SCALE



LENGTHS ARE IN METRES

LICENSED SURVEYOR GEOFF W HUMPHREY

SIGNATURE

REF: 5327

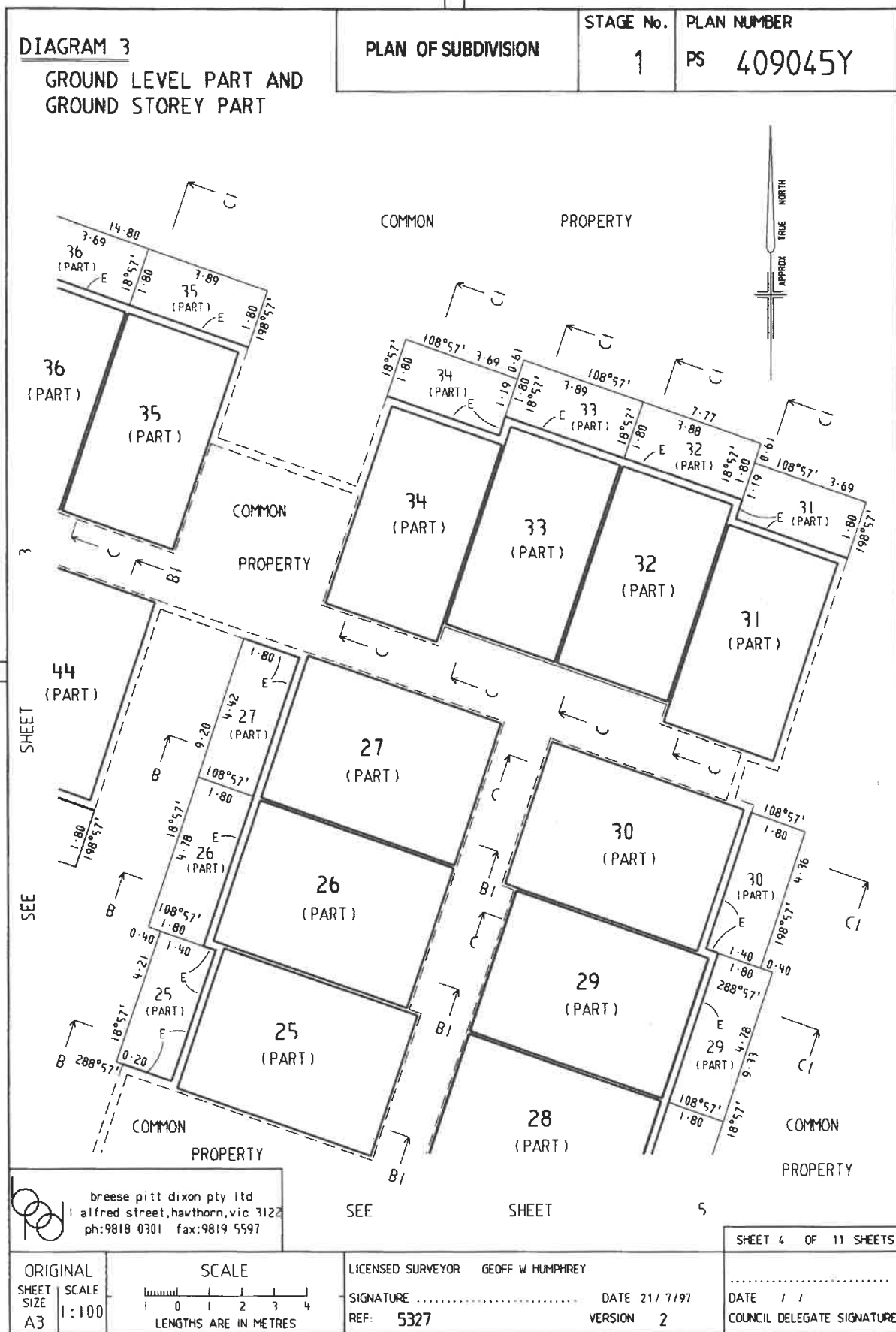
DATE 21/7/97

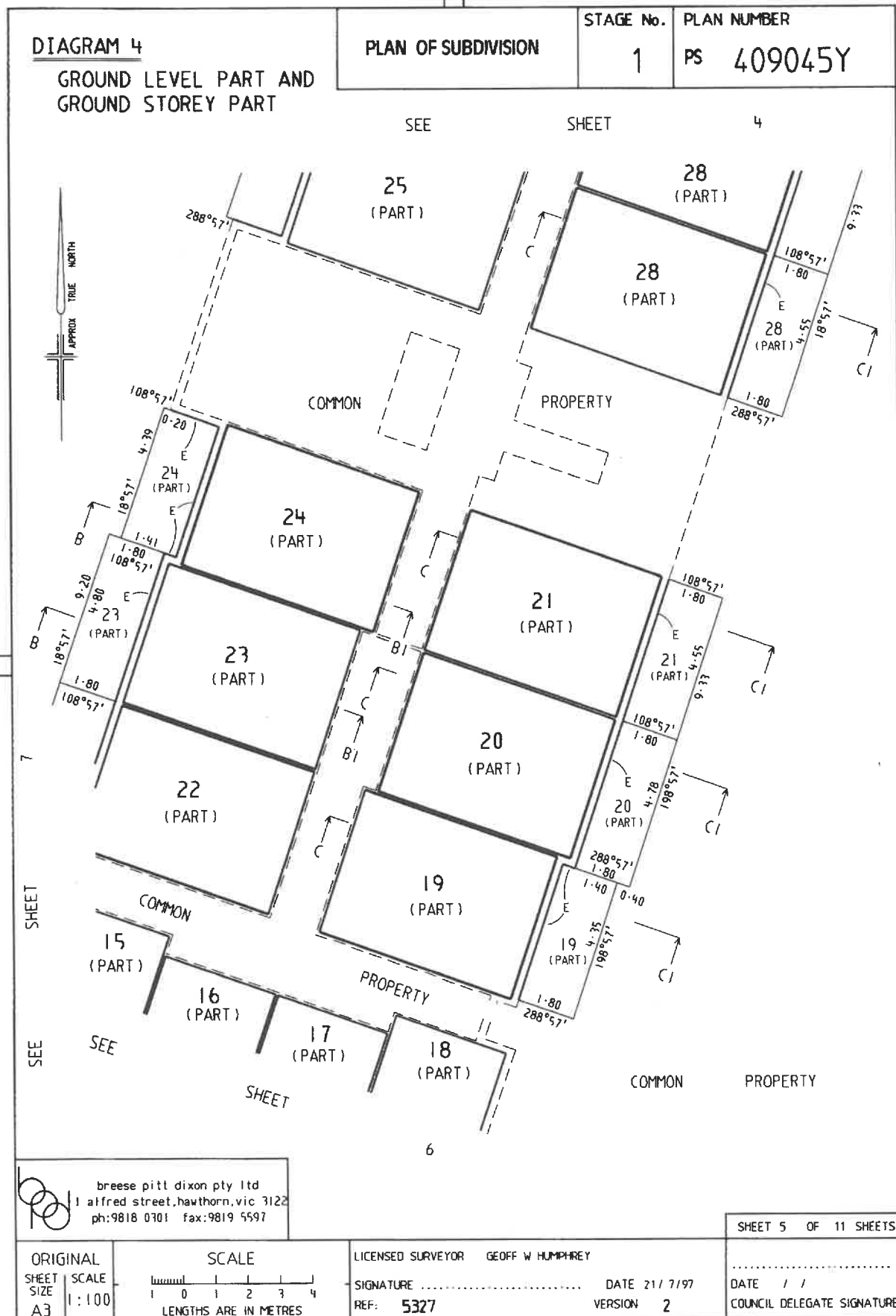
VERSION 2

DATE / /

COUNCIL DELEGATE SIGNATURE

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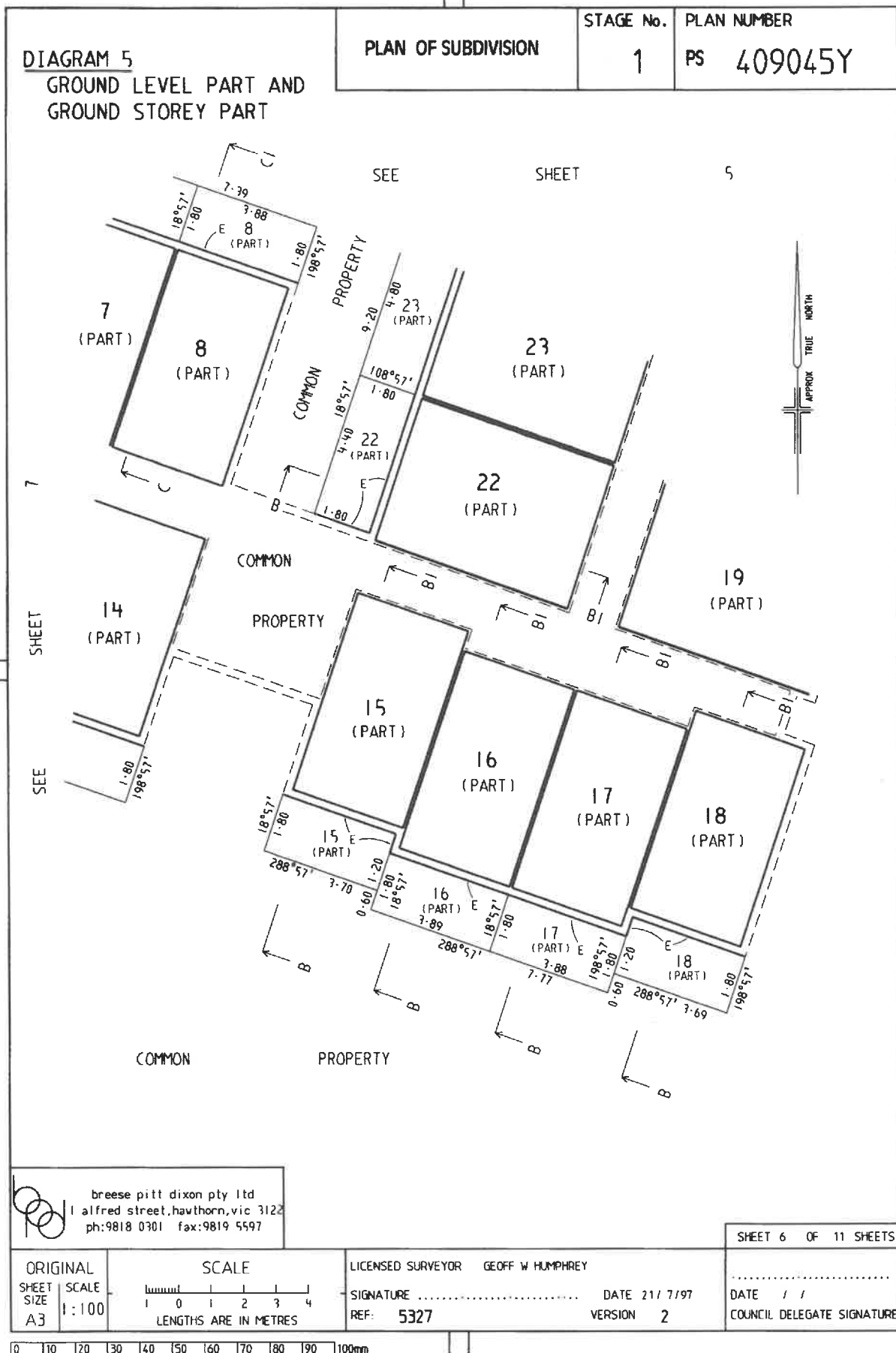


DIAGRAM 6

GROUND LEVEL PART AND
GROUND STOREY PART

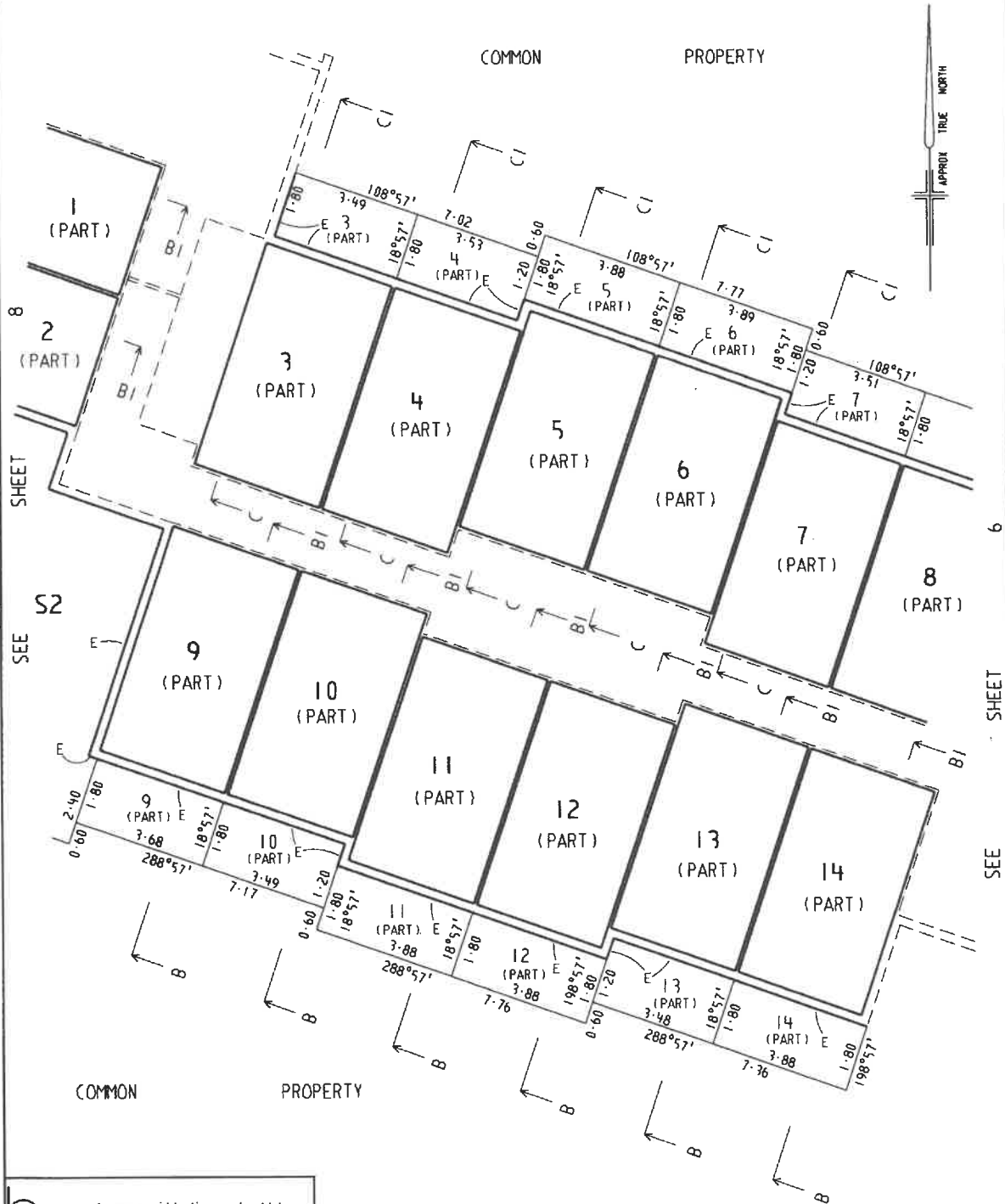
PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

1

PS 409045Y



breese pitt dixon Pty Ltd
1 Alfred Street, Hawthorn, Vic 3122
ph: 9818 0701 fax: 9819 5597

SHEET 7 OF 11 SHEETS

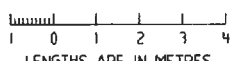
ORIGINAL

SHEET

SIZE

A3

SCALE



LENGTHS ARE IN METRES

LICENSED SURVEYOR GEOFF W HUMPHREY

SIGNATURE

REF: 5327

DATE 21/7/97

VERSION 2

DATE / /

COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100mm

DIAGRAM 7

**GROUND LEVEL PART AND
GROUND STOREY PART**

PLAN OF SUBDIVISION

STAGE No.

1

PLAN NUMBER

PS 409045Y

SEE

SHEET

9

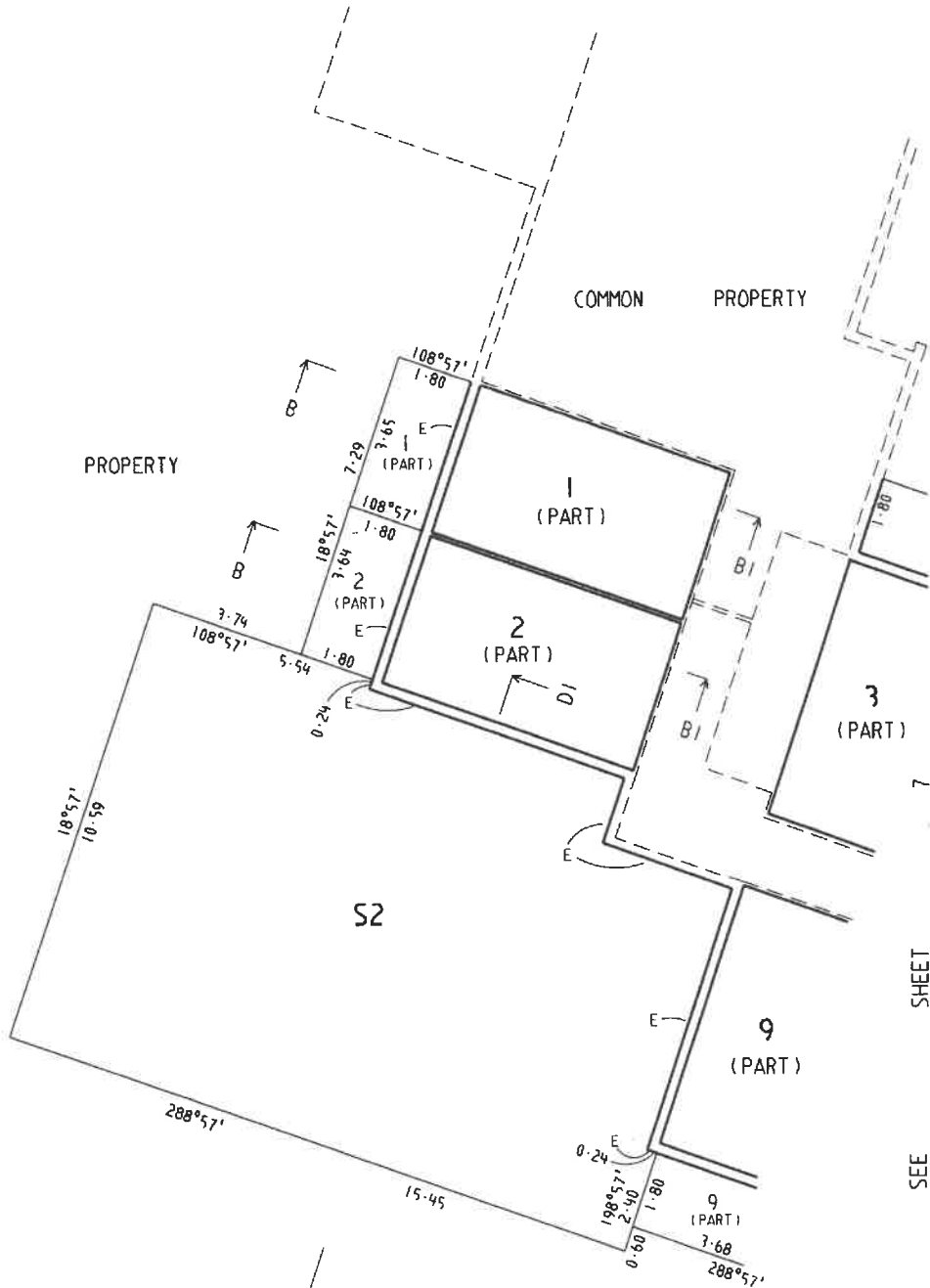


COMMON

PROPERTY

COMMON

PROPERTY



SEE
SHEET
7

SEE



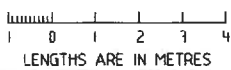
breese pitt dixon pty ltd
1 alfred street, hawthorn, vic 3122
ph: 9818 0301 fax: 9819 5597

SHEET 8 OF 11 SHEETS

ORIGINAL

SHEET
SIZE
A3

SCALE



LICENSED SURVEYOR GEOFF W HUMPHREY

SIGNATURE

REF: 5327

DATE 21/7/97

VERSION 2

DATE / /

COUNCIL DELEGATE SIGNATURE

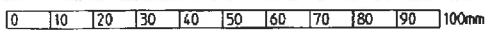


DIAGRAM 8

GROUND LEVEL PART AND
GROUND STOREY PART

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

1

PS 409045Y

COMMON

PROPERTY

F1

COMMON

PROPERTY

108°57'
1.80
3.65

DIAGRAM 9

FIRST STOREY

COMMON

PROPERTY

F1

45

COMMON

PROPERTY

COMMON

PROPERTY

COMMON

PROPERTY

COMMON

45

PROPERTY

FIRST STOREY

GROUND STOREY

GROUND

LEVEL

COMMON

PROPERTY

CROSS SECTION F-F1



breese pitt dixon pty ltd
1 alfred street, hawthorn, vic 3122
ph: 9818 0301 fax: 9819 5597

SHEET 9 OF 11 SHEETS

ORIGINAL
SHEET
SIZE
A3

SCALE
1:100

SCALE

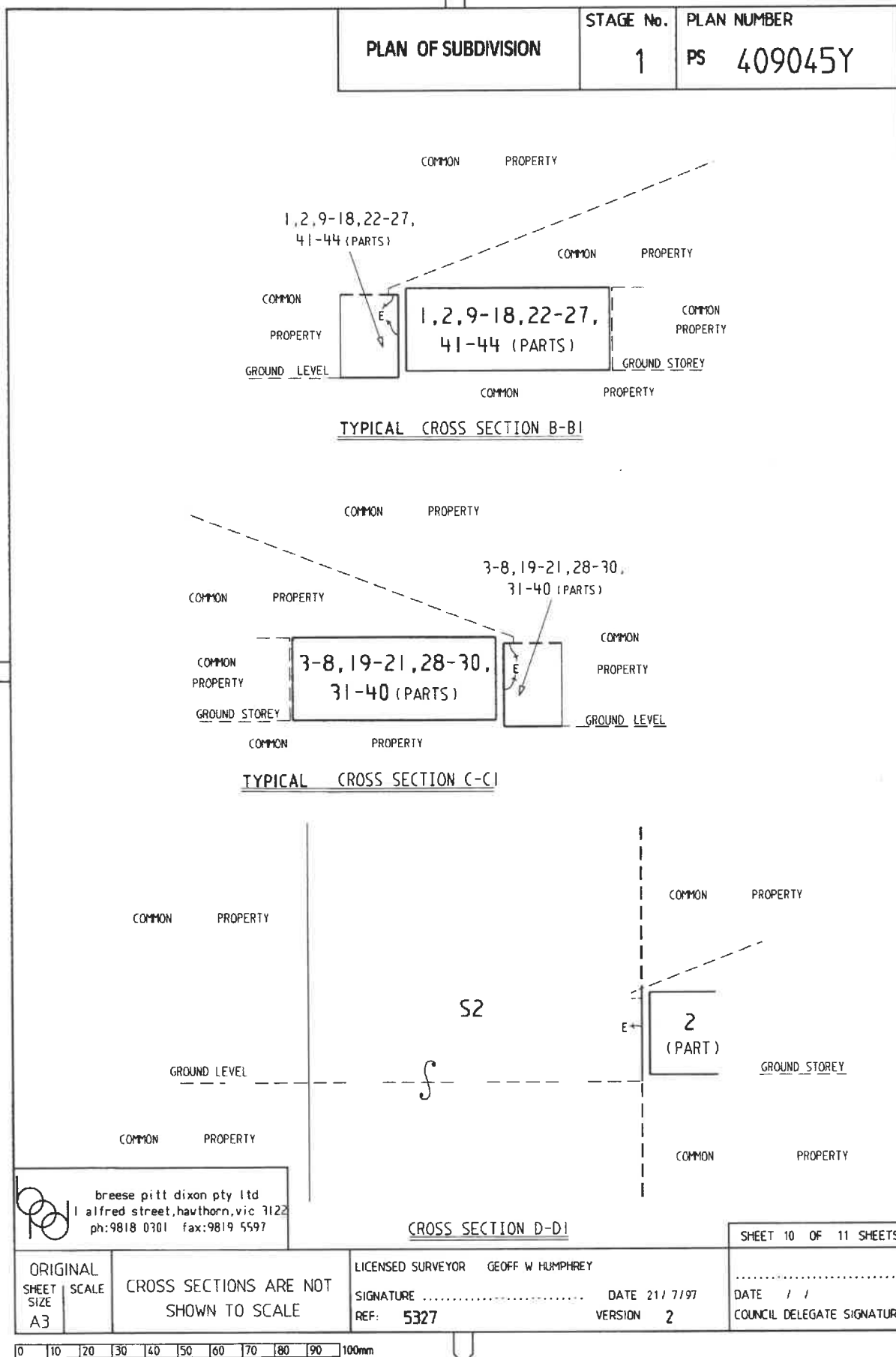
1 0 1 2 3 4
LENGTHS ARE IN METRES

LICENSED SURVEYOR GEOFF W HUMPHREY

SIGNATURE DATE 21/7/97
REF: 5327 VERSION 2

DATE / /
COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100mm



PS409045Y

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT

Sheet 11



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Produced: 02/04/2020 11:08:31 AM

OWNERS CORPORATION
PLAN NO. PS409045Y

The land in PS409045Y is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property, Lots 1 - 45, S2.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
39/574 PLUMMER STREET PORT MELBOURNE VIC 3207

AJ095487H 27/07/2011

Owners Corporation Manager:
NIL

Rules:
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:
1. AM824124L 01/06/2016

Additional Owners Corporation Information:
NIL

Notations:
NIL

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Common Property	0	0
Lot 1	200	200
Lot 2	200	200
Lot 3	200	200
Lot 4	200	200
Lot 5	200	200



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 02/04/2020 11:08:31 AM

OWNERS CORPORATION
PLAN NO. PS409045Y

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 6	200	200
Lot 7	200	200
Lot 8	200	200
Lot 9	200	200
Lot 10	200	200
Lot 11	200	200
Lot 12	200	200
Lot 13	200	200
Lot 14	200	200
Lot 15	200	200
Lot 16	200	200
Lot 17	200	200
Lot 18	200	200
Lot 19	230	230
Lot 20	230	230
Lot 21	230	230
Lot 22	230	230
Lot 23	230	230
Lot 24	230	230
Lot 25	230	230
Lot 26	230	230
Lot 27	230	230
Lot 28	230	230
Lot 29	230	230
Lot 30	230	230
Lot 31	200	200
Lot 32	200	200
Lot 33	200	200
Lot 34	200	200



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 02/04/2020 11:08:31 AM

OWNERS CORPORATION
PLAN NO. PS409045Y

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 35	200	200
Lot 36	200	200
Lot 37	200	200
Lot 38	200	200
Lot 39	200	200
Lot 40	200	200
Lot 41	200	200
Lot 42	200	200
Lot 43	200	200
Lot 44	200	200
Lot 45	745	1
Lot S2	800	1
Total	10705.00	9162.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

OWNERS CORPORATION CERTIFICATE

Section 151 Owners Corporations Act 2006 and Regulation 16 Owners Corporations Regulations 2018

Owners Corporation Plan No. PS409045Y

14 Sandpiper Place, Frankston, VIC 3199

This Certificate is issued for Lot 3 on Plan No. PS409045Y the postal address of which is 3/14 Sandpiper Place, Frankston.

Applicant for the Certificate is: Yarra Ranges Lawyers

Address for delivery of Certificate: kristy@yrlawyers.com.au

Date that the application was received: 2nd April 2020

The information in this Certificate is issued on: 14th April 2020

1. The current 01/04/2019 – 30/06/2019 quarterly Admin Fund levy for the above lot is \$618.49.
2. The admin levy is paid up to 30/06/2020
3. There are no unpaid levies or charges.

4. The following levies or fees have been struck and are payable on the dates indicated below:

<u>Description</u>	<u>Due Date</u>	<u>Total Due</u>
Admin Fund Levy 01/04/2020 – 30/06/2020	01/04/2020	\$545.73
Maint. Fund Levy 01/04/2020 – 30/06/2020	01/04/2020	\$72.76
Capital Improvement Levy	01/04/2020	\$512.99

5. The Owners Corporation has performed or is about to perform the following repairs, or other works which may incur an additional charge to that set out above:
Nil

6. The Owners Corporation presently has the following insurance cover:
Please see attached

7. Has the Owners Corporation resolved that the members may arrange their own insurance, under section 63?
No

8. Please find the most recent accepted Balance Sheet of the Owners Corporation. Please note Cash at Bank is currently \$39,411.25 in the Admin Fund and \$21,724.17 in the Maintenance Fund.

9. The Owners Corporation has no liabilities, other than those shown in other parts of this certificate, except:
Nil

10. The Owners Corporation has not granted any lease, licence, agreements or contracts affecting the common property except:
Nil

11. The Owners Corporation has not made any agreements to provide services to lot owners, occupiers or the public except:
Nil

12. The Owners Corporation has not been served with any notice or orders in the last 12 months that have not been satisfied except:
Nil

13. The Owners Corporation is not a party to any legal proceedings or aware of any circumstances which may give rise to proceedings except:

The Owners Corporation is working on a VCAT case to seek an amount of its costs for the purposes of settlement negotiations.

OWNERS CORPORATION CERTIFICATE

Section 151 Owners Corporations Act 2006 and Regulation 16 Owners Corporations Regulations 2018

Owners Corporation Plan No. PS409045Y

14 Sandpiper Place, Frankston, VIC 3199

14. The Owners Corporation has appointed a manager as follows:

Civium Property Group
39/574 Plummer Street
Port Melbourne VIC 3207

15. No proposal has been made for the appointment of an administrator.

16. The minutes of the most recent Annual General Meeting of the Owners Corporation are attached.

17. The rules of the Owners Corporation are the Model Rules and Special Rules, which are attached.

18. Additional comments:

Planning Applications

- A planning permit for Student Accommodation has been issued by Frankston City Council. Please read the conditions of the permit before use/and or development can start. (Please refer to the attached)
- A special levy is to be raised for \$47,000.00, this will be raised in 2 instalments (special levy 1 due on 01/01/2020 and special levy 2 due 01/04/2020).

More information can be obtained by an inspection of the Owners Corporation register. Please make your request to inspect the Owners Corporation register in writing to:

Civium Property Group
PO BOX 715
Port Melbourne VIC 3207

19. Attachments

Financial Statement
Minutes of AGM
Model Rules
Special Rules
OC Act 2006, Statement of Advice for Prospective Purchaser
Planning Permit – Frankston City Council
Endorsement Plans

OWNERS CORPORATION CERTIFICATE

Section 151 Owners Corporations Act 2006 and Regulation 16 Owners Corporations Regulations 2018

Owners Corporation Plan No. PS409045Y

14 Sandpiper Place, Frankston, VIC 3199

This Owners Corporation certificate was prepared by



Leon Katz
Owners Corporation Manager
on behalf of Owners Corporation No. 1 on Plan PS409045Y



Please note the information in this Owners Corporation Certificate is current as of the issue date only. Should you wish for a more current INFORMATION, you will need to re-apply for a new certificate.

IF YOU REQUIRE AN UPDATE to ITEMS 1-4 ON THIS CERTIFICATE, PLEASE SUBMIT YOUR REQUEST IN WRITING TO alex.richards@civium.com.au. AN UPDATE ON THESE ITEMS WILL ONLY BE GIVEN FOR A 3 MONTH PERIOD FROM THE ISSUE DATE OF THIS CERTIFICATE.

PLEASE ENSURE THAT YOU EMAIL ANY NOTICE OF ACQUISITION OR NOTICE OF DISPOSITION TO clientservices@civium.com.au TO ENSURE NO CHARGES ARE APPLIED



Level 21, 150 Lonsdale Street
Melbourne VIC 3000

GPO 3208, Melbourne VIC 3001

Phone: 03 8695 4000
Email: info_vic@chu.com.au

COVERFORCE INSURANCE BROKING NSW
LEVEL 12/ 9 CASTLEREAGH STREET
SYDNEY NSW 2000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0006041179
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	27/02/2020 to 27/02/2021 at 4:00pm
The Insured	OWNERS CORPORATION PLAN NO. PS 409045
Situation	14 SANDPIPER PLACE FRANKSTON VIC 3199

Policies Selected

Policy 1 – Insured Property

Building: \$3,000,000

Common Area Contents: \$30,000

Loss of Rent & Temporary Accommodation (total payable): \$450,000

Policy 2 – Liability to Others

Sum Insured: \$20,000,000

Policy 3 – Voluntary Workers

Death: \$200,000

Total Disablement: \$2,000 per week

Policy 4 – Workers Compensation

Not Available

Policy 5 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 6 – Office Bearers' Legal Liability

Sum Insured: \$250,000

Policy 7 – Machinery Breakdown

Not Selected

Policy 8 – Catastrophe Insurance

Sum Insured: \$450,000

Extended Cover - Loss of Rent & Temporary Accommodation: \$67,500

Escalation in Cost of Temporary Accommodation: \$22,500

Cost of Removal, Storage and Evacuation: \$22,500

Policy 9 – Government Audit Costs and Legal Expenses

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070, AFSL 243261) on behalf of the insurer: QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).



Government Audit Costs: \$25,000

Appeal expenses – common property health & safety breaches: \$100,000

Legal Defence Expenses: \$50,000

Policy 10 – Lot owners' fixtures and improvements (per lot)

Sum Insured: \$250,000

Flood Cover is included.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Date of Issue 28/02/2020

This certificate confirms that on the date of issue noted above, a Policy existed for the sums insured shown.

It is not intended to amend, extend, replace or override the Policy terms and conditions. This certificate is issued as a matter of information only and confers no rights on the certificate holder.

**MINUTES OF
ANNUAL GENERAL MEETING 2020**

OWNERS CORPORATION - PS409045Y

**14 Sandpiper Place
FRANKSTON VIC 3199**

Held on :

Thursday, 27 February 2020 06:00 PM

Held at :

**Ashwood Hall
21A Electra Ave Ashwood**

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS CORPORATION OF OWNERS CORPORATION PS409045Y

Held Thursday, 27 February 2020 6:00 PM at Ashwood Hall
21A Electra Ave Ashwood

Present Mark & Denise Renouf (1), James Mylonakis (2, 6, 7),
Carolyn & Leanne Jones & Toogood (8), Somrita & David Watford (9)
Paul & Anne Stockx (14), Janet Keenan (15), Kevin Thielking (17, 22),
Futureproof Super Fund Pty Ltd (19), M & J Gregory Super Fund A/C (20, 23),
Monika Kutt (24, 39), Ray & Christine Allen (25, 42),
David & Frances Casley (27, 32, 44), Geoffrey Keenan (28),
Danny & Sandra Novello (29), Anita Van Rooyen (30), Sharon Thomson (31)

In Attendance Leon Katz (Civium Strata)

Proxies Samuel Kennedy (5) in favour of Kevin Kennedy,
Diane McRoberts & Jean-Ne Duncan (10) in favour of Anita Van Rooyen,
John Tame (11) in favour of Kevin Thielking,
Roxanne Grandy (12) in favour of Kevin Thielking,
John Ferraro (13) in favour of David Casley,
Gayle McNab, Julie Taylor & Suzanne Gardner (18) in favour of David Casley

Apologies None

Chairperson Leon Katz

A Quorum was reached

MOTION	Motion for consideration
1	Proceedings of Meeting
	- Proxies and Absentees - presented - Quorum - declared - Un-financial units – reviewed - Leon Katz, Appointment as Chairperson for the purpose of the meeting.
2	Minutes (ORDINARY RESOLUTION)
	That the minutes of the previous Annual General Meeting of the Owners Corporation be confirmed as a true and accurate account of the proceeding at that meeting. Motion Carried <i>moved by Janet Keenan / seconded by David Casely</i>

3	Insurance Renewal (ORDINARY RESOLUTION)
	That the current Owners Corporations insurances be confirmed per the attached policy information contained with the agenda, and that Civium Property Group be authorised to affect the statutory and additional insurance of the Owners Corporation. The decision upon renewal of the insurance will be undertaken by the Committee. It was discussed and agreed that the Owners Corporation instruct the manager to obtain an updated insurance valuation and further to instruct the insurer of any increase in sum insured and to pay any alteration to the premium. Motion Carried without Objection <i>noting current certificate of currency be supplied with minutes</i>
4	Reports (ORDINARY RESOLUTION)
	That the Owners Corporation receive and accept the Owners Corporation Managers Report, the Committee Report and Disputes Report in accordance with sections 115, 126 and 159 of the Owners Corporations Act 2006. Motion Carried without Objection
5	Interest on Arrears (ORDINARY RESOLUTION)
	That the Owners Corporation charge penalty interest on all arrears in accordance with section 29 of the Owners Corporations Act 2006 and that the Owners Corporation Manager be granted authority to waive interest of a non-material nature from time to time. Motion Carried without Objection
6	Arrears Recovery (ORDINARY RESOLUTION)
	That the Owners Corporation will recover outstanding Owners Corporation fees and charges by action in a Court of competent jurisdiction, including but not limited to the Magistrates Court and VCAT and further that the Owners Corporation may recover as a debt due from the person, persons or company in default or breach, the costs, charges and expense incurred by the owners corporation arising out of any default or breach by any lot owner or occupier of a lot, of any obligation under the Owners Corporation Act 2006 or the Owners Corporation Regulations 2018. (amended) Motion Carried <i>moved by Mike Gregory / seconded by Geoffrey Keenan</i>
7	Financial Statements & Accounting Records (ORDINARY RESOLUTION)
	That the financial statement of accounts for the financial year ending 31 December 2019 be adopted in accordance with section 71(2)(e) of the Owners Corporations Act 2006. Motion Deferred, <i>Leon to provide explanation as to the increase in Management Fee</i>

8	Budget (ORDINARY RESOLUTION)
	1. That contributions be determined: <i>i)</i> To the Administrative Fund in accordance with Section 23 of the Owners Corporations Act 2006 for the sum of: \$100,000.00 (inc. GST) <i>ii)</i> To the Maintenance Fund in accordance with Section 40 of the Owners Corporations Act 2006 for the sum of: \$10,000.00 (inc. GST) 2. That the Administrative and Maintenance Fund contributions be paid in equal quarterly instalments with the instalments dates to be 1st instalment 01/01/2020 2nd instalment 01/04/2020 3rd instalment 01/07/2020 4th instalment 01/10/2020 5th instalment 01/01/2021 <i>* The amount collected in the 5th instalment will be at the previous year's rate until the next AGM is held where the new budget is determined.</i> Motion Carried
9	Appointment of Management Agent (ORDINARY RESOLUTION)
	That in accordance with Section 119 of the Owners Corporation Act 2006 ("Act") that: 1. Civium Holdings Pty Ltd t/as Civium Strata People ("Agent") be appointed as strata managing agent of Strata Plan No.<> 2. The Owners Corporation delegate to the Agent all of its functions (other than those prohibited by the Act); 3. The Owners Corporation execute a written agreement, ("Agreement"), to give effect to this appointment and delegation; 4. The delegation is to the subject to the conditions and limitations set out in the Agreement; and 5. Authority is given for the common seal of the Owners Corporation to be affixed to the Agreement by owners as determined at this meeting Motion Deferred for committee to review current & proposed Agreements
10	Election of Committee (ORDINARY RESOLUTION)
	The owners corporation elected a committee of 5 members with a vacant position to be offered in accordance with sections 71(2)(a) and 100 of the Owners Corporations Act 2006. Kevin Kennedy (5) Kevin Thielking (17) Geoffrey Keenan (28) Anita Van Rooyen (30) David Casley (32) Motion Carried without Objection

11	General Business
	a. Management Fee, Leon to investigate increase in management fee and report to owners. b. ESM Provider, Leon to source quotes from 2 ESM providers for the committee to review & consider. from Mike G (https://www.elecfire.com.au/) c. Electricity & Gas Proposal, Leon to seek broker to review current charges & provide a proposal for reducing costs for the committee to review & consider. d. Meeting FCC Conditions, discussed & agreed for committee to manage this matter moving forward. e. Parking, limited spaces for the total number of units. This will be addressed by the committee in due course. f. Tiles @ Entrance trip hazard, Leon to discuss matter with the committee on how best to proceed.

There being no further business the chairperson declared the meeting closed at 8:25pm

Dated: 3 March 2020

Issued by Civium Property Group for and on behalf of the Owners Corporation.



Level 21, 150 Lonsdale Street
Melbourne VIC 3000

GPO 3208, Melbourne VIC 3001

Phone: 03 8695 4000
Email: info_vic@chu.com.au

COVERFORCE INSURANCE BROKING NSW
LEVEL 12/ 9 CASTLEREAGH STREET
SYDNEY NSW 2000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0006041179
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	27/02/2020 to 27/02/2021 at 4:00pm
The Insured	OWNERS CORPORATION PLAN NO. PS 409045
Situation	14 SANDPIPER PLACE FRANKSTON VIC 3199

Policies Selected

Policy 1 – Insured Property

Building: \$3,000,000

Common Area Contents: \$30,000

Loss of Rent & Temporary Accommodation (total payable): \$450,000

Policy 2 – Liability to Others

Sum Insured: \$20,000,000

Policy 3 – Voluntary Workers

Death: \$200,000

Total Disablement: \$2,000 per week

Policy 4 – Workers Compensation

Not Available

Policy 5 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 6 – Office Bearers' Legal Liability

Sum Insured: \$250,000

Policy 7 – Machinery Breakdown

Not Selected

Policy 8 – Catastrophe Insurance

Sum Insured: \$450,000

Extended Cover - Loss of Rent & Temporary Accommodation: \$67,500

Escalation in Cost of Temporary Accommodation: \$22,500

Cost of Removal, Storage and Evacuation: \$22,500

Policy 9 – Government Audit Costs and Legal Expenses



Government Audit Costs: \$25,000

Appeal expenses – common property health & safety breaches: \$100,000

Legal Defence Expenses: \$50,000

Policy 10 – Lot owners' fixtures and improvements (per lot)

Sum Insured: \$250,000

Flood Cover is included.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Date of Issue 28/02/2020

This certificate confirms that on the date of issue noted above, a Policy existed for the sums insured shown.

It is not intended to amend, extend, replace or override the Policy terms and conditions. This certificate is issued as a matter of information only and confers no rights on the certificate holder.



Leon Katz <leon.katz@civium.com.au>

RE: PS409045Y | 14 Sandpiper Place, Frankston - COC

1 message

Maya Chugh <Maya_Chugh@coverforce.com.au>

2 March 2020 at 10:52

To: Ashleigh Smith <vicinsurance@civium.com.au>

Cc: Leon Katz <leon.katz@civium.com.au>

Good morning Ashleigh,

Section 9 – legal defence etc. responds to claims made against the Committee. Incident must occur within the period of insurance and CHU must be notified during this period too.

- E.g. an overgrown tree enters a neighbours yard and causes some damage and the neighbour wishes to seek legal action, this cover will take affect

Section 10 – additional sum insured (takes effect once Section 1 is exhausted) for replacement/repairs. Fixtures/fittings/improvements are those that are somewhat permanently affixed to the development and can't be taken with an Owner if they move

- E.g. solar panels, pergola

CoC is attached

Thank you,



Maya Chugh
Strata Team Leader
Coverforce Pty Limited
D +61 2 9376 7949 | M 0405 022 668
F +61 2 9223 1422 | T 1-3000-COVER
www.coverforce.com.au
AFSL 302522

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From: Ashleigh Smith <vicinsurance@civium.com.au>
Sent: Monday, 2 March 2020 10:08 AM
To: Maya Chugh <Maya_Chugh@coverforce.com.au>
Cc: Leon Katz <leon.katz@civium.com.au>
Subject: Fwd: PS409045Y | 14 Sandpiper Place, Frankston - COC

Hi Maya,

Could you please assist with the below?

Kind regards,

CIVIUM

Ashleigh Smith
VIC Insurance Manager
1300 724 256
17/23 Townshend St, Phillip ACT 2606
civium.com.au

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From: Leon Katz <leon.katz@civium.com.au>
Date: Fri, Feb 28, 2020 at 1:59 PM
Subject: PS409045Y | 14 Sandpiper Place, Frankston - COC
To: Ashleigh Smith <vicinsurance@civium.com.au>

Hi Ashleigh,

Can you please provide update COC asap & supply clarification possibly with examples on....

SECTION 9	PART A - Government Audit Costs - Professional Fees
	PART B - Appeal Expenses
	PART C - Legal Defence Expenses
SECTION 10	Lot Owners' Fixtures and Improvements

With thanks, Best regards.

Leon Katz

civium

Community Relationship Manager - Strata Vic
39/574 Plummer St, Port Melbourne, VIC, 3207
1300 724 256 | 0421 381 209 | 03 9098 9007
civium.com.au

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HU0006041179-CertificateOfCurrency.pdf

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Sandpiper : Report from Chairperson of Committee

Your committee has again worked very hard on your behalf<and we are in a much better position than at the previous AGM.

Work completed.

Improved security, installing keypads on outside doors, installation of self closers on outside doors.

The managers flat, unit 45 has been cleaned, painted and is now let at a favorable rent to offset the debt to Virginia.

Unit 41 has been cleaned and furnished and available for a tenant.

Thanks to Anita and Jeanie who did all this work.

Replacement of the down lights with LED fittings will make a huge difference in our electricity bill. this work was done without expense, thanks to Anita for her research.

As with any 20 year old building there is constant repair and maintenance work necessary. David has put in hours of work coping with the fire panel and alarm system and many other small maintenance problems that have to be addressed

Work in progress

The fire system is being upgraded by Warren electrics.. There has been several instances when the fire alarm sounds for no obvious reason, the sound is deafening and disturbing to residents.

The CCTV system is being overhauled, Geoff is overseeing this.

Kevin as developed a good relationship with FCC.

Shane Warne from O'Brien Real Estate has proved to be a good choice. The following is a recent report from them:

27units under management

16 units tenanted to students, 7 this month with 2 pending

69 enquiries this month, 29 inspections

8 units are currently for sale

2 units sold.

3 calls for maintenance

5 calls for tenant issues.

I am frequently told the O.C cannot direct or insist what owners do with their property, However it would be appreciated if owners would rent through the agency who make thorough background checks, inspect units at 3 months and can remove unsuitable tenants easily. Yes, I am aware that the charge is 9% but rents can be adjusted accordingly, it took one owner 2 years to remove one tenant (inappropriate behavior) through VCAT, an agent did this in 4 days.

The OC has been managing this property for 16 years.

Committee service David, 16, Janet 14, Anita 11, Kevin 6 and Geoff 4, it is time that some other owners offered to contribute their time and expertise.

Janet Keenan

Civium Holdings VIC

Statement of Financial Affairs

Prepared for Owners of Owners Corporation PS409045Y

14 Sandpiper Place FRANKSTON VIC 3199

For the Financial Period 01/01/19 to 31/12/19

Civium Holdings VIC

39/574 Plummer Street PORT MELBOURNE VIC 3207 ABN: 35135248047

Ph: 1300724256 Email: levies@civium.com.au

Printed: 04/03/2020 01:43 pm User: Leon Katz

Page 2

Balance Sheet - O/Corp PS409045Y
14 SANDPIPER PLACE, FRANKSTON, VIC 3199

For the Financial Period 01/01/2019 to 31/12/2019

	Administrative	Maintenance	TOTAL THIS YEAR
Assets			
Cash At Bank			
OWNERS CORPORATION 409045Y	\$14,071.94	\$14,356.59	\$28,428.53
<i>Macquarie Bank BSB: 183-334 Acc No: 246969182</i>			
Levies Receivable	\$24,265.88	\$692.67	\$24,958.55
Total Assets	\$38,337.82	\$15,049.26	\$53,387.08
Liabilities			
Accounts Payable (GST Free)	\$1,998.25	\$0.00	\$1,998.25
Paid in Advance	\$10,778.17	\$10,000.75	\$20,778.92
Unidentified Deposits	\$1,450.00	\$0.00	\$1,450.00
Total Liabilities	\$14,226.42	\$10,000.75	\$24,227.17
Net Assets	\$24,111.40	\$5,048.51	\$29,159.91
Owners Funds			
Opening Balance	\$82,316.77	\$5,048.51	\$87,365.28
Net Income For The Period	\$(58,205.37)	\$0.00	\$(58,205.37)
Total Owners Funds	\$24,111.40	\$5,048.51	\$29,159.91

Income and Expenditure Statement - O/Corp PS409045Y 14 SANDPIPER PLACE, FRANKSTON, VIC 3199

For the Financial Period 01/01/2019 to 31/12/2019

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Insurance Claims Refund	\$1,882.00	\$0.00	\$0.00
Interest on Investments	\$0.00	\$0.00	\$216.56
Interest on Overdues	\$86.74	\$0.00	\$88.25
Levy Income	\$100,000.94	\$0.00	\$141,976.18
Other Funds Received	\$175.00	\$0.00	\$0.00
Special Levy Income	\$47,000.06	\$0.00	\$113,798.14
Total Administrative Fund Income	\$149,144.74	\$0.00	\$256,079.13
Expenses			
Accounting Service Provision/ATO Compliance	\$0.00	\$540.00	\$0.00
Arrears Recovery Costs	\$132.00	\$0.00	\$2,051.54
Audit Fees	\$0.00	\$506.00	\$1,012.00
Banking Management	\$0.00	\$540.00	\$0.00
Building Repairs & Maintenance	\$1,468.73	\$0.00	\$0.00
Bundled Disbursements	\$(170.63)	\$2,100.00	\$2,097.78
Cleaning	\$9,860.00	\$5,000.00	\$6,250.00
Consultant Fees	\$0.00	\$0.00	\$15,933.78
Electricity - Utility	\$15,984.37	\$7,000.00	\$13,241.12
Essential Services	\$9,296.99	\$2,500.00	\$2,467.36
Fencing Repairs & Maintenance	\$0.00	\$0.00	\$1,253.95
Fire Alarm Monitoring	\$1,753.22	\$1,800.00	\$1,753.22
Fire Protection - Repairs/Replacements	\$0.00	\$0.00	\$581.90
Gardens & Grounds	\$7,180.00	\$4,320.00	\$5,077.50
Gas - Utility	\$5,537.75	\$4,500.00	\$6,032.04
General Repairs & Maintenance	\$4,716.70	\$7,884.00	\$26,577.23
Gutter Cleaning	\$1,250.00	\$0.00	\$0.00
Insurance Premiums	\$5,780.07	\$5,500.00	\$5,199.60
Keys and Locks	\$896.07	\$0.00	\$0.00
Legal Expenses	\$71,281.93	\$40,000.00	\$112,578.23
Management Fee	\$15,902.08	\$11,960.00	\$10,762.50
Plumbing & Drainage	\$10,226.92	\$1,500.00	\$2,684.00
Public Officer	\$0.00	\$110.00	\$0.00
Rent Expenses	\$36,941.22	\$0.00	\$28,918.32
Roofing Repairs & Maintenance	\$2,068.00	\$0.00	\$0.00
Sundry Expenses	\$85.59	\$0.00	\$165.00
Taxation Reporting (Civium)	\$143.00	\$0.00	\$143.00

Civium Holdings VIC

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Income and Expenditure Statement - O/Corp PS409045Y
14 SANDPIPER PLACE, FRANKSTON, VIC 3199

For the Financial Period 01/01/2019 to 31/12/2019

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Trades Compliance	\$0.00	\$240.00	\$0.00
Transfer Between Funds	\$0.00	\$0.00	\$(5,199.60)
Waste collection	\$3,794.10	\$4,000.00	\$4,401.75
Water - Utility	\$3,222.00	\$0.00	\$0.00
Total Administrative Fund Expenses	\$207,350.11	\$100,000.00	\$243,982.22
Administrative Fund Surplus/Deficit	\$(58,205.37)	\$(100,000.00)	\$12,096.91

Civium Holdings VIC

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Income and Expenditure Statement - O/Corp PS409045Y
14 SANDPIPER PLACE, FRANKSTON, VIC 3199
For the Financial Period 01/01/2019 to 31/12/2019

Maintenance Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Levy Income	\$0.00	\$0.00	\$6,344.96
Total Maintenance Fund Income	\$0.00	\$0.00	\$6,344.96
Expenses			
Fire Protection Replacement/Upgrade	\$0.00	\$0.00	\$5,901.23
Transfer Between Funds	\$0.00	\$0.00	\$5,199.60
Total Maintenance Fund Expenses	\$0.00	\$0.00	\$11,100.83
Maintenance Fund Surplus/Deficit	\$0.00	\$0.00	\$(4,755.87)

Civium Holdings VIC

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Lot Positions Report - O/Corp PS409045Y**14 SANDPIPER PLACE, FRANKSTON, VIC 3199**

For the Financial Period 01/01/2019 to 31/12/2019

Administrative Fund

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
1	1	Mark & Denise Renouf	\$0.00	\$2,182.97	\$1,025.98	\$3,208.95	\$0.00	\$0.00
2	2	James Mylonakis	\$0.00	\$2,182.97	\$1,025.98	\$3,754.68	\$545.73 CR	\$0.00
3	3	Cedric & Beryl Condict	\$725.10 CR	\$2,182.97	\$1,025.98	\$3,029.58	\$545.73 CR	\$0.00
4	4	David & Quirina McLean	\$0.00	\$2,182.97	\$1,025.98	\$3,206.20	\$2.75	\$0.00
5	5	Samuel Kennedy	\$3,202.30	\$2,182.97	\$901.70	\$6,286.97	\$0.00	\$23.48
6	6	James & Maxine Mylonakis	\$1,412.69	\$2,182.97	\$1,123.98	\$5,265.37	\$545.73 CR	\$13.85
7	7	James Mylonakis	\$0.00	\$2,182.97	\$1,025.98	\$3,754.68	\$545.73 CR	\$0.00
8	8	Leanne Toogood & Carolyn Jones	\$0.00	\$2,182.97	\$1,025.98	\$3,208.95	\$0.00	\$0.00
9	9	Somrita & David Watford	\$4.02 CR	\$2,182.97	\$1,025.98	\$3,204.93	\$0.00	\$0.00
10	10	Diane McRoberts & Jean-Ne Duncan	\$0.00	\$2,182.97	\$1,025.98	\$3,208.95	\$0.00	\$0.00
11	11	John Tame	\$0.00	\$2,182.97	\$1,025.98	\$3,208.95	\$0.00	\$0.00
12	12	Roxanne Grandy	\$4,853.94	\$2,182.97	\$1,354.38	\$6,761.16	\$1,630.13	\$0.00
13	13	John Ferraro	\$111.32	\$2,182.97	\$1,074.98	\$3,915.00	\$545.73 CR	\$0.00
14	14	Paul & Anne Stockx	\$0.00	\$2,182.97	\$1,025.98	\$3,208.95	\$0.00	\$0.00
15	15	Janet Keenan	\$0.00	\$2,182.97	\$1,025.98	\$3,754.68	\$545.73 CR	\$0.00
16	16	Stephanie & Allen Foster	\$1,384.71	\$2,182.97	\$1,123.98	\$4,674.12	\$17.54	\$17.54
17	17	Kevin Thielking	\$0.00	\$2,182.97	\$1,025.98	\$3,208.95	\$0.00	\$0.00
18	18	Gayle McNab, Julie Taylor & Suzanne Gardner	\$0.00	\$2,182.97	\$1,069.98	\$3,798.68	\$545.73 CR	\$0.00
19	19	Futureproof Super Fund Pty Ltd	\$0.00	\$2,510.35	\$1,179.87	\$3,690.22	\$0.00	\$0.00
20	20	M & J Gregory Super Fund A/C	\$0.00	\$2,510.35	\$1,179.87	\$4,317.81	\$627.59 CR	\$0.00
21	21	Andrew King	\$1,244.00	\$2,510.35	\$1,365.87	\$5,747.81	\$627.59 CR	\$0.00
22	22	Kevin Thielking	\$0.00	\$2,510.35	\$1,179.87	\$3,690.22	\$0.00	\$0.00
23	23	M & J Gregory Super Fund A/C	\$0.00	\$2,510.35	\$1,179.87	\$4,317.81	\$627.59 CR	\$0.00
24	24	Monika Kutt	\$0.01	\$2,510.35	\$1,179.87	\$3,690.23	\$0.00	\$0.00
25	25	Ray & Christine Allen	\$0.00	\$2,510.35	\$1,179.87	\$3,690.22	\$0.00	\$0.00
26	26	Salt & Light Pty Ltd	\$0.00	\$2,510.35	\$1,179.87	\$4,317.81	\$627.59 CR	\$0.00
27	27	David & Frances Casley	\$0.00	\$2,510.35	\$1,179.87	\$4,317.81	\$627.59 CR	\$0.00
28	28	Geoffrey Keenan	\$0.00	\$2,510.35	\$1,179.87	\$3,690.22	\$0.00	\$0.00
29	29	Danny & Sandra Novello	\$0.00	\$2,510.35	\$1,179.87	\$3,690.22	\$0.00	\$0.00
30	30	Anita Van Rooyen	\$0.00	\$2,510.35	\$1,228.87	\$3,690.22	\$49.00	\$0.00
31	31	Sharon Thomson	\$0.00	\$2,182.97	\$1,025.98	\$3,754.68	\$545.73 CR	\$0.00
32	32	David & Frances Casley	\$0.00	\$2,182.97	\$1,025.98	\$3,754.68	\$545.73 CR	\$0.00
33	33	James Crockford	\$0.00	\$2,182.97	\$1,025.98	\$3,208.95	\$0.00	\$0.00
34	34	c/- Equity Trustees	\$0.00	\$2,182.97	\$1,201.98	\$3,930.68	\$545.73 CR	\$23.15
35	35	Ester Cohen	\$0.00	\$2,182.97	\$1,025.98	\$3,208.95	\$0.00	\$0.00
36	36	Jean Pemberton	\$13,605.02	\$2,182.97	\$1,603.38	\$17,937.10	\$545.73 CR	\$0.00
37	37	Glenys Walker & Rosalie Leyshan	\$0.00	\$2,182.97	\$1,025.98	\$3,754.68	\$545.73 CR	\$0.00

Civium Holdings VIC

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Lot Positions Report - O/Corp PS409045Y

14 SANDPIPER PLACE, FRANKSTON, VIC 3199

For the Financial Period 01/01/2019 to 31/12/2019

Administrative Fund

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
38	38	Bruce & Denece Stephens	\$0.00	\$2,182.97	\$1,069.98	\$3,252.95	\$0.00	\$0.00
39	39	Monika Kutt	\$0.00	\$2,182.97	\$1,025.98	\$3,208.95	\$0.00	\$0.00
40	40	Paul Saunders	\$726.25 CR	\$2,182.97	\$1,113.98	\$2,570.70	\$0.00	\$8.72
41	41	Quilala Pty Ltd	\$19,239.16	\$2,182.97	\$981.98	\$0.00	\$22,404.11	\$0.00
42	42	Ray & Christine Allen	\$0.00	\$2,182.97	\$1,025.98	\$3,208.95	\$0.00	\$0.00
43	43	Jean Lovig	\$0.10	\$2,182.97	\$1,025.98	\$3,754.78	\$545.73 CR	\$0.00
44	44	David & Frances Casley	\$0.00	\$2,182.97	\$1,025.98	\$3,754.68	\$545.73 CR	\$0.00
45	45	Virginia Scharmberg	\$75.94	\$10.85	\$5.13	\$0.00	\$91.92	\$0.00
S2	S2	Ian Campbell	\$54.45	\$10.85	\$5.13	\$0.00	\$70.43	\$0.00
Administrative Fund Totals			\$43,728.27	\$100,000.94	\$48,569.58	\$178,811.08	\$13,487.71	\$86.74
Administrative Fund Arrears							\$24,265.88	
Administrative Fund Advances							\$10,778.17	

Civium Holdings VIC

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Lot Positions Report - O/Corp PS409045Y
14 SANDPIPER PLACE, FRANKSTON, VIC 3199

For the Financial Period 01/01/2019 to 31/12/2019

Maintenance Fund

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
1	1	Mark & Denise Renouf	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2	2	James Mylonakis	\$0.00	\$0.00	\$0.00	\$512.99	\$512.99 CR	\$0.00
3	3	Cedric & Beryl Condick	\$0.00	\$0.00	\$0.00	\$512.99	\$512.99 CR	\$0.00
4	4	David & Quirina McLean	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5	5	Samuel Kennedy	\$0.00	\$0.00	\$0.00	\$0.28	\$0.28 CR	\$0.00
6	6	James & Maxine Mylonakis	\$0.00	\$0.00	\$0.00	\$512.99	\$512.99 CR	\$0.00
7	7	James Mylonakis	\$0.00	\$0.00	\$0.00	\$512.99	\$512.99 CR	\$0.00
8	8	Leanne Toogood & Carolyn Jones	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9	9	Somrita & David Watford	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10	10	Diane McRoberts & Jean-Ne Duncan	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11	11	John Tame	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12	12	Roxanne Grandy	\$54.58	\$0.00	\$0.00	\$54.58	\$0.00	\$0.00
13	13	John Ferraro	\$0.00	\$0.00	\$0.00	\$512.99	\$512.99 CR	\$0.00
14	14	Paul & Anne Stockx	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
15	15	Janet Keenan	\$0.00	\$0.00	\$0.00	\$513.32	\$513.32 CR	\$0.00
16	16	Stephanie & Allen Foster	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
17	17	Kevin Thielking	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
18	18	Gayle McNab, Julie Taylor & Suzanne Gardner	\$0.00	\$0.00	\$0.00	\$468.99	\$468.99 CR	\$0.00
19	19	Futureproof Super Fund Pty Ltd	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
20	20	M & J Gregory Super Fund A/C	\$0.00	\$0.00	\$0.00	\$589.94	\$589.94 CR	\$0.00
21	21	Andrew King	\$0.00	\$0.00	\$0.00	\$501.94	\$501.94 CR	\$0.00
22	22	Kevin Thielking	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
23	23	M & J Gregory Super Fund A/C	\$0.00	\$0.00	\$0.00	\$589.94	\$589.94 CR	\$0.00
24	24	Monika Kutt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
25	25	Ray & Christine Allen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
26	26	Salt & Light Pty Ltd	\$0.00	\$0.00	\$0.00	\$589.94	\$589.94 CR	\$0.00
27	27	David & Frances Casley	\$0.00	\$0.00	\$0.00	\$589.94	\$589.94 CR	\$0.00
28	28	Geoffrey Keenan	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
29	29	Danny & Sandra Novello	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
30	30	Anita Van Rooyen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
31	31	Sharon Thomson	\$0.00	\$0.00	\$0.00	\$512.99	\$512.99 CR	\$0.00
32	32	David & Frances Casley	\$0.00	\$0.00	\$0.00	\$512.99	\$512.99 CR	\$0.00
33	33	James Crockford	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
34	34	c/- Equity Trustees	\$0.00	\$0.00	\$0.00	\$512.99	\$512.99 CR	\$0.00
35	35	Ester Cohen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
36	36	Jean Pemberton	\$469.37	\$0.00	\$0.00	\$982.36	\$512.99 CR	\$0.00
37	37	Glenys Walker & Rosalie Leyshan	\$0.00	\$0.00	\$0.00	\$512.99	\$512.99 CR	\$0.00

Civium Holdings VIC

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Lot Positions Report - O/Corp PS409045Y**14 SANDPIPER PLACE, FRANKSTON, VIC 3199**

For the Financial Period 01/01/2019 to 31/12/2019

Maintenance Fund

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
38	38	Bruce & Denece Stephens	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
39	39	Monika Kutt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
40	40	Paul Saunders	\$0.00	\$0.00	\$0.00	\$0.58	\$0.58 CR	\$0.00
41	41	Quilala Pty Ltd	\$687.67	\$0.00	\$0.00	\$0.00	\$687.67	\$0.00
42	42	Ray & Christine Allen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
43	43	Jean Lovig	\$0.00	\$0.00	\$0.00	\$512.99	\$512.99 CR	\$0.00
44	44	David & Frances Casley	\$0.00	\$0.00	\$0.00	\$512.99	\$512.99 CR	\$0.00
45	45	Virginia Scharmberg	\$3.16	\$0.00	\$0.00	\$0.00	\$3.16	\$0.00
S2	S2	Ian Campbell	\$1.84	\$0.00	\$0.00	\$0.00	\$1.84	\$0.00
Maintenance Fund Totals			\$1,216.62	\$0.00	\$0.00	\$10,524.70	\$-9,308.08	\$0.00
Maintenance Fund Arrears							\$692.67	
Maintenance Fund Advances							\$10,000.75	

Civium Holdings VIC

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Expenses & Other Income - O/Corp PS409045Y**14 SANDPIPER PLACE, FRANKSTON, VIC 3199**

For the Financial Period 01/01/2019 to 31/12/2019

Administrative Fund - Other Income**Insurance Claims Refund**

Date	Ref.	Details	Amount	Balance
21/08/2019	6	Adjustment - 409045 Quote5 CHU Claims Accou	\$1,882.00	\$1,882.00
Total for Insurance Claims Refund			\$1,882.00	

Interest on Overdues

Date	Ref.	Details	Amount	Balance
07/05/2019	71	Lot# 34 Levy from 01/01/2019 to 31/12/2019	\$23.15	\$23.15
31/10/2019	377	Lot# 6 Levy from 01/01/2019 to 31/12/2019	\$13.85	\$37.00
05/11/2019	382	Lot# 16 Levy from 01/01/2019 to 31/12/2019	\$17.54	\$54.54
21/11/2019	386	Lot# 40 Levy from 01/01/2019 to 31/12/2019	\$8.72	\$63.26
18/12/2019	429	Lot# 5 Levy from 01/01/2019 to 31/12/2019	\$23.48	\$86.74
Total for Interest on Overdues			\$86.74	

Other Funds Received

Date	Ref.	Details	Amount	Balance
16/08/2019	5	Adjustment - DMW Laundry rebateD.M.W. INDUSTRIE	\$70.00	\$70.00
02/12/2019	7	Adjustment - DMW laundry RebateD.M.W. INDUSTRIE	\$105.00	\$175.00
Total for Other Funds Received			\$175.00	

Special Levy Income

Date	Ref.	Details	Amount	Balance
22/07/2019	508	Lot# 31 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$1,025.98
22/07/2019	509	Lot# 32 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$2,051.96
22/07/2019	510	Lot# 33 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$3,077.94
22/07/2019	511	Lot# 34 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$4,103.92
22/07/2019	507	Lot# 30 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,179.87	\$5,283.79
22/07/2019	506	Lot# 29 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,179.87	\$6,463.66
22/07/2019	502	Lot# 25 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,179.87	\$7,643.53
22/07/2019	503	Lot# 26 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,179.87	\$8,823.40
22/07/2019	504	Lot# 27 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,179.87	\$10,003.27
22/07/2019	505	Lot# 28 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,179.87	\$11,183.14
22/07/2019	512	Lot# 35 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$12,209.12
22/07/2019	513	Lot# 36 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$13,235.10
22/07/2019	520	Lot# 43 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$14,261.08
22/07/2019	521	Lot# 44 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$15,287.06
22/07/2019	522	Lot# 45 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$5.13	\$15,292.19
22/07/2019	523	Lot# S2 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$5.13	\$15,297.32

Civium Holdings VIC

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Expenses & Other Income - O/Corp PS409045Y**14 SANDPIPER PLACE, FRANKSTON, VIC 3199**

For the Financial Period 01/01/2019 to 31/12/2019

Special Levy Income (Continued)

Date	Ref.	Details	Amount	Balance
22/07/2019	519	Lot# 42 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$16,323.30
22/07/2019	518	Lot# 41 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$17,349.28
22/07/2019	514	Lot# 37 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$18,375.26
22/07/2019	515	Lot# 38 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$19,401.24
22/07/2019	516	Lot# 39 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$20,427.22
22/07/2019	517	Lot# 40 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$21,453.20
22/07/2019	501	Lot# 24 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,179.87	\$22,633.07
22/07/2019	500	Lot# 23 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,179.87	\$23,812.94
22/07/2019	485	Lot# 8 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$24,838.92
22/07/2019	486	Lot# 9 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$25,864.90
22/07/2019	487	Lot# 10 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$26,890.88
22/07/2019	488	Lot# 11 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$27,916.86
22/07/2019	484	Lot# 7 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$28,942.84
22/07/2019	483	Lot# 6 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$29,968.82
22/07/2019	479	Lot# 2 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$30,994.80
22/07/2019	480	Lot# 3 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$32,020.78
22/07/2019	481	Lot# 4 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$33,046.76
22/07/2019	482	Lot# 5 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$34,072.74
22/07/2019	489	Lot# 12 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$35,098.72
22/07/2019	490	Lot# 13 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$36,124.70
22/07/2019	496	Lot# 19 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,179.87	\$37,304.57
22/07/2019	497	Lot# 20 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,179.87	\$38,484.44
22/07/2019	498	Lot# 21 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,179.87	\$39,664.31
22/07/2019	499	Lot# 22 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,179.87	\$40,844.18
22/07/2019	495	Lot# 18 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$41,870.16
22/07/2019	494	Lot# 17 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$42,896.14
22/07/2019	491	Lot# 14 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$43,922.12
22/07/2019	492	Lot# 15 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$44,948.10
22/07/2019	493	Lot# 16 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$45,974.08

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Expenses & Other Income - O/Corp PS409045Y**14 SANDPIPER PLACE, FRANKSTON, VIC 3199**

For the Financial Period 01/01/2019 to 31/12/2019

Special Levy Income (Continued)

Date	Ref.	Details	Amount	Balance
22/07/2019	478	Lot# 1 Special Levy - Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$47,000.06
		Total for Special Levy Income	\$47,000.06	
		Total for Administrative Fund - Other Income		\$49,143.80

Administrative Fund - Expenses**Arrears Recovery Costs**

Date	Ref.	Details	Amount	Balance
22/01/2019	300	Lot# 36 Special Levy - Charge for arrears notice dated 22/01/2019	\$-44.00	\$-44.00
22/01/2019	295	Lot# 5 Special Levy - Charge for arrears notice dated 22/01/2019	\$-44.00	\$-88.00
22/01/2019	298	Lot# 16 Special Levy - Charge for arrears notice dated 22/01/2019	\$-44.00	\$-132.00
22/01/2019	299	Lot# 21 Special Levy - Charge for arrears notice dated 22/01/2019	\$-44.00	\$-176.00
22/01/2019	297	Lot# 12 Special Levy - Charge for arrears notice dated 22/01/2019	\$-44.00	\$-220.00
22/01/2019	296	Lot# 6 Special Levy - Charge for arrears notice dated 22/01/2019	\$-44.00	\$-264.00
29/01/2019	301	Arrears Notice Processing (01/01/2019 - 31/01/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$264.00	\$0.00
03/02/2019	305	Lot# 21 Special Levy - 22/01/2019 - Arrears SMS - Sent 22/01/2019	\$-5.00	\$-5.00
03/02/2019	304	Lot# 16 Special Levy - 22/01/2019 - Arrears SMS - Sent 22/01/2019	\$-5.00	\$-10.00
03/02/2019	303	Lot# 12 Special Levy - 22/01/2019 - Arrears SMS - Sent 22/01/2019	\$-5.00	\$-15.00
03/02/2019	302	Lot# 6 Special Levy - 22/01/2019 - Arrears SMS - Sent 22/01/2019	\$-5.00	\$-20.00
03/02/2019	301	Lot# 5 Special Levy - 22/01/2019 - Arrears SMS - Sent 22/01/2019	\$-5.00	\$-25.00
28/02/2019	315	Lot# 30 Special Levy - Charge for arrears notice dated 28/02/2019	\$-44.00	\$-69.00
28/02/2019	314	Lot# 28 Special Levy - Charge for arrears notice dated 28/02/2019	\$-44.00	\$-113.00
28/02/2019	316	Lot# 34 Special Levy - Charge for arrears notice dated 28/02/2019	\$-44.00	\$-157.00
28/02/2019	425	Arrears Notice Processing (01/02/2019 - 28/02/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$220.00	\$63.00
28/02/2019	313	Lot# 13 Special Levy - Charge for arrears notice dated 28/02/2019	\$-44.00	\$19.00
28/02/2019	425	Final Notice Processing (01/02/2019 - 28/02/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$264.00	\$283.00
28/02/2019	308	Lot# 12 Special Levy - Charge for final notice dated 28/02/2019	\$-44.00	\$239.00
28/02/2019	307	Lot# 6 Special Levy - Charge for final notice dated 28/02/2019	\$-44.00	\$195.00
28/02/2019	306	Lot# 5 Special Levy - Charge for final notice dated 28/02/2019	\$-44.00	\$151.00
28/02/2019	312	Lot# 10 Special Levy - Charge for arrears notice dated 28/02/2019	\$-44.00	\$107.00
28/02/2019	309	Lot# 16 Special Levy - Charge for final notice dated 28/02/2019	\$-44.00	\$63.00
28/02/2019	311	Lot# 36 Special Levy - Charge for final notice dated 28/02/2019	\$-44.00	\$19.00
28/02/2019	310	Lot# 21 Special Levy - Charge for final notice dated 28/02/2019	\$-44.00	\$-25.00
03/03/2019	323	Lot# 13 Special Levy - 28/02/2019 - Arrears SMS - Sent 28/02/2019	\$-5.00	\$-30.00
03/03/2019	322	Lot# 10 Special Levy - 28/02/2019 - Arrears SMS - Sent 28/02/2019	\$-5.00	\$-35.00
03/03/2019	324	Lot# 30 Special Levy - 28/02/2019 - Arrears SMS - Sent 28/02/2019	\$-5.00	\$-40.00
03/03/2019	318	Lot# 6 Special Levy - 28/02/2019 - Arrears SMS - Sent 28/02/2019	\$-5.00	\$-45.00
03/03/2019	320	Lot# 16 Special Levy - 28/02/2019 - Arrears SMS - Sent 28/02/2019	\$-5.00	\$-50.00
03/03/2019	321	Lot# 21 Special Levy - 28/02/2019 - Arrears SMS - Sent 28/02/2019	\$-5.00	\$-55.00
03/03/2019	317	Lot# 5 Special Levy - 28/02/2019 - Arrears SMS - Sent 28/02/2019	\$-5.00	\$-60.00
03/03/2019	319	Lot# 12 Special Levy - 28/02/2019 - Arrears SMS - Sent 28/02/2019	\$-5.00	\$-65.00
05/03/2019	475	28/02/2019 - [12] Arrears SMS - Sent 28/02/2019 (03/03/2019 - 03/03/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$5.00	\$-60.00
05/03/2019	475	28/02/2019 - [10] Arrears SMS - Sent 28/02/2019 (03/03/2019 - 03/03/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$5.00	\$-55.00
05/03/2019	475	28/02/2019 - [16] Arrears SMS - Sent 28/02/2019 (03/03/2019 - 03/03/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$5.00	\$-50.00

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Expenses & Other Income - O/Corp PS409045Y**14 SANDPIPER PLACE, FRANKSTON, VIC 3199**

For the Financial Period 01/01/2019 to 31/12/2019

Arrears Recovery Costs (Continued)

Date	Ref.	Details	Amount	Balance
05/03/2019	475	28/02/2019 - [30] Arrears SMS - Sent 28/02/2019 (03/03/2019 - 03/03/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$5.00	\$-45.00
05/03/2019	475	28/02/2019 - [13] Arrears SMS - Sent 28/02/2019 (03/03/2019 - 03/03/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$5.00	\$-40.00
05/03/2019	475	28/02/2019 - [21] Arrears SMS - Sent 28/02/2019 (03/03/2019 - 03/03/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$5.00	\$-35.00
05/03/2019	475	28/02/2019 - [6] Arrears SMS - Sent 28/02/2019 (03/03/2019 - 03/03/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$5.00	\$-30.00
05/03/2019	475	28/02/2019 - [5] Arrears SMS - Sent 28/02/2019 (03/03/2019 - 03/03/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$5.00	\$-25.00
06/03/2019	586	22/01/2019 - Arrears SMS - Sent 22/01/2019 (01/02/2019 - 03/02/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$5.00	\$-20.00
06/03/2019	586	22/01/2019 - Arrears SMS - Sent 22/01/2019 (01/02/2019 - 03/02/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$5.00	\$-15.00
06/03/2019	586	22/01/2019 - Arrears SMS - Sent 22/01/2019 (01/02/2019 - 03/02/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$5.00	\$-10.00
06/03/2019	586	22/01/2019 - Arrears SMS - Sent 22/01/2019 (01/02/2019 - 03/02/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$5.00	\$-5.00
06/03/2019	586	22/01/2019 - Arrears SMS - Sent 22/01/2019 (01/02/2019 - 03/02/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$5.00	\$0.00
28/03/2019	859	Legal Notice Processing (01/03/2019 - 31/03/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$264.00	\$264.00
28/03/2019	325	Lot# 5 Special Levy - Charge for legal notice dated 28/03/2019	\$-88.00	\$176.00
28/03/2019	327	Lot# 36 Special Levy - Charge for legal notice dated 28/03/2019	\$-88.00	\$88.00
28/03/2019	330	Lot# 34 Special Levy - Charge for final notice dated 28/3/2019	\$-44.00	\$44.00
28/03/2019	326	Lot# 12 Special Levy - Charge for legal notice dated 28/03/2019	\$-88.00	\$-44.00
08/04/2019	931	28/03/2019 - [5] Arrears SMS - Sent 28/03/2019 (07/04/2019 - 07/04/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$5.00	\$-39.00
08/04/2019	329	Lot# 12 Special Levy - 28/03/2019 - Arrears SMS - Sent 28/03/2019	\$-5.00	\$-44.00
08/04/2019	328	Lot# 5 Special Levy - 28/03/2019 - Arrears SMS - Sent 28/03/2019	\$-5.00	\$-49.00
08/04/2019	931	28/03/2019 - [12] Arrears SMS - Sent 28/03/2019 (07/04/2019 - 07/04/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$5.00	\$-44.00
18/04/2019	331	Lot# 34 Special Levy - Charge for legal notice dated 18/04/2019	\$-88.00	\$-132.00
30/04/2019	975	Legal Notice Processing (01/04/2019 - 30/04/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$88.00	\$-44.00
31/05/2019	470	Lot# 10 Special Levy - Credit for Arrears Charge	\$49.00	\$5.00
31/05/2019	1215	Removal of Arrears charges for Lot 10, approved by Tristan (31/05/2019 - 31/05/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$-49.00	\$-44.00
11/06/2019	1423	Removal of arrears charges, Unit 5, approved by Tristan, dated 11 June 2019 (11/06/2019 - 11/06/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$-290.00	\$-334.00
11/06/2019	473	Lot# 41 Special Levy - Remove Arrears - Requested by LK	\$44.00	\$-290.00
11/06/2019	474	Lot# 5 Special Levy - Removal of arrears & interest	\$290.00	\$0.00
11/06/2019	472	Lot# 30 Special Levy - Remove Arrears - Requested by LK	\$44.00	\$44.00
11/06/2019	471	Lot# 28 Special Levy - Remove Arrears - Requested by LK	\$44.00	\$88.00

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Expenses & Other Income - O/Corp PS409045Y**14 SANDPIPER PLACE, FRANKSTON, VIC 3199**

For the Financial Period 01/01/2019 to 31/12/2019

Arrears Recovery Costs (Continued)

Date	Ref.	Details	Amount	Balance
03/08/2019	524	Lot# 36 Special Levy - 01/07/2019 - Referral to solicitor fee (Lot 36)	\$-100.00	\$-12.00
03/08/2019	525	Lot# 12 Special Levy - 01/07/2019 - Referral to solicitor fee (Lot 12)	\$-100.00	\$-112.00
05/08/2019	1724	01/07/2019 - [36] Referral to solicitor fee (Lot 36) (03/08/2019 - 03/08/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$100.00	\$-12.00
05/08/2019	1724	01/07/2019 - [12] Referral to solicitor fee (Lot 12) (03/08/2019 - 03/08/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$100.00	\$88.00
21/10/2019	527	Lot# 40 Special Levy - Charge for arrears notice dated 21/10/2019	\$-44.00	\$44.00
31/10/2019	2410	Arrears Notice Processing (01/10/2019 - 31/10/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$44.00	\$88.00
20/11/2019	626	Lot# 38 Special Levy - Charge for arrears notice dated 20/11/2019	\$-44.00	\$44.00
20/11/2019	623	Lot# 18 Special Levy - Charge for arrears notice dated 20/11/2019	\$-44.00	\$0.00
20/11/2019	625	Lot# 30 Special Levy - Charge for arrears notice dated 20/11/2019	\$-44.00	\$-44.00
20/11/2019	624	Lot# 21 Special Levy - Charge for arrears notice dated 20/11/2019	\$-44.00	\$-88.00
20/11/2019	622	Lot# 36 Special Levy - Charge for arrears notice dated 20/11/2019	\$-44.00	\$-132.00
20/11/2019	620	Lot# 41 Special Levy - Charge for arrears notice dated 20/11/2019	\$-44.00	\$-176.00
20/11/2019	621	Lot# 40 Special Levy - Charge for final notice dated 20/11/2019	\$-44.00	\$-220.00
29/11/2019	2830	Final Notice Processing (01/11/2019 - 30/11/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$44.00	\$-176.00
29/11/2019	2830	Arrears Notice Processing (01/11/2019 - 30/11/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$264.00	\$88.00
13/12/2019	674	Lot# 21 Special Levy - Charge for final notice dated 13/12/2019	\$-44.00	\$44.00
17/12/2019	675	Lot# 41 Special Levy - removal of arrears	\$44.00	\$88.00
19/12/2019	3049	Final Notice Processing (01/12/2019 - 31/12/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$44.00	\$132.00

Total for Arrears Recovery Costs**\$132.00****Building Repairs & Maintenance**

Date	Ref.	Details	Amount	Balance
12/03/2019	A.H. 190312AV	Reimbursement: Various Items (12/03/2019) DAVID CASLEY	\$549.00	\$549.00
05/08/2019	L.K. 190805AV	Reimbursement: Miscellaneous Works (29/07/2019) Anita Van Royen	\$841.38	\$1,390.38
08/08/2019	L.K. 190808AV	Reimbursement: Miscellaneous Expense (05/08/2019) Anita Van Royen	\$78.35	\$1,468.73

Total for Building Repairs & Maintenance**\$1,468.73****Bundled Disbursements**

Date	Ref.	Details	Amount	Balance
01/01/2019	223	Bundled Disbursements (01/01/2019 - 31/01/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$170.63	\$170.63
01/01/2019	CORRECTIONS 18-19	Adj FC: Bundled Disbursements CIVIUM HOLDINGS (VIC) PTY LTD	\$-170.63	\$0.00
01/02/2019	341	Bundled Disbursements (01/02/2019 - 28/02/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$170.63	\$170.63
01/03/2019	626	Bundled Disbursements (01/03/2019 - 31/03/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$170.63	\$341.26
01/04/2019	787	Bundled Disbursements (01/04/2019 - 30/04/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$170.63	\$511.89
01/05/2019	1084	Bundled Disbursements (01/05/2019 - 31/05/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$170.63	\$682.52
04/06/2019	1352	Bundled Disbursements (01/06/2019 - 30/06/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$179.16	\$861.68

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For the Financial Period 01/01/2019 to 31/12/2019

Bundled Disbursements (Continued)

Date	Ref.	Details	Amount	Balance
08/07/2019	1634	Bundled Disbursements (01/07/2019 - 31/07/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$179.16	\$1,040.84
31/12/2019	CORRECTIONS 18-19	Adj FC: Bundled Disbursements CIVIUM HOLDINGS (VIC) PTY LTD	\$-1,211.47	\$-170.63
Total for Bundled Disbursements			\$-170.63	

Cleaning

Date	Ref.	Details	Amount	Balance
10/01/2019	00005174	Cleaning Dec 18 & Jan 19 BROOKS CLEANING SERVICES	\$500.00	\$500.00
08/02/2019	00005192	Cleaning Jan 19 & Feb 19 BROOKS CLEANING SERVICES	\$500.00	\$1,000.00
12/03/2019	00005197	Cleaning Feb 19 BROOKS CLEANING SERVICES	\$500.00	\$1,500.00
21/03/2019	00005206	Cleaning Feb 19 & Mar 19 BROOKS CLEANING SERVICES	\$600.00	\$2,100.00
03/04/2019	00005209	Cleaning Mar 19 BROOKS CLEANING SERVICES	\$400.00	\$2,500.00
11/04/2019	00005217	Cleaning Apr 19 BROOKS CLEANING SERVICES	\$400.00	\$2,900.00
25/04/2019	00005222	Cleaning Apr 19 BROOKS CLEANING SERVICES	\$400.00	\$3,300.00
09/05/2019	00005229	Cleaning Apr 19 & May 19 BROOKS CLEANING SERVICES	\$400.00	\$3,700.00
22/05/2019	00005233	Cleaning May 19 BROOKS CLEANING SERVICES	\$400.00	\$4,100.00
05/06/2019	00005241	Cleaning May 19 & Jun 19 BROOKS CLEANING SERVICES	\$400.00	\$4,500.00
05/07/2019	00005254	Cleaning Jun 19 & Jul 19 BROOKS CLEANING SERVICES	\$400.00	\$4,900.00
25/07/2019	00005257	Cleaning Jul 19 BROOKS CLEANING SERVICES	\$640.00	\$5,540.00
10/08/2019	00005267	Cleaning Jul 19 & Aug 19 BROOKS CLEANING SERVICES	\$640.00	\$6,180.00
24/08/2019	00005269	Cleaning Aug 19 BROOKS CLEANING SERVICES	\$640.00	\$6,820.00
10/09/2019	00005281	Cleaning Aug 19 & Sep19 BROOKS CLEANING SERVICES	\$320.00	\$7,140.00
20/09/2019	00005285	Cleaning Sep 19 BROOKS CLEANING SERVICES	\$320.00	\$7,460.00
04/10/2019	00005288	Cleaning Sep 19 BROOKS CLEANING SERVICES	\$320.00	\$7,780.00
22/10/2019	00005297	Cleaning Oct 19 BROOKS CLEANING SERVICES	\$320.00	\$8,100.00
30/10/2019	00005301	Cleaning Oct 19 BROOKS CLEANING SERVICES	\$320.00	\$8,420.00
13/11/2019	00005306	Cleaning Nov 19 BROOKS CLEANING SERVICES	\$320.00	\$8,740.00
27/11/2019	00005311	Cleaning Nov 19 BROOKS CLEANING SERVICES	\$320.00	\$9,060.00
12/12/2019	00005318	Cleaning BROOKS CLEANING SERVICES	\$320.00	\$9,380.00
19/12/2019	00005321	Cleaning BROOKS CLEANING SERVICES	\$480.00	\$9,860.00
Total for Cleaning			\$9,860.00	

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For the Financial Period 01/01/2019 to 31/12/2019

Electricity - Utility

Date	Ref.	Details	Amount	Balance
10/01/2019	10185760343-20/12/18	Electricity 19/11/2018 - 18/12/2018 ALINTA ENERGY RETAIL SALES PTY. LTD. - BPAY 168930	\$711.79	\$711.79
23/01/2019	70306221339401994241-22/11/18	Final Bill Payment Electricity 21/08/2018 - 18/11/2018 AGL 208868	\$3,276.11	\$3,987.90
21/03/2019	10185760343-18/03/19	Electricity 19/12/2018-15/03/2019 ALINTA ENERGY RETAIL SALES PTY. LTD. - BPAY 168930	\$952.92	\$4,940.82
14/06/2019	10185760343-11/06/19	Electricity 16/03/2019-09/06/2019 ALINTA ENERGY RETAIL SALES PTY. LTD. - BPAY 168930	\$2,491.64	\$7,432.46
10/09/2019	10185760343-06/09/19	Electricity 10/06/2019-03/09/2019 ALINTA ENERGY	\$4,969.81	\$12,402.27
05/12/2019	10185760343-02/12/19	Electricity 04/09/2019-01/12/2019 ALINTA ENERGY RETAIL SALES PTY. LTD. - BPAY 168930	\$3,582.10	\$15,984.37
Total for Electricity - Utility			\$15,984.37	

Essential Services

Date	Ref.	Details	Amount	Balance
08/01/2019	00041292	Essential Services Jan 19 CCM FACILITIES	\$198.28	\$198.28
25/01/2019	00041576	Consumables supplied Jan 19 CCM FACILITIES	\$88.00	\$286.28
02/02/2019	00041810	Essential Services Feb 19 CCM FACILITIES	\$198.28	\$484.56
05/03/2019	00044610	Essential Services Mar 19 CCM FACILITIES	\$198.28	\$682.84
13/03/2019	00044753	Alarm Investigation CCM FACILITIES	\$418.00	\$1,100.84
15/03/2019	00044797	Alarm investigation CCM FACILITIES	\$1,040.60	\$2,141.44
03/04/2019	00045164	Essential Services Apr 19 CCM FACILITIES	\$198.28	\$2,339.72
02/05/2019	00045647	Essential Services May 19 CCM FACILITIES	\$198.28	\$2,538.00
04/06/2019	00046255	Essential Services Jun 19 CCM FACILITIES	\$198.28	\$2,736.28
03/07/2019	00046671	Essential Services Jul 19 CCM FACILITIES	\$198.28	\$2,934.56
24/08/2019	00047179	Essential Services Aug 19 CCM FACILITIES	\$198.28	\$3,132.84
24/08/2019	00046881	Supplying logbooks (06/07/2019) CCM FACILITIES	\$88.00	\$3,220.84
24/08/2019	00046500	Fire Extinguisher Replacement (17/06/2019) CCM FACILITIES	\$946.00	\$4,166.84
24/08/2019	00046821	Sprinkler Spanner Replacement CCM FACILITIES	\$151.80	\$4,318.64
06/09/2019	00047569	Essential Services Sep 19 CCM FACILITIES	\$198.28	\$4,516.92
04/10/2019	00048090	Essential Services Oct 19 CCM FACILITIES	\$198.28	\$4,715.20
07/11/2019	00048584	Essential Services Nov 19 CCM FACILITIES	\$198.28	\$4,913.48

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For the Financial Period 01/01/2019 to 31/12/2019

Essential Services (Continued)

Date	Ref.	Details	Amount	Balance
13/11/2019	00048772	Sprinkler Valve Replacement (11/11/2019) CCM FACILITIES	\$1,730.30	\$6,643.78
13/11/2019	00048771	Sprinkler Valve Isolation (11/11/2019) CCM FACILITIES	\$2,384.53	\$9,028.31
19/11/2019	00048815	Consumables supplied (04/11/2019) CCM FACILITIES	\$70.40	\$9,098.71
04/12/2019	00048964	Essential Services Dec 19 CCM FACILITIES	\$198.28	\$9,296.99
Total for Essential Services			\$9,296.99	

Fire Alarm Monitoring

Date	Ref.	Details	Amount	Balance
14/03/2019	751924	Fire Alarm Monitoring 10/03/2019 - 09/03/2020 ADT Fire Monitoring	\$1,753.22	\$1,753.22
Total for Fire Alarm Monitoring			\$1,753.22	

Gardens & Grounds

Date	Ref.	Details	Amount	Balance
18/01/2019	401-02551	Garden Maintenance (29/12/2018) Jim's Mowing - North Carrum	\$360.00	\$360.00
02/02/2019	2931	Tree Services (26/11/2018) O'CONNORS TREE SERVICES	\$2,860.00	\$3,220.00
12/02/2019	401-02587	Garden Maintenance (22/01/2019) Jim's Mowing - North Carrum	\$360.00	\$3,580.00
14/03/2019	IV00000000265	Garden Maintenance (20/02/2019) Jim's Mowing - North Carrum	\$360.00	\$3,940.00
04/04/2019	IV00000000317	Garden Maintenance (21/03/2019) Jim's Mowing - North Carrum	\$360.00	\$4,300.00
22/06/2019	IV00000000383	Garden Maintenance (14/05/2019) Jim's Mowing - North Carrum	\$360.00	\$4,660.00
24/08/2019	IV00000000413	Garden Maintenance (13/06/2019) Jim's Mowing - North Carrum	\$360.00	\$5,020.00
24/08/2019	IV00000000467	Garden Maintenance (29/07/2019) Jim's Mowing - North Carrum	\$360.00	\$5,380.00
04/09/2019	IV00000000354	Garden Maintenance (12/04/2019) Jim's Mowing - North Carrum	\$360.00	\$5,740.00
12/09/2019	IV00000000477	Garden Maintenance (30/08/2019) Jim's Mowing - North Carrum	\$360.00	\$6,100.00
23/10/2019	IV00000000507	Garden Maintenance (27/09/2019) Jim's Mowing - North Carrum	\$360.00	\$6,460.00
13/11/2019	IV00000000542	Garden Maintenance (25/10/2019) Jim's Mowing - North Carrum	\$360.00	\$6,820.00
13/12/2019	IV00000000593	Gardens & Grounds Jim's Mowing - North Carrum	\$360.00	\$7,180.00
Total for Gardens & Grounds			\$7,180.00	

Gas - Utility

Date	Ref.	Details	Amount	Balance
23/02/2019	7030622133-20/02/19	Gas 15/12/2018-18/02/2019 AGL BPAY 208868	\$839.53	\$839.53
09/04/2019	4	Adjustment - PS643381 AGL Gas Oct-Dec 18	\$545.89	\$1,385.42
30/04/2019	7030622133-24/04/19	Gas 19/02/2019-18/04/2019 AGL 208868	\$743.22	\$2,128.64
26/06/2019	7030622133-24/06/19	Gas 19/04/2019-20/06/2019 AGL BPAY 208868	\$992.41	\$3,121.05

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Gas - Utility (Continued)

Date	Ref.	Details	Amount	Balance
06/09/2019	7030622133-23/08/19	Gas 21/06/2019-19/08/2019 AGL BPAY 208868	\$1,220.94	\$4,341.99
22/10/2019	7030622133-18/10/19	Gas 20/08/2019-16/10/2019 AGL BPAY 208868	\$1,195.76	\$5,537.75
Total for Gas - Utility			\$5,537.75	

General Repairs & Maintenance

Date	Ref.	Details	Amount	Balance
25/07/2019	347	Supply & Install timber door (08/07/2019) NOVELLO ENTERPRISES P/L T.as MTD	\$502.70	\$502.70
30/07/2019	INV-1185	Call out due to issue with circuits breakers (02/07/2019) THOMPSON ELECTRICAL SOLUTIONS PTY LTD	\$559.00	\$1,061.70
31/07/2019	84	Painting unit 45 (31/07/2019) NEIL PETER VENNI	\$2,000.00	\$3,061.70
04/09/2019	INV-2328	LED Tube lights (24/07/2019) ENERGY MAKEOVERS PTY LTD	\$90.00	\$3,151.70
08/11/2019	1326	Wire and installed PE cell to switch bank (04/11/2019) THOMPSON ELECTRICAL SOLUTIONS PTY LTD	\$1,565.00	\$4,716.70
Total for General Repairs & Maintenance			\$4,716.70	

Gutter Cleaning

Date	Ref.	Details	Amount	Balance
28/08/2019	57253A	Gutter Cleaning (26/08/2019) PORTERVAC	\$1,250.00	\$1,250.00
Total for Gutter Cleaning			\$1,250.00	

Insurance Premiums

Date	Ref.	Details	Amount	Balance
01/03/2019	251306	Residential Strata Insurance 27/02/2019-27/02/2020 Honan Insurance Group	\$5,595.26	\$5,595.26
31/05/2019	266892	Residential Strata Insurance 23/05/2019-27/02/2020 Honan Insurance Group	\$184.81	\$5,780.07
Total for Insurance Premiums			\$5,780.07	

Keys and Locks

Date	Ref.	Details	Amount	Balance
25/07/2019	INV-2256	Keys and Locks (19/07/2019) SAFETEC LOCKSMITHS	\$593.89	\$593.89
06/09/2019	21322	Keys and Locks (02/08/2019) Nash Locksmiths	\$302.18	\$896.07
Total for Keys and Locks			\$896.07	

Legal Expenses

Date	Ref.	Details	Amount	Balance
18/01/2019	917569	Legal Expenses Lease Termination (30/11/2018) HWL Ebsworth Lawyers	\$10,549.19	\$10,549.19
02/02/2019	202579	Legal Expenses 01/11/2018 - 31/12/2018 Watsons	\$4,149.75	\$14,698.94
14/02/2019	937448	Legal Expenses Lease Termination (31/01/2019) HWL Ebsworth Lawyers	\$306.35	\$15,005.29
26/02/2019	202670	Legal Expenses 01/01/2019 - 31/01/2019 Watsons	\$495.00	\$15,500.29
08/03/2019	942577	Legal Expenses Lease Termination (26/02/2019) HWL Ebsworth Lawyers	\$5,747.06	\$21,247.35

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Legal Expenses (Continued)

Date	Ref.	Details	Amount	Balance
15/03/2019	930819	Legal Expenses Lease Termination (15/01/2019) HWL Ebsworth Lawyers	\$482.35	\$21,729.70
21/03/2019	00000276	Legal Expenses Sep - Nov 18 DINESH RATNAM	\$5,468.65	\$27,198.35
24/03/2019	927747	Legal Expenses Lease Termination (21/12/2018) HWL Ebsworth Lawyers	\$4,858.15	\$32,056.50
26/03/2019	202752	Legal Expenses 01/02/2019 - 28/02/2019 Watsons	\$3,426.50	\$35,483.00
11/04/2019	957353	Legal Expenses Lease Termination (29/03/2019) HWL Ebsworth Lawyers	\$3,222.45	\$38,705.45
19/04/2019	202833	Legal Expenses 01/03/2019 - 31/03/2019 Watsons	\$4,987.13	\$43,692.58
02/07/2019	977180	Legal Expenses Lease Termination (23/05/2019) HWL Ebsworth Lawyers	\$459.25	\$44,151.83
04/07/2019	00557225	Legal Expenses (22/11/2017) Svenson Barristers	\$3,270.00	\$47,421.83
04/07/2019	202918	Legal Expenses 01/04/2019 - 30/04/2019 Watsons	\$7,562.50	\$54,984.33
10/07/2019	301553	Legal Expenses - Lot 36 Inv 301553 (02/07/2019) Collection Corporation of Australia (CCA)	\$37.40	\$55,021.73
10/07/2019	301550	Legal Expenses - Lot 12 Inv 301550 (02/07/2019) Collection Corporation of Australia (CCA)	\$37.40	\$55,059.13
10/07/2019	476	Lot# 36 Special Levy - Legal Expenses - Lot 36 Inv 301553	\$-37.40	\$55,021.73
10/07/2019	477	Lot# 12 Special Levy - Legal Expenses - Lot 12 Inv 301550	\$-37.40	\$54,984.33
25/07/2019	00000091	Legal Expenses (13/07/2018) Svenson Barristers	\$4,400.00	\$59,384.33
10/08/2019	995624	Legal Expenses Lease Termination (28/06/2019) HWL Ebsworth Lawyers	\$2,299.55	\$61,683.88
17/08/2019	202997	Legal Expenses 01/05/2019 - 31/05/2019 Watsons	\$4,675.00	\$66,358.88
20/08/2019	00006729	Legal Expenses (30/11/2018) Svenson Barristers	\$3,410.00	\$69,768.88
22/08/2019	1006225	Legal Expenses Lease Termination (31/07/2019) HWL Ebsworth Lawyers	\$421.85	\$70,190.73
04/09/2019	306684	Legal Expenses- Lot 36 Inv 306684 Collection Corporation of Australia (CCA)	\$220.00	\$70,410.73
05/09/2019	526	Lot# 36 Special Levy - Legal Expenses- Lot 36 Inv 306684	\$-220.00	\$70,190.73
11/09/2019	1017975	Legal Expenses Lease Termination (30/08/2019) HWL Ebsworth Lawyers	\$651.20	\$70,841.93
12/12/2019	1047615	Consultant Fees HWL Ebsworth Lawyers	\$440.00	\$71,281.93
Total for Legal Expenses			\$71,281.93	

Management Fee

Date	Ref.	Details	Amount	Balance
01/01/2019	223	Management Fee (01/01/2019 - 31/01/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$918.75	\$918.75
01/01/2019	CORRECTIONS 18-19	Adj FC: Management Fee CIVIUM HOLDINGS (VIC) PTY LTD	\$327.24	\$1,245.99
01/02/2019	341	Management Fee (01/02/2019 - 28/02/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$918.75	\$2,164.74
01/03/2019	626	Management Fee (01/03/2019 - 31/03/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$918.75	\$3,083.49
01/04/2019	787	Management Fee (01/04/2019 - 30/04/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$918.75	\$4,002.24
01/05/2019	1084	Management Fee (01/05/2019 - 31/05/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$918.75	\$4,920.99

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Management Fee (Continued)

Date	Ref.	Details	Amount	Balance
04/06/2019	1352	Management Fee (01/06/2019 - 30/06/2019) <i>CIVIUM HOLDINGS (VIC) PTY LTD</i>	\$964.69	\$5,885.68
08/07/2019	1634	Management Fee (01/07/2019 - 31/07/2019) <i>CIVIUM HOLDINGS (VIC) PTY LTD</i>	\$964.69	\$6,850.37
07/08/2019	1830	Management Fee (01/08/2019 - 31/08/2019) <i>CIVIUM HOLDINGS (VIC) PTY LTD</i>	\$843.33	\$7,693.70
24/09/2019	2025	Management Fee (01/09/2019 - 30/09/2019) <i>CIVIUM HOLDINGS (VIC) PTY LTD</i>	\$1,308.29	\$9,001.99
14/10/2019	2202	Management Fee (01/10/2019 - 31/10/2019) <i>CIVIUM HOLDINGS (VIC) PTY LTD</i>	\$1,308.29	\$10,310.28
05/11/2019	2674	Management Fee (01/11/2019 - 30/11/2019) <i>CIVIUM HOLDINGS (VIC) PTY LTD</i>	\$1,308.29	\$11,618.57
04/12/2019	2973	Management Fee (01/12/2019 - 31/12/2019) <i>CIVIUM HOLDINGS (VIC) PTY LTD</i>	\$1,308.29	\$12,926.86
31/12/2019	CORRECTIONS 18-19	Adj FC: Management Fee <i>CIVIUM HOLDINGS (VIC) PTY LTD</i>	\$2,975.22	\$15,902.08
Total for Management Fee			\$15,902.08	

Plumbing & Drainage

Date	Ref.	Details	Amount	Balance
21/02/2019	515	Plumbing & Drainage (14/02/2019) <i>Ironmongers</i>	\$632.50	\$632.50
24/05/2019	9484	Plumbing & Drainage (20/05/2019) <i>Gallant Plumbing</i>	\$181.50	\$814.00
18/06/2019	560	Plumbing & Drainage (14/06/2019) <i>Ironmongers</i>	\$5,500.00	\$6,314.00
20/06/2019	9194	Plumbing & Drainage (07/05/2019) <i>Gallant Plumbing</i>	\$247.32	\$6,561.32
03/07/2019	571	Plumbing & Drainage (26/06/2019) <i>Ironmongers</i>	\$1,569.70	\$8,131.02
16/07/2019	583	Plumbing & Drainage (15/07/2019) <i>Ironmongers</i>	\$913.00	\$9,044.02
23/07/2019	584	Plumbing & Drainage (18/07/2019) <i>Ironmongers</i>	\$317.90	\$9,361.92
15/11/2019	INV-4455	Plumbing & Drainage (29/10/2019) <i>COMPLETE PROPERTY SOLUTIONS (AUST) PTY LTD</i>	\$865.00	\$10,226.92
Total for Plumbing & Drainage			\$10,226.92	

Rent Expenses

Date	Ref.	Details	Amount	Balance
20/08/2019	PS409045Y/0718	U45 Jul 18 <i>Virginia Scharmberg</i>	\$1,222.04	\$1,222.04
20/08/2019	PS409045Y/0918U 45	U45 Sep 18 <i>Virginia Scharmberg</i>	\$830.25	\$2,052.29
20/08/2019	PS409045Y/0818	U41 Aug 18 <i>Virginia Scharmberg</i>	\$830.25	\$2,882.54
20/08/2019	PS409045Y/0918	U41 Sep 18 <i>Virginia Scharmberg</i>	\$830.25	\$3,712.79
20/08/2019	PS409045Y/1018	U41 Oct 18 <i>Virginia Scharmberg</i>	\$830.25	\$4,543.04
20/08/2019	PS409045Y/0819	U45 Aug 18 <i>Virginia Scharmberg</i>	\$1,222.04	\$5,765.08
20/08/2019	PS409045Y/0718	U41 July 18 <i>Virginia Scharmberg</i>	\$830.25	\$6,595.33
20/08/2019	PS409045Y/1018	U45 Oct 18 <i>Virginia Scharmberg</i>	\$1,222.04	\$7,817.37

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Rent Expenses (Continued)

Date	Ref.	Details	Amount	Balance
29/08/2019	PS409045Y/0119	U45 Jan 19 <i>Virginia Scharmberg</i>	\$1,222.04	\$9,039.41
29/08/2019	PS409045Y/0119U41	U41 Jan 19 <i>Virginia Scharmberg</i>	\$830.25	\$9,869.66
29/08/2019	PS409045Y/0219U45	U45 Feb 19 <i>Virginia Scharmberg</i>	\$1,222.04	\$11,091.70
29/08/2019	PS409045Y/1218U41	U41 Dec 18 <i>Virginia Scharmberg</i>	\$830.25	\$11,921.95
29/08/2019	PS409045Y/1118	U41 Nov 18 <i>Virginia Scharmberg</i>	\$830.25	\$12,752.20
29/08/2019	PS409045Y/0219	U41 Feb 19 <i>Virginia Scharmberg</i>	\$830.25	\$13,582.45
29/08/2019	PS409045Y/1218	U45 Dec 18 <i>Virginia Scharmberg</i>	\$1,222.04	\$14,804.49
29/08/2019	PS409045Y/1118U45	U45 Nov 18 <i>Virginia Scharmberg</i>	\$1,222.04	\$16,026.53
02/09/2019	PS409045Y/0918.1	U45 Short Paid First Invoice Sep 19 <i>Virginia Scharmberg</i>	\$391.79	\$16,418.32
12/09/2019	PS409045Y/0319	U41 March 19 <i>Virginia Scharmberg</i>	\$830.25	\$17,248.57
12/09/2019	PS409045Y/0319	U45 March 19 <i>Virginia Scharmberg</i>	\$1,222.04	\$18,470.61
23/09/2019	PS409045Y/0419	U45 April 19 <i>Virginia Scharmberg</i>	\$1,222.04	\$19,692.65
03/10/2019	PS409045Y/0419U41	U41 April 19 <i>Virginia Scharmberg</i>	\$830.25	\$20,522.90
23/10/2019	U45190501	U45 May 19 <i>Virginia Scharmberg</i>	\$1,222.04	\$21,744.94
23/10/2019	U41190501	U41 May 19 <i>Virginia Scharmberg</i>	\$830.25	\$22,575.19
01/11/2019	U45190601	U45 Jun 19 <i>Virginia Scharmberg</i>	\$1,222.04	\$23,797.23
01/11/2019	U41190601	U41 Jun 19 <i>Virginia Scharmberg</i>	\$830.25	\$24,627.48
09/11/2019	U45190701	U45 Jul 19 <i>Virginia Scharmberg</i>	\$1,222.04	\$25,849.52
09/11/2019	U41190701	U41 Jul 19 <i>Virginia Scharmberg</i>	\$830.25	\$26,679.77
13/11/2019	U41190801	U41 Aug 19 <i>Virginia Scharmberg</i>	\$830.25	\$27,510.02
13/11/2019	U45190801	U45 Aug 19 <i>Virginia Scharmberg</i>	\$1,222.04	\$28,732.06
13/11/2019	U41190901	U41 Sep 19 <i>Virginia Scharmberg</i>	\$830.25	\$29,562.31
13/11/2019	U45190901	U45 Sep 19 <i>Virginia Scharmberg</i>	\$1,222.04	\$30,784.35
15/11/2019	U45191101	U45 Nov 19 <i>Virginia Scharmberg</i>	\$1,222.04	\$32,006.39
15/11/2019	U41191001	U41 Oct 19 <i>Virginia Scharmberg</i>	\$830.25	\$32,836.64
15/11/2019	U45191001	U45 Oct 19 <i>Virginia Scharmberg</i>	\$1,222.04	\$34,058.68

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Rent Expenses (Continued)

Date	Ref.	Details	Amount	Balance
15/11/2019	U41191101	U41 Nov 19 Virginia Scharmberg	\$830.25	\$34,888.93
11/12/2019	U41191201	U41 Dec 19 Virginia Scharmberg	\$830.25	\$35,719.18
12/12/2019	U45191201	Rent Expenses Virginia Scharmberg	\$1,222.04	\$36,941.22
Total for Rent Expenses			\$36,941.22	

Roofing Repairs & Maintenance

Date	Ref.	Details	Amount	Balance
29/11/2019	925	Roof Repair (26/11/2019) Domain Maintenance & Construction	\$2,068.00	\$2,068.00
Total for Roofing Repairs & Maintenance			\$2,068.00	

Sundry Expenses

Date	Ref.	Details	Amount	Balance
12/08/2019	L.K. 190812AV	Reimbursement: Misc Anita (08/08/2019) LEON KATZ	\$40.00	\$40.00
21/11/2019	L.K. 191121AV	Reimbursement: Misc (19/11/2019) Geoffrey Keenan	\$45.59	\$85.59
Total for Sundry Expenses			\$85.59	

Taxation Reporting (Civium)

Date	Ref.	Details	Amount	Balance
31/12/2019	CORRECTIONS 18-19	Adj FC: Tax Preparation CIVIUM HOLDINGS (VIC) PTY LTD	\$143.00	\$143.00
Total for Taxation Reporting (Civium)			\$143.00	

Trades Compliance

Date	Ref.	Details	Amount	Balance
01/01/2019	223	Trades Compliance (01/01/2019 - 31/01/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$9.17	\$9.17
01/02/2019	341	Trades Compliance (01/02/2019 - 28/02/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$9.17	\$18.34
01/03/2019	626	Trades Compliance (01/03/2019 - 31/03/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$9.17	\$27.51
01/04/2019	787	Trades Compliance (01/04/2019 - 30/04/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$9.17	\$36.68
01/05/2019	1084	Trades Compliance (01/05/2019 - 31/05/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$9.17	\$45.85
04/06/2019	1352	Trades Compliance (01/06/2019 - 30/06/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$9.63	\$55.48
08/07/2019	1634	Trades Compliance (01/07/2019 - 31/07/2019) CIVIUM HOLDINGS (VIC) PTY LTD	\$9.63	\$65.11
31/12/2019	CORRECTIONS 18-19	Adj FC: Trades Compliance CIVIUM HOLDINGS (VIC) PTY LTD	\$-65.11	\$0.00
Total for Trades Compliance			\$0.00	

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Waste collection

Date	Ref.	Details	Amount	Balance
08/01/2019	090692881812	Trade Waste Dec 18 <i>JJ Richards & Sons</i>	\$581.40	\$581.40
02/02/2019	090692881901	Trade Waste Jan 19 <i>JJ Richards & Sons</i>	\$244.80	\$826.20
02/03/2019	090692881902	Trade Waste Feb 19 <i>JJ Richards & Sons</i>	\$244.80	\$1,071.00
04/04/2019	090692881903	Trade Waste Mar 19 <i>JJ Richards & Sons</i>	\$306.00	\$1,377.00
04/06/2019	090692881905	Trade Waste May 19 <i>JJ Richards & Sons</i>	\$244.80	\$1,621.80
12/07/2019	090692881906	Trade Waste Jun 19 <i>JJ Richards & Sons</i>	\$550.80	\$2,172.60
11/08/2019	090692881907	Trade Waste Jul 19 <i>JJ Richards & Sons</i>	\$280.20	\$2,452.80
10/09/2019	090692881908	Trade Waste Aug 19 <i>JJ Richards & Sons</i>	\$315.60	\$2,768.40
09/10/2019	090692881909	Trade Waste Sep 19 <i>JJ Richards & Sons</i>	\$394.50	\$3,162.90
30/10/2019	090692881910	Trade Waste Oct 19 <i>JJ Richards & Sons</i>	\$315.60	\$3,478.50
28/11/2019	090692881911	Trade Waste Nov 19 <i>JJ Richards & Sons</i>	\$315.60	\$3,794.10
Total for Waste collection			\$3,794.10	

Water - Utility

Date	Ref.	Details	Amount	Balance
14/02/2019	6357203-25/01/19	Water Rates 23/10/2018-22/01/2019 <i>SOUTH EAST WATER</i>	\$527.70	\$527.70
02/05/2019	6357203-29/04/19	Water Rates 22/01/2019-23/04/2019 <i>SOUTH EAST WATER</i>	\$478.80	\$1,006.50
10/08/2019	6357203-24/07/19	Water Rates 23/04/2019-19/07/2019 <i>SOUTH EAST WATER</i>	\$752.05	\$1,758.55
29/10/2019	6357203-24/10/19	Water Rates 19/07/2019-23/10/2019 <i>SOUTH EAST WATER</i>	\$1,463.45	\$3,222.00
Total for Water - Utility			\$3,222.00	

Total for Administrative Fund - Expenses**\$207,350.11****Maintenance Fund - Other Income****Total for Maintenance Fund - Other Income****\$0.00****Maintenance Fund - Expenses****Total for Maintenance Fund - Expenses****\$0.00**

Civium Holdings VIC
Proposed Budget for Owners Corporation PS409045Y

14 Sandpiper Place FRANKSTON

Prepared by Civium Holdings VIC (ABN 35135248047)

39/574 Plummer Street PORT MELBOURNE VIC 3207 Ph 1300724256 Fax

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Administrative Fund	Proposed Budget	Current Actual	Current Budget
	(01/01/2020-31/12/2020)	(01/01/2019-31/12/2019)	(01/01/2019-31/12/2019)
Expense			
Accounting Service Provision/ATO Compliance	\$0.00	\$0.00	\$540.00
Arrears Recovery Costs	\$0.00	\$132.00	\$0.00
Audit Fees	\$0.00	\$0.00	\$506.00
Bank Charges (Transaction Fees)	\$0.00	\$0.00	\$0.00
Banking Management	\$0.00	\$0.00	\$540.00
Building Repairs & Maintenance	\$0.00	\$1,468.73	\$0.00
Bundled Disbursements	\$2,100.00	\$(170.63)	\$2,100.00
Cleaning	\$10,000.00	\$9,860.00	\$5,000.00
Consultant Fees	\$0.00	\$0.00	\$0.00
Electricity - Utility	\$16,000.00	\$15,984.37	\$7,000.00
Essential Services	\$5,000.00	\$9,296.99	\$2,500.00
Fencing Repairs & Maintenance	\$0.00	\$0.00	\$0.00
Fire Alarm Monitoring	\$1,980.00	\$1,753.22	\$1,800.00
Fire Protection - Repairs/Replacements	\$0.00	\$0.00	\$0.00
GST Payment/Refund*	\$0.00	\$0.00	\$0.00
Gardens & Grounds	\$4,500.00	\$7,180.00	\$4,320.00
Gas - Utility	\$6,500.00	\$5,537.75	\$4,500.00
General Repairs & Maintenance	\$5,000.00	\$4,716.70	\$7,884.00
Gutter Cleaning	\$1,300.00	\$1,250.00	\$0.00
Insurance Premiums	\$6,000.00	\$5,780.07	\$5,500.00
Keeping of Keys & Swipe Cards	\$0.00	\$0.00	\$0.00
Keys and Locks	\$1,800.00	\$896.07	\$0.00
Legal Expenses	\$0.00	\$71,281.93	\$40,000.00
Management Fee	\$13,000.00	\$15,902.08	\$11,960.00
Plumbing & Drainage	\$5,000.00	\$10,226.92	\$1,500.00
Public Officer	\$0.00	\$0.00	\$110.00
Rent Expenses	\$0.00	\$36,941.22	\$0.00
Roofing Repairs & Maintenance	\$0.00	\$2,068.00	\$0.00
Security	\$3,000.00	\$0.00	\$0.00
Sundry Expenses	\$0.00	\$85.59	\$0.00
Tax Return and Public Officer Fee	\$0.00	\$0.00	\$0.00
Taxation Reporting (Civium)	\$0.00	\$143.00	\$0.00
Trades Compliance	\$99.00	\$0.00	\$240.00
Transfer Between Funds	\$0.00	\$0.00	\$0.00
Waste collection	\$7,500.00	\$3,794.10	\$4,000.00
Water - Utility	\$6,000.00	\$3,222.00	\$0.00
TOTAL ADMIN FUND	\$94,779.00	\$207,350.11	\$100,000.00
Increase/Reduce ADMIN FUND	\$5,221.00	\$0.00	\$0.00
TOTAL ADMIN BUDGET	\$100,000.00		\$100,000.00

Civium Holdings VIC
Proposed Budget for Owners Corporation PS409045Y
14 Sandpiper Place FRANKSTON

Prepared by Civium Holdings VIC (ABN 35135248047)

39/574 Plummer Street PORT MELBOURNE VIC 3207 Ph 1300724256 Fax

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Maintenance Fund	Proposed Budget (01/01/2020-31/12/2020)	Current Actual (01/01/2019-31/12/2019)	Current Budget (01/01/2019-31/12/2019)
Expense			
Fire Protection Replacement/Upgrade	\$0.00	\$0.00	\$0.00
Maintenance Fund Levy	\$10,000.00	\$0.00	\$0.00
Transfer Between Funds	\$0.00	\$0.00	\$0.00
TOTAL MAINT FUND	\$10,000.00	\$0.00	\$0.00
TOTAL MAINT BUDGET	\$10,000.00		\$0.00

Civium Holdings VIC

39/574 Plummer Street PORT MELBOURNE VIC 3207 ABN: 35135248047

Ph: 1300724256 Email: levies@civium.com.au

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Page 1

Balance Sheet - O/Corp PS409045Y
14 SANDPIPER PLACE, FRANKSTON, VIC 3199

For the Financial Period 01/01/2020 to 14/04/2020

	Administrative	Maintenance	TOTAL THIS YEAR
Assets			
Cash At Bank			
OWNERS CORPORATION 409045Y	\$6,064.64	\$10,855.77	\$16,920.41
Macquarie Bank BSB: 183-334 Acc No: 246969182			
Levies Receivable	\$33,346.61	\$10,868.40	\$44,215.01
Total Assets	\$39,411.25	\$21,724.17	\$61,135.42
Liabilities			
Paid in Advance	\$777.06	\$0.99	\$778.05
Unidentified Deposits	\$2,079.95	\$0.00	\$2,079.95
Total Liabilities	\$2,857.01	\$0.99	\$2,858.00
Net Assets	\$36,554.24	\$21,723.18	\$58,277.42
Owners Funds			
Opening Balance	\$24,111.40	\$5,048.51	\$29,159.91
Net Income For The Period	\$12,442.84	\$16,674.67	\$29,117.51
Total Owners Funds	\$36,554.24	\$21,723.18	\$58,277.42

Rules for Owners Corporation PS409045Y

1. Health, safety and security

1.1 Health, safety and security of lot owners, occupiers of lots and others

A lot owner or occupier must not use the lot, or permit it to be used, so as to cause a hazard to the health, safety and security of an owner, occupier, or user of another lot.

1.2 Storage of flammable liquids and other dangerous substances and materials

1. Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.
2. This rule does not apply to—
 - a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or
 - b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

An owner or occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers or users of other lots.

2. Management and administration

2.1 Metering of services and apportionment of costs of services

1. The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.
2. If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.
3. Subrule (2) does not apply if the concession or rebate—
 - a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or
 - b) is paid directly to the lot owner or occupier as a refund.

3. Use of common property

3.1 Use of common property

1. An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.
2. An owner or occupier of a lot must not, without the written approval of the owners corporation, use for his or her own purposes as a garden any portion of the common property.
3. An approval under subrule (2) may state a period for which the approval is granted.
4. If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.
5. An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.
6. Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

3.2 Vehicles and parking on common property

An owner or occupier of a lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle—

- a) to be parked or left in parking spaces situated on common property and allocated for other lots; or
- b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or
- c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

3.3 Damage to common property

1. An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.
2. An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.
3. An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.
4. An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.
5. The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

4. Lots

4.1 Change of use of lots

An owner or occupier of a lot must give written notification to the owners corporation if the owner or occupier changes the existing use of the lot in a way that will affect the insurance premiums for the owners corporation.

Example

If the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes.

4.2 Leasing where the whole subdivision has a designated use

All Owners of a lot on the Plan of Subdivision must grant a Lease of their lot to the Owners Corporation on terms and conditions as prescribed by the Owners Corporation from time to time.

Example

Where the Plan of Subdivision has or will have a designated purpose of use e.g. A Supported Residential Service, Refuge, Immigrant Accommodation Centre, Student Residential College and the tenant is required to have full control, the lot owners would be required to enter a lease covering all lots and the common area.

5. Behaviour of persons

5.1 Behaviour of owners, occupiers and invitees on common property

An owner or occupier of a lot must take all reasonable steps to ensure that guests of the owner or occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

5.2 Noise and other nuisance control

1. An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.
2. Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

6. Dispute resolution

1. The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.
2. The party making the complaint must prepare a written statement in the approved form.
3. If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.
4. If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.
5. The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 14 working days after the dispute comes to the attention of all the parties.
6. A party to the dispute may appoint a person to act or appear on his or her behalf at the meeting.
7. If the dispute is not resolved, the grievance committee or owners corporation must notify each party of his or her right to take further action under Part 10 of the *Owners Corporations Act 2006*.
8. This process is separate from and does not limit any further action under Part 10 of the *Owners Corporations Act 2006*.

STATEMENT OF ADVICE AND INFORMATION FOR PROSPECTIVE PURCHASERS AND LOT OWNERS

Schedule 3, Regulation 12, Owners Corporations Regulations 2007

What is an Owners Corporation?

The lot you are considering buying is part of an Owners Corporation. Whenever a plan of subdivision creates common property, an Owners Corporation is responsible for managing the common property. A purchaser of a lot that is part of an Owners Corporation automatically becomes a member of the Owners Corporation when the transfer of that lot to the purchaser has been registered with Land Victoria.

If you buy into an Owners Corporation, you will be purchasing not only the individual property, but also ownership of, and the right to use, the common property as set out in the plan of subdivision. This common property may include driveways, stairs, paths, passages, lifts, lobbies, common garden areas and other facilities set up for use by owners and occupiers. In order to identify the boundary between the individual lot you are purchasing (for which the owner is solely responsible) and the common property (for which all members of the Owners Corporation are responsible), you should closely inspect the plan of subdivision.

How are decisions made by an Owners Corporation?

As an owner, you will be required to make financial contributions to the Owners Corporation, in particular for the repair, maintenance and management of the common property. Decisions as to the management of this common property will be the subject of collective decision making. Decisions as to these financial contributions, which may involve significant expenditure, will be decided by a vote.

Owners Corporation rules

The Owners Corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, occupiers or guests and grievance procedures.

You should look at the Owners Corporation rules to consider any restrictions imposed by the rules.

Lot entitlement and lot liability

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of Owners Corporation expenses that each lot owner is required to pay.

Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

Further information

If you are interested in finding out more about living in an Owners Corporation, you can contact Consumer Affairs Victoria. If you require further information about the particular Owners Corporation you are buying into you can inspect that Owners Corporation's information register.

Management of an Owners Corporation

An Owners Corporation may be self-managed by the lot owners or professionally managed by an Owners Corporation manager. If an Owners Corporation chooses to appoint a professional manager, it must be a manager registered with the Business Licensing Authority (BLA).

If you are uncertain about any aspect of the Owners Corporation or the documents you have received from the Owners Corporation, you should seek expert advice.

Civium Holdings VIC
 ABN: 35135248047
 39/574 Plummer Street
 PORT MELBOURNE VIC 3207
 Ph: 1300724256
 levies@civium.com.au
 Principal: Doug OMara

Cedric & Beryl Condick
 EPOA Jean Jones
 30 Manchester Road
 MOOROOLBARK VIC 3138

Tax Invoice
 ABN 66293021277
 Date of Notice 06/03/2020

OWNERS CORPORATION FEE NOTICE

Owners Corporations Act 2006 Section 31 Owners Corporation Regulations 2007 and Owners Corporation Rules
RE: Lot 3, 3/14 Sandpiper Place FRANKSTON VIC 3199

Notice is hereby given by the Owners Corporation Plan of Subdivision PS409045Y pursuant to Section 31 of The Owners Corporations Act 2006, that the following fees, extraordinary fees, charges or other contributions are due and payable within 28 days of the date of this Notice or by the later due date specified below.

Details	Paid	Admin	Maintenance	Int/Disc	Due Date	Total
Capital Improvement Levy (Fire Panel Replacement)	\$0.00	\$0.00	\$512.99	\$0.00	01/04/2020	\$512.99
Standard Fee Contribution Schedule (01/04/20 - 30/06/20)	\$0.00	\$545.73	\$72.76	\$0.00	01/04/2020	\$618.49
Total if Paid by Due Date \$1,131.48						
No GST has been charged						

PLEASE NOTE YOUR DEFT AND BPAY REFERENCE NUMBERS HAVE CHANGED. PLEASE USE THE NEW DETAILS BELOW ON YOUR REMITTANCE ADVICE WHEN MAKING PAYMENTS.

Interest will accrue daily on overdue fees and charges by until paid

The amount of interest has been calculated in accordance with the current rate under the Penalty Interest Rates Act 1983 (VIC). This rate is subject to change.

Please detach and return the portion below with your payment if sending a cheque
 Please note new addition to the levy notice, 'PAID' column, please always refer to 'Total' for correct amount outstanding.

	Pay over the Internet from your Credit Card or pre-registered bank account at www.delft.com.au .		Billers Code: 96503 Ref: 246969182 221678	Account: OWNERS CORPORATION 409045Y
	Pay by phone from your Credit Card or pre-registered bank account. Call 1300 30 10 90 or Int +61 8 232 7395	Contact your financial institution to make a BPAY payment from your cheque or savings account. Payments by phone or Internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.delft.com.au or call 18 00 672 162. Payments by Credit Card do not require registration and a surcharge may apply.		Owner: Cedric & Beryl Condick OC: PS409045Y Lot No: 3
	Pay by mailing this payment slip with your Cheque to: DEFT Payment Systems GPO Box 2174, Melbourne VIC 3001		Please note that Australia Post impose a \$2.75 processing fee for any payments made at their branches. Pay in person at any Australia Post Office, using Cash, Cheque or EFTPOS	All Cheques must be made payable to: OWNERS CORPORATION 409045Y
 *42 246969182 221678				Total Due \$1,131.48
DEFT Reference Number: 246969182 221678				

+246969182 221678 <

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Paid
12-3-20

Civium Holdings VIC
ABN: 35135248047
39/574 Plummer Street
PORT MELBOURNE VIC 3207
Ph: 13007 24256
levies@civium.com.au
Principal: Doug OMara

Cedric & Beryl Condick
Unit 1 / 7 Thomas St
RINGWOOD VIC 3134

Tax Invoice
ABN 66293021277
Date of Notice 04/12/2019

pd 17-12-19

OWNERS CORPORATION FEE NOTICE

Owners Corporations Act 2006 Section 31 Owners Corporation Regulations 2007 and Owners Corporation Rules
RE: Lot 3, 3/14 Sandpiper Place FRANKSTON VIC 3199

Notice is hereby given by the Owners Corporation Plan of Subdivision PS409045Y pursuant to Section 31 of The Owners Corporations Act 2006, that the following fees, extraordinary fees, charges or other contributions are due and payable within 28 days of the date of this Notice or by the later due date specified below.

Details	Admin	Maintenance	Int/Disc	Due Date	Total
Capital Improvement Levy (Fire Panel Replacement)	\$0.00	\$512.99	\$0.00	01/01/2020	\$512.99
Standard Levy Contribution Schedule From 01/01/2020 to 31/03/2020 (01/01/20 - 31/03/20)	\$545.73	\$0.00	\$0.00	01/01/2020	\$545.73
Total if Paid by Due Date \$1,058.72					

No GST has been charged

PLEASE NOTE YOUR DEFT AND BPAY REFERENCE NUMBERS HAVE CHANGED. PLEASE USE THE NEW DETAILS BELOW ON YOUR REMITTANCE ADVICE WHEN MAKING PAYMENTS.

Interest will accrue daily on overdue fees and charges by until paid

The amount of interest has been calculated in accordance with the current rate under the Penalty Interest Rates Act 1983 (VIC).
This rate is subject to change.

Please detach and return the portion below with your payment if sending a cheque



DEFT
PAYMENT SYSTEMS

*Payments by phone or internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 18 00 672 162. Payments by Credit Card do not require registration and a surcharge may apply. Please note that Australia Post impose a \$2.75 processing fee for any payments made at their branches.

Pay over the Internet from your Credit Card or pre-registered bank account at www.deft.com.au .	B PAY	Billers Code: 96503 Ref: 246969182 221678	Account: OWNERS CORPORATION 409045Y Owner: Cedric & Beryl Condick OC: PS409045Y Lot No: 3
Pay by phone from your Credit Card or *pre-registered bank account. Call 1300 30 10 90 or Int ++61 2 8 232 7395	Contact your financial institution to make a BPAY payment from your cheque or savings account.		
Pay by mailing this payment slip with your Cheque to: DEFT Payment Systems GPO Box 2174, Melbourne VIC 3001	POST billpay	Pay in person at any Australia Post Office, using Cash, Cheque or EFTPOS	All Cheques must be made payable to: OWNERS CORPORATION 409045Y



*442 246969182 221678

DEFT Reference Number: 246969182 221678

Total Due \$1,058.72



28/574 Plimmer Street
PORT MELBOURNE VIC 3207
Ph: 1300724256
levies@civium.com.au
Principal Doug O'Mara

Cedric & Beryl Condick
Unit 1 / 7 Thomas St
RINGWOOD VIC 3134

Tax Invoice
ABN 66293021277
Date of Notice 06/09/2019

OWNERS CORPORATION FEE NOTICE

Owners Corporations Act 2006 Section 31 Owners Corporation Regulations 2007 and Owners Corporation Rules
RE: Lot 3, 14 Sandpiper Place FRANKSTON VIC 3199.
3 14 Sandpiper Place FRANKSTON 3199

Notice is hereby given by the Owners Corporation Plan of Subdivision PS409045Y pursuant to Section 31 of The Owners Corporations Act 2006, that the following fees, extraordinary fees, charges or other contributions are due and payable within 28 days of the date of this Notice or by the later due date specified below.

Details	Admin	Maintenance	Int/Disc	Due Date	Total
Standard Fee Contribution Schedule (01/10/19 - 31/12/19)	\$449.57	\$0.00	\$0.00	01/10/2019	\$449.57
Total if Paid by Due Date \$449.57					

No GST has been charged

PLEASE NOTE THE PAYMENT SYSTEM HAS CHANGED. PLEASE USE THE NEW DETAILS BELOW WHEN MAKING PAYMENTS.
Interest will accrue daily on overdue fees and charges by until paid
The amount of interest has been calculated in accordance with the current rate under the Penalty Interest Rates Act 1983 (VIC).
This rate is subject to change.

Please detach and return the portion below with your payment if sending a cheque



*Payments by phone or Internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1800 572 162. Payments by Credit Card do not require registration and a surcharge may apply.
Please note that Australia Post impose a \$2.75 processing fee for any payments made at their branches.

Pay over the Internet from your Credit Card or pre-registered bank account at www.deft.com.au .	Biller Code: 96503 Ref: 246969182 221678	Account: OWNERS CORPORATION 409045Y Owner: Cedric & Beryl Condick CTS: PS409045Y Lot No: 3
Pay by phone from your Credit Card or pre-registered bank account. Call 1300 30 10 90 or fax ++612 8 232 7395.	Contact your financial institution to make a B PAY payment from your cheque or savings account.	
Pay by mailing this payment slip with your Cheque to: DEFT Payment Systems GPO Box 141, Brisbane QLD 4001.	Pay in person at any Australia Post Office, using Cash, Cheque or EFTPOS.	All Cheques must be made payable to: OWNERS CORPORATION 409045Y
		Total Due \$449.57
DEFT Reference Number: 246969182 221678		

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39/574 Plummer Street
PORT MELBOURNE VIC 3207
Ph: 1300724256
levies@civium.com.au
Principal Doug O'Mara

Tax Invoice

ABN 66293021277

Date of Notice 22/07/2019

CEDRIC & BERYL CONDICK
Unit 1 / 7 Thomas St
RINGWOOD VIC 3134

OWNERS CORPORATION FEE NOTICE

Owners Corporations Act 2006 Section 31 Owners Corporation Regulations 2007 and Owners Corporation Rules

RE: Lot 3, 14 Sandpiper Place FRANKSTON VIC 3199.

3 14 Sandpiper Place FRANKSTON 3199

Notice is hereby given by the Owners Corporation Plan of Subdivision PS409045Y pursuant to Section 31 of The Owners Corporations Act 2006, that the following fees, extraordinary fees, charges or other contributions are due and payable within 28 days of the date of this Notice or by the later due date specified below.

Details	Admin	Maintenance	Int/Disc	Due Date	Total
Special levy to cover unexpected shortfall of funds, as per notice 22/07/2019	\$1,025.98	\$0.00	\$0.00	22/07/2019	\$1,025.98
Total if Paid by Due Date \$1,025.98					
No GST has been charged					

In Arrears: \$1,025.98

PLEASE NOTE THE PAYMENT SYSTEM HAS CHANGED. PLEASE USE THE NEW DETAILS BELOW WHEN MAKING PAYMENTS.

Interest will accrue daily on overdue fees and charges by until paid

The amount of interest has been calculated in accordance with the current rate under the Penalty Interest Rates Act 1983 (VIC).

This rate is subject to change.



DEFT
PAYMENT SYSTEMS

Please detach and return the portion below with your payment if sending a cheque

*Payments by phone or Internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1800 672 162. Payments by Credit Card do not require registration and a surcharge may apply. Please note that Australia Post impose a \$2.75 processing fee for any payments made at their branches.

Pay over the Internet from your Credit Card or pre-registered bank account at www.deft.com.au .	Biller Code: 96503 Ref: 246969182 221678	Account: OWNERS CORPORATION 409045Y Owner: CEDRIC & BERYL CONDICK CTS: PS409045Y Lot No: 3
Pay by phone from your Credit Card or pre-registered bank account. Call 1300 301090 or int +6128 232 7395	Contact your financial institution to make a BPAY payment from your cheque or savings account.	
Pay by mailing this payment slip with your Cheque to: DEFT Payment Systems GPO Box 141, Brisbane QLD 4001	POST billpay Pay in person at any Australia Post Office, using Cash, Cheque or EFTPOS	All Cheques must be made payable to: OWNERS CORPORATION 409045Y
		Total Due \$1,025.98
DEFT Reference Number: 246969182 221678		

+246969182 221678

<

000102598<3+

Rate and Valuation Notice 2019-2020



Cedric Spencer Condick and Beryl Condick
1/7 Thomas Street
RINGWOOD VIC 3134

029
R4_3516

Tax Invoice
ABN 49 454 768 065

Rates and charges for the period
1 July 2019 to 30 June 2020

Notice date: 30/08/2019

Frankston City Council
PO Box 490
FRANKSTON VIC 3199
Phone: 1300 322 322
info@frankston.vic.gov.au
frankston.vic.gov.au

Ward: North-West

Assessment No./Reference No. 0067023 0

Property details

3/14 Sandpiper Place, Frankston 3199
Lot 3 PS 409045

Australian Valuation Property Classification Code:
140 : Retirement Village Unit

Date of valuation: 1/01/2019

Site Value (\$V): \$45,000
*Capital Improved Value (CIV): \$45,000
Net Annual Value (NAV): \$2,250
Valuation Effective Date: 1/07/2019
*Capital Improved Value includes land and any improvements

Financial details

General Rate
Municipal Charge

0.002320 cents in \$ on \$45,000

Declared on: 20 May 2019
\$104.40
\$163.10

Emailed 20-9-19

If you're experiencing payment difficulty, there may be additional ways we can assist. Please visit Council's website for payment options

Victorian Government charges
Fire Services Category - Residential

\$111.00 + (0.000066 X \$45,000)

\$113.95



For email notices:
frankston.enotices.com.au
Reference No: 4D9BE964DY

This notice does not include any adjustments/payments made after 23/08/2019
Interest is charged at 10% per annum on all overdue payments
Interest rate is set by the Attorney-General of Victoria

ARREARS (if any)	1st INSTALMENT	2nd INSTALMENT	3rd INSTALMENT	4th INSTALMENT	TOTAL DUE
	\$96.45	\$95.00	\$95.00	\$95.00	\$381.45
Due immediately	Due 30/09/2019	Due 30/11/2019	Due 28/02/2020	Due 31/05/2020	
By application only, nine monthly direct debit payments visit: frankston.vic.gov.au	30/09/2019 \$45.45 31/10/2019 \$42.00 30/11/2019 \$42.00		31/12/2019 \$42.00 31/01/2020 \$42.00 28/02/2020 \$42.00	31/03/2020 \$42.00 30/04/2020 \$42.00 31/05/2020 \$42.00	

How to pay



Online

Using a Visa, Mastercard or debit card visit Council's website.

Visit:
frankston.vic.gov.au



BPAY

Contact your participating financial institution to pay from your cheque, savings or credit card account.
Visit: bpay.com.au

Billid Code: 1956
Ref: 00670230



Phone or Post Billpay

Using a Visa, Mastercard or debit card.

Phone: 1300 721 138
Ref: 00670230

By Post Billpay: 13 18 16
Billpay Code: 0760
Ref: 00670230



Centrepay

Deducted from your Centrelink payments.

Learn more:
centrelink.gov.au

CRN: 555014543H
Ref: 00670230



Direct Debit

By application to council only, for more information please visit:
frankston.vic.gov.au



Mail

Attach cheque or money order to this portion of your notice and post to:

Frankston City Council
PO Box 490
Frankston 3199

Receipts not issued for mail payments



In Person

By cash, cheque, money order, EFTPOS or Credit Card (Visa or Mastercard).

Present this notice with payment at any Council Customer Service Centre.

Find your nearest location:
frankston.vic.gov.au

South East
Water



029/009454

C & B Condick
U 1 7 Thomas St
RINGWOOD VIC 3134

Payments (Visa/MasterCard) & account balances:
southeastwater.com.au or call 1300 659 658

Account enquiries:
southeastwater.com.au/enquiries or call 131 851
Mon-Fri 9am to 6pm

Faults and emergencies (24/7):
live.southeastwater.com.au or call 132 612

Interpreter service:
For all languages 9209 0130
TTY users 133 677 (ask for 131 851)

Bill note:

Under the Water Act 1989, the owner of a residential property cannot request the tenant to pay usage charges until the property is separately metered.

Account number: 9063351

Date due: 12 August 2019

Last bill	Payments received	Balance	Current charges	Total due
\$146.90	- \$146.90cr =	\$0.00	+ \$225.35	\$225.35

Your account breakdown

Issue date	24 July 2019
Property	UNIT 3 14 SANDPIPER PLACE FRANKSTON VIC 3199
Property reference	51K/10827/00061
Last bill	\$146.90
Payment received	\$146.90cr
Balance brought forward	\$0.00
Our charges (no GST)	\$120.85
Other authorities' charges (no GST)	\$104.54
Total due	\$225.35

Your snapshot

Average daily cost \$1.32

Important note:

We've kept our service charges down, with adjustments made to reflect changes in the cost of living (CPI). For more, see southeastwater.com.au/residentialprices

Payment options

Direct debit
Set up payments at mysoutheastwater.com.au



BPAY* (Up to \$20,000)
Biller code: 24208 Ref: 1000 9063 3500 000



Credit card
Pay by Visa or MasterCard at southeastwater.com.au
or call 1300 659 658



EFT (Electronic Funds Transfer)
BSB: 033-874 Account number: 9063351
Account name: South East Water Corporation



Postbillpay
Billpay Code: 0381 Ref: 1000 9063 3500 000
Call 131 816 Visit: postbillpay.com.au
Or visit an Australia Post store.



Centrepay
Arrange regular deductions from your Centrelink payments
visit humanservices.gov.au/centrepay CRN:555 050 397J

Property ref: 51K/10827/00061
UNIT 3 14 SANDPIPER PLACE
FRANKSTON VIC 3199



*361100090633500000

PNSR

Total due: \$225.35
Account number: 9063351
Date paid:
Receipt number:

Land Tax Clearance Certificate

Land Tax Act 2005



INFOTRACK / YARRA RANGES LAWYERS

Your Reference: 203379
Certificate No: 37022996
Issue Date: 07 APR 2020
Enquiries: CXC4

Land Address: UNIT 3, 14 SANDPIPER PLACE FRANKSTON VIC 3199

Land Id	Lot	Plan	Volume	Folio	Tax Payable
26454944	3	409045	10371	688	\$0.00

Vendor: CONDICK HALL SUPERANNUATION PTY LTD

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR CEDRIC SPENCER CONDICK	2020	\$45,000	\$94.82	\$0.00	\$0.00

Comments: Land Tax of \$94.82 has been assessed for 2020, an amount of \$94.82 has been paid.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
-------------------------------------	------	---------------	------------------	------------------	-------

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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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:	\$45,000
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SITE VALUE:	\$45,000
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AMOUNT PAYABLE:	\$0.00
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Notes to Certificates Under Section 105 of the *Land Tax Act 2005*

Certificate No: 37022996

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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:
 - a. vendor, or
 - b. purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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).
13. 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 = \$0.00

Taxable Value = \$45,000

Calculated as \$0 plus (\$45,000 - \$0) multiplied by 0.000 cents.

Land Tax Clearance Certificate - Payment Options

BPAY	
	Billir Code: 5249 Ref: 37022996
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: 37022996
Visa or Mastercard.	
Pay via our website or phone 13 21 61. A card payment fee applies.	
sro.vic.gov.au/paylandtax	

Land Tax Clearance Certificate updates are available at sro.vic.gov.au/landtaxcertificate

INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

Yarra Ranges Lawyers C/- InfoTrack
E-mail: certificates@landata.vic.gov.au

Statement for property:
UNIT 3 LOT 3 14 SANDPIPER PLACE
FRANKSTON 3199
3 PS 409045

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
51K//10827/00061	LANDATA CER 36503524-025-9	06 APR 2020	36093080

1. Statement of Fees Imposed

The property is classified as a serviced property with respect to charges which as listed below in the Statement of Fees.

(a) By Other Authorities			
Parks Victoria - Parks Service Charge	01/07/2019 to 30/06/2020		\$79.02
Melbourne Water Corporation Total Service Charges	01/04/2020 to 30/06/2020		\$25.52
(b) By South East Water			
Water Service Charge	01/04/2020 to 30/06/2020		\$29.18
Sewerage Service Charge	01/04/2020 to 30/06/2020		\$91.67
Subtotal Service Charges			<u>\$225.39</u>
Payments			\$79.02
TOTAL UNPAID BALANCE			\$146.37

- The meter at the property was last read on 25/01/2020. Fees accrued since that date may be estimated by reference to the following historical information about the property:

- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): <https://secureapp.southeastwater.com.au/PropertyConnect/#/order/info/update>

* Please Note: if usage charges appear above, the amount shown includes one or more of the following:

Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.

Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at www.southeastwater.com.au.

AUTHORISED OFFICER:



TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (Disposition of Land) Regulations 2010. Please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from south East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

To assist in identifying if the property is connected to South East Waters sewerage system, connected by a shared, combined or encroaching drain, it is recommended you request a copy of the Property Sewerage Plan. A copy of the Property Sewerage Plan may be obtained for a fee at www.southeastwater.com.au. Part of the Property Sewerage Branch servicing the property may legally be the property owners responsibility to maintain not South East Waters. Refer to Section 11 of South East Waters Customer Charter to determine if this is the case. A copy of the Customer Charter can be found at www.southeastwater.com.au. When working in proximity of drains, care must be taken to prevent infiltration of foreign material and or ground water into South East Waters sewerage system. Any costs associated with rectification works will be charged to the property owner.

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.

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

If no plan is attached to this Statement, South East Water is not aware of any works belonging to South East Water being present on the property.

AUTHORISED OFFICER:



TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

Important Warnings

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

3. Disclaimer

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

AUTHORISED OFFICER:

A handwritten signature in black ink, appearing to read "Terry Schubach".

TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

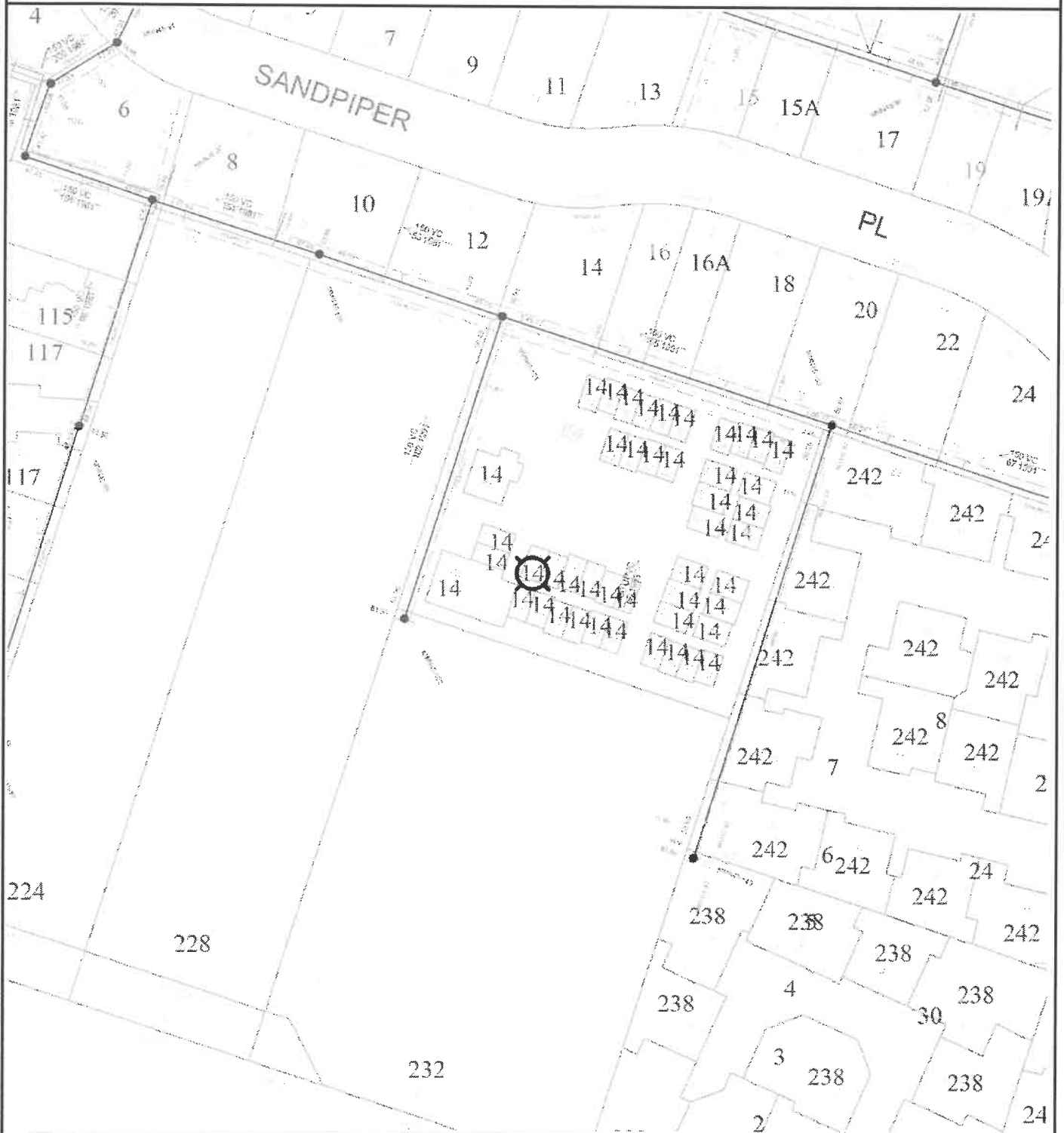
South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198



Case Number: 36093080



Date: 06APRIL2020



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

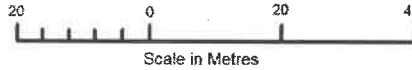
Title/Road Boundary	Subject Property	Maintenance Hole
Proposed Title/Road	Sewer Main & Property Connections	Inspection Shaft
Easement	Direction of Flow	Offset from Boundary
Melbourne Water Assets		
Sewer Main	Underground Drain	Natural Waterway
Maintenance Hole	Channel Drain	Underground Drain M.H.

ASSET INFORMATION - WATER

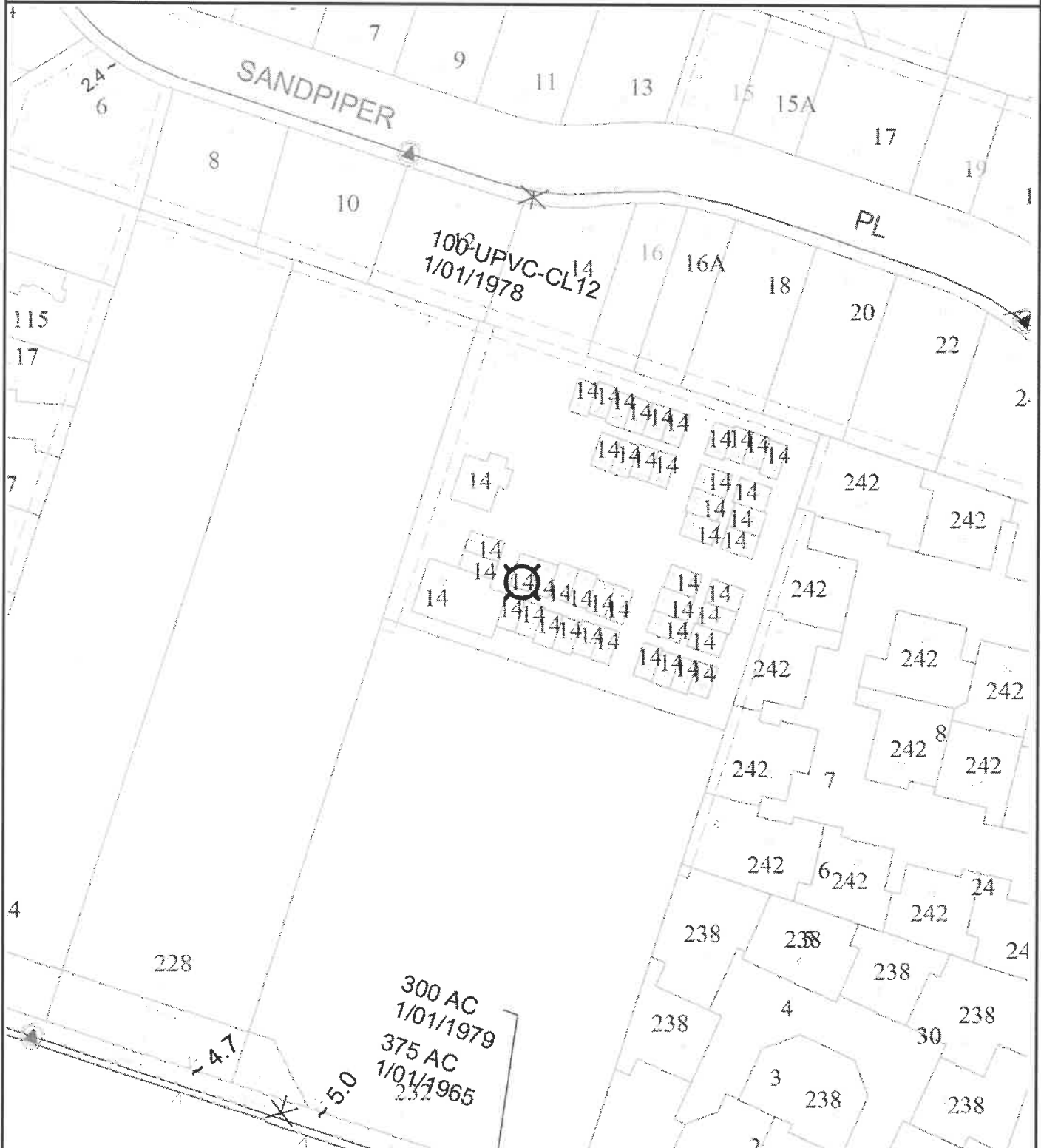
Property: Lot 3 UNIT 3 14 SANDPIPER PLACE FRANKSTON 3199



Case Number: 36093080



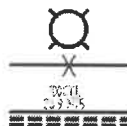
Date: 06APRIL2020



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND

- Title/Road Boundary
- Proposed Title/Road
- Easement



- Subject Property
- Water Main Valve
- Water Main & Services

- Hydrant
- Fireplug/Washout
- ~ 1.0 Offset from Boundary

ASSET INFORMATION - RECYCLED WATER

(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

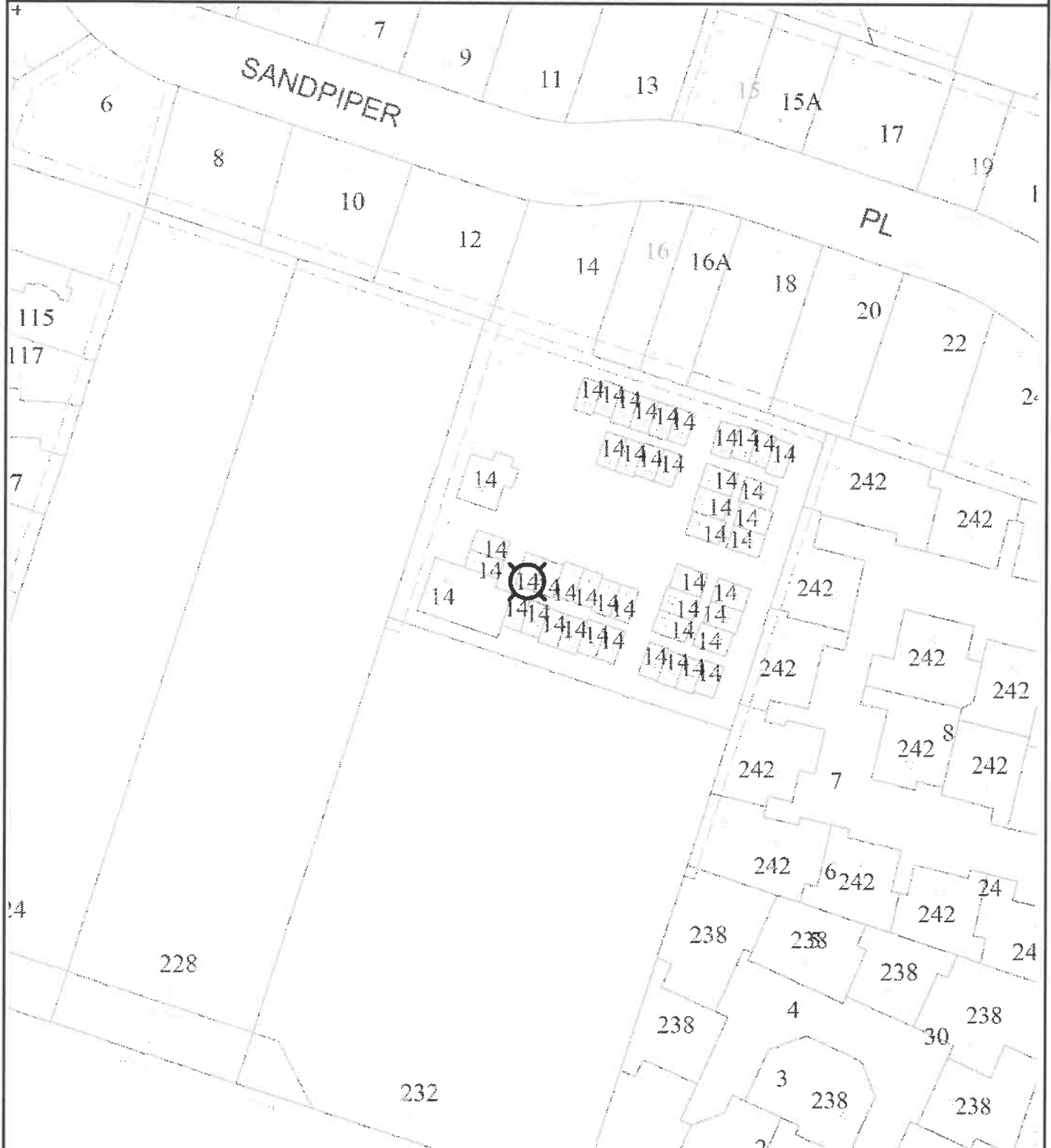
Property: Lot 3 UNIT 3 14 SANDPIPER PLACE FRANKSTON 3199



Case Number: 36093080



Date: 06APRIL2020



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND

— Title/Road Boundary
 - - - Proposed Title/Road
 - - - Easement



Subject Property
 Recycled Water Main Valve
 Recycled Water Main & Services

Hydrant
 Fireplug/Washout
 ~ 1.0 Offset from Boundary

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

652693

APPLICANT'S NAME & ADDRESS

YARRA RANGES LAWYERS C/- INFOTRACK C/- LANDATA
MELBOURNE

VENDOR

CONDICK HALL SUPERANNUATION
PTY LTD

PURCHASER

N/A, N/A

REFERENCE

357560

This certificate is issued for:

LOT CM PLAN PS409045, LOT 3 PLAN PS409045 ALSO KNOWN AS 3/14 SANDPIPER PLACE FRANKSTON
FRANKSTON CITY

The land is covered by the:

FRANKSTON PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE
- is within a SPECIAL BUILDING OVERLAY

A detailed definition of the applicable Planning Scheme is available at :
(<http://planningschemes.dpcd.vic.gov.au/schemes/frankston>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian
Heritage Register at:
(<http://vhd.heritage.vic.gov.au/>)

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be
checked carefully.
The above information includes all
amendments to planning scheme maps
placed on public exhibition up to the date
of issue of this certificate and which are
still the subject of active consideration

Copies of Planning Schemes and
Amendments can be inspected at the
relevant municipal offices.

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

02 April 2020

Hon. Richard Wynne MP
Minister for Planning

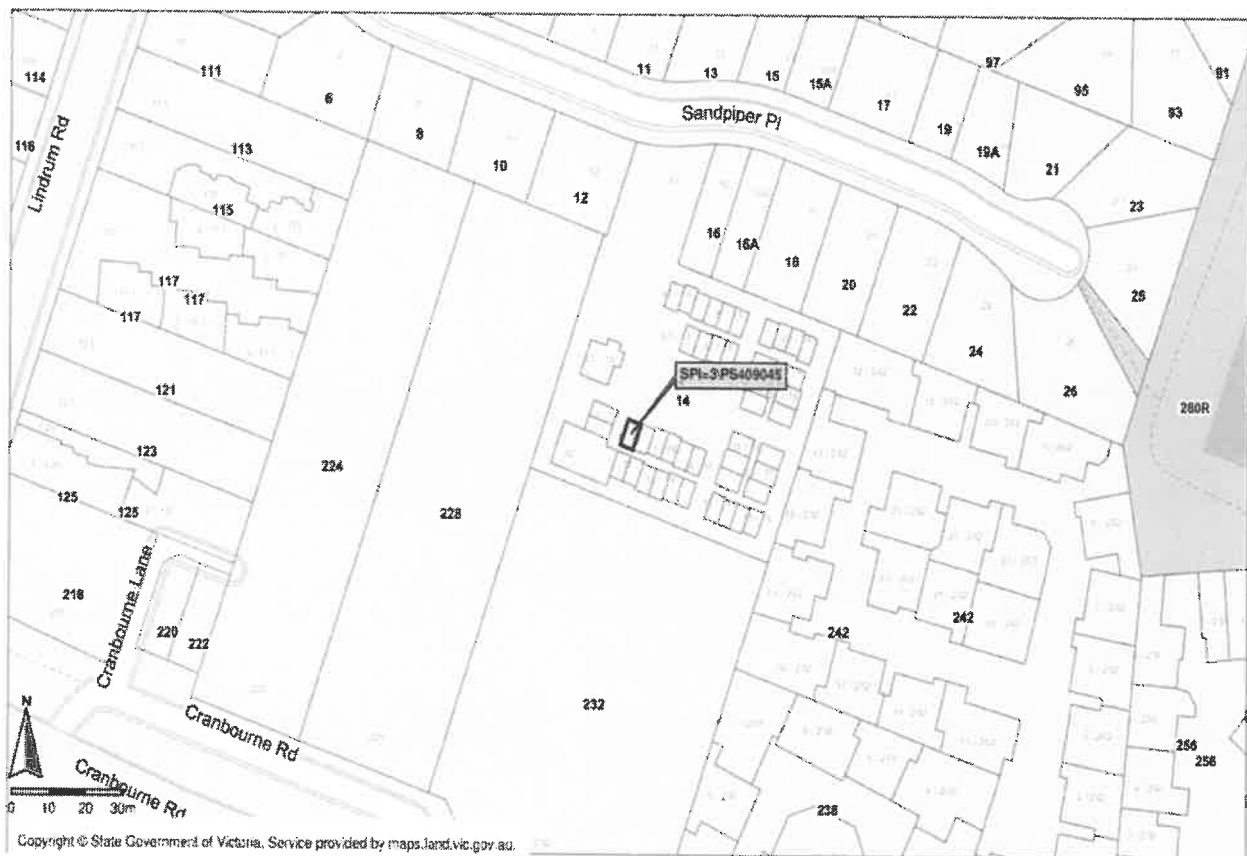


The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

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.



Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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