

Vendor's Statement

Important notice to purchasers

The vendor makes this Statement in relation to the Land in accordance with Section 32 of the *Sale of Land Act 1962 (SLA)*. The vendor may sign by electronic signature.

The purchaser acknowledges receipt of this Statement with the relevant annexures before signing a contract of sale to purchase the Land.

**Land: Unit 3, 45 Cleek Avenue, Oakleigh South
Vic 3167**

**Glenn Jeffrey Franklin as liquidator of Cleek
Avenue Pty Ltd ACN 621 588 949 (in Liquidation) as trustee of Cleek Avenue
Trust** Vendor

MADGWICKS
ABN 82 199 611 971

Level 6
140 William Street
Melbourne VIC 3000
Australia
DX 485

T: +61 3 9242 4744
F: +61 3 9242 4777
E: madgwicks@madgwicks.com.au
W: madgwicks.com.au

Vendor's Statement

1. Financial matters - outgoings and statutory charges

- 1.1 Details concerning any rates, taxes, charges or other similar outgoings affecting the Land (including and any interest payable on any part of them which is unpaid) for which the purchaser may become liable in consequence of the sale and of which the vendor might reasonably be expected to have knowledge (but excluding any GST payable in accordance with a contract of sale for the Land):

(a) As set out in the certificates attached to this Vendor's Statement.

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

Except as set out in the attachments to this Vendor's Statement and the contract of sale for the Land, none to the vendor's knowledge.

2. Land use

- 2.1 Details of any easement, covenant, caveat or other similar restriction (whether registered or unregistered) affecting the Land are set out in the attached copies of title documents and includes:

- (a) the easements existing over the Land by virtue of Section 98 of the *Transfer of Land Act 1958* and any easements or rights implied by Section 12 of the *Subdivision Act 1988*;
- (b) any encumbrances in favour of South East Water;
- (c) Caveat Number AT087010W dated 19 March 2020;
- (d) Caveat Number AT089668B dated 20 March 2020;
- (e) Caveat Number AT118445R dated 31 March 2020; and
- (f) any restrictions contained in any planning permit, as amended from time to time, including without limitation any requirement by City of Monash.

Note: Sewers/drains (if any) may be laid outside registered easements.

- 2.2 Particulars of any existing failure to comply with the terms any easement, covenant, caveat or restriction (whether registered or unregistered) affecting the Land are:

To the best of the vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant, caveat or similar restriction.

- 2.3 The Land is NOT in a designated bushfire-prone area within the meaning of regulations made under the *Building Act 1993*.

- 2.4 There is access to the Land by road.
- 2.5 Details of the planning scheme affecting the Land are contained in the attached certificate.

3. Notices

- 3.1 Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal which directly and currently affects the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might be reasonably expected to have knowledge:

None to the best of the vendor's knowledge.

- 3.2 Particulars of any notices, property management plans, reports or order in respect of the Land issued by any 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 are as follows:

Not applicable.

- 3.3 Particulars of any notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act* 1986 are as follows:

Not applicable.

However, the purchaser should note that the vendor has no means of knowing of all decisions of public authorities and government departments affecting the Land unless communicated to the vendor.

4. Building Approvals

- 4.1 Particulars of any building permit granted during the preceding seven years under the *Building Act* 1993 in relation to a residence on the Land:

Refer to building information attached.

- 4.2 Particulars of any owner-builder works undertaken during the period prescribed by the *Building Act* 1993.

No such works have been undertaken.

5. Owners Corporation

- 5.1 The Land is affected by an owners corporation within the meaning of the *Owners Corporation Act* 2006 however the owners corporation is currently inactive.

A copy of the Owners Corporation Insurance is attached, setting out annual insurance obligations of the owners for the common property.

6. Services

The following services are NOT connected to the Land:

Not applicable

7. Title

7.1 Copies of the following documents are attached to this Vendor's Statement:

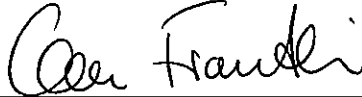
- (a) Register search statement and the document, or part of a document, referred to as the diagram location in the register search statement that identifies the Land and its location.
- (b) Caveat Number AT087010W;
- (c) Caveat Number AT089668B;
- (d) Caveat Number AT118445R;
- (e) Plan of Subdivision PS815763B;
- (f) Evidence of the Vendor's right or power to sell the Land;
- (g) Planning Certificate;
- (h) Monash City Council Land Information Certificate;
- (i) South East Water Information Statement;
- (j) State Revenue Office Land Tax Clearance Certificate;
- (k) Monash City Council Building Approvals Certificates;
- (l) EPA Priority Sites Register Extract;
- (m) Vic Roads Certificate; and
- (n) Due Diligence Checklist.

Signing page

Vendor:

Glenn Jeffrey Franklin as liquidator of Cleek Avenue Pty Ltd
ACN 621 588 949 (in Liquidation)
as trustee of Cleek Avenue Trust

Vendor's signature



Glenn Jeffrey Franklin

Date of signing

04 - 05 - 2020

Purchaser

Purchaser's signature

Date of signing

Purchaser

Purchaser's signature

Date of signing

Register Search Statement - Volume 12079 Folio 263

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

VOLUME 12079 FOLIO 263

Security no : 124082723526B
Produced 22/04/2020 08:38 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 815763B.
PARENT TITLE Volume 10266 Folio 133
Created by instrument PS815763B 10/05/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CLEEK AVENUE PTY LTD of UL40 "CHADSTONE SHOPPING CENTRE" SUITE 78 LEVEL 2
1341 DANDENONG ROAD CHADSTONE VIC 3148
PS815763B 10/05/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ616232J 08/01/2018
COMMONWEALTH BANK OF AUSTRALIA

CAVEAT AT087010W 19/03/2020

Caveator
MUHLHAN INVESTMENTS PTY LTD ACN: 613359925
Grounds of Claim
IMPLIED, RESULTING OR CONSTRUCTIVE TRUST.
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
DORSIA LEGAL
Notices to
CHRISTOPHER DAMIEN LILLEY, DORSIA LEGAL of 5 ACACIA PLACE ABBOTSFORD VIC 3067

CAVEAT AT089668B 20/03/2020

Caveator
CATALYST STRATEGIC WEB SOLUTIONS PTY LTD ACN: 149193402
Grounds of Claim
IMPLIED, RESULTING OR CONSTRUCTIVE TRUST.
Estate or Interest
FREEHOLD ESTATE
Prohibition
UNLESS AN INSTRUMENT IS EXPRESSED TO BE SUBJECT TO MY/OUR CLAIM
Lodged by
NEVETT FORD LAWYERS MELBOURNE

Notices to
YUAN XU of "SOUTH TOWER RIALTO" LEVEL 16 525 COLLINS STREET MELBOURNE VIC
3000

CAVEAT AT118445R 31/03/2020

Caveator
GOLDEN GOOSE ASSET DEVELOPMENTS PTY LTD ATF THE GOLDEN GOOSE ASSET
DEVELOPMENTS TRUST ACN: 626192729

Grounds of Claim
IMPLIED, RESULTING OR CONSTRUCTIVE TRUST.

Estate or Interest
INTEREST AS MORTGAGEE

Prohibition
TRANSFER OF LAND

Lodged by
HARPER JAMES LAW GROUP PTY LTD

Notices to
MOUNA YOUSSEF of UNIT 3 80 KITCHENER PARADE BANKSTOWN NSW 2200

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 PS815763B FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AT087010W (E)	CAVEAT	Registered	19/03/2020
AT089668B (E)	CAVEAT	Registered	20/03/2020
AT118445R (E)	CAVEAT	Registered	31/03/2020

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

eCT Control 12646E BANK OF WESTERN AUSTRALIA
Effective from 10/05/2019

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS815763B

DOCUMENT END

Delivered from the LANDATA® System by SAI Global Property Division Pty Ltd
Delivered at 22/04/2020, for Order Number 61954572. Your reference: 043104.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 21/04/2020 10:33:06 AM

Status	Registered	Dealing Number	AT087010W
Date and Time Lodged	19/03/2020 12:21:26 PM		

Lodger Details

Lodger Code	19885W
Name	DORSIA LEGAL
Address	
Lodger Box	
Phone	
Email	
Reference	20200692 Muhlhan Inv

CAVEAT

Jurisdiction	VICTORIA
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Privacy Collection Statement

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

Land Title Reference

12079/261
12079/262
12079/263
12079/264

Caveator

Name	MUHLHAN INVESTMENTS PTY LTD
ACN	613359925

Grounds of claim

Implied, Resulting or Constructive Trust.

Estate or Interest claimed

Freehold Estate

Prohibition

Absolutely

Name and Address for Service of Notice

Christopher Damien Lilley, Dorsia Legal

Address

Street Number	5
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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Street Name	ACACIA
Street Type	PLACE
Locality	ABBOTSFORD
State	VIC
Postcode	3067

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

Execution

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

Executed on behalf of	MUHLHAN INVESTMENTS PTY LTD
Signer Name	CHRISTOPHER DAMIEN LILLEY
Signer Organisation	DORSIA LEGAL
Signer Role	LAW PRACTICE
Execution Date	19 MARCH 2020

File Notes:

NIL

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

Statement End.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 27/04/2020 04:38:41 PM

Status	Registered	Dealing Number	AT089668B
Date and Time Lodged	20/03/2020 09:23:27 AM		

Lodger Details

Lodger Code	19447X
Name	NEVETT FORD LAWYERS MELBOURNE
Address	
Lodger Box	
Phone	
Email	
Reference	615820:3/45Cleek

CAVEAT

Jurisdiction	VICTORIA
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Privacy Collection Statement

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

Land Title Reference

12079/263

Caveator

Name	CATALYST STRATEGIC WEB SOLUTIONS PTY. LTD.
ACN	149193402

Grounds of claim

Implied, Resulting or Constructive Trust.

Estate or Interest claimed

Freehold Estate

Prohibition

Unless an instrument is expressed to be subject to my/our claim

Name and Address for Service of Notice

Yuan Xu

Address

Property Name	SOUTH TOWER RIALTO
Floor Type	LEVEL
Floor Number	16
Street Number	525



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

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

Execution

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

Executed on behalf of	CATALYST STRATEGIC WEB SOLUTIONS PTY. LTD.
Signer Name	YUAN XU
Signer Organisation	NEVETT FORD LAWYERS MELBOURNE
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	20 MARCH 2020

File Notes:

NIL

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Statement End.



Department of Environment, Land, Water & Planning

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Produced 21/04/2020 10:33:21 AM

Status	Registered	Dealing Number	AT118445R
Date and Time Lodged	31/03/2020 01:23:52 AM		

Lodger Details

Lodger Code	22975C
Name	HARPER JAMES LAW GROUP PTY LTD
Address	
Lodger Box	
Phone	
Email	
Reference	Yee

CAVEAT

Jurisdiction	VICTORIA
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Privacy Collection Statement

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

Land Title Reference

12079/261
12079/262
12079/263
12079/264
12140/209
12140/210
12140/211

Caveator

Name	GOLDEN GOOSE ASSET DEVELOPMENTS PTY LTD ATF THE GOLDEN GOOSE ASSET DEVELOPMENTS TRUST
ACN	626192729

Grounds of claim

Implied, Resulting or Constructive Trust.

Estate or Interest claimed

Interest as Mortgagee

Prohibition

Transfer of land

Name and Address for Service of Notice



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mouna Youssef

Address

Unit Type	UNIT
Unit Number	3
Street Number	80
Street Name	KITCHENER
Street Type	PARADE
Locality	BANKSTOWN
State	NSW
Postcode	2200

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

Execution

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

Executed on behalf of	GOLDEN GOOSE ASSET DEVELOPMENTS PTY LTD ATF THE GOLDEN GOOSE ASSET DEVELOPMENTS TRUST
Signer Name	MOUNA YOUSSEF
Signer Organisation	HARPER JAMES LAW GROUP PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	31 MARCH 2020

File Notes:

NIL

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

Statement End.

PLAN OF SUBDIVISION			EDITION 1	PS 815763 B
LOCATION OF LAND PARISH: MORDIALLOC TOWNSHIP: ----- SECTION: 1 CROWN ALLOTMENT: 1 (PART) CROWN PORTION: ----- TITLE REFERENCE: VOL 10266 FOL 133 LAST PLAN REFERENCE: LAND IN PC 355500M POSTAL ADDRESS: 45 CLEEK AVENUE OAKLEIGH SOUTH, 3167. MGA 94 E 331 850 CO-ORDINATES N 5 802 070 ZONE: 55			Council Name: Monash City Council Council Reference Number: TPS/12122 Planning Permit Reference: TPA/48277 SPEAR Reference Number: S111578C Certification This plan is certified under section 6 of the Subdivision Act 1988 Statement of Compliance This is a statement of compliance issued under section 21 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied Digitally signed by: Mariela Llopart for Monash City Council on 19/12/2018	
VESTING OF ROADS AND/OR RESERVE			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. See owners corporation search report(s) for detail. Boundaries shown by thick continuous lines are defined by buildings. Location of boundaries defined by buildings: Median: The boundaries marked 'M'. Exterior Face: All other boundaries.	
NIL	NIL			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY This plan is based on survey. STAGING This is not a staged subdivision. Planning Permit No. This survey has been connected to permanent mark No(s) In Proclaimed Survey Area No. Area of Site: 1068m ² No. of Lots: 4				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
EASEMENTS & RIGHTS IMPLIED BY SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO THE WHOLE OF THE LAND ON THIS PLAN.				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	AS PROVIDED FOR IN 5.528 (2) (e)LGA	SEE DIA	U 18803 F	CITY OF OAKLEIGH
E-1	DRAINAGE	SEE DIA	C/E INST.747494	C/T VOL. 3846 FOL. 169
E-1	SEWERAGE	SEE DIA	THIS PLAN	SOUTH EAST WATER CORPORATION
 JCA Land Consultants THE SUBDIVISION SPECIALISTS Surveying Engineering Town Planning Suite 9, 303 Maroondah Highway Ringwood Vic, Australia 3134 Phone 03 9735 4888 Email jca@jcalc.com.au www.jcalc.com.au		REF. 22784 VERSION 04 Digitally signed by: Anthony Peter Ralph, Licensed Surveyor, Surveyor's Plan Version (04), 13/12/2018, SPEAR Ref: S111578C		ORIGINAL SHEET SIZE A3 SHEET 1 OF 2
		PLAN REGISTERED TIME: 8:32AM DATE: 10/05/2019 Ethan KAO Assistant Registrar of Titles		



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Produced: 24/03/2020 01:52:39 PM

OWNERS CORPORATION 1
PLAN NO. PS815763B

The land in PS815763B is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 1, Lots 1 - 4.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

45 CLEEK AVENUE OAKLEIGH SOUTH VIC 3167

OC043450A 10/05/2019

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:

NIL

Additional Owners Corporation Information:

OC043450A 10/05/2019

Notations:

NIL

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 1	100	100
Lot 2	100	100
Lot 3	100	100
Lot 4	100	100
Total	400.00	400.00



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 24/03/2020 01:52:39 PM

OWNERS CORPORATION 1
PLAN NO. PS815763B

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.

**ASIC**

Australian Securities & Investments Commission

Forms Manager

Registered Liquidators

Form 205[✓ Confirmation](#)**Liquidator :** FRANKLIN, GLENN JEFFREY Liquidator No.350452**Company:** CLEEK AVENUE PTY LTD ACN 621 588 949**Reference:** 136960203[Print form](#)**Finish form
later**[Home - Forms](#)[Manager](#)[Log off](#)**Help**[Ask a question](#)[How this works](#)[Technical FAQ](#)**Links**[Search ASIC](#)**Statutory Fees Advice**

Your form has been accepted by ASIC on 13/03/2020 at 10:01:44 and there are no fees payable.

Lodgement Confirmation

If you wish to keep a record of your lodgement click the 'Document Acknowledgement' button. This will create an Adobe PDF in a new window, where you can print or save the details of this lodgement. You must have Adobe Reader Version 4 or higher to view and print this document.

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ASIC

Australian Securities and Investments Commission

Forms Manager

Form being prepared

Date/time: 13-03-2020 08:57:46

Reference id: 136960203

Notification of resolution - voluntary winding up

Form 205 - Corporations Act 2001 Regulation 1.0.12

If there is insufficient space in any section of the form, you may photocopy the relevant page(s) and submit as part of this lodgement

Liquidator details

Liquidator number

350452

Given names

GLENN JEFFREY

Family name

FRANKLIN

Company details

ACN

621 588 949

Company name

CLEEK AVENUE PTY LTD

Subject of the resolution

The voluntary winding up under s491(1) is a:
members' voluntary winding up

Details of the resolution

Date of the meeting at which the resolution was passed:
13-03-2020

The resolution is:
set out below

The date of the declaration of solvency was:
12-03-2020

The resolution:
THAT "the company be wound up as a members' voluntary liquidation and that the assets of the company be distributed in whole or in part to the members in specie should the liquidators so desire".

Authentication

Glenn Franklin

This form has been authenticated by

Name

GLENN JEFFREY FRANKLIN

Payment

You need to pay the fee (and any late fees if required) by Bpay or cheque in accordance with the instructions on your invoice

For more help or information

Web

www.asic.gov.au

Ask a question?

www.asic.gov.au/question

Telephone

1300 300 630

CLEEK AVENUE PTY LTD 621 588 949
ASIC - Current Extract - CLEEK AVENUE PTY LTD ACN: 621 588 949

This extract contains information derived from the Australian Securities and Investment Commission's (ASIC) database under section 1274A of the Corporations Act 2001.
Please advise ASIC of any error or omission which you may identify.

IDENTIFICATION

ACN: 621 588 949
ABN:
Current Company Name: CLEEK AVENUE PTY LTD
Registered in: Victoria
Place of Registration:
Registration Date: 08/09/2017
Previous State Number:
Governance Type:
Review Date: 08/09/2020

CURRENT COMPANY DETAILS

Name: CLEEK AVENUE PTY LTD
Period from: 13/03/2020
Name Start: 08/09/2017
Status: EXTERNALLY ADMINISTERED

Note: For information about this status refer to the documents listed under the heading "External Administration and/or appointment of Controller", below.

Type: AUSTRALIAN PROPRIETARY COMPANY
Class: LIMITED BY SHARES
Subclass: PROPRIETARY COMPANY
Disclosing Entity: N

CURRENT COMPANY ADDRESS

Address Type: Registered Office Doc# 3E7186117
Address: C/- BOSS PRIVATE CLIENTS PTY LTD
LEVEL 2
428 LITTLE BOURKE STREET
MELBOURNE VIC 3000
Period from: 08/09/2017

Address Type: Principal Place of Business Doc# 3E7186117
Address: 994 CENTRE ROAD
OAKLEIGH SOUTH VIC 3167
Period from: 08/09/2017

CURRENT COMPANY OFFICERS

Role: Director Doc# 0EDP37680
Name: DONG, TUO
Address: LEVEL 2
428 LITTLE BOURKE STREET
MELBOURNE VIC 3000
Date of Birth: 27/09/1989
Place of Birth: CHINA
Appointment Date: 08/09/2017
Cease Date:

Role: Secretary Doc# 0EDP37680
Name: DONG, TUO
Address: LEVEL 2
428 LITTLE BOURKE STREET
MELBOURNE VIC 3000

Date of Birth: 27/09/1989
 Place of Birth: CHINA
 Appointment Date: 08/09/2017
 Cease Date:

Role: Appointed Liquidator (Members Voluntary Winding Up) Doc# 7EAU72755
 Name: FRANKLIN, GLENN JEFFREY
 Address: PKF MELBOURNE PTY LTD
 LEVEL 12
 440 COLLINS STREET
 MELBOURNE VIC 3000

Date of Birth:
 Place of Birth:
 Appointment Date: 13/03/2020
 Cease Date:

Role: Appointed Liquidator (Members Voluntary Winding Up) Doc# 7EAU72755
 Name: STONE, JASON GLENN
 Address: PKF MELBOURNE PTY LTD
 LEVEL 12
 440 COLLINS STREET
 MELBOURNE VIC 3000

Date of Birth:
 Place of Birth:
 Appointment Date: 13/03/2020
 Cease Date:

CURRENT SHARE CAPITAL

Class: ORD ORDINARY SHARES Doc# 3E7186117
 Number of Issued "Shares" : 10
 Amount Paid: \$10.00
 Amount Due: \$0.00

Note: For each class of shares issued by a proprietary company, ASIC records the details of the twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

CURRENT(SHAREHOLDERS/MEMBER)

Class: ORD Doc# 0EDP37680
 Number of Shares Held: 10
 Beneficially Owned: Y
 Fully Paid: Y
 Name: DONG, TUO
 Address: LEVEL 2
 428 LITTLE BOURKE STREET
 MELBOURNE VIC 3000
 Joint Holding: N

DOCUMENTS RELATING TO EXTERNAL ADMINISTRATION AND/OR APPOINTMENT OF CONTROLLER

Note: This extract may not list all documents relating to this status. State and Territory records should be searched.

Document Type: 505H NOTICE BY EXTERNAL ADMINISTRATOR/CONTROLLER-APPOINT/CEASE APPOINTMENT OF LIQUIDATOR BY THE MEMBERS Doc# 7EAU72755

Date Received: 13/03/2020

Document Type: 205L NOTIFICATION OF RESOLUTION WINDING UP THE COMPANY Doc# 7EAU72746
 Date Received: 13/03/2020

Document Type: 520 DECLARATION OF SOLVENCY Doc# 7EAU68934
 Date Received: 12/03/2020

SATISFIED CHARGES

Note: On January 30, 2012 the Personal Property Securities Register (PPS Register) has commenced. The details of current charges will only be available from the PPS Register and the details of satisfied charges (as at 30th January 2012) can be obtained from ASIC. Further information can be obtained from www.ppsr.gov.au.

No record

ASIC DOCUMENTS (except charges)

Notes:

- A date or address shown as UNKNOWN has not been updated since the ASIC to over the records in 1991.
- Data from Documents with no Date Processed are not included in the Extract.
- Documents with "***" pages have not yet been imaged and are not available via DOCIMAGE. Imaging takes approximately 2 weeks from date of lodgement.
- Documents already listed under charges are not repeated here.

Form Type	Date Received	Date Processed	Effective Date	Pages	Doc No
484	10/10/2018	10/10/2018	10/10/2018	2	0EDP37680
Change to Company Details					
Change Officeholder Name or Address					
Change Member Name or Address					
201	08/09/2017	08/09/2017	08/09/2017	3	3E7186117
Application For Registration as a Proprietary Company					

PRE-ASIC DOCUMENTS

No record

ANNUAL RETURNS

No record

FINANCIAL REPORTS

No record

CURRENT CONTACT ADDRESS FOR ASIC USE ONLY

Note: Section 146A of the Corporations Act 2001 states 'A contact address is the address to which communications and notices are sent from ASIC to the company.'

Address Type: Contact address for ASIC use only

Address: LEVEL 2
428 LITTLE BOURKE STREET
MELBOURNE VIC 3000

Period from: 20/09/2017

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 24 March 2020 02:41 PM

PROPERTY DETAILS

Address: **UNIT 3/45 CLEEK AVENUE OAKLEIGH SOUTH 3167**
Lot and Plan Number: **Lot 3 PS815763**
Standard Parcel Identifier (SPI): **3\PS815763**
Local Government Area (Council): **MONASH**
Council Property Number: **271539**
Planning Scheme: **Monash**
Directory Reference: **Melway 69 F11**

www.monash.vic.gov.au

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

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **inside drainage boundary**
Power Distributor: **UNITED ENERGY**

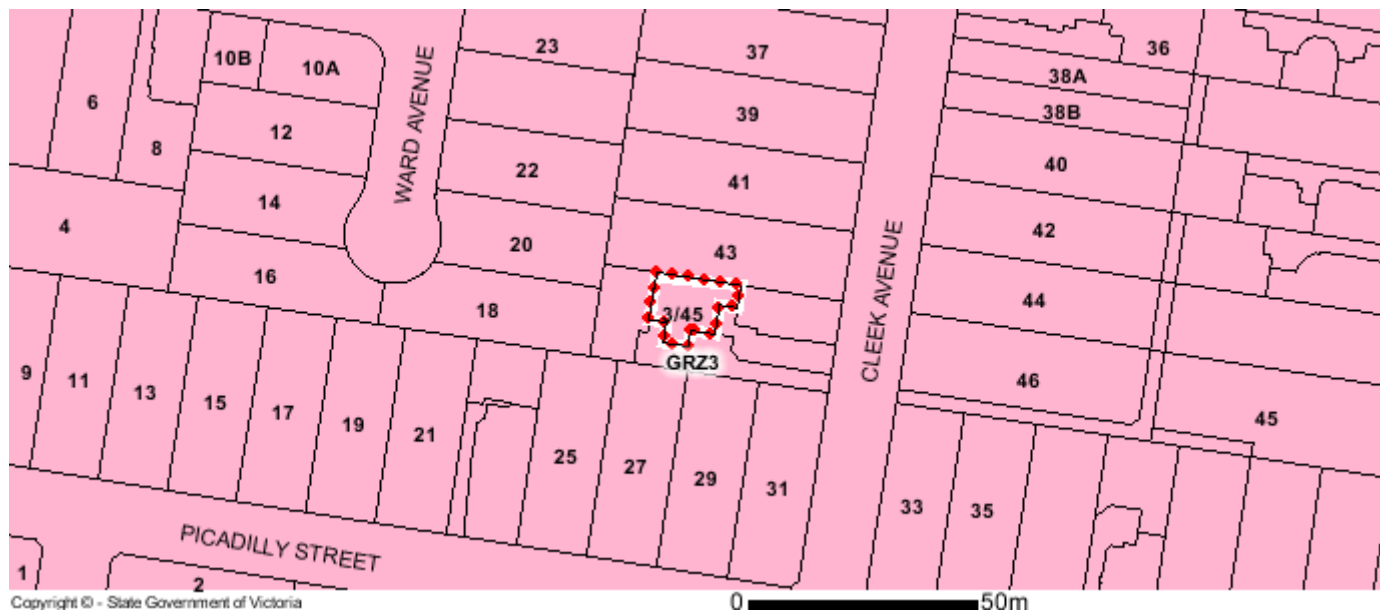
STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
Legislative Assembly: **CLARINDA**

Planning Zones

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

[GENERAL RESIDENTIAL ZONE - SCHEDULE 3 \(GRZ3\)](#)



GRZ - General Residential

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

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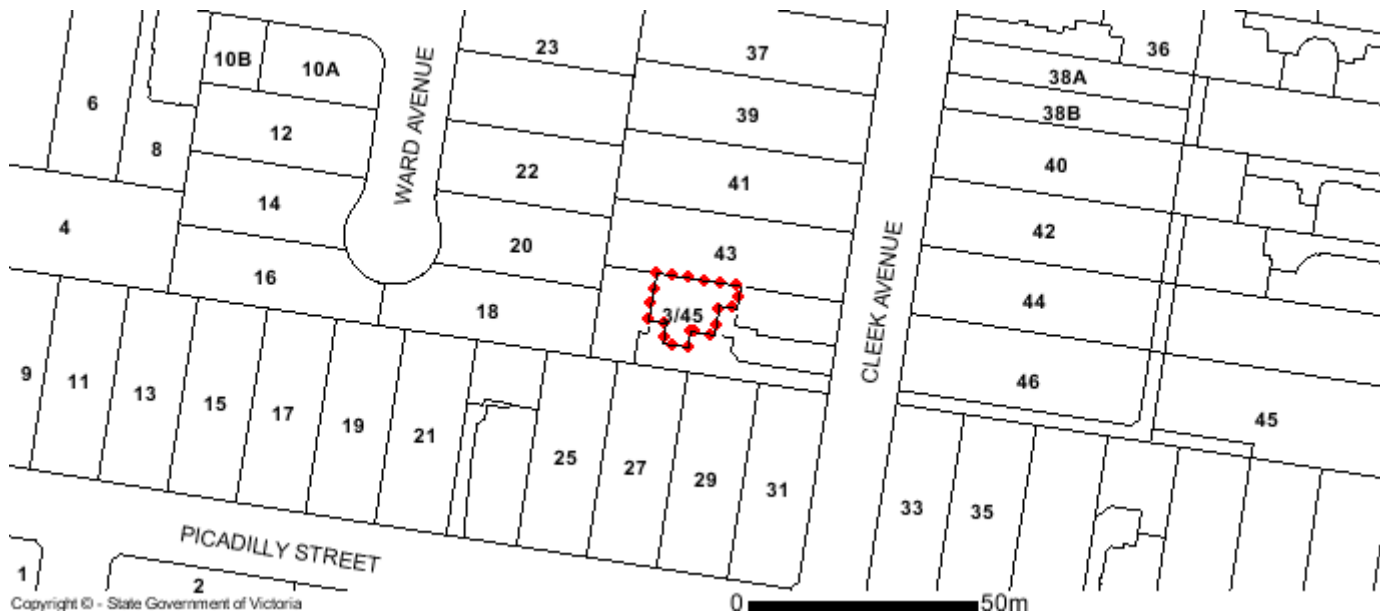
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 3/45 CLEEK AVENUE OAKLEIGH SOUTH 3167

Page 1 of 3

Planning Overlay

None affecting this land



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

Further Planning Information

Planning scheme data last updated on 20 March 2020.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

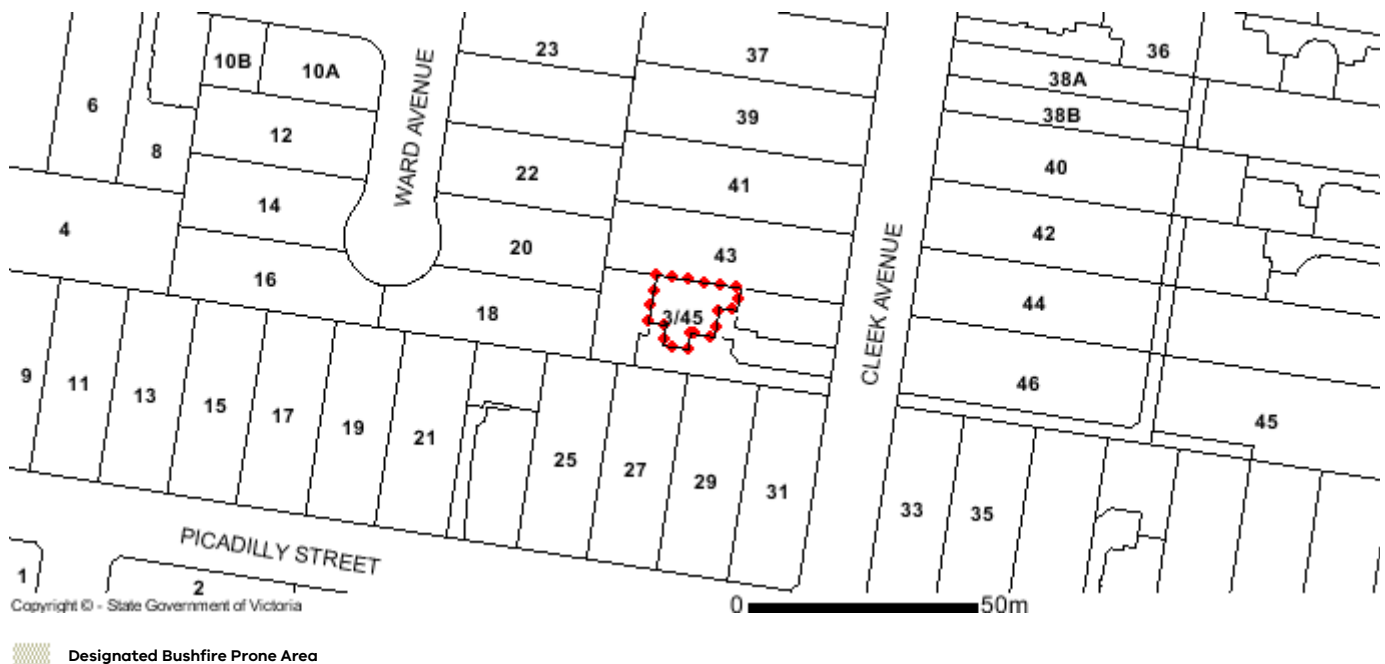
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Area

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



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

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

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

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

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

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

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

**LAND INFORMATION CERTIFICATE****Local Government Act 1989 - Section 229****Certificate Number 56279****Issued 01-Apr-2020**

This certificate **provides** information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a local law or by-law of the council, as at the above date.

This certificate is **not required** to include information regarding planning, building, health, land fill, land slip, other flooding information or service easements. Information regarding these matters may be available from the Council or the relevant authority. A fee may be charged for such information.

Property Information

Property Location: 3/45 Cleek Avenue OAKLEIGH SOUTH VIC 3167

Title Details: Lot 3 PS 815763 Parish of Mordialloc

Valuation Details

Current level of Value Date: 01-Jan-2019

Valuation Date operative for Rating purposes: 01-Jul-2019

Capital Improved Value: 885,000

Site Value: 405,000

Net Annual Value: 44,250

This Council uses "Capital Improved Value" of the property for rating purposes.

Due Dates for Payment

1. **Arrears Rates & Charges & Arrears Legal** - Immediately - **PLEASE NOTE** If this certificate has Arrears Rates & Charges greater than \$100.00 **or** any Arrears Legal then **the owner must contact** Maddock, Lonie & Chisholm Collections (ML+C Collection) on 03 9258 3847 to discuss this debt as further legal action may be pending and additional costs incurred.
2. **Legal/Bank fees/Interest raised current year** - Immediately.
3. **In Full** - 15 February 2020. If amount unpaid after this date refer to point 1 above.
4. **Four Instalments** – 30 September 2019, 02 December 2019, 02 March 2020 & 01 June 2020.
5. **Ten Instalments** – Commencing 02 September 2019 ending 01 June 2020.

Rates & Charges – multiple assessments may apply (see below) for the year ending 30 June 2020**Assessment No. 1920164**

Residential/Supplementary Rate		1,401.35
Fire Services Levy		159.65
Waste Service/s		22.00
Government Rebate-Pension		0.00
Council Rebate-Pension		0.00
Fire Services Rebate-Pension		0.00
Arrears Rates & Charges	B/Fwd 01/07/2019	0.00
Arrears Legal	B/Fwd 01/07/2019	0.00
Interest raised current year on	Arrears Rates & Charges	0.00
Interest raised current year on	Overdue Instals/General/Supp Rates	0.00
Legal/Bank Fees		0.00
Payments		0.00
Overpayments		0.00
Refunds		0.00

BALANCE OWING	Assessment No. 1920164	\$1,583.00
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The Local Government Act 1989, Section 175, requires all arrears/interest/legal fees amounts to be paid in full immediately upon settlement. Section 175 of the Local Government Act 1989 refers to the purchasers' responsibilities for payments upon becoming the owner of the land.

To confirm the amount payable please contact Customer Service on (03) 9518 3555. Please note, overdue amounts continue to accrue interest at 10.00% pa until payment in full is received by Council.

Notices, Orders, Outstanding or Potential Liability/Sub-divisional

A. Potential liability for rates under the Cultural and Recreational Land Act 1963:

- N/A

B. Potential liability for property to become rateable under Section 173 or 174A of the Local Government Act 1989:

- N/A

C. Outstanding monies required to be paid under Section 18 of the Subdivision Act 1988 or the Local Government Act 1958 or 1989:

- A Public Open Space Contribution representing 3 % of the site value was a subdivisional requirement prior to release of the subdivision plan. Applicable monies have now been paid and are subject to clearance by respective financial institutions. Any further enquiries should be directed to Town Planning on 9518 3616.

D. Monies owed under Section 227 of the Local Government Act 1989:

- N/A

E. Flood levels specified by Council:

- N/A

F. Other Information under Section 229 (3) of the Local Government Act 1989:

- A notice may be/have been served on the owner to clear a potential fire hazard non-compliance with this notice will result in a charge being levied. Council's Local Law No. 3 requires the owners of the land shall keep it free of vegetation and any other materials which are likely to constitute a fire hazard. Enquires to Local Laws on (03) 9518 3555.

IMPORTANT TO NOTE

- Verbal confirmation of any variation to this certificate **will not** be given after 30-Jun-2020. A new certificate **must be** applied for after this date.
- No liability will be accepted for verbal updates given or for any changes that occur after the issue date.
- In all cases Council recommends a new Certificate be applied for to have written updated information.
- Amounts shown as paid on this certificate may be subject to clearance by a Bank.
- Overdue amounts accrue interest on a daily basis at 10.00% pa.

I have received the sum of **\$27.00** being the fee for this Certificate.

PLEASE NOTE: The prescribed fee for a Land Information Certificate effective from 1 July 2019 is \$27.00.

PAYMENT OPTIONS:

**Payment can be made direct to Council
by using the payment link and reference/s below:**

<https://www.monash.vic.gov.au/Services/Payments>

Reference:1920164

Amount: \$1,583.00

Total: \$1,583.00

Or via BPay



Bill Code: 1826

Ref: **0001920164**

\$1,583.00

Via internet or phone banking

Margaret Spewart

MARGARET SPOWART

Coordinator Customer Services

Reference No: 36282418-015-4

Landata

GPO Box 527

MELBOURNE VIC 3001

INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

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

Statement for property:
0 UNIT 3 LOT 3 45 CLEEK AVENUE
OAKLEIGH SOUTH 3167
3 PS 815763

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
27C//07217/00094	LANDATA CER 36282418-024-6	24 MAR 2020	36033242

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

(b) By South East Water

TOTAL UNPAID BALANCE \$0.00

- 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.
- 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.

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

- 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.

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.

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

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.

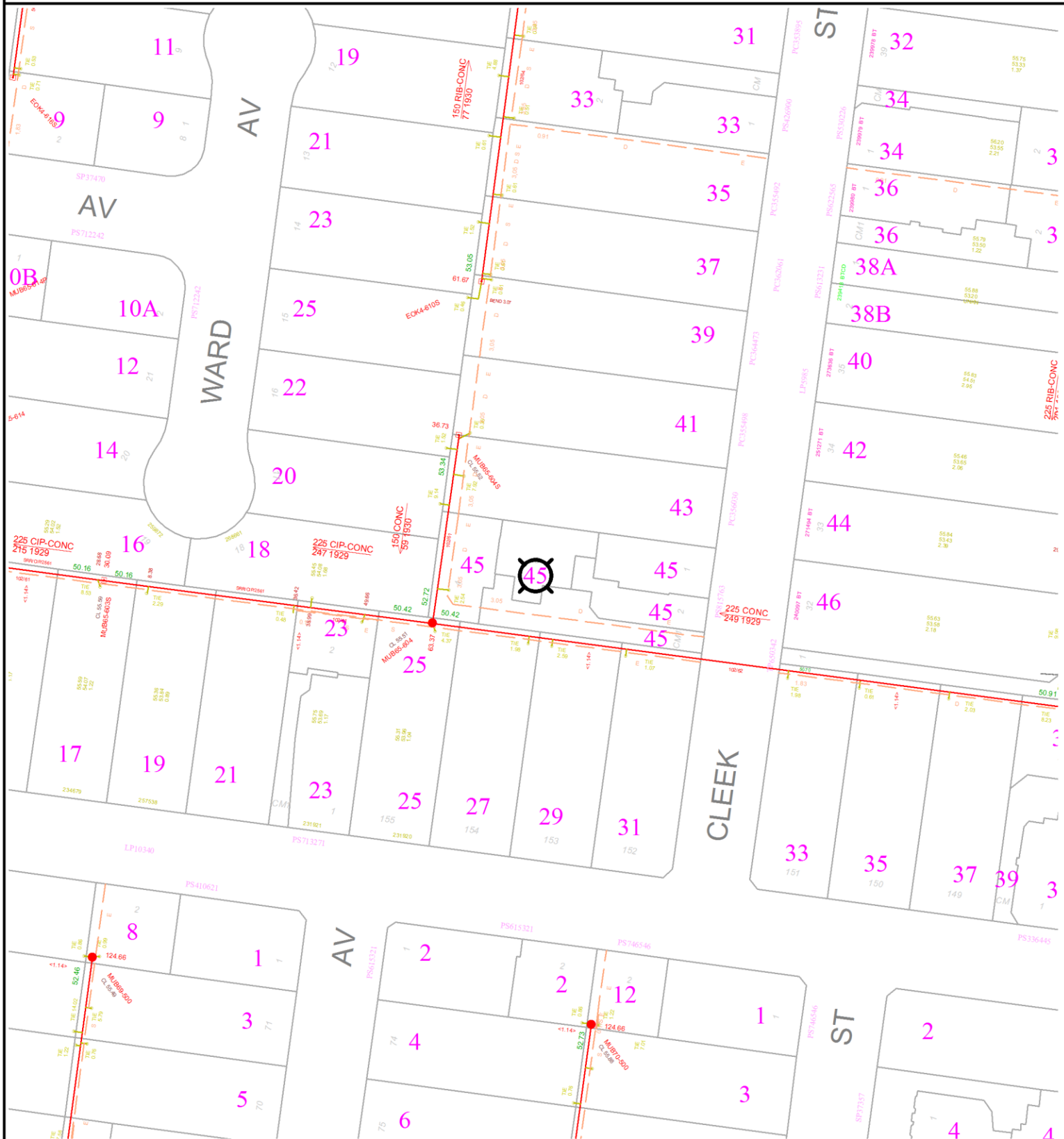
South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian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

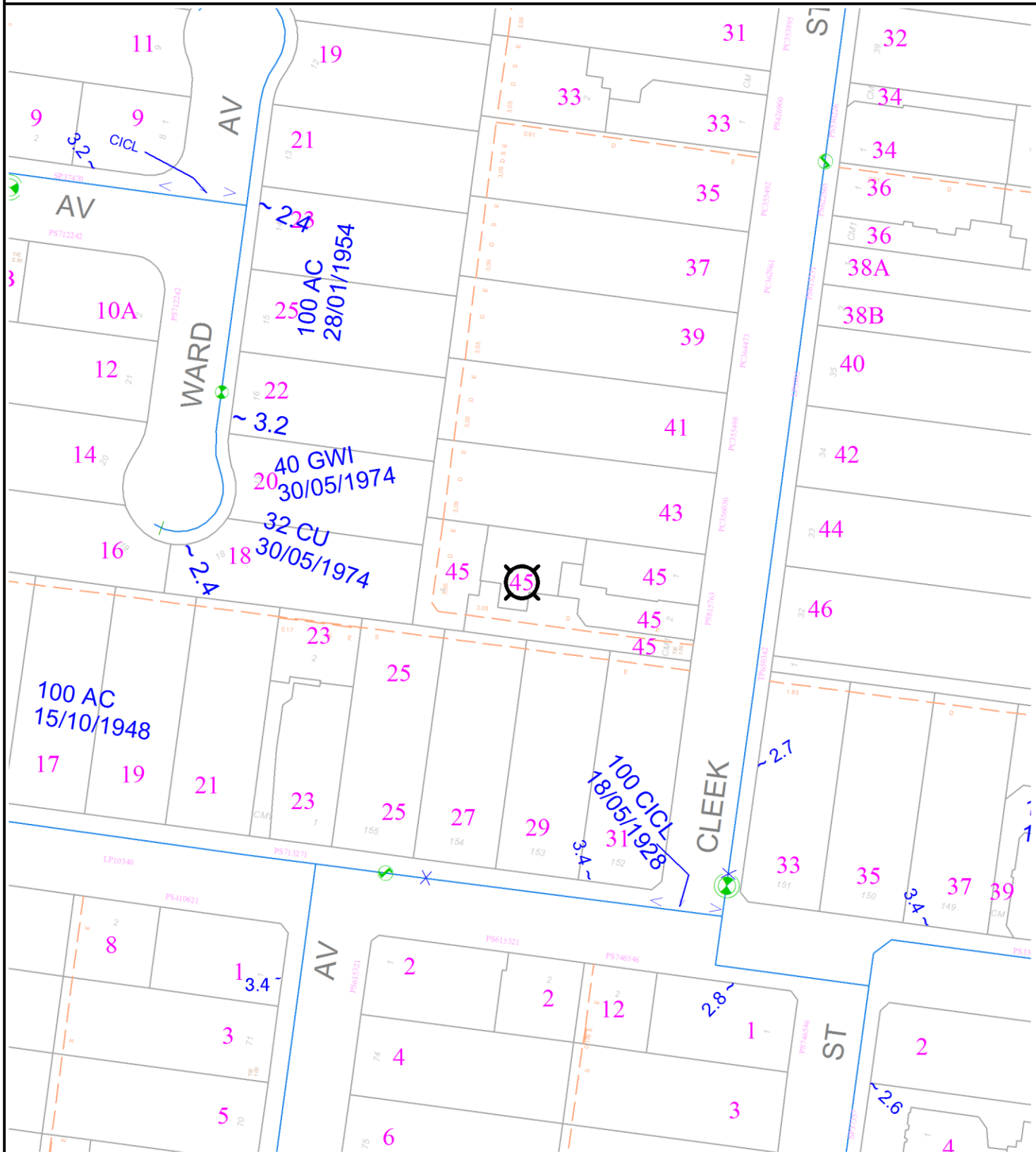
AUTHORISED OFFICER:



TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

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

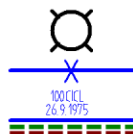




WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, 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.

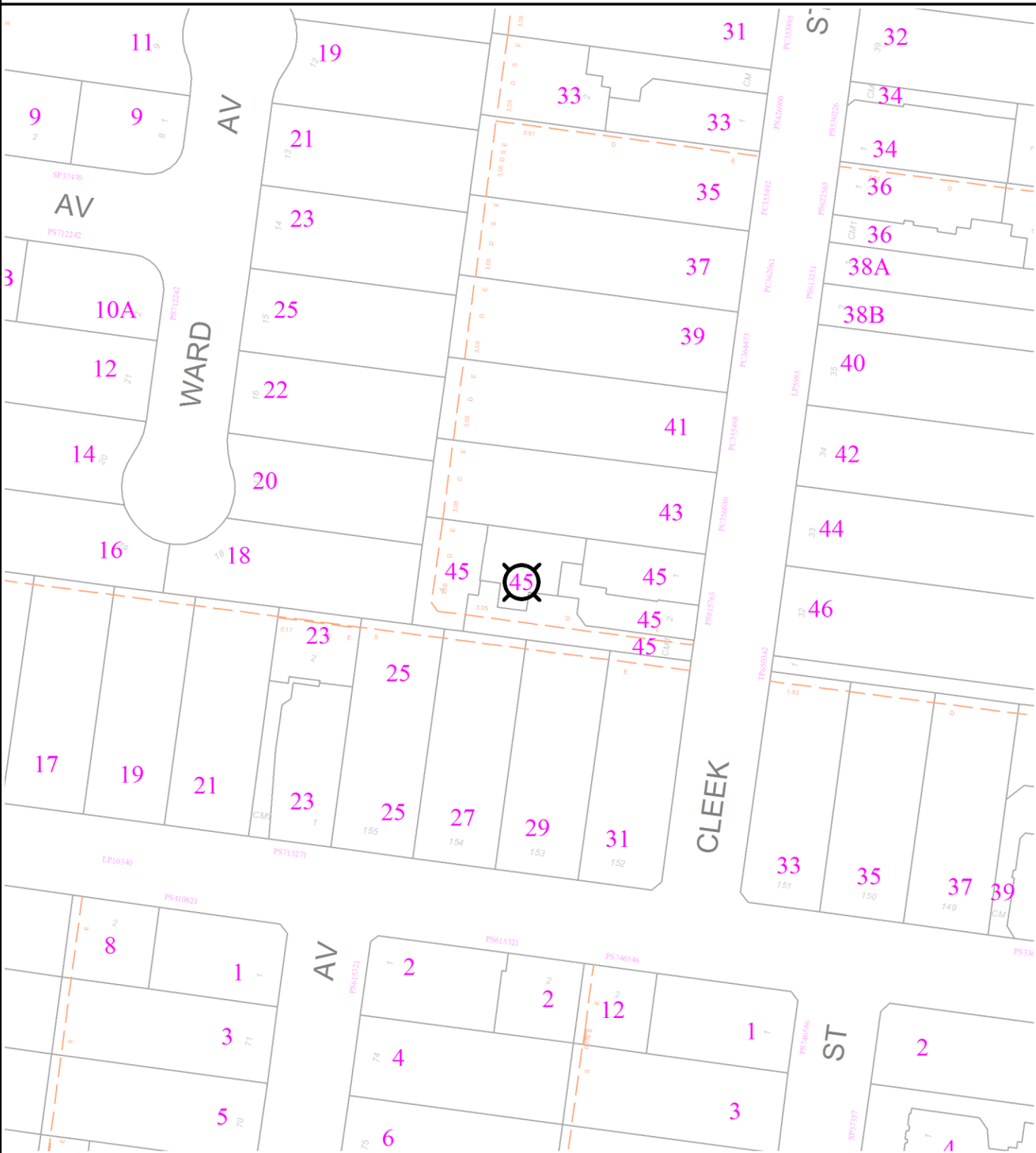
LEGEND

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



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

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



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



Offset from Boundary

Land Tax Clearance Certificate

Land Tax Act 2005



INFOTRACK / MADGWICKS LAWYERS

Your Reference:	EXS: UNIT 3 / 45 CLEEK AVE,
Certificate No:	36789456
Issue Date:	31 MAR 2020
Enquiries:	MXP4

Land Address: UNIT 3, 45 CLEEK AVENUE OAKLEIGH SOUTH VIC 3167

Land Id	Lot	Plan	Volume	Folio	Tax Payable
46178712	3	815763	12079	263	\$3,324.51

Vendor: CLEEK AVENUE PTY LTD
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
CLEEK AVENUE TRUST	2020	\$405,000	\$3,324.51	\$0.00	\$3,324.51

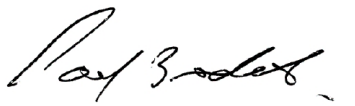
Comments: Land Tax will be payable but is not yet due - please see note 6 on reverse.

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:	\$885,000
SITE VALUE:	\$405,000
AMOUNT PAYABLE:	\$3,324.51

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

Certificate No: 36789456

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 = \$585.00

Taxable Value = \$405,000

Calculated as \$275 plus (\$405,000 - \$250,000) multiplied by 0.200 cents.

Land Tax Clearance Certificate - Payment Options

BPAY



Billers Code: 5249
Ref: 36789456

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: 36789456

Visa or Mastercard.

Pay via our website or phone 13 21 61.
A card payment fee applies.

sro.vic.gov.au/paylandtax

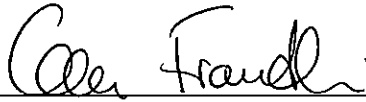
Owners Corporation Prescribed Information

- (a) there are no current quarterly or annual fees for this lot.
- (b) the date to which fees have been paid up to is: Not applicable
- (c) the total unpaid fees or charges for the lot are: Not applicable
- (d) the special fees or levies which have been struck and the dates that special fees or levies were struck and are payable are: Not applicable
- (e) details of repairs, maintenance or other work that may incur extra charges to those already budgeted or approved Nil
- (f) the owners corporation has the following insurance cover: See attached
- (g) has the owners corporation resolved that members may arrange their own insurance and the date of this decision: Not applicable
- (h) the total of funds held by the owners corporation: Nil
- (i) does the owners corporation have any other liabilities in addition to those listed above, and if so, the details of those liabilities: Not applicable
- (j) details of any contracts, leases, licences or agreements affecting the common property: Not applicable
- (k) details of any agreements to provide services to lot owners, occupiers or the public: Not applicable
- (l) details of any outstanding notices or orders served on the owners corporation in the past 12 months: Nil
- (m) details of any legal proceedings involving the owners corporation and any circumstances likely to lead to proceedings: Nil
- (n) has the owners corporation appointed or resolved to appoint a manager? and, if so, the name and address of the manager: No
- (o) has an administrator has been proposed or appointed for the owners corporation: No

More information about prescribed matters is available by inspecting the owners' corporation register.

This owners corporation certificate was prepared by: Madgwicks Lawyers

Signature of lot owner



Name of lot owner (block letters)

Glenn Jeffrey Franklin as liquidator of Cleek Avenue Pty Ltd
ACN 621 588 949 (in Liquidation) as trustee of the Cleek
Avenue Trust

Lot number

1 - 4

Date

30 April 2020

The following documents are attached:

- (a) a copy of Schedule 3 of the Owners Corporations Regulations 2018 entitled (Statement of advice and information for prospective purchasers and lot owners) (Attachment 1);
- (b) a copy of the consolidated rules registered at land Victoria (Attachment 2); and A copy of the Model Rules for an Owners Corporation has been attached to this document below (as Attachment 2): ensure you client does not have their own rules registered at Land Victoria, in which case these will need to be attached.

Attachment 1

Statement of advice and information for prospective purchasers and lot owners

Schedule 3, Regulation 17, Owners Corporations Regulations 2018

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.

Attachment 2:

Model rules for an owners corporation

1. Health, safety and security

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

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

1.2 Storage of flammable liquids and other dangerous substances and materials

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

1.3 Waste disposal

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

2. Committees and sub-committees

2.1 Functions, powers and reporting of committees and sub-committees

A committee may appoint members to a sub committee without reference to the owners corporation.

3. Management and administration

3.1 Metering of services and apportionment of costs of services

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

- (a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or
- (b) is paid directly to the lot owner or occupier as a refund.

4. Use of common property

4.1 Use of common property

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

4.2 Vehicles and parking on common property

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

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

4.3 Damage to common property

- (1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.
- (2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.

- (3) An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.
- (4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.
- (5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

5. Lots

5.1 Change of use of lots

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

Example

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

5.2 External appearance of lots

- (1) An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.
- (2) An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.

5.3 Requiring notice to the owners corporation of renovations to lots

An owner or occupier of a lot must notify the owners corporation when undertaking any renovations or other works that may affect the common property and/or other lot owners' or occupiers' enjoyment of the common property.

6. Behaviour of persons

6.1 Behaviour of owners, occupiers and invitees on common property

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

6.2 Noise and other nuisance control

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

7. Dispute resolution

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

Certificate of Currency



Insurance | Risk Management | Consulting

In our capacity as Insurance Broker for the Named Insured below, we confirm having arranged the following insurance, the details which are correct as at the issue date:

Insured	Cleek Avenue Pty Ltd (In Liquidation) Owners Corporation PS815763B												
Interested Parties	Glenn Franklin and Jason Stone of PKF as Liquidators												
Business Description	4 Domestic Units and Common Area												
Situation	Units 1-4, 45 Cleek Ave, Oakleigh South VIC 3167												
Type of Insurance	Residential Strata												
Covering	<table><tr><td>Building:</td><td>\$2,000,000</td></tr><tr><td>Contents:</td><td>\$ 80,000</td></tr><tr><td>Office Bearers Liability</td><td>\$1,000,000</td></tr><tr><td>Fidelity Guarantee</td><td>\$ 40,000</td></tr><tr><td>Voluntary Workers / Personal Accident</td><td>\$ 50,000</td></tr><tr><td>Legal Liability:</td><td>\$30,000,000</td></tr></table>	Building:	\$2,000,000	Contents:	\$ 80,000	Office Bearers Liability	\$1,000,000	Fidelity Guarantee	\$ 40,000	Voluntary Workers / Personal Accident	\$ 50,000	Legal Liability:	\$30,000,000
Building:	\$2,000,000												
Contents:	\$ 80,000												
Office Bearers Liability	\$1,000,000												
Fidelity Guarantee	\$ 40,000												
Voluntary Workers / Personal Accident	\$ 50,000												
Legal Liability:	\$30,000,000												
Period of Insurance	30/4/2020 to 30/7/2020 at 4pm												
Insurer	QBE Insurance Limited												
Policy No.	2020 RISKCOVER												

Adele May

Signed by

(Print Name)

Insolvency & Turnaround

Signature

30/4/2020

Date

IMPORTANT NOTES: This Certificate is issued as a matter of information only and confers no rights on the holder. It does not amend, extend, replace or override the terms and conditions of the Policy arranged with the Insurer. We require payment for the arranged insurance within the credit terms advised by us to the Insured. The Insured may cancel this insurance at any time where applicable and the Insurer may cancel it in accordance with law where applicable. We accept no responsibility for any inadvertent or negligent act, error or omission on our part in preparing this Certificate and we strongly recommend that the Insured should carefully read the Insurer's documentation, including terms and conditions of cover.

Brisbane

L23, 180 Ann Street
Brisbane QLD 4000

Melbourne

L4 289 Wellington Parade South
East Melbourne VIC 3002

Perth

L2, 235 St George's Terrace
Perth WA 6000

Sydney

L12, 80 Pacific Highway
North Sydney NSW 2060

Property Information Certificate

Regulation 51(1)

Your Ref: **36282418-016-1**

Our Ref: CERT1 No. **61534**

26-Mar-2020

Landata
GPO Box 527
MELBOURNE VIC 3001

PROPERTY: 3/45 Cleek Avenue OAKLEIGH SOUTH VIC 3167

Thank you for your request for property information relating to the above property address.

Occupancy Permits and Certificates of Final Inspection issued in preceding 10 years are as follows:

Building Permit Details:

Permits / Certificates were issued, in the preceding 10 years, on the following date(s):

Application Number	Permit Date	Application Status	Issued By:
191405/0	08-Feb-2018	OP / CFI Issued - Filed	Pat Richardson BS-L 38408
Application Description: Construction of a four (4) unit dwelling development. (Stage 1 to completion of slab stage excl. U1 garage) Building Permit - BS-L 38408/20180208/1			
Occupancy Permit Date:		23-Aug-2018	
Certificate of Final Inspection Date:			

Application Number	Permit Date	Application Status	Issued By:
191405/1	08-Feb-2018	OP / CFI Issued - Filed	Pat Richardson BS-L 38408
Application Description: STAGE 1: Completion of slab stage to U2, 3 & 4 only. Construction of a four (4) unit development. Building Permit - 20180208/1			
Occupancy Permit Date:		23-Aug-2018	
Certificate of Final Inspection Date:			

Application Number	Permit Date	Application Status	Issued By:
191405/2	27-Feb-2018	OP / CFI Issued - Filed	Pat Richardson BS-L 38408
Application Description: STAGE 2: Completion of all works. Construction of a four (4) unit dwelling development. Building Permit - 20180208/2			
Occupancy Permit Date:		23-Aug-2018	
Certificate of Final Inspection Date:			

Notices/Orders

There are no current Notices or Orders issued under the Building Act or Building Regulations, of which this department is aware.

Smoke Detectors:

All dwellings/units are required to be fitted with self-contained smoke alarms in accordance with Regulation 145 of the Building Regulations 2018.

Swimming Pools & Spas:

The property owner is responsible for providing and maintaining pool/spa barriers in accordance with the Building Regulations 2018. Your pool can be inspected and a Certificate of Compliance issued on request – a fee is applicable. Swimming pools/spas that don't comply may incur a fine and/or a Building Notice.

Part 5 – Siting

Part 5 of the Building Regulations 2018 applies to the construction of a Class 1 or 10 building on this allotment. Scheduled variations to Regulations 74, 75, 76, 77, 79, 80, 86 and 89 apply within the City of Monash.

RICHARD WHITTING

Municipal Building Surveyor

Property Information Certificate

Regulation 51(2)

Your Ref: **36282418-017-8**

Our Ref: BPIC2 BS No. **61535**

26-Mar-2020

Landata
GPO Box 527
MELBOURNE VIC 3001

PROPERTY: 3/45 CLEEK AVENUE OAKLEIGH SOUTH VIC 3167

Thank you for your request for property information relating to the above address. I wish to inform as follows:

Area Liable to Flooding (Regulation 5(2) and 153)

The allotment is not within an area which has been determined by Melbourne Water as being liable to flooding. The allotment is not designated by Council as land over which surface water occasionally flows.

Termite Risk Area (Regulation 150)

Council has designated the whole municipality as an area in which buildings are likely to be subject to attack by termites. The Building Code of Australia (BCA) Part 3.1.3 and Part B1.4 requires the protection of primary building elements in accordance with Australian Standard AS 3660.1 as "deemed to satisfy" performance requirements or a combination of barriers in accordance with the code.

Bushfire Prone Area

Refer to Department of Environment, Land, Water and Planning (DELWP) website for a free report - services.land.vic.gov.au/landchannel/content/addresssearch

Significant Snowfall Area (Regulation 152) - Not applicable

Designated Land or Designated Works (Regulation 154)

The allotment is not declared to be on designated land or designated works under Part 10 of the Water Act 1989.

Smoke Detectors

All dwellings and units are required to be fitted with self-contained smoke alarms in accordance with Regulation 145 of the Building Regulations 2018.

Swimming Pools & Spas

Property owners are required to register their pool or spa with Council by 1 June 2020. The property owner is responsible for providing and maintaining pool/spa barriers in accordance with the Building Regulations 2018. Your pool can be inspected and a Certificate of Compliance issued on request - a fee is applicable. Swimming pools/spas that don't comply may incur a fine and/or a Building Notice.

Part 5 – Siting

Part 5 of the Building Regulations 2018 applies to the construction of a Class 1 or 10 building on this allotment. Scheduled variations to Regulations 74, 75, 76, 77, 79, 80, 86, and 89 apply within the City of Monash.

RICHARD WHITTING

Municipal Building Surveyor

Extract of EPA Priority Site Register

Page 1 of 2

**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

PROPERTY INQUIRY DETAILS:

STREET ADDRESS: UNIT 3, 45 CLEEK AVENUE

SUBURB: OAKLEIGH SOUTH

MUNICIPALITY: MONASH

MAP REFERENCES: Melways 40th Edition, Street Directory, Map 69 Reference F11

DATE OF SEARCH: 24th March 2020

PRIORITY SITES REGISTER REPORT:

A search of the Priority Sites Register for the above map references, corresponding to the address given above, has indicated that this site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register at the above date.

IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER:

You should be aware that the Priority Sites Register lists only those sites for which:

- EPA has requirements for active management of land and groundwater contamination; or
- where EPA believes it is in the community interest to be notified of a potential contaminated site and this cannot be communicated by any other legislative means.

Where EPA has requirements for active management of land and/or groundwater, appropriate clean up and management of these sites is an EPA priority, and as such, EPA has issued either a: Clean Up Notice pursuant to section 62A, or a Pollution Abatement Notice (related to land and groundwater) pursuant to section 31A or 31B of the Environment Protection Act 1970 on the occupier of the site to require active management of these sites.

The Priority Sites Register does not list all sites known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register.

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

For sites listed on the Priority Sites Register, a copy of the relevant Notice, detailing the reasons for issue of the Notice, and management requirements, is available on request from EPA for \$8 per Notice.

For more information relating to the Priority Sites Register, refer to EPA contaminated site information bulletin: Priority Sites Register Contaminated Land Audit Site Listing (EPA Publication 735). For a copy of this publication, copies of relevant Notices, or for more information relating to sites listed on the Priority Sites Register, please contact EPA as given below:

**[Extract of Priority Sites Register] # 36282418 - 36282418142724
'381085'**



Extract of EPA Priority Site Register

**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

Environment Protection Authority Victoria
GPO Box 4395 Melbourne Victoria 3001
Tel: 1300 372 842



**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Madgwicks Lawyers C/- InfoTrack
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 381085

NO PROPOSALS. As at the 24th March 2020, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

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

UNIT 3, 45 CLEEK AVENUE, OAKLEIGH SOUTH 3167
CITY OF MONASH

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

Date of issue: 24th March 2020

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 36282418 - 36282418142724 '381085'

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.