

LAND INFORMATION CERTIFICATE

In accordance with Section 229 of the Local Government Act 1989

eService

Applicants Ref:

9085947-011-6LEAPSEARCHI:15377

Date of Issue: **27-Mar-2009**

Certificate No: **57876**

Please Quote

Assessment Number: 103019.6

Property Address: **1 Main Street, Leopold VIC 3224**
Property Description: **150195.7m2 Pt CAP 8 BLOCK1, 219500m2 Lot 1 TP
12345**
Ratepayer as per **ABC Limited**
Council Records:

Applicant:

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Operative Valuation Date: **01-Jul-2008**

Level of Valuation Date: **01/01/2008**

Capital Improved Value: **910,000**

Site Value: **905,000**

Net Annual Value: **45,500**

This certificate provides information regarding Valuation, Rates, Charges, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a local law or By-Law of the Council and specified flood level by the Council (if any).

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.

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

- ♦ The current rating year is for the period **01/07/2008 to 30/06/2009**. Lump sum payment was due **15/02/2009** or by instalment **30/09/2008, 30/11/2008, 28/02/2009 and 31/05/2009**. Interest is chargeable after these dates on any outstanding amount, backdated to 01 July 2008.
- ♦ Interest on outstanding charges and additional payments or charges may have affected the balance, please check with this office at time of settlement for an update amount. Telephone % **03 5272 5272**.

Confirmation of any variation to this certificate will only be given for up to 90 days from the date of issue (ie. **25-Jun-2009**) and within the current financial year.

The Local Government Act 1989 requires a Notice of Acquisition be submitted to ensure Purchasers correct name and address details are held by Council. Council can not accept liability for incorrect addresses when notification in writing has not been supplied.

CITY OF GREATER GEELONG LAND INFORMATION CERTIFICATE (cont.)

In accordance with Section 229 of the Local Government Act 1989

eService

Date of Issue: **27-Mar-2009**

Certificate No: **54321**

Property Address: **1 Main Street, Leopold VIC 3224**

Applicants Ref: **9085947-011-**

6LEAPSEARCHI:15377

Assessment Number: **103019.6**

	<u>Rate, Charges & Other Monies</u>	<u>Amount \$</u>
Arrears:	Balance Brought Forward	0.00
	Legal Fees Arrears	0.00
Current:	General Rates	2,368.70
	Municipal Charge	75.50
	Refunds	0.00
	Concession Rebates	-1,065.90
	Interest Arrears	0.00
	Interest Current	0.00
	Legal Fees	0.00
Other:	Special Charges <i>(subject to Final Costs)</i>	0.00
	Sundry Charges	0.00
Payment:	Amount Received	-1,378.30
	Overpayment	0.00
All Overdue amounts should be paid at settlement. The purchaser is liable for all outstanding rates and charges after transfer and settlement.		
Total Due:		0.00

General Notes: Supplementary Valuations are conducted by Council when a property's characteristics change. Examples of this but not exclusive are: A building is altered, erected, or demolished. A property is amalgamated, subdivided, rezoned, part sold, or affected by road construction. As a result of this, an Adjusted Valuation may be returned in due course and a subsequent rate adjustment may be levied within the financial year.

Condition:

I hereby certify that as the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the **City of Greater Geelong** together with any Notices pursuant to the Local Government Act 1989, Local Laws or any other legislation.



Authorised Officer

1		2		3		4		5		6		7		8	
<p>North</p> <p>Delatite Road</p> <p>MELBOURNE CRESCENT</p> <p>High Road</p> <p>Lot 1: 3463 m², 103°34', 59°55', 183, 56°05', 177°21', 89°04', 95°29'25", 32°12', 183, 190°34', 64°51', 165°09', 20°12', 279°00', 280°34', 55°83', 35°81', 280°34', 230, 230, 67°30', 10°34', 82°30', 55°97', 261°26', 33°87', 46, 250, 250, 100°34', 11m, 0°70', 2°50', 2°50', 275°05', 190°34', 236°02', 228°40', 190°34', 183.</p> <p>Lot 2: 7449 m², 1886 ha.</p> <p>Lot 3: 1886 ha.</p>														LP54321S EDITION 1	
PARISH															
NOTATIONS															
LAND APPROPRIATED OR SET APART E-2, E-4 SEWERAGE E-3, E-4 USE OF STATE ELECTRICITY COMMISSION OF VICTORIA FOR POWER LINE PURPOSES PURSUANT TO SECTION 103 B OF THE STATE ELECTRICITY COMMISSION ACT 1958.															
LAND SUBJECT TO EASEMENT E-1 DRAINAGE AND SEWERAGE (Vide L.P.113646)															
TO BE COMPLETED WHERE APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS. IN PROCLAIMED SURVEY AREA NO.															
THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES TITLE REF: Vol.9084 Fol.430 LAST PLAN REF: L.P.113646 LOT 8															
CERTIFICATION BY SURVEYOR				CERTIFICATE OF MUNICIPAL CLERK				OFFICE USE ONLY				PLAN OF SUBDIVISION			
1 EDITION LP54321S				MUNICIPALITY SHIRE OF SEYMOUR COUNCIL REF. Q Q 7								COUNTY ANGLESEY			
				CERTIFICATE A THIS PLAN ACCORDS WITH A PLAN ▪ SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON ▪ CONFIRMED BY THE PLANNING APPEALS BOARD ON ▪ AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE								PARISH TALLAROOK			
AMENDMENTS Additional easement 13-6-89 Additional easement 24-7-89				DATE MUNICIPAL CLERK				PLAN APPROVED AT ON 8-8-90				CROWN ALLOTMENTS 1 AND 2 (Part) SECTION 1			
SURVEYORS REF.				CERTIFICATE B THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (9) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY ▪ THE COUNCIL ON ▪ THE PLANNING APPEALS BOARD ON								NUMBER OF SHEETS IN PLAN : 1 NUMBER OF THIS SHEET : 1			
DATE MUNICIPAL CLERK								(ASSISTANT) REGISTRAR OF TITLES				SCALE 25 1250 0 20 40 60 LENGTHS ARE IN METRES ORIGINAL SCALE SHEET SIZE 1:1250 A2 LP54321S VICTORIA			
1		2		3		4		5		6		7		8	

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm

ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED
▪ DELETE WORDS NOT APPLICABLE

Criffelds

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Client Reference: Test 123

NO PROPOSALS. As at the 27th March 2009, 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 map references described below, and electronically delivered by LANDATA®.

Map Ref: Vicroads Sixth Edition, Map 7 Reference E10

Map Ref: Vicroads Sixth Edition, Map 9 Reference G9

The Applicant, ABC Lawyers has identified the map references as the correct references for the property located at:

Unit 2 3 Anzac Street, Leongatha 3953
SHIRE OF GIPPSLAND

This certificate is issued in respect of a property that is located wholly within the map references shown above. LANDATA® does not warrant that the property at the address shown above is located within the map references shown above. The Applicant is responsible for ensuring that the property is wholly located within the map references. LANDATA® and VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant failing to do so.

Date of issue: 27th March 2009

Telephone enquiries regarding delivery of certificate: (03)8636 2456

Telephone enquiries regarding content of certificate: (03)9854 2932



Department of Sustainability and Environment

Owners Corporation Search Report

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Produced: 28/11/2008 12:13:54 AM

OWNERS CORPORATION 1
PLAN NO. PS54321C

The land in PS54321C is affected by 4 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Properties 1 - 4, Lots 1 - 3, 9A, 10, 11, 16 - 24, 24A, 25, 33 - 40, 44 - 50, 101 - 135.

Limitations on Owners Corporation:

Unlimited

Postal Address for Service of Notices:

1 HIGH STREET BERWICK VIC 3806

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. P904150L 22/08/1990

Notations:

Only the members of Owners Corporation 2 are entitled to use Common Property No. 2.
Only the members of Owners Corporation 3 are entitled to use Common Property No. 3.
Only the members of Owners Corporation 4 are entitled to use Common Property No. 4.

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Common Property 2	0	0
Common Property 3	0	0
Common Property 4	0	0
Lot 1	955	955
Lot 2	450	450
Lot 3	450	450
Lot 9A	440	440
Lot 10	500	500
Lot 11	590	590
Lot 16	150	150
Lot 17	175	175
Lot 18	175	175
Lot 19	150	150
Lot 20	150	150
Lot 21	980	980
Lot 22	228	228
Lot 23	192	192
Lot 24	196	196
Lot 24A	910	910
Lot 25	209	209

Land Parcel	Entitlement	Liability
Lot 33	475	475
Lot 34	36	36
Lot 35	38	38
Lot 36	31	31
Lot 37	130	130
Lot 38	83	83
Lot 39	102	102
Lot 40	130	130
Lot 44	150	150
Lot 45	195	195
Lot 46	124	124
Lot 47	122	122
Lot 48	122	122
Lot 49	122	122
Lot 50	122	122
Lot 101	39	39
Lot 102	31	31
Lot 103	31	31
Lot 104	31	31
Lot 105	31	31
Lot 106	23	23
Lot 107	23	23
Lot 108	31	31
Lot 109	40	40

Land Parcel	Entitlement	Liability
Lot 110	42	42
Lot 111	32	32
Lot 112	32	32
Lot 113	32	32
Lot 114	32	32
Lot 115	23	23
Lot 116	23	23
Lot 117	32	32
Lot 118	40	40
Lot 119	42	42
Lot 120	32	32
Lot 121	32	32
Lot 122	32	32
Lot 123	32	32
Lot 124	24	24
Lot 125	24	24
Lot 126	33	33
Lot 127	33	33
Lot 128	25	25
Lot 129	25	25
Lot 130	33	33
Lot 131	33	33
Lot 132	33	33
Lot 133	33	33



Department of Sustainability and Environment

Owners Corporation Search Report

Land Parcel	Entitlement	Liability
Lot 134	43	43
Lot 135	41	41
Total	10,000	10,000

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.

SAMPLE



Information Statement & Certificate

SECTION 75, WATER INDUSTRY ACT 1994
SECTION 158 WATER ACT 1989

ENQUIRIES
131691

REFERENCE NO.

12509684010

DATE OF ISSUE -24/03/2009

APPLICATION NO.

12345

LANDATA COUNTER SERVICES
DX 250639
MELBOURNE VIC 3000

YOUR REF.
9082766-021-1

SOURCE NO.
99904685210

PROPERTY: 1 LA TROBE STREET DOCKLANDS VIC 3008

Statement & Certificate as to Drainage Rate & Park Rate

The sum offour hundred and thirty four dollars and thirty nine cents
Value as set out hereunder is payable in respect of the property.

WATERWAYS AND DRAINAGE CHARGE - Nres	01/07/2008	30/06/2009	1737.57
PARKS SERVICE CHARGES	01/07/2008	30/06/2009	669.84

Rates current financial year	2407.41
Arrears	0.00
Billed this year	1973.02
Sub Total	1973.02
Payments/adjustments	-1973.02
Plus remainder to be billed	434.39
BALANCE	434.39

This installation is not supplied with water through a City West Water meter.



Information Statement & Certificate

SECTION 75, WATER INDUSTRY ACT 1994
SECTION 158 WATER ACT 1989

City West Water
LIMITED

ABN 70 066 902 467

ENQUIRIES
131691

REFERENCE NO.

12509684010

DATE OF ISSUE -24/03/2009

APPLICATION NO.

12345

Information given pursuant to sections 75 & 158(3) and Additional Information 158(4)

The adopted highest tide level for Port Phillip is 1.61 metres to Australian Height Datum (AHD).

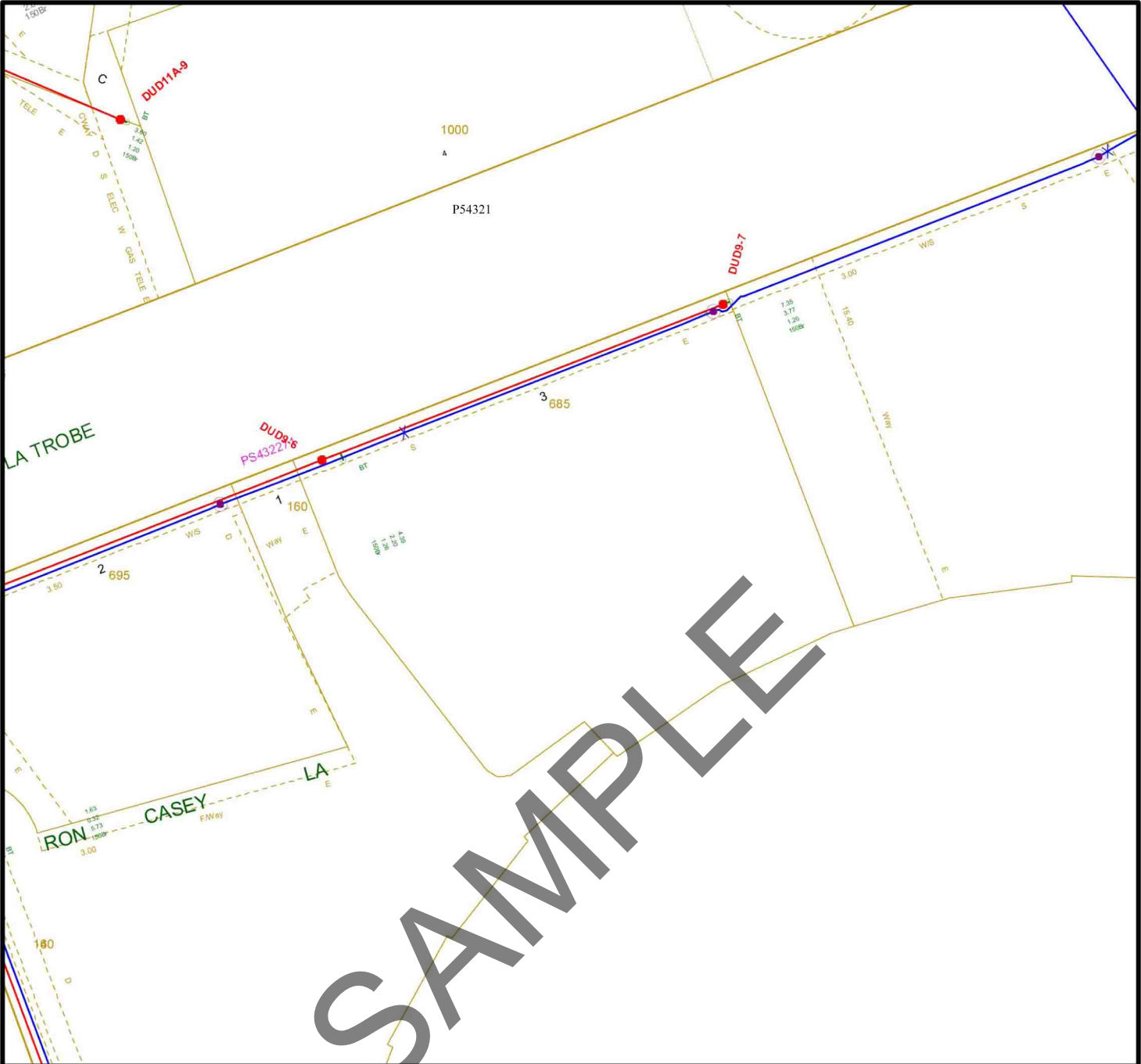
Sewer & or Water Assets if available are shown on the attached Plan. Should this plan not display all of the requested property please contact City West Water on 131691

AUTHORISED OFFICER:

JOHN SMITH
MANAGER COMMUNICATION
AND CUSTOMER SERVICE
CITY WEST WATER LTD

Unless prior consent has been obtained, from both CITY WEST WATER (Section 66 Water Industry Act 1994 and MELBOURNE WATER,) the erection and/or replacement of any structure or filling over or under any easement, sewer or drain, any interference with, any sewer, drain or watercourse, or any connection to any sewer drain or watercourse is PROHIBITED.

City West Water provides information in this statement relating to waterways and drainage pursuant to Section 158 of the Water Act 1989, as an agent for Melbourne Water.



Encumbrance Plan

1 LA TROBE STREET DOCKLANDS 3008

Application No. 12345

Date : 24/03/2009



City West Water
LIMITED



LEGEND

	Access Shaft		Inspection Shaft		Sewer Main
	Circular Manhole		End of Pipe		Abandoned Sewer Main
	Gas Check Manhole		Long Branch Reducer		Direction of Flow
	Square Manhole		Circular Pump Well		Change of Grade
	Rectangular Manhole		Pipe Junction		
	Chambered Manhole		Ventilation Structure		

Assets labelled AC may contain asbestos material and therefore works on these assets must be undertaken in accordance with OHS (Asbestos) Regulations 2003.

Warning : City West Water Limited does not guarantee and makes no representation or warranty as to the accuracy or scale of this plan. This company accepts no liability for any loss, damage or injury by any person as a result of any inaccuracy in this plan.