

SECTION 32 STATEMENT

Vendor: ROBERT PAUL BRIGLIA

**Property: 288-290 FERRARS STREET,
SOUTH MELBOURNE VIC 3205**



SECTION 32 STATEMENT

VENDOR: ROBERT PAUL BRIGLIA

PROPERTY: 288-290 FERRARS STREET, SOUTH MELBOURNE VIC 3205 being the whole of the land comprised in certificate of title volume 6583 folio 475

1 FINANCIAL MATTERS IN RESPECT OF THE LAND TO BE DISCLOSED IN SECTION 32 STATEMENT

Particulars concerning the amount of any rates, taxes, charges or other similar outgoings but not including information under the *Owners Corporation Act* which, if applicable, is included in a later provision of this statement, and any interest payable on any part of them which is unpaid:

Are contained in the attached certificate(s).

2 INSURANCE DETAILS IN RESPECT OF THE LAND TO BE DISCLOSED IN SECTION 32 STATEMENT

2.1 Particulars of any policy of insurance maintained by the vendor in respect of any damage to or destruction of the land if the contract for the sale of land does not provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits:

Not applicable

2.2 Particulars of any insurance required under the *Building Act 1993* applying to a residence to which section 137B of the *Building Act 1993* applies which was constructed within the preceding six years:

Not applicable

3 MATTERS RELATING TO LAND USE TO BE DISCLOSED IN SECTION 32 STATEMENT

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

3.1 Description

As set out in the attached copies of title documents and where relevant, the attached copy statement under section 158 of the *Water Act 1989*.

The purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, telephone cables and underground gas pipes, if any, laid outside registered easements, or which are not registered against the title documents.

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

As disclosed in the attached certificate(s), otherwise nil to the vendor's knowledge.

3.3 Designated Bushfire Prone Area

The land is not in a designated bushfire prone area within the meaning of regulations made under the *Building Act 1993*.

3.4 Road Access

There is access to the property by road:

3.5 Planning Scheme

Attached is a certificate with the required specified information.

4 NOTICES MADE IN RESPECT OF LAND TO BE DISCLOSED IN SECTION 32 STATEMENT

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

Nil to the vendor's knowledge

5 BUILDING PERMITS ISSUED IN RESPECT OF LAND TO BE DISCLOSED IN SECTION 32 STATEMENT

Particulars of any building permit under the *Building Act 1993* in the preceding seven years in relation to land on which there is a residence:

No such approvals have been granted, see attached certificate.

6 DISCLOSURE OF NON-CONNECTED SERVICES IN SECTION 32 STATEMENT

Information concerning the supply of the following services:

Service

Electricity	Connected
Gas	Connected
Water	Connected
Sewerage	Connected
Telephone	A landline was operational until recently but to make it fully operational a purchaser would have to install a telephone

7 EVIDENCE OF TITLE REQUIRED TO BE DISCLOSED IN SECTION 32 STATEMENT

7.1 Attached is a copy of the title consisting of five sheets:

- (i) a register search statement of volume 6583 folio 475 produced the 22nd day of September 2021;
- (ii) a copy of plan TP237342L;
- (iii) a copy of appurtenant dealing V919430E;
- (iv) a copy of Modification Table to TP237342L;
- (v) a copy of AC053824P.

7.2 As to the easement over the road coloured brown on certificate of title volume 6583 folio 475 which easement is

33'2½" equalling 10.15 metres and

10' equalling 3.05 metres

a prospective purchaser is referred to plan of subdivision 412379Y a copy of which is attached. In particular a prospective purchaser is referred to sheets 1 and 2 and the fourth item on the Modification Table. Arising out of an agreement in 2001 between

various parties including the vendor Robert Paul Briglia and Richard Bernard Kayes the developer of the property at 287 Banks Street which property is the subject of plan 412379Y the area of land 3.05 metres by 4.9 metres is now part of Lot 36 on plan 412379Y and the area of land 5.25 metres by 3.05 metres marked E3 remains as a right of carriageway benefitting certificate of title volume 6583 folio 425 being the property at 288-290 Ferrars Street.

- 7.3** A prospective purchaser is referred to the attached plan of relocation dated 14 September 2021 prepared by Reeds Consulting as to the area of land on the south western area of 288-290 Ferrars Street with a measurement of 0.86 metres on the western boundary running east to a measurement of 0.83 metres the vendor informs a prospective purchaser from the vendor's own personal knowledge that such land has been fenced within 288-290 Ferrars Street for at least 60 years without objection from the adjoining owner at 292 Ferrars Street whose title is registered volume 3888 folio 533 (copy attached) which includes the said strip of 0.86 metres to 0.82 metres.

A prospective purchaser is referred to the reference to the word 'gate' on the plan of relocation and the vendor informs the purchaser that north of the gate within a single storey building is a door to the single storey building. A person can open the gate and can access a pathway which is on the title to 292 Ferrars Street volume 3888 folio 533 (save for 0.18 metres on the northern side of the pathway which is in the title of 288-290 Ferrars Street) between the brick walls of 288-290 Ferrars Street and 292 Ferrars Street and walk in an easterly direction along the pathway to Ferrars Street and to access the pathway in the opposite direction going west.

The vendor is able to inform a prospective purchaser from the vendor's own personal knowledge and use that such access has been used for over 60 years without objection from the owners from time to time of 292 Ferrars Street.

- 7.4** Easement providing access to the western boundary of 288-290 Ferrars Street from Bank Street through 287 Bank Street which address is the subject of plan 412379Y.

A prospective purchaser is referred to plan 412379Y (copy attached) and in particular sheets 1 and 2. Sheet 2 shows E1, E2 and E3.

Easement Information on sheet 1 shows that certificate of title volume 6583 folio 473 being the title to 288-290 Ferrars Street has a carriageway easement over E1 and E2 which easements are on common property of plan 412379Y. Certificate of title volume 6583 folio 473 has rights of carriageway over E3 arising out of transfer 466475 (copy attached). The Owners Corporation for plan 412379Y wrote to the vendor by letter dated 19th day of March 2021 (copy attached). The solicitor for the vendor John Chamberlin of Cornwalls at the request of the vendor responded to the letter Gianni Iannuzzo of the owners corporation committee stating:

- 1 The vendor has during the last 20 years used the easement from Bank Street to the western boundary of 288-290 Ferrars Street.
- 2 The vendor has never executed any document whereby surrendering the right to use the easement.
- 3 The vendor has not 'abandoned' the easement.
- 4 The vendor retains all rights to use the easement E1, E2 and E3.

- 7.5** At the time of the development of 287 Bank Street into apartments the developer Richard Bernard Kayes provided \$1,000.00 and the City of Port Phillip provided \$1,000.00 to the vendor to enable the vendor to carry out excavation work to enable a car to enter a car parking space in the south west corner of 288-290 Ferrars Street.

8 GST WITHHOLDING NOTICE

The vendor gives the purchaser notice in accordance with item 14-255 of the Taxation Administration Act 1953 (Cth) that no GST withholding tax is payable.

DATE OF THIS STATEMENT 09 October 2021 | 4:10 PM AEDT

Signed by the vendor or on behalf of the vendor
by an authorised signatory

DocuSigned by:

Robert Paul Briglia

53577A2AA63E475...

ACKNOWLEDGMENT BY PURCHASER

The purchaser acknowledges being given a duplicate of this statement signed by the vendor before the purchaser signed any contract.

DATE OF THIS ACKNOWLEDGMENT

Signature of the purchaser

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.

(04/10/2016)

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 06583 FOLIO 475

Security no : 124092620072M
Produced 22/09/2021 08:52 AM

LAND DESCRIPTION

Lot 1 on Title Plan 237342L (formerly known as part of Crown Allotment 11 Section 18 City of South Melbourne Parish of Melbourne South).
PARENT TITLE Volume 02924 Folio 761
Created by instrument 1869022 09/10/1942

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ROBERT PAUL BRIGLIA of 1 SPRING ROAD MALVERN VIC 3144 Legal Personal
Representative(s) of MAISIE VERONICA BRIGLIA deceased
AD483456J 07/03/2005

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP237342L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

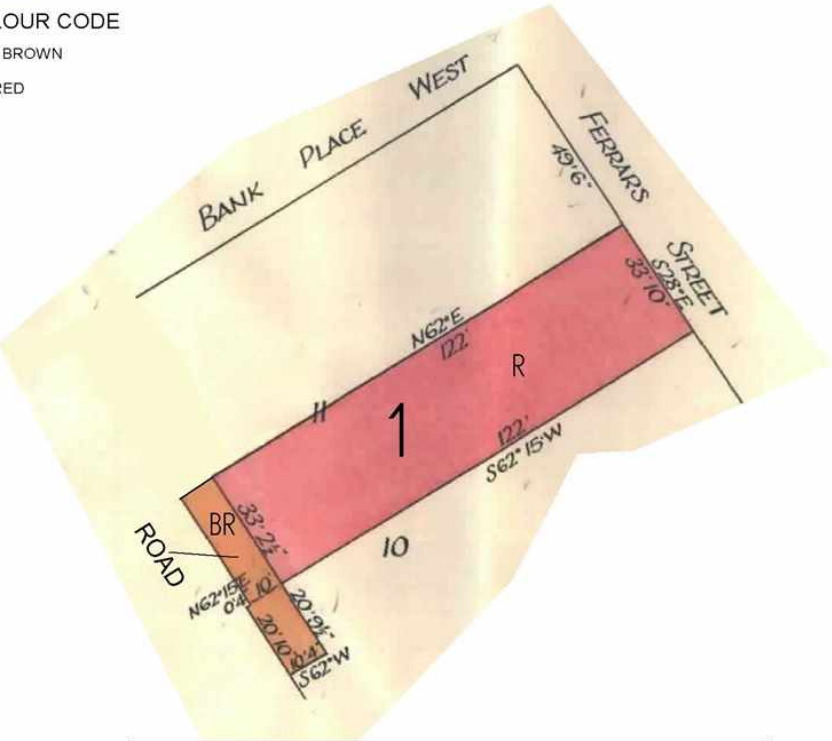
Street Address: 288-290 FERRARS STREET SOUTH MELBOURNE VIC 3205

DOCUMENT END

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TITLE PLAN		EDITION 2	TP 237342L						
<p>Location of Land</p> <p>Parish: CITY OF SOUTH MELBOURNE PARISH OF MELBOURNE SOUTH</p> <p>Township:</p> <p>Section: 18</p> <p>Crown Allotment: 11(PT)</p> <p>Crown Portion:</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 6583 FOL 475</p> <p>Depth Limitation: NIL</p>		<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>							
<p>Description of Land / Easement Information</p> <p><i>All that piece of Land, delineated and coloured -</i></p> <p>red on the map in the margin being part of Crown Allotment Eleven Section Eighteen -</p> <p>City of South Melbourne Parish of Melbourne South County of Bourke - Together with</p> <p>a right of carriage way over the road colored brown on the said map - - - - -</p> <p><u>APPURTENANT EASEMENT</u></p> <p>A carriageway easement appurtenant to the within land has been created vide <u>V919430 E</u> Sec 23 Sub'd Act <u>22-3-99</u></p>		<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 06/12/1999</p> <p>VERIFIED: GB</p>							
<p>COLOUR CODE</p> <p>BR = BROWN</p> <p>R = RED</p>									
<table border="1"><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = CA 11 (PT)</td></tr></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 11 (PT)	
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WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA 11 (PT)									
<p>LENGTHS ARE IN FEET & INCHES</p>		<p>Metres = 0.3048 x Feet</p> <p>Metres = 0.201168 x Links</p>							
		Sheet 1 of 1 sheets							

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

TP237342L

[illegible]

Form 10 - Subdivision (Procedures) Regulations 1989

Application to register a plan of creation of a restriction not done as part of a plan of subdivision or plan of consolidation.
Section 23 Subdivision Act 1988

i. bell
1. permit

V919430E

010399 1310 23CE \$297



Lodged by:

Name: **Cyngler & Co. Barristers & Solicitors**
Phone: 9525 3611
Address: Suite 1, 1st Floor, 232 Carlisle Street, Balaclava, VIC 3183
Ref: C2310/98
Customer Code: 3812Q

23CE

ACCEPT AT A DEMAND

\$ 297

C/T NOT RECALCULATED

P1 T1 PP1

B1/3/99

The applicant applies for the registration of a plan of creation of a restriction.

Burdened Land: Volume 10390 Folio 916 (common property)

Benefited Land: Volume 3888 Folio 533
Volume 6583 475
Volume 2822 Folio 352

IMAGED

Applicant: Body Corporate Plan No 412379 of 287-289 Bank Street, South Melbourne

Municipal district in which land is located: CITY OF PORT PHILLIP

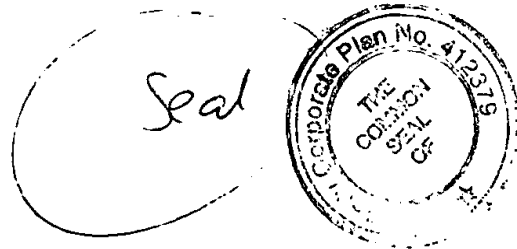
Date: 25/2/99

Signed:

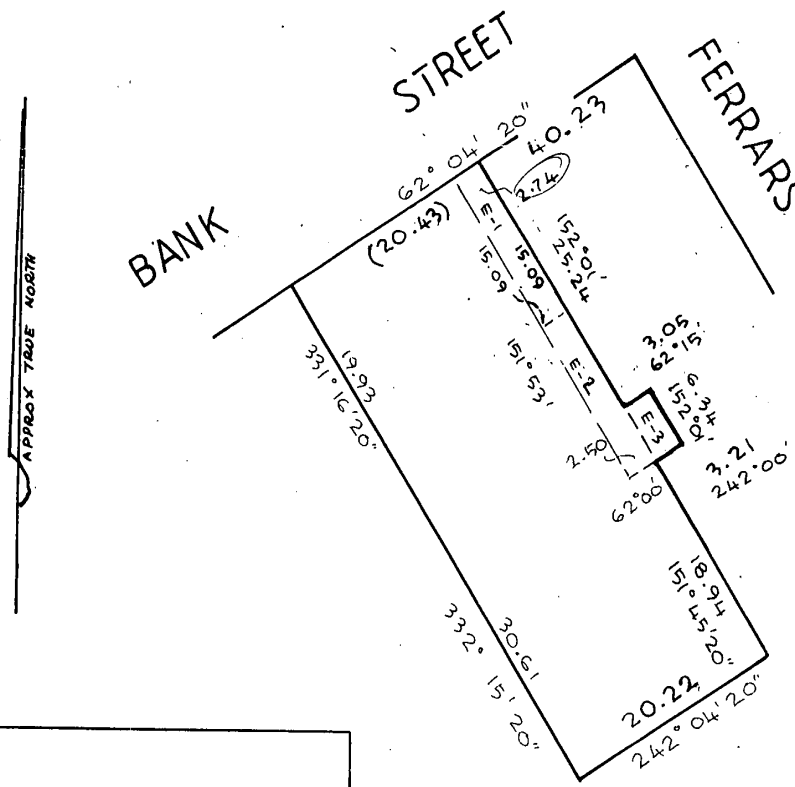
The Common Seal of Body Corporate)
Plan No 412379 was hereto Affixed)
in accordance with Regulation)
618 of the Subdivision (Body Corporate))
Regulations 1989 in the presence of:)

[Signature]
Name CIERAN KAYES.

Address 223 MORAY ST.
SOUTH MELBOURNE.



please sign
seal
&
return

PLAN OF CREATION OF EASEMENT		LTO use only EDITION	Plan Number : (Use only if this plan is part of a plan of subdivision or consolidation.)
Location of Land Parish: Melbourne South Township: CITY OF SOUTH Section: 18 MELBOURNE Crown Allotment: 12 (Pt) Crown Portion: LTO Base Record: DCM B Title Reference: Y.10380 F.372 Y.10371 F.469 Last Plan Reference: Postal Address: 287 Bank Street (at time of consolidation) South Melb. AMG Co-ordinates E 319 985 (of approx. centre of land in plan) N 5 810 220 Zone: 55		Council Certification and Endorsement Council Name: Port Phillip Council Ref: 686A 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Council Delegate <i>Bruce Phillips</i> Council Seal Date 23/2/99 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /	
		LTO use only Statement of Compliance/Exemption Statement Received <input checked="" type="checkbox"/> Date 1 MAR 1999	
		LTO use only PLAN REGISTERED TIME 1.50 DATE 23/3/99 <i>[Signature]</i> Assistant Registrar of Titles	
		Notations	
		Depth Limitation: does not apply.	
Easement Information			
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)			
Easement Reference	Purpose	Width (Metres)	Origin Land Benefitted/In Favour Of
E-1	CARRIAGEWAY	SEE PLAN	THIS PLAN Vol 3888 Fol 533, Vol 6583 Fol 475 Vol 2822 Fol 352
E-2	CARRIAGEWAY	SEE PLAN	THIS PLAN Vol 3888 Fol 533, Vol 6583 Fol 475
E-3	CARRIAGEWAY	SEE PLAN	INST. 466 475 Vol 2361 Fol 003, Vol 2807 Fol 266
			
Ph 9531 1444			
ORIGINAL SCALE 1:400 SHEET SIZE A3	SCALE 4 0 8 16 LENGTHS ARE IN METRES	LICENSED SURVEYOR (PRINT) <i>Bob Leared</i> SIGNATURE <i>[Signature]</i> DATE 17/2/99 REF 9733 C/E VERSION 5	Sheet 1 of 1 Sheets <i>Bruce Phillips</i> DATE 23/2/99 COUNCIL DELEGATE SIGNATURE Original sheet size A3

PS 412394Y

T.O.9

**Application to register a plan of
creation/removal/variation of a
restriction not done as part of a plan
of subdivision or plan of consolidation.
Section 23 Subdivision Act 1988**

AC053824P

09/05/2003 \$307 23RE



Lodged by:

Name:ROSLIN..CALDER..EDMOND.....

Phone:(03)....9699..3016.....

Address:285..BANK..ST.,...SOUTH..MELBOURNE..VIC 3205

Ref:

Customer Code:

The applicant applies for the registration of a plan of removal of a restriction.

Burdened land: (Volume and folio reference)

VOL 2822 FOLIO 352

Plan of ☐ Creation
☒ Removal of a Restriction
☐ Variation



DAC053824P-1-0

Benefited land: (Volume and folio reference, only complete if restriction is being created)

Applicant: (full Name)

ROSLIN CALDER EDMOND 285 BANK ST SOUTH MELBOURNE
 ROBIN MAXTON CALDER GILLESPIE EDMOND

Municipal district in which land is located: (name of council)

CITY OF PORT PHILLIP

Date: 9th of April 2003

Signed:

Applicant

Roslin Calder
Robin Calder

or

Current Practitioner under
 the Legal Practice Act 1996
 for applicant

The Registrar of Titles;
 Please register this dealing and on completion
 hand CERTIFICATE OF TITLE to issue
 to WESTPAC BANKING CORPN.
 For Westpac Banking Corporation

0231

THE BACK OF THIS FORM MUST NOT BE USED



PLANNING PERMIT

Application Number: **602/99 (AMENDED)**Planning Scheme: **Port Phillip**Responsible Authority: **City of Port Phillip**

ADDRESS OF THE LAND

288 Ferrars Street, South Melbourne



DAC053824P-2-8

WHAT WILL THE PERMIT ALLOW

To develop and use the land for the purpose of a removal of a carriageway easement and the creation of a sewerage easement generally in accordance with the endorsed plans and subject to the following conditions.

WHAT WILL THE CONDITIONS OF THE PERMIT BE?

1. The level and location of the lots as shown on the endorsed plan of removal of easement shall not be altered or modified without the consent of the Responsible Authority.
2. The plan of removal of easement shall be lodged with the Registrar of Titles within five (5) years of its Certification by the Responsible Authority. Once lodged at the Titles Office, the plan of removal of easement shall not be withdrawn without the written consent of the Responsible Authority.
3. This permit will expire if one of the following circumstances applies:
 - (a) The removal of easement is not started within two (2) years of the date of this permit as evidenced by the plan of removal of easement being certified by Council within that time.
 - (b) A Statement of Compliance has not been issued by Council within five (5) years of the date of the plan of removal of easement being Certified by Council.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three (3) months afterwards.

4. Prior to the issue of a Statement of Compliance, the owner of the subject land must enter into an agreement with South East Water for the provision of sewerage facilities and fulfil all requirements to its satisfaction.

NOTE:

- (A) The Council has made this decision having particular regard to Sections 58, 59, 60, and 62 of the Planning and Environment Act 1987.
- (B) This permit was amended on 5/9/03 to allow the creation of a sewerage easement.

Date

26/2/02

Signature for Responsible Authority

Enquiries: Bill Carlyle
Telephone: 9209-6298
Facsimile: 9209-6275
Our Ref: MH-1005



10 July 2000

The Registrar
Land Titles Office
283 Queen Street
MELBOURNE VIC 3000

Dear Sir/Madam



DAC053824P-3-6

Re: Status of Easement
Vol 2822, Fol 352
Property Address: 288 Ferrars Street, South Melbourne
Council Reference: 1005

This is to advise that the easement shown as "Road" on Title Vol. 2822 Fol. 352 is not a Public Highway nor has it ever been declared a Public Highway. It has never been constructed as a Road and so far as the City of Port Phillip is concerned, it is not a road.

Should you have any further enquiries please do not hesitate to contact Council's Subdivision Officer, Bill Carlyle on the above number.

Yours faithfully,

Bill Carlyle
SUBDIVISION OFFICER

Postal Address

Private Bag 1102
PO BOX 644 Melbourne 3182
VIC 3206 Australia

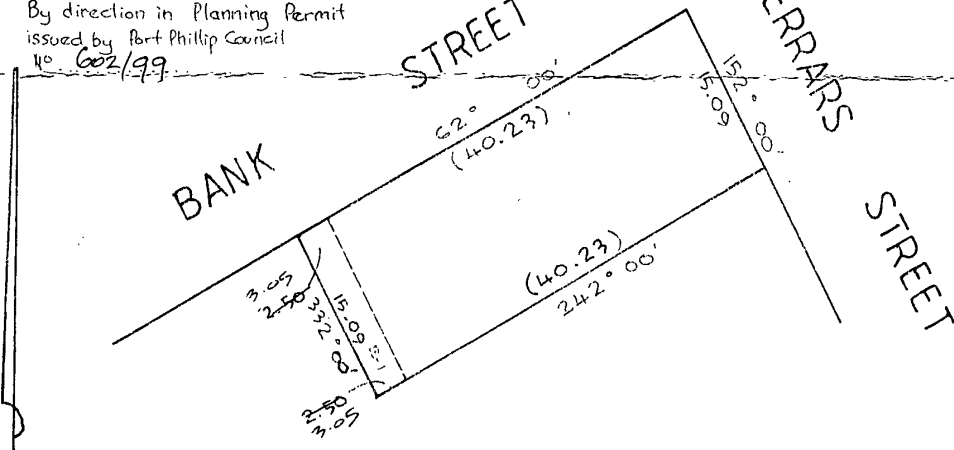


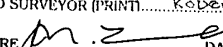
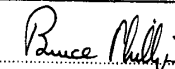
Enquiries

288 220 Queen Street

\\CPP_STH\USR\DATA\GROUP\CITY_DEVELOPMENT\PLAN_BLD\DEVELOPMENT\SUBDIVISION\MEROS\05\1005.doc
22/5/00

Page 1 of 1

Facsimile (03) 9574 9105

PLAN OF REMOVAL OF EASEMENT		LTO use only EDITION	Plan Number : (Use only if this plan is part of a plan of subdivision or consolidation.)										
Location of Land Parish: Melbourne South Township: CITY OF SOUTH MELBOURNE Section: 18 Crown Allotment: 11 (Pt) Crown Portion: LTO Base Record: DCM8 Title Reference: 2822 / 352 Last Plan Reference: - Postal Address: 286 FERRARS ST (at time of consolidation) SOUTH MELB AMG Co-ordinates E 319995 (of approx. centre of land in plan) N 5 810 250 Zone: 55		Council Certification and Endorsement Council Name: Port Phillip Ref: 1005 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 11(7) 26/2/02 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Council Delegate Council Seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Bruce Phillips Council Seal Date 5/9/03											
		LTO use only Statement of Compliance/Exemption Statement Received Date / / LTO use only PLAN REGISTERED TIME DATE / / Assistant Registrar of Titles											
		Notations Depth Limitation: does not apply											
Easement Information Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) <table border="1"><thead><tr><th>Easement Reference</th><th>Purpose</th><th>Width (Metres)</th><th>Origin</th><th>Land Benefited/In Favour Of</th></tr></thead><tbody><tr><td>E-1</td><td>SEWERAGE</td><td>3.05</td><td>This Plan</td><td>South East Water</td></tr></tbody></table>		Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	E-1	SEWERAGE	3.05	This Plan	South East Water	Survey This plan is/is not based on survey This survey has been connected to permanent marks no(s) In Proclaimed Survey Area No.	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of									
E-1	SEWERAGE	3.05	This Plan	South East Water									
Purpose of Plan to remove rights created by Inst. 433501 (land colored blue on V. 2822 F. 352) and create sewerage easement E-1. By direction in Planning Permit issued by Port Phillip Council No. 602/99.													
													
SOUTHERN SURVEYS P/L Bob Leaned 9531 1444		 DRC053824P-4-4											
ORIGINAL SCALE SHEET SIZE A3 SCALE  LENGTHS ARE IN METRES		LICENSED SURVEYOR (PRINT) Robert Leaned SIGNATURE  DATE 27/8/03 REF 9703 RE-3 VERSION 3											
		Sheet 1 of 1 Sheets  DATE 5/9/03 COUNCIL DELEGATE SIGNATURE Original sheet size A3											

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

T.O.9

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

778466

APPLICANT'S NAME & ADDRESS

CORNWALLS C/- INFOTRACK (AFFINITY RC) C/- LANDATA
MELBOURNE

VENDOR

BRIGLIA, ROBERT PAUL

PURCHASER

UNKNOWN, UNKNOWN UNKNOWN

REFERENCE

356066

This certificate is issued for:

LOT 1 PLAN TP237342 ALSO KNOWN AS 288 - 290 FERRARS STREET SOUTH MELBOURNE
PORT PHILLIP CITY

The land is covered by the:

PORT PHILLIP PLANNING SCHEME

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

The land:

- is included in a NEIGHBOURHOOD RESIDENTIAL ZONE- SCHEDULE 2
- is within a HERITAGE OVERLAY (HO440)
- and abuts a ROAD ZONE CATEGORY 1

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

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

22 September 2021

Hon. Richard Wynne MP
Minister for Planning

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be checked carefully.

The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

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

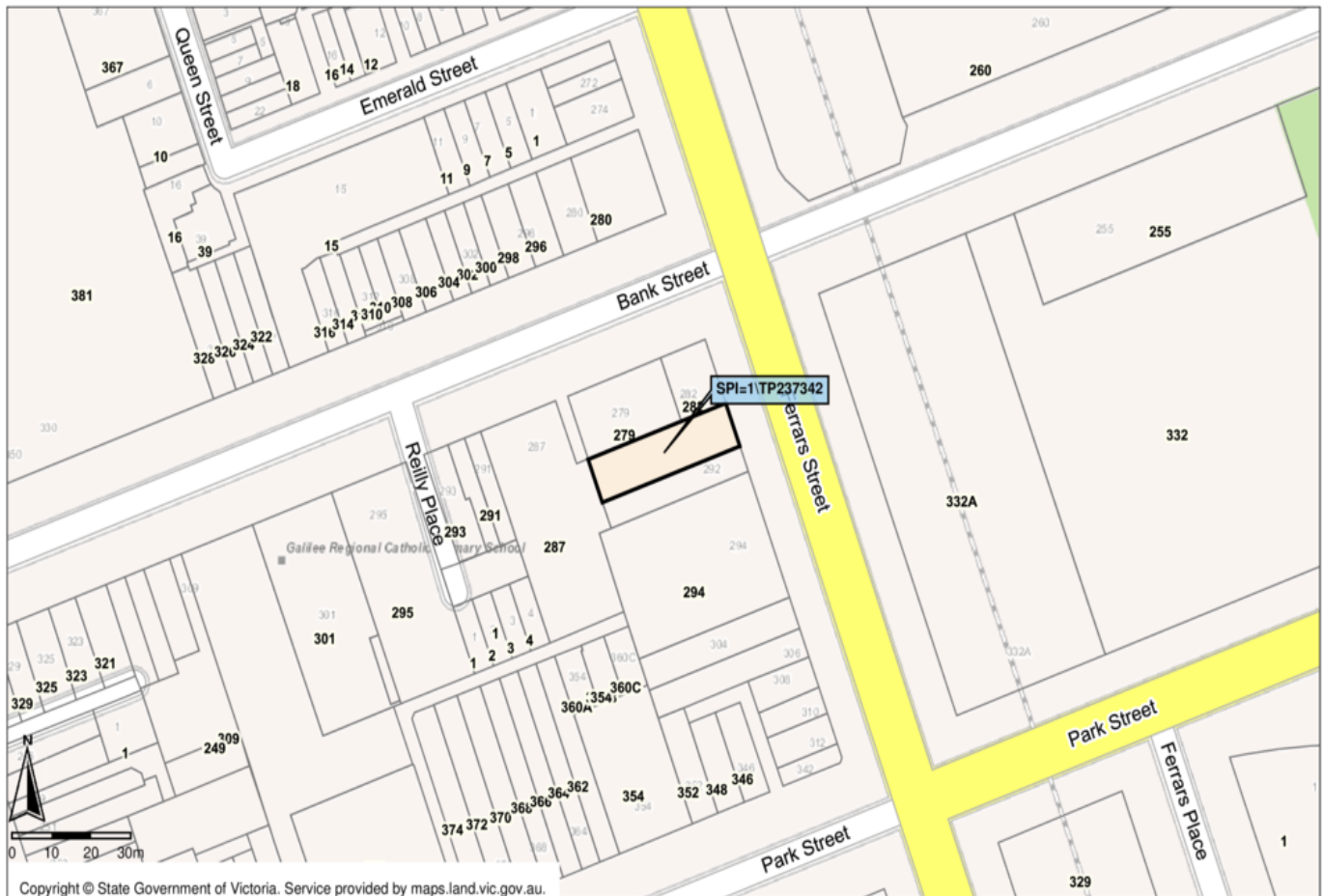
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@victorianlrs.com.au

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

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@victorianlrs.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.

Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 22 September 2021 01:42 PM

PROPERTY DETAILS

Address: 288-290 FERRARS STREET SOUTH MELBOURNE 3205
Lot and Plan Number: Lot 1 TP237342
Standard Parcel Identifier (SPI): 1\TP237342
Local Government Area (Council): PORT PHILLIP
Council Property Number: 210003
Planning Scheme: Port Phillip
Directory Reference: Melway 2K B3

www.portphillip.vic.gov.au

Planning Scheme - Port Phillip

UTILITIES

Rural Water Corporation: Southern Rural Water
Melbourne Water Retailer: South East Water
Melbourne Water: Inside drainage boundary
Power Distributor: CITIPOWER

STATE ELECTORATES

Legislative Council: SOUTHERN METROPOLITAN
Legislative Assembly: ALBERT PARK

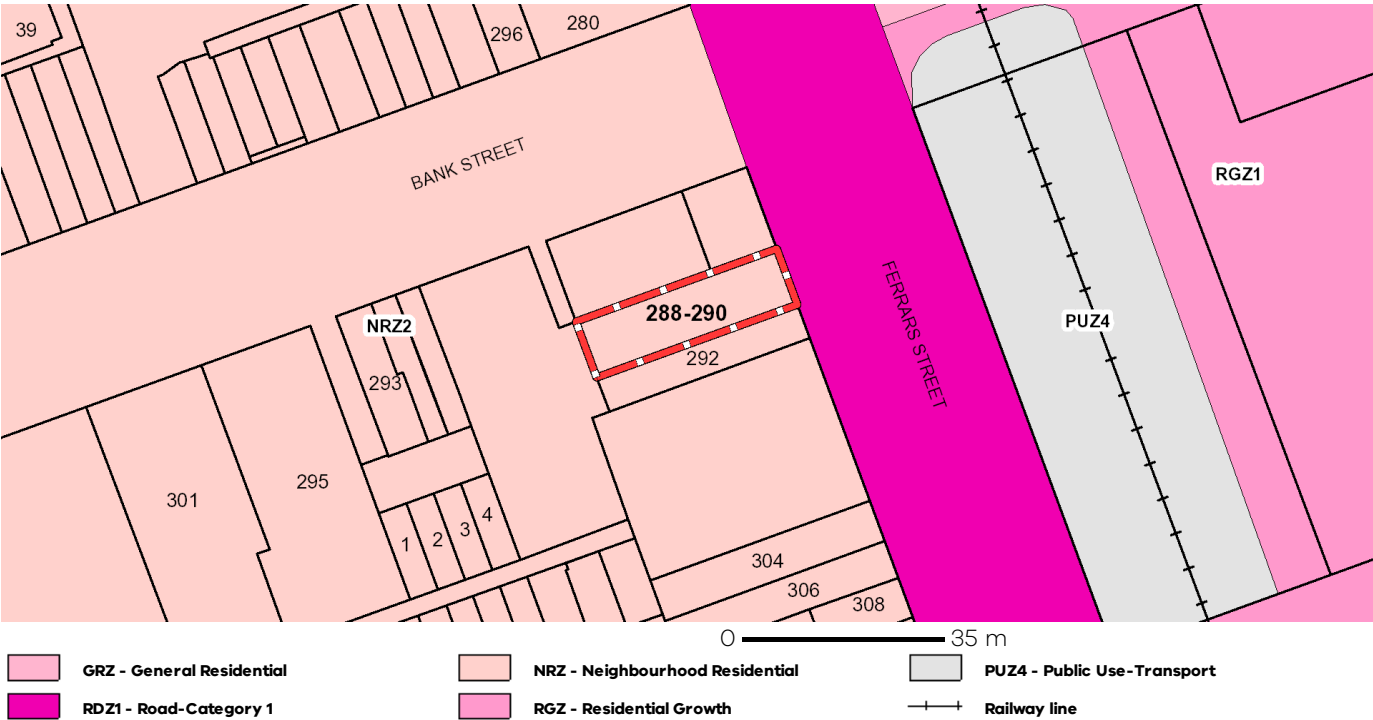
OTHER

Registered Aboriginal Party: Bunurong Land Council
Aboriginal Corporation

View location in VicPlan

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)
NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 2 (NRZ2)



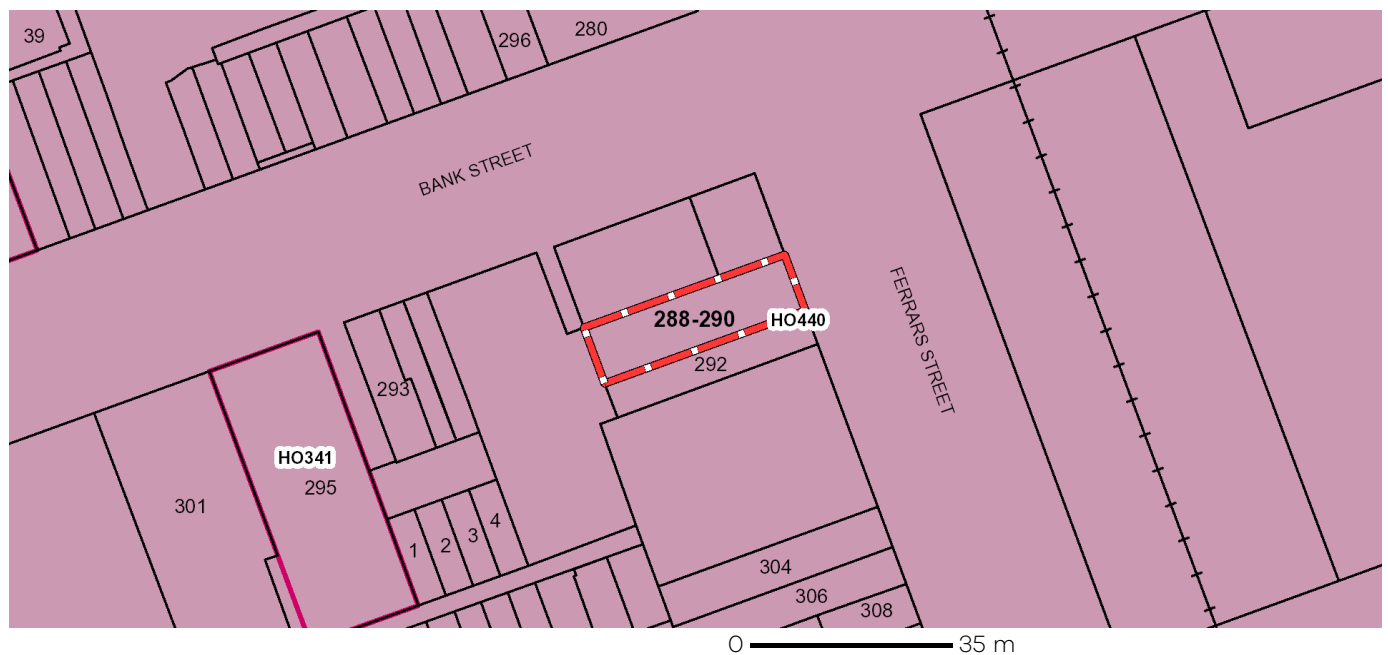
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

PLANNING PROPERTY REPORT

Planning Overlays

[HERITAGE OVERLAY \(HO\)](#)

[HERITAGE OVERLAY - SCHEDULE \(HO440\)](#)



OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)



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Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

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: 288-290 FERRARS STREET SOUTH MELBOURNE 3205

Page 2 of 4

PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 17 September 2021.

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 <https://mapshare.maps.vic.gov.au/vicplan>

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

PLANNING PROPERTY REPORT



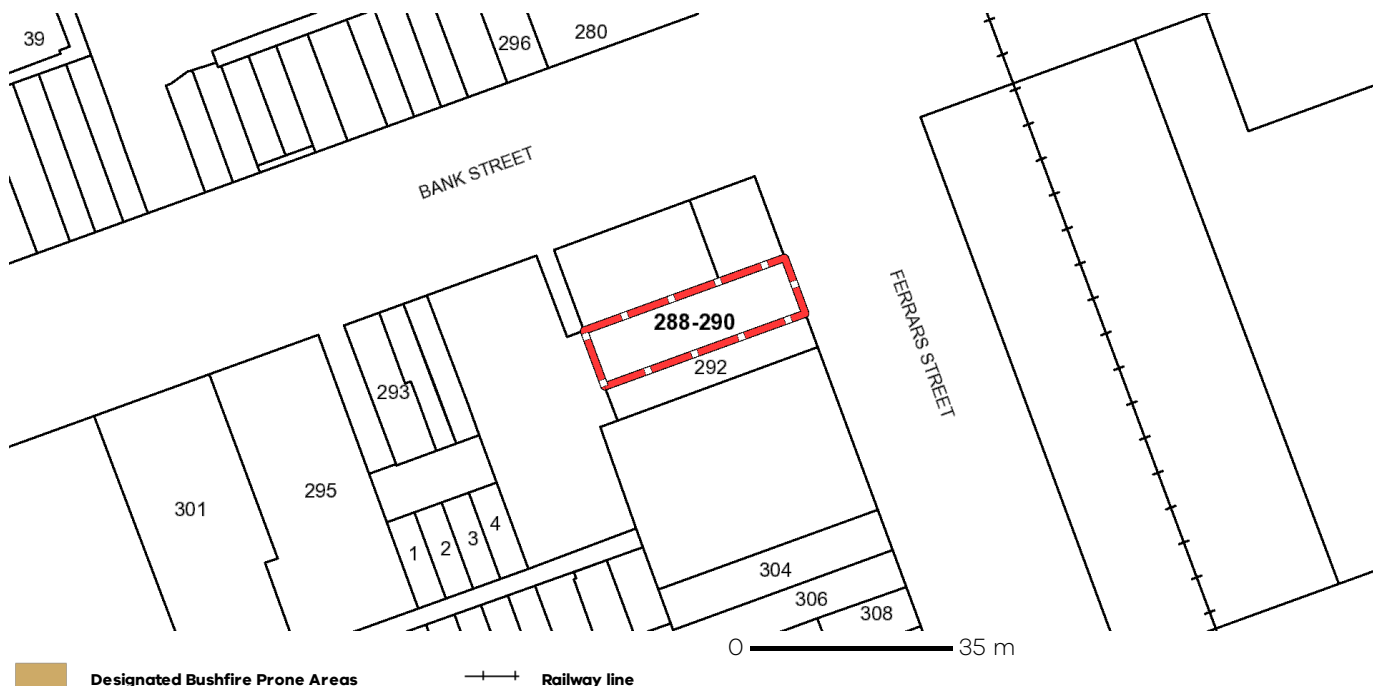
VICTORIA
State
Government

Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

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 <https://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 <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

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

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on his property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://environment.vic.gov.au)

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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).



**LAND INFORMATION CERTIFICATE
(Section 229 LGA 1989)
AND
VALUATION CERTIFICATE
(Section 13DJ VLA 1960)**

Certificate No: 500/2022
Assess No: 179109
Issue Date: 25-Jul-2021

ABN 21 762 977 945

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.

**THE TRUSTEE FOR VLRS TRUST
Level 1, Casselden Place/2 Lonsdale Street
MELBOURNE VIC 3000**

Your Ref: 51420645-010-6:75578

<u>Property</u>	<u>Title Details</u>
288-290 Ferrars Street, SOUTH MELBOURNE VIC 3205	6583 475 Lot 1 TP 237342L

Level of Valuation Date: 01 Jan 2021

Valuation Effective Date: 01 Jul 2021

Site Value	Capital Improved Value	Net Annual Value
\$1,300,000	\$1,500,000	\$75,000

1 July 2021 to 30 June 2022

Levy for Year Ending 30 June 2022 – Due 15 Feb 2022		
General Rate	\$	2,863.55
Fire Services Property Levy	\$	202.50
Special Rate (if applicable)	\$	0.00
Waste Bin Charge (if applicable)	\$	0.00
Arrears and Additional Charges/Adjustments		
Arrears: Inc. General Rate, Interest, Legal Costs & Special Rate (if applicable) to 30 Jun 2021	\$	0.00
Current Interest as at	\$	0.00
Current Legal Charges	\$	0.00
Less Rates and Payments		
Rebates (inc. \$50 Fire Services Property Levy Rebate, if eligible)	\$	0.00
Payments (subject to clearance)	\$	0.00
Refunds	\$	0.00
TOTAL DUE	\$	3,066.05

PLEASE NOTE: Any rates not paid by the due date will be subject to interest charges and / or legal action without further notice. Interest will accrue on overdue rates at a rate of 10%.

Important Note regarding Parking Permits: Not all residential properties are eligible for some parking permit types. As of 1 October 2002, Council's **No Parking Permit Policy** was extended to include all new residential developments where the number of households increased on a property, irrespective of the level of off street parking provided. For further information please visit www.portphillip.vic.gov.au/resident-visitor-foreshore-parking-permits.htm ☎ Assist on 03 9209 6777.

****Please Note:** The above amounts are estimates only, please contact the Rates Team on 03 9209 6777 for an update closer to the settlement date.

PEXA Payments Biller Code: 8672 Reference: 0500 0179 1097
Please email Notice of Acquisition to: rates@portphillip.vic.gov.au



**LAND INFORMATION CERTIFICATE
(Section 229 LGA 1989)
AND
VALUATION CERTIFICATE
(Section 13DJ VLA 1960)**

Certificate No: 500/2022
Assess No: 179109
Issue Date: 25-Jul-2021

ABN 21 762 977 945

Specified Flood Level

There has been no specified flood level recorded for this property pursuant to the provisions of Section 229 of the *Local Government Act 1989*. Please note that this does not infer that the building or land is not in an area that is subject to flooding pursuant to Regulation 802 & 806 of the *Building Regulations 2006*.

Designated Flood Level/ Land Liable to Flooding

A Certificate issued pursuant to Regulation 326(2) of the *Building Regulations 2006* may be obtained from Councils Building Department. This Certificate will advise if the building or land is in an area that is liable to flooding within the meaning of Regulation 802 or is in an area of designated land or works within the meaning of Regulation 806 of the *Building Regulations 2006*. For further information contact the City of Port Phillip Building Department on ☎ (03) 9209 6253.

Notices and Orders

The following notices and orders on the land with continuing application under the Local Government Act 1958, Local Government Act 1989 or under a Local Law or By-Law of the Council:

No Notices/Orders Applicable

Cultural and Recreation Lands Act 1963

The potential liability for rates under the Cultural and Recreational Land Act 1963

Total Liability:
\$ NIL

Moneys owed under section 227 of the Local Government Act 1989 and for works under the Local Government Act 1958, Section 18 of the Subdivision Act 1988

Total Money Owed:
\$ NIL

Potential Liability for Land to become Rateable under section 173 or 174A of the Local Government Act 1989

Total Liability:
\$ NIL

Private Street scheme under the provisions of section 163 (7) of the Local Government Act 1989

The subject property has not been subject to a Private Street Scheme.

Disclaimer

After the issue of this certificate, Council may be prepared to provide up-to-date verbal information to the applicant about matters disclosed in this certificate, but if it does so, Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the Council is authorised to bind Council by the giving of such verbal information.

Council will require a new certificate to be applied for at the expiry of 3 Months after the date of this Land Information Certificate.

This Certificate expires three (3) months from the date of issue.

For further information contact: ☎ (03) 9209 6777

CHIEF FINANCIAL OFFICER
City of Port Phillip



INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

Cornwalls C/- InfoTrack (Affinity RC)
E-mail: certificates@landata.vic.gov.au

Statement for property:
290 FERRARS STREET SOUTH
MELBOURNE 3205

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
08C//03409/20	LANDATA CER 54522999-021-8	22 SEPTEMBER 2021	39871335

1. Statement of Fees Imposed

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

(a) By Other Authorities

Parks Victoria - Parks Service Charge	01/07/2021 to 30/06/2022	\$80.20
Melbourne Water Corporation Total Service Charges	01/07/2021 to 30/09/2021	\$26.39

(b) By South East Water

Water Service Charge	01/07/2021 to 30/09/2021	\$23.28
Sewerage Service Charge	01/07/2021 to 30/09/2021	\$91.12
Subtotal Service Charges		\$220.99
Payments		\$220.99
TOTAL UNPAID BALANCE		\$0.00

- The meter at the property was last read on 23/07/2021. Fees accrued since that date may be estimated by reference to the following historical information about the property:

Water Usage Charge	\$0.05 per day
Sewage Disposal Charge	\$0.01 per day

- 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.

AUTHORISED OFFICER:

MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

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



INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

- 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.
- 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

AUTHORISED OFFICER:

A handwritten signature in black ink, appearing to read 'Mikala Hehir'.

MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

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



INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

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.

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

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

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

3. Disclaimer

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

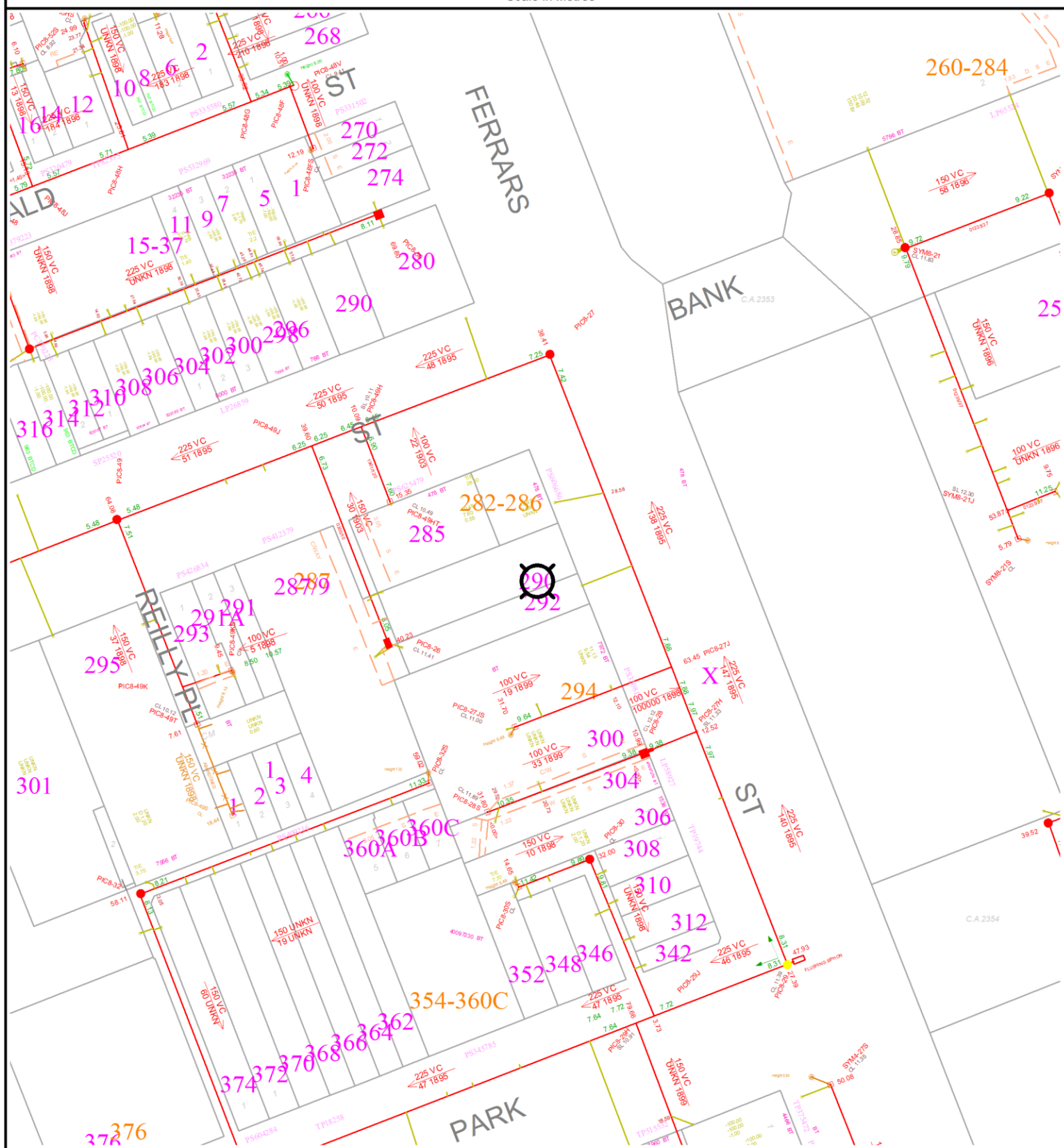
South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian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

AUTHORISED OFFICER:
















A handwritten signature in black ink, appearing to read 'Mikala'.

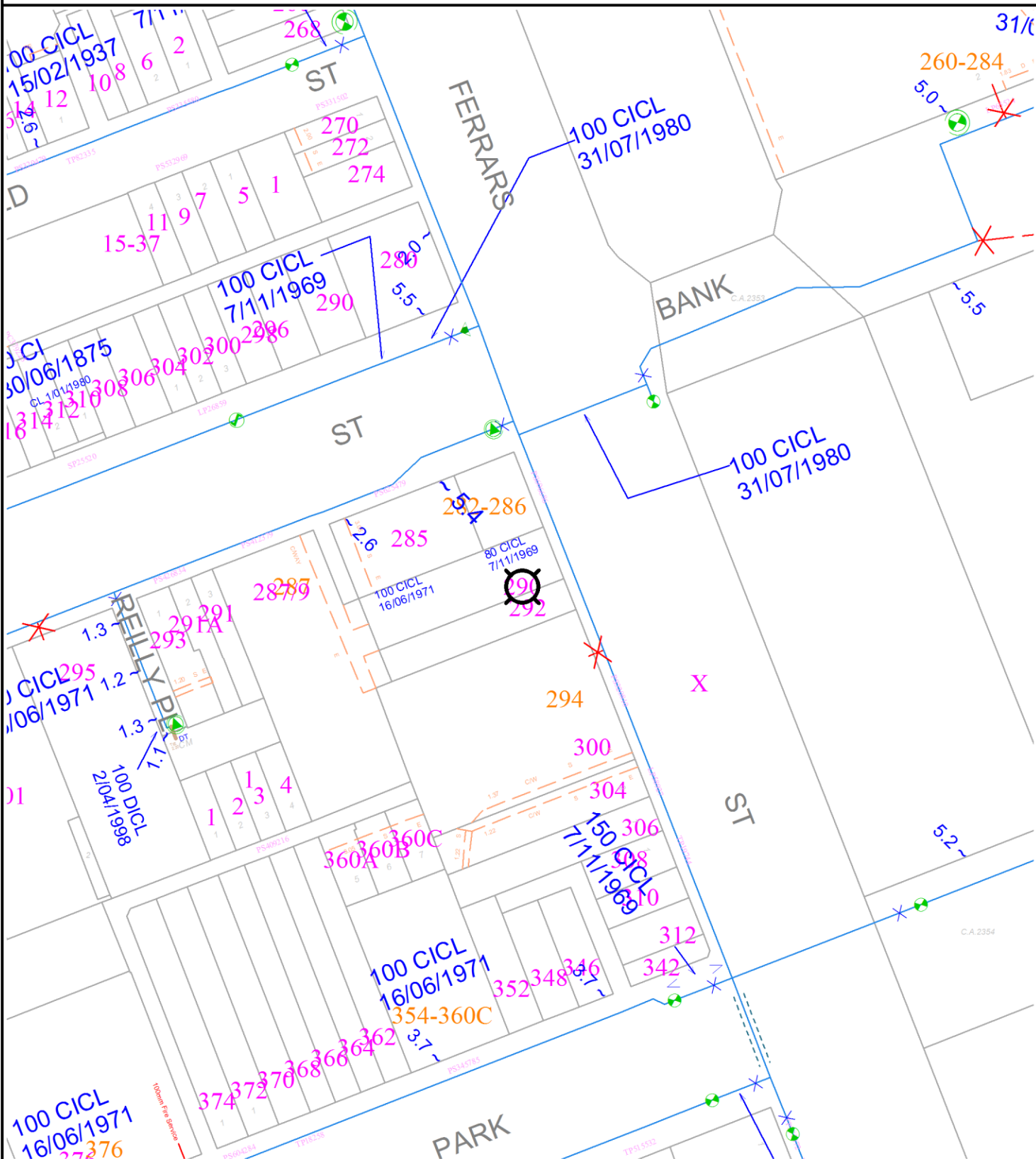
MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

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.

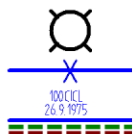
	Title/Road Boundary		Subject Property		Maintenance Hole
	Proposed Title/Road		Sewer Main & Property Connections		Inspection Shaft
	Easement		Direction of Flow		Offset from Boundary
Melbourne Water Assets					
	Sewer Main		Underground Drain		Natural Waterway
	Maintenance Hole		Channel Drain		Underground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









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.

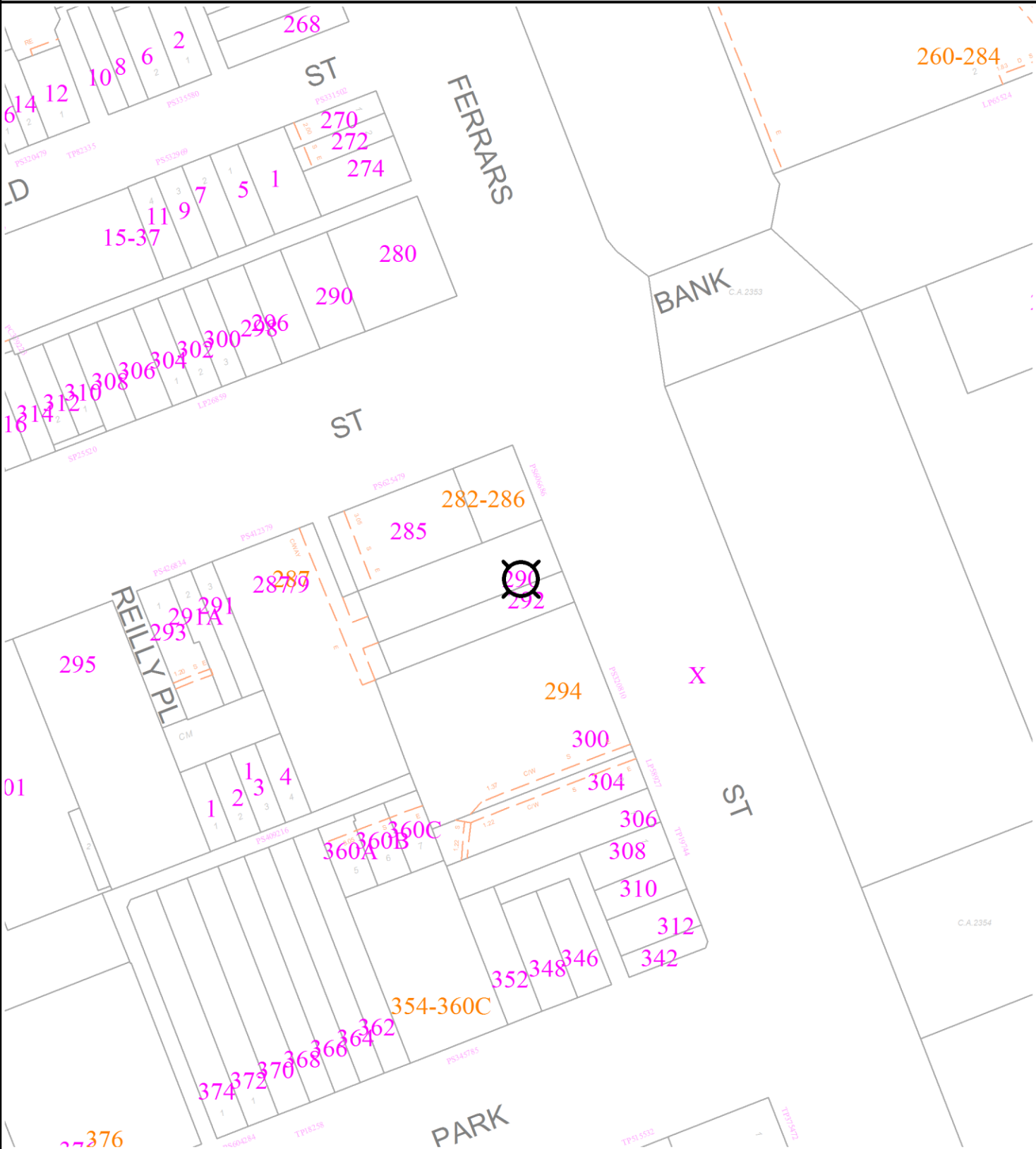
LEGEND

-  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



**Healthy Water.
For Life.**

WatersEdge
101 Wells Street
Frankston VIC 3199

PO Box 2268
Seaford VIC 2198

Phone +61 9552 3000

southeastwater.com.au

26 SEPTEMBER 2021

Victorian Land Registry PSP
E-mail: landata.online@victorianlrs.com.au

Dear Customer,

Please find attached information regarding your application.

Our Reference: Case Number 39886851
Applicant Reference: 54522999-022-5
Property: 290 FERRARS STREET SOUTH MELBOURNE 3205
Service Requested: Property Sewerage Plan
Order Number: 39279335

Receipt Number and Amount Paid:		
226697119	\$29.48	Billed

This plan is issued for the purpose of assisting you in identifying property service drainage information only and may not show all mains on the property. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. The information contained within this plan has been provided to South East Water from a third party, as such South East Water does not accept responsibility for the accuracy of this plan. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work.

If you have any enquiries please contact South East Water on 9552 3770.

Yours sincerely

A handwritten signature in black ink that reads "Sandra Fredericks". The signature is written in a cursive, flowing style.

Sandra Fredericks
CONNECTIONS SUPPORT MANAGER

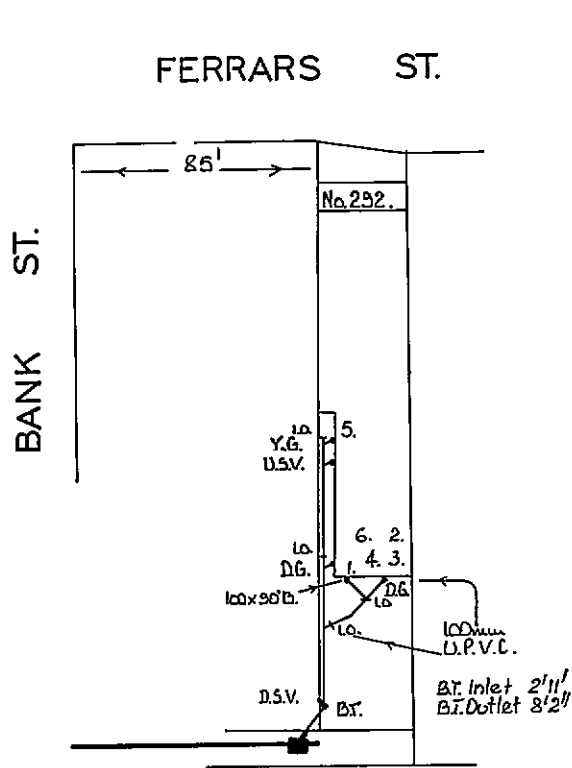


PROPERTY SEWERAGE PLAN - PS: 00034768

Property: 290 FERRARS STREET SOUTH MELBOURNE 3205

LEGEND Title/Road boundary BT Boundary Trap Easement < 1.0 > Offset from Boundary

WARNING: This plan is issued solely for the purpose of assisting you in identifying property service drainage information only and may not show all sewer mains on the property. 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).



- Waste Disposal Unit
- 6. Trough
 - Clothes Washing Machine
 - Swimming Pool

RECORD	ENCUMB.	
	1	2
5		
6		
7		
8		
	ISSUED	
	9. 4. 1980	
	FINALISED	
	15. 7. 1980	

POINT LOCATION DATA

TIE	
E.P.	
N.S.L	
I.L	
Ch'ngs from D/S manhole to:-	
E.P.	
U/S M.H.	



PROPERTY SEWERAGE PLAN - PS: 00034768

Property: 290 FERRARS STREET SOUTH MELBOURNE 3205

LEGEND Title/Road boundary BT Boundary Trap ----- Easement < 1.0 > Offset from Boundary

WARNING: This plan is issued solely for the purpose of assisting you in identifying property service drainage information only and may not show all sewer mains on the property. 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).

- D.T. Disconnector Trap

G.T. Gully Trap

G.D.T. Gully Disconnector Trap

G.I.T. Grease Interceptor Trap

I.T. Interceptor Trap
- S.T. Silt Trap

C.I.P. Cast Iron Pipe

G.W.I.P. Galv. Wrought Iron Pipe

S.P.D. Stoneware Pipe Drain

I.C. Inspection Chamber

U.T. Urinal Trap
- E.V. Educt vent

I.V. Induct Vent

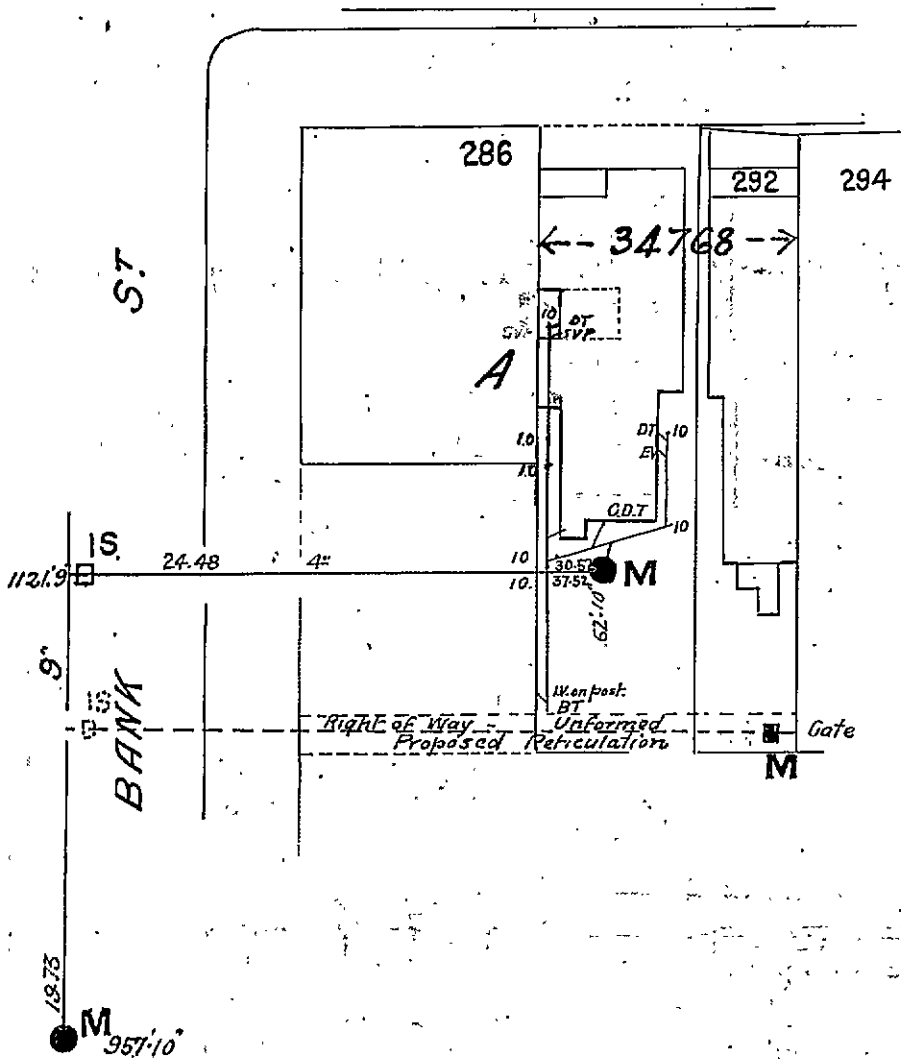
S.V.P. Soil Vent Pipe

V.P. Ventilating Pipe

M.F. Mica Flap

See By-Law VII.
- Scale—40ft. to 1 inch.

FERRARS ST



Drains laid shown in green
Pipes under building laid in concrete.

WORK CARRIED OUT TO THE PLACE IN GREEN

2.6.03
[Signature]

Examined.....

Melbourne.....1.....

Engineer.



PROPERTY SEWERAGE PLAN - PS: 00034768

Property: 290 FERRARS STREET SOUTH MELBOURNE 3205

LEGEND Title/Road boundary BT Boundary Trap Easement < 1.0 > Offset from Boundary

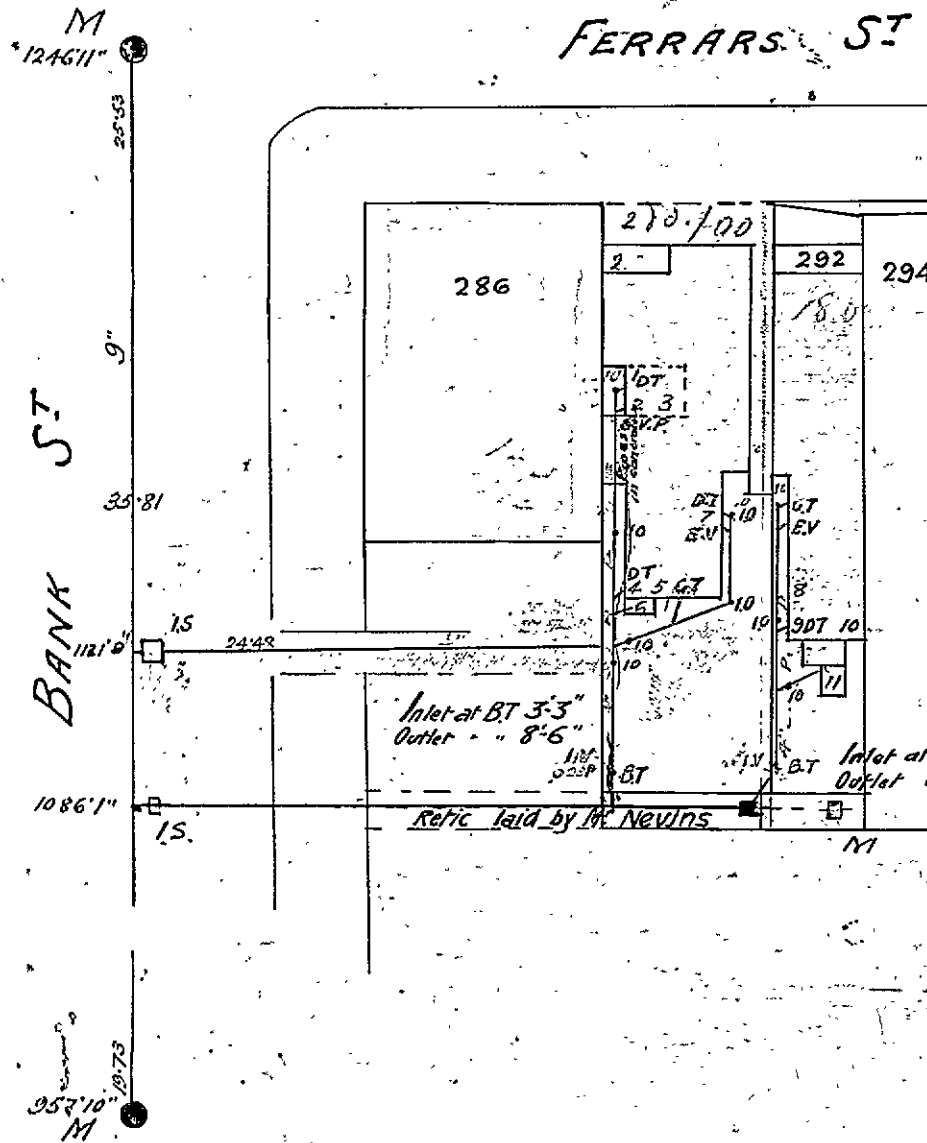
WARNING: This plan is issued solely for the purpose of assisting you in identifying property service drainage information only and may not show all sewer mains on the property. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, 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).

I.T. Interceptor Trap

I.C. Inspection Chamber
U.P. Urinal Trap
Scale—40ft. to 1 inch.

See By-Law 9.

SUPERVISION COPY



LIST OF FITTINGS

- 1 Lay
 - 2 Closet internal
 - 3-4 Baths
 - 5 Troughs (2)
 - 6 Closet
 - 7 H.S.
 - 8 "
 - 9 Troughs (2)
 - 10 Bath
 - 11 Closet
- 6 Tops to be enclosed in brickwork & tap placed over each.
Storage tank to be provided.
Internal closet No 2 allowed to remain, but Board reserves the right of requiring more ventilation, if found necessary.

Examined
Melbourne
20/6/03

2/12/03

Engineer
22 June 1903

Property Clearance Certificate

Taxation Administration Act 1997



INFOTRACK / CORNWALLS

Your Reference:	1056521
Certificate No:	48447141
Issue Date:	12 AUG 2021
Enquiries:	MXP4

Land Address:	288 -290 FERRARS STREET SOUTH MELBOURNE VIC 3205
---------------	--

Land Id	Lot	Plan	Volume	Folio	Tax Payable
8439970	1	237342	6583	475	\$0.00

Vendor: ROBERT BRIGLIA
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
BERNARD JOSEPH BRIGLIA	2021	\$1,300,000	\$0.00	\$0.00	\$0.00

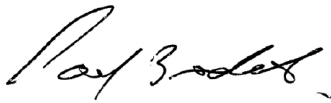
Comments: Property is exempt: LTX Principal Place of Residence.

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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
---------------------	------	------------------	------------------	-------

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:	\$1,500,000
SITE VALUE:	\$1,300,000
AMOUNT PAYABLE:	\$0.00



Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

Certificate No: 48447141

Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
 - Land tax that has been assessed but is not yet due,
 - Land tax for the current tax year that has not yet been assessed, and
 - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$5,375.00

Taxable Value = \$1,300,000

Calculated as \$2,975 plus (\$1,300,000 - \$1,000,000) multiplied by 0.800 cents.

Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

Property Clearance Certificate - Payment Options

BPAY



Billor Code: 5249
Ref: 48447141

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: 48447141

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Your Ref: CTPI/00788/2021
Enquiries to Building: 03 9209 6253
Building Regulations 2018: Part 4 – Building Permits r51(1)



23 September 2021

The Trustee For Vhrs Trust (Web Certificates)
Level 1, Casselden Place/2 Lonsdale Street
MELBOURNE VIC 3000

St Kilda Town Hall
99a Carlisle Street
St Kilda
Victoria 3182

portphillip.vic.gov.au

ASSIST Customer Service
☎ 03 9209 6777

Dear Sir/Madam,

**RE: Building Information Details for 288-290 FERRARS STREET SOUTH MELBOURNE
VIC 3205**

There are no Building Permits issued for this property within the last 10 years.

There are no outstanding building notices or orders for this property.

For enquiries, please contact the Building Helpdesk on 9209 6253.

For copies of plans and documents, please call Building Records on 9209 6242 to lodge an application (please note application charges apply).

Yours sincerely,

A handwritten signature in grey ink, appearing to be 'Bill Yannelis'.

Bill Yannelis
Municipal Building Surveyor

Your Ref:
Enquiries to Building:
Building Regulations 2018:

CTPI/00787/2021
03 9209 6253
Part 4 – Building Permits r51(2)



St Kilda Town Hall
99a Carlisle Street
St Kilda
Victoria 3182

portphillip.vic.gov.au

ASSIST Customer Service

03 9209 6777

23-Sep-2021

The Trustee For Vlrs Trust (Web Certificates)
Level 1, Casselden Place/2 Lonsdale Street
MELBOURNE VIC 3000

Dear The Trustee For Vlrs Trust (Web Certificates),

RE: Building Information Details for 288-290 FERRARS STREET SOUTH MELBOURNE VIC 3205

Termite Area:	YES	<u>Melbourne Water</u> SBO1* or Flood Zone(Reg 153)	NO
Alpine Area:	NO	<u>Council</u> SBO2* Flood Zone (Reg 153)	NO
Sewered:	YES	<u>Melbourne Water</u> SBO3* or Flood Zone (Reg 153)	NO
<u>Council</u> Flood Zone (Reg 154)	NO	<u>Council</u> Flood Zone (Reg 153)	NO

For further information on flood or overlay details contact:

Melbourne Water enquiries:

131 722

City of Port Phillip Development & Drainage Engineer:

(03) 9209 6865

City of Port Phillip Building Department:

(03) 9209 6253

Yours sincerely,

Bill Yannelis

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: 288-290 FERRARS STREET

SUBURB: SOUTH MELBOURNE

MUNICIPALITY: PORT PHILLIP

MAP REFERENCES: Melways 40th Edition, Street Directory, Map 2K Reference B3

Melways 40th Edition, Street Directory, Map 2K Reference A3

Melways 40th Edition, Street Directory, Map 57 Reference F2

DATE OF SEARCH: 22nd September 2021

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:

Priority Sites are sites for which EPA has issued a:

- Clean Up Notice pursuant to section 62A) of the Environment Protection Act 1970
- Pollution Abatement Notice pursuant to section 31A or 31B (relevant to land and/or groundwater) of the Environment Protection Act 1970
- Environment Action Notice pursuant to Section 274 of the Environment Protection Act 2017
- Site Management Order (related to land and groundwater) pursuant to Section 275 of the Environment Protection Act 2017
- Improvement Notice (related to land and groundwater) pursuant to Section 271 of the Environment Protection Act 2017
- Prohibition Notices (related to land and groundwater) pursuant to Section 272 of the Environment Protection Act 2017 on the occupier or controller of the site to require active management of these sites, 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. Sites are removed from the Priority Sites Register once all conditions of a Notice have been complied with.

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. Council and other planning authorities hold information about previous land uses, and it is advisable that such sources of information should also be consulted.

[Extract of Priority Sites Register] # 54522999 - 54522999135244
'356066'



Extract of EPA Priority Site Register

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

The Environment Protection Authority does not warrant the accuracy or completeness of information in this Extract and any person using or relying upon such information does so on the basis that the Environment Protection Authority shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Users of this site accept all risks and responsibilities for losses, damages, costs and other consequences resulting directly or indirectly from use of this site and information from it. To the maximum permitted by law, the EPA excludes all liability to any person directly or indirectly from using this site and information from it.

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 through the contact centre (details below). For more information relating to the Priority Sites Register, refer to the EPA website at: <https://www.epa.vic.gov.au/for-community/environmental-information/land-groundwater-pollution/priority-sites-register>

Environment Protection Authority Victoria
200 Victoria Street
Carlton VIC 3053
1300 EPA VIC (1300 372 842)



CERTIFICATE

Pursuant to Section 58 of the *Heritage Act 2017*

Cornwalls

CERTIFICATE NO:
54522999

PROPERTY ADDRESS:
288-290 FERRARS STREET SOUTH MELBOURNE

PARCEL DESCRIPTION:
Lot 1 TP237342L

1. The place or object is not included in the Heritage Register.
2. The place is not in a World Heritage Environs Area.
3. The place or object is not subject to an interim protection order.
4. A nomination has not been made for inclusion of the place or object in the Heritage Register.
5. The place or object is not being considered for inclusion in the Heritage Register.
6. The site is not included in the Heritage Inventory.
7. A repair order is not in force in respect of the place or object.
8. There is not an order of the Supreme Court under Division 3 of Part 10 in force in respect of the place or object.
9. There is not a Governor in Council declaration made under section 227 in force against the owner of the place or object.
10. There is not a court order made under section 229 in force against a person in respect of the place or object.
11. There are no current proceedings for a contravention of this Act in respect of the place or object.
12. There has not been a rectification order issued in respect of the place or object.

Fiona McMahon
Heritage Officer (Registry)

(as delegate for Steven Avery, Executive Director, Heritage Victoria, pursuant to the instrument of delegation)

DATED: 24 September 2021

Note: This Certificate is valid at the date of issue.

OFFICIAL



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Cornwalls C/- InfoTrack (Affinity RC)
475-495 Victoria Avenue
CHATSWOOD 2067
AUSTRALIA

Client Reference: 356066

NO PROPOSALS. As at the 22th September 2021, 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®.

288-290 FERRARS STREET, SOUTH MELBOURNE 3205
CITY OF PORT PHILLIP

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: 22th September 2021

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 54522999 - 54522999135244 '356066'

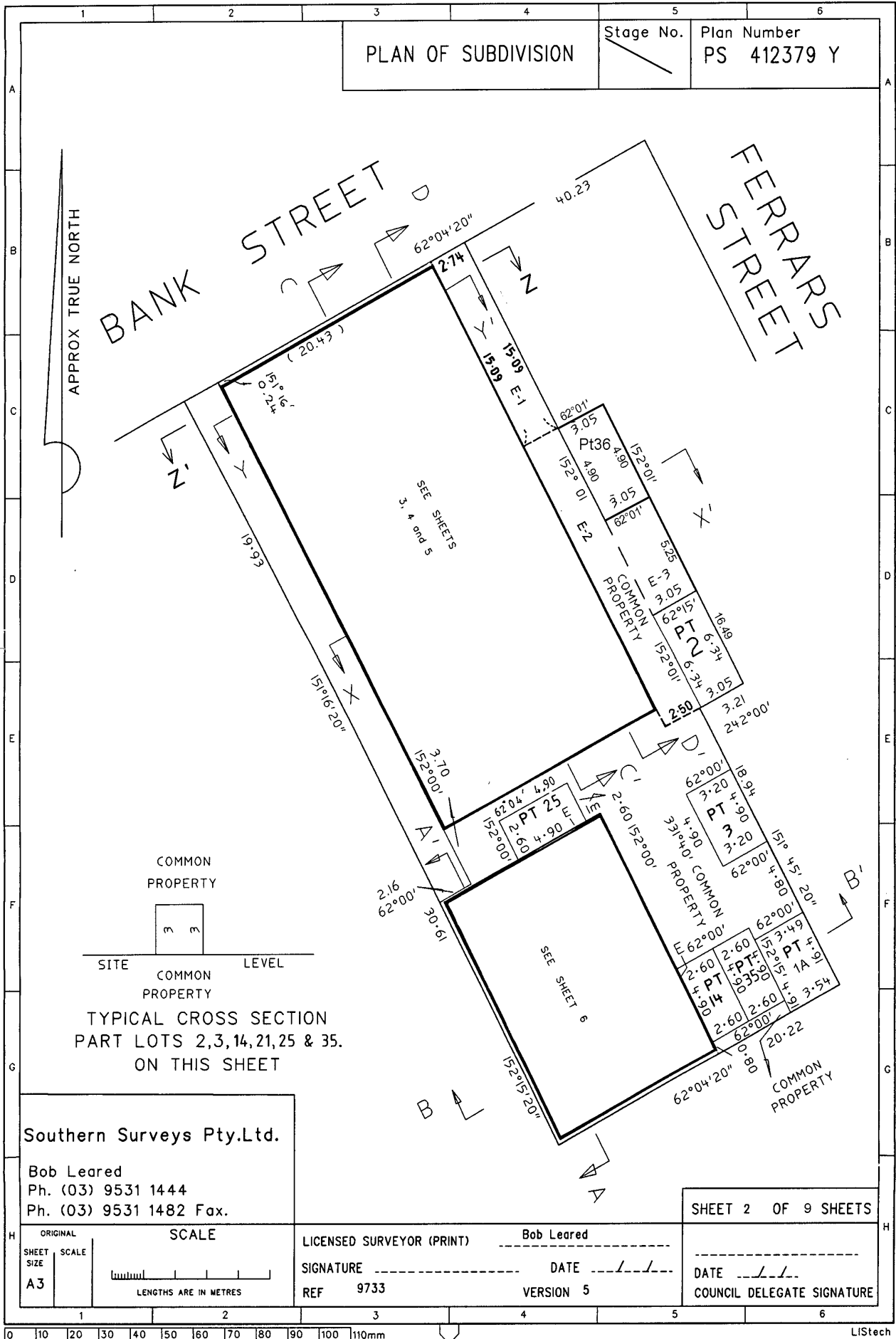
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

SPP5412379Y-1-3

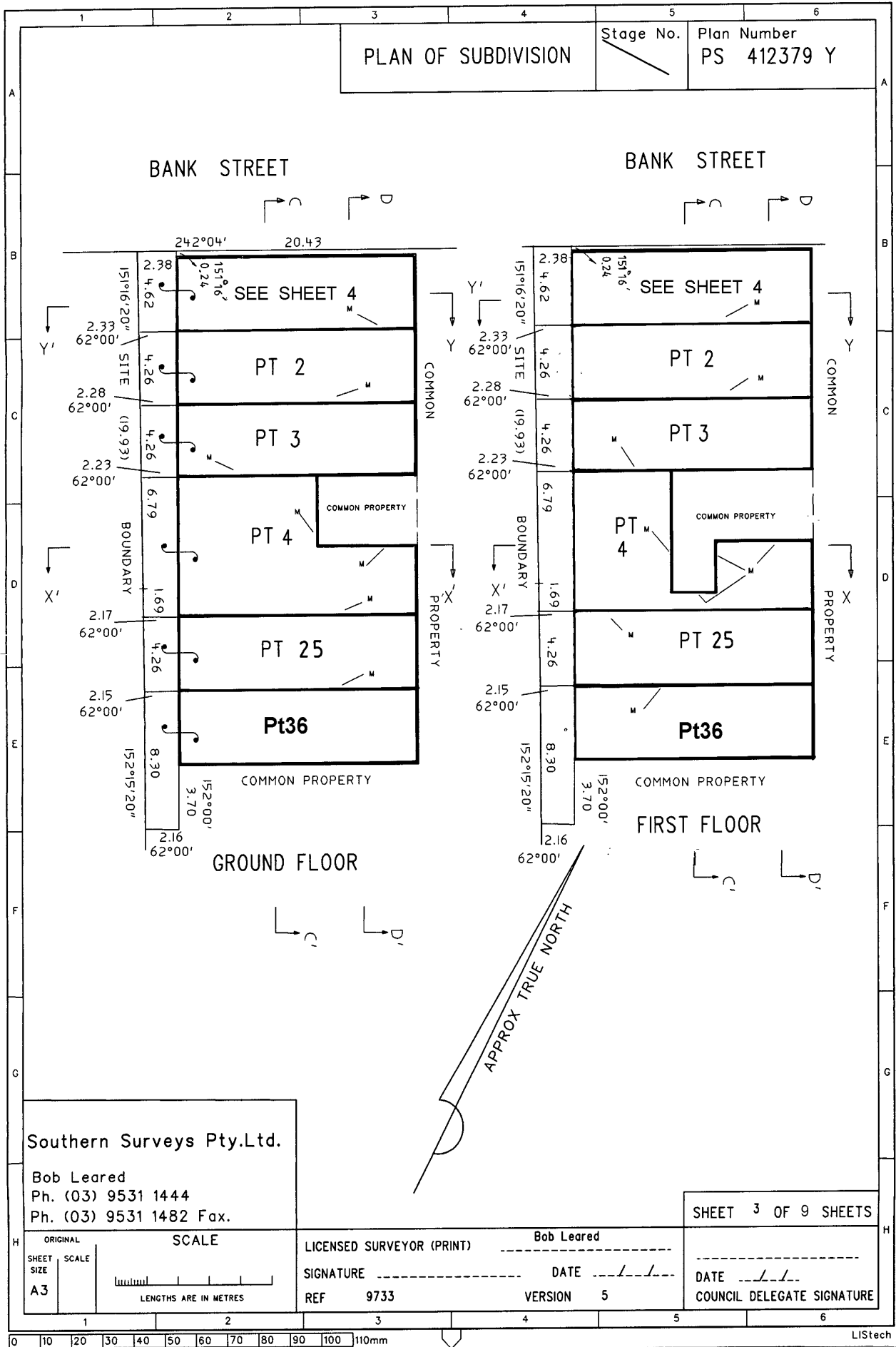
PLAN OF SUBDIVISION		Stage No. 	LTO use only EDITION 5	PS 412379 Y
Location of Land Parish: Melbourne South Township: CITY OF SOUTH MELBOURNE Section 18 Crown Allotment: 12 Crown Portion: _____ LTO base record: DCMB Title References: Vol. 10380 Fol. 372 Vol. 10371 Fol. 469 Last Plan Reference: _____ Postal Address: 287 BANK STREET South Melbourne, 3205 AMG Co-ordinates E 319, 985 (Of approx. centre of plan) N 5, 810, 220 Zone 55		Council Certification and Endorsement Council Name: PORT PHILLIP COUNCIL Ref: 609 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 7 / 4 / 1998 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under section 18 Subdivision Act 1988 has has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage _____ Council Delegate Council seal _____ Date 27 / 6 / 1998		
Vesting of Roads or Reserves				
Identifier	Council/Body/Person			
Nil	Nil			
Notations				
The Common Property is all the Land in the Parcel except that contained in the Lots. Internal Pipes and Ducts are contained in Common Property Locations not shown on Plan. Common Property denoted C.P. Boundaries defined by buildings are shown by thick, continuous lines. LOCATION OF BOUNDARIES DEFINED BY BUILDINGS MEDIAN : Shown marked M EXTERNAL FACE : Shown marked E INTERNAL FACE : ALL OTHER BOUNDARIES				
Staging This is/is not a staged subdivision Planning Permit No. _____ Depth Limitation: does not apply Survey:- This plan is / is not based on survey. (AP 788 63A) To be completed where applicable. This survey has been connected to permanent marks no(s). In proclaimed Survey Area no. _____				
Easement Information				LTO use only _____
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				Statement of Compliance / Exemption Statement Received <input checked="" type="checkbox"/> Date 10 / 6 / 98
Reference	Purpose	Width	Origin	Land Benefited/In Favour Of
E-1	CARRIAGEWAY	SEE DIAG.	V919430E	Vol. 3888 Fol. 533, Vol. 6583 Fol. 475, & Vol. 2822 Fol. 352
E-2	CARRIAGEWAY	SEE DIAG.	V919430E	Vol. 3888 Fol. 533, Vol. 6583 Fol. 475
E-3	CARRIAGEWAY	see PLAN	TRANSFER 466475	V 2361 / F 003 V 2807 / F 266
Southern Surveys Pty.Ltd. Bob Leared Ph. (03) 9531 1444 Ph. (03) 9531 1482 Fax. south.surveys@c031.aone.net.au PO Box 129, Elwood				Bob Leared LICENSED SURVEYOR (PRINT) _____ DATE 24/6/98 REF 9733 VERSION 5
PLAN REGISTERED TIME 1-15 P.M. DATE 2 / 7 / 98 Assistant Registrar of Titles SHEET 1 OF 9 SHEETS				COUNCIL DELEGATE SIGNATURE A3

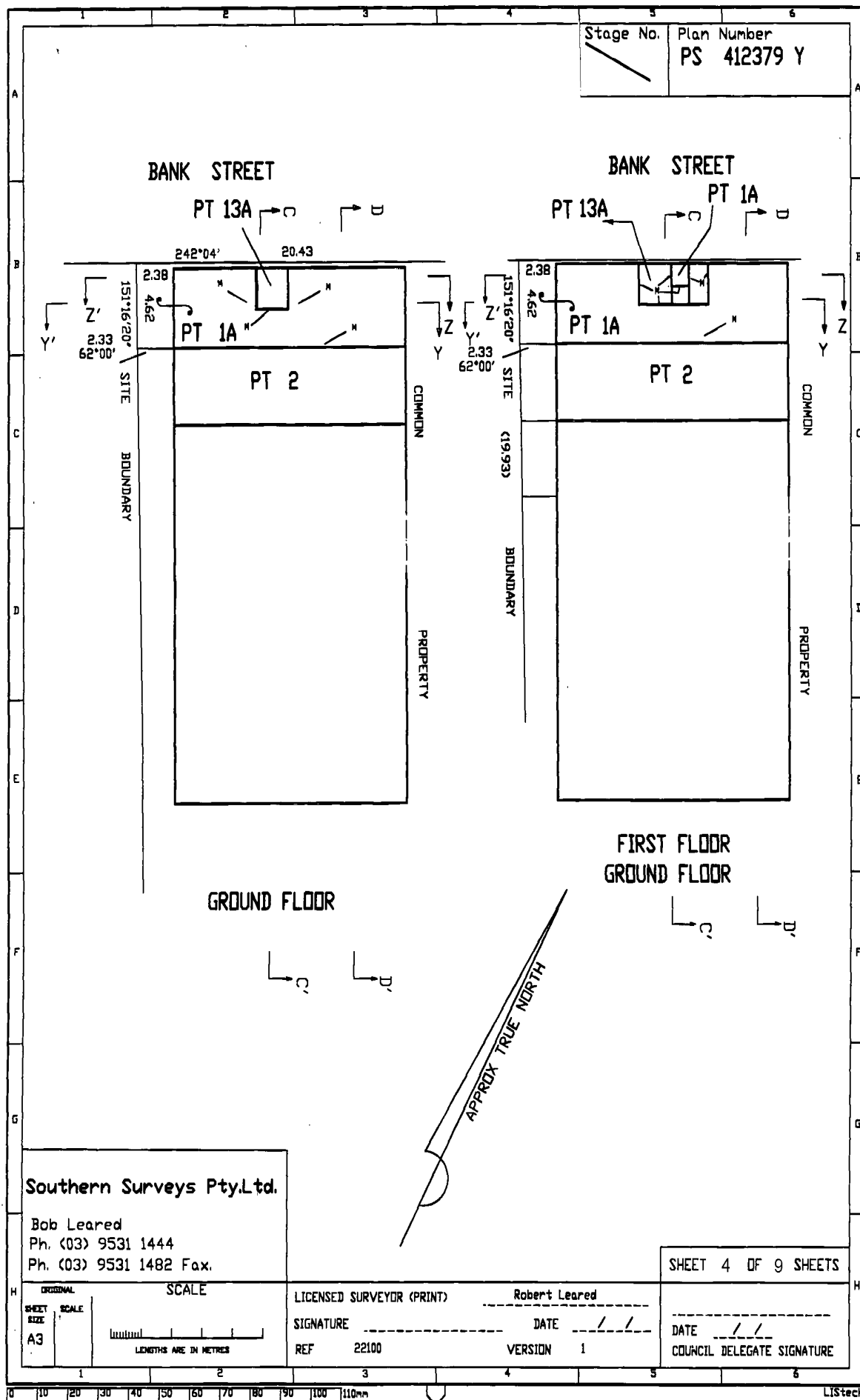


SPS412379Y-2-7



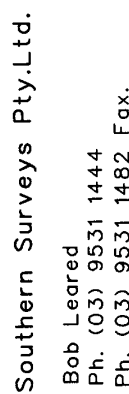
SPPS412379Y-3-1

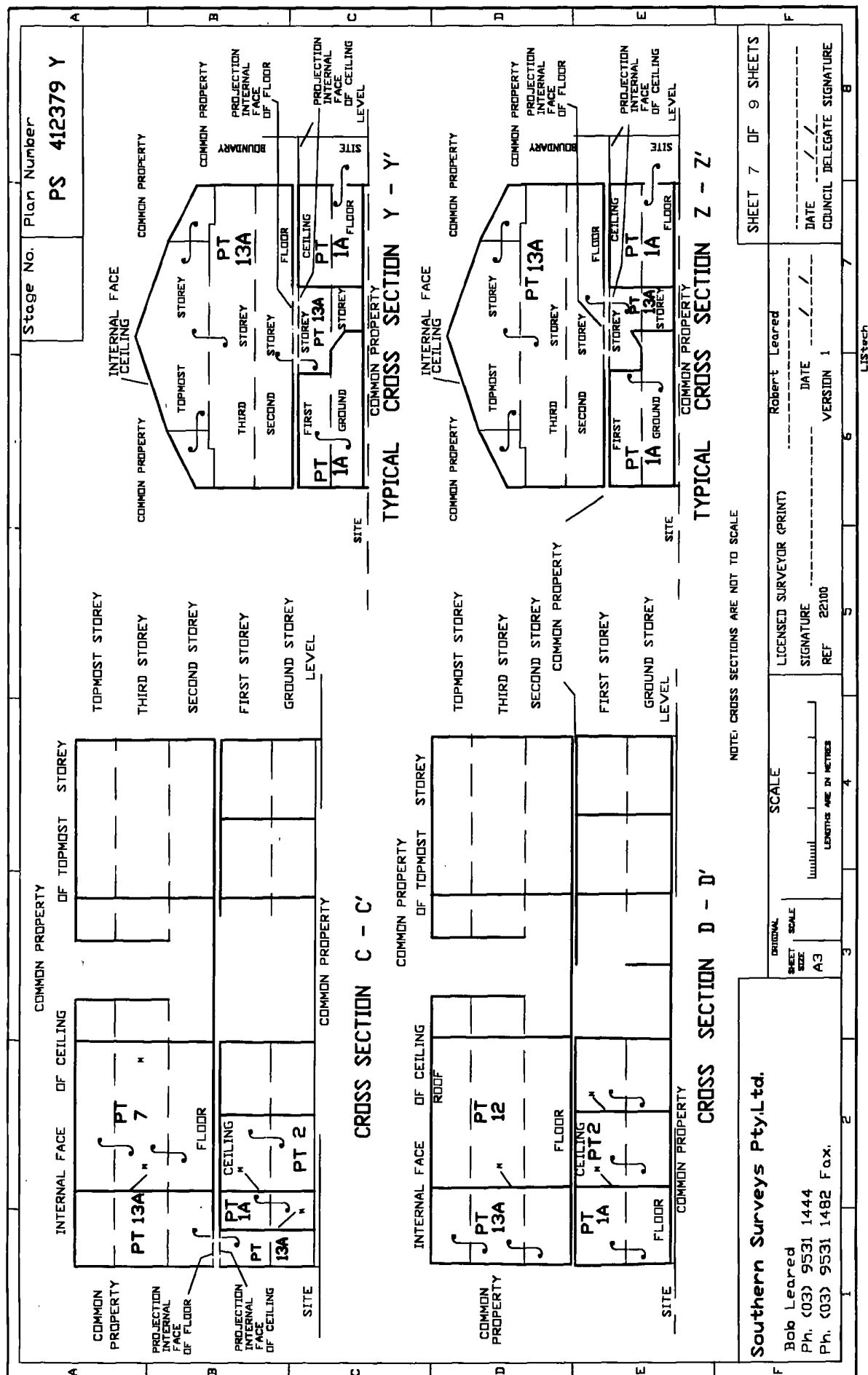


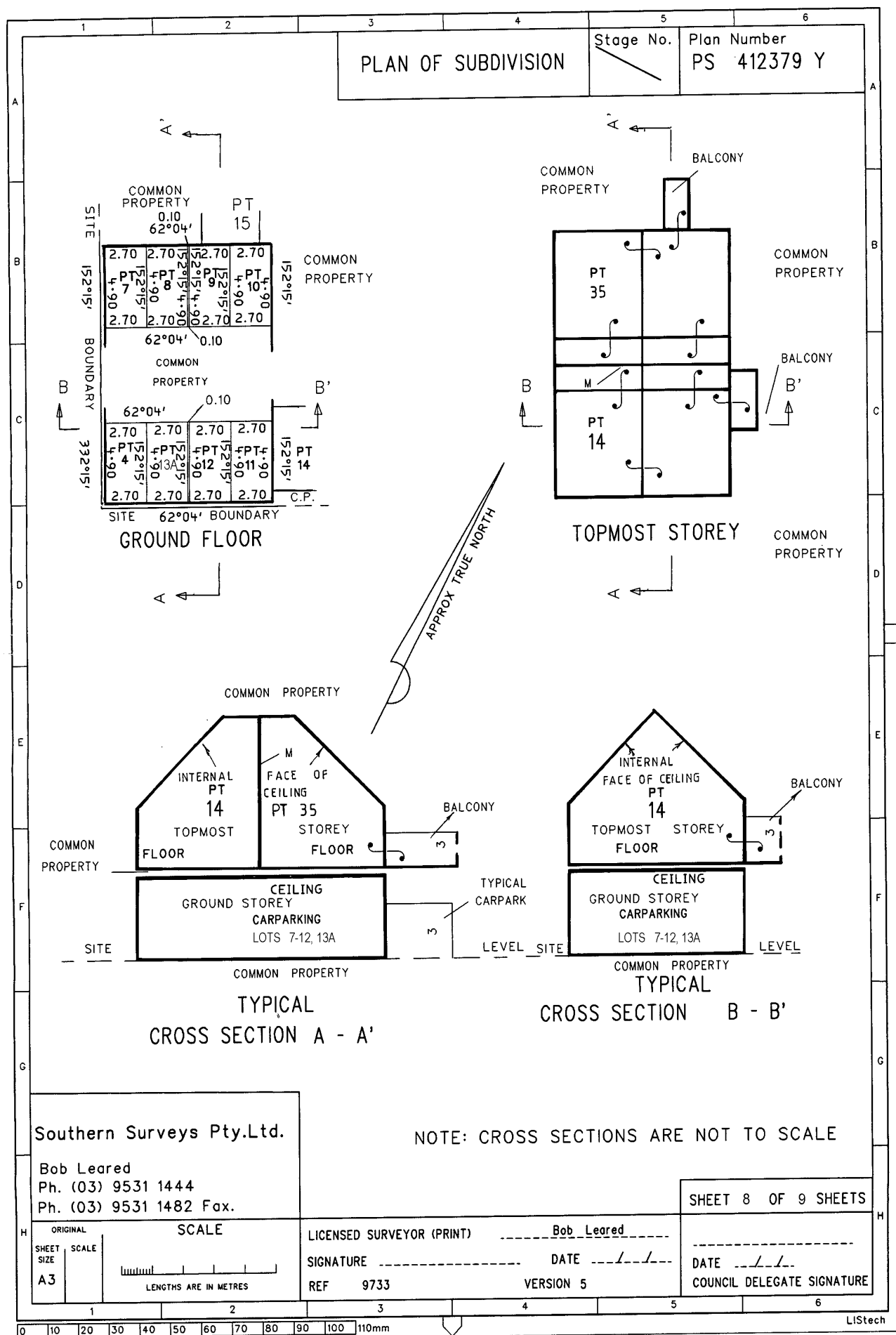


1	2	3	4	5	6
PLAN OF SUBDIVISION				Stage No.	Plan Number PS 412379 Y
<div style="display: flex; justify-content: space-around;"><div style="width: 45%; text-align: center;"><p>BANK STREET</p><p>SECOND FLOOR</p></div><div style="width: 45%; text-align: center;"><p>BANK STREET</p><p>THIRD FLOOR & TOPMOST FLOOR</p></div></div>					
<p>Southern Surveys Pty.Ltd. Bob Leared Ph. (03) 9531 1444 Ph. (03) 9531 1482 Fax.</p>					
<p>ORIGINAL SHEET SCALE A3</p>		<p>SCALE</p> <p>LENGTHS ARE IN METRES</p>		<p>LICENSED SURVEYOR (PRINT) <u>Bob Leared</u></p> <p>SIGNATURE _____ DATE ____/____/____</p> <p>REF 9733 VERSION 5</p>	
				<p>SHEET 5 OF 9 SHEETS</p> <p>DATE ____/____/____</p> <p>COUNCIL DELEGATE SIGNATURE _____</p>	

LISTech

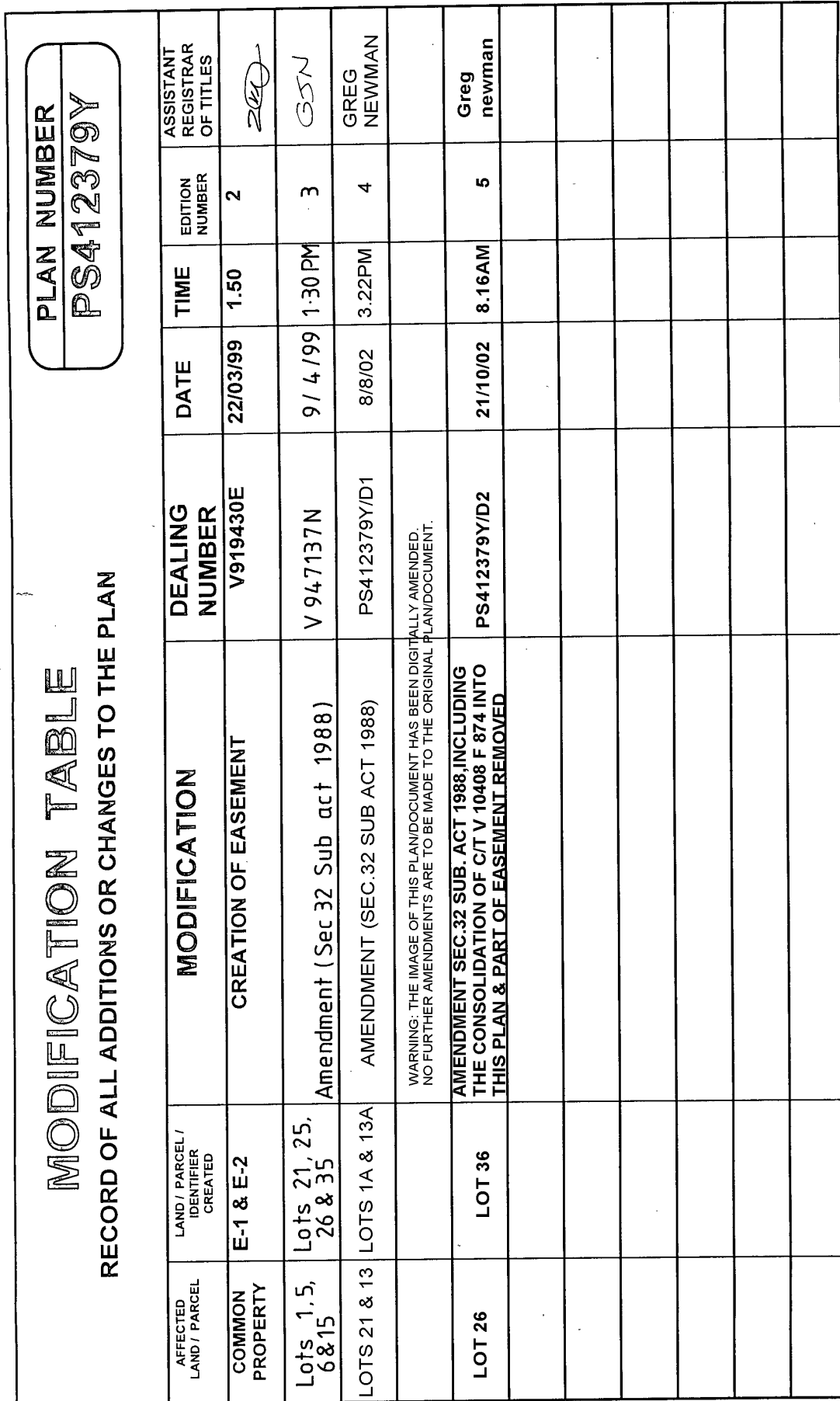






PS412379Y

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT





Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Produced: 24/05/2021 02:04:11 PM

**OWNERS CORPORATION
PLAN NO. PS412379Y**

The land in PS412379Y is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property, Lots 1A, 2 - 4, 7 - 12, 13A, 14, 25, 35, 36.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

VICTORIA BODY CORPORATE SERVICES PTY LTD 64 FENNELL STREET PORT MELBOURNE VIC 3207

AJ330656E 22/11/2011

Owners Corporation Manager:

NIL

Rules:

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

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

NIL

Notations:

NIL

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Common Property	0	0
Lot 1A	10	10
Lot 2	11	11
Lot 3	11	11
Lot 4	16	16
Lot 7	15	15
Lot 8	13	13



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 24/05/2021 02:04:11 PM

**OWNERS CORPORATION
PLAN NO. PS412379Y**

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 9	15	15
Lot 10	15	15
Lot 11	13	13
Lot 12	15	15
Lot 13A	15	15
Lot 14	13	13
Lot 25	11	11
Lot 35	13	13
Lot 36	11	11
Total	197.00	197.00

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

Statement End.

THE SURVEY HAS BEEN CARRIED OUT FOR THE EXCLUSIVE USE OF PAUL BRIGLIA FOR THE PURPOSE OF RE-ESTABLISHING THE TITLE BOUNDARIES ON THE SITE AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSON OR CORPORATION.

WHERE OCCUPATION INCLUDING FENCES AND BUILDINGS AROUND THE PERIMETER OF A PROPERTY ENCRANCH ONTO THE SUBJECT SITE, THE LAND BEYOND THE OCCUPATION MAY NOT BE RECOVERABLE AS RIGHTS OF POSSESSIONS MAY HAVE PASSED TO ADJOINING OWNERS. FULL TITLE DIMENSIONS SHOULD NOT BE ASSUMED FOR DESIGN PURPOSES UNTIL THESE ISSUES HAVE BEEN RESOLVED

THE RELATIONSHIP OF PERIMETER STRUCTURAL
FEATURES (FENCES, WALLS, ETC) TO TITLE
BOUNDARIES IS AT GROUND OR NEAR GROUND LEVEL
UNLESS OTHERWISE SHOWN.

THE FOOTINGS OF ANY BUILDINGS, WALLS ETC. SHOWN HEREON ARE NOT THE SUBJECT OF THIS SURVEY AND MAY DIFFER BEYOND THE BUILDING LOCATION AT GROUND OR NEAR GROUND LEVEL.

TITLE / FENCE RELATIONSHIP AND WHEN NECESSARY
SMALL STEPS IN BOUNDARIES HAVE BEEN
EXAGGERATED IN THE INTEREST OF CLARITY.

DAVID McLENNAN of 6/440 Elizabeth St Melbourne certify that this plan has been prepared from a survey made under my direction and supervision, in accordance with the Surveying Act 2004 and completed on 17/08/2021, that this plan is accurate and correctly represents the adopted boundaries and the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.

David McLennan

LICENSED SURVEYOR
(SURVEYING ACT 2004)

 LAND UNDER SURVEY IS SHOWN ENCLOSED BY THICK CONTINUOUS LINES.

PARISH: MELBOURNE SOUTH
TOWNSHIP: CITY OF SOUTH MELBOURNE
SECTION: 18
CROWN ALLOTMENT: 11 (PT)
CROWN PORTION:
TITLE REF: VOL.6583 FOL.475

LAST PLAN REF: TP237342L LOT 1

LAND SUBJECT TO EASEMENTS.

A-1: APPURTENANT CARRIAGEWAY
EASEMENT

PLAN OF RELOCATION
288 FERRARS STREET
SOUTH MELBOURNE VIC 3205

Ref: 23916/RP Drawn: MC
Rev: A Date: 14/09/2021
Sheet: 1 of 1 Checked: DMC
G:\23916\Office Work\Plans\In Progress\RE\23916-0-RP-A.dwg



REEDS
CONSULTING

Level 6,440 Elizabeth Street
Melbourne, Vic 3000
p (03) 8660 3000
www.reedsconsulting.com.au
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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

Page 1 of 1

VOLUME 03888 FOLIO 533

Security no : 124092955165F
Produced 08/10/2021 11:24 AM

LAND DESCRIPTION

Lot 1 on Title Plan 424062A (formerly known as part of Crown Allotment 10
Section 18 City of South Melbourne Parish of Melbourne South).
PARENT TITLE Volume 02924 Folio 761
Created by instrument 0775742 25/05/1915

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

COLLETTE DESIREE MARIE PASCAL of 292 FERRARS STREET SOUTH MELBOURNE VIC 3205
AE845135G 17/01/2007

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AE845136E 17/01/2007
ST. GEORGE BANK LTD

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 TP424062A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 292 FERRARS STREET SOUTH MELBOURNE VIC 3205

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 23/10/2016

DOCUMENT END

1052781 472003
of 2 2361
will be lodged by the day
Commercial Bank

RECEIVED
Jas Davidson
23 JAN 03
COLLECTOR OF POSTS & STAMPS ACTS

FREEHOLD

OFFICE OF TITLES
23 JAN 1903
VICTORIA

TRANSFER OF LAND

11:43 am

COLOUR CODE
Y=Yellow BR=Brown G=Green
R=Red BL=Blue P=Purple
H=Hatched CH=Cross Hatched

Gillott & Co + Co 2807/266
other title to Comm

We, ALICE LOUISE HERSCHELL Widow and CHARLES FULTON HERSCHELL Grocer both of Park and Ferrars Streets South Melbourne and JOHN WILSON HERSCHELL of Bay Street Port Melbourne Grocer being as Executors of the Will of James Herschell late of Number 42 Park Street West, South Melbourne deceased registered as the proprietors of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of Five hundred and forty pounds paid to us by William Pratt Christopherson of Number 260 Ferrars Street South Melbourne Builder DO HEREBY TRANSFER to the said WILLIAM PRATT CHRISTOPHERSON ALL our estate and interest in ALL THAT piece of Land delineated and colored Red on the Map in the margin being part of Crown Allotments Ten and Eleven Section Eighteen City and Parish of South Melbourne County of Bourke being part of the lands described in the Certificates of Title entered in the Register Book Volume 2361 Folio 472003 and Volume 2807 Folio 561266 TOGETHER with a right of carriage-way over the road delineated and colored Brown on the said Map

Bank Street West
Bourke Street
11° 22' 0"
122' 0"
122' 0"
122' 0"
The measurements are in feet and inches.

PENALTY REMITTED BY THE MINISTER.
Deputy Collector of Imposta, Stamps Acts.
20 / 1 / 1903.

SIGNED by the said ALICE LOUISE HERSCHELL, CHARLES FULTON HERSCHELL, and JOHN WILSON HERSCHELL in the presence of [Signatures] Gentling Managing Clerk to W.S. Donohoe Melbourne

SIGNED by the said WILLIAM PRATT CHRISTOPHERSON in the presence of [Signature]

ENCUMBRANCES REFERRED TO

DATED the twentieth day of January One thousand nine hundred and three

23/1/03

466475

D466475-1-0

MEMORIAL OF INSTRUMENT.

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION.	NAMES OF THE PARTIES THERETO	NUMBER OF SYMBOL THEREON
Transfer of part and Creation of Easement	THE 23 rd DAY OF January 1993 AT 11:43 O'CLOCK IN THE fore-NOON	Alice Louise Herschell Charles Fulton Herschell and John Wilson Herschell to William Pratt Christopherson	466475

M. Byrne

ASSISTANT REGISTRAR OF TITLES

Certify THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED, AT THE TIME
LAST ABOVE MENTIONED IN THE REGISTER BOOK VOL. 2861 FOL. 472003
2807 561266

M. Byrne

ASSISTANT REGISTRAR OF TITLES



D466475-1-0

19 March 2021

Mr. Robert Paul Briglia
1 Spring Road,
Malvern, VIC. 3144

On behalf of:
288-290 Ferrars Street
South Melbourne, VIC. 3205

Dear Mr. Briglia,

An email to Doubleday Real Estate and Port Phillip Council was sent dated 23 February 2021. A delay in sending this letter is due to having to seek details from the land title's office prior to posting.

You are receiving this letter as legal personal representative of MAISIE VERONICA BRIGLIA deceased AD483456J.

Notice of adverse possession to property and title related to 287 Bank St OC-412379, South Melbourne, VIC. 3205.

As a result of notice received by Doubleday Real Estate agent on behalf of their client:

Maisie Veronica Briglia Estate (Burnie Briglia and Paul Briglia) as owners seeking to place onto market 288 - 290 Ferrars St, South Melbourne, VIC. 3205.

As Chair of 287 Bank St OC-412379, we seek to notify the owners to properties 288-290 Ferrars Street and 292 Ferrars Street South Melbourne, that we believe the neighbouring properties on the east side of our fence line have extinguished their rights. On drawings of subdivision plans and other materials presented to Council in 1998, it included 'easement' points.

Since completion of approved building in 2001, the fence line has changed with a gate installed across this rear entrance point to neighbouring properties for 288, 288a and 292 Ferrars Street, South Melbourne, restricting free access since this time.

We no longer believe our neighbours have the right to use this land due to their not using this access point for 20 years and we will oppose any claim to access.

Regards,



Gianni Iannazzo

Committee rep | 0435 732 073 | gianni.iannazzo@gmail.com