

Vendor

**John Fletcher Citizen
and
Sally Mai Citizen**

Property

1 Alexandra Way, Supertown

**Vendor's Statement
to the Purchaser of Real Estate
pursuant to Section 32
of the Sale of Land Act 1962
(*"the Act"*)**



Level 2
280 Queen Street
MELBOURNE VIC 3000

Ausdoc: DX 343 Melbourne

Tel: (03) 8600 8888
Fax: (03) 8600 8899
email: answers@kligers.com.au

ALT:GK:40350:alt
#alt_40350_8

Vendor's Statement to the Purchaser of Real Estate pursuant to Section 32 of the Sale of Land Act 1962 ("the Act")

VENDOR: John Fletcher Citizen & Sally Mai Citizen

PROPERTY: 1 Alexandra Way, Supertown

In this Statement –

"**certificate**" means a certificate (or a copy) issued by the relevant authority.

"**settlement**" means the event upon which the Purchaser becomes entitled to possession or to the rents and profits of the Property.

Restrictions

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

- **Description:**
As set out in the attached
☞ copies of title document/s
- **Particulars** of any existing failure by the Vendor to comply with their terms are as follows:
None to the Vendor's knowledge

Planning and Road Access

Information concerning any planning instrument/s:

- Is contained in the attached certificate;
- There is access to the Property by road

IMPORTANT NOTICES TO PURCHASERS

- ★ The use to which you propose to put the property may be prohibited by planning or building controls applying to the locality or may require the consent or permit of the municipal council or other responsible authority. It is in your interest to undertake a proper investigation of permitted land use before you commit yourself to buy. You should check with the appropriate authorities as to the availability (and cost) of providing any essential services not connected to the property.

- ★ The property may be located in an area where commercial agricultural production activity may affect your enjoyment of the property. It is therefore in your interest to undertake an investigation of the possible amenity and other impacts from nearby properties and the agricultural practices and processes conducted there.

Outgoings, GST and Statutory Charges

- **Rates, Taxes, Body Corporate Fees:**

Information concerning any rates, taxes (excluding GST) or other similar outgoings (including any Body Corporate charges) and any interest payable on any part of them:

⊕ Is contained in the attached certificate/s;

- **Goods & Services Tax ("GST"):**

If the Contract of Sale states that the Price is GST exclusive and that the Purchaser must in addition to the Price or other amounts payable under the Contract pay any GST payable by the Vendor in relation to any supply made by the Vendor under the contract of Sale, then the Purchaser is to pay in addition to the Price and other moneys that GST. In relation to the supply, being real property (as defined in the GST Act), that GST will be in an amount equal to 10% of the Price unless the Vendor chooses or is required by the Contract of Sale to apply (if it is lawfully able to do so) the margin scheme to work out the GST payable. In that case, the GST may be less than 10% of the Price but the amount has not been determined as at the date of this statement.

- **Charges Securing Amounts Due:**

The particulars of any other registered or unregistered charge over the Property imposed by or under an Act to secure an amount due under that Act and the amount due under that Charge are as follows:

⊕ None to the Vendor's knowledge

Notices

Particulars of any notice, order, declaration, report or recommendation of a public authority or Government department or approved proposal affecting the property of which the Vendor might reasonably be expected to have knowledge including:

- (i) any affecting the Body Corporate and any liabilities (whether contingent proposed or otherwise) where the Property is in a subdivision containing a Body Corporate including any relating to the undertaking of any repairs to the Property;

- (ii) any quarantine or stock order imposed under the Stock Diseases Act 1968 (whether or not the quarantine or order is still in force);
- (iii) any notice pursuant to Section 6 of the Land Acquisition and Compensation Act 1986;
- Are contained in the attached certificate/s and/or statements and/or other materials
- None to the Vendor's knowledge

Services

Information concerning the supply of the following services:

Service	Connected	Authority
• Electricity	Yes	TruEnergy
• Gas	Yes	TruEnergy
• Water	Yes	Yarra Valley Water
• Sewerage	Yes	Yarra Valley Water
• Telephone	Yes	Telstra

WARNING:

You should check the appropriate authorities as to the availability of and the cost of providing any essential services not connected to the Property.

Title

Attached are copies of the following documents concerning the title or, when applicable copies of a statement provided by the Registrar of Titles of the information in the title documents described below:

- Certificate of Title being Volume 12345 Folio 067
- Registered Title Plan No. 222555A

Building Approvals

Particulars of any building approval granted during the past seven (7) years under the Building Control Act 1981 (required only where the property includes a residence);

- Are contained in the attached certificate or letter provided by the relevant municipal authority

NOTICE TO VENDORS:

If the Property is to be sold under or pursuant to a Terms Contract as defined in the Sale of Land Act or is to be sold subject to a mortgage which will not be discharged when the Purchaser becomes entitled to possession or to receipt of rents and profits then the Vendor must provide as part of the Vendor's Statement additional information as prescribed in the Sale of Land Act.

DATE OF STATEMENT: : / /2007

.....
John Fletcher Citizen or his agent

.....
Sally Mai Citizen or her agent

The Purchaser acknowledges being given a copy of this statement signed by the Vendor before the Purchaser signed any Contract.

DATE OF ACKNOWLEDGMENT: / /2007

Purchaser's Signature:

Purchaser's Signature:

SAMPLE

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REGISTER SEARCH STATEMENT Land Titles Office, Victoria Page 1

Security no : 124019170158A

Volume 12345 Folio .067
Produced 21/09/2006 10:11 am

LAND DESCRIPTION

Lot 1 on Title Plan 222555A (formerly known as Lot 2 on Plan of Subdivision
069582).

PARENT TITLE Volume 98765 Folio 043
Created by instrument L522844L 20/02/1985

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

JOHN FLETCHER CITIZEN

SALLY MAI CITIZEN both of 1 Alexandra Way, Supertown
X121110A 24/10/2001

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X111213 24/10/2001

SUPERTOWN BANK LTD

COVENANT 141516

CAVEAT AB202122T 24/12/2004

Caveator

JACK RANDOM

Capacity CHARGE

Date of Claim 15/12/2004

Lodged by

TURNER BROWN & CO

Notices to

TURNER BROWN & CO of LEVEL 5 28 CITY STREET SUPERTOWN VIC 5861

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 TP222555A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

STATEMENT END

Handwritten notes:
 The Registrar of Deeds
 has been advised by
 the Registrar of Deeds
 that the same is
 correct.

GOVERNMENT & CORR
 VICTORIA

4948474

513935

TRANSFER OF LAND

O. O. T.
 13 APR 1928
 277

FREE
 12/6
 T. O.



STAMPOUT
 13 APR 1928
 VICTORIA

Handwritten notes:
 18-5-28
 Mr. DH
 20/4

WE and both of The Towers of all
 Road Toorak Spinsters being 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
ONE THOUSAND SEVEN HUNDRED AND SIXTY POUNDS paid to us by

of St. Kilda Road Melbourne Married Woman AND in
 further consideration of the sum of ONE THOUSAND NINE HUNDRED AND
 TWENTY FIVE POUNDS paid to the said

of St. Kilda Road Melbourne Manager DO HEREBY
 at the request and by the direction of the said

(testified by her execution hereof) TRANSFER to the said
 ALL our estate and interest in ALL THAT piece

of land being Lot eight on Plan of Subdivision No. lodged in
 the Office of Titles being part of Crown Portion at
 Parish of County of and being part of the land des-

cribed in Certificate of Title Volume Folio AND I the
 said Lauri Joseph Nathan DO HEREBY for myself and my transferees
 registered proprietor or proprietors for the time being of the

land hereby transferred COVENANT with the said and
 and their transferees registered proprietors or

proprietor for the time being of the land comprised in the said
 Certificate of Title other than the land hereby transferred (a) -

not to erect or cause to be erected on the land hereby transferred
 any building other than one private dwelling house constructed of

brick with suitable outbuildings (b) not to excavate dig carry away
 or remove or permit to be excavated dug carried away or removed any
 earth clay marl stone gravel or sand from the land hereby transferred

except for the purpose of excavating for the foundations of any
 building to be erected thereon nor use nor permit or allow the
 said land hereby transferred to be used for quarrying or the manu-

facture or winning of brick tiles or pottery were AND I the said
DO HEREBY CONSENT to the above covenant being
 set out as an encumbrance on the Certificate of Title to issue in

Handwritten notes:
 277-28
 dia l. h. 1/4

respect of the land hereby transferred and on every other Certificate of Title here after to be issued in respect of such land.

DATED the *30th* day of *March* 1920.

SIGNED by the said _____ and)
_____ in Victoria in the presence of)

SIGNED by the said _____)
_____ in Victoria in the presence of)

SIGNED by the said _____)
_____ in Victoria in the presence of)

ENCUMBRANCES REFERRED TO

SAMPLE

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

VENDOR

CITIZEN

APPLICANT'S NAME & ADDRESS

Kliger Partners
DX 343
MELBOURNE

PURCHASER

REFERENCE

This certificate is issued for:

Lot 1 on TP222555A also known as 1 Alexandra Way, Supertown
Supertown City

The land is covered by the:
Stonnington PLANNING SCHEME

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

The land:

- is included in a RESIDENTIAL 1 ZONE
- is within a HERITAGE OVERLAY (HO182)

A detailed definition of the applicable Planning Scheme is available at :

(<http://www.dse.vic.gov.au/planningschemes/Stonnington>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian
Heritage Register at:

(<http://www.doi.vic.gov.au/doi/hvolr.nsf>)

29 September 2006

Genevieve Overell
Deputy Secretary
Department of Sustainability
and Environment
By authority of the
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 or at the
Planning Information Centre,
8 Nicholson Street, East Melbourne.

LANDATA®
Level 10
570 Bourke Street
Melbourne VIC 3000
Tel: (03) 8636 2456



CERTIFICATE ORDER

Thank you for your certificate order.

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) 8636 2456 and request a replacement certificate.



A Better Service

Did you order this certificate online? It's quicker and easier. If you order before 3pm, you will receive the certificate online on the same day, usually within the hour (unless we need further information from you). So order from your titles broker or visit the Land Channel at www.land.vic.gov.au and select "Title and Property Certificates".

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.

LAND INFORMATION CERTIFICATE (Section 229 Local Government Act, 1989)
and
VALUATION CERTIFICATE (Section 13DJ Valuation of Land Act 1960)

Property No:
Reference:
Issue Date: 6/10/2006

Cert No:
Receipt No:
Page No: 1 of 2

**Kliger Partners
DX 343
MELBOURNE**

Ratepayer (as recorded by Council):
In accordance with the provisions of the Information
privacy act 2000 ownership details are not displayed

Property Address: 1 Alexandra Way, Supertown

Title Particulars: Lot 1 on TP222555A

Capital Improved Value:	\$2285000	Level Value Date:	1/07/2006
Site Value:	\$1560000	Valuation Date:	1/01/2006
Net Annual Value:	\$114250		

This certificate provides information regarding valuation, rates, charges, other monies and any orders and notices made under the Local Government Act, 1958, Local Government Act, 1989 or any local law or by-law of the Council, and specified flood level by Council (if any) is provided in "good faith". 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 other relevant authority. A fee may be charged for such information.

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

LEVY FOR THE YEAR ENDING 30/6/2007	
General Rates	
Garbage Charges	3142.10
BALANCE OUTSTANDING	250.50
	3392.60

Interest will accrue on all overdue rates and charges at a rate of 11.0% until paid in full in accordance with Section 172 of the Local Government Act 1989. Please note that any rates not paid by the due date may be subject to legal action without any further notice.
In accordance with Section 173 of the LGA 1989, THE NEW OWNER MUST pay all amounts unpaid by the following dates:

- FULL PAYMENT due by 15/02/2007
- INSTALMENTS DUE by 30/9/2006, 30/11/2006, 28/2/2007 & 31/5/2007

Notations regarding subject property:

Notices or orders:

The following notices and/or 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 Recreational Lands Act 1963.

The potential liability for rates and charges under section four (4) of the Cultural and Recreational Lands Act:

Total Liability: \$Nil

Recovery of money owed to Council by former owner or occupier

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 Liability: \$Nil

Land becoming or ceasing to be rateable land

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

Total Liability: \$Nil

Private Street/Drainage Schemes - section 163 of the Local Government Act 1989

Private street scheme under the provisions of (within the meaning of section 575(1) of the Local Government Act 1958) that now are prescribed under section 163 of the Local Government Act 1989:

Total liability:

(all debts relating to this legislation will be shown under the particulars on the front of the certificate)

Specified Flood Level pursuant to the Building regulations 1994:

Please contact the City of Stonnington Property Information Officer on phone (03) 8290 3218.

Designated Flood Level:

The authority for designated flood levels has been delegated to: Melbourne Water, Land Development Water Ways & Drainage, Locked Bag 4280, East Richmond VIC 3121 phone (03) 9235 2100.

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. 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 four (4) months after the date of this Land Information Certificate.

For further information, contact:
Revenue Section


AUTHORISED OFFICER



Yarra Valley Water Ltd
ABN 93 066 902 501
Lucknow Street
Mitcham Victoria 3132
Private Bag 1
Mitcham Victoria 3132
DX 13204
Email: enquiry@yvw.com.au
Telephone: (03) 131 721

Kliger Partners
DX 343
MELBOURNE

RATES CERTIFICATE

Date of Issue: 27/09/2006

Customer No: a66778

Rate Certificate No:
Your Ref:

With reference to your request for details regarding property at : 1 ALEXANDRA WAY, SUPERTOWN ref no: 77889910

This property incurs the following service charges:

	Charges	Outstanding
Quarterly Charges: Drainage 01/07/06 to 30/09/06	\$ 94.15	\$ 0.00
Annual Charges: Parks 01/07/06 to 30/06/07	\$ 155.95	\$ 0.00
Arrears		\$ 0.00
Total Amount Due		\$0.00

Please note the calculated annual charge for Section 32 purposes is: \$532.55


GENERAL MANAGER
CUSTOMER OPERATIONS

Note:

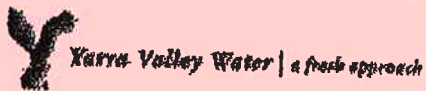
- 1 Yarra Valley Water provides information in this statement relating to waterways and drainage pursuant to Section 239G of the MMBW Act 1958, as an agent for Melbourne Water.
- 2 Information is also supplied under the following: Drainage and Parks charges - S75 Water Industry Act 1994.
- 3 On presenting your clients with the above information, please ensure that you inform them of their obligation to contact Yarra Valley Water (131 721) 2 working days prior to settlement. It is the vendor/purchaser's responsibility to book a final reading in order to determine the correct apportioning of water and sewer usage and/or service charges liable for each party.
- 4 Pursuant to S75 (3) (c) Water Industry Act 1994 - The following Rates apply for properties with water supply and sewerage services:

Water Usage - From 01/07/2006 water is charged at 81.84 Cents per kilolitre for the first 40 kilolitres; 96.01 Cents per kilolitre for 40 - 80 kilolitres and 141.85 Cents per kilolitre for more than 80 kilolitres.

Sewage Disposal - From 01/07/2006 your sewage volume is charged at 105.84 Cents per kilolitre.

Water Service - From 01/07/2006 the fixed charge for every household is \$ 15.16 per quarter.

Sewerage Service - From 01/07/2006 the fixed charge for every household is \$37.04 per quarter.



YARRA VALLEY WATER LIMITED
(ABN 93 066 902 501)
STATEMENT UNDER SECTIONS 75,
WATER INDUSTRY ACT 1994 RELATING TO ENCUMBRANCES
MMBW ACT 1958 - STATEMENT UNDER SECTION 239G

Yarra Valley Water Ltd
ABN 93 066 902 501
Lucknow Street
Mitcham Victoria 3132
Private Bag 1
Mitcham Victoria 3132
DX 13204
Email: enquiry@yvw.com.au
Telephone: (03) 131 721

Kliger Partners
DX 343
MELBOURNE

Date of Issue: 27/09/2006
Information Statement No: 9897969
Conveyancing Account No: 1000099

Your Ref:

Property: 1 ALEXANDRA WAY, SUPERTOWN

THE FOLLOWING PARTICULARS RELATE TO SECTIONS 25 & 239G(1)
If Sewer mains are in existence they will be shown on the attached plan

ADDITIONAL INFORMATION RELATES TO SECTIONS 25 & 239G(2)

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.

Consent has been previously given to an owner of the property to erect a structure over the sewer at the SOUTHERN boundary. No action is required by any new owner to retain this structure. However in the event of a stoppage there is a possibility that access may be required to the sewer from within or adjacent to the structure. Should any damage be caused by such activity, the property will be reinstated as near as practicable, to its former condition by this Authority.

AUTHORISED OFFICER:

GENERAL MANAGER
CUSTOMER OPERATIONS

Please ensure all information provided to Yarra Valley Water for the request of a Propertyflow Statement is correct and verified prior to submitting. All incorrect requests will be required to be resubmitted and will be charged accordingly.

Yarra Valley Water provides information in this statement relating to waterways and drainage pursuant to Section 239G of the MMBW Act 1958, as an agent for Melbourne Water.



PLEASE NOTE: Unless prior consent has been obtained, both the MMBW and the WATER INDUSTRY Acts PROHIBIT:

1. the erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. the connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.



INFORMATION STATEMENT NO.

ADDRESS
DATE 27/09/2006

SEWERS ARE INDICATED THIS 
SUBJECT PROPERTY IS INDICATED THIS 



This information is supplied on the basis that Yarra Valley Water Ltd:
 * does not warrant the accuracy or completeness of the information supplied, including without limitation, the location of water and sewer assets;
 * does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information; and
 * recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly.



PROPERTY INQUIRY APPLICATION FORM

REFERENCE	CODE	APPLICATION No.
MUNICIPAL PROPERTY NUMBER AS APPEARING ON		

TO

VicRoads
DX 27
MELBOURNE

Certificate/Advice Requested (Give details as described on Property Inquiry Information Sheet).

VicRoads Certificate

Fee enclosed \$ 13.70

NOTE: Generally replies will be mailed to applicant's address. However, if you wish to collect a Melbourne Water Rate Certificate available 3 business days after receipt of application - cross here ⑦
If you wish to collect a Melbourne Water S. 239G Statement-cross here ⑦

Surname Other Names	VENDOR RE: Citizen	PURCHASER TO: For Sale Purposes
	John Fletcher & Sally Mai	
Address	1 Alexandra Way, Supertown	
	USE NAME & ADDRESS OF REGISTERED PROPRIETOR IF NOT THE VENDOR	VENDOR'S SOLICITOR Stuart Morgan & Associates
USE BLOCK LETTERS	NAME AND ADDRESS OF APPLICANT	
	Kliger Partners DX 343 MELBOURNE	
	APPLICANT'S REFERENCE SM:MM 61028	
	Total Sale Price	Date Req'd ASAP
	Auction/Settlement Date	Phone 9222 2222
	Terms of Sale	
	Contract No.	

DESCRIPTION OF LAND - BE PRECISE, INSUFFICIENT INFORMATION WILL RESULT IN RETURN OF APPLICATION.
LOCALITY PLAN (COPY OF TITLE OR SKETCH) SHOWING DIMENSIONS OF WHOLE OF PROPERTY AND DISTANCE FROM NEAREST STREET INTERSECTION MUST BE ATTACHED TO EACH FORM.

Flat/Unit no.	Street No. Street, Road etc 1 Alexandra Way			Municipality Superton		
Lot No. 1	Plan No. 222555A	C A	C P	Section	Parish Supertown	
Town or Suburb Supertown	Postcode 5861	Volume/Book 12345	Folio/Number :067	Frontage links/ft/metres See Attached	Depth links/ft/metres See Attached	
Situated on East	South	(N/S/E/W) side of street commencing Gala Road		See Attached Street Area	links/ft/metres (Acres/Ha)	
State whether vacant land or nature of building. Dwelling	Name of Directory Melway			Map Ref. 787 C5		

FOR OFFICE USE ONLY

NO PROPOSALS

As at - 6 OCT 2006 VicRoads has no approved proposal 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.

N
B
RP
D
R



Heritage
VICTORIA

www.heritage.vic.gov.au

Kliger Partners
DX 343
MELBOURNE

CERTIFICATE

Pursuant to Section 50 of the *Heritage Act 1995*

YOUR REF:

CERTIFICATE NO:

This Certificate is issued for the following place:

PROPERTY ADDRESS: 1 ALEXANDRA WAY, SUPERTOWN

1. There is no current application for inclusion of the place in the Heritage Register.
2. The place is not being considered for inclusion in the Heritage Register.
3. The place is not included in the Heritage Register.
4. The place is not included in the Heritage inventory as an archaeological site or relic.
5. There is not an Interim Protection Order in force in respect of the place.
6. There is not a Repair Order for the carrying out of works in force in respect of the place.
7. There is not an Order of the Supreme Court in force to remedy or restrain a breach of the *Heritage Act 1995* in respect of the place.

Executive Director

DATED: 12 Oct 2006

Note: This Certificate is valid at the date of issue and does not preclude the Heritage Council having a future interest in the property.