



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

VOLUME 09889 FOLIO 999

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LAND DESCRIPTION

Lot 4 on Registered Plan of Strata Subdivision 032304W.
REGISTRATION OF DEALINGS WITH THIS LOT IS RESTRICTED
PARENT TITLE Volume 08347 Folio 405

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
J.T. CINCOTTA & ASSOCIATES PTY LTD of 36 SWEETLAND ROAD MOOROOLBARK 3138
S458134G 27/04/1993

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE SP032304W 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: UNIT 4 96 MANCHESTER ROAD MOOROOLBARK VIC 3138

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP032304W

DOCUMENT END

SCHEDULE

Landlord:	J T Cincotta & Associates Pty Ltd ATF J T Superannuation Fund C/- 46-48 Brice Avenue, Mooroolbark 3138
Tenant:	Bimco Pty Ltd 30 Lansell Road, Mooroolbark 3138
Guarantor:	Bradley Luke Strauss 30 Lansell Road, Mooroolbark 3138
Premises:	Suite 4 and Accessory Unit 20 96 Manchester Road, Mooroolbark 3138
Landlord's Fixtures And Chattels (CI 5.1 (a)):	Suspended ceiling, concealed fluorescent lighting, wall to wall carpet, 25 litre electric hot water service, toilet suite, ceramic hand basin and tap set, overhead lighting to toilets
Term:	One (1) year
Commencement Date:	12 th December 2019
Commencing Rent (CI 1):	\$1105.00 per calendar month plus GST as applicable payable calendar monthly in advance on the 12 th day of every month as the Landlord directs
Rent Commencement Date (CI 1):	12 th December 2019
Further Term(s) (CI 23):	Two (2) years plus a further term of Two (2) years
Last Date To Exercise Option To Renew Lease For The Next Further Term (CI 23.1 (d)):	11 th September 2020
Commencement Date Of Next Further Term (CI 23):	12 th December 2020
Outgoings Excluded (CI 2.1(k)):	Nil
Outgoings, Manner Of Apportionment (CI 2.3):	100% of those assessed against the premises
The Proportion That The Lettable Area Of The Premises Bears To The Lettable Area Of The	Not applicable