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

Page 1 of 1

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: 96 MANCHESTER ROAD MOOROOLBARK VIC 3138

OWNERS CORPORATIONS

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

DOCUMENT END

8th May 2020

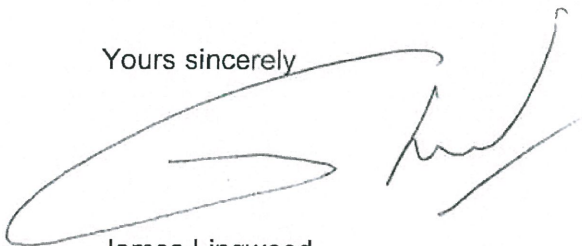
JT Cincotta & Associates Pty Ltd
C/- PO Box 1300
Doncaster Heights, Vic. 3109

Re: Unit 4/96 Manchester Rd, Mooroolbark, Vic. 3138

We have been requested to provide an indicative selling range for the above-mentioned Premises as at June 2019.

Based on comparable Unit Sales of similar properties, we estimate the above premises to have a selling range of \$135,000.00 - \$155,000.00 as at June 2019.

Yours sincerely



James Lingwood

General Manager sales and Leasing

McGrath Croydon

CROYDON
159 Main Street
Croydon VIC 3136
T 03 8595 2777
F 03 9725 2681

Maroondah Rentals Pty Ltd as trustee for Maroondah Rentals Unit Trust ABN 25 209 880 209
(an independently owned and operated franchise business) T/as McGrath Property Management Croydon

TENANT TAX INVOICE

Owner: J T Cincotta & Assoc P/L
ATF JT SUPERANNUATION FUND
ABN 99-378-690-773
TEL. (03) 9726 5108

DATE : 13 May 2019

Administration Officer
Country Fire Authority
18-22 Lakeview Drive
LILYDALE 3140

RENT : SUITE 4 @ 96 MANCHESTER ROAD, MOOROOLBARK

Description	Due Date	Credit	Owing
Rent 01/06/2019 – 30/06/2019	01/06/2019		\$1464.00
GST			NIL
TOTAL PAYABLE			\$1464.00

REMITTANCE ADVICE

Tenant: CFA
Premises: SUITE 4 @ 96 MANCHESTER ROAD, MOOROOLBARK

Total Due: \$1464.00

Amount Paid: \$ _____

POST TO J T CINCOTTA & ASSOCIATES PTY LTD
36 SWEETLAND ROAD MOOROOLBARK VIC 3138
OR DEPOSIT TO:
BANK: BENDIGO BANK
TITLE: JT CINCOTTA
BSB: 633-000 ACCT 119 860 690

SCHEDULE

1. Lessor: ✓ J T CINCOTTA & ASSOCIATES TY LTD
✓ ATF J T SUPERANNUATION FUND
✓ ABN 99 378 690 773
✓ C/- 46-48 BRICE AVENUE, MOOROOLBARK VIC 3138
2. Lessee: COUNTRY FIRE AUTHORITY ABN 39 255 319 010
8 LAKESIDE DRIVE, BURWOOD EAST VIC 3151
3. Premises: ✓ SUITE 4 @ 96 MANCHESTER ROAD, MOOROOLBARK VIC 3138
✓ AND ACCESSORY UNIT 20 AS INDICATED RED ON THE PLAN
4. Fixtures and Chattels (if any): REFER TO CHATTEL LIST
5. Term: ✓ THREE (3) YEARS
6. Commencement Date: ✓ 1ST APRIL 2010
7. Rental: *TAKE HOLD NO GST* ✓ \$1,199.26 Per: CALENDAR MONTH PLUS GST IF AND WHEN APPLICABLE

Clause

- 1(a) 8. Manner of Payment of rental: CALENDAR MONTHLY IN ADVANCE ON THE 1ST DAY OF EVERY MONTH DIRECTLY TO THE LESSOR. ✓
- Commencing on: 1ST APRIL 2010
- 1(a) 9. Lessor's Agent: E. METHVEN (MOOROOLBARK) PTY LTD
46-48 BRICE AVENUE, MOOROOLBARK 3138
- 1(b) 10. Outgoings excluded: NIL
- 1(b) 11. Portion of rates, taxes etc to be borne by the Lessee:
100% OF THOSE AS ASSESSED AGAINST THE PREMISES.
- 11a. The proportion that the lettable area of the Premises bears to the lettable area of the building:
NOT APPLICABLE
- 1(c) 12. Portion of building operating expenses to be borne by the Lessee:
100% OF THOSE AS ASSESSED AGAINST THE PREMISES.
- 1(o) 13. Use of premises: OFFICE
- 1(v) 14. Security Deposit: ✓ \$1,320.00 *HOLD BY METHVEN 7/2/2010*
- 3(f) 15. Further Term(s): ✓ THREE (3) YEARS
- 3(f) 16. Last Date for exercise of Option: ✓ 31ST DECEMBER 2012
- 3(g) 17. Market Review Date(s): NOT APPLICABLE
- 3(h) & (i) 18. Adjustment Date(s): CPI – 1ST APRIL 2011, 1ST APRIL 2012
CPI – 1ST APRIL 2013, 1ST APRIL 2014
CPI – 1ST APRIL 2015
- 3(l) 19. Percentage increase in Rental: NOT APPLICABLE



ACKNOWLEDGEMENT BY LESSOR AND LESSEE

This Lease sets out the rights and duties of both the Lessor and Lessee. By signing this you acknowledge that you have read and understand the terms and conditions of this Lease.

Whilst due care and attention has been taken in the preparation of this Lease we recommend you carefully check the document and should you have any concerns you should seek your own independent legal advice.

The parties to this Lease acknowledge having been given a copy of the Lease by the Agent at the time of execution.

BY EXECUTING THIS LEASE YOU WILL BE LEGALLY BOUND BY ITS TERMS AND CONDITIONS

EXECUTED by the parties as a Deed and dated 12 day of March 2010.

EXECUTED by **J T SUPERANNUATION FUND** ABN 99 378 690 773
Being the Lessor



FOR & ON BEHALF OF
J T SUPERANNUATION FUND

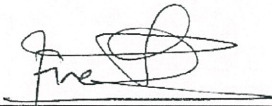
JUDI ROACH.

Witness (Print Name)



Witness (Signature)

EXECUTED by **COUNTRY FIRE AUTHORITY** ABN 39 255 319 010
Being the Lessee in accordance with Section 127 of the Corporations Act 2001



FOR & ON BEHALF OF
COUNTRY FIRE AUTHORITY
(Signature of delegated officer)

Brian Robie

Witness (Print Name)



Witness (Signature)

JT Super

We seek copy of property valuation report basis of which property at 4/96 Manchester Rd, Mooroolbark has been valued as of 30 June 2019.

19/06/2020

We seek current title search report for the property to verify title of the property and charges (if any).

19/06/2020

In respect to property at 4/96 Manchester Rd, Mooroolbark, we seek rental statements or lease agreement to verify rental income for \$17,568.

19/06/2020

Please arrange copy of Depreciation Schedule to verify \$86 depreciation charged during the year ended 30 June 2019.

19/06/2020