



Proprietor - Tracey Francis
A person holding a Full Licence
under the Conveyancing Act 2006
Licence No. 000059E

T M Conveyancing Services

*This Firm Holds Professional Indemnity Insurance
Against Civil Liability
A.B.N 89 486 100 276*

63 Spicer St, Beaumaris, 3193
Tel: 9585 3434 Fax: 9585 3636

Mobile: 0418 593 586

e-mail: tmconveyancing@bigpond.com

web page: www.tmconveyancing.com.au



Our ref: 17/1146

05 October 2017

Guthrie & Andrew Investments Pty Ltd
21 Wells Road
BEAUMARIS VIC 3193

Dear Sir/Madam

Re: Purchase from Silvey
Property: 396 Nepean Highway CHELSEA VIC 3196

We confirm that settlement of the above property has been arranged to take place at 3:00 PM on 9 Oct 2017. In order that we may effect settlement, it is requested that you let us have the following BANK CHEQUE/S:-

	<u>PAYEE ON CHEQUE</u>	<u>AMOUNT</u>
1.	P J Silvey	\$144,405.74

You are required (by law) to provide Bank Cheques not Building Society, Credit Union, or personal cheques.

Please ensure that you conduct a final inspection of the property within the seven days prior to settlement to ensure that the property is in the same condition as when you first purchased it. You should make these arrangements through the Agent. Please advise the outcome of the inspection prior to settlement.

Should you have any queries, please telephone the writer.

Sincerely
TM Conveyancing Services
Per:



Statement of Adjustment as at 9/10/2017
TM Conveyancing Services

Purchaser: Guthrie & Andrew Investments Pty Ltd
Vendor: Patrick John Silvey
Property: 396 Nepean Highway CHELSEA VIC 3196

Adjustment Description	VENDOR	PURCHASER
Additional Fees/Allowances		
City Settlement Fee	\$0.00	\$120.00
	\$0.00	\$120.00
Less Vendor's Portion		\$0.00
Purchaser to Pay Vendor		\$120.00

Statement of Settlement	
Purchase Price	\$400,000.00
Plus Adjustments	\$120.00
	\$400,120.00
Less Deposit	\$40,000.00
BALANCE DUE TO VENDOR	\$360,120.00

Cheques	
Right Choice Conveyancing	\$890.00
Rogers Legal Services	\$44.00
Westpac Banking Corporation	\$135,000.00
P J Silvey	\$224,186.00
Total:	\$360,120.00

Land Information Certificate

Local Government Act 1989 – Section 229
Local Government (General) Regulations 2004



City of
KINGSTON

SAI Global - Property (Web Certificates)
C/- Sai Global Property Divisions Pty Ltd
PO BOX 447
SOUTH MELBOURNE VIC 3205

Date of Issue:	13 September 2017
Assessment No:	100747 3
Property Location:	396 Nepean Highway, CHELSEA VIC 3196
Parcel Details:	Lot 1 SP24932
Certificate No:	79695
Certificate Expiry Date:	12 December 2017
Applicants Reference:	46535783:73995952:17886

This certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the **Local Government Act 1958**, the **Local Government Act 1989** or under a Local Law of the Council and the 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 Council or the relevant authority. A fee may be charged for such information.

Operative Date of Valuation: 01 July 2016	Site Value:	330,000
Relevant Date of Valuation: 01 Jan 2016	Capital Improved Value:	545,000
	Net Annual Value:	27,250

Council uses Capital Improved Value to determine the value of property for rating purposes

RATES AND CHARGES 1st July 2017 to 30th June 2018

Arrears

Arrears - Brought Forward 01/07/2016	\$0.00
Legal Fees Brought Forward 01/07/2016	\$0.00

Current Rate

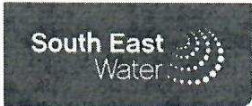
General Rates	\$1,176.11
Fire Services Property Levy	\$760.46
Municipal Charge	\$100.00
	\$
	\$
	\$
Legal Costs/Charges	\$0.00
Interest on Arrears	\$0.00
Interest on Current Rates	\$0.00

Payments \$-508.75

Property Debts \$0.00 (Fire Hazard / Property Clearance)

OUTSTANDING **\$1,527.82**

Any outstanding balance may be subject to legal action. Please contact this office prior to settlement.



FINANCIAL UPDATE

SAI GLOBAL - PSP
E-mail: tmconveyancing2@bigpond.com

Statement for property:
LOT 1 396 NEPEAN HIGHWAY CHELSEA
3196

EFT Electronic funds transfer

BSB: 033-874 Account Number: 129980439
Account Name: South East Water Corporation



BPAY[®]
Bill Code: 265504 Ref: 129980439

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
50D//09714/473	46535783:73995954	27 SEPTEMBER 2017	29462578

1. Statement of Fees Imposed

(a) By Other Authorities

Parks Victoria - Parks Service Charge	01/07/2017 to 30/06/2018	\$75.85
Melbourne Water Corporation Total Service Charges	01/07/2017 to 30/09/2017	\$31.62

(b) By South East Water

Water Service Charge	01/07/2017 to 30/09/2017	\$30.27
Sewerage Service Charge	01/07/2017 to 30/09/2017	\$114.15
Subtotal Service Charges		\$251.89

Payments \$251.89

TOTAL UNPAID BALANCE \$0.00

- The meter at the property was last read on 21/08/2017. Fees accrued since that date may be estimated by reference to the following historical information about the property:

Water Usage Charge \$0.36 per day

Sewage Disposal Charge \$0.19 per day

2. Disclaimer

South East Water has prepared the information in this update to the Information Statement previously supplied with due care and diligence.

The update is for the purposes of providing current financial information for the property identified at the top of this document at the time this request was made.

Land Tax Clearance Certificate

Land Tax Act 2005



TM CONVEYANCING VIA SAI GLOBAL PROPERTY
LEVEL 3, 355 SPENCER ST
WEST MELBOURNE VIC 3003

Your Reference: 46535783:73995953

Certificate No: 16983420

Issue Date: 21 SEP 2017

Enquiries: RXM2

Land Address: 396 NEPEAN HIGHWAY CHELSEA VIC 3196

Land Id	Lot	Plan	Volume	Folio	Taxable Value	Tax Payable
1417252	1	24932	9718	623	\$330,000	\$108.75

Vendor: PATRICK SILVEY

Purchaser: GUTHRIE & ANDREW PTY LTD

Current Land Tax Details	Year	Proportional Tax	Penalty/Interest	Total
MRS JULIE-ANN SILVEY	2017	\$435.00	\$0.00	\$108.75

Arrears of Tax	Year	Proportional Tax	Penalty/Interest	Total
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Comments: Land Tax of \$435.00 has been assessed for 2017, an amount of \$326.25 has been paid. Land Tax will be payable but is not yet due - please see note 5 on reverse.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully. To request an update for this certificate go to: www.sro.vic.gov.au/certificates

TAXABLE VALUE: \$330,000

AMOUNT PAYABLE: \$108.75

Paul Broderick
Commissioner of State Revenue

Land Tax Clearance Certificate - Remittance Advice

Certificate No: 16983420

Land ID: 1417252

Amount Payable: \$108.75

State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

Please return this section with your payment. For further information refer overleaf.
Do not mark below this line.

<0000010875<0000010875>016983420000<016983420000>424<424>

Notes to certificates under Section 105 of the *Land Tax Act 2005*



Certificate No: 16983420

- Under Section 96 of the Land Tax Act 2005 (the Act), land tax is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
- If land tax is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
- The amount of land tax on this certificate relates to the amount of land tax due and payable as at the date of the application only and not to any future liability or the tax status of the land.
- A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax.
- If land tax will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO within 28 days after settlement.
- If the amount in 3. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from
 - the vendor, or
 - the purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO within 28 days after settlement.
- If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
- If an amount certified is excessively high (for example, because a principal residence concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
- If no land tax is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
- If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
- The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax.

For Information Only

SINGLE OWNERSHIP CALCULATION BASED ON A TAXABLE VALUE OF \$330,000

Land Tax = \$435.00

Calculated as \$275 plus (\$330,000 - \$250,000) multiplied by 0.200 cents.

Further information

Internet	www.sro.vic.gov.au
Email	sro@sro.vic.gov.au (Attn: Land Tax)
Phone	13 21 61 (local call cost)
Fax	03 9628 6853
Mail	State Revenue Office GPO Box 4376 MELBOURNE VIC 3001

Payment options

Make cheque payable to **State Revenue Office, Victoria** marked 'Not Negotiable' and return with the remittance advice to:



Payment by mail:

- State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

Ray White.

**Code 144
Commercial Lease Schedule**



ABOUT THIS SCHEDULE
The REIV copyright Commercial Lease Schedule Code 144 is a standard form document which forms part of the REIV copyright Commercial Lease (Code 143). The printed, standard wording may need to be altered when completing the Schedule to record a lease, as negotiated. Alterations to the printed, standard wording should be recorded in the Special Conditions Schedule not by making changes to the Schedule itself. Depending on circumstances, it may be prudent to obtain professional help when completing this Schedule. Ensure the completed Schedule is attached to each part of the lease, at the time the lease is signed.

Landlord advice to the tenant
The landlord advises the tenant this Schedule is in the copyright format published by The Real Estate Institute of Victoria Ltd as at the date printed/version at the foot of the first page, unless there are alterations or additions or both which appear in the Special Conditions Schedule. The tenant is advised to check the Special Conditions Schedule, before signing this lease.

27/9/17 - Debbie

REIV Copyright Commercial Lease Schedule

Date of this Lease: 13/06/2017

*pd to 9/10/17
pcm \$1,833.33
no adjustment*

Landlord: Patrick Silvey
Address: c/- Ray White Chelsea
394-395 Nepean Highway
Chelsea
Telephone: 9772 5333
Email: chelsea.vic@raywhite.com

ABN:
Postcode: 3196

Mobile:
Contact person: Paul Sansom

Tenant: Property One Sales & Management Pty Ltd
Address: PO Box 19
Chelsea
Telephone: 0419001773
Email: neveraboringmoment@hotmail.com

ABN: 96557567298
Postcode: 3196

Mobile: 0419001773
Contact person: Sherrie Lee

Managing Agent* : Ray White Chelsea
Address: 394- 395 Nepean Highway
Chelsea
Telephone: 9772 5333

ABN: 97004838368
Postcode: 3196

Mobile: 0418337201
Property manager: Paul Sansom

Email: chelsea.vic@raywhite.com
(* The details, as recorded, are current at the date of this lease but may change over time)

Premises*: 396 Nepean Highway Chelsea 3196
(* attach plan to each part of this lease, if applicable)

Term: Two Years

Commencement date of the term: 10/08/2017

Landlord's fixtures and fittings (Cl 5.1(a)):
(* if insufficient space, attach extra page(s))
Light fittings, air conditioner, kitchen sink and cupboards, carpet & ceramic floor tiles, W.C and hand basin, external light box, alarm

Further term(s) (Cl 23): One further term of Two years

Register Search Statement - Volume 9718 Folio 623

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

VOLUME 09718 FOLIO 623

Security no : 124068095002W
Produced 12/09/2017 12:56 pm

LAND DESCRIPTION

Unit 1 on Strata Plan 024932L and an undivided share in the common property for the time being described on the plan.
PARENT TITLE Volume 09630 Folio 377
Created by instrument SP024932L 24/11/1988

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PATRICK JOHN SILVEY of 116 OAK ST, BEAUMARIS 3193
X151775B 14/11/2000

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 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 SP024932L 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: 396 NEPEAN HIGHWAY CHELSEA VIC 3196

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP024932L

DOCUMENT END

**Delivered from the Landata ® System by SAI Global Property Division Pty Ltd
Delivered at 12/09/2017, for Order Number 46535783. Your reference: 17/1146.**