



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

# 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](mailto:tmconveyancing@bigpond.com)

web page: [www.tmconveyancing.com.au](http://www.tmconveyancing.com.au)



Our ref: 17/1117

05 October 2017

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

Dear Sir/Madam

**Re: Purchase from Kraskov  
 Property: 37 Armstrongs Road SEAFORD VIC 3198**

We confirm that settlement of the above property has been arranged to take place at 2:00 PM on 6 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.	T & N Kraskov ATF Tank Superannuation Fund	\$199,434.48

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

**T M Conveyancing Services**

Per:





**Statement of Adjustment as at 6/10/2017**  
**TM Conveyancing Services**

**Purchaser:** Guthrie & Andrew Investments Pty Ltd  
**Vendor:** Timothy Kraskov, Nina Kraskov  
**Property:** 37 Armstrongs Road SEAFORD VIC 3198

<b>Adjustment Description</b>				<b>VENDOR</b>	<b>PURCHASER</b>
Rent - 37 Armstrongs Road			\$1,192.00	\$961.29	\$0.00
<b>Paid</b>	<b>From:</b> 01 Oct 2017	<b>To:</b> 31 Oct 2017	<b>Purchaser Allows</b>	<b>25 Days</b>	
Council Rates (Annually) - 8 Newton Lane			\$935.10	\$0.00	\$684.03
<b>Paid</b>	<b>From:</b> 01 Jul 2017	<b>To:</b> 30 Jun 2018	<b>Purchaser Allows</b>	<b>267 Days</b>	
<b>Additional Fees/Allowances</b>					
City Settlement Fee				\$0.00	\$220.00
<b>Less Purchaser's Portion</b>				<u>\$961.29</u>	<u>\$904.03</u>
<b>Vendor to Pay Purchaser</b>				<u>\$904.03</u>	
				\$57.26	

<b>Statement of Settlement</b>	
<b>Purchase Price</b>	\$550,000.00
<b>Less Adjustments</b>	<u>\$57.26</u>
	<b>\$549,942.74</b>
<b>Less Deposit</b>	\$55,000.00
<b>BALANCE DUE TO VENDOR</b>	<u><b>\$494,942.74</b></u>

<b>Cheques</b>	
Frankston City Council	\$699.00
To be advised	<u>\$494,243.74</u>
<b>Total:</b>	<b>\$494,942.74</b>

# LAND INFORMATION CERTIFICATE

LOCAL GOVERNMENT ACT 1989, SECTION 229  
 Civic Centre, 30 Davey Street, Frankston 3199  
 PO Box 490, Frankston 3199  
 info@frankston.vic.gov.au



Contact: Rates & Valuations Department  
 Telephone: (03) 9784 1853  
 Fax: (03) 9784 1094

Cert No:84732

Issue Date:20-Sep-2017


Assessment no: 01841251

Property Owner (as recorded by Council): Timothy Kraskov and Nina Kraskov

Applicant's name	SAI Global Property	Effective date of valuation:	01-Jul-2016
Applicant's address	535 Bourke Street MELBOURNE VIC 3000	Prescribed date of valuation:	01-Jan-2016
		Site Value:	\$75,000
		Capital Improved Value:	\$195,000
		Net Annual Value:	\$13,850
		<b>This Council uses Capital Improved Value for rating purposes</b>	

Applicants Ref: 46536143:73996478:25010

Title Particulars:	Part Lot 4 LP 44912 Part CT-8766/386
Property description	<b>Shop 37 Armstrongs Road, SEAFORD 3198. Rates outstanding on this LIC relate to this property only.</b>

CURRENT RATES AND CHARGES LEVIED 1 <sup>st</sup> July 2017 to 30 <sup>th</sup> June 2018		
PLEASE NOTE:- We have discontinued our DX mail service as of 31 <sup>st</sup> October 2016		
<b>CURRENT</b>	<b>CHARGES</b>	
General Rates & Charges	\$870.10	
Victorian Fire Services Levy	\$410.80	
Service Rates & Charges	\$256.00	<b>TOTAL LEVIED \$1,536.90</b>
<b>ARREARS</b>	<b>CHARGES</b>	
General Rates & Charges	\$0.00	
Victorian Fire Services Levy	\$0.00	
Service Rates & Charges	\$0.00	<b>SUB-TOTAL ARREARS \$0.00</b>
Arrears Legal Costs/Charges		\$0.00
Legal Costs/Charges		\$0.00
Interest on Current Rates to:		\$0.00
Interest on Arrears of Rates to:		\$0.00
<b>PAYMENTS RECEIVED</b>		\$0.00
<b>PENSION REBATE</b>		\$0.00
<b>PROPERTY DEBTS (A separate update is required for any property debt charges)</b>		\$0.00
<b>OTHER CHARGES (A separate update is required for any other charges)</b>		\$0.00
<b>Total Outstanding</b> Any outstanding balance may be subject to interest and/or legal action, therefore please contact this office prior to settlement		<b>\$1,536.90</b>
		<b>BILLER CODE: 1966</b> <b>REFERENCE NO: 01841251</b>

Please Note; Lot 4 LP 44912, Volume 8766 Folio 386 also relates to the following property- 8 Newton Lane Seaford-details not included on this LIC.

It may be necessary for you to apply for an additional Land Information Certificate

# LAND INFORMATION CERTIFICATE

LOCAL GOVERNMENT ACT 1989, SECTION 229

Civic Centre, 30 Davey Street, Frankston 3199

PO Box 490, Frankston 3199

info@frankston.vic.gov.au



Contact: Rates & Valuations Department

Cert No:84732

Telephone: (03) 9784 1853

Fax: (03) 9784 1094

Issue Date:20-Sep-2017

## ADDITIONAL INFORMATION

*Robyn Docker*

Robyn Docker  
Authorised Officer  
Date: 20-Sep-2017

I acknowledge having received the sum of \$25.90 for Receipt Number , dated 13-Sep-2017.

### Please note:

- a) Frankston City Council imposes a time limit of three months from issue date during which a certificate may be updated verbally. Council will only be held responsible for information **given in writing**, i.e. a new certificate, not for information provided or confirmed verbally.
- b) Frankston City Council provides verbal updates to the **applicant only**.
- c) This certificate does not include important **Building & Planning information** including **outstanding enforcement, fees, Building & Planning permit history and use**. It is highly recommended to also obtain a '**Building Permit Particulars Form**' from Council & '**Planning Certificate**' from Council's Building & Planning Departments
- d) This certificate does not include information regarding Traffic Management Devices.
- e) If this certificate shows costs for Service Rates & Charges, further information can be provided regarding the bin types & sizes, by contacting Frankston City Council on 1300 322 322.
- f) All Notice of Acquisitions lodged must have the Date of Birth of the Purchasers.
- g) Please note that the outstanding balance amount can change at any time. It is important to notify your client(s) that there may be a balance outstanding after settlement.
- h) **Please ensure your client is utilising the official property address as noted in the 'Property Description' section on page one of this certificate. Where a certificate is issued over the Master Assessment then the address noted in the 'Child Property Address' section at the bottom of page one is the official address of the new property. Council is the street numbering authority and allocates numbering in accordance with AS/NZ 4819:2011 Rural and Urban Street Addressing and the Office of Geographic Names Naming Rules for Places in Victoria 2016.**

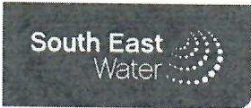
*Local Government (General) Regulations 2004*

### Part 6 - LAND INFORMATION CERTIFICATE

#### Section 13. - Prescribed information

(1) A land information certificate must contain the following statements:-

- (a) 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 or by-law of the Council and the specified flood level by the Council (if any).
- (b) 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.



# FINANCIAL UPDATE

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

Statement for property:  
LOT 4 37 ARMSTRONGS ROAD SEAFORD  
3198

**EFT** Electronic funds transfer

BSB: **033-874** Account Number: **126174804**  
Account Name: **South East Water Corporation**



**BPAY®**  
Biller Code: 265504 Ref: 126174804

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
51A//09854/63	46586074:74067009	04 OCTOBER 2017	29482839

## 1. Statement of Fees Imposed

### (a) By Other Authorities

<b>Parks Victoria - Parks Service Charge</b>	01/07/2017 to 30/06/2018	\$75.85
<b>Melbourne Water Corporation Total Service Charges</b>	01/10/2017 to 31/12/2017	\$49.44

### (b) By South East Water

<b>Water Service Charge</b>	01/10/2017 to 31/12/2017	\$30.27
<b>Sewerage Service Charge</b>	01/10/2017 to 31/12/2017	\$96.12
<b>Subtotal Service Charges</b>		<u>\$251.68</u>

**Payments** \$75.85

**TOTAL UNPAID BALANCE** \$175.83

## 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: 46536143:73996479

Certificate No: 16939227

Issue Date: 19 SEP 2017

Enquiries: GXP3

Land Address: 37 ARMSTRONGS ROAD SEAFORD VIC 3198

Land Id	Lot	Plan	Volume	Folio	Taxable Value	Tax Payable
REFER TO ATTACHMENT						

Vendor: TIMOTHY KRASKOV & NINA KRASKOV

Purchaser: GUTHRIE & ANDREW PTY LTD

Current Land Tax Details	Year	Proportional Tax	Penalty/Interest	Total
REFER TO ATTACHMENT				

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

Comments: Refer to attachment

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](http://www.sro.vic.gov.au/certificates)

TAXABLE VALUE: \$120,000

AMOUNT PAYABLE: \$0.00

Paul Broderick  
Commissioner of State Revenue

## Land Tax Clearance Certificate - Remittance Advice

Certificate No: 16939227

Land ID: 31418709

Amount Payable: \$0.00

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.

<0000000000<0000000000>016939227000<016939227000>424<424>

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



Certificate No: 16939227

- 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 \$120,000

Land Tax = \$0.00

Calculated as \$0 plus ( \$120,000 - \$0) multiplied by 0.000 cents.

## Further information

Internet	<a href="http://www.sro.vic.gov.au">www.sro.vic.gov.au</a>
Email	<a href="mailto:sro@sro.vic.gov.au">sro@sro.vic.gov.au</a> (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



# Land Tax Clearance Certificate

Land Tax Act 2005

Certificate No: 16939227



Land Address: 37 ARMSTRONGS ROAD SEAFORD VIC 3198

Land Id	Lot	Plan	Volume	Folio	Taxable Value	Tax Payable
31418709	4	44912	8766	386	\$75,000	\$0.00

Assessed Owner	Years	Proportional Tax	Penalty/Interest	Total
TANK SUPERANNUATION FUND	2017	\$0.00	\$0.00	\$0.00
<b>Total Amount Payable for Property:</b>				<b>\$0.00</b>

Comments:

Land Address: 37 ARMSTRONGS ROAD SEAFORD VIC 3198

Land Id	Lot	Plan	Volume	Folio	Taxable Value	Tax Payable
31418717	4	44912	8766	386	\$45,000	\$0.00

Assessed Owner	Years	Proportional Tax	Penalty/Interest	Total
TANK SUPERANNUATION FUND	2017	\$0.00	\$0.00	\$0.00
<b>Total Amount Payable for Property:</b>				<b>\$0.00</b>

Comments:

## Schedule

1. Lessor: TIM & NINA KRASKOV A.T.F. TANK SUPERFUND A.B.N. 14 400 419 041
2. Lessee: BEAR AND CUB PTY LTD A.B.N. 80 609 440 075  
C/O- 6 NORTHCOTE ST, SEAFORD 3198
3. Premises: Ground Floor - 37 Armstrongs Road, Seaford Vic 3198
4. Fixtures and Chattels (if any): LIGHT FITTINGS, ELECTRICAL OUTLETS, HOT WATER SERVICE, FIRE EQUIPMENT, VANITY AND TOILET FACILITIES
5. Terms: 2 YEARS
6. Commencement Date: 01/03/2016
7. Rental: \$14,304.00 per ANNUM INCLUSIVE OF G.S.T.

15/10/07

## Clause

- 1(a) 8. Manner of payment of rental: \$1192.00 INC G.S.T. CALENDAR MONTHLY IN ADVANCE BY THE 1ST OF EACH MONTH
- 1(a) 9. Lessor's Agent: J.E. ABEL REAL ESTATE PTY LTD  
3/395 NEPEAN HWY, FRANKSTON 3199  
PH: 9770 1033 FAX: 9770 1612  
email: commercial@abelrealestate.com.au
- 1(b) 10. Outgoings excluded: NIL
- 1(b) 11. Portion of rates, taxes, etc. to be borne by the Lessee: 100% OF THOSE APPLICABLE OR APPORTIONED TO THE DEMISED PREMISES
- 11A. The proportion that the lettable area of the Premises bears to the lettable area of the Building: 100%
- 1(c) 12. Portion of building operating expenses to be borne by the Lessee: 100% OF THOSE APPLICABLE OR APPORTIONED TO THE DEMISED PREMISES
- 1(o) 13. Use of the premises: CAFE
- 1(v) 14. Security Deposit: \$1192.00
- 3(f) 15. Further Term(s): 2 FURTHER TERMS OF 2 YEARS EACH
- 3(f) 16. Last date for exercise Option: 1ST SEPTEMBER 2017
- 3(g) 17. Market Review Date(s): 1ST MARCH 2018 & 2020
- 3(h)&(i) 18. Adjustment Date(s): 1ST MARCH 2017
- 3(i) 19. Percentage Increase in Rental: 3.5% INCREASE ON 1ST MARCH 2017

**Register Search Statement - Volume 8766 Folio 386**

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

VOLUME 08766 FOLIO 386

Security no : 124068095253Y  
Produced 12/09/2017 01:05 pm

LAND DESCRIPTION

-----  
Lot 4 on Plan of Subdivision 044912.  
PARENT TITLE Volume 08501 Folio 080  
Created by instrument D296675 22/01/1969

REGISTERED PROPRIETOR

-----  
Estate Fee Simple  
Joint Proprietors  
NINA KRASKOV  
TIMOTHY KRASKOV both of 230 NEPEAN HIGHWAY SEAFORD VIC 3198  
AL688297Q 16/02/2015

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

-----  
SEE LP044912 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

-----  
NIL

DOCUMENT END

**Delivered from the Landata ® System by SAI Global Property Division Pty Ltd  
Delivered at 12/09/2017, for Order Number 46536143. Your reference: 17/1117.**

# LAND INFORMATION CERTIFICATE

LOCAL GOVERNMENT ACT 1989, SECTION 229  
 Civic Centre, 30 Davey Street, Frankston 3199  
 PO Box 490, Frankston 3199  
 info@frankston.vic.gov.au



Contact: Rates & Valuations Department Cert No:84733  
 Telephone: (03) 9784 1853  
 Fax: (03) 9784 1094 Issue Date:20-Sep-2017

**Assessment no: 01841269**

Property Owner (as recorded by Council): Timothy Kraskov and Nina Kraskov

Applicant's name	SAI Global Property	Effective date of valuation: Prescribed date of valuation:	01-Jul-2016 01-Jan-2016
Applicant's address	535 Bourke Street MELBOURNE VIC 3000	Site Value: Capital Improved Value: Net Annual Value: <b>This Council uses Capital Improved Value for rating purposes</b>	\$45,000 \$115,000 \$5,750

Applicants Ref: 46586270:74067152:25046

Title Particulars:	Part Lot 4 LP 44912 Part CT-8766/386
Property description	<b>8 Newton Lane, SEAFORD 3198. Rates Outstanding on this LIC relate to this property only.</b>

CURRENT RATES AND CHARGES LEVIED 1 <sup>st</sup> July 2017 to 30 <sup>th</sup> June 2018		
PLEASE NOTE:- We have discontinued our DX mail service as of 31 <sup>st</sup> October 2016		
<b>CURRENT</b>	<b>CHARGES</b>	
General Rates & Charges	\$492.55	
Victorian Fire Services Levy	\$121.05	
Service Rates & Charges	\$321.50	<b>TOTAL LEVIED \$935.10</b>
<b>ARREARS</b>	<b>CHARGES</b>	
General Rates & Charges	\$0.00	
Victorian Fire Services Levy	\$0.00	<b>SUB-TOTAL ARREARS \$0.00</b>
Service Rates & Charges	\$0.00	
Arrears Legal Costs/Charges		\$0.00
Legal Costs/Charges		\$0.00
Interest on Current Rates to:		\$0.00
Interest on Arrears of Rates to:		\$0.00
<b>PAYMENTS RECEIVED</b>		\$0.00
<b>PENSION REBATE</b>		\$0.00
<b>PROPERTY DEBTS (A separate update is required for any property debt charges)</b>		\$0.00
<b>OTHER CHARGES (A separate update is required for any other charges)</b>		\$0.00
<b>Total Outstanding</b> Any outstanding balance may be subject to interest and/or legal action, therefore please contact this office prior to settlement		<b>\$935.10</b>
		<b>BILLER CODE: 1968</b> <b>REFERENCE NO: 01841269</b>

Please Note – Lot 4 LP 44912 Volume 8766, Folio 386 also relates to property known as Shop, 37 Armstrongs Road Seaford – details not shown on this LIC.

It may be necessary for you to apply for an additional Land Information certificate.

# LAND INFORMATION CERTIFICATE

LOCAL GOVERNMENT ACT 1989, SECTION 229

Civic Centre, 30 Davey Street, Frankston 3199

PO Box 490, Frankston 3199

info@frankston.vic.gov.au



Contact: Rates & Valuations Department

Cert No:84733

Telephone: (03) 9784 1853

Fax: (03) 9784 1094

Issue Date:20-Sep-2017

Additional information overleaf

## ADDITIONAL INFORMATION

*D Docker*

Robyn Docker  
Authorised Officer  
Date: 20-Sep-2017

I acknowledge having received the sum of \$25.90 for Receipt Number , dated 14-Sep-2017.

### Please note:

- a) Frankston City Council imposes a time limit of three months from issue date during which a certificate may be updated verbally. Council will only be held responsible for information **given in writing**, i.e. a new certificate, not for information provided or confirmed verbally.
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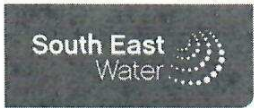
*Local Government (General) Regulations 2004*

### Part 6 - LAND INFORMATION CERTIFICATE

#### Section 13. - Prescribed information

(1) A land information certificate must contain the following statements:-

- (a) 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 or by-law of the Council and the specified flood level by the Council (if any).
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**FINANCIAL UPDATE**

Stacey Jones  
E-mail: tmconveyancing2@bigpond.com

Statement for property:  
8 NEWTON LANE SEAFORD 3198

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
51N//11120/1	LANDATA CER 25264524-024-6	04 OCTOBER 2017	28710878

**1. Statement of Fees Imposed**

(a) By Other Authorities

(b) By South East Water

**TOTAL UNPAID BALANCE** \$0.00

**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



STACEY JONES

**Your Reference:** LD:25294667-008-7.17/27:

**Certificate No:** 16004145

**Issue Date:** 05 JUN 2017

**Enquiries:** EXF0

**Land Address:** 8 NEWTON LANE SEAFORD VIC 3198

Land Id	Lot	Plan	Volume	Folio	Taxable Value	Tax Payable
REFER TO ATTACHMENT						

**Vendor:** NINA KRASKOV & TIMOTHY KRASKOV

**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax Details	Year	Proportional Tax	Penalty/Interest	Total
REFER TO ATTACHMENT				

Arrears of Tax	Year	Proportional Tax	Penalty/Interest	Total

**Comments:** Refer to attachment

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](http://www.sro.vic.gov.au/certificates)

<b>TAXABLE VALUE:</b>	<b>\$120,000</b>
-----------------------	------------------

<b>AMOUNT PAYABLE:</b>	<b>\$0.00</b>
------------------------	---------------

**Paul Broderick**  
Commissioner of State Revenue

### Land Tax Clearance Certificate - Remittance Advice

**Certificate No:** 16004145

**Land ID:** 31418709

**Amount Payable:** \$0.00

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.

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



Certificate No: 16004145

1. 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.
2. 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.
3. 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.
4. A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax.
5. 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.
6. 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
  - a. the vendor, or
  - b. the purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO within 28 days after settlement.
7. 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.
6. 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.

9. 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.
10. 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.
11. 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 \$120,000

Land Tax = \$0.00

Calculated as \$0 plus (\$120,000 - \$0) multiplied by 0.000 cents.

## Further information

Internet	<a href="http://www.sro.vic.gov.au">www.sro.vic.gov.au</a>
Email	<a href="mailto:sro@sro.vic.gov.au">sro@sro.vic.gov.au</a> (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

Land Tax Clearance Certificates are available via the SRO website [www.sro.vic.gov.au/certificates](http://www.sro.vic.gov.au/certificates)



# Land Tax Clearance Certificate

Land Tax Act 2005

Certificate No: 16004145



Land Address: 8 NEWTON LANE SEAFORD VIC 3198

Land Id	Lot	Plan	Volume	Folio	Taxable Value	Tax Payable
31418709	4	44912	8766	386	\$75,000	\$0.00

Assessed Owner	Years	Proportional Tax	Penalty/Interest	Total
TANK SUPERANNUATION FUND	2017	\$0.00	\$0.00	\$0.00

Total Amount Payable for Property: 31418709 \$0.00

Comments:

Land Address: 8 NEWTON LANE SEAFORD VIC 3198

Land Id	Lot	Plan	Volume	Folio	Taxable Value	Tax Payable
31418717	4	44912	8766	386	\$45,000	\$0.00

Assessed Owner	Years	Proportional Tax	Penalty/Interest	Total
TANK SUPERANNUATION FUND	2017	\$0.00	\$0.00	\$0.00

Total Amount Payable for Property: 31418717 \$0.00

Comments:

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Total: \$120,000 \$0.00

Ray White

Code 135 Residential Tenancy Agreement

Code 135



Residential Tenancies Act 1997 (Section 26(1)) Residential Tenancies Regulations 2008 (Regulation 7)

4/10/17

Tammy

pd to 14/9/17

\$1,084.00

\$1,118.00 pcm

\$1,015.00 increment

This agreement is made on the 15th day of May, 2017 at Ray White Carrum Downs, 49/100 Hall Road Carrum Downs VIC 3201

BETWEEN (LANDLORD)

Tim Kraskov C/O Carrum Downs Real Estate P/L TA Ray White Carrum Downs 49/100 Hall Road, Carrum Downs VIC 3201

Nina Kraskov C/O Carrum Downs Real Estate P/L TA Ray White Carrum Downs 49/100 Hall Road, Carrum Downs VIC 3201

(\*whose agent is Ray White (Carrum Downs) 596986622859 Shop 49 100 Hall Rd Carrum Downs VIC 3201 03 97829333) \* strike out if not applicable (Name, ACN (if agent is a company), business address and telephone number)

AND (TENANT)

Brenden Mclean 8 Newton Lane, Seaford

1. PREMISES

The landlord lets the premises known as 8 Newton Lane, Seaford (\*together with those items indicated in the schedule) \*strike out if not applicable

2. RENT

The rent amount is \$1,084.00 The date the first rent payment is due is 15/05/2017 Pay period: [ ] weekly [ ] fortnightly [X] monthly on or before the 15th Every Month (insert the date of each month when the rent is due) Place of payment: Ray White Carrum Downs

3. BOND

The tenant must pay a bond of \$1,084.00 to the Landlord/agent on 15/10/2015 in accordance with the Residential Tenancies Act 1997, the landlord must lodge the bond with the Residential Tenancies Bond Authority within 10 business days after receiving the bond. If there is more than one tenant and they do not contribute equally to the total bond, the amounts they each contribute are listed here: NAME: Brenden Mclean AMOUNT: \$1,084.00 If the tenant does not receive a bond receipt from the Residential Tenancies Bond Authority within 15 business days of paying a bond, the tenant should contact the Residential Tenancies Bond Authority.

4. PERIOD

(a) The period of the agreement is 12 months commencing on the 15th day of May, 2017 and ending on the 14th day of May, 2018 Unless the agreement terminates in accordance with the Residential Tenancies Act 1997, the agreement will continue as a periodic tenancy.

OR

(b) The agreement will commence from the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and continue until terminated in accordance with the Residential Tenancies Act 1997.