

2815



Head Office  
3 Ordish Road  
PO Box 4222  
Dandenong South VIC 3164

P 03 8788 9000  
F 03 8788 9099  
W cameron.com.au

Eastern Office  
1/333 Wantirna Road  
PO Box 6066  
Wantirna VIC 3152

ABN 75 633 231 740  
REIV MEMBER

18<sup>th</sup> June 2020

Our ref: JB

Dear Leisa,

**Re: 4/11 CLANCYS ROAD, MOUNT EVELYN VIC 3796**

Thank you for the opportunity to inspect and provide an opinion on your property.

Cameron Industrial Commercial is a successful and dominant company with a fine reputation and a strong team of sales, leasing and administration staff dedicated to producing outstanding results.

**Size**

Building: 260m<sup>2</sup>

**Value Appraised**

After careful consideration and an analysis of recent sales evidence, we believe your property should realise in the vicinity of \$355,000 - \$390,000.

*1/2 = \$372,500*

This should not be taken as an absolute figure and a price in excess may be achievable under ideal conditions, following a successful marketing campaign culminating in an intensely competitive negotiation sequence.

Thank you once again for the opportunity to provide an opinion of value of your property.

## INSURANCE

The Manager advised the meeting that they are Authorised Representatives of CHU Underwriting Agencies Pty Ltd and Authorised Distributors of Honan Insurance Brokers and that they are required to obtain clear instructions for the renewal of the insurance.

The Manager advised the meeting that only general advice about insurance is provided, not personal advice. The building insurance and legal liability insurance under the Residential Strata Plan (CHU Policy 1 & 2) has been designed to meet the requirements of the applicable strata title laws. The insurer's Product Disclosure Statement (PDS) should be read before a decision is made to purchase building insurance for the Owners Corporation.

The Manager advised the meeting that to accurately assess an appropriate building sum insured figure, a property valuation for insurance purposes should be obtained.

The Owners Corporation is currently insured as detailed below:

Insurer:	CHU UNDERWRITING AGENCIES P/L
Policy No:	CS0002595
Legal Liability Sum Insured:	\$20,000,000
Building Sum Insured:	\$2,600,000
Renewal Date:	15/01/2021
Excess:	\$500.00
Last Valuation:	26/9/2017

*Paid by Tennant  
through Body  
Corporate*

It was resolved that the building sum insured will remain at \$2,600,000, at renewal, due 15<sup>th</sup> January 2021.

For: 1      Against: 0

It was resolved that the legal liability cover of \$20,000,000 was deemed adequate at this stage.

For: 1      Against: 0

It was further resolved to renew the policy with the current insurer for the following year or with an insurer as recommended by Honan Insurance Brokers.

For: 1      Against: 0

An updated Financial Services Guide along with the Product Disclosure Statement is available via the following website:

CHU – [www.chu.com.au](http://www.chu.com.au)

All owners are reminded that the Owners Corporation insurance DOES NOT cover contents or personal legal liability within the lots. Each owner should have contents insurance that includes personal legal liability. Landlords are advised to have landlords contents insurance

***It was resolved that the owner of any property that is the subject of an insurance claim shall bear any applicable excess.***

For: 1      Against: 0

**Owners should to notify the Manager of any change in use of the premises or any item that may affect the insurance policy, such as structural alterations or the storage of hazardous goods, so that the insurer can be advised and disclosure requirements are complied with.**



Volume 10033 Folio 824

124064939246R

Page 1 / 1

Produced 09/03/2017

14:36 hr

# CERTIFICATE OF TITLE - VICTORIA

## Under the Transfer of Land Act 1958

I certify that the registered proprietor is the proprietor of the estate and interest in the land subject to the encumbrances, caveats and notices described



REGISTRAR OF TITLES

### LAND DESCRIPTION

Lot 4 on Plan of Subdivision 302971E.  
PARENT TITLE Volume 04761 Folio 071

### REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
PETER DAMIAN MCLEAN  
LEISA JANE ALBURY both of 15 MCKILLOP ROAD MOUNT EVELYN VIC 3796  
AN632766D 09/03/2017

### 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 set out under DIAGRAM LOCATION below.

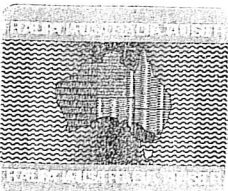
### DIAGRAM LOCATION

SEE PS302971E FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

### ORIGINAL HELD BY

Williams & Lay Lawyers  
13 Castella St Lilydale VIC 3140  
Ph: 9737 6100 Fax: 9737 6155



THIS CERTIFICATE CONTAINS INFORMATION CORRECT AT THE TIME OF PRINTING.  
CURRENT INFORMATION SHOULD BE OBTAINED BY A SEARCH OF THE REGISTER.

**WILLIAMS & LAY**  
+LAWYERS

Office: 13 Castella  
Street  
Lilydale Vic 3140  
Mail: PO Box 125  
Lilydale Vic 3140

ABN: 47 988 374 991

Principal - Evan Joseph Lay  
Consultant - Brian F Williams  
Consultant - Margaret Williams

DX: 34048 Lilydale Vic  
Phone: 03 9737 6100  
Fax: 03 9737 6155  
kathryn@williamslay.com.au

Mr P McLean & Mrs L Albury  
15 McKillop Road  
MOUNT EVELYN VIC 3796

Our Ref: KG:17/5066  
Your Ref:

1 March 2017

Dear Peter & Leisa,

**RE: Your purchase from Panetta  
Property: 4/11 Clancys Road, Mount Evelyn**

We confirm that settlement took place on 28 February 2017.

### Registration of transfer

We are attending to the stamping and registration of the transfer of land and will let you know when the certificate of title, showing you as registered proprietor is received by our office. We will hold same in safe-keeping on your behalf unless otherwise instructed.

### Adjustments

We refer to statement of adjustments and settlement statement previously forwarded to you and note that council, water and owners corporation rates were adjusted as paid at settlement and your proportions for the current rating periods were added to the balance of the purchase price. All future rate notices will be forwarded to you direct by the relevant authorities.

If you have not already done so, you should ensure that you have taken out adequate insurance in relation to the property.

As this now completes your purchase, we take this opportunity to thank you for your instructions.

### Costs

A copy of our invoice is attached which shows the amount paid by you for our costs and reimbursements.

### Land Tax

If you do not use your property as your residence then you should consider the land tax implications of this purchase as it will be your responsibility to file land tax returns, if required. If you need any advice about this please contact us.

WILLIAMS & LAY LAWYERS

STATEMENT OF ACCOUNT

McLean & Albury purchase from Panetta  
Property: 4/11 Clancys Road, Mount Evelyn

Settlement as at 28/02/2017

To: Amount due on settlement (as per attached Statement adjustment sheet)		\$321,466.56
To: Our memorandum of costs & disbursements		\$1,218.34
To: Land Titles Office (registration of Transfer)		\$917.00
To: State Revenue Office (stamp duty on transfer)		\$16,190.00
By: Amount paid by you to our Trust Account	\$340,056.51	
To: Balance from Trust to be refunded to you		\$264.61
	<u>\$340,056.51</u>	<u>\$340,056.51</u>

10/3- SPOKE TO KATHERINE RE: \$264.61 SHOULD BE PAID IN NEXT FEW DAYS.

**MCLEAN & ALBURY FROM PANETTA  
PROPERTY: 4/11 CLANCYS ROAD, MOUNT EVELYN**

**STATEMENT OF ADJUSTMENTS**

DATE OF SETTLEMENT: 28/02/2017

	<b>VENDOR</b>	<b>PURCHASER</b>
*GST is applicable on these items		
*Yarra Ranges Council - Rates, Charges & Levies \$2,169.80 Annually Paid to 30/06/2017 Purchaser allows 122 days		725.25
*Yarra Valley Water - Drainage \$28.95 Quarterly Paid to 31/03/2017 Purchaser allows 31 days		9.97
*Yarra Valley Water - Parks & Gardens \$74.37 Annually Paid to 30/06/2017 Purchaser allows 122 days		24.86
*Yarra Valley Water - Water Service Charge \$69.90 Quarterly Paid to 31/03/2017 Purchaser allows 31 days		24.08
*Yarra Valley Water - Sewerage Service Charge \$134.90 Quarterly Paid to 31/03/2017 Purchaser allows 31 days		46.47
Yarra Valley Water - Water Usage Charge from 18/11/2016 to 28/02/2017 at \$0.03 per day charge 103 days = \$3.09		
Yarra Valley Water - Sewerage Disposal Charge from 18/11/2016 to 28/02/2017 at \$0.02 per day charge 103 days = \$2.06		
*Melbourne Body Corporate Management - Owners Corporation Fees \$1,479.40 Quarterly Paid to 31/03/2017 Purchaser allows 31 days		502.59
	\$0.00	\$1,333.22
<b>Less Vendor's Proportion</b>		0.00
<b>PURCHASER TO PAY VENDOR</b>		<b>\$1,333.22</b>

103 days

**SETTLEMENT STATEMENT**

Purchase Price:	320,000.00
Less Deposit Paid:	32,000.00
Balance:	288,000.00
Plus adjustments:	1,333.22
Plus GST on Applicable items:	133.34
Plus GST on Contract Price:	32,000.00
<b>BALANCE DUE TO VENDOR:</b>	<b>\$321,466.56</b>

MCLEAN & ALBURY FROM PANETTA  
PROPERTY: 4/11 CLANCYS ROAD, MOUNT EVELYN

SETTLEMENT CHEQUES

Ballards Solicitors	1,273.35
Yarra Ranges Council	1,084.00
Yarra Valley Water (includes amount for water and sewerage usage charges)	238.90
Gino and Carol Panetta	318,870.31
<b>TOTAL CHEQUES:</b>	<u><u>\$321,466.56</u></u>

Prepared on: 27 February 2017  
By: WILLIAMS & LAY LAWYERS  
Our Ref: KG:17/5066  
E. & O. E.

# WILLIAMS & LAY <sup>+</sup>LAWYERS

Office: 13 Castella Street  
Lilydale Vic 3140  
Mail: PO Box 125  
Lilydale Vic 3140

ABN: 47 988 374 991

Principal - Evan Joseph Lay  
Consultant - Brian F Williams  
Consultant - Margaret Williams

Phone: 03 9737 6100  
Fax: 03 9737 6155  
kathryn@williamslay.com.au

Our Ref: KG:KG:17/5066

Mr P McLean & Mrs L Albury  
15 McKillop Road  
MOUNT EVELYN VIC 3796

16 February 2017

## TAX INVOICE NO. 2033 PURCHASE -4/11 CLANCYS ROAD, MOUNT EVELYN

### Professional Fees

Date	Description	Amount	GST
07/02/2017	To our professional costs for acting in relation to your purchase	\$631.82	\$63.18
		\$631.82	\$63.18

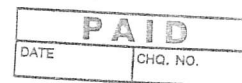
### Disbursements

Date	Description	Amount	GST
	InfoTrack search fee	\$395.47	\$40.05
24/01/2017	FileMan: File Management - Secure Retention & Destruction Service	\$39.00	\$3.90
07/02/2017	Office Sundries	\$20.00	\$2.00
07/02/2017	Express postage B4	\$7.20	\$0.72
16/02/2017	Bank Fee	\$15.00	\$0.00
		\$476.67	\$46.67

Amount	+ GST	- Payments Received	= BALANCE DUE
1,108.49	109.85	0.00	1,218.34

Yours faithfully  
Williams & Lay Lawyers

Per:   
Kathryn Garrioch  
E. & O.E.



\*Cost of secure storage of your file for seven years as required by law and secure destruction. File will be destroyed after seven years, please contact us if you require any documents from the file.



Gino and Carol Panetta  
PO Box 4330  
KNOX CITY CENTRE VIC 3152

ABN 54 557 060 121

TO: The Albury Mclean Superannuation Fund  
15 Mckillop Road,  
MOUNT EVERLYN VIC 3796

TAX INVOICE

No. 01

---

Purchase price	\$320,000.00
Adjustments on outgoings	<u>\$ 1333.22</u>
Total Purchase price	\$321,333.22
GST	<u>\$ 32,133.32</u>
<u>TOTAL</u>	<u>\$353,466.54</u>