

DATED

2020

**CHRISTOPHER JOHN MIKOCZI AS LEGAL PERSONAL REPRESENTATIVE OF THE ESTATE OF
JOZSEF MIKOCZI**

VENDORS STATEMENT

Property: 12 Strathaird Drive, Narre Warren South VIC 3805

Claire Miles Conveyancing
18 Main Street, Pakenham VIC 3810
PO Box 2022, Pakenham VIC 3810
Tel: (03) 5940 5802
Fax: (03) 5940 4389
info@clairemilesconveyancing.com.au




Ref: CM:AG:20/2729

Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.
The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	12 STRATHAIRD DRIVE, NARRE WARREN SOUTH VIC 3805	
Vendor's name	Christopher John Mikoczi as Legal Personal Representative of the Estate of Jozsef Mikoczi	Date 6/11/2020
Vendor's signature		
Purchaser's name		Date / /
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

1. FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a) ☒ Their total does not exceed: \$2,800.00

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

Not Applicable

1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable

2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):

☒ Is in the attached copies of title document/s

(b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements, covenants or other similar restriction.

3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X'

☐

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of section 192A of the *Building Act* 1993 if the square box is marked with an 'X'

☐

3.4 Planning Scheme

☒ Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

None to the Vendors knowledge

4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

NIL

4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

NIL

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act 1993* in the preceding 7 years (required only where there is a residence on the land):

Not Applicable

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act 1987*.

Not Applicable

8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
---	-------------------------------------	---------------------------------------	-----------------------------------	--

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10. SUBDIVISION

10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable

10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the

Subdivision Act 1988.

- (a) ☐ Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:
NIL
- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:
NIL
- (d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:
NIL

10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date);

Not Applicable

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

Is attached

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

Due diligence checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the [Due diligence checklist page on the Consumer Affairs Victoria website](http://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.



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

Page 1 of 1

VOLUME 10029 FOLIO 153

Security no : 124086356588W
Produced 02/11/2020 11:18 AM

LAND DESCRIPTION

Lot 17 on Plan of Subdivision 221010F.
PARENT TITLE Volume 06542 Folio 382
Created by instrument LP221010F 29/07/1991

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JOZSEF MIKOCZI of 9 WHITBY WAY SEAFORD
V801105L 16/12/1998

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ598274W 13/04/2012
COMMONWEALTH BANK OF AUSTRALIA

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.

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987
R430099W 10/07/1991

DIAGRAM LOCATION

SEE LP221010F 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: 12 STRATHAIRD DRIVE NARRE WARREN SOUTH VIC 3805

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/10/2016

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Instrument
Document Identification	R430099W
Number of Pages (excluding this cover sheet)	6
Document Assembled	02/11/2020 11:20

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

Agreement

R430099W.

R430099W

RECEIVED

Lodged by City of Berwick

Code 2839L

100791 1323 MISC 451 R430099W

VICTORIA

APPLICATION BY A RESPONSIBLE AUTHORITY
under Section 181 *Planning and Environment Act 1987*
for ENTRY OF A MEMORANDUM OF
AGREEMENT under Section 173 of the Act.

The Responsible Authority under the Planning Scheme having entered into an Agreement
with the parties named for the land described requires that a memorandum of the
Agreement be entered on the Certificate(s) of Title to the land referred to.

LAND (insert Certificate of Title Volume and Folio)

LOTS 1-55 ON PLAN OF SUBDIVISION NO. 221010F BEING PART OF THE
LAND DESCRIBED IN CERTIFICATE OF TITLE VOLUME 6542 FOLIO 382

= WH. 4 of Ch 10029

137 to 190 (b)

+ Par. of Ch

= 10029.27

ADDRESS OF THE LAND

305 CRANBOURNE ROAD, NARRE WARREN SOUTH

LOT 53

100791
(1991) dot 92
(WH) dot 90

RESPONSIBLE AUTHORITY (name and address)

CITY OF BERWICK, PRINCES HIGHWAY, NARRE WARREN

PLANNING SCHEME

BERWICK PLANNING SCHEME

AGREEMENT DATE

2 JULY, 1991

AGREEMENT WITH (name and address)

C B GARDENS PTY LTD, 18 SCOTT STREET, DANDENONG 3175
RESIDENTIAL DEVELOPMENTS AUSTRALIA PTY LTD,
362 WELLINGTON ROAD, MULGRAVE

A copy of the Agreement is attached to this Application.

Signature for the Responsible Authority

Name of Officer CHIEF EXECUTIVE

Date 9.7.91

A memorandum of the within instrument
has been entered in the Register Book.



24 SEP 1991

THIS AGREEMENT is made the 4th day of July 1991

BETWEEN THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF BERWICK ("the Council")

of the first part

C.B.GARDENS PTY.LIMITED (In liquidation) 1 R4300931J
of 13 Scotts Street, Dandenong
("the Registered Proprietor")

of the second part

AND RESIDENTIAL DEVELOPMENTS AUSTRALIA PTY.LTD.
OF 362 Wellington Road, Mulgrave ("the Subdivider")

of the third part

WHEREAS:

- A. The Registered Proprietor is the registered proprietor of all that piece of land described in the First Schedule hereto ("the subject land").
- B. The Subdivider has entered into a Contract of Sale for the purchase of the subject land from the Registered Proprietor by a Contract dated the 31st March, 1988 and pursuant to the provisions of the Contract the Subdivider is entitled to subdivide the subject land.
- C. The Council is the Responsible Authority under the Planning and Environment Act 1987 ("the Act") for the Berwick Planning Scheme ("the Planning Scheme").
- D. The Subdivider has requested the Council to enter into an agreement to allow the subdivision of part of the subject land pursuant to Clause 121-6B of the Planning Scheme generally in accordance with the Plan of Subdivision attached hereto and marked "A" ("the Plan").
- E. The parties hereto have agreed that without restricting or limiting their respective rights and powers to enter into this Agreement and insofar as it can be so treated this Agreement shall be treated as being an Agreement made pursuant to Section 173 of the Act.

NOW THIS AGREEMENT WITNESSETH as follows:-

- 1. The Registered Proprietor at the request and expense of the Subdivider with the intent that the covenants hereinafter set out shall run with the lots created by the Plan ("the Lots") and bind the Registered Proprietor the Subdivider and the successors in title to the Lots and every part thereof hereby covenants with the Council that in the subdivision of the subject land it is agreed:-

- (a) that any building erected on any Lot on the Plan shall be sited in accordance with the requirements of the Planning Scheme;
 - (b) that each Lot on the Plan for residential purposes shall make provision for not less than three car parking spaces two of which shall be located within the permissible building area for each Lot;
 - (c) that no Lot on the Plan shall have a fence exceeding one metre in height within four point five (4.5) metres of the front boundary of the Lot without the consent of the Council;
 - (d) that not more than one dwelling house shall be erected on each Lot other than Lot numbers 20, 39, 42 and 50.
2. The Registered Proprietor and the Subdivider agree to do all things necessary to enable the Council to enter a Memorandum of this Agreement on the Certificate of Title to each of the Lots in accordance with Section 181 of the Act including the signing of any further agreement, acknowledgement or document to enable the said Memorandum to be registered under that Section.
 3. The Registered Proprietor and the Subdivider covenant and agree to do all things necessary including the signing of such further agreements or other documents that may be required to ensure these covenants and agreements are carried out and effected.
 4. The Subdivider will pay the costs of the Council in connection with the preparation of and execution of this Agreement and its registration with the Land Titles Office.
 5.
 - (a) Any time or other indulgence granted by the Council to the Subdivider, or any variation of the terms or conditions of this Agreement or any judgement or order obtained by any party against the other will not in any way amount to a waiver of any of the rights or remedies of the Council in relation to the terms of the Agreement.
 - (b) If any provision of this Agreement is not valid, it will not affect the validity of the other provisions of this Agreement but shall be read down or severed so as to leave the other provisions of this Agreement in effect.

IN WITNESS whereof the parties have hereunto set their hands and seals the day and year first hereinbefore written.

THE COMMON SEAL of THE MAYOR)
COUNCILLORS AND CITIZENS OF)
THE CITY OF BERWICK was hereunto)
 affixed in the presence of:)

Kate J. Lot 1/2Councillor

CarolineCouncillor

[Signature]Town Clerk

THE COMMON SEAL of C.B.GARDENS)
 PTY.LIMITED (in liquidation))
 was hereunto affixed by us)
 Robert Kenneth Cechovane)
 and Jack Bernstein)
 Liquidators of the Company)

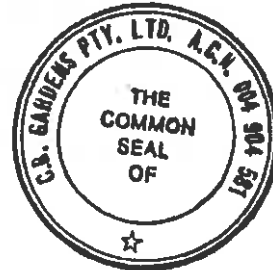
.....Liquidator

~~.....Liquidator~~

THE COMMON SEAL of RESIDENTIAL)
 DEVELOPMENTS AUSTRALIA)
 PTY.LTD. was hereto affixed)
 in accordance with its Articles)
 of Association in the presence of:)

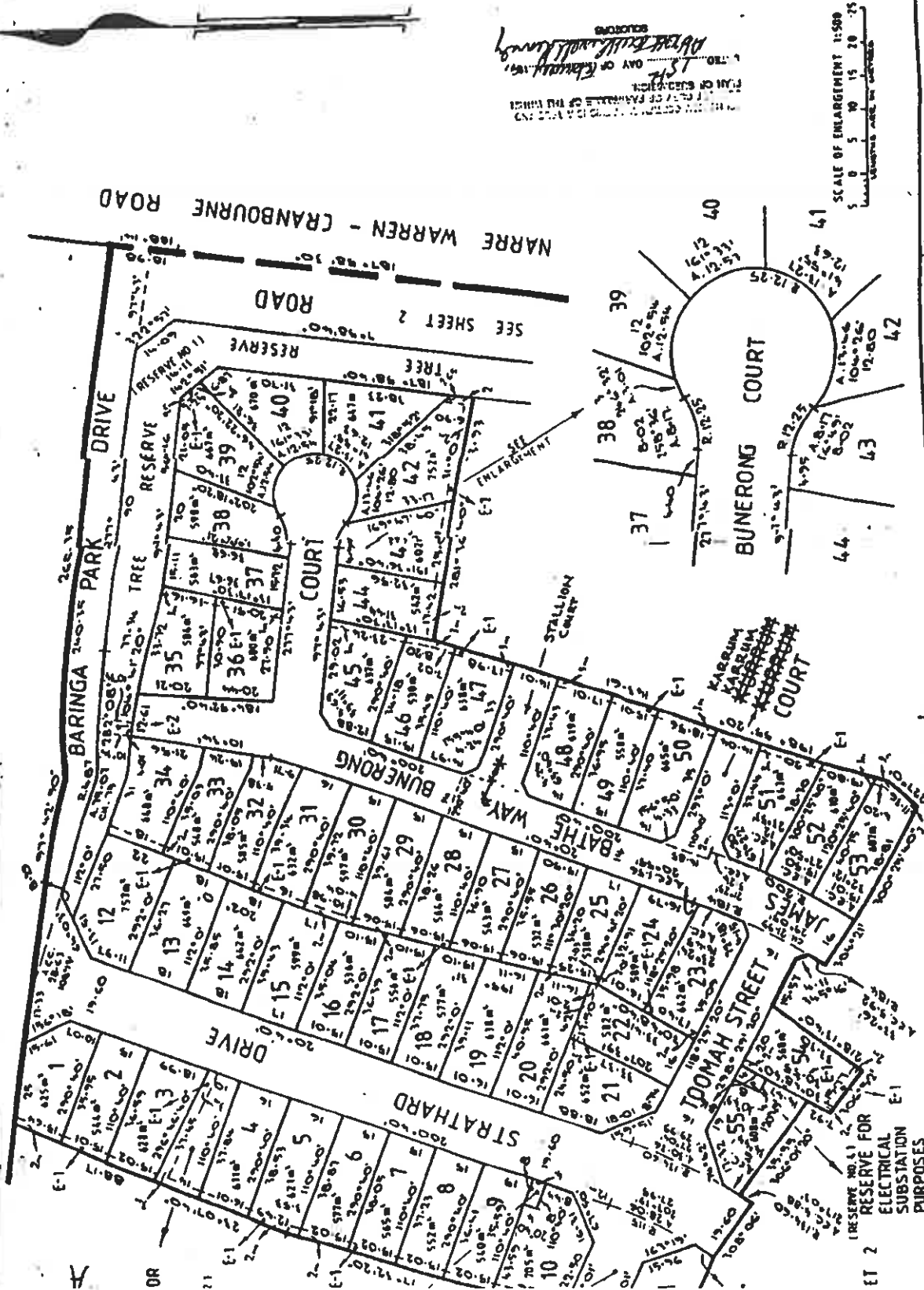
.....Director

.....Secretary



FIRST SCHEDULE

Being the land described in Certificate of Title Volume 6542 Folio 382



THIS PLAN IS A COPY OF THE ORIGINAL PLAN OF THE SURVEYOR-GENERAL'S OFFICE, MORNINGTON, VICTORIA, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR-GENERAL.

SCALE OF ENLARGEMENT 1:500
1 2 3 4 5 6 7 8 9 10 15 20 25
LENGTHS ARE IN METRES

NOTATIONS
LAND SUBJECT TO EASEMENT
• NIL.

LAND APPROPRIATED OR SET APART
• ROADS WITHIN THE HEAVY LINES
• WAY, DRAINAGE, SEWERAGE AND
• SUPPLY OF GAS & ELECTRICITY.
• E-1 DRAINAGE & SEWERAGE.
• E-2 USE OF THE MELBOURNE &
METROPOLITAN BOARD OF WORKS
FOR PRELIMINARY PURPOSES PURSUANT
TO SECTION 195 BA OF THE
MELBOURNE & METROPOLITAN
BOARD OF WORKS ACT.

TO BE COMPLETED WHERE APPLICABLE
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT LINES
NO. 101, 102, 103, 104 AND (NO. 105) IN
IN PROCLAIMED SURVEY AREA NO. 45
THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED
BY THICK LINES
TITLE REF: VOL. 5942, FOL. 182
LAST PLAN REF: 5-10241

PLAN OF SUBDIVISION

COUNTY MORNINGTON
PARISH BERWICK
CROWN PORTION 38 (PART)

NUMBER OF SHEETS IN PLAN
NUMBER OF THIS SHEET

REQUIREMENTS

CERTIFICATE OF MUNICIPAL CLERK

COUNCIL REF 2150.305 53-01

MUNICIPALITY BERWICK

CERTIFICATE A
THIS PLAN ACCORDS WITH A PLAN
SEAL BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON 3rd July 1990
AND A REQUIREMENT UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE

DATE 3/7/90

ATTESTATION BY SURVEYOR

AS WILLIAM OF 594 HIGH STREET
MORNINGTON, VICTORIA, I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED
IN ACCORDANCE WITH THE SURVEY ACT 1958 AND THE SURVEY (MORNINGTON) REGULATIONS 1978
AND THAT THE SURVEYOR-GENERAL'S OFFICE HAS BEEN ADVISED OF THE PREPARATION OF THIS PLAN
IN ACCORDANCE WITH SECTION 195 BA OF THE MELBOURNE & METROPOLITAN BOARD OF WORKS ACT 1958
WILLIAM 1990

${}^4A''$

CRANBOURNE

A
125.2 ha

RESERVE FOR
MUNICIPAL
PURPOSES
(RISRAVE NO 5)

GA/REM GAM
W.YND
11
37.69
115.07
25
26.70

STRATHARD
DRIVE

TOOMAH
STREET

JAMES BATHE WAY

SEE
ENLARGEMENT

382-82 / 187-5810
HARRE WARREN - CRANBOURNE ROAD

BARINGA PARK DRIVE

RESERVE

PLAN OF SUBDIVISION

COUNTY	MORNINGTON	PARISH
PARISH	BERWICK	PARISH
CROWN	PORTION 38 (PART)	

NUMBER OF SLEETS IN
NUMBER OF THE SLEETS

MEASURE OF "REAL" GROSS

[illegible]

1. Introduction

ENLARGEMENT
NOT TO SCALE

TREE

ROAD

CONTRACT CITY OF INDIANAPOLIS OF THE INDIAN
POLICE DEPARTMENT
DATED 1-5th DAY OF JANUARY 1905
Attest my hand and seal of office
this 5th day of January 1905
CLERK



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Instrument
Document Identification	V801105L
Number of Pages (excluding this cover sheet)	1
Document Assembled	02/11/2020 11:20

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: PETER ZABLUDY & CO

Phone: 9670 4222

Address: 415 BOURKE ST MELBOURNE

Ref.: P2: RE

Customer Code: 1775E



V801105L
161298 1522 45 153



MADE AVAILABLE / CHANGE CONTROL

Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)

Volume 10029 Folio 153

CF

Estate and Interest: (e.g. "all my estate in fee simple")

All its estate in fee simple

Consideration:

ONE HUNDRED AND FIFTY-THREE THOUSAND NINE HUNDRED DOLLARS (\$153,900.00)

Transferor: (full name)

A.V. JENNINGS HOLDINGS LTD. (formerly Residential Developments Australia Pty. Ltd.)
(ACN 004 287 003)

Transferee: (full name and address including postcode)

JOZSEF MIKOCZI of 9 Whitby Way, Seaford

Original Transfer of Land
Stamped with: \$4,894.00
Trn: 387461 16-DEC-1998

Directing Party: (full name)

Stamp Duty Victoria, MXDO

Dated: 15 DECEMBER 1998

Execution and attestation:

A.V. JENNINGS HOLDINGS LIMITED ACN 004 287 003)
by its Attorney ANTHONY JAMES MARSHALL under)
Power of Attorney dated 29 January 1998, a)
copy of which is deposited in the Permanent)
Order Book 277 Page 005 in the presence of:)

[Signature]

SIGNED by the said JOZSEF MIKOCZI in the presence of:

[Signature]

JOZSEF MIKOCZI

Approval No. 571967L

ORDER TO REGISTER

Please register and issue title to

T1



Signed

Cust. Code:

STAMP DUTY USE ONLY

9788

Original Transfer of Land
Stamped with: \$4,894.00
Trn: 387469 16-DEC-1998
Stamp Duty Victoria, MXDO



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
Document Identification	LP221010F
Number of Pages (excluding this cover sheet)	3
Document Assembled	02/11/2020 11:20

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

LP221010F
EDITION 5

NOTATIONS
LAND SUBJECT TO EASEMENT

- NIL.
- LAND APPROPRIATED OR SET APART
- ROADS WITHIN THE HEAVY LINES FOR WAY, DRAINAGE, SEWERAGE AND SUPPLY OF GAS & ELECTRICITY.
- E-1 DRAINAGE & SEWERAGE.
- E-2 USE OF THE MELBOURNE & METROPOLITAN BOARD OF WORKS FOR PIPELINE PURPOSES PURSUANT TO SECTION 290 BA OF THE MELBOURNE & METROPOLITAN BOARD OF WORKS ACT

TO BE COMPLETED WHERE APPLICABLE
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS 101, 102, 103, 104 AND 105 (NO TO MARK ON IN PROCLAIMED SURVEY AREA NO. 45 (MELBOURNE)).

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES
TITLE REF VOL 654-2 FOL 382
LAST PLAN REF.

PLAN OF SUBDIVISION

COUNTY MORNINGTON
PARSH BERWICK
CROWN PORTION 38 (PART)

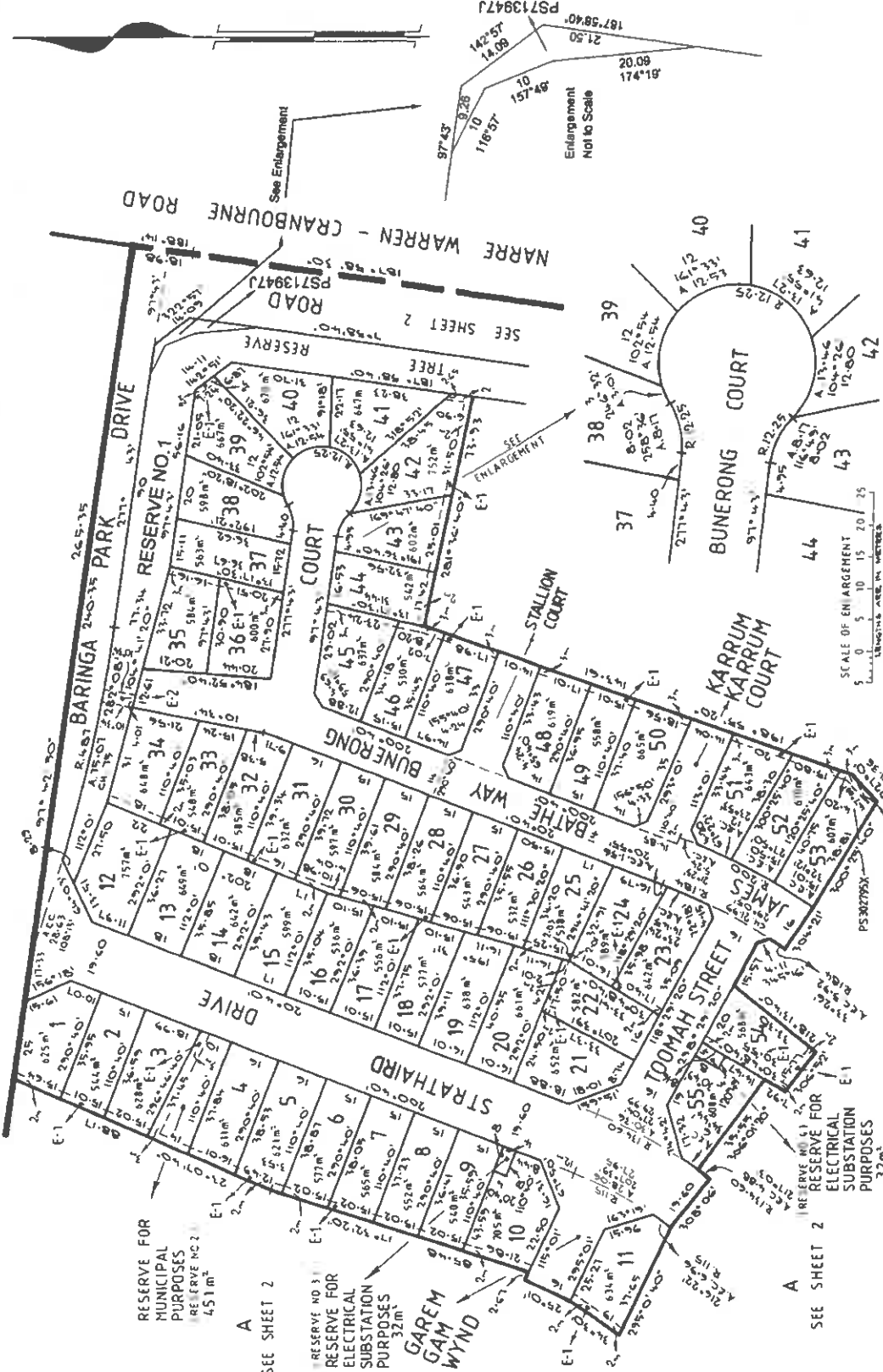
NUMBER OF SHEETS IN PLAN 2
NUMBER OF THIS SHEET 1

SCALE
ORIGINAL SCALE 1 SHEET SIZE 1:1000 A2
LENGTHS ARE IN METRES

LP221010F

PLAN APPROVED
AT 29-7-91
ON

ASSISTANT REGISTRAR OF TITLES



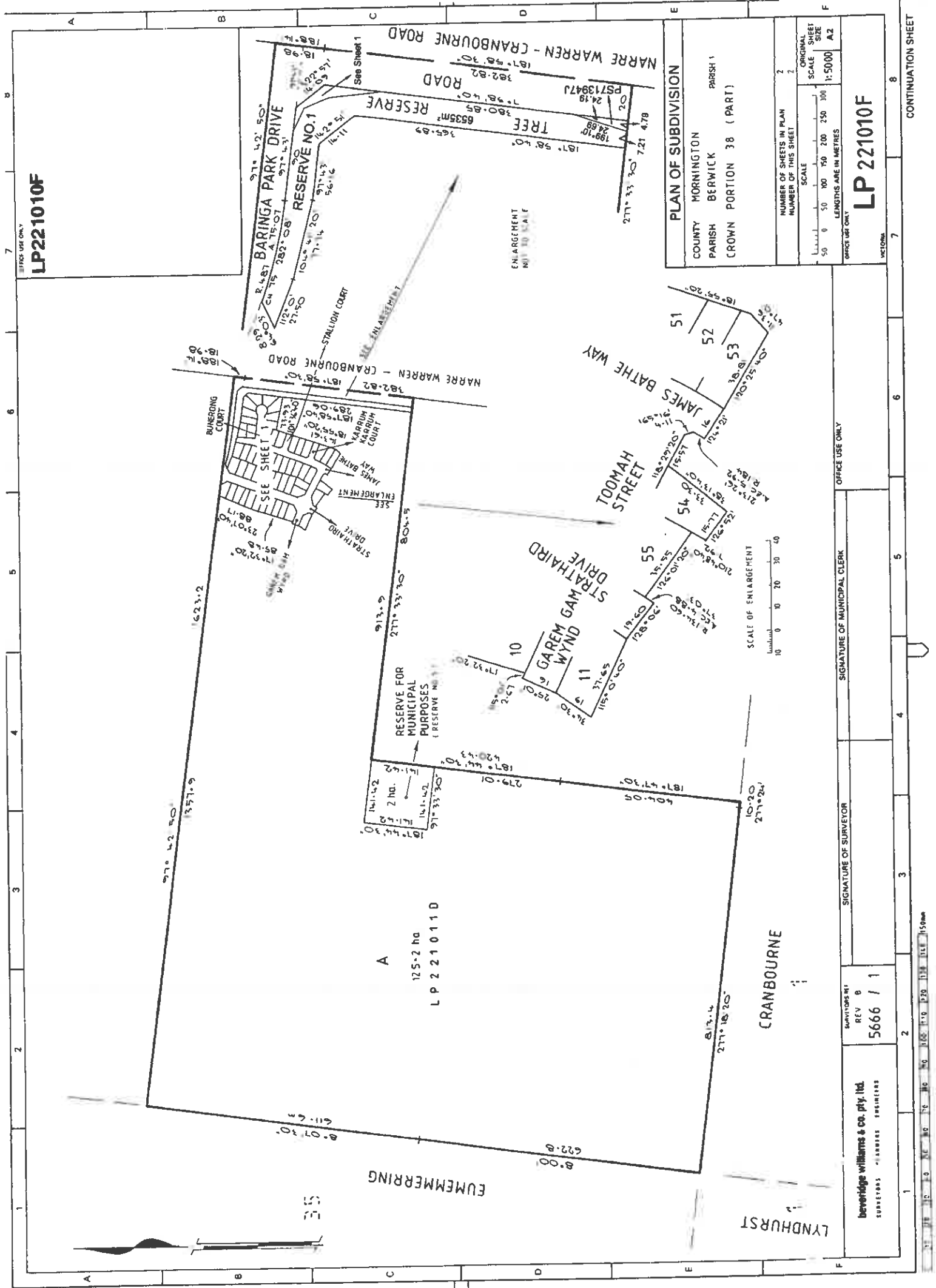
VERIFICATION BY SURVEYOR

I, JOHN FRANCIS WILLIAMS of 5566 HIGH STREET
PRUTHAN certify that this plan has been prepared
from a survey made under my immediate direction and supervision, in accordance
with the Survey Act 1978, and that the plan is a true and correct representation of the
classification of the survey.

Licensed Surveyor
Surveyors Act 1978

AMENDMENT
STRATHAIRD
LOTS 1 TO 55
STAGE 1
55 LOTS

Surveyors Ref
REV B
5666 / 1



LP221010F

A
125.2 ha
LP 221011D

PLAN OF SUBDIVISION	
COUNTY	MORNINGTON
PARISH	BERWICK
CROWN PORTION	38 (PART)
PARISH 1	
NUMBER OF SHEETS IN PLAN NUMBER OF THIS SHEET	
2	
SCALE	
ORIGINAL SCALE	
1:5000	
LENGTHS ARE IN METRES	
OFFICE USE ONLY	
LP 221010F	
VICTORIA	

SIGNATURE OF SURVEYOR

SIGNATURE OF MUNICIPAL CLERK

OFFICE USE ONLY

5666 / 1

beveridge williams & co. pty. ltd.
SUBDIVISIONS - LANDMARK ENGINEERS

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

LP221010F

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

[illegible]

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 02 November 2020 11:24 AM

PROPERTY DETAILS

Address: **12 STRATHAIRD DRIVE NARRE WARREN SOUTH 3805**
Lot and Plan Number: **Lot 17 LP221010**
Standard Parcel Identifier (SPI): **17\LP221010**
Local Government Area (Council): **CASEY**
Council Property Number: **30784**
Planning Scheme: **Casey**
Directory Reference: **Melway 130 C3**

www.casey.vic.gov.au

[Planning Scheme - Casey](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

[View location in VicPlan](#)

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
Legislative Assembly: **NARRE WARREN SOUTH**

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



GRZ - General Residential

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend

Planning Overlays

No planning overlay found



Further Planning Information

Planning scheme data last updated on 28 October 2020.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas

Designated bushfire prone areas maps can be viewed on VicPlan at <https://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council

Note prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Claire Miles Conveyancing C/- InfoTrack
(Smokeball)
E-mail: certificates@landata.vic.gov.au

Statement for property:
LOT 17 12 STRATHAIRD DRIVE
NARRE WARREN SOUTH 3805
17 LP 221010

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
54M//15923/17	LANDATA CER 42182263-028-0	02 NOVEMBER 2020	37471769

1. Statement of Fees Imposed

The property is classified as a serviced property with respect to charges which as listed below in the Statement of Fees.

(a) By Other Authorities

Parks Victoria - Parks Service Charge	01/07/2020 to 30/06/2021	\$79.02
Melbourne Water Corporation Total Service Charges	01/10/2020 to 31/12/2020	\$26.08

(b) By South East Water

Water Service Charge	01/10/2020 to 31/12/2020	\$25.53
Sewerage Service Charge	01/10/2020 to 31/12/2020	\$93.02
Subtotal Service Charges		\$223.65
Usage Charges*	Billed until 4/8/2020	\$30.22
Arrears		\$144.61
TOTAL UNPAID BALANCE		\$398.48

- The meter at the property was last read on 04/08/2020. Fees accrued since that date may be estimated by reference to the following historical information about the property:


Water Usage Charge	\$0.18 per day
Sewage Disposal Charge	\$0.05 per day

- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): <https://secureapp.southeastwater.com.au/PropertyConnect/#/order/info/update>

* Please Note: if usage charges appear above, the amount shown includes one or more of the following:

Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.

AUTHORISED OFFICER



TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at www.southeastwater.com.au.
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (Disposition of Land) Regulations 2010. Please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from South East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

To assist in identifying if the property is connected to South East Waters sewerage system, connected by a shared, combined or encroaching drain, it is recommended you request a copy of the Property Sewerage Plan. A copy of the Property Sewerage Plan may be obtained for a fee at www.southeastwater.com.au. Part of the Property Sewerage Branch servicing the property may legally be the property owners responsibility to maintain not South East Waters. Refer to Section 11 of South East Waters Customer Charter to determine if this is the case. A copy of the Customer Charter can be found at www.southeastwater.com.au. When working in proximity of drains, care must be taken to prevent infiltration of foreign material and or ground water into South East Waters sewerage system. Any costs associated with rectification works will be charged to the property owner.

Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

AUTHORISED OFFICER



TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

If no plan is attached to this Statement, South East Water is not aware of any works belonging to South East Water being present on the property.

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

Important Warnings

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

3. Disclaimer

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

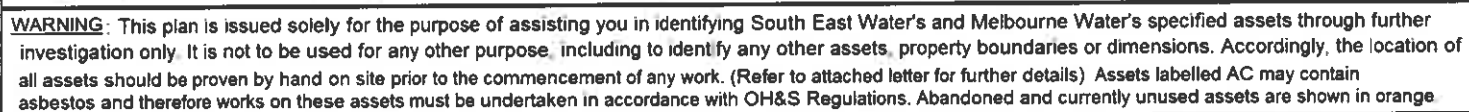
South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

AUTHORISED OFFICER



TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198



Natural Waterway



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND

— Title/Road Boundary
- - - Proposed Title/Road



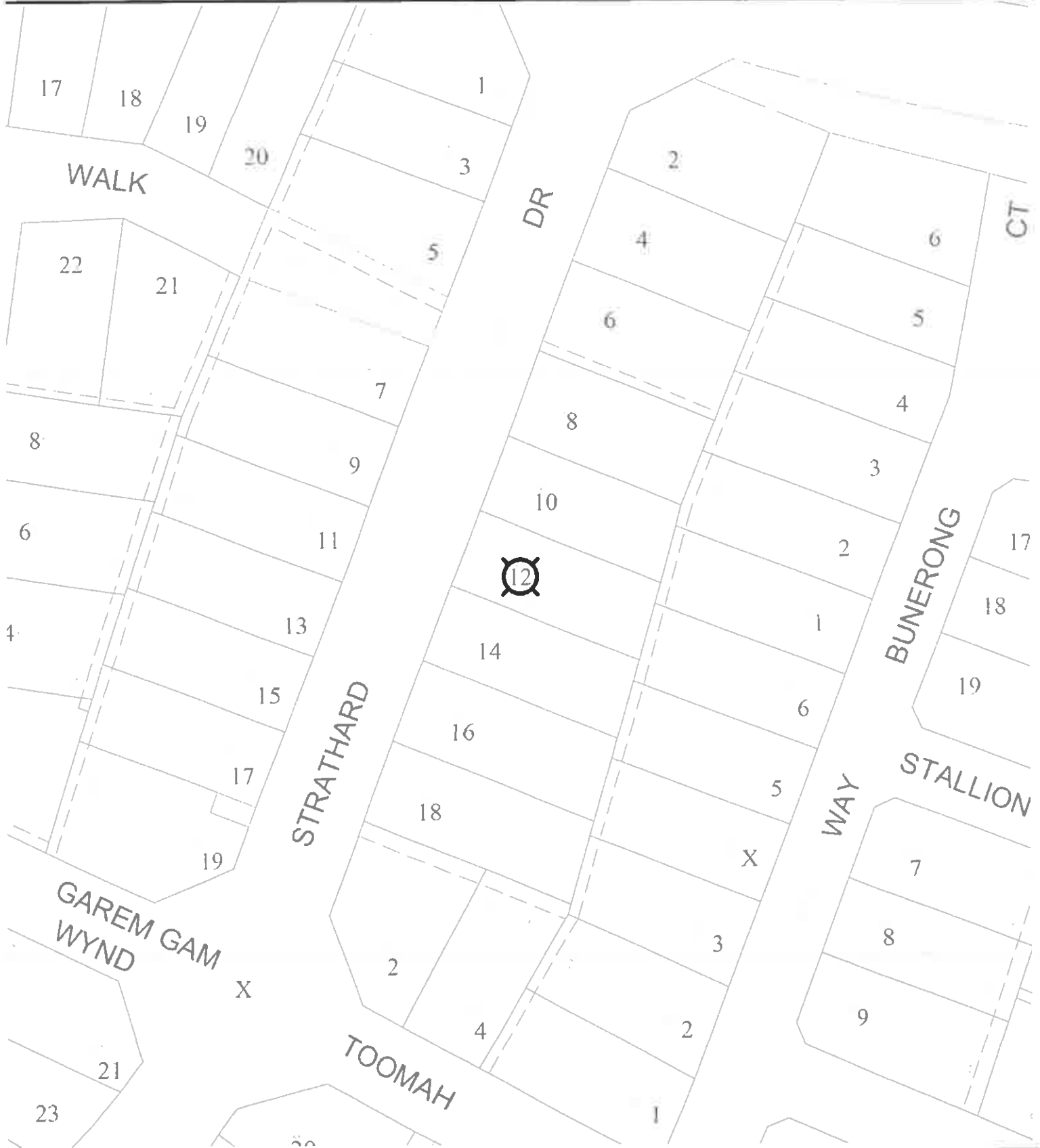
Subject Property
Water Main Valve



Hydrant



Fireplug/Washout



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

Title/Road Boundary	Subject Property	Hydrant
Proposed Title/Road	Recycled Water Main Valve	Fireplug/Washout

Application by legal personal representative

Section 49 Transfer of Land Act 1958

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by

Name: CLAIRE MILES CONVEYANCING
Phone: 03 5940 5802
Address: 18 MAIN STREET, PAKENHAM VIC 3810
Reference: CM:20/2729
Customer Code: 16389B

The applicant applies as legal personal representative of the deceased registered proprietor to be registered as the proprietor of the estate and interest of the deceased in the land described.

Land: (volume and folio, and if applicable mortgage, charge or lease no.)
VOLUME 10029 FOLIO 153

Applicant: (full name and address, including postcode)
CHRISTOPHER JOHN MIKOCZI OF 12 STRATHAIRD DRIVE, NARRE WARREN SOUTH VIC 3805

Representative capacity:
AS EXECUTOR OF THE WILL OF JOZSEF MIKOCZI

Deceased registered proprietor: (full name)
JOZSEF MIKOCZI

35271702A

49TLA

Page 1 of 3

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: www.delwp.vic.gov.au/property>Contact us

Application by legal personal representative

Section 49 Transfer of Land Act 1958

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Signing:

Certifications

1. The Certifier has taken reasonable steps to verify the identity of the applicant.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	CHRISTOPHER JOHN MIKOCZI
Signer Name	CLAIRE MILES
Signer Organisation	CLAIRE MILES CONVEYANCING
Signer Role	LICENSED CONVEYANCER

Signature

Execution Date

35271702A

49TLA

Page 2 of 3

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: www.delwp.vic.gov.au/property>Contact us

Statutory Declaration

in support of Application by Legal Personal Representative

Privacy Collection Statement
The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

I [FULL NAME] Claire Miles
Of [ADDRESS] 18 Main Street, Pakenham VIC 3810
[OCCUPATION] Licensed Conveyancer

make the following statutory declaration under the **Oaths and Affirmations Act 2018**:

1. Jozsef Mikoczi died on 1 January 2020
2. The deceased was the/one of the registered proprietor(s) of the land in folio of the Register:
VOLUME 10029 FOLIO 153
3. The applicant(s) is/are the legal personal representative(s) of the deceased being appointed executor(s)/administrator(s) by the Supreme Court of Victoria on _____ and have not been removed.
4. The limitations on the appointment of the applicant are: [STATE IN FULL THE LIMITATIONS OR IF NONE STATE NIL]
NIL

5. My means of knowledge for making the above statements is:
I have viewed correctly certified documents proving the death of the registered proprietor and the appointment of his
Executor

I declare that the contents of this statutory declaration are true and correct and I make it knowing that making a statutory declaration that I know to be untrue is an offence.

Signature of person making this declaration [to be signed in front of an Authorised Witness]

Declared at [Place] _____
in the State of Victoria,
the _____ day of _____ 2020

I am an authorised statutory declaration witness and I sign this document in the presence of the person making the declaration:

Signature of authorised statutory declaration witness

the _____ day of _____ 2020

[FULL NAME OF AUTHORISED STATUTORY DECLARATION WITNESS IN
LEGIBLE WRITING, TYPING OR STAMP]

[PERSONAL OR PROFESSIONAL ADDRESS OF AUTHORISED STATUTORY
DECLARATION WITNESS IN LEGIBLE WRITING, TYPING OR STAMP]

[QUALIFICATION AS AN AUTHORISED STATUTORY DECLARATION
WITNESS]

A person authorised under section 30(2) of the **Oaths and Affirmations Act 2018** to witness the signing of a statutory declaration.

* I confirm that reasonable modifications were used in preparing this statutory declaration and that the contents of this statutory declaration were read to the person making the statutory declaration in a way that was appropriate to the person's circumstances.

Signature of authorised statutory
declaration witness: _____

*strike out if not applicable

