

**RayWhite**

Information memorandum

# 2/76 Aberdeen Road, Macleod, Victoria 3085

Prepared by Brett Diston | Ray White Commercial Vic-Nunawading  
April 2019





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**Brett Diston**

Ray White Commercial Victoria

0439 365 532

[brett.diston@raywhite.com](mailto:brett.diston@raywhite.com)

# The opportunity

## Entry Level Retail Growth Asset

**RayWhite**

Here's your chance to acquire a high performing commercial property offering both a strong return and future capital growth underpinned by both an exceptional location right opposite Macleod Train Station, and a well-structured lease. The premise enjoys superb exposure and forms part of a tightly held retail strip amidst a wide range of thriving businesses. The asset makes use of Commercial 1 zoning, ample street car parking availability, and positions itself within one of Melbourne's fastest growing housing corridors, making this a rare opportunity at an affordable price point.

- Building area | 64m<sup>2</sup> \*
- Returning | \$17,352.60 net
- Lease | 3 + 3 Year
- 4% rent increases
- Zoning | Commercial 1

**The Property will be auctioned at 1pm, Wednesday 15<sup>th</sup> May 2019.**



# Executive summary

**RayWhite**

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The property 2/76 Aberdeen Road, Macleod Victoria 3085

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Title reference Volume | 09387  
Folio | 354

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Zoning Commercial 1

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Local authority Banyule City Council

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Building Area 64 m2\*

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Method of sale Auction | Wednesday 15<sup>th</sup> May at 1pm

---

Marketing agent **Brett Diston**  
Ray White Commercial Vic - Nunawading  
03 9955 0055  
0439 365 532  
brett.diston@raywhite.com

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\* Approximately

^ Important:

Prospective purchasers conduct due diligence investigations of the property strictly at their own expense and risk, and the vendor will have no liability in relation to such expenses. Consent by the vendor to the conduct by any potential purchaser of due diligence activities or investigation will not in any circumstance be construed as a representation that the vendor will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the vendor intends to contract with that potential buyer, or at all.

# Improvements

## Floorplan

**RayWhite**

2/76 ABERDEEN ROAD, MACLEOD



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

# Improvements (continued)

## Zoning

### COMMERCIAL 1 ZONE

Shown on the planning scheme map as B1Z, B2Z, B5Z or C1Z.

#### Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.

To provide for residential uses at densities complementary to the role and scale of the commercial centre.

#### Operation

A schedule may apply under this zone to a planning scheme outside of metropolitan Melbourne. That schedule may:

- specify the maximum leasable floor area for office
- specify the maximum leasable floor area for shop (other than restricted retail premises)

#### Table of uses

##### Section 1 - Permit not required

| Use  | Condition   |
|--|---|
| Accommodation (other than Corrective institution)  | Any frontage at ground floor level must not exceed 2 metres (other than a bed and breakfast and caretaker's house).                         |
| Child care centre  | Any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a caretaker's house). |
| Cinema<br>Cinema based entertainment facility<br>Education centre<br>Exhibition centre<br>Home occupation<br>Informal outdoor recreation<br>Minor utility installation |   |
| Office   | The leasable floor area for all offices must not exceed any amount specified in the schedule to this zone.                                  |

# Improvements (continued)

## Zoning

| Use  | Condition  |
|--|--|
| Place of worship                             | The gross floor area of all buildings must not exceed 250 square metres.                                 |
| Railway<br>Retail premises (other than Shop) |  |
| Shop (other than Adult sex bookshop)         | The leasable floor area for all shops must not exceed any amount specified in the schedule to this zone. |
| Tramway                                      |  |
| Any use listed in Clause 62.01               | Must meet the requirements of Clause 62.01.  |

### Section 2 - Permit required

| Use  | Condition  |
|--|--|
| Adult sex bookshop   | Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school. |
| Agriculture (other than Apiculture and Intensive animal husbandry)   |  |
| Industry   | Must not be a purpose listed in the table to Clause 52.10.   |
| Leisure and recreation facility (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track)<br>Place of assembly (other than Carnival, Cinema, Circus, Exhibition centre and Place of worship)<br>Utility installation (other than Minor utility installation and Telecommunications facility) |  |
| Warehouse  | Must not be a purpose listed in the table to Clause 52.10.   |
| Any other use not in Section 1 or 3  |  |



# Improvements (continued)

**RayWhite**<sup>®</sup>

## Zoning

### Section 3 - Prohibited

Corrective institution

Intensive animal husbandry

Major sports and recreation facility

Motor racing track

### Use of land

A use must not detrimentally affect the amenity of the neighborhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

### Subdivision

A permit is required to subdivide land.

### Buildings and works

A permit is required to construct a building or construct or carry out works.

This does not apply to:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

### Maintenance

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

# Improvements (continued)

## Zoning

### **Neighborhood and site description and design response**

An application for any of the following must be accompanied by a neighborhood and site description and a design response as described in Clause 54.01 or 55.01, as appropriate:

- Construction or extension of one dwelling on a lot of less than 300 square metres.
- Construction of a dwelling if there is at least one dwelling existing on the lot.
- Construction of two or more dwellings on a lot.
- Extension of a dwelling if there are two or more dwellings on the lot.
- Construction or extension of a dwelling on common property.
- Construction or extension of a residential building.

### **Satisfactory neighborhood and site description before notice and decision**

The responsible authority must inform the applicant in writing:

- Before notice of an application is given, or
- If notice of an application is not required to be given, before deciding the application, that the neighborhood and site description meets the requirements of Clause 54.01 or 55.01 and is satisfactory or does not meet the requirements of Clause 54.01 or 55.01 and is not satisfactory.

If the responsible authority decides that the neighborhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighborhood and site description meets the requirements of Clause 54.01 or 55.01 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

# Improvements (continued)

## Zoning

### Application requirements

#### Use

An application to use land must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare.
- The means of maintaining land not required for immediate use.
- If an industry or warehouse:
  - The type and quantity of goods to be stored, processed or produced.
  - Whether a Works Approval or Waste Discharge License is required from the Environment Protection Authority.
  - Whether a notification under the Occupational Health and Safety (Major Hazard Facilities) Regulations 2000 is required, a license under the Dangerous Goods Act 1985 is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2000 is exceeded.
  - The likely effects on adjoining land, including air-borne emissions and emissions to land and water.

### Buildings and works

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - The location, height and purpose of buildings and works on adjoining land.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - All driveway, car parking and loading areas.
  - Proposed landscape areas.
  - All external storage and waste treatment areas.
  - Areas not required for immediate use.
- Elevation drawings to scale showing the color and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.

# Improvements (continued)

## Zoning

A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

### Exemption from notice and review

An application to subdivide land or construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

### Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

### General

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The interface with adjoining zones, especially the relationship with residential areas.

### Use

- The effect that existing uses may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

### Subdivision

- Provision for vehicles providing for supplies, waste removal and emergency services and public transport.
- The effect the subdivision will have on the potential of the area to accommodate the uses which will maintain or enhance its competitive strengths.

# Improvements (continued)

## Zoning

### Building and works

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in a General Residential Zone, Neighborhood Residential Zone, Residential Growth Zone or Township Zone.
- The availability of and connection to services.
- The design of buildings to provide for solar access.
- The objectives, standards and decision guidelines of Clause 54 and Clause 55. This does not apply to a development of five or more story's, excluding a basement.

### Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 1.

Notes: Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.

Check whether an overlay also applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

# Improvements (continued)



## Estimated Outgoings

| Item                       | \$ Per Annum |
|----------------------------|--------------|
| Council Rates              | \$1,605.84   |
| Special Council Rates      | \$ 480.00    |
| Water Rates                | \$1,073.05   |
| Insurance                  | \$1,460.00   |
| Estimated Annual Outgoings | \$4,618.89   |

Source | Vendor Statement / Invoices



**Banyule**  
CITY COUNCIL

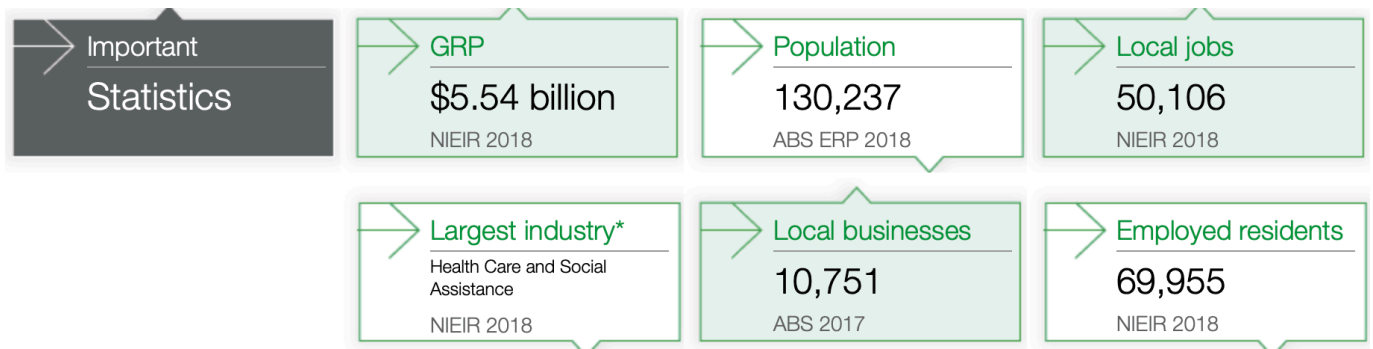
# Location particulars

## City of Banyule Economic Profile

“City of Banyule's Gross Regional Product is estimated at \$5.54 billion, which represents 1.3% of the state's GSP (Gross State Product).”

The City of Banyule's economic profile presents economic information that enables you to describe the area's role within the broader economy, explore options for economic development and promote the area's strengths. The information presented here is derived from official sources of information (Australian Bureau of Statistics) as well as Australia's leading economic modellers, NIEIR. The latest data from each series is always presented in this site.

Economy.id industry structure and industry sector profiles use a National Accounts regional econometric model developed by National Economics (NIEIR).



Map of Banyule suburbs and precincts



# Location particulars

**RayWhite**

## City of Banyule Community Profile

“The City of Banyule Estimated Resident Population for 2018 is 130,237, with a population density of 20.84 persons per hectare.”

The City of Banyule is located in Melbourne's north-eastern suburbs, between 7 and 21 kilometres from the Melbourne CBD.

The City of Banyule Community Profile provides demographic analysis for the City and its suburbs based on results from the 2016, 2011, 2006, 2001, 1996 and 1991 Censuses of Population and Housing. The profile is updated with population estimates when the Australian Bureau of Statistics (ABS) releases new figures.

Population

**130,237**

ABS ERP 2018

Land area

**6,251**

ha (63 Km<sup>2</sup>)

Population density

**20.84**

persons per hectare

Source | Banyule City Council



# Location particulars

**RayWhite**

## Suburb profile

**Macleod** is a suburb of Melbourne, Victoria, Australia, 14 km north-east from Melbourne's Central Business District. Its local government area are the Cities of Banyule and Darebin. At the 2016 Census, Macleod had a population of 9,769.

## History

Macleod railway station opened in 1911, 9 years after the railway line passed through. Macleod Post Office opened on 11 December 1923, and was replaced by the Simpson Barracks office in 1987. Macleod West Post Office opened in 1954 on Aberdeen Road near the railway station.

## Demographics

In Macleod, 71.5% of people were born in Australia. The most common countries of birth were England 2.9%, China (excludes SARs and Taiwan) 2.6%, Italy 1.7%, India 1.6% and Malaysia 1.1%. 73.7% of people only spoke English at home. Other languages spoken at home included Italian 3.7%, Mandarin 2.5%, Macedonian 1.7%, Greek 1.5% and Cantonese 1.2%.

## Sport

Macleod's Local Australian rules football team is the Macleod Kangaroos, who play in Division 1 of the Northern Football League (NFL). As of 2008 they have played in 3 Grand Finals in a row. They are based at De Winton Park in Rosanna. They are affiliated with the Macleod Junior Football Club (known as the *Eagles*) who play in the Yarra Junior Football League (YJFL). The junior football club is based at Macleod Park.

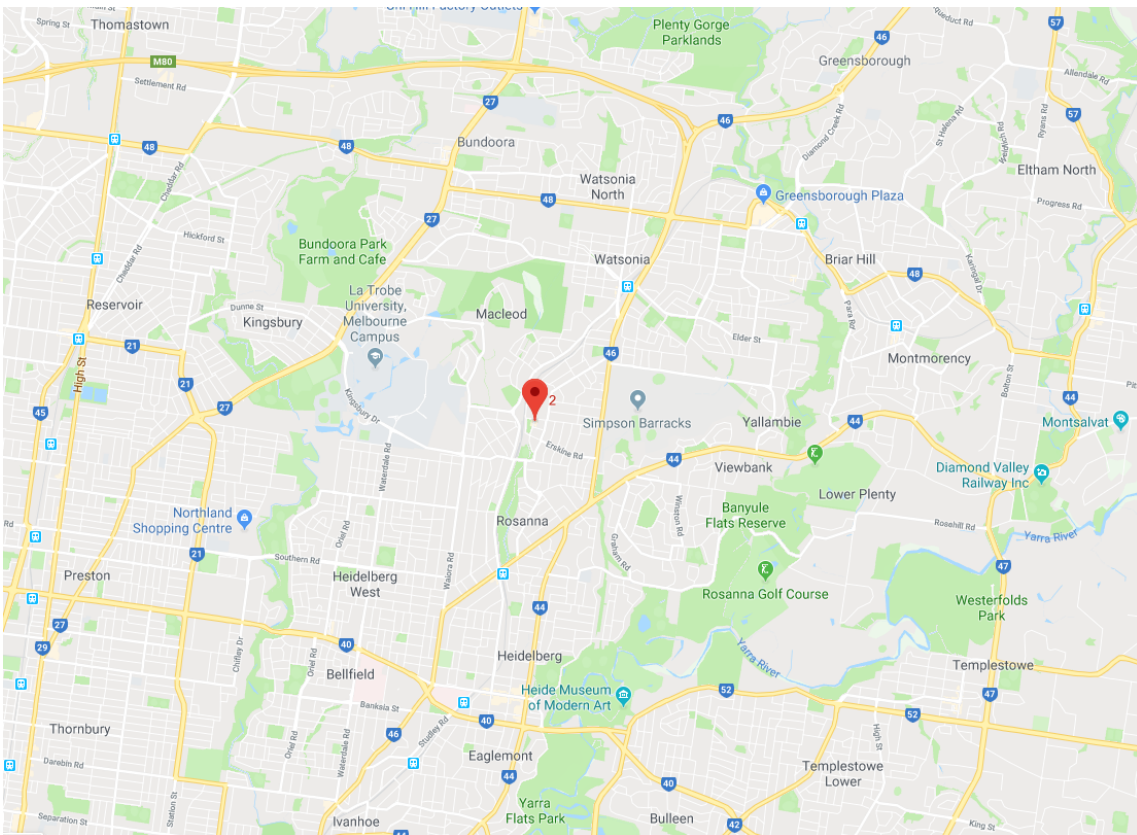
Macleod's cricket team is the Macleod Eagles. They play in the Diamond Valley Cricket Association (DVCA), and were playing in the second division (known as Money Shield) until a premiership in 2007-08 saw them promoted to the first division (Barclay Shield) for the 2008-09 season. They are based at Macleod Park, known as "The Nest". In 2008-09 Macleod will field 4 senior teams, and 6 junior sides as well as a thriving "Milo in2cricket" program.

There is also a local basketball team called the Banyule Hawks, whose home ground is the Banyule YMCA in Macleod.

Source | Wikipedia

# Location

**RayWhite**



Source | google maps

# Sales process

The RayWhite logo is displayed in a bold, italicized, sans-serif font. The word "Ray" is in a dark grey color, and "White" is in a lighter grey color. A registered trademark symbol (®) is located at the end of the word "White".

## Auction Details

### Public Auction

Date | Wednesday 15<sup>th</sup> May at 1pm

Venue | On-site

### Contract for sale

Available upon request

### Due diligence

This will form part of the contract of sale

### Brett Diston

Ray White Commercial

03 9955 0055

0439 365 532

[brett.diston@raywhite.com](mailto:brett.diston@raywhite.com)

# Legal Information

The RayWhite logo is located in the top right corner of the page. It consists of the word "RayWhite" in a bold, sans-serif font, with a registered trademark symbol (®) to the upper right of the "e". The logo is set against a light gray rectangular background.

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2. All visual images (including but not limited to plans, photographs, specifications, artist impressions) are indicative only and are subject to change. Any measurement noted is indicative and not to scale. All outlines on photographs are indicative only.
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5. We are not valuers and make no comment as to value. "Sold/ leased" designations show only that stock is "currently not available" – not that the property is contracted/ settled. If you require a valuation we recommend that you obtain advice from a registered valuer.
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7. Interested parties will be responsible for meeting their own costs of participating in the sale process for the property. We will not be liable to compensate any intending purchasers for any costs or expenses incurred in reviewing, investigating or analysing any Information.
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10. To the extent that any of the above paragraphs may be construed as being a contravention of any law of the State or the Commonwealth, such paragraphs should be read down, severed or both as the case may require and the remaining paragraphs shall continue to have full force and effect.
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# Annexure A

Title | Part 1

**RayWhite**



## Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Land Use Victoria.

|   |                         |
|---|-------------------------|
| Document Type                                   | <b>plan</b>             |
| Document Identification                         | <b>RP015234</b>         |
| Number of Pages<br>(excluding this cover sheet) | <b>2</b>                |
| Document Assembled                              | <b>15/04/2019 08:56</b> |

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# Annexure A

## Title | Part 2

RayWhite.

Delivered by LANDATA®. Land Use Victoria timestamp 15/04/2019 08:54 Page 1 of 2

**RP 15234** J108945

15234

N

REGISTERED 15234

TIME 8:55 DATE 25-8-80.

**PLAN OF STRATA SUBDIVISION**

**THE PARCEL** — The whole of the land described in Certificate of Title Volume 9168 Folio 180 and part of Folio 181, 182 and 183, Being part of Crown Portion 9 of Keelbundara County of Bourke Parish of Macleod 1245

**POSTAL ADDRESS OF BUILDINGS** — 76 Aberdeen Road Macleod 1245

FOR CURRENT ADDRESS FOR SERVICE OF NOTICE SEE OWNERS CORPORATION SEARCH REPORT

The land shown thus is a party wall easement. (vide L.P.134793). Part of unit 1 and part of common are affected by this encumbrance.

Diagram showing the external boundaries of the site and the location in relation thereto at ground level of all buildings in the parcel.

**SURVEYOR'S CERTIFICATE**

I, Neil Alfred Webster, of 1 Cypress Avenue, Lwr. Templestowe a surveyor licensed under the Land Surveyors Act 1958 certify that this plan and any measurements on which it is based have been made by me or under my personal direction and supervision; that the standard of accuracy of any measurements made to determine the external boundaries of the site complies with the requirements of and under the Land Surveyors Act 1958; that the plan accurately represents as at the ..... day of ..... 1980.....

In the manner required by or under the Strata Titles Act 1967 and by or under the Land Surveyors Act 1958; and within the limitations of the scale used and the standard of accuracy required, the boundaries of the units and the location at ground level of all buildings in the parcel in relation to the external boundaries of the site; and that all units are within the parcel.

Signature..... *Neil Webster* Date..... 2-7-80.....

**SEAL OF MUNICIPALITY AND ENDORSEMENT**

Sealed pursuant to Section 6 (i).  
Strata Title Act

APPROVED.

In witness whereof the Common Seal of The Mayor, Councillors and Citizens of the City of Heidelberg was hereunto affixed this ..... day of ..... 1980.

*Richard ...* Councillor  
*Barbara ...* Councillor  
..... Town Clerk

**SCHEDULE OF UNIT ENTITLEMENT AND UNIT LIABILITY**

FOR CURRENT OWNERS CORPORATION DETAILS  
SEE OWNERS CORPORATION SEARCH REPORT

Council Ref: 6114

SHEET 1 OF 2 SHEETS

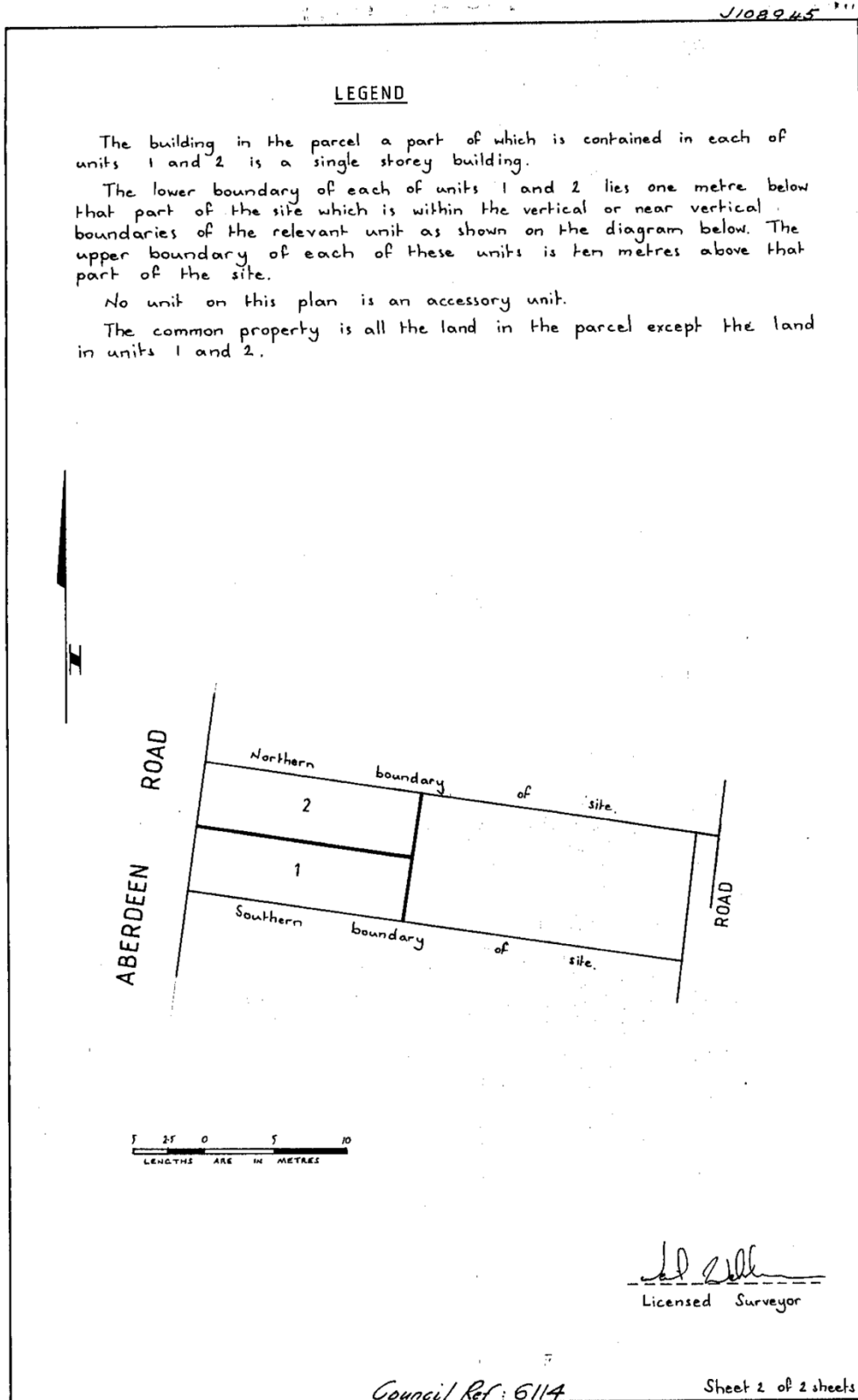
Licensed Surveyor.

# Annexure A

## Title | Part 3

RayWhite

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# Annexure A

## Title | Part 4

**RayWhite**



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

Page 1 of 1

VOLUME 09387 FOLIO 354

Security no : 124077025613L  
Produced 15/04/2019 08:49 AM

**LAND DESCRIPTION**

Unit 2 on Strata Plan 015234 and an undivided share in the common property for the time being described on the plan.

**PARENT TITLES :**

Volume 09128 Folio 371      Volume 09168 Folio 180

**REGISTERED PROPRIETOR**

Estate Fee Simple

Sole Proprietor

CHEONG LIP LOUEY of 20 LAURI ANN ST. LOWER TEMPLESTOWE 3107  
U029703W 05/01/1996

**ENCUMBRANCES, CAVEATS AND NOTICES**

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE RP015234 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: UNIT 2 76 ABERDEEN ROAD MACLEOD VIC 3085

**OWNERS CORPORATIONS**

The land in this folio is affected by  
OWNERS CORPORATION PLAN NO. RP015234

DOCUMENT END



# Annexure B

## Commercial Lease Schedule | Part 1

**RayWhite**

Code 150

Renewal of Lease<sup>®</sup>



The Real Estate Institute of Victoria Ltd | ACN 004 210 897 | www.reiv.com.au |

**The Real Estate Institute of Victoria Ltd**

**COPYRIGHT RENEWAL LEASE<sup>®</sup>**

**Landlord(s):** Cheong Lip Louey

**Tenant(s):** Banyule Support and Information Centre Inc - BANSIC

**Premises:** 2/76 Aberdeen Macleod, Vic, 3085

# Annexure B

## Commercial Lease Schedule | Part 2

**RayWhite**

Code 150

Renewal of Lease<sup>®</sup>



### About this Renewal of Lease

You can use this deed to renew an REIV Commercial Lease [Code 143] when it contains an option for another term. You can also use it to record renewals of other forms of commercial, retail, and industrial leases that contain options to renew. Complete this deed in triplicate. One completed, dated and signed part is for the landlord to keep, the second is for the tenant to keep and the third is for your agency file. Keep the completed deed with the lease. Depending on the circumstances, it may be prudent to obtain professional help to complete this deed.

**This deed** is supplemental to the lease recorded in the Schedule (Lease) and is made on the date set out in the Schedule.

### Recitals:

- A. If the landlord named in the Schedule (landlord) is not the landlord named in the Lease, the landlord is now entitled to the reversion when the Lease ends.
- B. If the tenant named in the Schedule (tenant) is not the tenant named in the Lease, the tenant has taken an assignment of the Lease.
- C. The tenant has the right to renew the Lease of the premises described in the Schedule (premises) for the period set out in the Schedule (further term).
- D. The tenant has renewed the Lease of the premises for the further term.
- E. The landlord and the tenant have made this deed to record the further term.

### The landlord and the tenant agree -

#### 1. Renewal of the Lease

- 1.1. The landlord and the tenant agree the Lease of the premises is renewed for the further term commencing on the date set out in the Schedule.
- 1.2. This deed will, so far as may be, be read and have effect as if it contained a full recital of the Lease with such changes as may be required to make it applicable to the further term or to incorporate the special conditions, if any, recorded in the Special Conditions Schedule.
- 1.3. If it is necessary to determine priority between a term of the Lease and a special condition, the special condition has priority.

#### 2. Rent

- 2.1. The initial rent for the further term is set out in the Schedule.
- 2.2. If, at the date of this deed, the initial rent for the further term remains to be agreed then until it is agreed or, if not agreed, is determined, the tenant will continue to pay the rent current at the date on which the immediately preceding term of the Lease came to an end. On the initial rent being agreed, or determined, any necessary adjustment will be made.

#### 3. Security deposit

If necessary, on signing this deed, the tenant will provide the landlord with an additional security deposit so the security deposit is maintained at an amount required by the Lease.

# Annexure B

## Commercial Lease Schedule | Part 3

**RayWhite**

Code 150

Renewal of Lease®



#### 4. Guarantee and indemnity

If, during the immediately preceding term, the tenant's observation and performance of the Lease was guaranteed or indemnified or both by a guarantor or guarantors the tenant will, simultaneously with the signing this deed, procure the guarantor or guarantors to provide to the landlord a guarantee or indemnity of the tenant's observance and performance of the lease for the further term, on similar terms to that provided for the immediately preceding term.

#### 5. Retail Leases Regulations (RLR)

If the Retail Leases Act 2003 applies, the tenant acknowledges having received the disclosure statement to be provided by the landlord as required by the RLR.

#### 6. Special Conditions

Unless some other date or dates are specified, the special conditions, if any, in the Special Conditions Schedule have effect beginning on the commencement date of the further term.

# Annexure B

## Commercial Lease Schedule | Part 4

**RayWhite**

Code 150

Renewal of Lease®



### SCHEDULE

Date of this deed: 01 / 07 / 20 18

Landlord: Cheong Lip Louey

Contact Person: Linda Peterson

Address: c/- Manningham Rentals Pty Ltd 88 South  
Paracde BLACKBURN, VIC

Postcode: 3130

ACN: \_\_\_\_\_

ABN: \_\_\_\_\_

Phone: \_\_\_\_\_

Mobile: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Tenant: Banyule Support and Information Centre Inc - BANSIC

Contact Person: Sharon Henderson

Address: Po Box 93, Heidelberg West, VIC

Postcode: 3084

ACN: \_\_\_\_\_

ABN: \_\_\_\_\_

Phone: \_\_\_\_\_

Mobile: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Premises: 2/76 Aberdeen Macleod, Vic, 3085

Lease dated: 01 / 07 / 20 18

Further term: 3 Years period 01/07/2021 - 30/6/2024

Commencement date of the further term: 01 / 07 / 20 21

Initial rent for the further term\*: \$1,446.05 \*\*Per Annum/ \*\*Per Calendar month

\*the initial rent is exclusive of GST unless 'GST inclusive' or 'GST is not payable on the rent' appears in the box:

GST is not payable on the rent

Further terms remaining after this further term ends: ONE (1)

### SPECIAL CONDITIONS SCHEDULE

Record here any Special Conditions as agreed. Number them one-after-the other, starting at 1.

Rent review of 4% increase annually for 1/7/2019 & 1/7/2020

# Annexure B

## Commercial Lease Schedule | Part 5

**RayWhite**

Code 150

Renewal of Lease<sup>®</sup>



Executed as a deed and if by a corporation, in the manner referred to in section 127 of the Corporations Act 2001.

Signed sealed and delivered by the landlord **Cheong Lip Louey**

Cheong Lip Louey

in the presence of  
Witness Name: Andrew Sattner

Witness sign

Signed sealed and delivered by the tenant **Banyule Support and Information Centre Inc - BANSIC**

Director Name: SHARON HENDERSON

Director

Director/Company Secretary Name: CHRISTOPHER SHERRELL

Director/Company Secretary

in the presence of  
Witness Name: ALICE SHERRELL

Witness



# Annexure C

Property Report | [land.vic.gov.au](http://land.vic.gov.au) | Part 1

**RayWhite**



**Property Report** from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 16 April 2019 01:43 PM

**Address:** UNIT 2/76 ABERDEEN ROAD MACLEOD 3085

**Lot and Plan Number:** Lot 2 RP15234

**Standard Parcel Identifier (SPI):** 2\RP15234

**Local Government (Council):** BANYULE **Council Property Number:** 236547

**Directory Reference:** Melway 20 B8

**This property is not in a designated bushfire prone area.  
No special bushfire construction requirements apply. Planning provisions may apply.**

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

## State Electorates

**Legislative Council:** EASTERN METROPOLITAN

**Legislative Assembly:** IVANHOE

## Utilities

**Rural Water Corporation:** Southern Rural Water

**Melbourne Water Retailer:** Yarra Valley Water

**Melbourne Water:** inside drainage boundary

**Power Distributor:** JEMENA (Information about [choosing an electricity retailer](#))

## Planning Zone Summary

**Planning Zone:** [COMMERCIAL 1 ZONE \(C1Z\)](#)

[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)

**Planning Overlay:** None

**Areas of Aboriginal Cultural Heritage Sensitivity:**

All or part of this property is an 'area of cultural heritage sensitivity'.

Planning information continued on next page

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# Annexure C



Planning scheme data last updated on 10 April 2019.

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 [Planning Schemes Online](#)

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](#)

The Planning Property Report includes separate maps of zones and overlays

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 [Planning Maps Online](#)

For other information about planning in Victoria visit [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

## Areas of Aboriginal Cultural Heritage Sensitivity

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

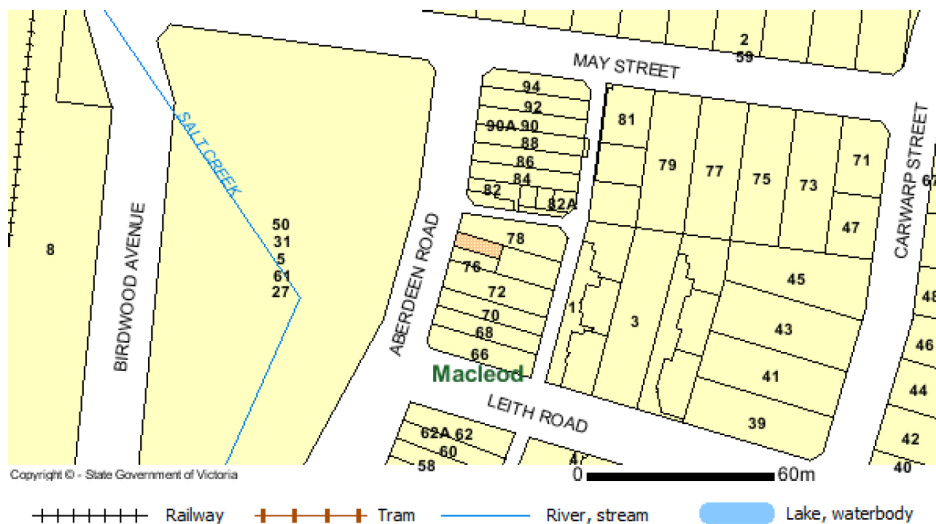
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>

## Area Map



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Winner – Commercial Salesperson of the Year | REIV Awards for Excellence 2018

Winner – Commercial Salesperson of the Year | REIV Awards for Excellence 2016

Winner – Commercial Salesperson of the Year | REIV Awards for Excellence 2015

Winner – Commercial Salesperson of the Year | REIV Awards for Excellence 2014

Winner – Commercial Salesperson of the Year | REIV Awards for Excellence 2013

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Ray White Commercial Vic - Nunawading



The RayWhite logo is positioned in the top right corner of the page. It consists of the word "RayWhite" in a bold, italicized, sans-serif font, with a registered trademark symbol (®) at the end. The logo is set against a light gray rectangular background.

Brett Diston

Director

0439 365 532

[brett.diston@raywhite.com](mailto:brett.diston@raywhite.com)

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1-3 Rooks Road, Nunawading

[raywhitecommercial.com](http://raywhitecommercial.com)

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Ray White Commercial Vic-Nunawading

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