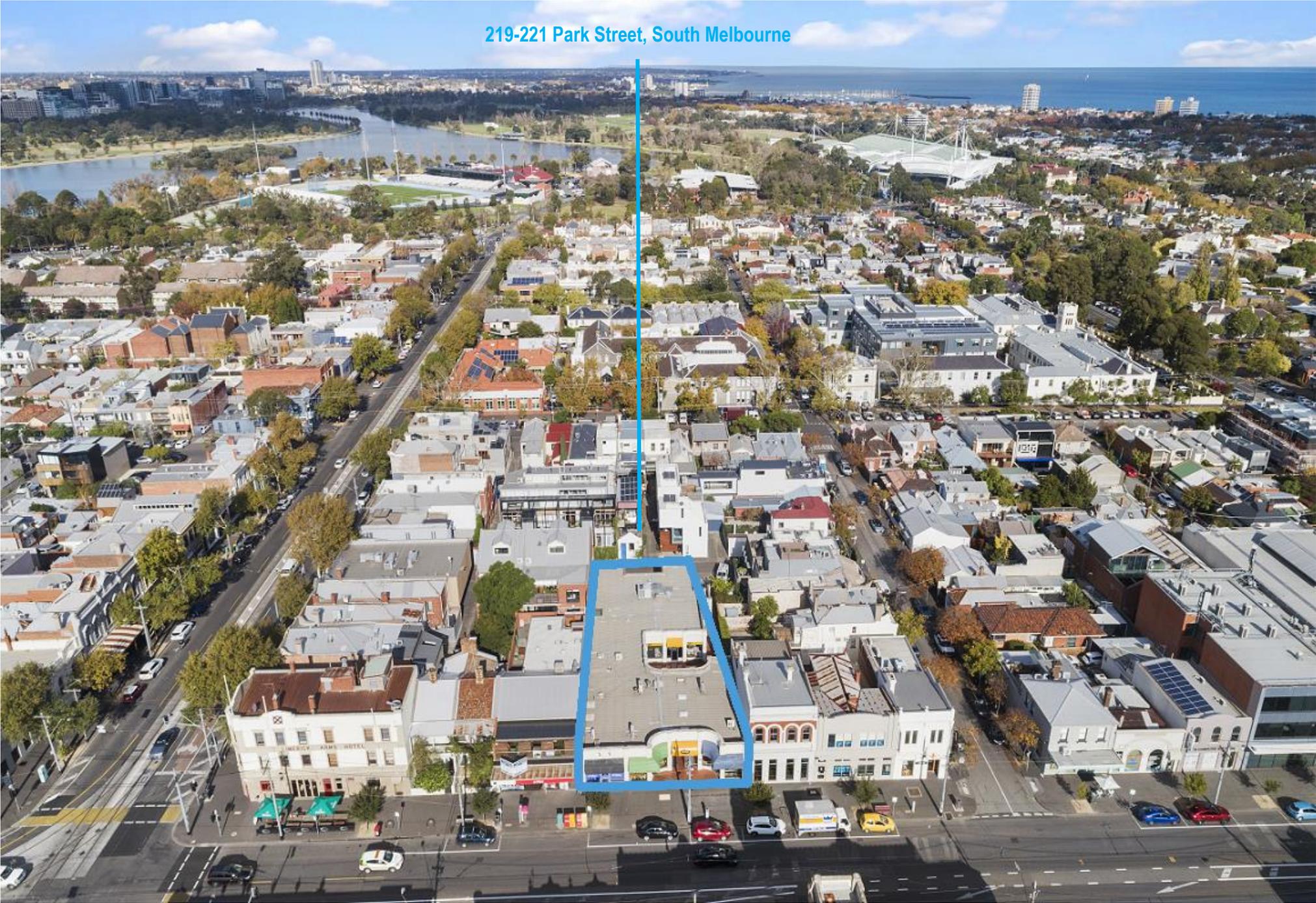


# 219-221 Park Street, South Melbourne | For Sale via Expressions of Interest closing Friday 12<sup>th</sup> July at 3:30pm



*Blue outlines are indicative only*

219-221 Park Street, South Melbourne



Blue outlines are indicative only



# Table of Contents

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## Introduction

Dixon Kestles is pleased to present to the market 219-221 Park Street, South Melbourne.

An asset we recommend to you without qualification, being offered for sale by Expressions of Interest (EOI) where you are required to submit your duly completed EOI form to the office of Dixon Kestles by the close, being Friday 12<sup>th</sup> July at 3:30pm.

We trust the following stimulates your interest, and your further enquiry is welcome.



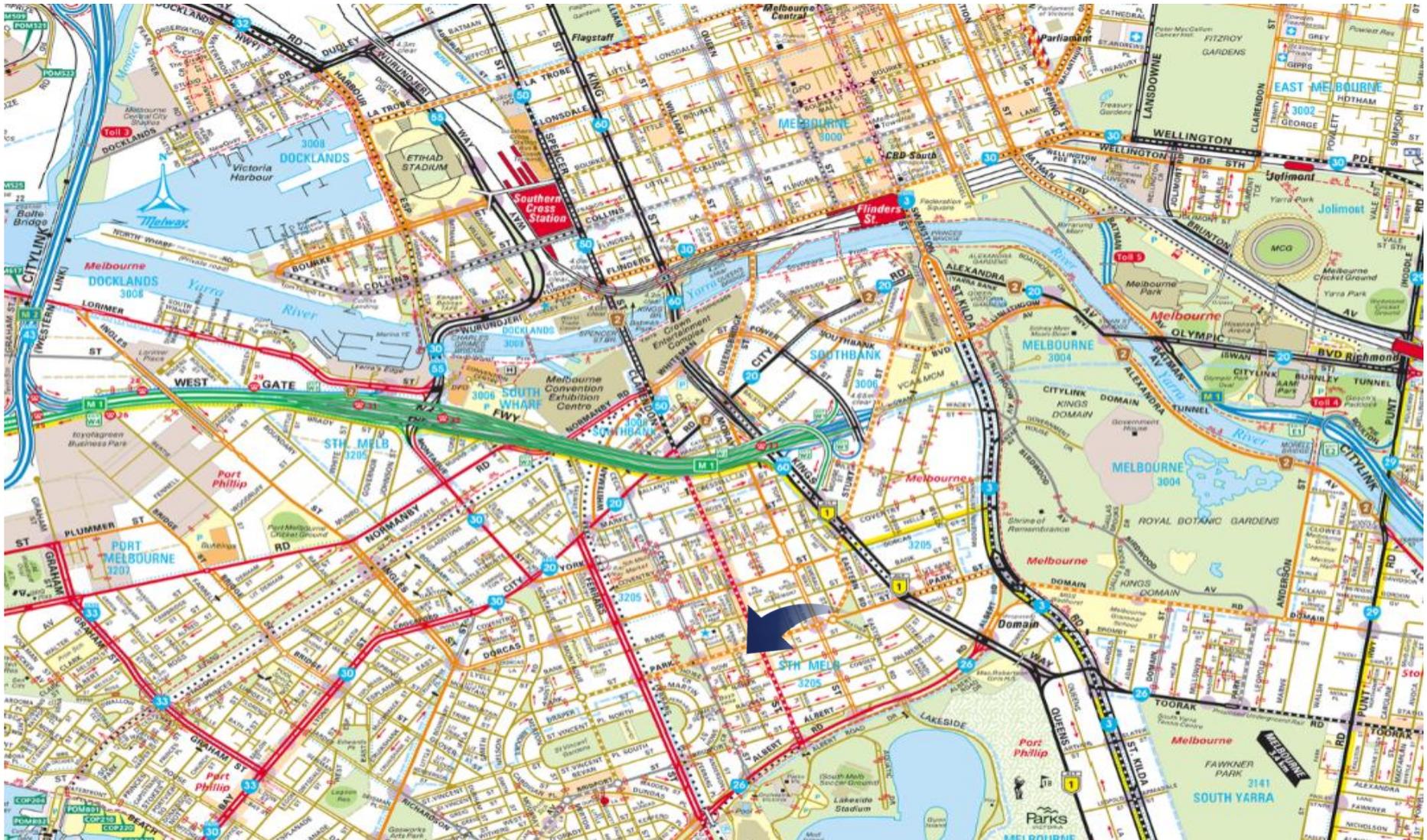
## Investment Synopsis

Method of Sale:	Expressions of Interest - <i>closing Friday 12 July, at 3:30pm.</i>
Price Expectation:	Circa A\$6,500,000 as a going concern.
Melway Ref:	Melway map reference 2K D3.
Certificate of Title:	Volume 9368 Folios 788-795 inclusive.
Site Details:	1011 square metres (m <sup>2</sup> ). 20.04 metres (m) x 50.4m.
Zoning:	Commercial 1 under the Port Phillip Planning Scheme with a Design and Development Overlay (DDO) 8 -4b over part of the site.
Improvements:	Approximately 40 year old freestanding single level mixed use building of some 620.4m <sup>2</sup> and up to 6 carparks.
Tenancies:	5 Self-contained tenancies. Largely established Lessee's with varied lease expiries up to 30 April, 2022 with further terms incorporating 6 month redevelopment / demolition clauses; save for Suite 4a.
Agent Comments:	Varied and functional proven passive investment, or value adding opportunity overtime, on a near perfectly proportioned site for future development.



# Location

South Melbourne is less than 2 radial kilometres (km) from the Melbourne CBD.





Melbourne, a Victorian era city and recognised as the world's most liveable, has enjoyed a growing population being a combination of assimilated immigration and birth rate which is currently at approximately 4,500,000.

Melbourne's population growth sees continued and increasing demand of primary through to tertiary services – evidenced with historically high levels of employment participation rates which is not just the preserve of the expanding metropolitan boundaries but also and more particularly the inner urban areas. Research data predicts South Melbourne's population is likely to increase by 66% between now and 2027.

Furthermore given South Melbourne's proximity to the Melbourne CBD and current infrastructure works:

- Melbourne Metro Rail Project,
- Westgate Freeway Widening,
- Western Distributor;



Emerald House: 101-107 York Street, South Melbourne

such will enhance and provide contemporary linkages that will underpin and increase the desirability of the neighbourhood both domestically and commercially.

We believe this is evidenced with the amount of private investment occurring within the 1.5km radius of the subject property.

### Recently completed

1. "New Yorker", 40-48 York Street office building 4,800m<sup>2</sup>
2. 274 Coventry Street 37 apartments, mixed use development 1,000m<sup>2</sup>
3. 244 Dorcas Street 61 apartments and 2 commercial tenancies
4. 85 Market Street 195 apartments

### Commercial Currently under construction

6. 81-109 Moray Street 14,500m<sup>2</sup>
7. 68 Clark Street "Market Lane" 8,500m<sup>2</sup>



244 Dorcas Street, South Melbourne



New Yorker, 40-48 York Street, South Melbourne



274 Coventry Street, South Melbourne

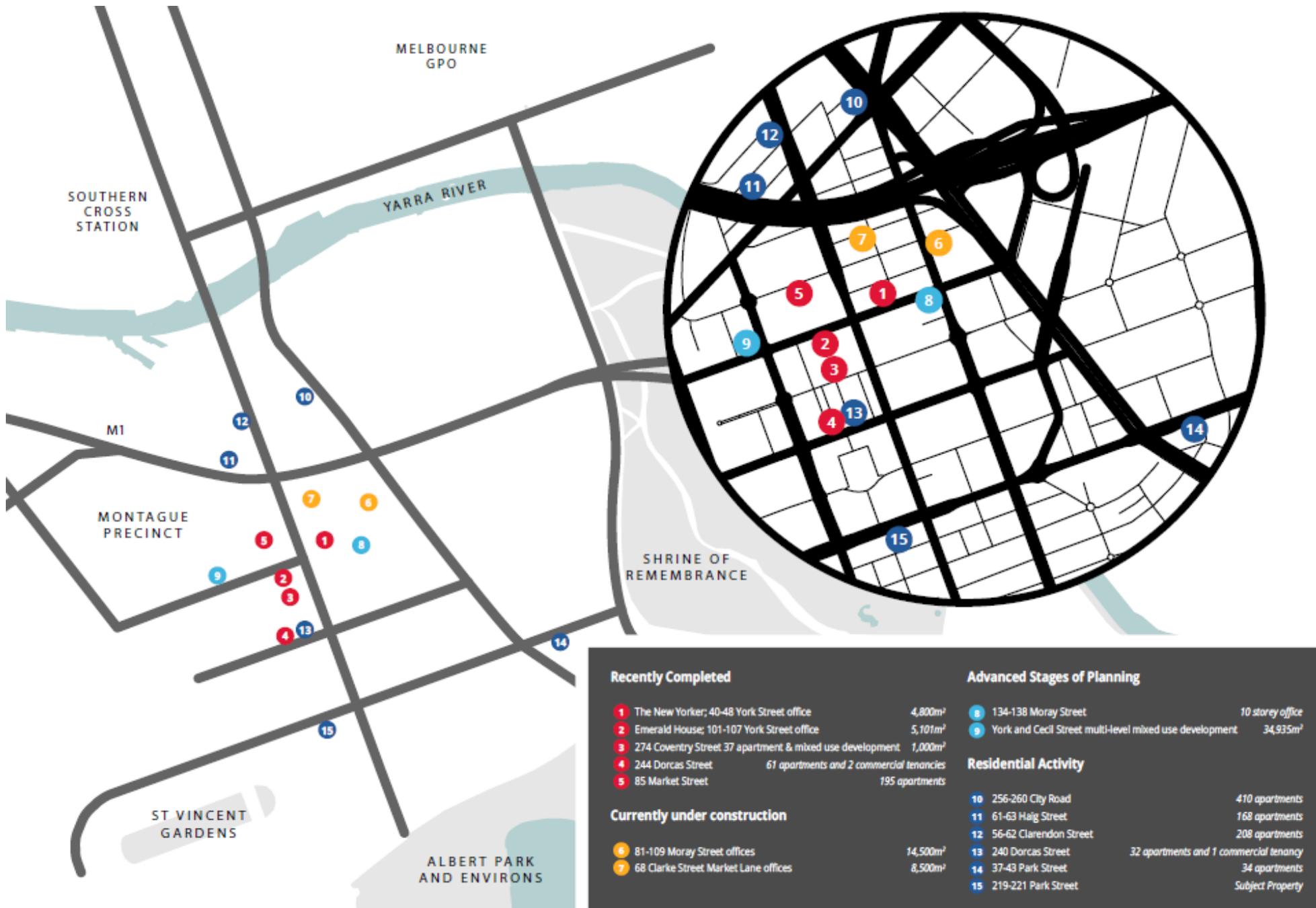
### Advanced Stages of Planning

- 8. 134-138 Moray Street, 10 storey office
- 9. York and Cecil Street multi-level mixed use development 34,935m<sup>2</sup>

### Soon to Commence

- 10. 256-260 City Road 410 apartments
- 11. 61-63 Haig Street 168 apartments
- 12. 56-62 Clarendon Street 208 apartments
- 13. 240 Dorcas Street 32 apartments and 1 commercial tenancy
- 14. 37-43 Park Street 34 apartments

and numerous apartment developments underway in the Montague Precinct particularly those on Thistlethwaite, Gladstone and Ferrars Streets.





South Melbourne's development and urbanisation dates back to the mid-1800s, the legacy of such is that the regular street grid is wide and generous and comfortably accommodates the aforementioned developments with the potential to accommodate more over time.

South Melbourne is comfortably serviced by public transport and open space, which are obvious reasons why it is a preferred destination for generations of businesses and families.

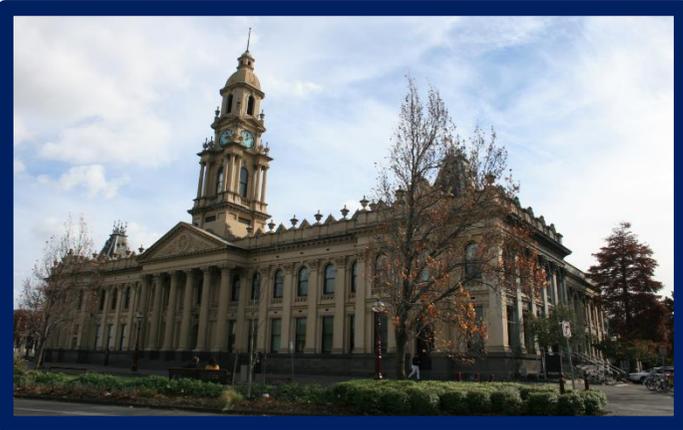
The proximity of the neighbourhood affords its residents a list of Melbourne's destinations at its door step;

- Albert Park Lake and environs
- Melbourne Golf Academy
- Melbourne Sports and Aquatic Centre
- Crown Complex



- **Spotlight Centre**
- **Southbank**
- **South Wharf**
- **The Arts Precinct – The National Gallery of Victoria**
- **Hamer Hall and Victorian College of the Arts.**
- **The Melbourne Sports Precinct – Olympic and Melbourne Parks, Rod Laver Arena and the MCG**
- **South Melbourne Market**
- **Exhibition Centre**
- **Kings Domain – Shrine of Remembrance and Botanical Gardens**
- **Anzac Station (currently under construction) and Domain interchange**

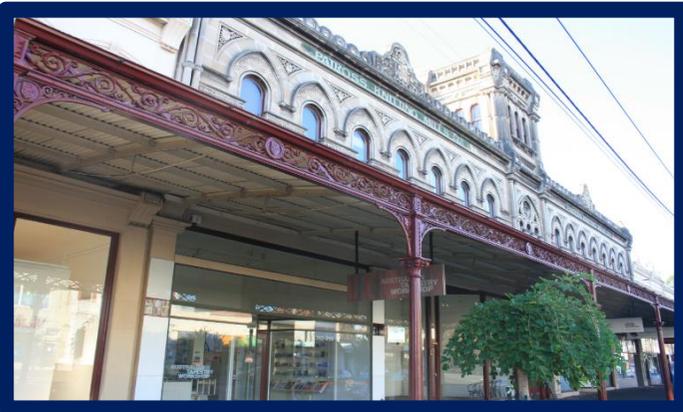
Park Street is an exemplar of the above, one of the suburb's major roads commencing at St Kilda Road to the east, serviced by the number 1 tram - South Melbourne Beach to East Coburg.



Adorned with period buildings dating back to the late 1800s, with contemporary mixed use developments, Park Street continues into the genteel radius of St Vincent Garden circuit to the west.



The subject property is situated opposite the southern boundary of Emerald Hill, the civic precinct of South Melbourne, featuring South Melbourne Town Hall, Police Station, The Record Building and the Patross Knitting Mills.



## Legal Description

The property together with the improvements are contained within the Certificates of Titles Volume 9368, Folios 788 through to 795 inclusive.

Being Units 1-8 respectively and all of the common property within Strata Plan 014713.

## Volume 09368 Folio 788

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

VOLUME 09368 FOLIO 788 Security no : 124077194669E  
Produced 29/04/2019 11:56 AM

## LAND DESCRIPTION

Unit 1 on Strata Plan 014713 and an undivided share in the common property for the time being described on the plan.  
REGISTRATION OF DEALINGS WITH THIS UNIT IS RESTRICTED  
PARENT TITLE Volume 03726 Folio 016  
Created by instrument H916708 28/03/1980

## REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
GOSAIN PTY LTD of 68 KERFERD STREET MALVERN VIC 3144  
AF618360J 30/01/2008

## 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 RP014713 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 1 219-221 PARK STREET SOUTH MELBOURNE VIC 3205

## OWNERS CORPORATIONS

The land in this folio is affected by  
OWNERS CORPORATION PLAN NO. RP014713

DOCUMENT END

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## Volume 09368 Folio 789

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

VOLUME 09368 FOLIO 789 Security no : 124077194673A  
Produced 29/04/2019 11:56 AM

## LAND DESCRIPTION

Unit 2 on Strata Plan 014713 and an undivided share in the common property for the time being described on the plan.  
REGISTRATION OF DEALINGS WITH THIS UNIT IS RESTRICTED  
PARENT TITLE Volume 03726 Folio 016  
Created by instrument H916708 28/03/1980

## REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
GOSAIN PTY LTD of 68 KERFERD STREET MALVERN VIC 3144  
AF618360J 30/01/2008

## 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 RP014713 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 2 219-221 PARK STREET SOUTH MELBOURNE VIC 3205

## OWNERS CORPORATIONS

The land in this folio is affected by  
OWNERS CORPORATION PLAN NO. RP014713

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

VOLUME 09368 FOLIO 790 Security no : 124077194679T  
Produced 29/04/2019 11:56 AM

## LAND DESCRIPTION

Unit 3 on Strata Plan 014713 and an undivided share in the common property for the time being described on the plan.  
REGISTRATION OF DEALINGS WITH THIS UNIT IS RESTRICTED  
PARENT TITLE Volume 03726 Folio 016  
Created by instrument H916708 28/03/1980

## REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
GOSAIN PTY LTD of 68 KERFERD STREET MALVERN VIC 3144  
AF618360J 30/01/2008

## 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 RP014713 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 3 219-221 PARK STREET SOUTH MELBOURNE VIC 3205

## OWNERS CORPORATIONS

The land in this folio is affected by  
OWNERS CORPORATION PLAN NO. RP014713

## DOCUMENT END

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## Volume 09368 Folio 791

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

VOLUME 09368 FOLIO 791 Security no : 124077194685M  
Produced 29/04/2019 11:56 AM

## LAND DESCRIPTION

Unit 4 on Strata Plan 014713 and an undivided share in the common property for the time being described on the plan.  
REGISTRATION OF DEALINGS WITH THIS UNIT IS RESTRICTED  
PARENT TITLE Volume 03726 Folio 016  
Created by instrument H916708 28/03/1980

## REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
GOSAIN PTY LTD of 68 KERFERD STREET MALVERN VIC 3144  
AF618360J 30/01/2008

## 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 RP014713 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 4 219-221 PARK STREET SOUTH MELBOURNE VIC 3205

## OWNERS CORPORATIONS

The land in this folio is affected by  
OWNERS CORPORATION PLAN NO. RP014713

## DOCUMENT END

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

VOLUME 09368 FOLIO 792 Security no : 124077194689H  
Produced 29/04/2019 11:56 AM

## LAND DESCRIPTION

Unit 5 on Strata Plan 014713 and an undivided share in the common property for the time being described on the plan.

## CAR PARK

PARENT TITLE Volume 03726 Folio 016  
Created by instrument H916708 28/03/1980

## REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
GOSAIN PTY LTD of 68 KERFERD STREET MALVERN VIC 3144  
AF618360J 30/01/2008

## 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 RP014713 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 1 219-221 PARK STREET SOUTH MELBOURNE VIC 3205

## OWNERS CORPORATIONS

The land in this folio is affected by  
OWNERS CORPORATION PLAN NO. RP014713

## DOCUMENT END

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## Volume 09368 Folio 793

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

VOLUME 09368 FOLIO 793 Security no : 124077194692E  
Produced 29/04/2019 11:56 AM

## LAND DESCRIPTION

Unit 6 on Strata Plan 014713 and an undivided share in the common property for the time being described on the plan.

## CAR PARK

PARENT TITLE Volume 03726 Folio 016  
Created by instrument H916708 28/03/1980

## REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
GOSAIN PTY LTD of 68 KERFERD STREET MALVERN VIC 3144  
AF618360J 30/01/2008

## 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 RP014713 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 2 219-221 PARK STREET SOUTH MELBOURNE VIC 3205

## OWNERS CORPORATIONS

The land in this folio is affected by  
OWNERS CORPORATION PLAN NO. RP014713

## DOCUMENT END

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## Volume 09368 Folio 794

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

VOLUME 09368 FOLIO 794 Security no : 124077194698X  
Produced 29/04/2019 11:56 AM

LAND DESCRIPTION

Unit 7 on Strata Plan 014713 and an undivided share in the common property for the time being described on the plan.  
CAR PARK  
PARENT TITLE Volume 03726 Folio 016  
Created by instrument H916708 28/03/1980

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
GOSAIN PTY LTD of 68 KERFERD STREET MALVERN VIC 3144  
AF618360J 30/01/2008

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 RP014713 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 3 219-221 PARK STREET SOUTH MELBOURNE VIC 3205

OWNERS CORPORATIONS

The land in this folio is affected by  
OWNERS CORPORATION PLAN NO. RP014713

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## Volume 09368 Folio 795

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

VOLUME 09368 FOLIO 795 Security no : 124077194702T  
Produced 29/04/2019 11:57 AM

LAND DESCRIPTION

Unit 8 on Strata Plan 014713 and an undivided share in the common property for the time being described on the plan.  
CAR PARK  
PARENT TITLE Volume 03726 Folio 016  
Created by instrument H916708 28/03/1980

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
GOSAIN PTY LTD of 68 KERFERD STREET MALVERN VIC 3144  
AF618360J 30/01/2008

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 RP014713 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 4 219-221 PARK STREET SOUTH MELBOURNE VIC 3205

OWNERS CORPORATIONS

The land in this folio is affected by  
OWNERS CORPORATION PLAN NO. RP014713

DOCUMENT END

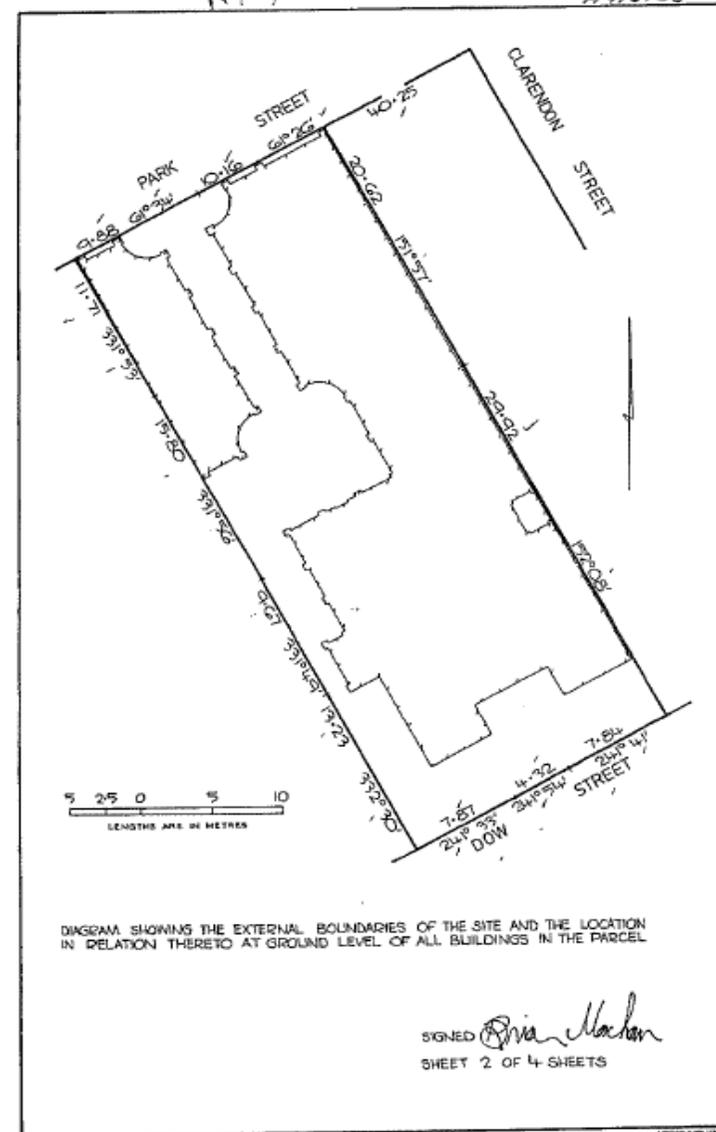
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# Plan of Strata Subdivision

Delivered by LANDATA® Land Use Victoria timestamp 25042019 12:02 Page 1 of 4  
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PLAN OF STRATA SUBDIVISION	
<p><b>THE PARCEL</b> - The whole of the land described in Certificate of Title Volume 3726 Folio 100, being part of Crown ALLOTMENT 3, SECTION 33, CITY AND PARISH OF SOUTH MELBOURNE, County of Bourke</p> <p>POSTAL ADDRESS OF BUILDINGS - 219-221 PARK STREET, SOUTH MELBOURNE, 3207</p> <p>FOR CURRENT ADDRESS FOR SERVICE OF NOTICE SEE OWNERS CORPORATION SEARCH REPORT</p>	<p>REGISTERED <b>RP 14713</b></p> <p>TIME <b>8:55</b></p> <p>DATE <b>28.3.80.</b></p> 
<p><b>F</b></p> <p style="text-align: center;">LENGTHS ARE IN METRES</p> <p>For Diagram showing the external boundaries of the site and the location in relation thereto at ground level of all buildings in the parcel, see sheet 2.</p>	
<p><b>SURVEYOR'S CERTIFICATE</b></p> <p>I, BRIAN DAVID MOXHAM of 491 Lonsdale St. Melbourne 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 24<sup>th</sup> day of SEPTEMBER 1979 in the manner required by or under the Strata Titles Act 1987 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.</p> <p>Signature: <i>Brian Moxham</i> Date: 28/9/79</p>	<p><b>SEAL OF MUNICIPALITY AND ENDORSEMENT</b></p> <p>Sealed pursuant to Section 6 (1), Strata Titles Act</p> <p>This Plan of Strata Subdivision was approved by the Council of the City of South Melbourne on 10th December 1979, and has been sealed pursuant to Section 6(1) of the Strata Titles Act.</p> <p>As witness whereof the Corporate Seal of the Mayor Councillors and Citizens of the City of South Melbourne was affixed hereto this 10th day of December, 1979 in the presence of -</p> <p>Mayor <i>[Signature]</i> Councillor <i>[Signature]</i> Acting Town Clerk <i>[Signature]</i></p> <p>Signature: <i>Brian Moxham</i> Licensed Surveyor</p>
<p>SHEET 1 OF 4 SHEETS</p> <p>REF S.M. 1011</p>	

Delivered by LANDATA® Land Use Victoria timestamp 25042019 12:02 Page 2 of 4



H916708

SCHEDULE OF UNIT ENTITLEMENT AND UNIT LIABILITY

FOR CURRENT OWNERS CORPORATION DETAILS  
SEE OWNERS CORPORATION SEARCH REPORT

LEGEND

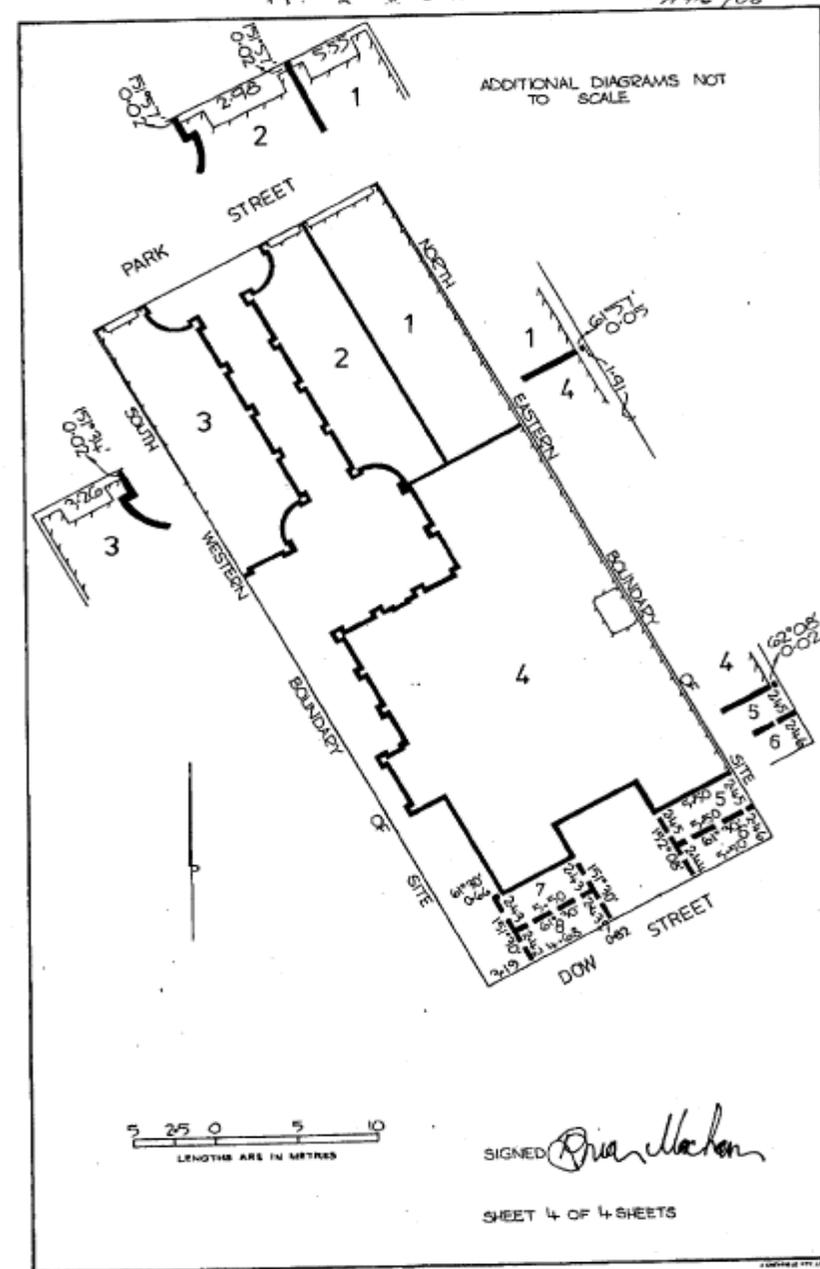
1. THE BUILDING IN THE PARCEL, A PART OF WHICH IS CONTAINED IN EACH OF UNITS 1 TO 4 (BOTH INCLUSIVE) IS A SINGLE STOREY BUILDING.
2. THE LOWER BOUNDARY OF EACH OF UNITS 1 TO 4 (BOTH INCLUSIVE) LIES ONE METRE BELOW THAT PART OF THE SITE WHICH IS WITHIN THE VERTICAL OR NEAR VERTICAL BOUNDARIES OF THE RELEVANT UNIT AS SHOWN ON THE DIAGRAM ON SHEET 4 HEREOF. THE UPPER BOUNDARY OF EACH OF THESE UNITS IS FIVE METRES ABOVE THAT PART OF THE SITE.
3. THE VERTICAL OR NEAR VERTICAL BOUNDARIES, SHOWN BY THICK CONTINUOUS LINES IN UNITS 1 TO 4 (BOTH INCLUSIVE), BETWEEN THE UNITS AND THE COMMON PROPERTY AND BETWEEN UNITS 4 AND 5 AND BETWEEN UNITS 4 AND 7 ARE THE OUTSIDE FACES OF THE RELEVANT WALLS.
4. NO BUILDING OR PART OF A BUILDING IS CONTAINED IN UNITS 5 TO 8 (BOTH INCLUSIVE). THE LOWER BOUNDARY OF EACH OF UNITS 5 TO 8 (BOTH INCLUSIVE) LIES ONE METRE BELOW THAT PART OF THE SITE WHICH IS WITHIN THE VERTICAL OR NEAR VERTICAL BOUNDARIES OF THE RELEVANT UNIT AS SHOWN ON THE DIAGRAM ON SHEET 4 HEREOF. THE UPPER BOUNDARY OF EACH OF THESE UNITS IS THREE METRES ABOVE THAT PART OF THE SITE.
5. UNITS 5 TO 8 (BOTH INCLUSIVE) ARE ACCESSORY UNITS.
6. THE COMMON PROPERTY IS ALL THE LAND IN THE PARCEL EXCEPT THE LAND IN UNITS 1 TO 8 (BOTH INCLUSIVE).

NOTICE OF RESTRICTION.  
UNITS 1 TO 4 (BOTH INCLUSIVE) ARE RESTRICTED UNITS.  
UNITS 5 TO 8 (BOTH INCLUSIVE) ARE CAR PARK UNITS.  
REGISTRATION OF DEALINGS WITH UNITS 1 TO 4 (BOTH INCLUSIVE) ARE RESTRICTED.

SIGNED *Priscilla*

SHEET 3 OF 4 SHEETS

REF. S.M. 1011



REF. S.M. 1011

## Site Details

A rectangular shape with a principle frontage to the south side of Park of Street 20.04 metres (m). The east and west boundaries to the north side of Dow Street are some 50.4. The total site area is 1,011 m<sup>2</sup>.

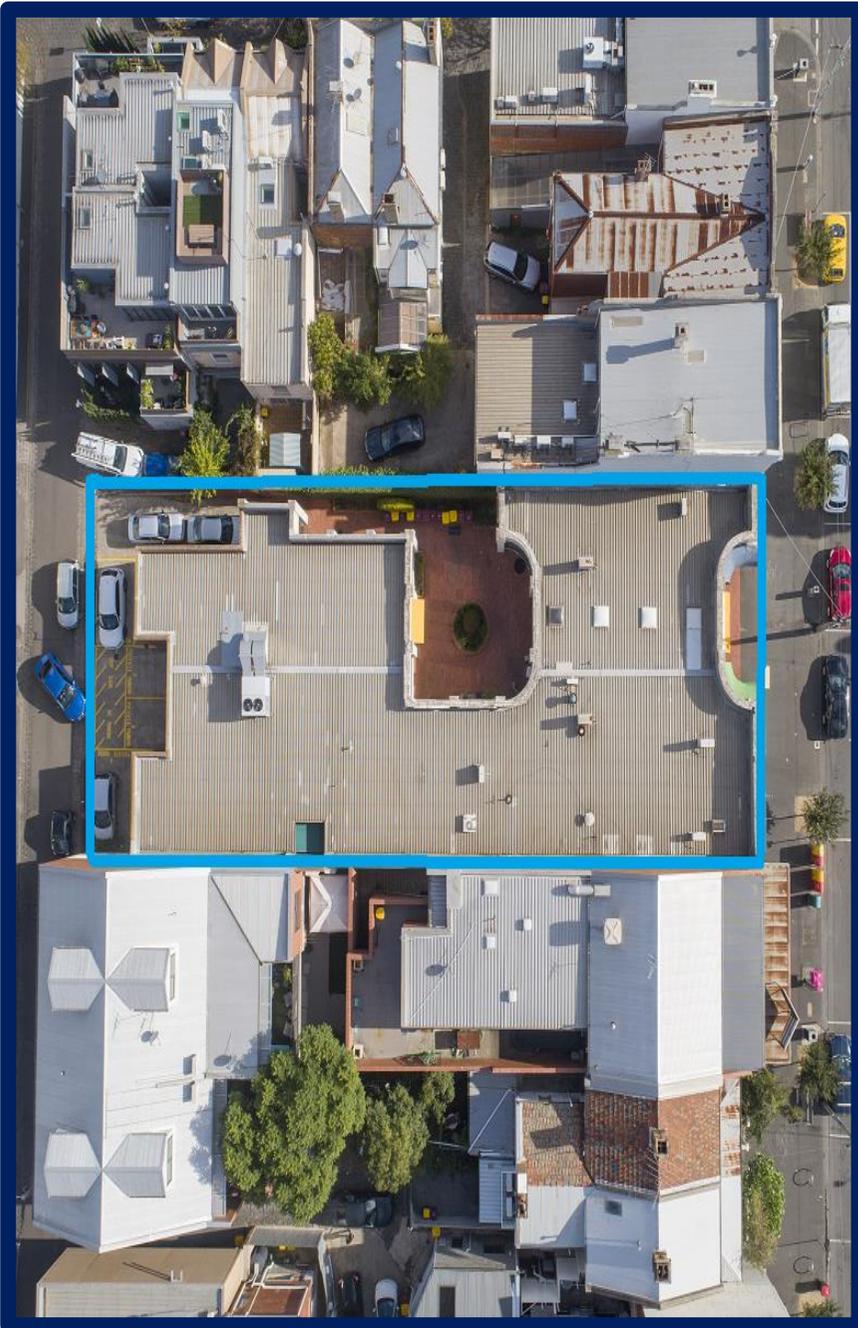
There is a slight fall from Park Street to Dow Street.

## Zoning

The land is Zoned Commercial 1 under the Port Phillip Planning Scheme.

The current uses appear to comply with this zoning.

A Design and Development Overlay (DDO) 8-4b affects the site



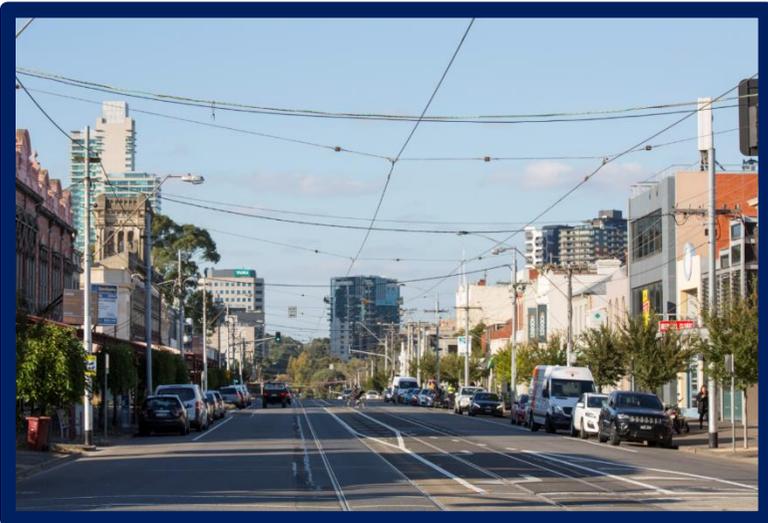
*Blue outlines are indicative only*



The global objectives of this element of the planning scheme is to

“.....Provide for high quality, well designed new development to allow for changes in land use in the neighbourhood.”

More specifically, the precinct in which the subject property is located is 4b  
“Southern Mixed Activity Edge”



Particular salient features of this DDO in respect to developing this site further are:

- Street wall heights of 2 to 3 storeys – minimum of 8m but not exceeding 12m.
- The maximum overall height of the building should not exceed 23.5m or 6 storeys whichever is the lesser.

# Planning Property Report

## PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 22 April 2019 07:33 AM

### PROPERTY DETAILS

Address: **UNIT 1/219-221 PARK STREET SOUTH MELBOURNE 3205**  
 Lot and Plan Number: **Lot 1 RP14713**  
 Standard Parcel Identifier (SPI): **1\RP14713**  
 Local Government Area (Council): **PORT PHILLIP** [www.portphillip.vic.gov.au](http://www.portphillip.vic.gov.au)  
 Council Property Number: **189282**  
 Planning Scheme: **Port Phillip** [planning-schemes.delwp.vic.gov.au/schemes/portphillip](http://planning-schemes.delwp.vic.gov.au/schemes/portphillip)  
 Directory Reference: **Melway 2K D3**  
 This property has 2 parcels. For full parcel details get the free Basic Property report at [Property Reports](#)

### UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Melbourne Water Retailer: **South East Water**  
 Melbourne Water: **inside drainage boundary**  
 Power Distributor: **CITIPOWER**

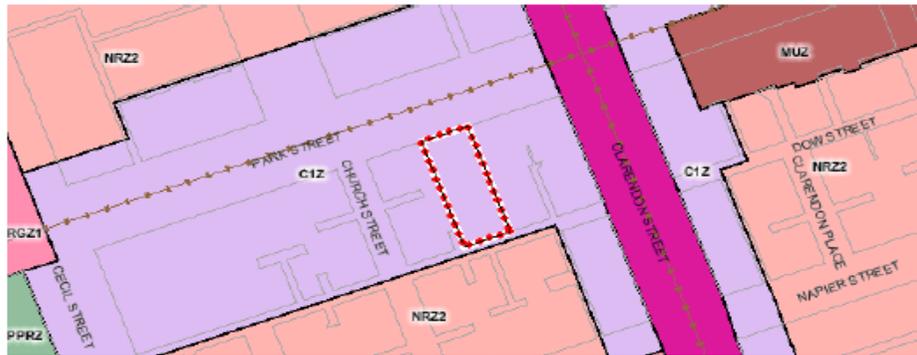
### STATE ELECTORATES

Legislative Council: **SOUTHERN METROPOLITAN**  
 Legislative Assembly: **ALBERT PARK**

### Planning Zones

#### COMMERCIAL 1 ZONE (C1Z)

#### SCHEDULE TO THE COMMERCIAL 1 ZONE (C1Z)



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- |                                  |                                 |                          |
|----------------------------------|---------------------------------|--------------------------|
| C1Z - Commercial 1               | GRZ - General Residential       | MUZ - Mixed Use          |
| NR22 - Neighbourhood Residential | PPRZ - Public Park & Recreation | RDZ1 - Road - Category 1 |
| RGZ - Residential Growth         |                                 |                          |

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

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## PLANNING PROPERTY REPORT



### Planning Overlays

#### DESIGN AND DEVELOPMENT OVERLAY (DDO)

#### DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8 (DDO8)



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DDO - Design and Development

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

#### HERITAGE OVERLAY (HO)

#### HERITAGE OVERLAY SCHEDULE (HO440)



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HO - Heritage

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

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**PLANNING PROPERTY REPORT**



**Further Planning Information**

Planning scheme data last updated on 17 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 <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>

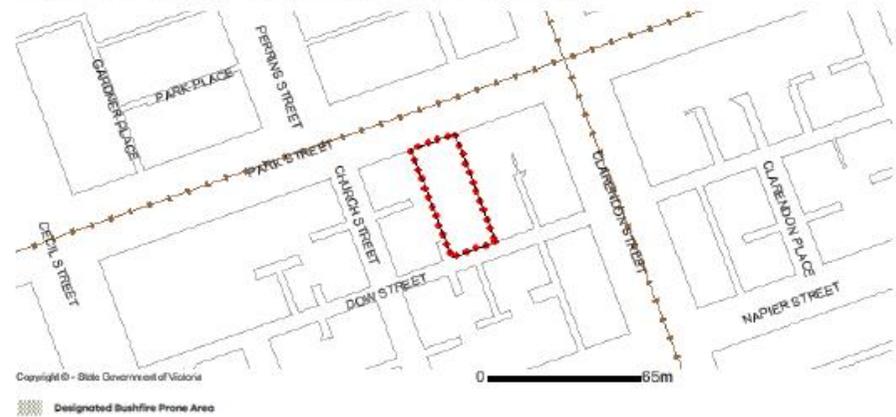
For details of surrounding properties, use this service to get the Reports for properties of interest. To view planning zones, overlay and heritage information in an interactive format visit <http://mapshare.maps.vic.gov.au/vicplan>. For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

**PLANNING PROPERTY REPORT**



**Designated Bushfire Prone Area**

**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 <http://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 [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

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

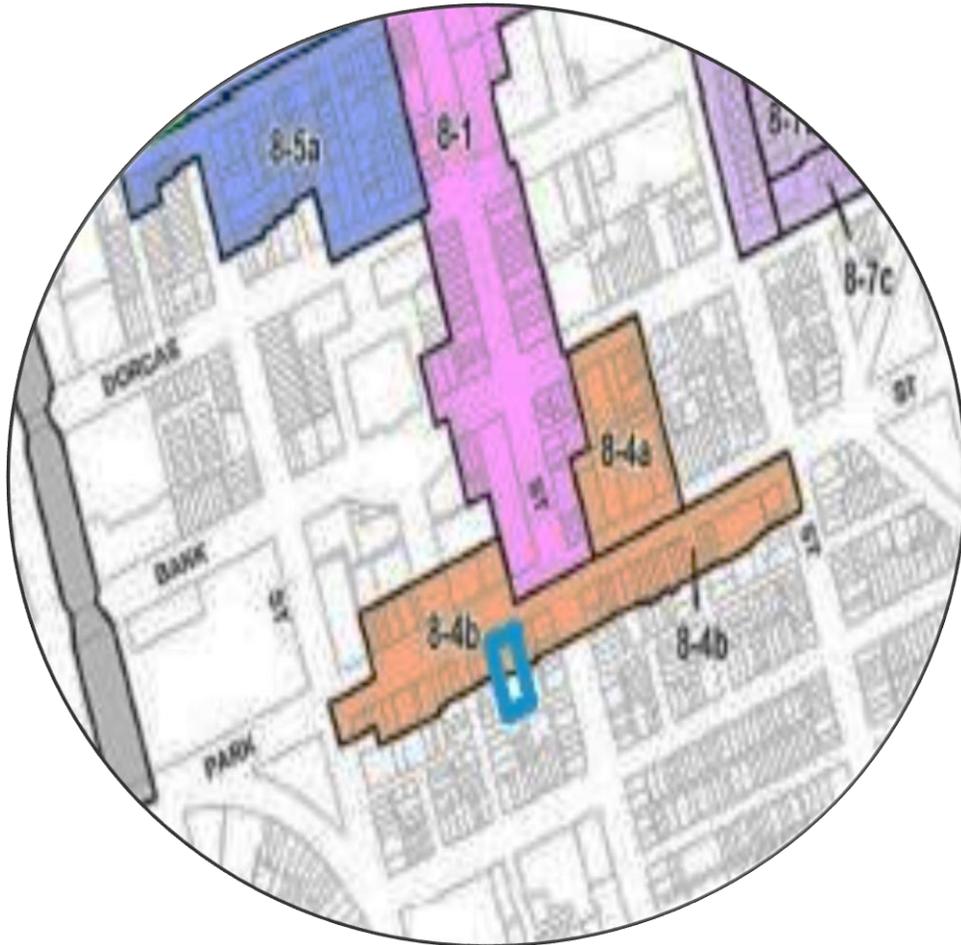
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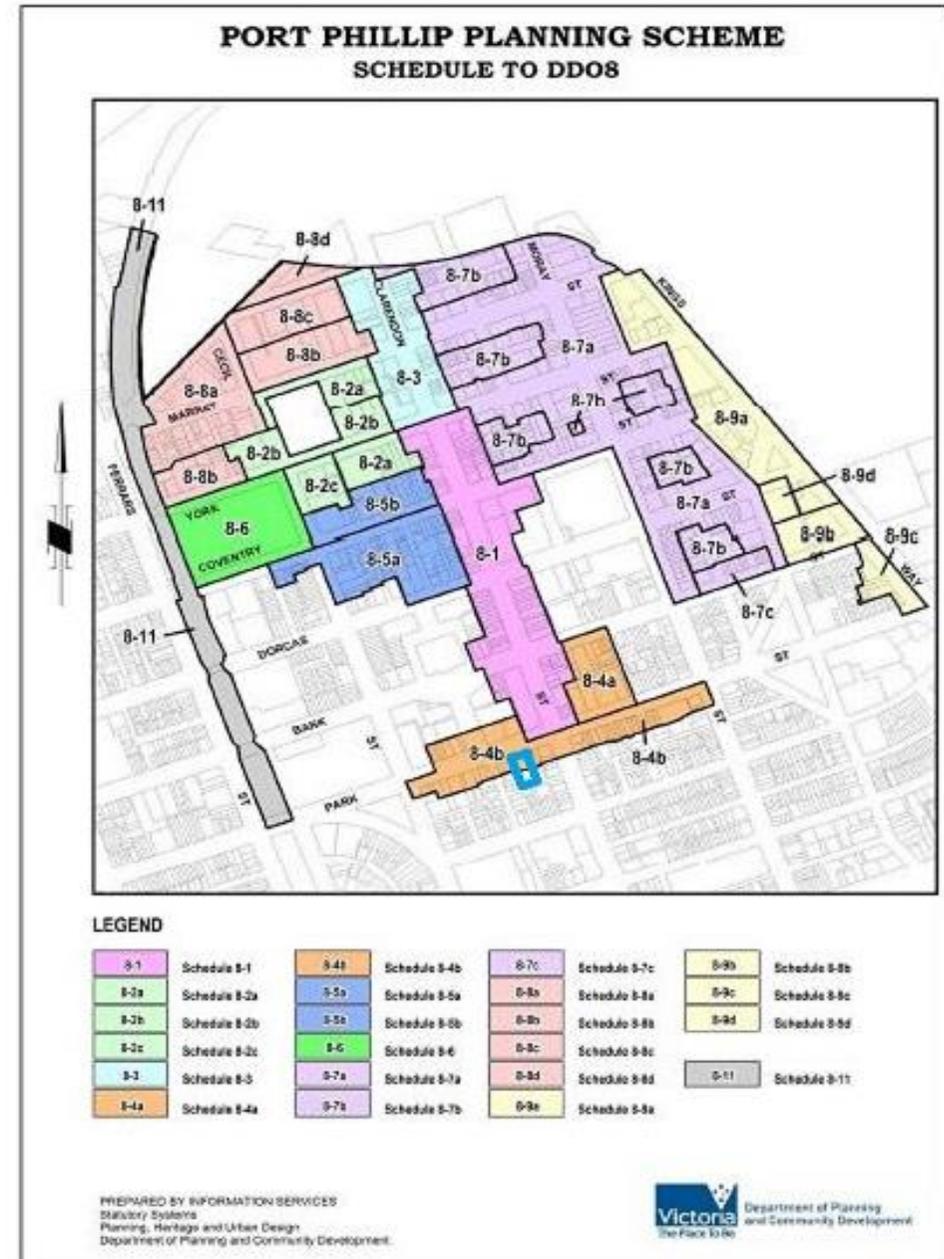
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Design and Development Overlay DD08



 Design and Development Overlay 8-4b

 219-221 Park Street, South Melbourne



## Improvements

Erected on the site is an approximately 40 year old free standing single storey brick mixed used development. An arcade style walkway services 5 self-contained tenancies totalling 620.4m<sup>2</sup> tenancy area.

There are up to 6 open air at grade car parks accessed from Dow Street. 4 of these car parks are separately titled and two are within the common property. Low maintenance design and construction of the built form incorporates:

Walls: External rendered and painted concrete.  
Internal painted plasterboard.

Ceilings: Commercial grid and tile.

Roof: Steel Deck.

Gates: Steel Picket.

Outdoor floor surfaces are largely non permeable with a number of small garden beds throughout.



# Tenancy Details

Tenancy No.	Tenant	Trading As	Leased Till	Tenancy Size m2	Net Rent \$/per annum	Annual Rent Reviews	Further Term of Lease	Comments	
1	Ostara Australia Limited		20-May-21	94.5	\$44,720.00	4%	Nil		
2	Left Handed Chef		30-Apr-22	83.3	\$42,070.00	3%	Nil	6 month notice - Demolition Clause	
3	Stewart Kelly		30-Jun-21	82	\$40,560.00	4%	2 x 3 years	6 month notice - Demolition Clause	
4	Sue Twiggs		10-Oct-21	96.8	\$38,667.00	4%	5 years	6 month notice - Demolition Clause from 11 October, 2021	
4a	Achieving Fitness Pty Ltd		30-Oct-20	263.8	\$103,971.00	4%	5 years	Includes 2 car parks. No Demolition Clause	
Car Park 1	Private Lease		Monthly basis	1 Car space	\$870.00	Nil	Nil		
Car Park 3	Gazman		14-Mar-21	1 Car space	\$2,078.40	4%	Nil		
Car Park 4	Ostara		31-Jul-19	1 Car space	\$2,160.00	Nil	Nil		
Car Park 2			Vacant	1 Car space					
<b>Total</b>				620.4	\$275,096.40				
Outgoings Recovered					\$34,143.12				
<b>Total Gross Income</b>					<b>\$309,239.52</b>				
Deduct non recoverable Outgoings									
Miscellaneous					-\$3,796.88				
Land Tax on single holding basis					-\$32,950.00				
<b>Net Annual Income</b>					<b>\$272,492.64</b>				

#### Outgoings incorporate:

- Port Phillip Council
- South East Water
- Congestion Levy
- State Land Tax on a single holding basis
- Insurance
- Essential Safety Measures & fire protection
- Air conditioning Maintenance
- Gardening
- Repairs and Maintenance

# Value Assessment

## Recent Relevant South Melbourne Sales

Address	Transacted	Building Area M <sup>2</sup>	Land Area M <sup>2</sup>	Zoned	Price
1-4 Layfield Street	March, 2018	610	395	General Residential	\$6,000,000
49-51 Stead Street	March, 2018	1078	406	Commercial 1	\$6,000,000
87-91 Palmerston Cres.	March, 2018	458	352	Commercial L 1	\$3,900,000
8-12 Sandilands Street	May, 2018	650	490	Commercial 1	\$6,300,000
230-236 Bank Street	August, 2017	800	526	General Residential	\$4,370,000

## Vendor Solicitor

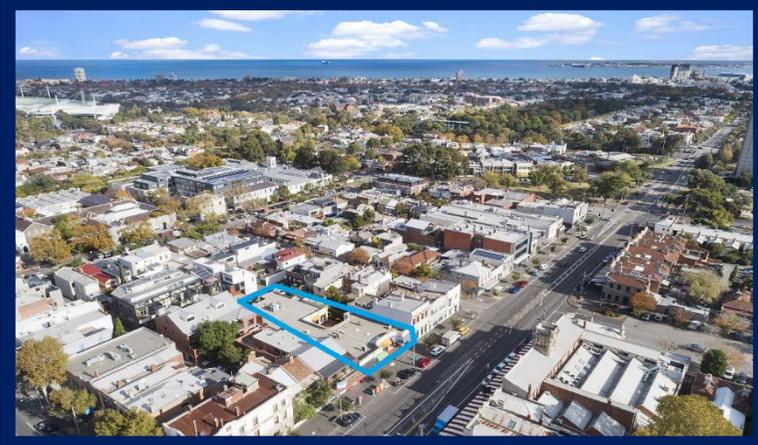
McKean Park Lawyers

Contact: Anne Marie Gasbarro, Partner

Phone: 03 8621 2888

Email: [a.gasbarro@mckeanpark.com.au](mailto:a.gasbarro@mckeanpark.com.au)

Address: Level 11, 575 Bourke Street, Melbourne Victoria 3000



Blue outlines are indicative only

# EOI Procedure

## Prior to Close

All interested parties will be followed up by Dixon Kestles and offered the opportunity to review the Contract of Sale and Vendor's Statement.

## EOI Close

EOI closes at the office Dixon Kestles at **3:30pm AEST Friday 12<sup>th</sup> July, 2019**

## EOI Submission

All submissions received by Dixon Kestles in the attached format will be submitted to the Vendor.

## If Acceptable

If an acceptable EOI is received, the relevant party will be advised, and presented with a Contract of Sale and Vendor Statement, which will contain the

## If Not Acceptable

agreed and accepted terms, to confirm the sale.

All cheques received from interested parties will not be banked.

Provision of a cheque is a sign of good faith and until such time as the Vendor confirms the acceptance of the associated EOI the respective party's cheque will only then be banked.

If an acceptable EOI is not received, the broader market will be informed of the property's availability where further offers will be sought.

*In the event you have any questions in relation to this procedure, please do not hesitate to contact the selling agents.*

# Registration Details

## Registrant's Details

Name: .....  
(If applicable)

Company Director/s\*: .....

Residential Address/s\*: .....  
(If applicable)

A.C.N.\*: .....

Phone: ..... Mobile: .....

Email: .....

Attention: .....

\*Complete if proposed purchasing entity is a limited liability company

## Proposed Purchase Terms

Purchase Price: .....

Deposit (%): .....

Of which a cheque for \$ ..... is attached.

Settlement Period: .....

## Special Conditions (if any)

.....  
.....  
.....  
.....

*Note: The Vendor reserves the right, in their sole discretion, to vary the sales process, to postpone or cancel the sale of the property and to modify or add any terms and /or conditions to any proposed Contract of Sale.*

**Registration Authorisation**

Signed for an on behalf of the Registrant

.....

Name

.....

Dated

as confirmation and understanding

Name of Signatory

.....

Name

Supporting documentation may be annexed to this 'EOI Form'.

The Contract of Sale will be available to interested parties on request.

**Registrant's Legal**

**Representative**

**Company Name:** .....

**Address/s:** .....

**Phone:** ..... **Mobile:** .....

**Email:** .....

**Attention:** .....

## **Dixon Kestles & Co Pty Ltd**

161 Park Street, South Melbourne Victoria 3205

[www.dixonkestles.com.au](http://www.dixonkestles.com.au)

P: 9690 3488

F: 9699 4581

### **Agent Details**

John Pratt

0412 350 828

[johnp@dixonkestles.com.au](mailto:johnp@dixonkestles.com.au)

Simon Regan

0412 059 900

[simonr@dixonkestles.com.au](mailto:simonr@dixonkestles.com.au)

