



Top facade sign:

1200mm (H) x 6000mm (W) = 7.2 square meters

Flat graphics on aluminium composite panel

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Page 1 of 17



Front fascia sign:

850mm (H) x 12,000mm (W)

Flat graphics on aluminium composite panel

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Page 2 of 17



EXAMPLE - PROMOTIONAL SIGN

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Page 3 of 17

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

Page 1 of 1

VOLUME 09888 FOLIO 967

Security no : 124088873199A
Produced 24/03/2021 12:23 PM

LAND DESCRIPTION

Lot 3 on Registered Plan of Strata Subdivision 032158F.
PARENT TITLE Volume 09818 Folio 572
Created by instrument SP032158F 13/07/1989

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 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 SP032158F 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: 13 PALMERSTON STREET WARRAGUL VIC 3820

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP032158F

DOCUMENT END

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CHART 2 PLAN OF STRATA SUBDIVISION SP 32158	
THE PARCEL - The whole of the land described in Certificate of Title Volume 9818 Folio 572 being Crown Allotment 13 and part of Crown Allotments 9 and 10 Section 2 Township of Warragul Parish of Drouin East County of Buln Buln. POSTAL ADDRESS OF BUILDINGS - 13 Palmerston Street, Warragul. 3820 FOR CURRENT ADDRESS FOR SERVICE OF NOTICE SEE OWNERS CORPORATION SEARCH REPORT	REGISTERED TIME 7-45 DATE 13-7-89



ENCUMBRANCES REFERRED TO IN SECTION 12(2) OF THE SUBDIVISION ACT 1988 MAY APPLY TO THE LAND IN THIS PLAN-SEE CLAUSE 2 SCHEDULE 2 SUBDIVISION ACT 1988.

AMENDED AT 11:50 AM
 ON 11.12.92
 M. Major
 Assistant Registrar of Titles

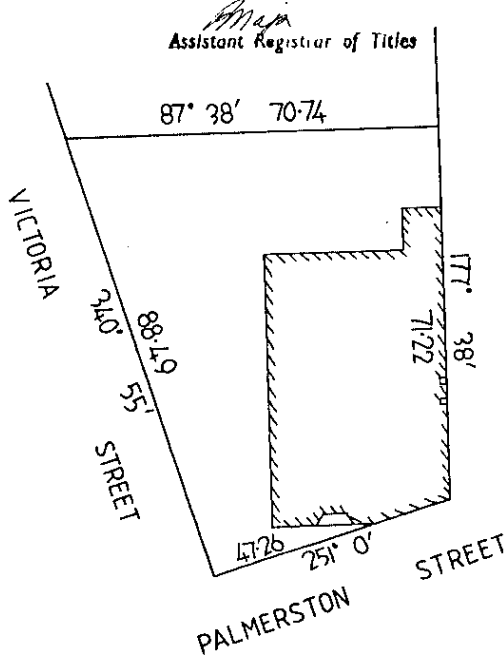


Diagram showing the external boundaries of the site and the location in relation thereto at ground level of all buildings in the parcel.

SURVEYOR'S CERTIFICATE

I, GEOFF. W. HUMPHREY OF 1 ALFRED STREET HAWTHORN a surveyor or 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 30th day of NOVEMBER 1988 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 *Geoff W. Humphrey* Date 14/12/88

SEAL OF MUNICIPALITY AND ENDORSEMENT

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

The Common Seal of the President Councillors and Ratepayers of the Shire of Warragul was hereunto affixed this 28th day of February in the year 1989 in the presence of

President *R. Barron*
 Councillor *R. S. Robbins*
 Secretary *[Signature]*

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

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 9 (Both Inclusive) is partly a single and partly a two storey building.

2. The lower boundary of each of units 1 to 8 (Both Inclusive) is one metre below that part of the site which lies within the vertical or near vertical boundaries of the relevant unit as shown on Diagrams 1 and 2 on sheet 3 hereof.

The upper boundary of each of these units lies within the ceiling of the ground storey except as to that part of unit 6 shown thus  where the upper boundary is so much of plane which lies within the vertical or near vertical boundaries of the unit and within which plane lies the ceiling of the ground storey and except as to that part of unit 6 shown thus  where the upper boundary lies within the ceiling of the topmost storey.

The lower boundary of unit 9 lies within the floor of that part of the topmost storey which lies within the vertical or near vertical boundaries of the unit as shown on diagram 2 on sheet 3 hereof.

The upper boundary of unit 9 lies within the ceiling of the topmost storey.

3. Unit 9 is an accessory unit.

4. The common property is all the land in the parcel except the land contained in each of units 1 to 9 (Both Inclusive).

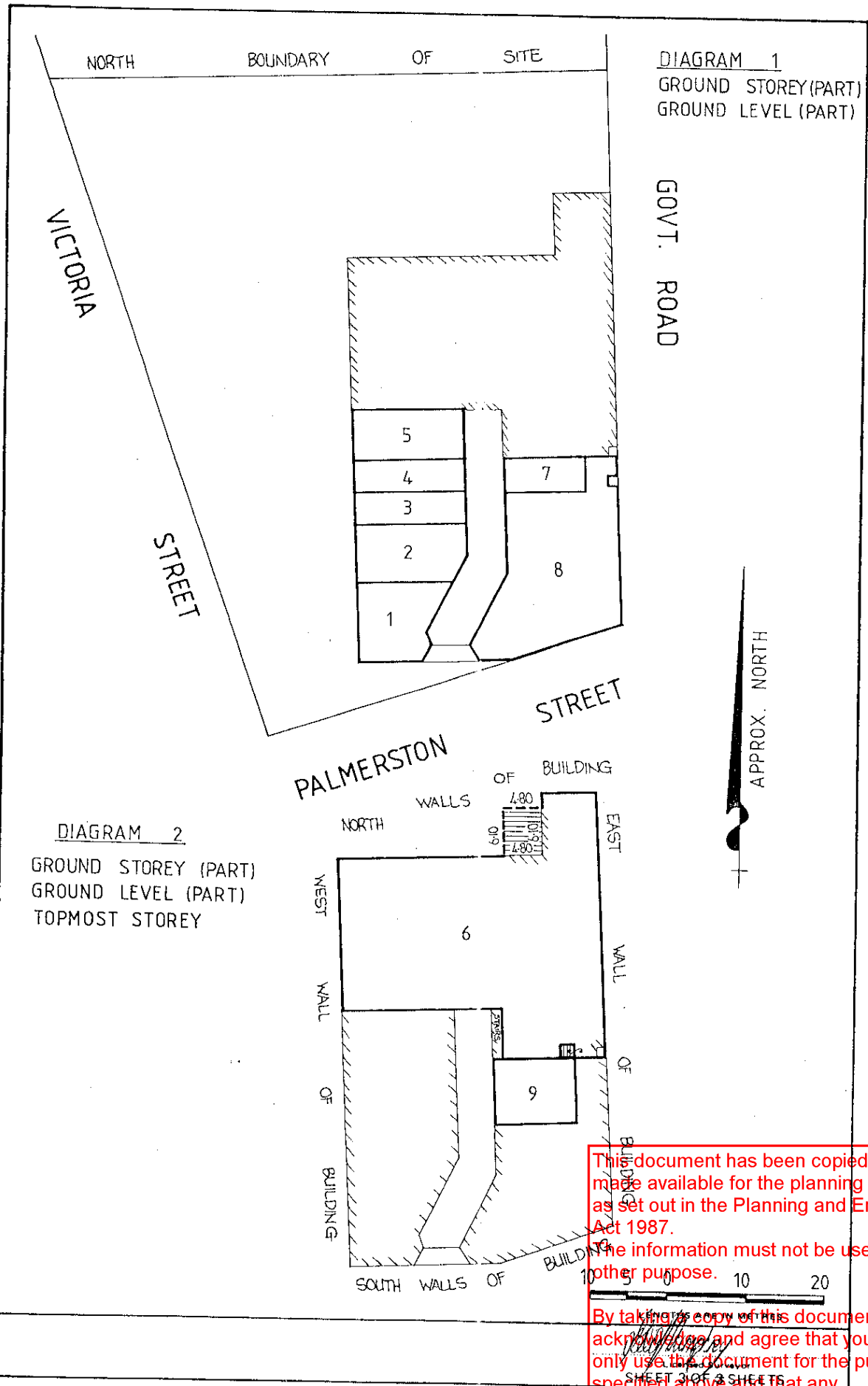
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SP 32158

Advertised



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SHEET 3 OF 3 SHEETS
T4
REF. No. 3534

PLAN OF CREATION OF RESTRICTION
UNDER SECTION 32 OF THE
SUBDIVISION ACT 1988

STAGE No.

LTO USE ONLY

Advertised

DESCRIPTION OF RESTRICTION

BODY CORPORATE STRATA PLAN NO:32158F of 13 Palmerston Street, Warragul, in the State of Victoria in exercise of its powers under Section 32 of the Subdivision Act 1988 to the intent that the benefit of this Covenant shall be attached to and run at law and in equity with the land described in Certificates of Title Volume 10080 Folio 620 ("the Safeway land") and that the burden thereof shall be annexed to and run at law and in equity with the land delineated and hatched on the plan on sheet 5 hereof ("the Link car park") being part of the common property on Registered Plan of Strata Subdivision No:32158F HEREBY for itself its successors assigns and transferees and as separate covenants COVENANTS with BUDVILLE PTY LTD (A.C.N.007 305 268) of Suite 3, Level 1,141 Chapel Street, St.Kilda in the said State EMILIO'S PTY LTD (A.C.N. 006 052 106) of Aquarius Court, Glen Waverley in the said State and GIUSEPPE MAZZA and ROSA MAZZA both of 2 Silvana Court, East Doncaster in the said State their heirs executors successors assigns and transferees and other the registered proprietor or proprietors for the time being of the Safeway land;

- (a) That no building or other structure or erection whatsoever whether permanent or temporary shall at any time be built erected or placed or suffered to be built erected or placed on any part of the Link car park save for the erection of any electric light poles or any poles bearing signs relating to parking restrictions;
- (b) Not to use or suffered to be used any part of the Link car park for any purpose other than as a car park for the use of customers and invitees of any business conducted on the Safeway land or any business conducted on any of lots 1 to 9 (both inclusive) on Registered Plan of Strata Subdivision No:32158F.
- (c) Not to erect or suffer to be erected or suffer to remain any fence or barrier in such position on the Link car park as would or might prevent or impede the free passage of vehicles or pedestrians between the Safeway land and the Link car park.

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Page 8 of 17

SHEET 4 OF 5 SHEETS

SHEET SIZE A3



breese pitt dixon pty ltd
alfred street, hawthorn, vic 3122
ph:818 0301 fax:819 5597

LICENSED SURVEYOR GEOFF W HUMPHREY

SIGNATURE

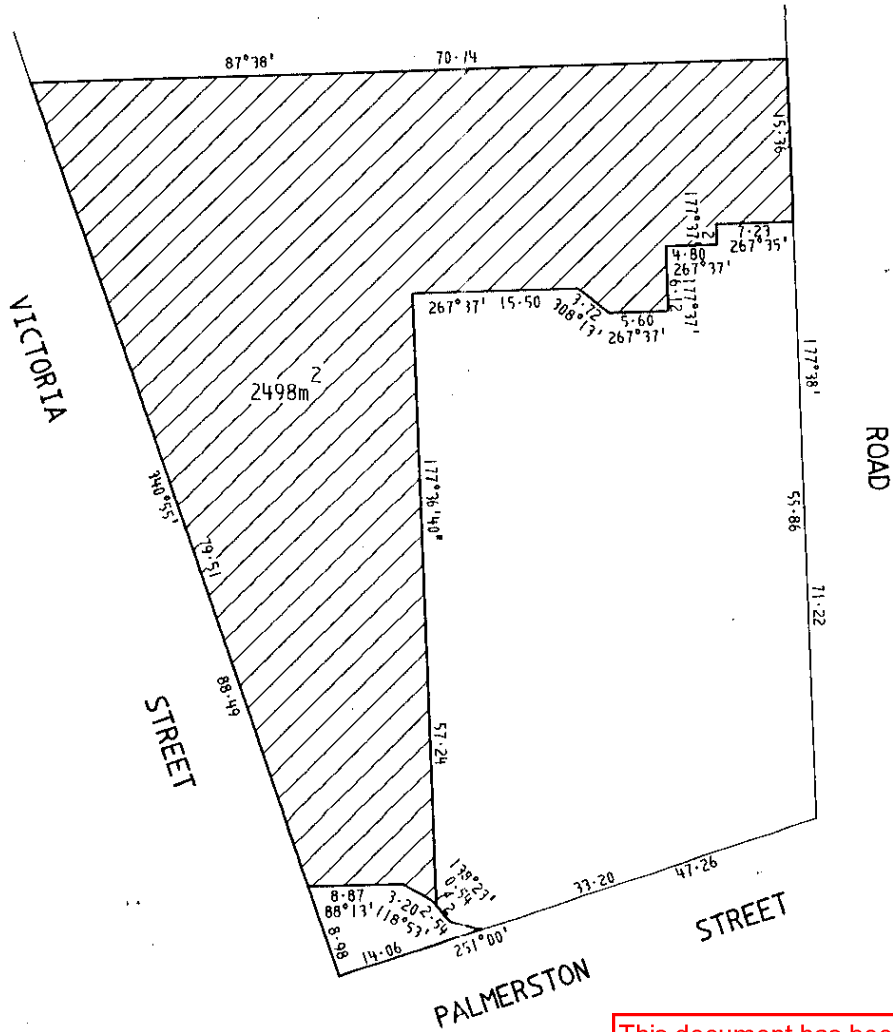
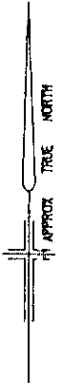
REF: 4490/SEC32

DATE 30/07/92

DATE / /

COUNCIL DELEGATE SIGNATURE

PLAN OF CREATION OF RESTRICTION UNDER SECTION 32 OF THE SUBDIVISION ACT 1988	STAGE No. --	LTO USE ONLY Advertised
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breese pitt dixon pty ltd
 11 alfred street, hawthorn, vic 3122
 ph: 818 0301 fax: 819 5597

ORIGINAL	SCALE
SHEET SIZE A3	LENGTHS ARE IN METRES

LICENSED SURVEYOR G: OFF W HUMPHREY
 SIGNATURE
 REF: 4490/SEC32

SHEET 5 OF 5 SHEETS
 DATE 30/07/92
 VERSION 2
 DATE / /
 COUNCIL DELEGATE SIGNATURE

THIS IS THE ANNEXED SHEET MARKED "A"
REFERRED TO IN S.P. 32158 F

Advertised

Maja
ASSISTANT REGISTRAR OF TITLES

ENDORSEMENT	ENTERED
PART OF THE COMMON PROPERTY IS NOW AFFECTED BY THE RESTRICTION CREATED IN S 136747P PURSUANT TO SECTION 32 SUBDIVISION ACT 1988 AS SET OUT ON SHEETS 4 AND 5 OF THIS PLAN.	AT. 11.50AM ON. 11.12.92 <i>Maja</i> Assistant Registrar of Titles
THE ADDRESS OF THE BODY CORPORATE FOR SERVICE OF DOCUMENTS HAS BEEN ALTERED TO : P.O. BOX 1175 ST. KILDA SOUTH 3182. VIDE INSTRUMENT NO. S802066K	AT: 11-00 Am ON: 25/1/94 <i>Bedman</i> Assistant Registrar of Titles

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

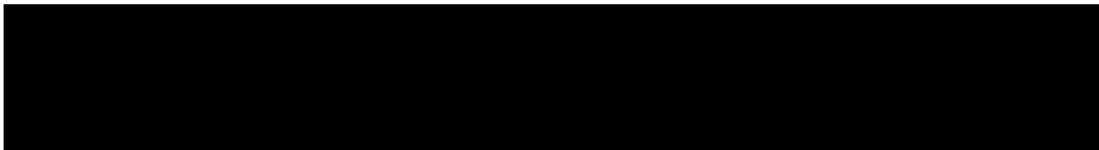
VOLUME 09888 FOLIO 966

Security no : 124088936615U
Produced 26/03/2021 03:27 PM

LAND DESCRIPTION

Lot 2 on Registered Plan of Strata Subdivision 032158F.
PARENT TITLE Volume 09818 Folio 572
Created by instrument SP032158F 13/07/1989

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 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 SP032158F 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: 13 PALMERSTON STREET WARRAGUL VIC 3820

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP032158F

DOCUMENT END

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CHART 2 PLAN OF STRATA SUBDIVISION SP 32158	
THE PARCEL - The whole of the land described in Certificate of Title Volume 9818 Folio 572 being Crown Allotment 13 and part of Crown Allotments 9 and 10 Section 2 Township of Warragul Parish of Drouin East County of Buln Buln. POSTAL ADDRESS OF BUILDINGS - 13 Palmerston Street, Warragul. 3820 FOR CURRENT ADDRESS FOR SERVICE OF NOTICE SEE OWNERS CORPORATION SEARCH REPORT	REGISTERED TIME 7-45 DATE 13-7-89



ENCUMBRANCES REFERRED TO IN SECTION 12(2) OF THE SUBDIVISION ACT 1988 MAY APPLY TO THE LAND IN THIS PLAN-SEE CLAUSE 2 SCHEDULE 2 SUBDIVISION ACT 1988.

AMENDED AT 11:50 AM
 ON 11.12.92
 M. Major
 Assistant Registrar of Titles

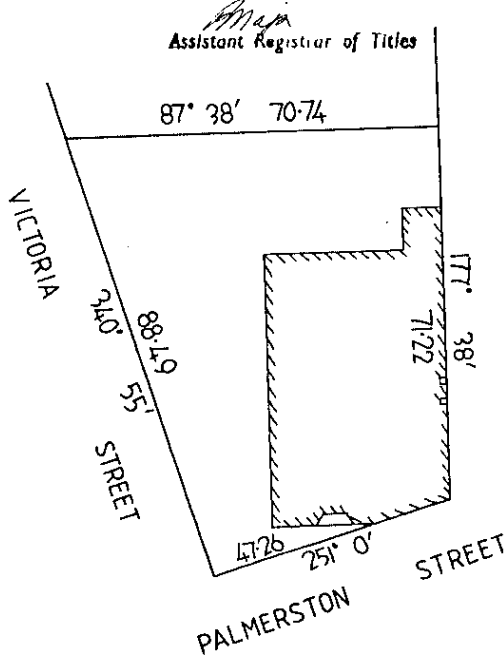


Diagram showing the external boundaries of the site and the location in relation thereto at ground level of all buildings in the parcel.

SURVEYOR'S CERTIFICATE

I, GEOFF. W. HUMPHREY OF 1 ALFRED STREET HAWTHORN a surveyor or 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 30th day of NOVEMBER 1988 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 *Geoff W. Humphrey* Date 14/12/88

SEAL OF MUNICIPALITY AND ENDORSEMENT

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

The Common Seal of the President Councillors and Ratepayers of the Shire of Warragul was hereunto affixed this 28th day of February in the year 1989 in the presence of

President *R. Barron*
 Councillor *R. S. Robbins*
 Secretary *[Signature]*

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 Page 12 of 17



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 9 (Both Inclusive) is partly a single and partly a two storey building.

2. The lower boundary of each of units 1 to 8 (Both Inclusive) is one metre below that part of the site which lies within the vertical or near vertical boundaries of the relevant unit as shown on Diagrams 1 and 2 on sheet 3 hereof.

The upper boundary of each of these units lies within the ceiling of the ground storey except as to that part of unit 6 shown thus  where the upper boundary is so much of plane which lies within the vertical or near vertical boundaries of the unit and within which plane lies the ceiling of the ground storey and except as to that part of unit 6 shown thus  where the upper boundary lies within the ceiling of the topmost storey.

The lower boundary of unit 9 lies within the floor of that part of the topmost storey which lies within the vertical or near vertical boundaries of the unit as shown on diagram 2 on sheet 3 hereof.

The upper boundary of unit 9 lies within the ceiling of the topmost storey.

3. Unit 9 is an accessory unit.

4. The common property is all the land in the parcel except the land contained in each of units 1 to 9 (Both Inclusive).

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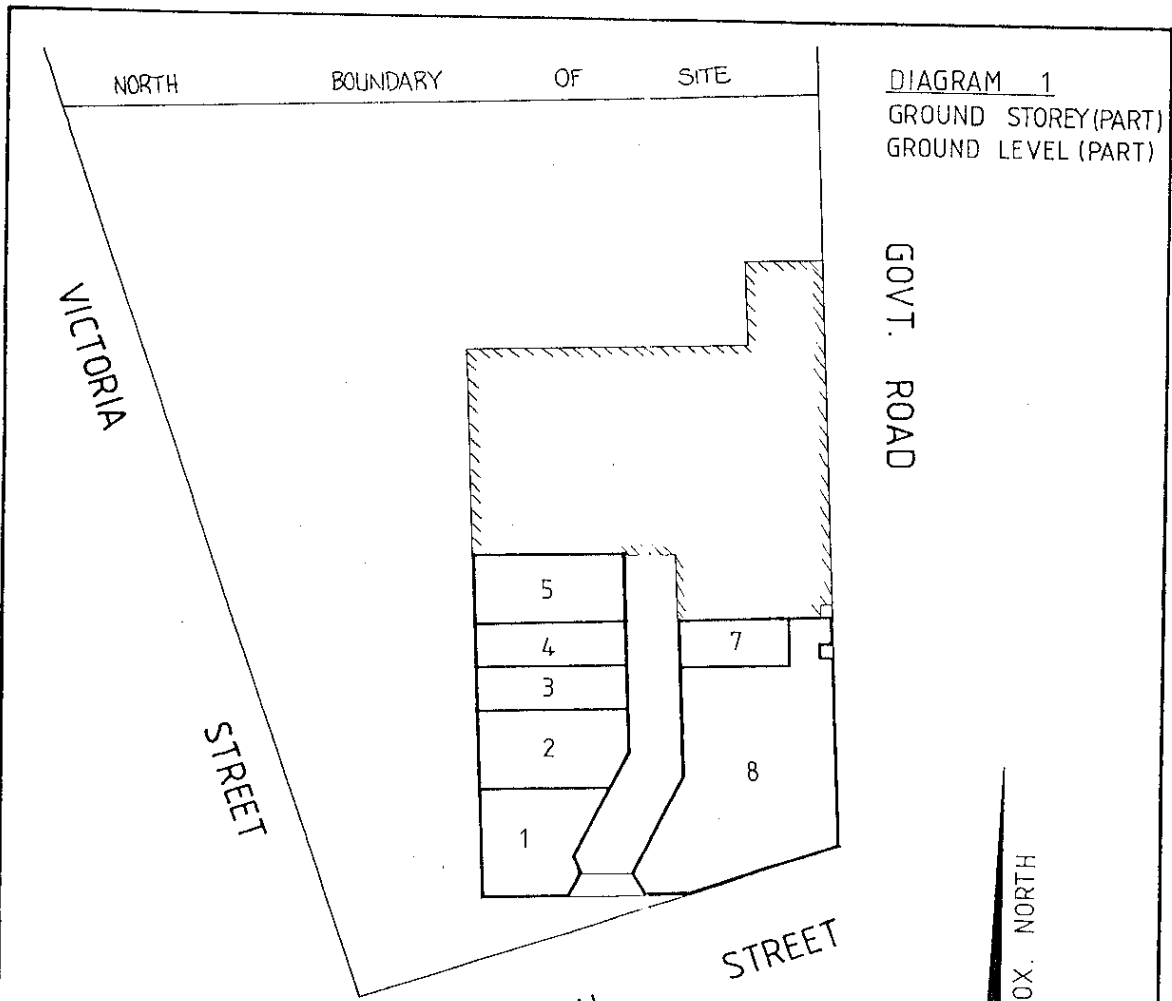
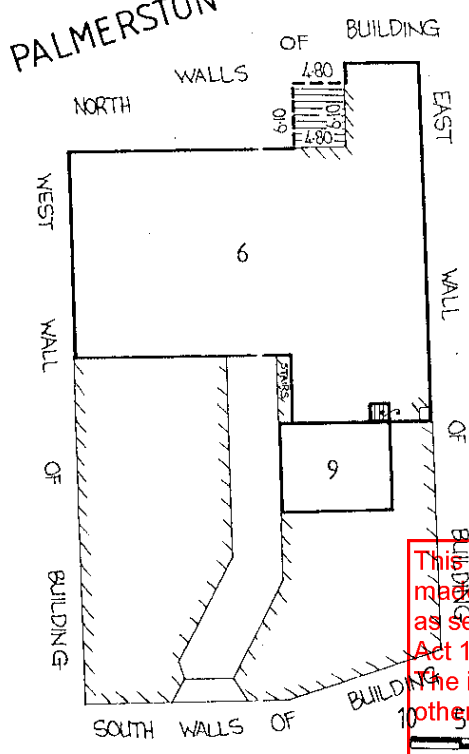


DIAGRAM 2
GROUND STOREY (PART)
GROUND LEVEL (PART)
TOPMOST STOREY



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SHEET 3 OF 3 SHEETS
T4
REF. No. 3534

Page 14 of 17

PLAN OF CREATION OF RESTRICTION
UNDER SECTION 32 OF THE
SUBDIVISION ACT 1988

STAGE No.

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DESCRIPTION OF RESTRICTION

BODY CORPORATE STRATA PLAN NO:32158F of 13 Palmerston Street, Warragul, in the State of Victoria in exercise of its powers under Section 32 of the Subdivision Act 1988 to the intent that the benefit of this Covenant shall be attached to and run at law and in equity with the land described in Certificates of Title Volume 10080 Folio 620 ("the Safeway land") and that the burden thereof shall be annexed to and run at law and in equity with the land delineated and hatched on the plan on sheet 5 hereof ("the Link car park") being part of the common property on Registered Plan of Strata Subdivision No:32158F HEREBY for itself its successors assigns and transferees and as separate covenants COVENANTS with BUDVILLE PTY LTD (A.C.N.007 305 260) of Suite 3, Level 1,141 Chapel Street, St.Kilda in the said State EMILIO'S PTY LTD (A.C.N. 006 052 106) of Aquarius Court, Glen Waverley in the said State and GIUSEPPE MAZZA and ROSA MAZZA both of 2 Silvana Court, East Doncaster in the said State their heirs executors successors assigns and transferees and other the registered proprietor or proprietors for the time being of the Safeway land;

- (a) That no building or other structure or erection whatsoever whether permanent or temporary shall at any time be built erected or placed or suffered to be built erected or placed on any part of the Link car park save for the erection of any electric light poles or any poles bearing signs relating to parking restrictions;
- (b) Not to use or suffered to be used any part of the Link car park for any purpose other than as a car park for the use of customers and invitees of any business conducted on the Safeway land or any business conducted on any of lots 1 to 9 (both inclusive) on Registered Plan of Strata Subdivision No:32158F.
- (c) Not to erect or suffer to be erected or suffer to remain any fence or barrier in such position on the Link car park as would or might prevent or impede the free passage of vehicles or pedestrians between the Safeway land and the Link car park.

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Page 15 of 17

SHEET 4 OF 5 SHEETS

SHEET SIZE A3

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 alfred street, hawthorn, vic 3122
 ph:818 0301 fax:819 5597

LICENSED SURVEYOR GEOFF W HUMPHREY
 SIGNATURE
 REF: 4490/SEC32

DATE 30/07/92
 VERSION 2

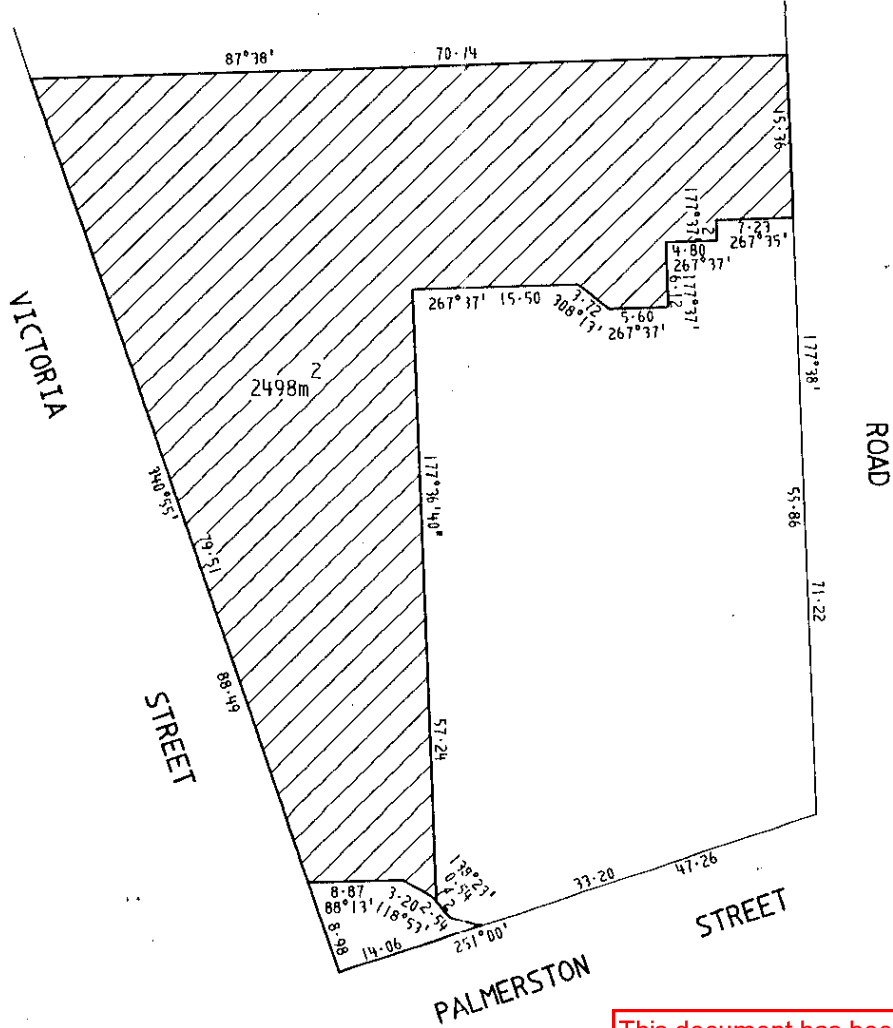
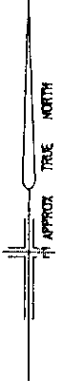
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PLAN OF CREATION OF RESTRICTION UNDER SECTION 32 OF THE SUBDIVISION ACT 1988

STAGE No.

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1 alfred street, hawthorn, vic 3122
ph:818 0301 fax:819 5597

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ORIGINAL SHEET SIZE A3	SCALE 1:500	SCALE 10 0 10 20 LENGTHS ARE IN METRES
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LICENSED SURVEYOR G:OFF W HUMPHREY
SIGNATURE
REF: 4490/SEC32

DATE 30/07/92
VERSION 2

SHEET 5 OF 5 SHEETS
DATE / /
COUNCIL DELEGATE SIGNATURE

THIS IS THE ANNEXED SHEET MARKED "A"
REFERRED TO IN S.P. 32158 F

Advertised

Maja

ASSISTANT REGISTRAR OF TITLES

ENDORSEMENT	ENTERED
PART OF THE COMMON PROPERTY IS NOW AFFECTED BY THE RESTRICTION CREATED IN S 136747P PURSUANT TO SECTION 32 SUBDIVISION ACT 1988 AS SET OUT ON SHEETS 4 AND 5 OF THIS PLAN.	AT. 11:50 AM ON. 11-12-92 <i>Maja</i> Assistant Registrar of Titles
THE ADDRESS OF THE BODY CORPORATE FOR SERVICE OF DOCUMENTS HAS BEEN ALTERED TO : P.O. BOX 1175 ST. KILDA SOUTH 3182. VIDE INSTRUMENT NO. S802066K	AT: 11-00 AM ON: 25/1/94 <i>Radman</i> Assistant Registrar of Titles

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