

# INFORMATION MEMORANDUM



Modern Office With Amazing Natural  
Light

Prepared by:  
Edmond Yeong (杨镇泰)

40/1 Ricketts Road, Mount Waverley VIC 3149

Glendayle Pty Ltd Trading as Axis Property  
ACN 138 547 118 ABN 83 490 357 215

342 Hawthorn Road Caulfield VIC 3185  
PO BOX 186 Caulfield South VIC 3162  
T 03 9523 7888 F 03 9523 7999

# EXECUTIVE SUMMARY

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Address:	40/1 Ricketts Road, Mount Waverley VIC 3149
Location:	Situated just moments away from Monash Freeway, 1 Ricketts Road is ideally located for easy access to major arterials.
Method of Sale:	Private treaty
Description:	Offices
Land Area:	176 m <sup>2</sup> (approx)
Tenancy:	Currently leased on a month to month arrangement
Rental Return:	\$54,999.96 p.a + outgoings + gst
Terms of Sale:	10% deposit, balance 30/60 days
Zoning:	Commercial Zone 1
Title Details:	Lot 37 PS509881 Volume 10885 Folio 693 being lot 37
Appendices:	Title Information, Planning Information & Zoning Information
Contact:	Daniel Liberman                      0438 333 666 Edmond Yeong (杨镇泰)           0477 444 318 Joseph Nachmani                   0488 777 919

# INTRODUCTION

Axis Property is pleased to offer 40/1 Ricketts Road, Mount Waverley for Sale!

Situated just moments away from Monash Freeway, 1 Ricketts Road is ideally located for easy access to major arterials.

## KEY PROPERTY FEATURES:

- Total area: 176 m<sup>2</sup> (approx)
- Will suit owner occupier
- Mixture of open plan and office spaces
- Six (6) Car spaces

## KEY TENANCY FEATURES:

- Rental Return : \$54,999.96 p.a + outgoings + gst
- Internal boardroom
- Private kitchenette
- Ducted heating and cooling
- Currently leased on a month-to-month arrangement

**We offer this property for your consideration and for further details, please contact Axis Property.**

### **Edmond Yeong (杨镇泰)**

Sales Executive

(03) 9523 7888

0477 444 318

edmond@axisproperty.com.au

### **Daniel Liberman**

Managing Director

(03) 9523 7888

0438 333 666

daniel@axisproperty.com.au

### **Joseph Nachmani**

Sales Executive

(03) 9523 7888

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joseph@axisproperty.com.au

# LOCATION

Mount Waverley is a large suburb, rectangular in shape, bounded by Highbury Road in the north, Ferntree Gully Road in the south, Huntingdale Road in the west, and Blackburn Road in the east. At the centre of the suburb is Mount Waverley Village Shopping Centre, and in the south-east is Pinewood Shopping Centre.

The waterways in the suburb are Damper Creek in the north, and Scotchmans Creek, in the south. Significant parks within Mount Waverley include Valley Reserve, Damper Creek Reserve, and Federal Reserve. All reserves contain significant areas of remnant native bushland. Significant wetland areas in Mount Waverley are found within Valley Reserve and in the Scotchmans Creek valley.

The popular Melbourne Street Directory Melway was first produced in a garage in Mount Waverley in 1966. It is now published from premises in Ricketts Road in Mount Waverley

Mount Waverley has two train stations, Mount Waverley, located on Stephensons Road, 17.8km from Flinders Street; and Jordanville, located on Huntingdale Road, 16.4km from Flinders Street on the Glen Waverley







# PROPERTY DETAILS

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## Title Details

The title details is as follows...

**40/1 Ricketts Road, Mount Waverley VIC 3149**

**Lot 37 PS509881**

**Volume 10885 Folio 693 being lot 37**

## Zoning

The property is included within a "Commercial Zone 1" pursuant to the provisions of the The City of Monash planning scheme.

An extract of the Planning Scheme is attached as **Appendix 2**.

# TERMS OF SALE

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The Property is being offered as Private treaty, with the following terms:

- 10% deposit on day of sale
- Balance of purchase monies –Sixty (60) days from date of sale

This is an outstanding opportunity to secure a fantastic office investment.

Any inspections of the property are to be arranged strictly by appointment through the Sole Agents:

### Edmond Yeong (杨镇泰)

Sales Executive

(03) 9523 7888

0477 444 318

edmond@axisproperty.com.au

### Daniel Liberman

Managing Director

(03) 9523 7888

0438 333 666

daniel@axisproperty.com.au

### Joseph Nachmani

Sales Executive

(03) 9523 7888

0488 777 919

joseph@axisproperty.com.au

# DISCLAIMER


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**Axis Property ("The Agent") for themselves and the Vendor of the property give notice that:**

- I. The Agent advises that the financial information in this report, relating to income, outgoings and the like is provided without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the property.
- II. The particulars are set out as a general outline only for the guidance of Purchasers and do not constitute an offer or contract.
- III. All descriptions, dimensions, references to conditions and necessary permission's for use and occupation and other details are given in good faith. Intending Purchasers should not rely on them as statement of representation of fact by must satisfy themselves by inspection or otherwise as to the correctness of them. A draft Agreement for Sale of Land is available for inspection at the offices of the agent. In the event of inconsistency between the Information Memorandum and the Agreement of Sale of Land the provisions of the Agreement of Sale of land shall apply.
- IV.. No person in the employ of Axis Property has any authority to make or give and representation or warranty whatsoever in relation to this property.
- V. The Agent, the Vendor and each of their associates and every person involved in the preparation of the Information Memorandum expressly disclaim any liability on any ground whatsoever for any direct or consequential loss or damage (whether foreseeable or not) which may result from any party acting on or rely upon all or any part of the information contained in the Information Memorandum notwithstanding any negligence, default or lack of care.
- VI. This Information Memorandum does not constitute financial advice of any type or form. All interested parties are advised to consult their own financial and/or investment advisor.

## TITLE INFORMATION



<b>PLAN OF SUBDIVISION</b>		STAGE No. <span style="border: 1px solid black; padding: 2px;">1</span>	LTD USE ONLY <b>EDITION 2</b>	PLAN NUMBER <b>PS 509881 C</b>																		
<b>LOCATION OF LAND</b>  PARISH: MULGRAVE   CROWN PORTION: 30 (PART)  LTD BASE RECORD: VICMAP DIGITAL PROPERTY  TITLE REFERENCES: VOL 9487 FOL 737  LAST PLAN REFERENCE/S: CP 154025  POSTAL ADDRESS: 1 RICKETTS RD (At time of subdivision) MT. WAVERLEY, VIC. 3149  AMG Co-ordinates (of approx centre of land in plan) E 335 500 ZONE: 55 N 5 804 100		<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b>  COUNCIL NAME: MONASH CITY COUNCIL REF: 7706 1. This plan is certified under section 6 of the Subdivision Act 2. <del>This plan is certified under section 11(7) of the Subdivision Act 1988</del> <del>Date of original certification under Section 6:</del> 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.  OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 <del>has</del> has not been made. (ii) <del>The requirement has been satisfied.</del> <del>(iii) The requirement is to be satisfied in Stage....</del> Council Delegate <del>Council Seal</del> Date 16 / 6 / 05  Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /																				
<b>VESTING OF ROADS AND/OR RESERVES</b>																						
IDENTIFIER		COUNCIL/BODY/PERSON																				
NIL		NIL																				
<b>NOTATIONS</b>																						
DEPTH LIMITATION DOES NOT APPLY  COMMON PROPERTY No.1 IS ALL THE LAND IN THE PLAN EXCEPT LOTS 1, 2A, 2B, 3, 4A, 4B, 5 TO 24, 25A, 25B, 26, 27A, 27B, 28 TO 45 AND INCLUDES THE STRUCTURE OF THOSE WALLS, MULLIONS, FLOORS AND CEILINGS WHICH DEFINE BOUNDARIES.  BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS AND LIE ALONG THE INTERNAL FACE OF WALLS, MULLIONS, FLOORS AND CEILINGS.  WITH THE EXCEPTION OF THE AIRCONDITIONING UNITS AND THE AIRCONDITIONING DUCTS WITHIN AND FOR THE RELEVANT LOTS, ALL OTHER INTERNAL SERVICE DUCTS, PIPE SHAFTS AND FLUES, AND LOAD BEARING WALLS AND COLUMNS WITHIN THE BUILDING, ARE DEEMED TO BE PART OF COMMON PROPERTY No.1 UNLESS OTHERWISE SHOWN.  THE PLAN CONSISTS OF 49 LOTS. LOTS 2, 4, 25 AND 27 HAVE BEEN OMITTED FROM THIS PLAN.  CP No.1 - COMMON PROPERTY NUMBER ONE		STAGING This is/is not a staged subdivision. Planning permit No. TPA / 31492 Amended  ADDITIONAL PURPOSE OF PLAN:- REMOVE THE DRAINAGE AND SEWERAGE EASEMENT BEING 3.05m WIDE ENCUMBERING THE LAND IN PLAN OF CONSOLIDATION CP 154025 CREATED IN PLAN OF SUBDIVISION LP 54198 GROUNDS OF REMOVAL OF EASEMENTS VIDE PLANNING PERMIT No. TPA / 31492 Amended E-4 EASEMENTS ARE CONTAINED WITHIN THE BUILDING AND ARE LIMITED TO DEPTH AND HEIGHT:  <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>RELEVANT STOREY</th> <th>LOWER LIMIT</th> <th>UPPER LIMIT</th> </tr> </thead> <tbody> <tr> <td>BASEMENT</td> <td>2.10 m ABOVE THE LOWER BOUNDARY OF THE LOT</td> <td>UPPER BOUNDARY OF THE LOT</td> </tr> <tr> <td>GROUND LEVEL</td> <td>2.80 m ABOVE THE LOWER BOUNDARY OF THE LOT</td> <td>UPPER BOUNDARY OF THE LOT</td> </tr> <tr> <td>LEVEL ONE</td> <td>2.80 m ABOVE THE LOWER BOUNDARY OF THE LOT</td> <td>UPPER BOUNDARY OF THE LOT</td> </tr> <tr> <td>LEVEL TWO</td> <td>2.80 m ABOVE THE LOWER BOUNDARY OF THE LOT</td> <td>UPPER BOUNDARY OF THE LOT</td> </tr> <tr> <td>LEVEL THREE</td> <td>2.80 m ABOVE THE LOWER BOUNDARY OF THE LOT</td> <td>UPPER BOUNDARY OF THE LOT</td> </tr> </tbody> </table> SURVEY. THIS PLAN IS/IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 573 & 656 IN PROCLAIMED SURVEY AREA No.			RELEVANT STOREY	LOWER LIMIT	UPPER LIMIT	BASEMENT	2.10 m ABOVE THE LOWER BOUNDARY OF THE LOT	UPPER BOUNDARY OF THE LOT	GROUND LEVEL	2.80 m ABOVE THE LOWER BOUNDARY OF THE LOT	UPPER BOUNDARY OF THE LOT	LEVEL ONE	2.80 m ABOVE THE LOWER BOUNDARY OF THE LOT	UPPER BOUNDARY OF THE LOT	LEVEL TWO	2.80 m ABOVE THE LOWER BOUNDARY OF THE LOT	UPPER BOUNDARY OF THE LOT	LEVEL THREE	2.80 m ABOVE THE LOWER BOUNDARY OF THE LOT	UPPER BOUNDARY OF THE LOT
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LEVEL THREE	2.80 m ABOVE THE LOWER BOUNDARY OF THE LOT	UPPER BOUNDARY OF THE LOT																				
<b>EASEMENT INFORMATION</b>		<b>LTD USE ONLY</b>																				
<b>LEGEND</b> E-Encumbering Easement, Condition in Crown Grant the Nature of an Easement or Other Encumbrance A-Appurtenant Easement R-Encumbering Easement (Road)		STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT  RECEIVED <input checked="" type="checkbox"/>  DATE: 23 / 6 / 05																				
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN																						
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of																		
E-1, E-2, E-3	DRAINAGE	SEE PLAN	LP 54198	LOTS ON LP 54198																		
E-3	DRAINAGE AND SEWERAGE	SEE PLAN	INSTRUMENT J945845	MWBW																		
E-4	SUPPLY OF WATER, SEWER, DRAINAGE, GAS, COMMUNICATIONS AND ELECTRICITY. (LIMITED TO DEPTH AND HEIGHT)	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN																		
E-1, E-2, E-3	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF MONASH																		
E-3	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER LTD																		
E-1, E-5	POWER LINE	SEE PLAN	THIS PLAN	UNITED ENERGY LTD																		
<b>MADIGAN</b>  <b>SURVEYING</b>		96 MORANG ROAD HAWTHORN 3122  PH 9819 9599 FAX 9818 2322  EMAIL surveyors@madigan.com.au		LICENSED SURVEYOR NAME TIMOTHY J. BAIRD  SIGNATURE DATE: 13/05/2005  REF : 2411 VERSION : 07																		
DATE 16 / 6 / 05 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3				SHEET 1 OF 18 SHEETS																		

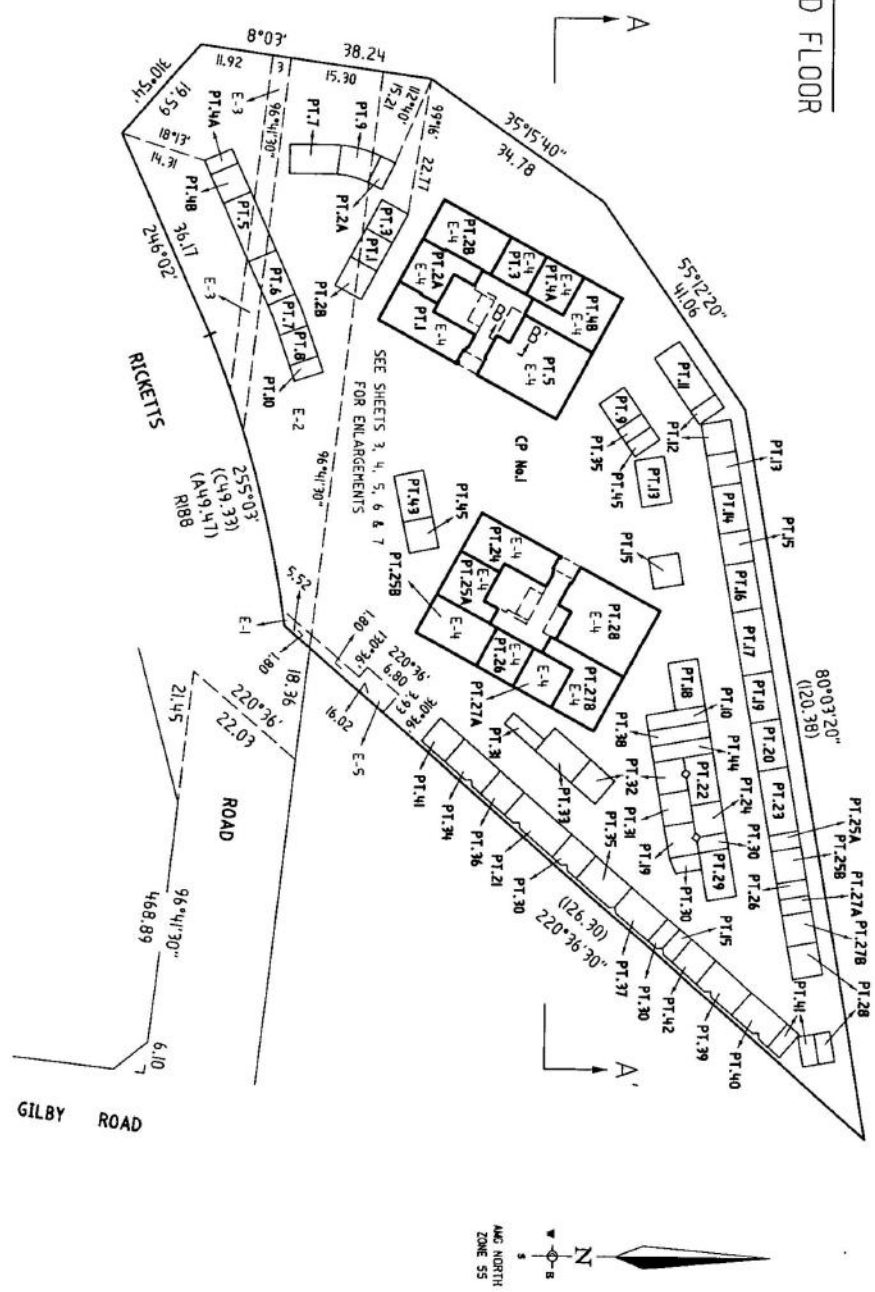
LOTS 3, 4 & 20 COMPRISE 2 PARTS  
 LOTS 1, 2A, 2B, 4A, 4B, 5, 6, 6, 11, 16, 17, 18, 21, 22, 24, 25A, 25B, 26, 27A, 27B, 29, 34, 36, 38, 40 & 42 COMPRISE 3 PARTS  
 LOTS 9, 10, 12, 23, 33, 37, 39, 44 & 45 COMPRISE 4 PARTS  
 LOT 7, 13, 19, 28, 31, 32 & 43 COMPRISE 5 PARTS  
 LOT 35 COMPRISES 6 PARTS  
 LOTS 15 & 41 COMPRISE 7 PARTS  
 LOT 30 COMPRISES 8 PARTS  
 BOUNDARIES OF LOTS ARE DEFINED ON SHEET 1.

# PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER  
**PS 509881 C**

DIAGRAM 1  
 SITE LEVEL & GROUND FLOOR



MADIGAN  
 9/8 MORANG ROAD  
 HAWTHORN 3122  
 PH 9819 9599  
 FAX 9819 2022  
 EMAIL: [surveyors@madigan.com.au](mailto:surveyors@madigan.com.au)

SCALE  
 7.5 0 7.5 15 22.5 30 37.5  
 LENGTHS ARE IN METRES

ORIGINAL  
 SCALE SHEET  
 1:750 SIZE  
 A3

LICENSED SURVEYOR NAME  
 TIMOTHY J. BAIRD  
 DATE: 13/05/2005  
 REF: 2411  
 VERSION: 07

SHEET 2 OF 18 SHEETS  
 DATE 16 / 6 / 05  
 COUNCIL DELEGATE SIGNATURE





# APPENDIX 2

## PLANNING

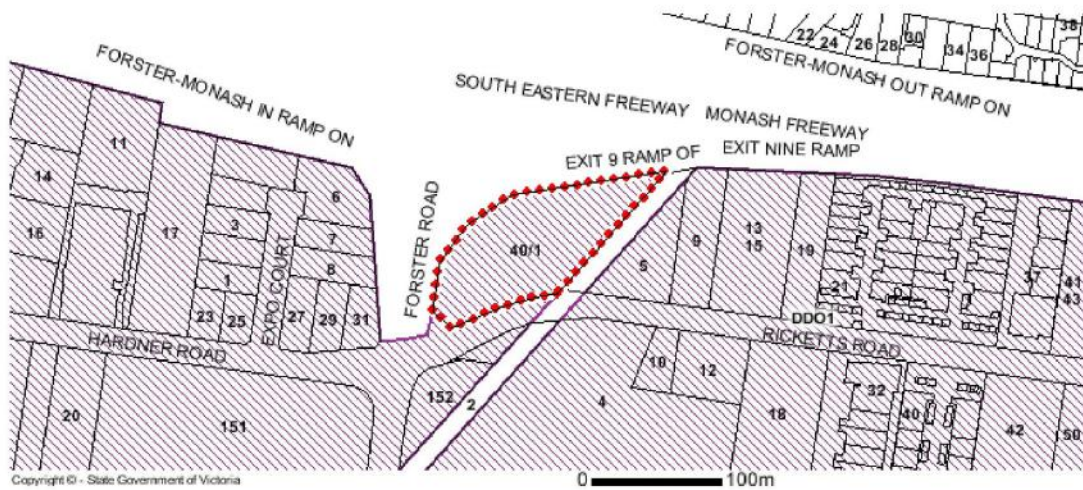
### PLANNING PROPERTY REPORT



#### Planning Overlay

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)



DDO - Design and Development

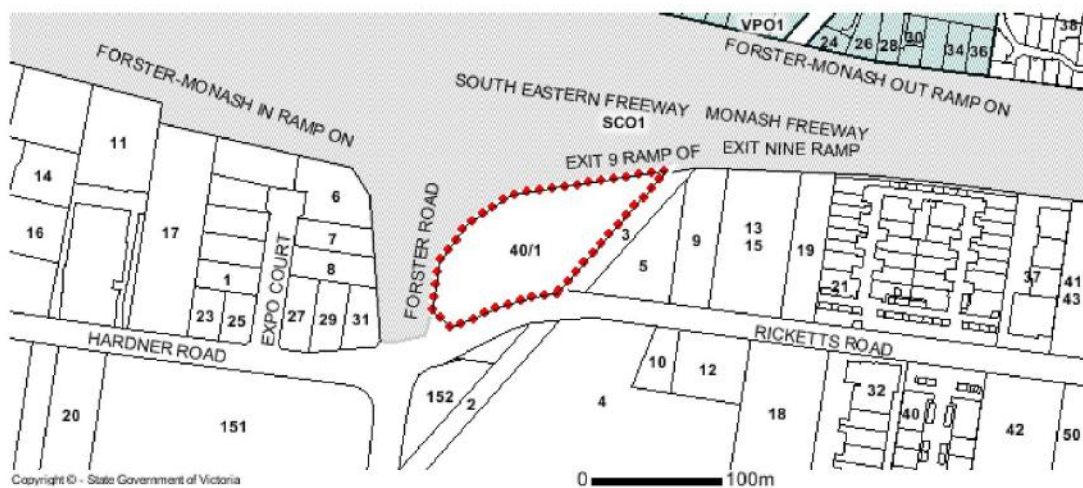
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

#### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

SPECIFIC CONTROLS OVERLAY (SCO)

VEGETATION PROTECTION OVERLAY (VPO)



SCO - Specific Controls

VPO - Vegetation Protection

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: 40/1 RICKETTS ROAD MOUNT WAVERLEY 3149

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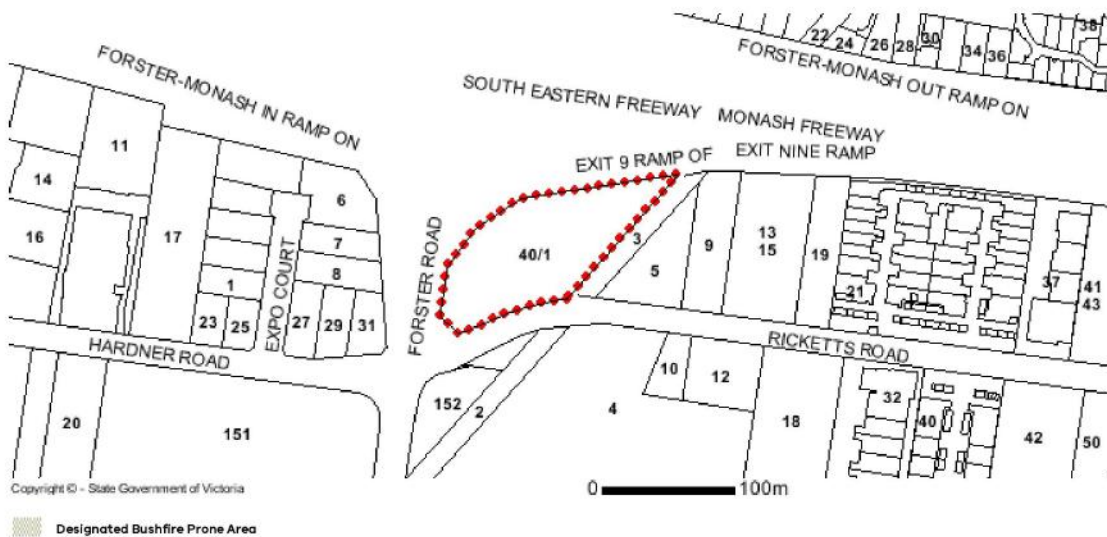
## PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

### 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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PLANNING PROPERTY REPORT: 40/1 RICKETTS ROAD MOUNT WAVERLEY 3149

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# APPENDIX 3

## ZONING

### PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 27 February 2021 01:41 PM

#### PROPERTY DETAILS

Address: SUITE 40/1 RICKETTS ROAD MOUNT WAVERLEY 3149  
Lot and Plan Number: Lot 37 PS509881  
Standard Parcel Identifier (SPI): 37\PS509881  
Local Government Area (Council): MONASH [www.monash.vic.gov.au](http://www.monash.vic.gov.au)  
Council Property Number: 245273  
Planning Scheme: Monash [planning-schemes.delwp.vic.gov.au/schemes/monash](http://planning-schemes.delwp.vic.gov.au/schemes/monash)  
Directory Reference: Melway 70 E6

#### UTILITIES

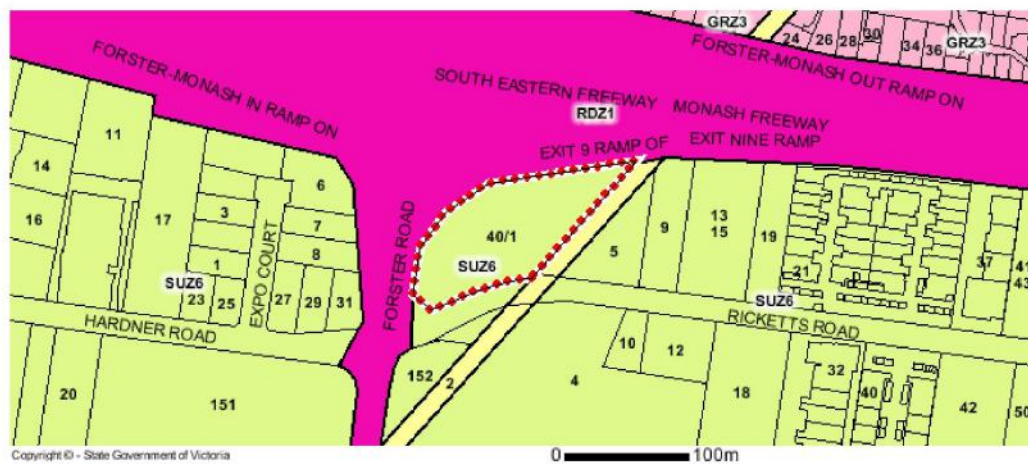
Rural Water Corporation: Southern Rural Water  
Melbourne Water Retailer: Yarra Valley Water  
Melbourne Water: inside drainage boundary  
Power Distributor: UNITED ENERGY

#### STATE ELECTORATES

Legislative Council: SOUTHERN METROPOLITAN  
Legislative Assembly: OAKLEIGH

#### Planning Zones

[SPECIAL USE ZONE \(SUZ\)](#)  
[SPECIAL USE ZONE - SCHEDULE 6 \(SUZ6\)](#)



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GRZ - General Residential  
SUZ - Special Use  
PUZ1 - Public Use - Service & Utility  
RDZ1 - Road - Category 1

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

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 52C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 40/1 RICKETTS ROAD MOUNT WAVERLEY 3149

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# APPENDIX 4

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## IMAGES





