

# Contract of Sale of Real Estate

**Property address**                    **45 MCCUBBIN WAY MERNDA VIC 3754**

The vendor agrees to sell and the purchaser agrees to buy the property, being the land and the goods, for the price and on the terms set out in this contract.

The terms of this contract are contained in the -

- particulars of sale; and
  - special conditions, if any; and
  - general conditions
- in that order of priority.

## SIGNING OF THIS CONTRACT

**WARNING:** THIS IS A LEGALLY BINDING AGREEMENT. YOU SHOULD READ THIS CONTRACT BEFORE SIGNING IT.

Purchasers should ensure that, prior to signing this contract, they have received –

- a copy of the section 32 statement required to be given by a vendor under section 32 of the *Sale of Land Act 1962* in accordance with Division 2 of Part II of that Act; and
- a copy of the full terms of this contract.

The authority of a person signing -

- under power of attorney; or
  - as director of a corporation; or
  - as agent authorised in writing by one of the parties -
- must be noted beneath the signature.

Any person whose signature is secured by an estate agent acknowledges being given by the agent at the time of signing a copy of the terms of this contract.

**SIGNED BY THE PURCHASER:** .....

..... on ...../...../2025

**Print name(s) of person(s) signing:** .....

State nature of authority, if applicable: .....

This offer will lapse unless accepted within [    ] clear business days (3 clear business days if none specified)

**SIGNED BY THE VENDOR:** .....

..... on ...../...../2025

**Print name(s) of person(s) signing:**                    **PEROBE PTY LTD    ACN: 154 141 812**

State nature of authority, if applicable: .....

The **DAY OF SALE** is the date by which both parties have signed this contract.

### IMPORTANT NOTICE TO PURCHASERS

**Cooling-off period** (Section 31 of the *Sale of Land Act 1962*)

You may end this contract within 3 clear business days of the day that you sign the contract if none of the exceptions listed below applies to you.

You must either give the vendor or the vendor's agent **written** notice that you are ending the contract or leave the notice at the address of the vendor or the vendor's agent to end this contract within this time in accordance with this cooling-off provision.

You are entitled to a refund of all the money you paid EXCEPT for \$100 or 0.2% of the purchase price (whichever is more) if you end the contract in this way.

**EXCEPTIONS:** The 3-day cooling-off period does not apply if:

- \* you bought the property at a publicly advertised auction or on the day on which the auction was held; or
- \* you bought the land within 3 clear business days before a publicly advertised auction was to be held; or
- \* you bought the land within 3 clear business days after a publicly advertised auction was held; or
- \* the property is used primarily for industrial or commercial purposes; or
- \* the property is more than 20 hectares in size and is used primarily for farming; or
- \* you and the vendor have previously signed a contract for the sale of the same land in substantially the same terms; or
- \* you are an estate agent or a corporate body.

\*This contract is approved by the Law Institute of Victoria Limited, a professional association within the meaning of the *Legal Profession Act 2004*, under section 53A of the *Estate Agents Act 1980*.

## NOTICE TO PURCHASERS OF PROPERTY OFF-THE-PLAN

**Off-the-plan sales** (Section 9AA(1A) of the *Sale of Land Act 1962*)

You may negotiate with the vendor about the amount of the deposit moneys payable under the contract of sale, up to 10 per cent of the purchase price.

A substantial period of time may elapse between the day on which you sign

the contract of sale and the day on which you become the registered proprietor of the lot.

The value of the lot may change between the day on which you sign the contract of sale of that lot and the day on which you become the registered proprietor.

### Particulars of sale

#### Vendor's estate agent

HARCOURTS RATA & CO  
1/337 Settlement Road, Thomastown, VIC 3074  
Email: sold@rataandco.com.au  
Tel: 03 9465 7766 Mob:

Fax: 03 9464 3177 Ref:

#### Vendor

**PEROBE PTY LTD ACN: 154 141 812**

#### Vendor's legal practitioner or conveyancer

**Melbourne Real Estate Conveyancing Pty Ltd**  
954 High Street Reservoir Vic 3073  
Email: amal@melbournerec.com.au  
Tel: 94646732 Mob:

Fax:

Ref: AJ:25/3642AJ

#### Purchaser

Name: .....  
Address: .....  
ABN/ACN: .....  
Email: .....

#### Purchaser's legal practitioner or conveyancer

Name: .....  
Address: .....  
Email: .....  
Tel: ..... Mob: ..... Fax: ..... Ref: .....

#### Land (general conditions 7 and 13)

The land is described in the table below –

Certificate of Title reference	being lot	on plan
Volume 11305 Folio 269	25	PS640010C

OR

described in the copy of the Register Search Statement and the document or part document referred to as the diagram location in the Register Search Statement, as attached to the section 32 statement if no title or plan references are recorded in the table above or as described in the section 32 statement if the land is general law land.

The land includes all improvements and fixtures.

**Property address**

The address of the land is: **45 MCCUBBIN WAY MERNDA VIC 3754**

**Goods sold with the land** (general condition 6.3 (f)) (list or attach schedule)

All Fixed floor coverings, light fittings, window furnishings and all fixtures and fittings of a permanent nature.

**Payment** (general condition 14 and 17)

Price	\$			
Deposit	\$	_____	by	(of which \$ _____ has been paid)
Balance	\$	_____		payable at settlement

**GST** (general condition 19)

The price includes GST (if any) unless the words '**plus GST**' appear in this box

If this sale is a sale of land on which a 'farming business' is carried on which the parties consider meets requirements of section 38-480 of the GST Act or of a 'going concern' then add the words '**farming business**' or '**going concern**' in this box

If the margin scheme will be used to calculate GST then add the words '**margin scheme**' in this box

**Settlement** (general condition 17)

**is due on** .....

unless the land is a lot on an unregistered plan of subdivision, in which case settlement is due on the later of:

- the above date; and
- 14 days after the vendor gives notice in writing to the purchaser of registration of the plan of subdivision.

**Lease** (general condition 5.1)

At settlement the purchaser is entitled to vacant possession of the property unless the words '**subject to lease**' appear in this box in which case refer to general condition 5.1

If '**subject to lease**' then particulars of the lease are :

(\*only complete the one that applies. Check tenancy agreement/lease **before** completing details)

**Terms contract** (general condition 30)

If this contract is intended to be a terms contract within the meaning of the *Sale of Land Act* 1962 then add the words '**terms contract**' in this box and refer to general condition 23 and add any further provisions by way of special conditions.

**Loan** (general condition 20)

The following details apply if this contract is subject to a loan being approved.

Lender:

Loan amount

Approval date:

**FIRB APPROVAL REQUIRED** (Special Condition 16)

YES ..... Passport Provided? Yes or No? .....

Passport Number .....

NO .....

This contract does not include any special conditions unless the words '**special conditions**' appear in this box

<b>Special conditions</b>
---------------------------

**GST WITHHOLDING NOTICE**

Purchaser must make a GST Withholding Payment:  No  Yes

(if yes, vendor must provide further details)

If the further details below are not fully completed at the contract date, the vendor must provide all these details in a separate notice within 14 days of the contract date.

**GST Withholding Payment Details**

Frequently the supplier will be the vendor. However, sometimes further information will be required as to which entity is liable for GST, for example, if the vendor is part of a GST group or a participant in a GST joint venture.

Supplier's Name:

Supplier's ABN:

Supplier's Business Address:

Supplier's Email Address:

Supplier's Phone Number:

Supplier's proportion of the GST Withholding Payment:

If more than one supplier, provide the above details for each supplier.

Amount purchaser must pay – price multiplied by the GST withholding rate:

Amount must be paid:  at completion  at another time (specify):

Is any of the consideration not expressed as an amount in money?  No  Yes

If "yes", the GST inclusive market value of the non-monetary consideration:

Other details (including those required by regulation or the ATO forms):

# Special Conditions

## 1. Auction

- 1.1 If the property is sold by public auction then the property is offered for sale by public auction, subject to the vendors reserve price. The rules for the conduct of the auction shall be as set out in the schedule of the Sale of Land Regulations or any rules prescribed by regulations which modify or replace those rules.
- 1.2 The successful bidder shall immediately on the fall of the hammer sign this contract and pay the full 10% deposit to the Vendors agent.

## 2. Acceptance of title

General condition 12.4 is added:

Where the Purchaser is deemed by section 27(7) of the *Sale of Land Act 1962* to have given the deposit release authorisation referred to in section 27(1), the purchaser is also deemed to have accepted title in the absence of any prior express objection to title.

## 3. Foreign resident capital gains withholding

- 3.1 Words defined or used in Subdivision 14-D of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* have the same meaning this special condition unless the context requires otherwise.
  - 3.2 Every vendor under this contract is a foreign resident for the purposes of this special condition unless the Vendor gives the Purchaser a special clearance certificate issued by the Commissioner under section 14-200 (1) of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*. The specified period in the clearance certificate must include the actual date of settlement.
  - 3.3 This special condition only applies if the Purchaser is required to pay the Commissioner an amount in accordance with section 14-200(3) or section 14-235 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* ("the amount") because one or more of the vendors is a foreign resident, the property is or will have a market value of \$750,000 or more just after the transaction, and the transaction is not excluded under section 14-215(1) of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*.
  - 3.4 The amount is to be deducted from the Vendor's entitlement to the contract consideration. The Vendor must pay to the Purchaser at settlement such part of the amount as is represented by non-monetary consideration.
  - 3.5 The Purchaser must:
    - (a) engage a Legal Practitioner or Conveyancer ("representative") to conduct all legal aspects of settlement, including the performance of the Purchaser's obligations in this special condition; and
    - (b) ensure that the representative does so.
  - 3.6 The terms of the representative's engagement are taken to include instructions to have regard to the Vendor's interests and instructions that the representative must:
    - (a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this special condition if the sale of the property settles;
    - (b) promptly provide the vendor with proof of payment; and
    - (c) otherwise comply, or ensure compliance with, this special condition;
- despite
- (d) any contrary instructions, other than from both the Purchaser and the Vendor; and
  - (e) any other provision in this contract to the contrary.
- 3.7 The representative is taken to have complied with the obligations in special condition 1B.6 if:
    - (a) the settlement is conducted through the electronic conveyancing system operated by Property Exchange Australia Ltd or any other electronic conveyancing system agreed by the parties; and
    - (b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.
  - 3.8 Any clearance certificate or document evidencing variation of the amount in accordance with section 14-253(2) of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* must be given to the Purchaser at least 5 business days before the due date for settlement.
  - 3.9 The Vendor must provide the Purchaser with such information as the Purchaser requires to comply with the Purchaser's obligation to pay the amount in accordance with section 14-200 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*. The information must be provided within 5 business days of request by the Purchaser. The Vendor warrants that the information the Vendor provides is true and correct.
  - 3.10 The Purchaser is responsible for any penalties or interest payable to the Commissioner on account of late payment of the amount.

#### 4. Electronic Conveyancing

Settlement and lodgement will be conducted electronically in accordance with the Electronic Conveyancing National Law and special condition 2 applies, if the box is marked "EC"

- 4.1 This special condition has priority over any other provision to the extent of any inconsistency. This special condition applies if the contract of sale specifies, or the parties subsequently agree in writing, that settlement and lodgement of the instruments necessary to record the Purchaser as registered proprietor of the land will be conducted electronically in accordance with the Electronic Conveyancing National Law.
- 4.2 A party must immediately give written notice if that party reasonably believes that settlement and lodgement can no longer be conducted electronically.
- 4.3 Each party must:
- (a) be, or engage a representative who is, a subscriber for the purposes of the Electronic Conveyancing National Law;
  - (b) ensure that all other persons for whom that party is responsible and who are associated with this transaction are, or engage, a subscriber for the purposes of the Electronic Conveyancing National Law; and
  - (c) conduct the transaction in accordance with the Electronic Conveyancing National Law.
- 4.4 The Vendor must open the Electronic Workspace ("workspace") as soon as reasonably practicable. The workspace is an electronic address for the service of notices and for written communications for the purposes of any electronic transactions legislation.
- 4.5 The Vendor must nominate a time of the day for locking of the workspace at least 7 days before the due date for settlement.
- 4.6 Settlement occurs when the workspace records that:
- (a) the exchange of funds or value between financial institutions in accordance with the instructions of the parties has occurred; or
  - (b) if there is no exchange of funds or value, the documents necessary to enable the Purchaser to become registered proprietor of the land have been accepted for electronic lodgement.
- 4.7 The parties must do everything reasonably necessary to effect settlement:
- (a) electronically on the next business day; or
  - (b) at the option of either party, otherwise than electronically as soon as possible – if, after the locking of the workspace at the nominated settlement time, settlement in accordance with special condition 2.6 has not occurred by 4.00 pm, or by 6.00 pm if the nominated time for settlement is after 4.00 pm.
- 4.8 Each party must do everything reasonably necessary to assist the other party to trace and identify the recipient of any missing or mistaken payment and to recover the missing or mistaken payment.
- 4.9 The Vendor must before settlement:
- (a) deliver any keys, security devices and codes ("keys") to the estate agent named in the contract,
  - (b) direct the estate agent to give the keys to the Purchaser or the Purchaser's nominee on notification of settlement by the Vendor, the Vendor's subscriber or the Electronic Network Operator,
  - (c) deliver all other physical documents and items (other than the goods sold by the contract) to which the Purchaser is entitled at settlement, and any keys if not delivered to the Estate Agent, to the Vendor's subscriber or, if there is no Vendor's subscriber, confirm in writing to the Purchaser that the vendor holds those documents, items and keys at the Vendor's address set out in the contract, and
  - (d) direct the Vendor's subscriber to give (or, if there is no Vendor's subscriber, give) all those documents and items, and any such keys, to the Purchaser or the Purchaser's nominee on notification of settlement by the Electronic Network Operator.
- 4.10 The Vendor must, at least 3 days before the due date for settlement, provide the original of any document required to be prepared by the Vendor in accordance with general condition 6.

#### 5. GST withholding

- 5.1 Words and expressions defined or used in Subdivision 14-E of Schedule 1 to the *Taxation Administration Act 1953* (Cth) or in a *New Tax System (Goods and Services Tax) Act 1999* (Cth) have the same meaning in this general condition unless the context requires otherwise. Words and expressions first used in this general condition and shown in italics and marked with an asterisk are defined or described in at least one of those Acts.
- 5.2 This general condition 15B applies if the purchaser is required to pay the Commissioner an *\*amount* in accordance with section 14-250 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) because the property is *\*new residential premises* or *\*potential residential land* in either case falling within the parameters of that section, and also if the sale attracts the operation of section 14-255 of the legislation. Nothing in this general condition 15B is to be taken as relieving the vendor from compliance with section 14-255.
- 5.3 The amount is to be deducted from the vendor's entitlement to the contract *\*consideration* and is then taken to be paid to the vendor, whether or not the vendor provides the purchaser with a GST withholding notice in accordance with section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.

5.4 The purchaser must:

- (a) engage a legal practitioner or conveyancer ("representative") to conduct all the legal aspects of settlement, including the performance of the purchaser's obligations under the legislation and this general condition; and
- (b) ensure that the representative does so.

5.5 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests relating to the payment of the amount to the commissioner and instructions that the representative must:

- (a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition on settlement of the sale of the property;
- (b) promptly provide the vendor with evidence of payment, including any notification or other document provided by the purchaser to the Commissioner relating to payment; and
- (c) otherwise comply, or ensure compliance, with this general condition;

despite:

- (d) any contrary instructions, other than from both the purchaser and the vendor; and
- (e) any other provision in this contract to the contrary.

5.6 The representative is taken to have complied with the requirements of general condition 15B.5 if:

- (a) settlement is conducted through the electronic conveyancing system operated by Property Exchange Australia Ltd or any other electronic conveyancing system agreed by the parties; and
- (b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.

5.7 The purchaser may at settlement give the vendor a bank cheque for the amount in accordance with section 16-30 (3) of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*, but only if:

- (a) so agreed by the vendor in writing; and
- (b) the settlement is not conducted through an electronic settlement system described in general condition 15B.6.

However, if the purchaser gives the bank cheque in accordance with this general condition 15B.7, the vendor must:

- (c) immediately after settlement provide the bank cheque to the Commissioner to pay the amount in relation to the supply; and
- (d) give the purchaser a receipt for the bank cheque which identifies the transaction and includes particulars of the bank cheque, at the same time the purchaser gives the vendor the bank cheque.

5.8 The vendor must provide the purchaser with a GST withholding notice in accordance with section 14-255 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* at least 14 days before the due date for settlement.

5.9 A party must provide the other party with such information as the other party requires to:

- (a) decide if an amount is required to be paid or the quantum of it, or
- (b) comply with the purchaser's obligation to pay the amount,

in accordance with section 14-250 of Schedule 1 of the *Taxation Administration Act 1953 (Cth)*. The information must be provided within 5 business days of a written request. The party providing the information warrants that it is true and correct.

5.10 The vendor warrants that:

- (a) at settlement, the property is not new residential premises or potential residential land in either case falling within the parameters of section 14-250 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* if the vendor gives the purchaser a written notice under section 14-255 to the effect that the purchaser will not be required to make a payment under section 14-250 in respect of the supply, or fails to give a written notice as required by and within the time specified in section 14-255; and
- (b) the amount described in a written notice given by the vendor to the purchaser under section 14-255 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* is the correct amount required to be paid under section 14-250 of the legislation.

5.11 The purchaser is responsible for any penalties or interest payable to the commissioner on account of non-payment or late payment of the amount, except to the extent that:

- (a) the penalties or interest arise from the vendor's failure, including breach of a warranty in general condition 15B.10; or
- (b) the purchaser's reasonable belief that the property is neither new residential premises nor potential residential land requiring the purchaser to pay an amount to the Commissioner in accordance with section 14-250 (1) of Schedule 1 to the *Taxation*

The vendor is responsible for any penalties or interest payable to the commissioner on account of non-payment or late payment of the amount if either exception applies.

5.12 This general condition will not merge on settlement.

## 6. Interpretation.

In the interpretation of this contract where the context permits;

- (a) Words importing either gender shall be deemed to include the other gender.
- (b) Words importing the singular number shall be deemed to include the plural and vice versa;
- (c) Where there are two or more Purchasers the agreements and obligations of the Purchaser hereunder shall bind them jointly and each of them severally.

## 7. Whole Contract.

The Purchaser acknowledges and agrees that:

- 7.1 The Purchaser was given a Vendors Statement before signing this Contract;
- 7.2 No information, representations or warranty of the Vendor, the Vendors Conveyancer or the Vendor's Agent was supplied or made with the intention or knowledge that it would be relied upon by the Purchaser;
- 7.3 The Purchaser has relied on its judgement in purchasing the Property and has inspected the property including all improvements, fixtures and Chattels as set out in the Contract.
- 7.4 No warranty has been given as the condition or quality of the improvements, fixtures, fittings or Chattels.
- 7.5 No brochure, investment report or advertising material is to be relied on as an accurate description of the property.
- 7.5 This contract forms the entire agreement between the Vendor and the Purchaser.

## 8. Land Identity.

The Purchaser admits that the land offered for sale and inspected by them is identical to that described in the attached title. The Purchaser shall not make any requisition in respect of or claim any compensation for any alleged miss description of the land or deficiency in its area or measurements or any patent or latent defects in the land or call upon the Vendor to amend Title or to bear all or any part of the cost of doing so.

## 9. Condition Of The Property.

- 9.1 The Purchaser warrants to the vendor that as a result of the Purchaser's inspections and enquiries concerning the property, the Purchaser is satisfied with the condition, quality and state of repair of the property and accepts the property as it is and subject to any defects, need for repair or infestation.
- 9.2 The Purchaser will not make any claim or requisition or delay this transaction or rescind or terminate this contract because of anything concerning the matters referred to in these special conditions or in respect of any loss, damage, need for repair relating to the property or the requirements of a statutory authority made on or after the day of sale.
- 9.3 The Purchaser acknowledges that the improvements may be subject to or require compliance with current building regulations, municipal by-laws or any other statutory provisions or regulations or any repealed laws under which the improvements were constructed. A failure to comply with any such regulations or laws will not constitute a defect in the Vendor's title and the Purchaser must not delay settlement or refuse to settle, or make any requisition or claim any compensation from the Vendor on that ground.
- 9.4 The Purchaser acknowledges that if there is a swimming pool or spa on the property which is or may require the installation of barriers or fencing as appropriate by the building regulations or the requirement for any permits or approvals and the requirement for obtaining compliance and registration as appropriate, the Purchaser must comply, at the Purchaser's cost and expense, with the building and government authorities and regulations within 30 days of Settlement. The Purchaser acknowledges and agrees that the Vendor makes no warranty or no representation for any permits or approvals, registration or compliance for the Swimming pool or spa. Upon signing this Contract of Sale, the Purchaser acknowledges and agrees that the Purchaser shall bear full responsibility for any fines, notices or orders issued after the date of the Purchaser signing the Contract with respect to the Pool and Spa registration, compliance or any works required in relations to the Pool/Spa, requirements for Fencing/Compliance or Permits. The Purchaser indemnifies and keeps indemnified the Vendor on and from the day of sale in respect of all notice, orders or legal requirements under the building regulations.
- 9.5 The land and buildings and improvements, if any has sold hereby and inspected by the Purchaser are sold on the basis of existing improvements thereon and the Purchaser shall not make any claim, requisition or rescind the Contract:
  - 9.5 (a) For any deficiency or defect in the said improvements, whether as to their suitability for occupation, compliance with laws or otherwise or;
  - 9.5 (b) In relations to the issue or non-issuance of building permits of the said improvements; or
  - 9.5 (c) In relations to the completion of inspections by the relevant authorities in respect of the said improvements

9.6 General Condition 12 is Deleted from this Contract.

9.7 The Purchaser acknowledges that the Vendor makes no warranty or representation that any improvements on the land sold or any alterations or additions or renovations thereto comply with the requirements of the VBA Regulations, Council By-Laws relevant statutes and any regulations by any responsible authorities.

Any such failure of any building or improvements on the land to comply with the planning, health, environmental building and other legislations, VBA Regulations, Council By-Laws relevant statutes and any regulations by any responsible authorities and encroachments by or on the land there under shall not constitute a defect in the Vendor's title. The Purchaser shall not make any requisition, claim or compensation in relation to the issuance or non-issuance of the Building and Occupancy Permits/Final Inspections and other permits by the relevant authorities in respect of any improvements, additions, alterations thereon.

Purchaser acknowledges having inspected the Property hereby sold and save as is otherwise expressly provided, acknowledges that the Purchaser is purchasing the Property in its present condition and state of repair and that the Vendor is under no liability or obligation to the Purchaser to carry out any repairs, renovations, alterations or improvements to the Property sold. Upon signing of the Contract of Sale the Purchaser assumes full responsibility and liability in relation to special condition 9.7 and the purchaser shall make no request, claims, seek compensation or delay settlement, rescind and terminate the Contract whatsoever because of special condition 9.7. The Purchaser indemnifies and keeps the Vendor indemnified on and from the day of sale in respect to the special condition.

9.8 The Purchaser acknowledges that the Vendor makes no warranty or no representation for any permits, approvals or compliance certificates for the pool, property or any improvements, alterations or additions to the property. Upon signing of the Contract of Sale the Purchaser assumes full responsibility and liability in relation to special condition 9.8 and the purchaser shall make no request, claims, seek compensation or delay settlement, rescind and terminate the Contract whatsoever because of special condition 9.8.

The Vendor will not be required to procure any Defects reports, building permit, building approval, final inspection, Occupancy Permits, compliance certificates, registration certificates or any other permits, approvals or inspections in relations to the land, property, pool or any improvements, upgrades, extension or alterations and the purchasers shall not make any requisition or claim any compensation from the Vendor on that ground.

The Purchaser accepts the land, pool or improvements on and the services on to the land in their present condition, position and state of repair and subject to all fault or defects both latent and patent.

The Purchaser indemnifies and keeps the Vendor indemnified on and from the day of sale in respect to the special condition.

9.9 Two (2) switches near the kitchen door at the property are not in working condition. The Purchaser acknowledges that the Vendor makes no warranty or no representation. Upon signing of the Contract of Sale the Purchaser assumes full responsibility and liability in relation to special condition and the purchaser shall make no request, claims, seek compensation or delay settlement whatsoever because of special condition.

## 10. Improvements.

The Purchaser acknowledges that any improvements on the property may be subject to or require compliance with the Victorian Building Regulations, municipal by-laws, relevant statutes or any other regulations. Any failure to comply with any one or more of those laws or regulations shall not be deemed to constitute a defect in the Vendor's title and the Purchaser shall not make any requisition or claim any compensation from the Vendor. The Purchaser must not delay settlement or refuse to settle nor require the Vendor to comply with any one or more of those laws or regulations, or provide any documents including any requirements to fence any pool or spa, or install smoke detectors.

## 11. Planning.

The Purchaser buys the property subject to any restrictions imposed by the provisions of any applicable town planning act, orders, plans, schemes, local government by-laws or other enactment or any authority empowered to make restrictions. Any such restrictions shall not constitute a defect in the Vendor's title and the Purchaser shall not make any requisition, or objection, nor be entitled to any compensation from the Vendor in respect thereof. The Purchaser must not delay settlement or refuse to settle. Save for any warranties or representations, which cannot be legally excluded with respect to the use of the said land or any part thereof.

## 12. Restrictions.

The property is sold subject to all easements, covenants, leases/licences, encumbrances, appurtenant easements and encumbrances and restrictions (if any) as set out herein or attached hereto. The Purchaser should make their own enquiries whether any structure or buildings are constructed over any easements prior to signing the Contract, otherwise the Purchaser accepts the location of all buildings and shall not make any claim in relation thereto and must not delay settlement or refuse to settle.

## 13. Settlement.

- (a) Should settlement take place via paper and not Electronic Conveyancing, settlement shall take place no later than 3.00pm (Eastern Standard Time) on the settlement date, failing which settlement shall be deemed to take place on the next business day. Should settlement take place via Electronic Conveyancing, settlement shall take place no later than 4.00pm (Eastern Standard Time) on the settlement date, failing which settlement shall be deemed to take place on the next business day.
- (b) Should settlement take place via paper and not Electronic Conveyancing, settlement shall take place at the office of the Vendor's representative or at such other place in Victoria as the Vendor directs.
- (c) Should settlement take place via paper and not Electronic Conveyancing, and should settlement be directed by the choice of the Purchaser with the approval of the Vendor, the Purchaser will pay a settlement fee to the Vendor's representative of \$450.00 Plus GST. This fee will be due and payable at settlement.
- (d) Should settlement take place via paper and not Electronic Conveyancing, and settlement has been attended to and falls through at the fault of the Purchaser, the Purchaser will pay a re-attendance fee to the Vendor's representative of \$450.00 Plus GST, along with any other costs incurred due to the breach of the Purchaser. This fee is due and payable on the next scheduled

settlement time/date.

- (e) Should settlement take place via paper and not Electronic Conveyancing, at settlement, the Purchaser must pay the fees up to six cheques drawn on an authorised deposit-taking institution.
- (f) Without limiting any other rights of the Vendor, If the Purchaser fails to settle on the due date for settlement as set out in the particulars of sale to this contract (due date) or request an extension to the due date, the Purchaser must pay to the Vendor's representative an amount of \$220.00 plus GST representing the Vendor's additional legal cost and disbursements, along with any other costs incurred due to the breach of the Purchaser.

#### **14. Licence Agreement.**

The purchaser acknowledges should they request a licence agreement, and should the Vendor agree, the licence must be prepared by the vendors representative at the cost of the purchaser. The fee to prepare the licence is \$450.00 plus GST and shall be adjusted for and payable at settlement.

#### **15. Guarantee & Indemnity.**

- 15.1 Immediately after being requested to do so by the Vendor, procure the execution by all directors of the Purchaser (of if the Vendor requires by the shareholders) of a guarantee and indemnity to be prepared by the Vendor's representative and to be substantially the same form as the guarantee annexed to this contract but with the necessary changes being made.

#### **16. Foreign Acquisitions and Takeovers Act 1975.**

- 16.1 If ticked 'No' after the words 'FIRB approval Required?' in the particulars of sale page or this section of the particulars of sale is not complete, the Purchaser:
  - 16.1.1 warrants to the vendor, as an essential term of this contract, that the acquisition of the property by the purchaser does not fall within the scope of the Takeover Act and is not examinable by FIRB: and
- 16.2 If the box is ticked YES after the words 'FIRB Approval required?' in the particulars of sale, then the Purchaser:
  - 16.2.1 must, as an essential term of this contract, promptly after the day of sale take all reasonable endeavours to obtain FIRB approval pursuant to the Takeover Act of this purchase and will keep the vendor informed of the progress of the FIRB Approval application and provide evidence of the FIRB approval to the vendor
  - 16.2.2 The Purchaser must give written notice to the Vendor's solicitor that approval has not been obtained by 4pm on the date which is 30 days after the day of sale, whereupon the Contract will be terminated, and all monies paid by the Purchaser shall be refunded in full. If the Purchaser has not advised the Vendor in writing that the Purchaser has obtained approval by 4pm on the date which is 30 days after the day of sale, then the Purchaser warrants that they have approval.
  - 16.2.3 The Purchaser agrees that if the warranty in special conditions 12.1 is breached, the Purchaser will indemnify the Vendor against any penalties, fines, legal cost, claims, losses or damages which the Vendor suffers as a direct or indirect result of a breach of that warranty

#### **17. Loans / Finance**

The purchaser warrants that he has not received any promise from the Vendor's Agent (or any person acting on behalf of the Vendor's agent) in relation to obtaining a loan for the purchase of the property.

#### **18. Indemnity – Estate Agent**

The purchaser warrants that he has not been introduced to the vendor or to the property directly or indirectly by any real estate agent other than the agent herein described or other person who might be entitled to claim commission from the vendor in respect of this sale and the purchaser shall indemnify and keep indemnified the vendor, at all times notwithstanding settlement hereof from and against any claim or liability for commission or loss or damages resulting from a breach of this warranty.

#### **19. Adjustments of Outgoings**

- 19.1 The Purchaser must provide copies of all certificates and other information used to calculate the adjustments, including land tax. The purchaser is to provide the statement of adjustments to the vendors representative at least 5 business days prior to settlement. A delay in the statement of adjustments will incur a fee of \$242.00 payable at settlement.
- 19.2 If the property is not separately assessed in respect of the outgoings, then the portion of any such outgoings are to be adjusted between the Vendor and the Purchaser will be either on the basis the amount to be apportioned between then is the proportion of the outgoing equal to the proportion which:
  - (a) The lot liability of the property bears to the total liability of all of the lots on the plan; or
  - (b) The surface area of the property bears to the surface area of the land that is subject to the assessment; or

19.2.2 On such other basis,

as the Vendor may reasonably direct the Purchaser on or before the settlement date.

19.3 The Purchaser must pay any special fee or charge levied on the Vendor on and from the day of sale by the Owner's Corporation under the Owner's Corporation act or Owners Corporation Regulations. The special fee or charge will not be subject to appointment between the Vendor and the Purchaser.

## **20. Stamp Duty – Purchasers Buying in unequal Interest**

- 20.1 If there is more than one Purchaser, it is the Purchaser's responsibility to ensure the contract correctly records at the date of sale the proportion in which they are buying the property (the proportions).
- 20.2 If the proportions recorded in the transfer differ from those recorded in the contract, it is the Purchaser's responsibility to pay additional duty, which may be assessed as a result to the variation.
- 20.3 The Purchaser fully indemnifies the Vendor, Vendor's Agent and the Vendor's Conveyancer against any claims or demands which may be made against any or all of them in relation to any additional duty payable as a result of the proportions in the transfer differing from those in the contract.

## **21. Vendor Statement**

The Purchaser acknowledges that prior to signing this Contract or any agreement or document in respect of the sale hereby made which is legally binding upon or intended legally to bind the Purchaser, the Purchaser has been given a statement in writing containing the particulars required by section 32(2) of the Sale of Land Act 1962 (as amended)

## **22. Trust**

If the Purchaser is buying the property as trustee of a Trust (**Trust**) then;

- 23.1.1 The Purchaser must not do anything to prejudice any right of indemnity the Purchaser may have under the Trust;
- 23.1.2 The Purchaser warrants that the Purchaser has power under the Trust to enter into this contract;
- 23.1.3 If the Trustee is an individual, that signatory is personally liable under the contract for the due performance of the Purchaser's obligations as if the signatory were the Purchaser in case of default by the Purchaser.
- 23.1.4 The Purchaser warrants that the Purchaser has a right of indemnity under the Trust; and
- 23.1.5 The Purchaser must not allow the variation of the Trust or the advance or distribution of capital of the Trust or resettlement of any property belonging to the Trust.

## **23. Personal property securities register**

Notwithstanding General Condition 11 the Vendor is not obliged to ensure that the Purchaser receives a release, statement, approval or correction in respect of any personal property that is required by the Personal Property Securities Regulations 2009 to be described in a registration by a serial number and is not described by serial number in the PPSR.

## **24. Solar Panels**

If there are any solar panels on the land, the purchaser acknowledges and agrees that:

- 25.1. whether or not any benefits currently provided to the vendor by agreement with the current energy supplier (including with respect to feed-in tariffs) pass to the purchaser on the sale of the land is a matter for enquiry and confirmation by the purchaser, and the vendor makes no representation in this regard;
- 25.2. the purchaser will negotiate with the current energy supplier or an energy supplier of the purchaser's choice with respect to any feed-in tariffs for any electricity generated or any other benefits provided by the solar panels;
- 25.3. the purchaser shall indemnify and hold harmless the vendor against any claims whatsoever with respect to the solar panels; and
- 25.4. neither the vendor nor vendor's estate agent has made any representations or warranties with respect to the solar panels in relation to their condition, state of repair, fitness for purpose for which they are installed, their input to the electricity grid, any benefits arising from and electricity generated by the solar panels, or otherwise.

## **25. Christmas & New Year Holiday Period**

If settlement has not taken place on or before 20 December in the calendar year in which settlement is agreed to occur, then both parties agree that settlement will be set on 15 January in the following calendar year. It is agreed that either party will not issue a Default and/or Rescission Notice on the other party between the period of 20 December in the calendar year in which settlement is set to 15 January of the following calendar year, or make any objection, requisition or claim for compensation, arising from/or in connection with the failure to complete settlement under this special condition.

**GUARANTEE & INDEMNITY**

TO: The vendor as named in the contract to which this document is attached ("the vendor")

IN CONSIDERATION of the vendor, at the request of the person whose name is set forth after paragraph 2 hereto ("the guarantor"), having agreed to sell the property and chattels (if any) to the purchaser, for the price and other terms as contained in the contract, the guarantor;

1. HEREBY GUARANTEES to the vendor the due and punctual payment by the purchaser of the purchase money and interest thereon as detailed in the contract and all other monies that are payable or may become payable pursuant thereto ("the monies hereby secured") and also the due performance and observance by the purchaser of all and singular the covenants provisions and stipulations contained or implied in the contract and on the part of the purchaser to be performed and observed and the guarantor hereby expressly acknowledges and declares that it has examined the contract and has access to a copy thereof and further that this guarantee is given upon and subject to the following conditions:-

- (a) THAT in the event of the purchaser failing to pay the vendor as and when due the monies hereby secured the guarantor will immediately pay the same to the vendor.
- (b) THAT in the event of the purchaser failing to carry out or perform any of its obligations under the contract the guarantor will immediately carry out and perform same.
- (c) THE guarantor shall be deemed to be jointly and severally liable with the purchaser (in lieu of being merely a surety for it) for the payment of the monies hereby secured and it shall not be necessary for the vendor to make any claim or demand on or to take any action or proceedings against the purchaser before calling on the guarantor to pay the moneys or to carry out and perform the obligations herein contained
- (d) THAT no time or other indulgence whatsoever that may be granted by the vendor to the purchaser shall in any manner whatsoever affect a liability of the guarantor hereunder and the liability of the guarantor shall continue to remain in full force and effect until all monies owing to the vendor have been paid and all obligations have been performed.

**SCHEDULE**

**Vendor:** .....

**Purchaser:** .....

**Guarantor:** .....

**Contract:** A contract dated the ..... of ..... 2024 between the vendor and the purchaser

**EXECUTED AS A DEED** on the ..... of ..... 2024

**SIGNED SEALED AND DELIVERED BY** )  
**The said guarantor in the presence of:** ) .....

.....  
Witness

# General Conditions

## Contract signing

### 1. ELECTRONIC SIGNATURE

- 1.1 In this general condition "electronic signature" means a digital signature or a visual representation of a person's handwritten signature or mark which is placed on a physical or electronic copy of this contract by electronic or mechanical means, and "electronically signed" has a corresponding meaning.
- 1.2 The parties consent to this contract being signed by or on behalf of a party by an electronic signature.
- 1.3 Where this contract is electronically signed by or on behalf of a party, the party warrants and agrees that the electronic signature has been used to identify the person signing and to indicate that the party intends to be bound by the electronic signature.
- 1.4 This contract may be electronically signed in any number of counterparts which together will constitute the one document.
- 1.5 Each party consents to the exchange of counterparts of this contract by delivery by email or such other electronic means as may be agreed in writing.
- 1.6 Each party must upon request promptly deliver a physical counterpart of this contract with the handwritten signature or signatures of the party and all written evidence of the authority of a person signing on their behalf, but a failure to comply with the request does not affect the validity of this contract.

### 2. LIABILITY OF SIGNATORY

Any signatory for a proprietary limited company purchaser is personally liable for the due performance of the purchaser's obligations as if the signatory were the purchaser in the case of a default by a proprietary limited company purchaser.

### 3. GUARANTEE

The vendor may require one or more directors of the purchaser to guarantee the purchaser's performance of this contract if the purchaser is a proprietary limited company.

### 4. NOMINEE

The purchaser may no later than 14 days before the due date for settlement nominate a substitute or additional person to take a transfer of the land, but the named purchaser remains personally liable for the due performance of all the purchaser's obligations under this contract.

## Title

### 5. ENCUMBRANCES

- 5.1 The purchaser buys the property subject to:
  - (a) any encumbrance shown in the section 32 statement other than mortgages or caveats; and
  - (b) any reservations, exceptions and conditions in the crown grant; and
  - (c) any lease or tenancy referred to in the particulars of sale.
- 5.2 The purchaser indemnifies the vendor against all obligations under any lease or tenancy that are to be performed by the landlord after settlement.

### 6. VENDOR WARRANTIES

- 6.1 The vendor warrants that these general conditions 1 to 35 are identical to the general conditions 1 to 35 in the form of contract of sale of land published by the Law Institute of Victoria Limited and the Real Estate Institute of Victoria Ltd in the month and year set out at the foot of this page.
- 6.2 The warranties in general conditions 6.3 and 6.4 replace the purchaser's right to make requisitions and inquiries.
- 6.3 The vendor warrants that the vendor:
  - (a) has, or by the due date for settlement will have, the right to sell the land; and
  - (b) is under no legal disability; and
  - (c) is in possession of the land, either personally or through a tenant; and
  - (d) has not previously sold or granted any option to purchase, agreed to a lease or granted a pre-emptive right which is current over the land and which gives another party rights which have priority over the interest of the purchaser; and
  - (e) will at settlement be the holder of an unencumbered estate in fee simple in the land; and
  - (f) will at settlement be the unencumbered owner of any improvements, fixtures, fittings and goods sold with the land.
- 6.4 The vendor further warrants that the vendor has no knowledge of any of the following:
  - (a) public rights of way over the land;
  - (b) easements over the land;
  - (c) lease or other possessory agreement affecting the land;
  - (d) notice or order directly and currently affecting the land which will not be dealt with at settlement, other than the usual rate notices and any land tax notices;
  - (e) legal proceedings which would render the sale of the land void or voidable or capable of being set aside.
- 6.5 The warranties in general conditions 6.3 and 6.4 are subject to any contrary provisions in this contract and disclosures in the section 32 statement.

- 6.6 If sections 137B and 137C of the *Building Act* 1993 apply to this contract, the vendor warrants that:
- (a) all domestic building work carried out in relation to the construction by or on behalf of the vendor of the home was carried out in a proper and workmanlike manner; and
  - (b) all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and
  - (c) domestic building work was carried out in accordance with all laws and legal requirements, including, without limiting the generality of this warranty, the *Building Act* 1993 and regulations made under the *Building Act* 1993.
- 6.7 Words and phrases used in general condition 6.6 which are defined in the *Building Act* 1993 have the same meaning in general condition 6.6.

## 7. IDENTITY OF THE LAND

- 7.1 An omission or mistake in the description of the property or any deficiency in the area, description or measurements of the land does not invalidate the sale.
- 7.2 The purchaser may not:
- (a) make any objection or claim for compensation for any alleged misdescription of the property or any deficiency in its area or measurements; or
  - (b) require the vendor to amend title or pay any cost of amending title.

## 8. SERVICES

- 8.1 The vendor does not represent that the services are adequate for the purchaser's proposed use of the property and the vendor advises the purchaser to make appropriate inquiries. The condition of the services may change between the day of sale and settlement and the vendor does not promise that the services will be in the same condition at settlement as they were on the day of sale.
- 8.2 The purchaser is responsible for the connection of all services to the property after settlement and the payment of any associated cost.

## 9. CONSENTS

The vendor must obtain any necessary consent or licence required for the sale. The contract will be at an end and all money paid must be refunded if any necessary consent or licence is not obtained by settlement.

## 10. TRANSFER & DUTY

- 10.1 The purchaser must prepare and deliver to the vendor at least 7 days before the due date for settlement any paper transfer of land document which is necessary for this transaction. The delivery of the transfer of land document is not acceptance of title.
- 10.2 The vendor must promptly initiate the Duties on Line or other form required by the State Revenue Office in respect of this transaction, and both parties must co-operate to complete it as soon as practicable.

## 11. RELEASE OF SECURITY INTEREST

- 11.1 This general condition applies if any part of the property is subject to a security interest to which the *Personal Property Securities Act* 2009 (Cth) applies.
- 11.2 For the purposes of enabling the purchaser to search the Personal Property Securities Register for any security interests affecting any personal property for which the purchaser may be entitled to a release, statement, approval or correction in accordance with general condition 11.4, the purchaser may request the vendor to provide the vendor's date of birth to the purchaser. The vendor must comply with a request made by the purchaser under this condition if the purchaser makes the request at least 21 days before the due date for settlement.
- 11.3 If the purchaser is given the details of the vendor's date of birth under condition 11.2, the purchaser must-
- (a) only use the vendor's date of birth for the purposes specified in condition 7.2; and
  - (b) keep the date of birth of the vendor secure and confidential.
- 11.4 The vendor must ensure that at or before settlement, the purchaser receives-
- (a) a release from the secured party releasing the property from the security interest; or
  - (b) a statement in writing in accordance with section 275(1) (b) of the *Personal Property Securities Act* 2009 (Cth) setting out that the amount or obligation that is secured is nil at settlement; or
  - (c) a written approval or correction in accordance with section 275(1)(c) of the *Personal Property Securities Act* 2009 (Cth) indicating that, on settlement, the personal property included in the contract is not or will not be property in which the security interest is granted.
- 11.5 Subject to general condition 7.6, the vendor is not obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property-
- (a) that-
    - (i) the purchaser intends to use predominantly for personal, domestic or household purposes; and
    - (ii) has a market value of not more than \$5000 or, if a greater amount has been prescribed for the purposes of section 47(1) of the *Personal Property Securities Act* 2009 (Cth), not more than that prescribed amount; or
  - (b) that is sold in the ordinary course of the vendor's business of selling personal property of that kind;

- 11.6 The vendor is obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property described in general condition 11.5 if-
- (a) the personal property is of a kind that may or must be described by serial number in the Personal Property Securities Register; or
  - (b) the purchaser has actual or constructive knowledge that the sale constitutes a breach of the security agreement that provides for the security interest.
- 11.7 A release for the purposes of general condition 11.4(a) must be in writing.
- 11.8 A release for the purposes of general condition 11.4(a) must be effective in releasing the goods from the security interest and be in a form which allows the purchaser to take title to the goods free of that security interest.
- 11.9 If the purchaser received a release under general condition 11.4(a) the purchaser must provide the vendor with a copy of the release at or as soon as practicable after settlement.
- 11.10 In addition to ensuring that a release is received under general condition 11.4(a), the vendor must ensure that at or before settlement the purchaser receives a written undertaking from a secured party to register a financing change statement to reflect that release if the property being released includes goods of a kind that are described by serial number in the Personal Property Securities Register.
- 11.11 The purchaser must advise the vendor of any security interest that is registered on or before the day of sale on the Personal Property Securities Register, which the purchaser reasonably requires to be released, at least 21 days before the due date for settlement.
- 11.12 The vendor may delay settlement until 21 days after the purchaser advises the vendor of the security interests that the purchaser reasonably requires to be released if the purchaser does not provide an advice under general condition 11.11.
- 11.13 If settlement is delayed under general condition 11.12 the purchaser must pay the vendor-
- (a) interest from the due date for settlement until the date on which settlement occurs or 21 days after the vendor receives the advice, whichever is the earlier; and
  - (b) any reasonable costs incurred by the vendor as a result of the delay- as though the purchaser was in default.
- 11.14 The vendor is not required to ensure that the purchaser receives a release in respect of the land. This general condition 7.14 applies despite general condition 7.1.
- 11.15 Words and phrases which are defined in the *Personal Property Securities Act 2009* (Cth) have the same meaning in general condition 7 unless the context requires otherwise.

## 12. BUILDER WARRANTY INSURANCE

The vendor warrants that the vendor will provide at settlement details of any current builder warranty insurance in the vendor's possession relating to the property if requested in writing to do so at least 21 days before settlement.

## 13. GENERAL LAW LAND

- 13.1 The vendor must complete a conversion of title in accordance with section 14 of the *Transfer of Land Act 1958* before settlement if the land is the subject of a provisional folio under section 23 of that Act.
- 13.2 The remaining provisions of this general condition 13 only apply if any part of the land is not under the operation of the *Transfer of Land Act 1958*.
- 13.3 The vendor is taken to be the holder of an unencumbered estate in fee simple in the land if there is an unbroken chain of title starting at least 30 years before the day of sale proving on the face of the documents the ownership of the entire legal and equitable estate without the aid of other evidence.
- 13.4 The purchaser is entitled to inspect the vendor's chain of title on request at such place in Victoria as the vendor nominates.
- 13.5 The purchaser is taken to have accepted the vendor's title if:
- (a) 21 days have elapsed since the day of sale; and
  - (b) the purchaser has not reasonably objected to the title or reasonably required the vendor to remedy a defect in the title.
- 13.6 The contract will be at an end if:
- (a) the vendor gives the purchaser a notice that the vendor is unable or unwilling to satisfy the purchaser's objection or requirement and that the contract will end if the objection or requirement is not withdrawn within 14 days of the giving of the notice; and
  - (b) the objection or requirement is not withdrawn in that time.
- 13.7 If the contract ends in accordance with general condition 13.6, the deposit must be returned to the purchaser and neither party has a claim against the other in damages.
- 13.8 General condition 17.1 [settlement] should be read as if the reference to 'registered proprietor' is a reference to 'owner' in respect of that part of the land which is not under the operation of the *Transfer of Land Act 1958*.

# Money

## 14. DEPOSIT

- 14.1 The purchaser must pay the deposit:
- to the vendor's licensed estate agent; or
  - if there is no estate agent, to the vendor's legal practitioner or conveyancer; or
  - if the vendor directs, into a special purpose account in an authorised deposit-taking institution in Victoria specified by the vendor in the joint names of the purchaser and the vendor.
- 14.2 If the land sold is a lot on an unregistered plan of subdivision, the deposit:
- must not exceed 10% of the price; and
  - must be paid to the vendor's estate agent, legal practitioner or conveyancer and held by the estate agent, legal practitioner or conveyancer on trust for the purchaser until the registration of the plan of subdivision.
- 14.3 The deposit must be released to the vendor if:
- the vendor provides particulars, to the satisfaction of the purchaser, that either:
    - there are no debts secured against the property; or
    - if there are any debts, the total amount of those debts together with any amounts to be withheld in accordance with general conditions 24 and 25 does not exceed 80% of the sale price; and
  - at least 28 days have elapsed since the particulars were given to the purchaser under paragraph (a); and
  - all conditions of section 27 of the Sale of Land Act 1962 have been satisfied.
- 14.4 The stakeholder must pay the deposit and any interest to the party entitled when the deposit is released, the contract is settled, or the contract is ended.
- 14.5 The stakeholder may pay the deposit and any interest into court if it is reasonable to do so.
- 14.6 Where the purchaser is deemed by section 27(7) of the Sale of Land Act 1962 to have given the deposit release authorisation referred to in section 27(1), the purchaser is also deemed to have accepted title in the absence of any prior express objection to title.
- 14.7 Payment of the deposit may be made or tendered:
- in cash up to \$1,000 or 0.2% of the price, whichever is greater; or
  - by cheque drawn on an authorised deposit-taking institution; or
  - by electronic funds transfer to a recipient having the appropriate facilities for receipt.
- However, unless otherwise agreed:
- payment may not be made by credit card, debit card or any other financial transfer system that allows for any chargeback or funds reversal other than for fraud or mistaken payment, and
  - any financial transfer or similar fees or deductions from the funds transferred, other than any fees charged by the recipient's authorised deposit-taking institution, must be paid by the remitter.
- 14.8 Payment by electronic funds transfer is made when cleared funds are received in the recipient's bank account.
- 14.9 Before the funds are electronically transferred the intended recipient must be notified in writing and given sufficient particulars to readily identify the relevant transaction.
- 14.10 As soon as the funds have been electronically transferred the intended recipient must be provided with the relevant transaction number or reference details.
- 14.11 For the purpose of this general condition 'authorised deposit-taking institution' means a body corporate for which an authority under section 9(3) of the Banking Act 1959 (Cth) is in force.

## 15. DEPOSIT BOND

- 15.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 15.2 In this general condition "deposit bond" means an irrevocable undertaking to pay on demand an amount equal to the deposit or any unpaid part of the deposit. The issuer and the form of the deposit bond must be satisfactory to the vendor. The deposit bond must have an expiry date at least 45 days after the due date for settlement.
- 15.3 The purchaser may deliver a deposit bond to the vendor's estate agent, legal practitioner or conveyancer within 7 days after the day of sale.
- 15.4 The purchaser may at least 45 days before a current deposit bond expires deliver a replacement deposit bond on the same terms and conditions.
- 15.5 Where a deposit bond is delivered, the purchaser must pay the deposit to the vendor's legal practitioner or conveyancer on the first to occur of:
- settlement;
  - the date that is 45 days before the deposit bond or any replacement deposit bond expires;
  - the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and
  - the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.
- 15.6 The vendor may claim on the deposit bond without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the issuer satisfies the obligations of the purchaser under general

condition 15.5 to the extent of the payment.

15.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract, except as provided in general condition 15.6.

15.8 This general condition is subject to general condition 14.2 [deposit].

#### 16. BANK GUARANTEE

16.1 This general condition only applies if the applicable box in the particulars of sale is checked.

16.2 In this general condition:

- (a) "bank guarantee" means an unconditional and irrevocable guarantee or undertaking by a bank in a form satisfactory to the vendor to pay on demand any amount under this contract agreed in writing, and
- (b) "bank" means an authorised deposit-taking institution under the Banking Act 1959 (Cth).

16.3 The purchaser may deliver a bank guarantee to the vendor's legal practitioner or conveyancer.

16.4 The purchaser must pay the amount secured by the bank guarantee to the vendor's legal practitioner or conveyancer on the first to occur of:

- (a) settlement;
- (b) the date that is 45 days before the bank guarantee expires;
- (c) the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and
- (d) the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.

16.5 The vendor must return the bank guarantee document to the purchaser when the purchaser pays the amount secured by the bank guarantee in accordance with general condition 16.4.

16.6 The vendor may claim on the bank guarantee without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the bank satisfies the obligations of the purchaser under general condition 16.4 to the extent of the payment.

16.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract except as provided in general condition 16.6.

16.8 This general condition is subject to general condition 14.2 [deposit].

#### 17. SETTLEMENT

17.1 At settlement:

- (a) the purchaser must pay the balance; and
- (b) the vendor must:
  - (i) do all things necessary to enable the purchaser to become the registered proprietor of the land; and
  - (ii) give either vacant possession or receipt of rents and profits in accordance with the particulars of sale.

17.2 Settlement must be conducted between the hours of 10.00 am and 4.00 pm unless the parties agree otherwise.

17.3 The purchaser must pay all money other than the deposit in accordance with a written direction of the vendor or the vendor's legal practitioner or conveyancer.

#### 18. ELECTRONIC SETTLEMENT

18.1 Settlement and lodgment of the instruments necessary to record the purchaser as registered proprietor of the land will be conducted electronically in accordance with the Electronic Conveyancing National Law. This general condition 18 has priority over any other provision of this contract to the extent of any inconsistency.

18.2 A party must immediately give written notice if that party reasonably believes that settlement and lodgment can no longer be conducted electronically. General condition 18 ceases to apply from when such a notice is given.

18.3 Each party must:

- (a) be, or engage a representative who is, a subscriber for the purposes of the Electronic Conveyancing National Law,
- (b) ensure that all other persons for whom that party is responsible and who are associated with this transaction are, or engage, a subscriber for the purposes of the Electronic Conveyancing National Law, and
- (c) conduct the transaction in accordance with the Electronic Conveyancing National Law.

18.4 The vendor must open the electronic workspace ("workspace") as soon as reasonably practicable and nominate a date and time for settlement. The inclusion of a specific date and time for settlement in a workspace is not of itself a promise to settle on that date or at that time. The workspace is an electronic address for the service of notices and for written communications for the purposes of any electronic transactions legislation.

18.5 This general condition 18.5 applies if there is more than one electronic lodgment network operator in respect of the transaction. In this general condition 18.5 "the transaction" means this sale and purchase and any associated transaction involving any of the same subscribers.

To the extent that any interoperability rules governing the relationship between electronic lodgment network operators do not provide otherwise:

- (a) the electronic lodgment network operator to conduct all the financial and lodgment aspects of the transaction after the workspace locks must be one which is willing and able to conduct such aspects of the transaction in accordance with the instructions of all the subscribers in the workspaces of all the electronic lodgment network operators after the workspace locks;
- (b) if two or more electronic lodgment network operators meet that description, one may be selected by purchaser's incoming

mortgagee having the highest priority but if there is no mortgagee of the purchaser, the vendor must make the selection.

- 18.6 Settlement occurs when the workspace records that:
- (a) there has been an exchange of funds or value between the exchange settlement account or accounts in the Reserve Bank of Australia of the relevant financial institutions or their financial settlement agents in accordance with the instructions of the parties; or
  - (b) if there is no exchange of funds or value, the documents necessary to enable the purchaser to become registered proprietor of the land have been accepted for electronic lodgment.
- 18.7 The parties must do everything reasonably necessary to effect settlement:
- (a) electronically on the next business day, or
  - (b) at the option of either party, otherwise than electronically as soon as possible –
- if, after the locking of the workspace at the nominated settlement time, settlement in accordance with general condition 18.6 has not occurred by 4.00 pm, or 6.00 pm if the nominated time for settlement is after 4.00 pm.
- 18.8 Each party must do everything reasonably necessary to assist the other party to trace and identify the recipient of any missing or mistaken payment and to recover the missing or mistaken payment
- 18.9 The vendor must before settlement:
- (a) deliver any keys, security devices and codes ("keys") to the estate agent named in the contract,
  - (b) direct the estate agent to give the keys to the purchaser or the purchaser's nominee on notification of settlement by the vendor, the vendor's subscriber or the electronic lodgment network operator;
  - (c) deliver all other physical documents and items (other than the goods sold by the contract) to which the purchaser is entitled at settlement, and any keys if not delivered to the estate agent, to the vendor's subscriber or, if there is no vendor's subscriber, confirm in writing to the purchaser that the vendor holds those documents, items and keys at the vendor's address set out in the contract, and

give, or direct its subscriber to give, all those documents and items and any such keys to the purchaser or the purchaser's nominee on notification by the electronic lodgment network operator of settlement.

## 19. GST

- 19.1 The purchaser does not have to pay the vendor any amount in respect of GST in addition to the price if the particulars of sale specify that the price includes GST (if any).
- 19.2 The purchaser must pay to the vendor any GST payable by the vendor in respect of a taxable supply made under this contract in addition to the price if:
- (a) the particulars of sale specify that GST (if any) must be paid in addition to the price; or
  - (b) GST is payable solely as a result of any action taken or intended to be taken by the purchaser after the day of sale, including a change of use; or
  - (c) the particulars of sale specify that the supply made under this contract is of land on which a 'farming business' is carried on and the supply (or part of it) does not satisfy the requirements of section 38-480 of the GST Act; or
  - (d) the particulars of sale specify that the supply made under this contract is of a going concern and the supply (or a part of it) does not satisfy the requirements of section 38-325 of the GST Act.
- 19.3 The purchaser is not obliged to pay any GST under this contract until a tax invoice has been given to the purchaser.
- 19.4 If the particulars of sale specify that the supply made under this contract is of land on which a 'farming business' is carried on:
- (a) the vendor warrants that the property is land on which a farming business has been carried on for the period of 5 years preceding the date of supply; and
  - (b) the purchaser warrants that the purchaser intends that a farming business will be carried on after settlement on the property.
- 19.5 If the particulars of sale specify that the supply made under this contract is a 'going concern':
- (a) the parties agree that this contract is for the supply of a going concern; and
  - (b) the purchaser warrants that the purchaser is, or prior to settlement will be, registered for GST; and
  - (c) the vendor warrants that the vendor will carry on the going concern until the date of supply
- 19.6 If the particulars of sale specify that the supply made under this contract is a 'margin scheme' supply, the parties agree that the margin scheme applies to this contract.
- 19.7 In this general condition:
- (a) 'GST Act' means *A New Tax System (Goods and Services Tax) Act 1999* (Cth); and
  - (b) 'GST' includes penalties and interest.

## 20. LOAN

- 20.1 If the particulars of sale specify that this contract is subject to a loan being approved, this contract is subject to the lender approving the loan on the security of the property by the approval date or any later date allowed by the vendor.

- 20.2 The purchaser may end the contract if the loan is not approved by the approval date, but only if the purchaser:
- (a) immediately applied for the loan; and
  - (b) did everything reasonably required to obtain approval of the loan; and
  - (c) serves written notice ending the contract, together with written evidence of rejection or non-approval of the loan, on the vendor within 2 clear business days after the approval date or any later date allowed by the vendor; and
  - (d) is not in default under any other condition of this contract when the notice is given.
- 20.3 All money must be immediately refunded to the purchaser if the contract is ended.

## 21. BUILDING REPORT

- 21.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 21.2 The purchaser may end this contract within 14 days from the day of sale if the purchaser:
- (a) obtains a written report from a registered building practitioner or architect which discloses a current defect in a structure on the land and designates it as a major building defect;
  - (b) gives the vendor a copy of the report and a written notice ending this contract; and
  - (c) is not then in default.
- 21.3 All money paid must be immediately refunded to the purchaser if the contract ends in accordance with this general condition.
- 21.4 A notice under this general condition may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.
- 21.5 The registered building practitioner may inspect the property at any reasonable time for the purpose of preparing the report.

## 22. PEST REPORT

- 22.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 22.2 The purchaser may end this contract within 14 days from the day of sale if the purchaser:
- (a) obtains a written report from a pest control operator licensed under Victorian law which discloses a current pest infestation on the land and designates it as a major infestation affecting the structure of a building on the land;
  - (b) gives the vendor a copy of the report and a written notice ending this contract; and
  - (c) is not then in default.
- 22.3 All money paid must be immediately refunded to the purchaser if the contract ends in accordance with this general condition.
- 22.4 A notice under this general condition may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.
- 22.5 The pest control operator may inspect the property at any reasonable time for the purpose of preparing the report.

## 23. ADJUSTMENTS

- 23.1 All periodic outgoings payable by the vendor, and any rent and other income received in respect of the property must be apportioned between the parties on the settlement date and any adjustments paid and received as appropriate.
- 23.2 The periodic outgoings and rent and other income must be apportioned on the following basis:
- (a) the vendor is liable for the periodic outgoings and entitled to the rent and other income up to and including the day of settlement; and
  - (b) the land is treated as the only land of which the vendor is owner (as defined in the *Land Tax Act 2005*); and
  - (c) the vendor is taken to own the land as a resident Australian beneficial owner; and
  - (d) any personal statutory benefit available to each party is disregarded in calculating apportionment.
- 23.3 The purchaser must provide copies of all certificates and other information used to calculate the adjustments under general condition 23, if requested by the vendor.

## 24. FOREIGN RESIDENT CAPITAL GAINS WITHHOLDING

- 24.1 Words defined or used in Subdivision 14-D of Schedule 1 to the *Taxation Administration Act 1953* (Cth) have the same meaning in this general condition unless the context requires otherwise.
- 24.2 Every vendor under this contract is a foreign resident for the purposes of this general condition unless the vendor gives the purchaser a clearance certificate issued by the Commissioner under section 14-220 (1) of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The specified period in the clearance certificate must include the actual date of settlement.
- 24.3 The remaining provisions of this general condition 24 only apply if the purchaser is required to pay the Commissioner an amount in accordance with section 14-200(3) or section 14-235 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) ("the amount") because one or more of the vendors is a foreign resident, the property has or will have a market value not less than the amount set out in section 14-215 of the legislation just after the transaction, and the transaction is not excluded under section 14-215(1) of the legislation.
- 24.4 The amount is to be deducted from the vendor's entitlement to the contract consideration. The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.

- 24.5 The purchaser must:
- (a) The engage a legal practitioner or conveyancer (“representative”) to conduct all the legal aspects of settlement, including the performance of the purchaser’s obligations under the legislation and this general condition; and
  - (b) ensure that the representative does so.
- 24.6 The terms of the representative’s engagement are taken to include instructions to have regard to the vendor’s interests and instructions that the representative must:
- (a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition if the sale of the property settles;
  - (b) promptly provide the vendor with proof of payment; and
  - (c) otherwise comply, or ensure compliance, with this general condition;
- despite:
- (d) any contrary instructions, other than from both the purchaser and the vendor; and
  - (e) any other provision in this contract to the contrary.
- 24.7 The representative is taken to have complied with the requirements of general condition 24.6 if:
- (a) the settlement is conducted through an electronic lodgment network; and
  - (b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction
- 24.8 Any clearance certificate or document evidencing variation of the amount in accordance with section 14-235(2) of Schedule 1 to the Taxation Administration Act 1953 (Cth) must be given to the purchaser at least 5 business days before the due date for settlement.
- 24.9 The vendor must provide the purchaser with such information as the purchaser requires to comply with the purchaser’s obligation to pay the amount in accordance with section 14-200 of Schedule 1 to the Taxation Administration Act 1953 (Cth). The information must be provided within 5 business days of request by the purchaser. The vendor warrants that the information the vendor provides is true and correct.
- 24.10 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of late payment of the amount.

## 25. GST WITHHOLDING

- 25.1 Words and expressions defined or used in Subdivision 14-E of Schedule 1 to the *Taxation Administration Act 1953* (Cth) or in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) have the same meaning in this general condition unless the context requires otherwise. Words and expressions first used in this general condition and shown in italics and marked with an asterisk are defined or described in at least one of those Acts.
- 25.2 The purchaser must notify the vendor in writing of the name of the recipient of the \*supply for the purposes of section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) at least 21 days before the due date for settlement unless the recipient is the purchaser named in the contract.
- 25.3 The vendor must at least 14 days before the due date for settlement provide the purchaser and any person nominated by the purchaser under general condition 4 with a GST withholding notice in accordance with section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth), and must provide all information required by the purchaser or any person so nominated to confirm the accuracy of the notice.
- 25.4 The remaining provisions of this general condition 25 apply if the purchaser is or may be required to pay the Commissioner an \*amount in accordance with section 14-250 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) because the property is \*new residential premises or \*potential residential land in either case falling within the parameters of that section, and also if the sale attracts the operation of section 14-255 of the legislation. Nothing in this general condition 25 is to be taken as relieving the vendor from compliance with section 14-255.
- 25.5 The amount is to be deducted from the vendor’s entitlement to the contract \*consideration and is then taken to be paid to the vendor, whether or not the vendor provides the purchaser with a GST withholding notice in accordance with section 14- 255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.
- 25.6 The purchaser must:
- (a) engage a legal practitioner or conveyancer (“representative”) to conduct all the legal aspects of settlement, including the performance of the purchaser’s obligations under the legislation and this general condition; and
  - (b) ensure that the representative does so.
- 25.7 The terms of the representative’s engagement are taken to include instructions to have regard to the vendor’s interests relating to the payment of the amount to the Commissioner and instructions that the representative must:
- (a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition on settlement of the sale of the property;
  - (b) promptly provide the vendor with evidence of payment, including any notification or other document provided by the purchaser to the Commissioner relating to payment; and
  - (c) otherwise comply, or ensure compliance, with this general condition;
- despite:
- (d) any contrary instructions, other than from both the purchaser and the vendor; and

(e) any other provision in this contract to the contrary.

25.8 The representative is taken to have complied with the requirements of general condition 25.7 if:

- (a) settlement is conducted through an electronic lodgment network; and
- (b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.

25.9 The purchaser may at settlement give the vendor a bank cheque for the amount in accordance with section 16-30 (3) of Schedule 1 to the *Taxation Administration Act 1953* (Cth), but only if:

- (a) so agreed by the vendor in writing; and
- (b) the settlement is not conducted through an electronic lodgment network.

However, if the purchaser gives the bank cheque in accordance with this general condition 25.9, the vendor must:

- (c) immediately after settlement provide the bank cheque to the Commissioner to pay the amount in relation to the supply; and
- (d) give the purchaser a receipt for the bank cheque which identifies the transaction and includes particulars of the bank cheque, at the same time the purchaser gives the vendor the bank cheque.

25.10 A party must provide the other party with such information as the other party requires to:

- (a) decide if an amount is required to be paid or the quantum of it, or
- (b) comply with the purchaser's obligation to pay the amount,

in accordance with section 14-250 of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The information must be provided within 5 business days of a written request. The party providing the information warrants that it is true and correct.

25.11 The vendor warrants that:

- (a) at settlement, the property is not new residential premises or potential residential land in either case falling within the parameters of section 14-250 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) if the vendor gives the purchaser a written notice under section 14-255 to the effect that the purchaser will not be required to make a payment under section 14-250 in respect of the supply, or fails to give a written notice as required by and within the time specified in section 14-255; and
- (b) the amount described in a written notice given by the vendor to the purchaser under section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) is the correct amount required to be paid under section 14-250 of the legislation

25.12 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of non-payment or late payment of the amount, except to the extent that:

- (a) the penalties or interest arise from any failure on the part of the vendor, including breach of a warranty in general condition 25.11; or
- (b) the purchaser has a reasonable belief that the property is neither new residential premises nor potential residential land requiring the purchaser to pay an amount to the Commissioner in accordance with section 14-250 (1) of Schedule 1 to the *Taxation Administration Act 1953* (Cth).

The vendor is responsible for any penalties or interest payable to the Commissioner on account of non-payment or late payment of the amount if either exception applies.

## Transactional

### 26. TIME & CO OPERATION

26.1 Time is of the essence of this contract.

26.2 Time is extended until the next business day if the time for performing any action falls on a day which is not a business day.

26.3 Each party must do all things reasonably necessary to enable this contract to proceed to settlement, and must act in a prompt and efficient manner.

26.4 Any unfulfilled obligation will not merge on settlement.

### 27. SERVICE

27.1 Any document required to be served by or on any party may be served by or on the legal practitioner or conveyancer for that party.

27.2 A cooling off notice under section 31 of the *Sale of Land Act 1962* or a notice under general condition 20 [loan approval], 21 [building report] or 22 [pest report] may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.

27.3 A document is sufficiently served:

- (a) personally, or
- (b) by pre-paid post, or
- (c) in any manner authorized by law or by the Supreme Court for service of documents, including any manner authorised for service on or by a legal practitioner, whether or not the person serving or receiving the document is a legal practitioner, or
- (d) by email.

- 27.4 Any document properly sent by:
- (a) express post is taken to have been served on the next business day after posting, unless proved otherwise;
  - (b) priority post is taken to have been served on the fourth business day after posting, unless proved otherwise;
  - (c) regular post is taken to have been served on the sixth business day after posting, unless proved otherwise;
  - (d) email is taken to have been served at the time of receipt within the meaning of section 13A of the *Electronic Transactions (Victoria) Act 2000*
- 27.5 In this contract 'document' includes 'demand' and 'notice', 'serve' includes 'give', and 'served' and 'service' have corresponding meanings.

## 28. NOTICES

- 28.1 The vendor is responsible for any notice, order, demand or levy imposing liability on the property that is issued or made before the day of sale, and does not relate to periodic outgoings.
- 28.1 The purchaser is responsible for any notice, order, demand or levy imposing liability on the property that is issued or made on or after the day of sale, and does not relate to periodic outgoings.
- 28.3 The purchaser may enter the property to comply with that responsibility where action is required before settlement.

## 29. INSPECTION

The purchaser and/or another person authorised by the purchaser may inspect the property at any reasonable time during the 7 days preceding and including the settlement day.

## 30. TERMS CONTRACT

- 30.1 If this is a 'terms contract' as defined in the *Sale of Land Act 1962*:
- (a) any mortgage affecting the land sold must be discharged as to that land before the purchaser becomes entitled to possession or to the receipt of rents and profits unless the vendor satisfies section 29M of the *Sale of Land Act 1962*; and
  - (b) the deposit and all other money payable under the contract (other than any money payable in excess of the amount required to so discharge the mortgage) must be paid to a legal practitioner or conveyancer or a licensed estate agent to be applied in or towards discharging the mortgage.
- 30.2 While any money remains owing each of the following applies:
- (a) the purchaser must maintain full damage and destruction insurance of the property and public risk insurance noting all parties having an insurable interest with an insurer approved in writing by the vendor;
  - (b) the purchaser must deliver copies of the signed insurance application forms, the policies and the insurance receipts to the vendor not less than 10 days before taking possession of the property or becoming entitled to receipt of the rents and profits;
  - (c) the purchaser must deliver copies of any amendments to the policies and the insurance receipts on each amendment or renewal as evidence of the status of the policies from time to time;
  - (d) the vendor may pay any renewal premiums or take out the insurance if the purchaser fails to meet these obligations;
  - (e) insurance costs paid by the vendor under paragraph (d) must be refunded by the purchaser on demand without affecting the vendor's other rights under this contract;
  - (f) the purchaser must maintain and operate the property in good repair (fair wear and tear excepted) and keep the property safe, lawful, structurally sound, weatherproof and free from contaminations and dangerous substances;
  - (g) the property must not be altered in any way without the written consent of the vendor which must not be unreasonably refused or delayed;
  - (h) the purchaser must observe all obligations that affect owners or occupiers of land; and
  - (i) the vendor and/or other person authorised by the vendor may enter the property at any reasonable time to inspect it on giving 7 days written notice, but not more than twice in a year.

## 31. LOSS OR DAMAGE BEFORE SETTLEMENT

- 31.1 The vendor carries the risk of loss or damage to the property until settlement.
- 31.2 The vendor must deliver the property to the purchaser at settlement in the same condition it was in on the day of sale, except for fair wear and tear.
- 31.3 The purchaser must not delay settlement because one or more of the goods is not in the condition required by general condition 31.2, but may claim compensation from the vendor after settlement.
- 31.4 The purchaser may nominate an amount not exceeding \$5,000 to be held by a stakeholder to be appointed by the parties if the property is not in the condition required by general condition 31.2 at settlement.
- 31.5 The nominated amount may be deducted from the amount due to the vendor at settlement and paid to the stakeholder, but only if the purchaser also pays an amount equal to the nominated amount to the stakeholder.
- 31.6 The stakeholder must pay the amounts referred to in general condition 31.5 in accordance with the determination of the dispute, including any order for payment of the costs of the resolution of the dispute.

### 32. BREACH

A party who breaches this contract must pay to the other party on demand:

- (a) compensation for any reasonably foreseeable loss to the other party resulting from the breach; and
- (b) any interest due under this contract as a result of the breach.

## Default

### 33. INTEREST

Interest at a rate of 2% per annum plus the rate for the time being fixed by section 2 of the Penalty Interest Rates Act 1983 is payable at settlement on any money owing under the contract during the period of default, without affecting any other rights of the offended party.

### 34. DEFAULT NOTICE

34.1 A party is not entitled to exercise any rights arising from the other party's default, other than the right to receive interest and the right to sue for money owing, until the other party is given and fails to comply with a written default notice.

34.2 The default notice must:

- (a) specify the particulars of the default; and
- (b) state that it is the offended party's intention to exercise the rights arising from the default unless, within 14 days of the notice being given -
  - (i) the default is remedied; and
  - (ii) the reasonable costs incurred as a result of the default and any interest payable are paid.

### 35. DEFAULT NOT REMEDIED

35.1 All unpaid money under the contract becomes immediately payable to the vendor if the default has been made by the purchaser and is not remedied and the costs and interest are not paid.

35.2 The contract immediately ends if:

- (a) the default notice also states that unless the default is remedied and the reasonable costs and interest are paid, the contract will be ended in accordance with this general condition; and
- (b) the default is not remedied and the reasonable costs and interest are not paid by the end of the period of the default notice.

35.3 If the contract ends by a default notice given by the purchaser:

- (a) the purchaser must be repaid any money paid under the contract and be paid any interest and reasonable costs payable under the contract; and
- (b) all those amounts are a charge on the land until payment; and
- (c) the purchaser may also recover any loss otherwise recoverable.

35.4 If the contract ends by a default notice given by the vendor:

- (a) the deposit up to 10% of the price is forfeited to the vendor as the vendor's absolute property, whether the deposit has been paid or not; and
- (b) the vendor is entitled to possession of the property; and
- (c) in addition to any other remedy, the vendor may within one year of the contract ending either:
  - (i) retain the property and sue for damages for breach of contract; or
  - (ii) resell the property in any manner and recover any deficiency in the price on the resale and any resulting expenses by way of liquidated damages; and
- (d) the vendor may retain any part of the price paid until the vendor's damages have been determined and may apply that money towards those damages; and
- (e) any determination of the vendor's damages must take into account the amount forfeited to the vendor.

35.5 The ending of the contract does not affect the rights of the offended party as a consequence of the default.

# Due diligence checklist

## What you need to know before buying a residential property

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

### Urban living

#### ***Moving to the inner city?***

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

#### ***Is the property subject to an owners corporation?***

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

### Growth areas

#### ***Are you moving to a growth area?***

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

### Flood and fire risk

#### ***Does this property experience flooding or bushfire?***

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

## Rural properties

### ***Moving to the country?***

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

Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.

Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.

Do you understand your obligations to manage weeds and pest animals?

### ***Can you build new dwellings?***

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

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

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

## Soil and groundwater contamination

### ***Has previous land use affected the soil or groundwater?***

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

## Land boundaries

### ***Do you know the exact boundary of the property?***

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

## Planning controls

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

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

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

### ***Are there any proposed or granted planning permits?***

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

## Safety

### ***Is the building safe to live in?***

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

## Building permits

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

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

### ***Are any recent building or renovation works covered by insurance?***

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

## Utilities and essential services

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

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

## Buyers' rights

### ***Do you know your rights when buying a property?***

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

# Vendor Statement

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

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

<b>Land</b>	45 MCCUBBIN WAY MERNDA VIC 3754
-------------	---------------------------------

<b>Vendor's name</b>	PEROBE PTY LTD ACN: 154 141 812	<b>Date</b> / /
----------------------	---------------------------------	--------------------

<b>Vendor's signature</b>	Director/Secretary
---------------------------	--------------------

<b>Purchaser's name</b>		<b>Date</b> / /
-------------------------	--	--------------------

<b>Purchaser's signature</b>	
------------------------------	--

<b>Purchaser's name</b>		<b>Date</b> / /
-------------------------	--	--------------------

<b>Purchaser's signature</b>	
------------------------------	--

# 1 FINANCIAL MATTERS

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

(a) Are contained in the attached certificate/s.

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

	To	
--	----	--

Other particulars (including dates and times of payments):

--

## 1.3 Terms Contract

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

Not Applicable.

## 1.4 Sale Subject to Mortgage

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

Not Applicable.

## 1.5 Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. As attached
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	As attached
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows	As attached

# 2 INSURANCE

## 2.1 Damage and Destruction

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

Not Applicable.

## 2.2 Owner Builder

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

Not Applicable.

# 3 LAND USE

## 3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

To the best of the vendor's knowledge, there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

### 3.2. Road Access

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

### 3.3. Designated Bushfire Prone Area

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

### 3.4. Planning Scheme

Attached is a certificate with the required specified information.

## 4 NOTICES

### 4.1. Notice, Order, Declaration, Report or Recommendation

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

Are contained in the attached certificates and/or statements, if any and the Purchaser should make its own enquiries from the municipal council or any other public authority or government department considered appropriate by the Purchaser.

### 4.2. Agricultural Chemicals

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

Are contained in the attached certificates and/or statements, if any and the Purchaser should make its own enquiries from the municipal council or any other public authority or government department considered appropriate by the Purchaser.

### 4.3. Compulsory Acquisition

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

Are contained in the attached certificates and/or statements, if any and the Purchaser should make its own enquiries from the municipal council or any other public authority or government department considered appropriate by the Purchaser.

## 5 BUILDING PERMITS

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

Not Applicable.

## 6 OWNERS CORPORATION

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

6.1 Attached is a current owners corporation certification with its required accompanying documents and statements, issued in accordance with section 151 of the *Owners Corporation Act 2006*.

## 7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not Applicable.

## 8 SERVICES

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

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

## 9 TITLE

Attached are copies of the following documents:

9.1 (a) **Registered Title**

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

## 10 SUBDIVISION

### 10.1. Unregistered Subdivision

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

Not Applicable.

### 10.2. Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

Not Applicable.

### 10.3. Further Plan of Subdivision

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

Not Applicable.

## 11 DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m<sup>2</sup>; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

## 12 DUE DILIGENCE CHECKLIST

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

- Attach Due Diligence Checklist (this will be attached if ticked)

## 13 ATTACHMENTS

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

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

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

--

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

Page 1 of 2

VOLUME 11305 FOLIO 269

Security no : 124125012548Y  
Produced 03/06/2025 02:16 PM

**LAND DESCRIPTION**

Lot 25 on Plan of Subdivision 640010C.  
PARENT TITLES :  
Volume 11241 Folio 359 to Volume 11241 Folio 360  
Created by instrument PS640010C 29/09/2011

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
PEROBE PTY LTD of 8 HOPKINS STREET GREENSBOROUGH VIC 3088  
AJ447342C 24/01/2012

**ENCUMBRANCES, CAVEATS AND NOTICES**

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987  
AJ211955J 22/09/2011

**DIAGRAM LOCATION**

SEE PS640010C 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: 45 MCCUBBIN WAY MERNDA VIC 3754

**ADMINISTRATIVE NOTICES**

NIL

eCT Control REGISTRAR OF TITLES  
Effective from 17/12/2024

**OWNERS CORPORATIONS**

The land in this folio is affected by  
OWNERS CORPORATION 1 PLAN NO. PS640010C

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

---

DOCUMENT END

INFORMATION ONLY

# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>PS640010C</b>
Number of Pages (excluding this cover sheet)	<b>7</b>
Document Assembled	<b>03/06/2025 14:16</b>

**Copyright and disclaimer notice:**

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

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


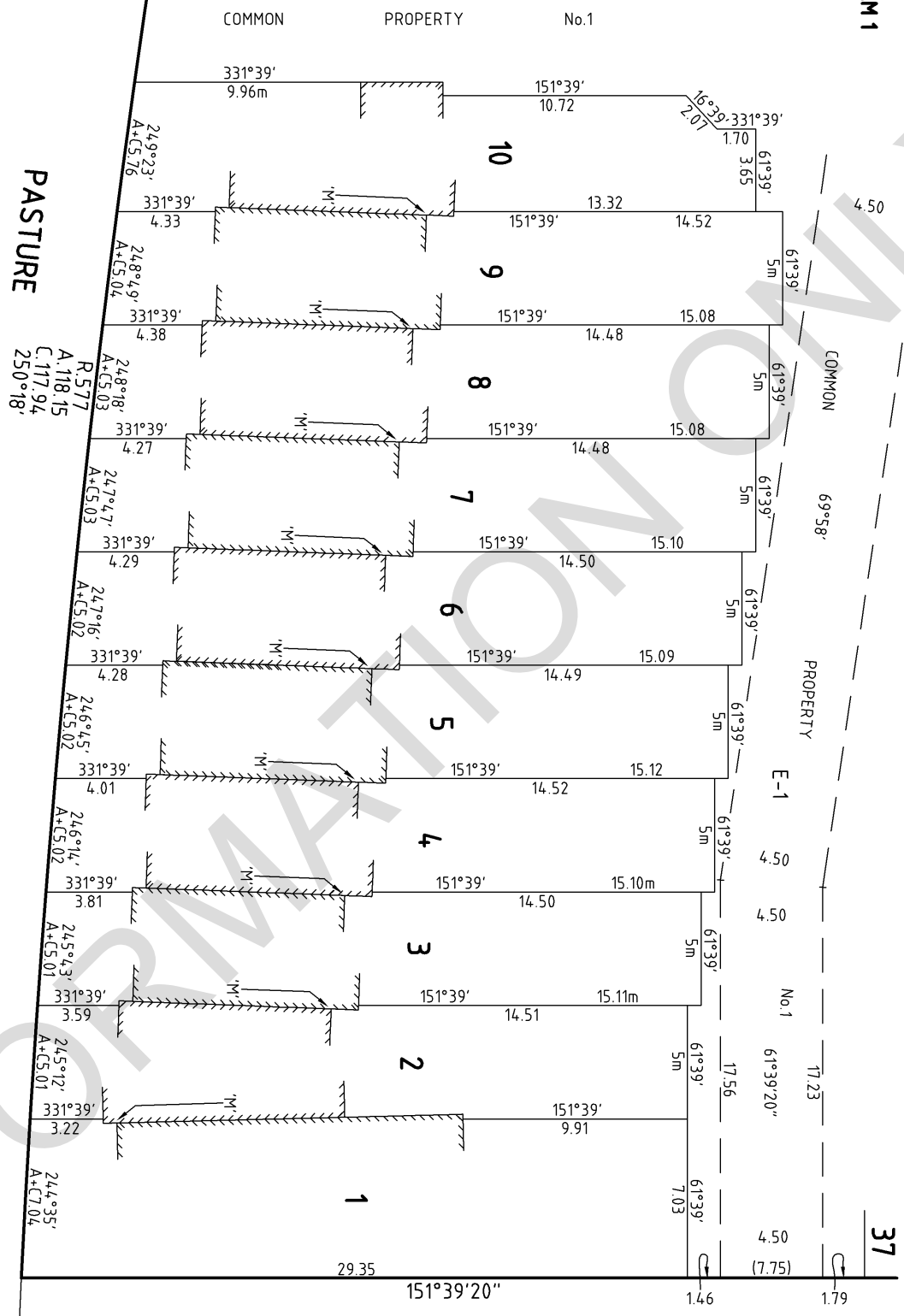
<b>PLAN OF SUBDIVISION</b>	STAGE No.	LRS USE ONLY <b>EDITION 1</b>	PLAN NUMBER <b>PS 640010 C</b>
<b>LOCATION OF LAND</b> PARISH: Yan Yean TOWNSHIP: Mernda SECTION: 3 CROWN ALLOTMENTS: 1, 2, 7 & 8 (Parts) CROWN PORTION: LRS BASE RECORD: Vicmap TITLE REFERENCES: Vol. 11241 Fol. 359 & Vol. 11241 Fol. 360 LAST PLAN REFERENCE/S: PS 616078 Lots A & B POSTAL ADDRESS: 79C & 79D Mernda Village Drive, (At time of subdivision) Mernda, 3754. M.G.A. Co-ordinates E 331395 ZONE: 55 (of approx centre of land in plan) N 5837665		<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b> COUNCIL NAME: Whittlesea City Council REF: 1. This plan is certified under section 6 of the Subdivision Act 2. This plan is certified under section 11(7) of the Subdivision Act 1988 Date of original certification under Section 6. / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <b>OPEN SPACE</b> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage ..... Council Delegate Council Seal Date / /  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>			
Lots on this plan may be affected by one or more Owners Corporation. See Owners Corporation search report(s) for details.		<b>STAGING</b> This is not a staged subdivision. Planning permit No.....	
		<b>DEPTH LIMITATION:</b> Does not apply.  This is a Spear Plan  Location of boundaries defined by buildings:- Median - Boundaries marked 'M'. Exterior face - All other boundaries.  <b>SURVEY:</b> THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) -	
<b>EASEMENT INFORMATION</b>			<b>LRS USE ONLY</b>
<b>LEGEND</b> A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)			STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT  RECEIVED <input checked="" type="checkbox"/>  DATE: 23/09/2011
<b>SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN</b>			
Subject Land	Purpose	Width (Metres)	Land Benefited/In Favour of
E-1	Drainage	See Plan	Whittlesea City Council
E-1	Sewerage	See Plan	Yarra Valley Water Ltd.
E-2	Powerline	See Plan	PS 616078 C - SPI Electricity Pty Ltd Sec 88 Electricity Industry Act 2000
<b>J.R.EDWARDS</b> LAND SURVEYORS 59 Fletcher Street, Essendon, 3040 Ph: 9370 2209 Fax: 9370 1102 P.O.Box 165 Essendon 3040 E-mail: eagle@vicnet.net.au		LICENSED SURVEYOR David Sidley SIGNATURE .....Digitally Signed..... REF <b>14435</b> VERSION 3	
		DATE / / COUNCIL DELEGATE SIGNATURE	
		SHEET 1 OF 6 SHEETS  ORIGINAL SHEET SIZE A3	

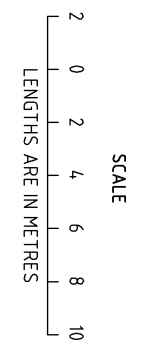


DIAGRAM 1



<b>PLAN OF SUBDIVISION</b>	STAGE No.	PLAN NUMBER
	E-1	<b>PS 64.0010 C</b>

**J.R. EDWARDS**  
**LAND SURVEYORS**  
 59 Fletcher Street, Essendon, 3040  
 Ph: 9370 2209 Fax: 9370 1102  
 P.O. Box 165 Essendon, 3040  
 E-mail: eagles@vnet.net.au



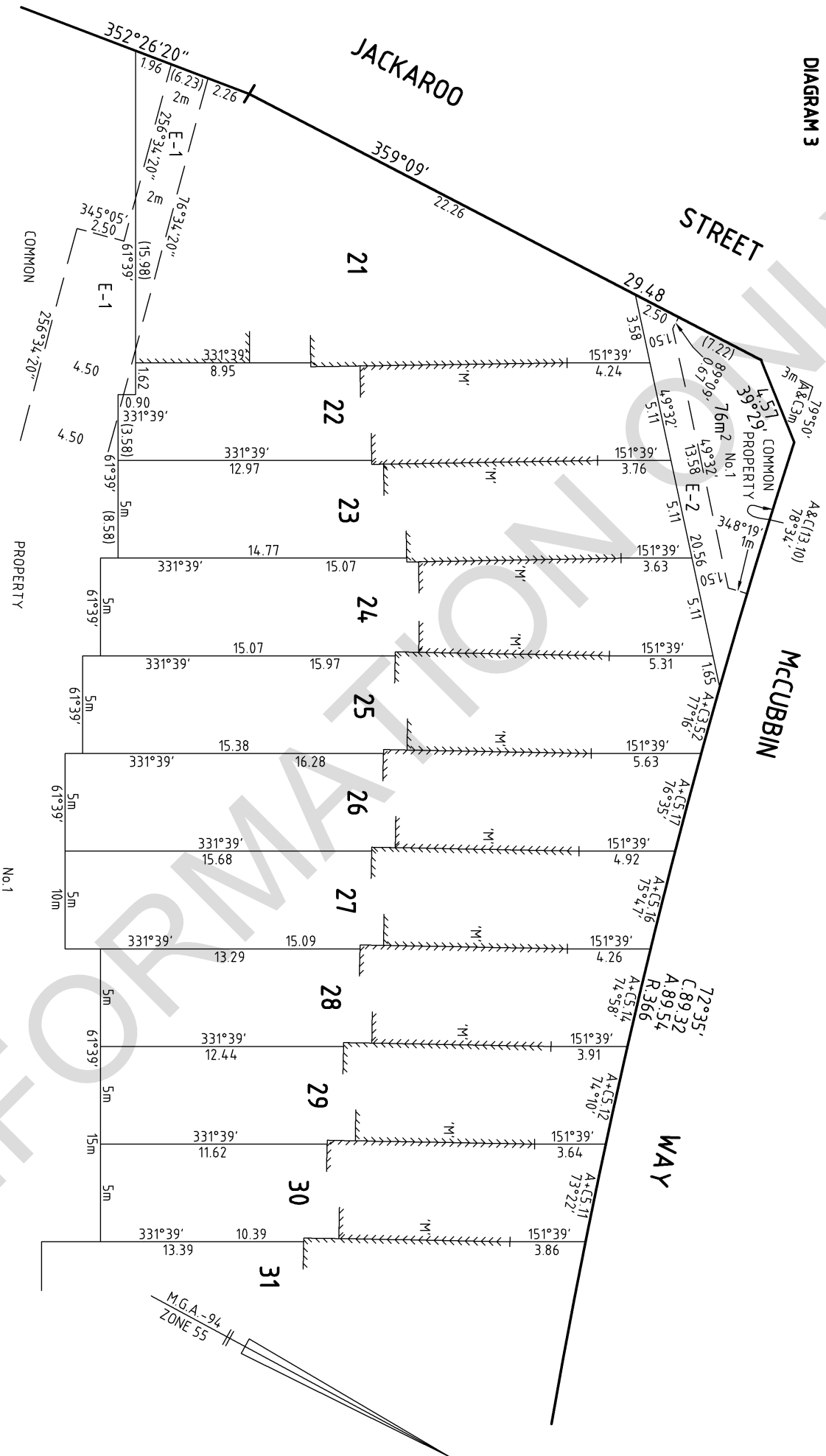
ORIGINAL SCALE 1:200  
 SHEET SIZE A3

LICENSED SURVEYOR David Sidley  
 SIGNATURE Digitally Signed  
**REF 14435**  
 VERSION 3

SHEET 3  
 DATE / /  
 COUNCIL DELEGATE SIGNATURE



DIAGRAM 3



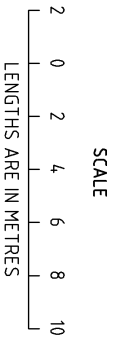
PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 64.0010 C

**J.R. EDWARDS**  
 LAND SURVEYORS  
 59 Fletcher Street, Essendon, 3040  
 Ph: 9370 2209 Fax: 9370 1102  
 P.O. Box 165 Essendon 3040  
 E-mail: eagles@vnet.net.au



ORIGINAL SCALE 1:200  
 SHEET SIZE A3

LICENSED SURVEYOR David Sidley  
 SIGNATURE Digitally Signed  
 REF 14435  
 VERSION 3

SHEET 5  
 DATE / /  
 COUNCIL DELEGATE SIGNATURE





**City of  
Whittlesea**

**Plan of Subdivision PS640010C  
Certification by Council (Form 5)**

SUBDIVISION (PROCEDURES) REGULATIONS 2000

SPEAR Reference Number: S014872J  
Plan Number: PS640010C  
Council Name: Whittlesea City Council  
Council Reference Number 1: 607719  
Surveyor's Plan Version: 3

**Certification**

This plan is certified under section 6 of the Subdivision Act 1988

**Public Open Space**

A requirement for public open space under section 18 of the Subdivision Act 1988

Has been made and the requirement has been satisfied

Digitally signed by Council Delegate: Annelise Hughes  
Organisation: Whittlesea City Council  
Date: 07/09/2011

INFORMATION ONLY

# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Instrument</b>
Document Identification	<b>AJ211955J</b>
Number of Pages (excluding this cover sheet)	<b>9</b>
Document Assembled	<b>03/06/2025 14:16</b>

**Copyright and disclaimer notice:**

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

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

**AJ211955J**



REGISTERS AND INDEXES.

# Application by a Responsible Authority for the making of a Recording of an Agreement

Section 181 Planning and Environment Act 1987

Form 18

Lodged by:

Name: MADDOCKS  
 Phone: 9288 0555  
 Address: Level 6, 140 William Street, Melbourne, Victoria, 3000  
 Ref: MYM:LMR:LGC:5848571  
 Customer Code: 1167E

The Responsible Authority having made an agreement referred to in section 181(1) of the *Planning and Environment Act 1987* requires a recording to be made in the Register.

Land: Volume 11241 Folios 359 and 360

Responsible Authority: Whittlesea City Council of 25 Ferres Boulevard, South Morang, Victoria

Section and Act under which agreement made: Section 173 of the *Planning and Environment Act 1987*

A copy of the Agreement is attached to this Application.

Date:

Signature for Responsible Authority:

*Roger Susic*  
 \_\_\_\_\_  
 \_\_\_\_\_

Name of officer:

ROGER SUSIC  
 \_\_\_\_\_  
 \_\_\_\_\_

Position Held:

MANAGER GROWTH AREAS DEVELOPMENT ASSESSMENT  
 \_\_\_\_\_  
 \_\_\_\_\_

INFORMATION ONLY

**AJ211955J**

22/09/2011 \$107.50 173



Date 22/9/11

**Maddocks**

Lawyers  
140 William Street  
Melbourne Victoria 3000 Australia

Telephone 61 3 9288 0555  
Facsimile 61 3 9288 0666

Info@maddocks.com.au  
www.maddocks.com.au

DX 259 Melbourne

**Agreement under section 173  
of the Planning and Environment Act 1987**  
Subject Land: 79B Mernda Village Drive, Mernda

Whittlesea City Council  
and

SA Developments (Vic) Pty Ltd  
ACN 143 118 003

**AJ211955J**

22/09/2011 \$107.50 173



## Contents

1.	Definitions .....	1
2.	Interpretation .....	2
3.	Owner's specific obligations.....	3
4.	Owner's further obligations .....	3
4.1	Notice and registration .....	3
4.2	Further actions .....	3
4.3	Council's costs to be paid .....	4
5.	Agreement under section 173 of the Act .....	4
6.	Owner's warranties .....	4
7.	Successors in title.....	4
8.	General matters .....	4
8.1	Notices .....	4
8.2	No waiver .....	4
8.3	Severability.....	5
8.4	No fettering of Council's powers .....	5
8.5	Inspection of documents .....	5
8.6	Governing law .....	5
9.	Commencement of Agreement.....	5
10.	Ending of Agreement.....	5



Maddocks

# Agreement under section 173 of the Planning and Environment Act 1987

Dated 22/9/11

**AJ211955J**



## Parties

Name	Whittlesea City Council
Address	25 Ferres Boulevard, South Morang, Victoria
Short name	Council

Name	SA Developments (Vic) Pty Ltd ACN 143 118 003
Address	22 Holmes Road, Moonee Ponds, Victoria
Short name	Owner

## Background

- A. Council is the responsible authority for the Planning Scheme.
- B. The Owner is or is entitled to be the registered proprietor of the Subject Land.
- C. Council issued the Planning Permit requiring the Owner to enter into this Agreement providing for the matters set out in condition 3 of the Planning Permit.
- D. As at the date of this Agreement, the Subject Land is encumbered by a mortgage in favour of the Mortgagee. The Mortgagee consents to the Owner entering into this Agreement.
- E. The Parties enter into this Agreement:
  - E.1 to give effect to the Planning Permit; and
  - E.2 to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

### The Parties agree

#### 1. Definitions

In this Agreement unless the context admits otherwise:

**Act** means the *Planning and Environment Act 1987*.

**AJ211955J**

22/09/2011 \$107.50 173



**Maddocks**

**Agreement** means this Agreement.

**Endorsed Plan** means the plan endorsed with the stamp of Council from time to time as the plan which forms part of the Planning Permit.

**Mortgagee** means the person registered or entitled from time to time to be registered as mortgagee of the Subject Land or any part of it.

**Owner** means the person registered or entitled from time to time to be registered as proprietor of an estate in fee simple of the Subject Land or any part of it and includes a mortgagee in possession.

**Owners Corporation** has the same meaning as in the Subdivision Act 1988.

**Owners Corporation Rules** means the rules which will govern any owners corporation which is created by the subdivision of the Subject Land or any part thereof.

**Party or Parties** means the Parties to this Agreement.

**Planning Permit** means planning permit No. 712412, as amended from time to time, issued on 21 June 2010, authorising the construction of 37 double storey dwellings on the Subject Land in accordance with the Endorsed Plan.

**Planning Scheme** means the Whittlesea Planning Scheme and any other planning scheme that applies to the Subject Land.

**Subject Land** means the land situated at 79B Mernda Village Drive, Mernda being the land referred to in Certificates of Title Volume 11241 Folios 359 and 360 and any reference to the Subject Land includes any lot created by the subdivision of the Subject Land or any part of it.

---

**2. Interpretation**

In this Agreement unless the context admits otherwise:

- 2.1 the singular includes the plural and vice versa;
- 2.2 a reference to a gender includes all genders;
- 2.3 a reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law;
- 2.4 any agreement, representation, warranty or indemnity by 2 or more persons (including where 2 or more persons are included in the same defined term) binds them jointly and severally;
- 2.5 a term used has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act, it has the meaning as defined in the Act;
- 2.6 a reference to an Act, regulation or the Planning Scheme includes any Act, regulation or amendment amending, consolidating or replacing the Act, regulation or Planning Scheme;
- 2.7 the Background forms part of this Agreement;
- 2.8 the Owner's obligations take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land; and





**AJ211955J**

22/09/2011 \$107.50 173



Maddocks

**8.3 Severability**

If a court, arbitrator, tribunal or other competent authority determines that any part of this Agreement is unenforceable, illegal or void then that part is severed with the other provisions of this Agreement remaining operative.

**8.4 No fettering of Council's powers**

This Agreement does not fetter or restrict Council's power or discretion to make decisions or impose requirements or conditions in connection with the grant of planning approvals or certification of plans subdividing the Subject Land or relating to use or development of the Subject Land.

**8.5 Inspection of documents**

A copy of any planning permit, document or plan referred to in this Agreement is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.

**8.6 Governing law**

This Agreement is governed by and is to be construed in accordance with the laws of Victoria.

---

**9. Commencement of Agreement**

This Agreement commences on the date specified on page one or if no date is specified on page one, the date the Planning Permit was issued.

---

**10. Ending of Agreement**

10.1 This Agreement ends when the Owner has complied with all of the Owner's obligations under this Agreement.

10.2 After the Agreement has ended, Council will, at the Owner's written request and at the Owner's cost, apply to the Registrar of Titles under section 183(1) of the Act to cancel the record of this Agreement.

AJ211955J

22/09/2011 \$107.50 173



Maddocks

# Signing Page

Signed, sealed and delivered as a deed by the Parties.

The Common Seal of Whittlesea City Council is affixed in the presence of: )



*[Handwritten Signature]*

Delegate

Executed by SA Developments (Vic) Pty Ltd ACN 143 118 003 in accordance with section 127(1) of the Corporations Act 2001 by being signed by authorised persons for the company: )

*[Handwritten Signature]*

Director

*[Handwritten Signature]*

Director (or Company Secretary)

*STAN OOTA*

Full name

*AHMAD SAKR*

Full name

*16 CANTHERBURY ST. N. MORFET*

Usual address

*4 ARNDT RD. PASCOE V. LG. 3044*

Usual address

## Mortgagee's Consent

Australia and New Zealand Banking Group Ltd as Mortgagee under Instrument of mortgage No. AH793197S consents to the Owner entering into this Agreement and in the event that the Mortgagee becomes mortgagee-in-possession, agrees to be bound by the covenants and conditions of this Agreement.

EXECUTED by AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED )  
By being SIGNED by it's Attorney Partner )  
Of Gadens Lawyers *Peter Alexander Gotjan* )  
Under Power of Attorney dated 9/10/1992 )  
A certified copy of which is filed )  
in the permanent order Book Number 277 )  
Page 016 and Power of Attorney )  
Dated 26/06/2001 a certified copy of which )  
is filed in Permanent order Book Number )  
277 as page 017 in the presence of: )

*[Handwritten Signature]*

*[Handwritten Signature]*



# Department of Environment, Land, Water & Planning

## Owners Corporation Search Report

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information. The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced: 03/06/2025 02:16:43 PM

**OWNERS CORPORATION 1**  
**PLAN NO. PS640010C**

The land in PS640010C is affected by 1 Owners Corporation(s)

### Land Affected by Owners Corporation:

Common Property 1, Lots 1 - 37.

### Limitations on Owners Corporation:

Unlimited

### Postal Address for Services of Notices:

FINCH PROPERTY MANAGEMENT PTY LTD 19 TYLOID SQUARE WANTIRNA VIC 3152

AT373034M 02/07/2020

### Owners Corporation Manager:

NIL

### Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

### Owners Corporation Rules:

NIL

### Additional Owners Corporation Information:

OC012108M 29/09/2011

### Notations:

NIL

### Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 1	10	5
Lot 2	10	10
Lot 3	10	10
Lot 4	10	10
Lot 5	10	10
Lot 6	10	10



# Department of Environment, Land, Water & Planning

## Owners Corporation Search Report

Produced: 03/06/2025 02:16:43 PM

**OWNERS CORPORATION 1  
PLAN NO. PS640010C**

### Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 7	10	10
Lot 8	10	10
Lot 9	10	10
Lot 10	10	10
Lot 11	10	10
Lot 12	10	10
Lot 13	10	10
Lot 14	10	10
Lot 15	10	10
Lot 16	10	10
Lot 17	10	10
Lot 18	10	10
Lot 19	10	10
Lot 20	10	5
Lot 21	10	10
Lot 22	10	10
Lot 23	10	10
Lot 24	10	10
Lot 25	10	10
Lot 26	10	10
Lot 27	10	10
Lot 28	10	10
Lot 29	10	10
Lot 30	10	10
Lot 31	10	10
Lot 32	10	10
Lot 33	10	10
Lot 34	10	10
Lot 35	10	10



# Department of Environment, Land, Water & Planning

## Owners Corporation Search Report

Produced: 03/06/2025 02:16:43 PM

**OWNERS CORPORATION 1  
PLAN NO. PS640010C**

### Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 36	10	5
Lot 37	10	5
<b>Total</b>	<b>370.00</b>	<b>350.00</b>

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

INFORMATION ONLY

**Date of issue**  
04/06/2025

**Assessment No.**  
805663

**Certificate No.**  
172662

**Your reference**  
76976193-017-8

Landata  
GPO Box 527  
MELBOURNE VIC 3001

## Land information certificate for the rating year ending 30 June 2025

**Property location:** 45 McCubbin Way MERNDA 3754

**Description:** LOT: 25 PS: 640010C

**AVPCC:** 120.2 Single Strata Unit

Level of values date	Valuation operative date	Capital Improved Value	Site Value	Net Annual Value
1 January 2024	1 July 2024	\$350,000	\$50,000	\$17,500

The Net Annual Value is used for rating purposes. The Capital Improved Value is used for fire levy purposes.

### 1. Rates, charges and other monies:

Rates and charges were declared with effect from 1 July 2024 and are payable by quarterly instalments due 30 Sep. (1<sup>st</sup>), 30 Nov. (2<sup>nd</sup>), 28 Feb. (3<sup>rd</sup>) and 31 May (4<sup>th</sup>) or in a lump sum by 15 Feb.

#### Rates & charges

General rate levied on 01/07/2024	\$819.63
Food/Green waste bin charge levied on 01/07/2024	\$105.15
Fire services charge (Res) levied on 01/07/2024	\$132.00
Fire services levy (Res) levied on 01/07/2024	\$30.45
Waste Service Charge (Res/Rural) levied on 01/07/2024	\$205.70
Waste Landfill Levy Res/Rural levied on 01/07/2024	\$14.20
Arrears to 30/06/2024	\$0.00
Interest to 04/06/2025	\$0.00
Other adjustments	\$0.00
Less Concessions	\$0.00
Sustainable land management rebate	\$0.00
Payments	-\$1,307.13
<b>Balance of rates &amp; charges due:</b>	<b>\$0.00</b>

#### Property debts

Other debtor amounts

#### Special rates & charges

nil

**Total rates, charges and other monies due** **\$0.00**

Verbal updates may be obtained within 3 months of the date of issue by calling (03) 9217 2170.

Council Offices

25 Ferres Boulevard, South Morang VIC 3752

Mail to: Locked Bag 1, Bundoora MDC VIC 3083

Phone: 9217 2170

National Relay Service: 133 677 (ask for 9217 2170)

Email: [info@whittlesea.vic.gov.au](mailto:info@whittlesea.vic.gov.au)

Free telephone interpreter service

   **131 450**

## 2. Outstanding or potential liability / sub-divisional requirement:

There is no potential liability for rates under the Cultural and Recreational Lands Act 1963.

There is no outstanding amount required to be paid for recreational purposes or any transfer of land required to Council for recreational purposes under section 18 of the Subdivision Act 1988.

## 3. Notices and orders:

The following notices and orders on the land have continuing application under the *Local Government Act 2020*, *Local Government Act 1989* or under a local law of the Council:

No Orders applicable.

## 4. Specified flood level:

There is no specified flood level within the meaning of Regulation 802(2) of the Building Regulations 2006.

## 5. Special notes:

The purchaser must pay all rates and charges outstanding, immediately upon settlement. Payments shown on this certificate are subject to clearance by the bank.

### ***Interest penalty on late payments***

Overdue amounts will be charged penalty interest as fixed under the *Penalty Interest Rates Act 1983*. It will be applied after the due date of an instalment. For lump sum payers intending to pay by 15 February, interest penalty will be applied after the due date of the lump sum, but calculated on each of the instalment amounts that are overdue from the day after their due dates. In all cases interest penalty will continue to accrue until all amounts are paid in full.

## 6. Other information:



Authorising Officer

This certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the *Local Government Act 2020*, the *Local Government Act 1989*, the *Local Government Act 1958* or under a local law of the Council.

This certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

---

**Payment can be made using these options.**

---



[www.whittlesea.vic.gov.au](http://www.whittlesea.vic.gov.au)  
Ref 805663



Phone 1300 301 185  
Ref 805663



Billers Code 5157  
Ref 805663

3rd June 2025

Melbourne Real Estate Conveyancing C/- InfoTrack (  
LANDATA

Dear Melbourne Real Estate Conveyancing C/- InfoTrack (,

**RE: Application for Water Information Statement**

<b>Property Address:</b>	45 MCCUBBIN WAY MERNDA 3754
<b>Applicant</b>	Melbourne Real Estate Conveyancing C/- InfoTrack ( LANDATA
<b>Information Statement</b>	30945440
<b>Conveyancing Account Number</b>	7959580000
<b>Your Reference</b>	396012

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address [propertyflow@yvw.com.au](mailto:propertyflow@yvw.com.au). For further information you can also refer to the Yarra Valley Water website at [www.yvw.com.au](http://www.yvw.com.au).

Yours sincerely,



Lisa Anelli  
GENERAL MANAGER  
RETAIL SERVICES

## Yarra Valley Water Property Information Statement

Property Address	45 MCCUBBIN WAY MERNDA 3754
------------------	-----------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

### **THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)**

Existing sewer mains will be shown on the Asset Plan.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

## **Melbourne Water Property Information Statement**

Property Address	45 MCCUBBIN WAY MERNDA 3754
------------------	-----------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

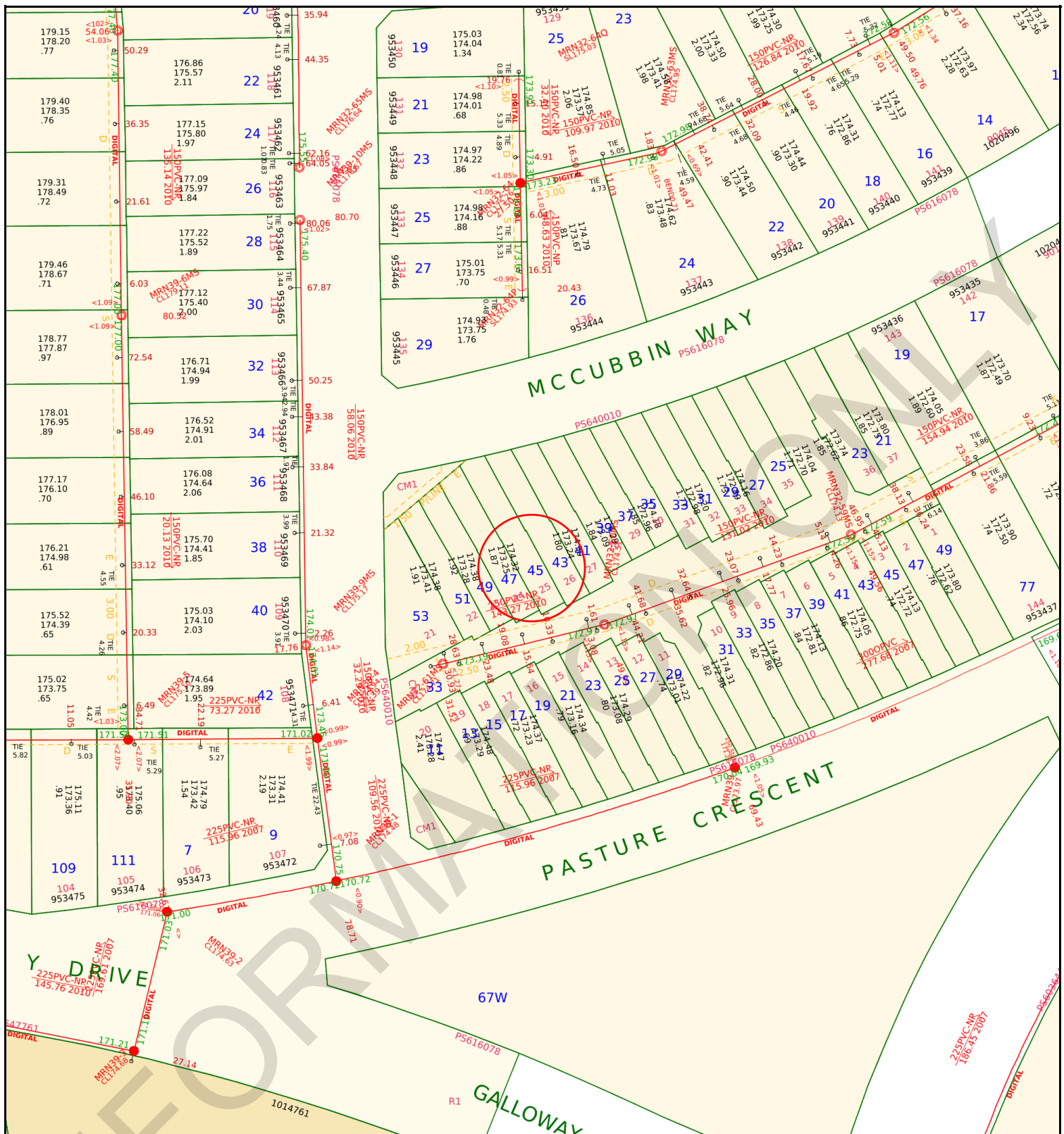
### **THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)**

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

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.















**Yarra Valley Water  
Information Statement  
Number: 30945440**

<b>Address</b>	45 MCCUBBIN WAY MERNDA 3754
<b>Date</b>	03/06/2025
<b>Scale</b>	1:1000



**Yarra Valley Water**  
ABN 93 066 902 501

Existing Title	 Access Point Number	GLV2-42	MW Drainage Channel Centreline	
Proposed Title	 Sewer Manhole		MW Drainage Underground Centreline	
Easement	 Sewer Pipe Flow		MW Drainage Manhole	
Existing Sewer	 Sewer Offset	<1.00>	MW Drainage Natural Waterway	
Abandoned Sewer	 Sewer Branch			

**Disclaimer:** This information is supplied on the basis Yarra Valley Water Ltd:  
 - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets;  
 - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information;  
 - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;

Melbourne Real Estate Conveyancing C/- InfoTrack (LANDATA)  
certificates@landata.vic.gov.au

## RATES CERTIFICATE

**Account No:** 1118648570  
**Rate Certificate No:** 30945440

**Date of Issue:** 03/06/2025  
**Your Ref:** 396012

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
45 MCCUBBIN WAY, MERNDA VIC 3754	25\PS640010	5017311	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-04-2025 to 30-06-2025	\$20.64	\$0.00
Residential Usage Charge		\$0.00	\$0.00
Residential Sewer Service Charge	01-04-2025 to 30-06-2025	\$118.19	\$0.00
Parks Fee	01-04-2025 to 30-06-2025	\$21.74	\$0.00
Drainage Fee	01-04-2025 to 30-06-2025	\$30.44	\$0.00
Residential Water and Sewer Usage Charge		\$0.00	\$0.00

### Other Charges:

Interest	No interest applicable at this time		
	No further charges applicable to this property		
	<b>Balance Brought Forward</b>		\$0.00
	<b>Total for This Property</b>		\$0.00



GENERAL MANAGER  
RETAIL SERVICES

### Note:

- From 1 July 2023, the Parks Fee has been charged quarterly instead of annually.
- From 1 July 2023, for properties that have water and sewer services, the Residential Water and Sewer Usage charge replaces the Residential Water Usage and Residential Sewer Usage charges.
- This statement details all tariffs, charges, and penalties due and payable to Yarra Valley Water as of the date of this statement and includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
- All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection

activities - pursuant to section 275 of the Water Act 1989.

5. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchaser's account at settlement.

6. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

7. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up-to-date financial information, please order a Rates Settlement Statement prior to settlement.

8. From 01/07/2024, Residential Water Usage is billed using the following step pricing system: 256.31 cents per kilolitre for the first 44 kilolitres; 327.60 cents per kilolitre for 44-88 kilolitres and 485.34 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for properties with water service only.

9. From 01/07/2024, Residential Water and Sewer Usage is billed using the following step pricing system: 343.42 cents per kilolitre for the first 44 kilolitres; 450.59 cents per kilolitre for 44-88 kilolitres and 523.50 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for residential properties with both water and sewer services.

10. From 01/07/2024, Residential Recycled Water Usage is billed 192.59 cents per kilolitre.

11. From 01/07/2022 up to 30/06/2023, Residential Sewer Usage was calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (/kl) 1.1540 per kilolitre. From 1 July 2023, this charge will no longer be applicable for residential customers with both water and sewer services.

12. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.

To ensure you accurately adjust the settlement amount, we strongly recommend you book a **Special Meter Reading**:

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.

---

**Property No:** 5017311

**Address:** 45 MCCUBBIN WAY, MERNDA VIC 3754

**Water Information Statement Number:** 30945440

## HOW TO PAY



**Bill Code:** 314567  
**Ref:** 11186485707

**Amount  
Paid**

**Date  
Paid**

**Receipt  
Number**

# Property Clearance Certificate

## Land Tax



INFOTRACK / MELBOURNE REAL ESTATE CONVEYANCING

Your Reference: 25/3642AJ

Certificate No: 91370709

Issue Date: 04 JUN 2025

Enquiries: TVD0

Land Address: 45 MCCUBBIN WAY MERNDA VIC 3754

Land Id	Lot	Plan	Volume	Folio	Tax Payable
39238721	25	640010	11305	269	\$500.00

Vendor: PETER ERIC JOHNSON & PEROBE PTY LTD

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total	
PEROBE PTY LTD	2025	\$50,000	\$500.00	\$0.00	\$500.00

Comments: Land Tax will be payable but is not yet due - please see notes on reverse.

Current Vacant Residential Land Tax	Year Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total
-------------------------------------	--------------------------	---------------	------------------	-------

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
---------------------	------	------------------	------------------	-------

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick  
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV): \$350,000

SITE VALUE (SV): \$50,000

**CURRENT LAND TAX AND  
VACANT RESIDENTIAL LAND TAX  
CHARGE: \$500.00**

# Notes to Certificate - Land Tax

Certificate No: 91370709

## Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

## Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
  - Land tax that has been assessed but is not yet due,
  - Land tax for the current tax year that has not yet been assessed, and
  - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

## Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

## Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge and Vacant Residential Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

## Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax including vacant residential land tax, interest and penalty tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

## General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
8. An updated Certificate may be requested free of charge via our website, if:
  - The request is within 90 days of the original Certificate's issue date, and
  - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

## For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$500.00

Taxable Value = \$50,000

Calculated as \$500 plus ( \$50,000 - \$50,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$3,500.00

Taxable Value = \$350,000

Calculated as \$350,000 multiplied by 1.000%.

## Land Tax - Payment Options

### BPAY



Billers Code: 5249  
Ref: 91370709

### Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

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

### CARD



Ref: 91370709

### Visa or Mastercard

Pay via our website or phone 13 21 61.  
A card payment fee applies.

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)

# Property Clearance Certificate

## Commercial and Industrial Property Tax



INFOTRACK / MELBOURNE REAL ESTATE CONVEYANCING

Your Reference: 25/3642AJ

Certificate No: 91370709

Issue Date: 04 JUN 2025

Enquires: TVD0

Land Address: 45 MCCUBBIN WAY MERNDA VIC 3754

Land Id	Lot	Plan	Volume	Folio	Tax Payable
39238721	25	640010	11305	269	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
120.2	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

**Paul Broderick**  
Commissioner of State Revenue

CAPITAL IMPROVED VALUE: \$350,000

SITE VALUE: \$50,000

CURRENT CIPT CHARGE: \$0.00

# Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 91370709

## Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

## Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

## Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960*:
  - a general valuation of the land;
  - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
  - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
  - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
  - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

## Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
  - the date on which the land became tax reform scheme land;
  - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
  - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

## Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification

must be given to the Commissioner within 30 days of the change of use.

## Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

## Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

## Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

## General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to [www.sro.vic.gov.au/CIPT](http://www.sro.vic.gov.au/CIPT).
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
  - the request is within 90 days of the original Certificate's issue date, and
  - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

# Property Clearance Certificate

## Windfall Gains Tax



INFOTRACK / MELBOURNE REAL ESTATE CONVEYANCING

Your Reference:	25/3642AJ
Certificate No:	91370709
Issue Date:	04 JUN 2025

**Land Address:** 45 MCCUBBIN WAY MERNDA VIC 3754

Lot	Plan	Volume	Folio
25	640010	11305	269

**Vendor:** PETER ERIC JOHNSON & PEROBE PTY LTD

**Purchaser:** FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		\$0.00	\$0.00	\$0.00	\$0.00

**Comments:** No windfall gains tax liability identified.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

**CURRENT WINDFALL GAINS TAX CHARGE:**  
**\$0.00**

**Paul Broderick**  
Commissioner of State Revenue

INFORMATION ONLY

# Notes to Certificate - Windfall Gains Tax

Certificate No: 91370709

## Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

## Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
  - Windfall gains tax that is due and unpaid, including any penalty tax and interest
  - Windfall gains tax that is deferred, including any accrued deferral interest
  - Windfall gains tax that has been assessed but is not yet due
  - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
  - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

## Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

## Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

7. Despite the issue of a Certificate, the Commissioner may recover a windfall gains tax liability from a vendor, including any amount identified on this Certificate.

## Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

## General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
  - The request is within 90 days of the original Certificate's issue date, and
  - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

## Windfall Gains Tax - Payment Options

### BPAY



Bill Code: 416073  
Ref: 91370700

### Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

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

### CARD



Ref: 91370700

### Visa or Mastercard

Pay via our website or phone 13 21 61.  
A card payment fee applies.

[sro.vic.gov.au/payment-options](http://sro.vic.gov.au/payment-options)

### Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

11<sup>th</sup> June 2025

Melbourne Real Estate Conveyancing  
C/- Anna Geranis  
954 High Street  
Reservoir VIC 3073

Via Email: [anna@melbournerec.com.au](mailto:anna@melbournerec.com.au)

Dear Sir/Madam,

**Re: Owners Corporation Certificate request for PS. 640010C–  
Lot 25 /45 McCubbin Way, Mernda Vic 3754**

As requested, enclosed is an Owners Corporation Certificate for the above owners corporation. Upon settlement, please confirm the purchaser's name, address for service of notices and telephone contact numbers if possible.

Verbal updates (on current fees outstanding) are available to the person to whom the certificate was issued for a period not exceeding sixty (60) days from the date of issue.

For further information, please contact the author only.

Yours sincerely,



Sharyn Lawrence  
Manager

Enc: Owners Corporation Certificate  
Schedule 3 – Statement of advice & information for prospective purchasers & lot owners  
Copy of the minutes of the AGM meeting held 7<sup>th</sup> August 2024  
Schedule 2 - Copy of Model Rules  
Copy of Balance sheet as at 11<sup>th</sup> June 2025

# OWNERS CORPORATION CERTIFICATE

Regulation 11 Owners Corporations Regulations 2007

## Owners Corporation Act 2006

Owners Corporation Number: **640010C**  
Property: **79D Mernda Village Drive, Mernda  
(Lot 25 – 45 McCubbin Way)**  
Vendor: **Pero & Company Pty Ltd**  
Purchaser: **Unknown**  
Reference: **Finch Property Management  
PO Box 5229, Studfield Victoria 3152**

This certificate is issued for **Lot 25** on Plan No. **640010C**

- a) The current fees for the above lot are **\$333.00 per quarter**, payable in advance on the **1<sup>st</sup> January, April, July and October of each year**.
- b) The fees are paid up until **30<sup>th</sup> June 2025**.
- c) Unpaid fees/charges now total – **\$0.00 as at 11<sup>th</sup> June 2025**
- d) The following special fees or levies have been struck and are payable on the date indicated below – ***Nil***
- e) The owners corporation has performed or is about to perform the following repairs, work or act, which may incur additional charges to those set out in paragraphs (a) to (d);
- ***It has been highlighted that some balconies may have a drainage/waterproofing issue. There is evidence to suggest that water is running back towards the building and running down the wall under some balconies. As the balconies are considered private property it is recommended that all owners engage a qualified contractor to inspect their private balcony and if necessary seek quotes for recommended repairs.***
  - ***For all matters please refer to the minutes of the 2024 Annual General Meeting as attached.***
- f) The owners corporation presently has the following insurance cover:
- |                               |                                    |
|-------------------------------|------------------------------------|
| i. Name of company:           | Axis Underwriting Services Pty Ltd |
| ii. Name of Broker:           | Honan Insurance Group              |
| iii. Number of policy:        | P-024908                           |
| iv. Kind of policy:           | Residential Strata                 |
| v. Buildings covered:         | 37 lots                            |
| vi. Building amount:          | \$17,610,000                       |
| vii. Public liability amount: | \$20,000,000                       |
| viii. Renewal date:           | 15/08/2025                         |
- g) The owners corporation has resolved that the members may arrange their own insurance under section 63 of the Act, the date of this resolution;  
***Not applicable***
- h) The total funds held by the owners corporation –  
***See attached balance sheet***
- i) The owners corporation has liabilities (in addition to any such liabilities specified in paragraphs (a) to (d)); - ***See attached balance sheet***
- j) The owners corporation has current contracts, leases, licences or agreements affecting the common property; ***Not aware***

- k) The owners corporation has current agreements to provide services to lot owners, occupiers or the public; *Not aware*
- l) The owners corporation have been served in the last 12 months with notices or orders that have not been satisfied; *Not aware*
- m) The owners corporation is *not aware* of any legal proceedings to which the owners corporation is a party and any circumstances of which the owners corporation is aware that are likely to give rise to proceedings. *Not aware*

*From time to time, it may be necessary to commence legal proceedings against lot owners who fail to pay fees and levies as they fall due, in order to recover the debt owing to the owners corporation.*

- n) The owners corporation has appointed, or has resolved to appoint a manager and the details are as follows: **Finch Property Management, PO Box 5229, Studfield Victoria 3152**
- o) An administrator *has not* been appointed for the owners corporation, nor has there been a proposal for the appointment of an administrator.
- p) The minutes of the most recent annual general meeting of the owners corporation. *See attached copy*

*Further information on prescribed matters can be obtained by inspection of the owners corporation register. An applicable fee to provide this service will apply.*

**IMPORTANT:**

1. Information contained in this certificate is correct to the best of our knowledge at the date of issue.
2. This information is subject to change without notice.
3. It may be prudent to obtain a verbal update prior to settlement of the property. An update will be provided at no cost if requested within 60 days of the issue date. Once that 60 day period has lapsed an application must be made for a new certificate.
4. No other information given in relation to this certificate will be acknowledged as correct unless it is provided by the signatory.

The owners corporation register can be inspected for additional information. A fee applies pursuant to Section 150 of the Owners Corporation Act 2006. Requests to inspect the Owners Corporation Register or to obtain a new certificate must be forwarded to:  
**Finch Property Management Pty Ltd,**

PO Box 5229, Studfield Vic 3152

Phone: 8813 0619

or email: [sharyn@finchproperty.com.au](mailto:sharyn@finchproperty.com.au)

Requests for certificate must be accompanied by cheque payable to:

Finch Property Management Pty Ltd

Date of Issue:

11<sup>th</sup> June 2025

This owner's corporation certificate was prepared by:



Sharyn Lawrence  
Manager  
Finch Property Management  
Managing Agent

Common Seal of PS 640010C



You are advised that this Certificate has been sealed electronically. Your consent to the affixing of the seal electronically will be assumed unless otherwise notified to our office upon receipt. If you do not consent to the affixing of the seal electronically as required under Section 9 (1)(c) of the Electronic Transactions (Vic) Act 2000 please advise the Manager in writing and the actual seal shall be affixed.

INFORMATION

# Finch Property Management Pty Ltd

P.O Box 5229 STUDFIELD VIC 3152 ABN: 16 608 117 068

Ph: 0417 397 726 Email: sharyn@finchproperty.com.au

Printed: 11/06/2025 04:50 pm User: Jane Tamudtamud

Page 1

## Balance Sheet - O/Corp 640010C 79D MERNDA VILLAGE DRIVE, MERNDA, VIC 3754

For the Financial Period 01/07/2024 to 11/06/2025

	Administrative	Maintenance	TOTAL THIS YEAR
<b>Assets</b>			
Cash At Bank			
OC 640010C - 79 Mernda Village	\$23,748.27	\$0.00	\$23,748.27
<i>Macquarie Bank BSB: 183-334 Acc No: 254601321</i>			
Levies Receivable	\$6,606.57	\$0.00	\$6,606.57
Other Debtors	\$(508.20)	\$0.00	\$(508.20)
<b>Total Assets</b>	<b>\$29,846.64</b>	<b>\$0.00</b>	<b>\$29,846.64</b>
<b>Liabilities</b>			
Paid in Advance	\$2,830.57	\$0.00	\$2,830.57
Premium Funding Loan	\$(0.50)	\$0.00	\$(0.50)
<b>Total Liabilities</b>	<b>\$2,830.07</b>	<b>\$0.00</b>	<b>\$2,830.07</b>
<b>Net Assets</b>	<b>\$27,016.57</b>	<b>\$0.00</b>	<b>\$27,016.57</b>
<b>Owners Funds</b>			
Opening Balance	\$20,872.54	\$0.00	\$20,872.54
Net Income For The Period	\$6,144.03	\$0.00	\$6,144.03
<b>Total Owners Funds</b>	<b>\$27,016.57</b>	<b>\$0.00</b>	<b>\$27,016.57</b>

## MINUTES OF ANNUAL GENERAL MEETING OWNERS CORPORATION PLAN NO: 640010C

ADDRESS OF OWNERS CORPORATION: 79D Mernda Village Drive, MERNDA 3754

The meeting was held on the 07/08/2024 via Zoom Video/Phone Conferencing and commenced at 5.00pm

### Present, Apologies and Proxies

The following owners were represented:

Alessandro Monforte appointed Sharyn Lawrence as his proxy	"AM"	Lot No 12
Amanda Steele & Peter Steele represented Panda Family Pty Ltd aft Panda Super Fund	"AS" & "PS"	Lot No 15
Grant Wilson represented Grant Douglas Willins Super Funds – Joined meeting at 5.07pm	"GW"	Lot No 19
Rebecca Bennett	"RB"	Lot No 21
Guannan Zhang	"GZ"	Lot No 22
Elisabeth Skapetis – Joined meeting at 5.04pm	"ES"	Lot No 28
Adrianto Susilo & Linda Kusumawati appointed Sharyn Lawrence as their proxy	"AS" & "LK"	Lot No 32
Andrew Blucher	"AB"	Lot No 34

Apology was received from:

Brian Williams of Humphrey Two Pty Ltd	"BW"	Lot No 3
--	------	----------

Sharyn Lawrence of Finch Property Management also attended.

<p><b>1. Quorum:</b></p>	<p>A quorum was not present. The meeting proceeded but all decisions are interim decisions which will become decisions of the Owners Corporation at the end of 29 days after they were passed, unless lot owners who hold more than 25% of the total votes of all lots affected by the Owners Corporation petitions the secretary against the decisions within 29 days of the meeting.</p> <p>Section 78 (3) of the Act states the minutes must be accompanied by a notice setting out the effect of sub-section (4) in that interim resolutions become resolutions of the Owners Corporation.</p> <p>Notice: The effect of Section 78 (4) is that an interim resolution cannot be acted on for 29 days after it is made, but if notice of a special meeting is given within that 29 day period, the interim resolution cannot be acted on until the resolution is confirmed at that meeting (which must be held within 28 days after the notice is given) or if the meeting is not held, until the end of that 28 day period. In effect it is possible for an interim decision not to be acted on for up to 56 days.</p>
<p><b>2. Appointment of Chairperson:</b></p>	<p>Sharyn Lawrence was appointed to chair this meeting.</p> <p>Voting: Carried without dissent</p>
<p><b>3. Confirmation of minutes of previous annual general meeting &amp; matters arising:</b></p>	<p>The minutes of the previous Annual General Meeting were confirmed.</p> <p>Voting: Carried without dissent</p>
<p><b>4. Financial Statements:</b></p>	<p>The financial statements for the year ended 30<sup>th</sup> June 2024 were received and adopted.</p> <p>Voting: Carried without dissent</p>
<p><b>5. Reports:</b></p>	<p>That the following reports were received:</p> <p>(a) Managers Report</p> <p>Voting: Carried without dissent</p>
<p><b>6. Appointment of Manager:</b></p>	<p>It was resolved that:</p> <ul style="list-style-type: none"> <li>(a) Finch Property Management be appointed for further two-year period pursuant to Section 119 of the Act to be Manager of the Owners Corporation;</li> <li>(b) The Owners Corporation delegate to the Manager all the powers and functions of the Owners Corporation necessary to enable the Manager to perform its duties under the form of Contract of Appointment of Owners Corporation Manager ("Contract"), a copy of which was attached to the notice of meeting;</li> <li>(c) The delegation to the Manager is to be subject to the conditions and limitations of the Contract;</li> <li>(d) That Amanda Steele be appointed representative and Rebecca Bennett be appointed substitute representative of the Owners Corporation for the purposes of the Contract and that the common seal of the Owners Corporation be affixed to an Instrument of Delegation appropriate to enable them to perform their functions under the Contract</li> </ul> <p>Voting: Carried without dissent</p>

<p><b>7. Strata Insurance:</b></p>	<p>Manager confirmed the Financial Services Reform Act 2001 (FSRA) requirements.</p> <p>Members resolved that all current cover was deemed to be adequate in line with the last building revaluation completed on the 17<sup>th</sup> July 2024.</p> <p>Finch Property Management confirmed they are entitled to receive a commission and that the commission is calculated on the base premium. Manager further confirmed that the commission received is considered when setting the management fees.</p> <p>Members resolved to renew the strata insurance policy with AXIS as renewal is due on the 15<sup>th</sup> August 2024. Members requested the manager seeks advice to see if flood cover can be included in the renewal terms and if so, an amended renewal quote is to be obtained. Once details are received, they are to be submitted to the committee further consideration and instruction.</p> <p><i>Manager also highlighted that the owner/tenant/occupier should position contents insurance &amp; public liability insurance within their own lot/s and landlords should position landlords insurance and public liability insurance within their own lot/s as well, as this is <b>NOT</b> covered by the owners corporation strata insurance policy.</i></p>
<p><b>8. Essential Safety Measures (ESM):</b></p>	<p>Voting: Carried without dissent</p> <p><i>Pursuant to the building regulations 1994, all members are reminded to ensure that all units are fitted with <u>working smoke detectors</u> and batteries are <u>changed as per manufacturer's recommendations or at least bi-annually</u>. Smoke detectors should be positioned in hallways or paths of travel outside bedrooms. Please advise your respective rental manager if you are a landlord. <u>This device is the responsibility of the owner to maintain.</u></i></p> <p>Voting: Carried without dissent</p>
<p><b>9. Occupational Health &amp; Safety:</b></p>	<p><b>OH&amp;S Inspection Report</b></p> <p>Members resolved that the lot owners continue to monitor the common property for occupational health and safety hazards and take appropriate action with any changes that may occur.</p> <p>Voting: Carried without dissent</p>
<p><b>10. Annual Budget:</b></p>	<p>Resolved that the proposed budget be adopted. A copy of the Adopted Budget is attached hereto.</p> <p>Voting: Carried without dissent</p>
<p><b>11. Fees:</b></p>	<p>Resolved that:</p> <p>Fees be set in accordance with Section 23(1) of the Act based on lot liability and the adopted budget of \$46,670 which is to commence on the 1<sup>st</sup> October 2024 and;</p> <p>The fees be paid in advance in quarterly instalments, the first such instalment being due on the 1<sup>st</sup> October 2024, and subsequent instalments quarterly thereafter.</p> <p>Voting: Carried without dissent</p>

<p><b>12. Penalty Interest:</b></p>	<p>Members resolved that the Owners Corporation charge penalty interest at the rate for the time being fixed under Section 2 of the Penalty Interest Rates Act 1983 on money owed by a member to the Owners Corporation <b>one month</b> after the due date for fees and charges set under Sections 23 and 24 of the Owners Corporations Act 2006 and on any other amount payable by a lot owner to the Owners Corporation. Such interest to apply from the due date unless the Committee decide in any particular case to waive payment of interest.</p> <p>Voting: Carried without dissent</p>
<p><b>13. Legal Proceedings Ordinary Resolution:</b></p>	<p><u>Debt Recovery</u> That the Owners Corporation is to take all steps necessary for recovery of outstanding fees, levies and charges due by any member of the Owners Corporation including commencing proceedings in The Magistrates' Court, VCAT or any other tribunal or court of another State or a Territory that corresponds with the Magistrates' Court. The Manager of the Owners Corporation and/or the Committee shall have the power pursuant to this resolution to appoint a lawyer to act on its behalf in relation to any necessary debt recovery action taken.</p> <p>Voting: Carried without dissent</p> <p><u>Cost Recovery</u> That all costs and expenses arising out of any breach by a lot owner, or an occupier of a lot, of an obligation imposed on that person under the Act the Regulations or these Rules, incurred by the Owners Corporation, including any costs and charges payable by the Owners Corporation to the Manager or otherwise (but excluding the personal time cost of any person acting in an honorary capacity including the Chairperson, Secretary or Committee member of the Owners Corporation) shall be payable by any member in default or breach. The costs charges and expenses shall be due and payable as a debt due by the person in default or breach to the Owners Corporation.</p> <p>Voting: Carried without dissent</p>
<p><b>14. Election of Committee &amp; Delegation:</b></p>	<p>Members elected the following Committee:</p> <p><i>Amanda Steele, Lot No 15</i> <i>Grant Wilson, Lot No 19</i> <i>Rebecca Bennett, Lot No 21</i> <i>Guannan Zhang, Lot No 22</i> <i>Andrew Blucher, Lot No 34</i></p> <p><i>Rebecca Bennett was elected Chairperson</i> <i>Amanda Steele was elected Secretary</i></p> <p>In accordance with Section 11(5) of the Act, members resolved to delegate all powers and functions to the Owners Corporation Committee to ensure the efficient and effective operation of the Owners Corporation, except for:- a power or function that requires a unanimous resolution or a special resolution.</p> <p>Voting: Carried without dissent</p>
<p><b>15. Grievance Committee:</b></p>	<p>It was resolved that the Grievance Committee be comprised of the appointed Committee, as above.</p> <p>Voting: Carried without dissent</p>

<p><b>16. General Business:</b></p>	<p>Members resolved to deal, proceed and vote on following works or matters including:</p> <p>Voting: Carried without dissent</p> <p><b><u>Non-Agenda Items:</u></b></p> <p><b>16.1:</b> It was previously understood that only one speed sign at the entrance of Jackaroo Street was present.</p> <p>It was confirmed that there are 2 speed signs with one being located at each entrance.</p> <p><b>16.2:</b> It was noted that a tree branch had been left on the street corner of McCubbin Way and Jackaroo Street.</p> <p>It was resolved that the manager is to arrange for the gardener to remove the tree branch during the next scheduled visit.</p> <p>It was further noted that the City of Whittlesea offers free collection of bundled branches. Council can be contacted on 03 9217 2170 to arrange a collection.</p> <p>Members noted that it would be appreciated if collection of branches can be arranged with Council on an as needs basis as it is not appropriate to put them out on the nature strip without making prior collection arrangements.</p> <p><b>16.3:</b> It was noted that birds around the property are an issue which is believed to be because residents are regularly feeding them.</p> <p>All residents should be mindful that feeding birds encourages them to the building and an unwanted consequence has resulted in birds nesting in open sided carports and along with an increase in mess/bird poo around the building.</p>
-------------------------------------	--

With no further business, the meeting closed at 5.25pm  
Signed as a true and correct record.



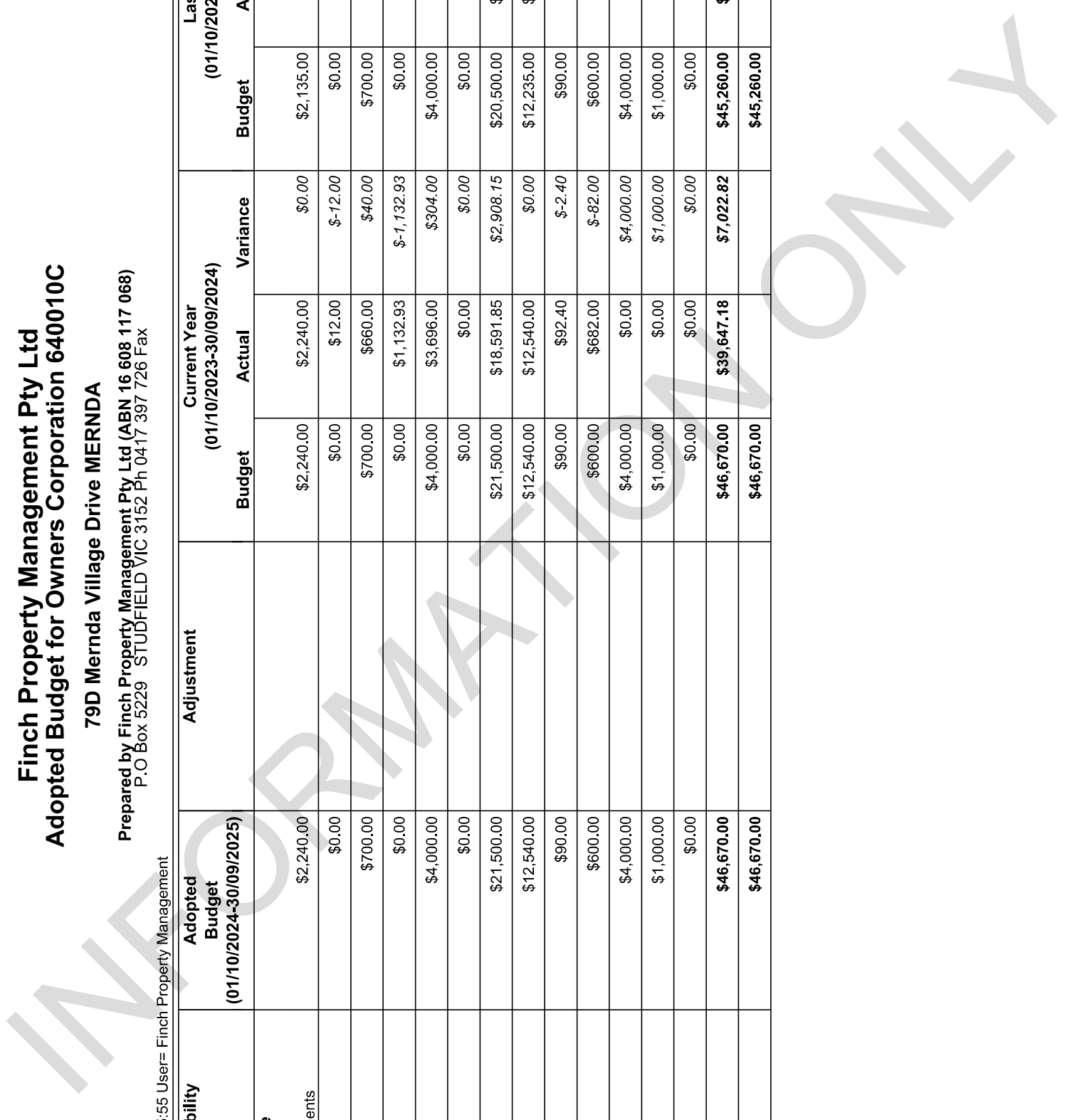
Sharyn Lawrence  
**Appointed Manager & Chairperson for this meeting.**

**Finch Property Management Pty Ltd  
Adopted Budget for Owners Corporation 640010C**

79D Mernda Village Drive MERNDA

Prepared by Finch Property Management Pty Ltd (ABN 16 608 117 068)  
P.O Box 5229 STUDFIELD VIC 3152 Ph 0417 397 726 Fax

Aggregate Units of Liability (UOL) 350	Adopted Budget (01/10/2024-30/09/2025)	Adjustment	Current Year (01/10/2023-30/09/2024)		Last Year (01/10/2022-30/09/2023)					
			Budget	Actual	Variance	Budget	Actual	Variance		
<b>Administrative Fund- Contribution Schedule</b>										
Administration / Disbursements	\$2,240.00		\$2,240.00	\$2,240.00	\$0.00	\$2,135.00	\$2,135.00	\$0.00		\$0.00
Bank Charges	\$0.00		\$0.00	\$12.00	\$-12.00	\$0.00	\$11.40	\$-11.40		\$-11.40
CCTV	\$700.00		\$700.00	\$660.00	\$40.00	\$700.00	\$660.00	\$40.00		\$40.00
Debt Recovery Costs	\$0.00		\$0.00	\$1,132.93	\$-1,132.93	\$0.00	\$0.00	\$-550.00		\$550.00
Gardening / Caretaking	\$4,000.00		\$4,000.00	\$3,696.00	\$304.00	\$4,000.00	\$3,861.00	\$139.00		\$139.00
Gardening / Landscaping	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$3,190.00	\$-3,190.00		\$-3,190.00
Insurance	\$21,500.00		\$21,500.00	\$18,591.85	\$2,908.15	\$20,500.00	\$19,584.96	\$915.04		\$915.04
Management Fee	\$12,540.00		\$12,540.00	\$12,540.00	\$0.00	\$12,235.00	\$12,235.00	\$0.00		\$0.00
OH&S - Trades Monitor	\$90.00		\$90.00	\$92.40	\$-2.40	\$90.00	\$91.30	\$-1.30		\$-1.30
Pest Control	\$600.00		\$600.00	\$682.00	\$-82.00	\$600.00	\$517.00	\$83.00		\$83.00
Repairs and Maintenance	\$4,000.00		\$4,000.00	\$0.00	\$4,000.00	\$4,000.00	\$715.00	\$3,285.00		\$3,285.00
Rubbish Removal	\$1,000.00		\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$385.00	\$615.00		\$615.00
Tree Removal	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$605.00	\$-605.00		\$-605.00
<b>TOTAL ADMIN FUND</b>	<b>\$46,670.00</b>		<b>\$46,670.00</b>	<b>\$39,647.18</b>	<b>\$7,022.82</b>	<b>\$45,260.00</b>	<b>\$43,440.66</b>	<b>\$1,819.34</b>		<b>\$1,819.34</b>
<b>TOTAL ADMIN BUDGET</b>	<b>\$46,670.00</b>		<b>\$46,670.00</b>			<b>\$45,260.00</b>				

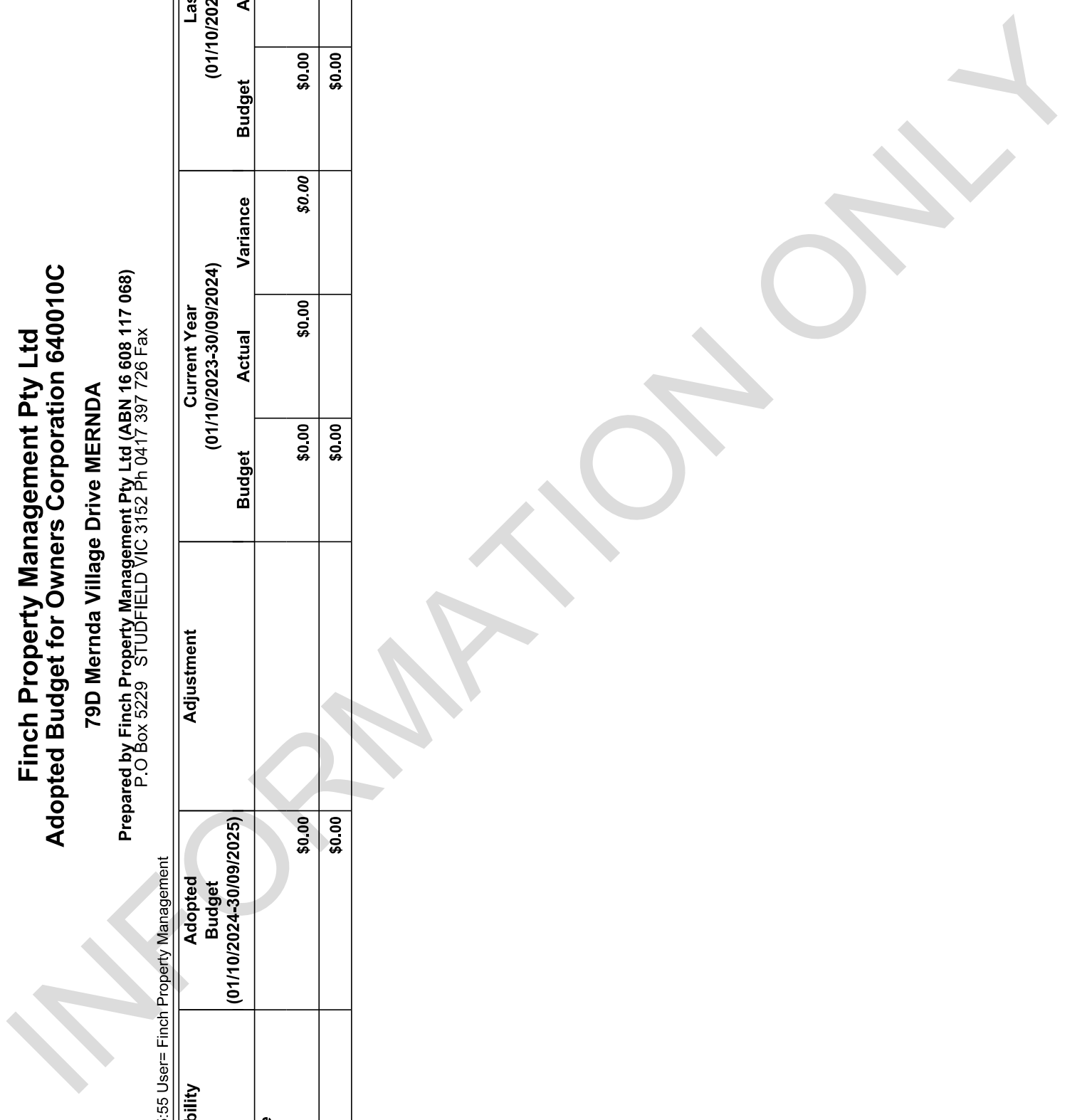


**Finch Property Management Pty Ltd  
 Adopted Budget for Owners Corporation 640010C**

**79D Mernda Village Drive MERNDA**

Prepared by Finch Property Management Pty Ltd (ABN 16 608 117 068)  
 P.O Box 5229 STUDFIELD VIC 3152 Ph 0417 397 726 Fax

Aggregate Units of Liability (UOL) 350	Adopted Budget (01/10/2024-30/09/2025)	Adjustment		Current Year (01/10/2023-30/09/2024)		Last Year (01/10/2022-30/09/2023)		
				Budget	Actual	Budget	Actual	Variance
Maintenance Fund- <i>Contribution Schedule</i>								
TOTAL MAINT FUND	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL MAINT BUDGET	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	



**Finch Property Management Pty Ltd**  
**Adopted Budget for Owners Corporation 640010C**

79D Mernda Village Drive MERNDA

Prepared by Finch Property Management Pty Ltd (ABN 16 608 117 068)  
P.O Box 5229 STUDFIELD VIC 3152 Ph 0417 397 726 Fax

**Budget Summary (01/10/2024-30/09/2025)**

	Adopted	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)
Administrative Fund	\$46,670.00	\$11,657.00	\$11,657.00	\$11,657.00	\$11,657.00	\$46,628.00
Maintenance Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Contribution Schedule Total	\$46,670.00	\$11,657.00	\$11,657.00	\$11,657.00	\$11,657.00	\$46,628.00
<b>Amount to Collect</b>	<b>\$46,670.00</b>	<b>\$11,657.00</b>	<b>\$11,657.00</b>	<b>\$11,657.00</b>	<b>\$11,657.00</b>	<b>\$46,628.00</b>

**Finch Property Management Pty Ltd**  
**Adopted Budget for Owners Corporation 640010C**

79D Mernda Village Drive MERNDA

Prepared by Finch Property Management Pty Ltd (ABN 16 608 117 068)  
P.O Box 5229 STUDFIELD VIC 3152 Ph 0417 397 726 Fax

**Levy Adjustment Summary (01/10/2024-30/09/2025)**

**Contribution Schedule** Aggregate Units of Liability (UOL) - 350

Due Date	Levy Period	Admin	Maint	Total
01/10/2024	01/10/2024 - 31/12/2024	\$33.34	\$0.00	\$33.34
01/01/2025	01/01/2025 - 31/03/2025	\$33.34	\$0.00	\$33.34
01/04/2025	01/04/2025 - 30/06/2025	\$33.34	\$0.00	\$33.34
01/07/2025	01/07/2025 - 30/09/2025	\$33.34	\$0.00	\$33.34
<b>Financial Year Total per Units of Liability</b>		<b>\$133.34</b>	<b>\$0.00</b>	<b>\$133.34</b>
<b>Financial Year Aggregate</b>		<b>\$46,628.00</b>	<b>\$0.00</b>	<b>\$46,628.00</b>
<b>Adopted Budget Amount</b>		<b>\$46,670.00</b>	<b>\$0.00</b>	<b>\$46,670.00</b>
<b>Next Year Pre Issue Aggregate</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Finch Property Management Pty Ltd**  
**Adopted Budget for Owners Corporation 640010C**

79D Mernda Village Drive MERNDA

Prepared by Finch Property Management Pty Ltd (ABN 16 608 117 068)  
P.O Box 5229 STUDFIELD VIC 3152 Ph 0417 397 726 Fax

**Owner Summary (01/10/2024-30/09/2025) - Contribution Schedule**

Lot#	Unit#	UOL	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)
1*	49*	5	The Marinakis Group Pty Ltd	Admin \$167.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$167.00</b>	\$167.00 \$0.00 <b>\$167.00</b>	\$167.00 \$0.00 <b>\$167.00</b>	\$167.00 \$0.00 <b>\$167.00</b>	\$668.00 \$0.00 <b>\$668.00</b>
2*	47*	10	Mr Thanh Minh Vo	Admin \$333.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$1,332.00 \$0.00 <b>\$1,332.00</b>
3*	45*	10	Humphrey Two Pty Ltd	Admin \$333.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$1,332.00 \$0.00 <b>\$1,332.00</b>
4*	43*	10	Isabella Maria Zanussi	Admin \$333.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$1,332.00 \$0.00 <b>\$1,332.00</b>
5*	41*	10	Steven James Christoforakis	Admin \$333.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$1,332.00 \$0.00 <b>\$1,332.00</b>
6*	39*	10	Ms Tessa Lea Imbriano and Mr Riley David Treweek-Arnold	Admin \$333.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$1,332.00 \$0.00 <b>\$1,332.00</b>

**Finch Property Management Pty Ltd**  
**Adopted Budget for Owners Corporation 640010C**

79D Mernda Village Drive MERNDA

Prepared by Finch Property Management Pty Ltd (ABN 16 608 117 068)  
P.O Box 5229 STUDFIELD VIC 3152 Ph 0417 397 726 Fax

**Owner Summary (01/10/2024-30/09/2025) - Contribution Schedule**

Lot#	Unit#	UOL	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)
7*	37*	10	Timothy Garetd Richardson	Admin \$333.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$1,332.00 \$0.00 <b>\$1,332.00</b>
8*	35*	10	Ms Kellie Ann Virth	Admin \$333.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$1,332.00 \$0.00 <b>\$1,332.00</b>
9*	33*	10	Jacqueline Rosa Winn	Admin \$333.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$1,332.00 \$0.00 <b>\$1,332.00</b>
10*	31*	10	Colin Thomas Pickens	Admin \$333.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$1,332.00 \$0.00 <b>\$1,332.00</b>
11*	29*	10	David John Williams	Admin \$333.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$1,332.00 \$0.00 <b>\$1,332.00</b>
12*	27*	10	Alessandro Giuseppe Monforte	Admin \$333.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$1,332.00 \$0.00 <b>\$1,332.00</b>

**Finch Property Management Pty Ltd**  
**Adopted Budget for Owners Corporation 640010C**

79D Mernda Village Drive MERNDA

Prepared by Finch Property Management Pty Ltd (ABN 16 608 117 068)  
P.O Box 5229 STUDFIELD VIC 3152 Ph 0417 397 726 Fax

**Owner Summary (01/10/2024-30/09/2025) - Contribution Schedule**

Lot#	Unit#	UOL	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)
13*	25*	10	Konstandinos & Panagiota Kouglias	\$333.00	\$333.00	\$333.00	\$333.00	\$1,332.00
			Admin	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			Maintenance	\$333.00	\$333.00	\$333.00	\$333.00	\$1,332.00
			<b>Owner Total</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$1,332.00</b>
14*	23*	10	C & G Ashdowne Property Investments Pty Ltd	\$333.00	\$333.00	\$333.00	\$333.00	\$1,332.00
			Admin	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			Maintenance	\$333.00	\$333.00	\$333.00	\$333.00	\$1,332.00
			<b>Owner Total</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$1,332.00</b>
15*	21*	10	Panda Family Pty Ltd aft Panda Super Fund	\$333.00	\$333.00	\$333.00	\$333.00	\$1,332.00
			Admin	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			Maintenance	\$333.00	\$333.00	\$333.00	\$333.00	\$1,332.00
			<b>Owner Total</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$1,332.00</b>
16*	19*	10	Lisa Gaye Perfle	\$333.00	\$333.00	\$333.00	\$333.00	\$1,332.00
			Admin	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			Maintenance	\$333.00	\$333.00	\$333.00	\$333.00	\$1,332.00
			<b>Owner Total</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$1,332.00</b>
17*	17*	10	Ms Pertika Cotis	\$333.00	\$333.00	\$333.00	\$333.00	\$1,332.00
			Admin	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			Maintenance	\$333.00	\$333.00	\$333.00	\$333.00	\$1,332.00
			<b>Owner Total</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$1,332.00</b>
18*	15*	10	Chong Kim & Sookja Kim	\$333.00	\$333.00	\$333.00	\$333.00	\$1,332.00
			Admin	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			Maintenance	\$333.00	\$333.00	\$333.00	\$333.00	\$1,332.00
			<b>Owner Total</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$1,332.00</b>

**Finch Property Management Pty Ltd**  
**Adopted Budget for Owners Corporation 640010C**

79D Mernda Village Drive MERNDA

Prepared by Finch Property Management Pty Ltd (ABN 16 608 117 068)  
P.O Box 5229 STUDFIELD VIC 3152 Ph 0417 397 726 Fax

**Owner Summary (01/10/2024-30/09/2025) - Contribution Schedule**

Lot#	Unit#	UOL	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)
19*	13*	10	Grant Douglas Wilson aft Willins Super Funds	Admin \$333.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$1,332.00 \$0.00 <b>\$1,332.00</b>
20*	11*	5	Robyn Ann Fletcher	Admin \$167.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$167.00</b>	\$167.00 \$0.00 <b>\$167.00</b>	\$167.00 \$0.00 <b>\$167.00</b>	\$167.00 \$0.00 <b>\$167.00</b>	\$668.00 \$0.00 <b>\$668.00</b>
21*	53*	10	Rebecca & Stephen Bennett	Admin \$333.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$1,332.00 \$0.00 <b>\$1,332.00</b>
22*	51*	10	Guannan Zhang	Admin \$333.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$1,332.00 \$0.00 <b>\$1,332.00</b>
23*	49*	10	Andrew James & Mandy Mang McLean	Admin \$333.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$1,332.00 \$0.00 <b>\$1,332.00</b>
24*	47*	10	Nicholas Talevski	Admin \$333.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$1,332.00 \$0.00 <b>\$1,332.00</b>

**Finch Property Management Pty Ltd**  
**Adopted Budget for Owners Corporation 640010C**

79D Mernda Village Drive MERNDA

Prepared by Finch Property Management Pty Ltd (ABN 16 608 117 068)  
P.O Box 5229 STUDFIELD VIC 3152 Ph 0417 397 726 Fax

**Owner Summary (01/10/2024-30/09/2025) - Contribution Schedule**

Lot#	Unit#	UOL	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)
25*	45*	10	Pero & Company Pty Ltd					
			Admin	\$333.00	\$333.00	\$333.00	\$333.00	\$1,332.00
			Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			<b>Owner Total</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$1,332.00</b>
26*	43*	10	Wayne & Shirley Holden					
			Admin	\$333.00	\$333.00	\$333.00	\$333.00	\$1,332.00
			Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			<b>Owner Total</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$1,332.00</b>
27*	41*	10	Alison Annette Harris					
			Admin	\$333.00	\$333.00	\$333.00	\$333.00	\$1,332.00
			Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			<b>Owner Total</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$1,332.00</b>
28*	39*	10	Ms Elisabeth Skapetis					
			Admin	\$333.00	\$333.00	\$333.00	\$333.00	\$1,332.00
			Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			<b>Owner Total</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$1,332.00</b>
29*	37*	10	Bill Fotinos					
			Admin	\$333.00	\$333.00	\$333.00	\$333.00	\$1,332.00
			Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			<b>Owner Total</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$1,332.00</b>
30*	35*	10	Mr Andrew Parisi					
			Admin	\$333.00	\$333.00	\$333.00	\$333.00	\$1,332.00
			Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			<b>Owner Total</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$333.00</b>	<b>\$1,332.00</b>

**Finch Property Management Pty Ltd**  
**Adopted Budget for Owners Corporation 640010C**

79D Mernda Village Drive MERNDA

Prepared by Finch Property Management Pty Ltd (ABN 16 608 117 068)  
P.O Box 5229 STUDFIELD VIC 3152 Ph 0417 397 726 Fax

**Owner Summary (01/10/2024-30/09/2025) - Contribution Schedule**

Lot#	Unit#	UOL	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)
31*	33*	10	Ms Neelima Nadipelly	Admin \$333.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$1,332.00 \$0.00 <b>\$1,332.00</b>
32*	31*	10	Adrianto Susilo & Linda Kusumawati	Admin \$333.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$1,332.00 \$0.00 <b>\$1,332.00</b>
33*	29*	10	Zi Fang Ruan & Iiu Ming Li	Admin \$333.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$1,332.00 \$0.00 <b>\$1,332.00</b>
34*	27*	10	Andrew James Blucher	Admin \$333.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$1,332.00 \$0.00 <b>\$1,332.00</b>
35*	25*	10	Mr Phasouk Chitavong & Ms Tehya Chantha Chitavong	Admin \$333.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$333.00 \$0.00 <b>\$333.00</b>	\$1,332.00 \$0.00 <b>\$1,332.00</b>
36*	23*	5	Maria Joanna Spalliaras	Admin \$167.00 Maintenance \$0.00 <b>Owner Total</b> <b>\$167.00</b>	\$167.00 \$0.00 <b>\$167.00</b>	\$167.00 \$0.00 <b>\$167.00</b>	\$167.00 \$0.00 <b>\$167.00</b>	\$668.00 \$0.00 <b>\$668.00</b>

**Finch Property Management Pty Ltd  
Adopted Budget for Owners Corporation 640010C**

79D Mernda Village Drive MERNDA

Prepared by Finch Property Management Pty Ltd (ABN 16 608 117 068)  
P.O Box 5229 STUDFIELD VIC 3152 Ph 0417 397 726 Fax

**Owner Summary (01/10/2024-30/09/2025) - Contribution Schedule**

Lot#	Unit#	UOL	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)
37*	21*	5	Khudur Dori Nasra & Krizzia Tolloedo	\$167.00	\$167.00	\$167.00	\$167.00	\$668.00
			Admin	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			Maintenance	\$167.00	\$167.00	\$167.00	\$167.00	\$668.00
			<b>Owner Total</b>					
<b>Total aggregate of UOL 350</b>								

**Finch Property Management Pty Ltd**  
**Adopted Budget for Owners Corporation 640010C**

79D Mernda Village Drive MERNDA

Prepared by Finch Property Management Pty Ltd (ABN 16 608 117 068)  
P.O Box 5229 STUDFIELD VIC 3152 Ph 0417 397 726 Fax

**Contribution Summary (01/10/2024-30/09/2025)**

Lot#	Unit#	UOL	Owner Name	Schedule	Admin Fund	Maintenance	Annual Levy
1	49	5	The Marinakis Group Pty Ltd	Contribution Schedule	\$668.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$668.00</b>	<b>\$0.00</b>	<b>\$668.00</b>
2	47	10	Mr Thanh Minh Vo	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/06/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
3	45	10	Humphrey Two Pty Ltd	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
4	43	10	Isabella Maria Zanussi	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
5	41	10	Steven James Christoforakis	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
6	39	10	Ms Tessa Lea Imbriano and Mr Riley David Treweek-Arnold	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
7	37	10	Timothy Garerd Richardson	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
8	35	10	Ms Kellie Ann Virth	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
9	33	10	Jacqueline Rosa Winn	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/06/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
10	31	10	Colin Thomas Pickens	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
11	29	10	David John Williams	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
12	27	10	Alessandro Giuseppe Monforte	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>

**Finch Property Management Pty Ltd**  
**Adopted Budget for Owners Corporation 640010C**

79D Mernda Village Drive MERNDA

Prepared by Finch Property Management Pty Ltd (ABN 16 608 117 068)  
P.O Box 5229 STUDFIELD VIC 3152 Ph 0417 397 726 Fax

**Contribution Summary (01/10/2024-30/09/2025)**

Lot#	Unit#	UOL	Owner Name	Schedule	Admin Fund	Maintenance	Annual Levy
13	25	10	Konstandinos & Panagiota Kougias	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
14	23	10	C & G Ashdowne Property Investments Pty Ltd	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/06/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
15	21	10	Panda Family Pty Ltd aft Panda Super Fund	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/06/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
16	19	10	Lisa Gaye Pertile	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 31/12/2023			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
17	17	10	Ms Pertika Cotis	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/06/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
18	15	10	Chong Kim & Sookja Kim	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
19	13	10	Grant Douglas Wilson aft Willins Super Funds	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
20	11	5	Robyn Ann Fletcher	Contribution Schedule	\$668.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$668.00</b>	<b>\$0.00</b>	<b>\$668.00</b>
21	53	10	Rebecca & Stephen Bennett	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
22	51	10	Guannan Zhang	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
23	49	10	Andrew James & Mandy Mang McLean	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
24	47	10	Nicholas Talevski	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/06/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>

**Finch Property Management Pty Ltd**  
**Adopted Budget for Owners Corporation 640010C**

79D Mernda Village Drive MERNDA

Prepared by Finch Property Management Pty Ltd (ABN 16 608 117 068)  
P.O Box 5229 STUDFIELD VIC 3152 Ph 0417 397 726 Fax

**Contribution Summary (01/10/2024-30/09/2025)**

Lot#	Unit#	UOL	Owner Name	Schedule	Admin Fund	Maintenance	Annual Levy
25	45	10	Pero & Company Pty Ltd	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
26	43	10	Wayne & Shirley Holden	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
27	41	10	Alison Annette Harris	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/06/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
28	39	10	Ms Elisabeth Skapetis	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
29	37	10	Bill Fotinos	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
30	35	10	Mr Andrew Parisi	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 31/12/2023			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
31	33	10	Ms Neelma Nadipelly	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
32	31	10	Adrianto Susilo & Linda Kusumawati	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
33	29	10	Zi Fang Ruan & hui Ming Li	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
34	27	10	Andrew James Blucher	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
35	25	10	Mr Phasouk Chitavong & Ms Tehya Chantra Chitavong	Contribution Schedule	\$1,332.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$1,332.00</b>	<b>\$0.00</b>	<b>\$1,332.00</b>
36	23	5	Maria Joanna Spaliaras	Contribution Schedule	\$668.00	\$0.00	\$0.00
	Paid to 30/09/2024			<b>Total</b>	<b>\$668.00</b>	<b>\$0.00</b>	<b>\$668.00</b>

**Finch Property Management Pty Ltd  
 Adopted Budget for Owners Corporation 640010C**

79D Mernda Village Drive MERNDA

Prepared by Finch Property Management Pty Ltd (ABN 16 608 117 068)  
 P.O Box 5229 STUDFIELD VIC 3152 Ph 0417 397 726 Fax

**Contribution Summary (01/10/2024-30/09/2025)**

Lot#	Unit#	UOL	Owner Name	Schedule	Admin Fund	Maintenance	Annual Levy
37	21	5	Khudur Dori Nasra & Krizzia Toledo	Contribution Schedule	\$668.00	\$0.00	\$0.00
Paid to 30/09/2023				<b>Total</b>	<b>\$668.00</b>	<b>\$0.00</b>	<b>\$668.00</b>
				<b>Overall Total</b>	<b>\$46,628.00</b>	<b>\$0.00</b>	<b>\$46,628.00</b>
				<b>Schedule</b>	<b>UOL</b>		
				Contribution Schedule	350		

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest \$1.00

# Model rules for an owners corporation

## 1. Health, safety and security

### 1.1 Health, safety and security of lot owners, occupiers of lots and others

A lot owner or occupier must not use the lot, or permit it to be used, so as to cause a hazard to the health, safety and security of an owner, occupier, or user of another lot.

### 1.2 Storage of flammable liquids and other dangerous substances and materials

- (1) Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.
- (2) This rule does not apply to—
  - (a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or
  - (b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

### 1.3 Waste disposal

An owner or occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers or users of other lots.

### 1.4 Smoke penetration

A lot owner or occupier in a multi-level development must ensure that smoke caused by the smoking of tobacco or any other substance by the owner or occupier, or any invitee of the owner or occupier, on the lot does not penetrate to the common property or any other lot.

### 1.5 Fire safety information

A lot owner must ensure that any occupier of the lot owner's lot is provided with a copy of fire safety advice and any emergency preparedness plan that exists in relation to the lot prior to the occupier commencing occupation of the lot.

## 2. Committees and sub-committees

### 2.1 Functions, powers and reporting of committees and sub-committees

A committee may appoint members to a sub committee without reference to the owners corporation.

## 3. Management and administration

### 3.1 Metering of services and apportionment of costs of services

- (1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.
- (2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.
- (3) Subrule (2) does not apply if the concession or rebate—
  - (a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or
  - (b) is paid directly to the lot owner or occupier as a refund.

## **4. Use of common property**

### **4.1 Use of common property**

- (1) An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.
- (2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for the owner or occupier's own purposes as a garden any portion of the common property.
- (3) An approval under subrule (2) may state a period for which the approval is granted.
- (4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.
- (5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.
- (6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.
- (7) The owners corporation may impose reasonable conditions on a lot owner's right or an occupier's right to access or use common property to protect the quiet enjoyment, safety and security of other lot owners, including but not limited to imposing operating hours on facilities such as gymnasiums and swimming pools.

### **4.2 Vehicles and parking on common property**

An owner or occupier of a lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle—

- (a) to be parked or left in parking spaces situated on common property and allocated for other lots; or
- (b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or
- (c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

### **4.3 Damage to common property**

- (1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.
- (2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.
- (3) An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.
- (4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.
- (5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

## **5. Lots**

### **5.1 Change of use of lots**

An owner or occupier of a lot must give written notification to the owners corporation if the owner or occupier changes the existing use of the lot in a way that will affect the insurance premiums for the owners corporation.

#### **Example**

If the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes.

### **5.2 External appearance of lots**

- (1) An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.
- (2) An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.
- (3) The owners corporation cannot unreasonably prohibit the installation of sustainability items on the exterior of the lot, including by prohibiting the installation of a sustainability item only on aesthetic grounds.
- (4) The owners corporation may require that the location of a sustainability item, or the works involved in installing a sustainability item, must not unreasonably disrupt the quiet enjoyment of other lot owners or occupiers or impede reasonable access to, or the use of, any other lot or the common property.
- (5) The owners corporation may impose reasonable conditions on the installation of a sustainability item on the exterior of the lot related to the colour, mounting and location of the sustainability item provided that these conditions do not increase the cost of installing the sustainability item or reduce its impact as a sustainability item.

### **5.3 Requiring notice to the owners corporation of renovations to lots**

An owner or occupier of a lot must notify the owners corporation when undertaking any renovations or other works that may affect the common property and/or other lot owners' or occupiers' enjoyment of the common property.

## **6. Behaviour of persons**

### **6.1 Behaviour of owners, occupiers and invitees on common property**

An owner or occupier of a lot must take all reasonable steps to ensure that guests of the owner or occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

### **6.2 Noise and other nuisance control**

- (1) An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.
- (2) Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

## **7. Dispute resolution**

- (1) The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.
- (2) The party making the complaint must prepare a written statement in the approved form.
- (3) If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.
- (4) If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.
- (5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 14 working days after the dispute comes to the attention of all the parties.
- (5A) A meeting under subrule (5) may be held in person or by teleconferencing, including by videoconference.
- (6) A party to the dispute may appoint a person to act or appear on the party's behalf at the meeting.
- (6A) Subject to subrule (6B), the grievance committee may elect to obtain expert evidence to assist with the resolution of the dispute.
- (6B) The grievance committee may obtain expert evidence to assist with the resolution of a dispute if the owners corporation or the parties to the dispute agree in writing to pay for the cost of obtaining that expert evidence.
- (7) If the dispute is not resolved, the grievance committee or owners corporation must notify each party of the party's right to take further action under Part 10 of the *Owners Corporations Act 2006*.
- (8) This process is separate from and does not limit any further action under Part 10 of the *Owners Corporations Act 2006*.

# Owners Corporation Statement of Advice and Information for Prospective Purchasers and Lot Owners

Schedule 3, Regulation 12, Owners Corporations Regulations 2007

OC 10 (12/07)

## What is an Owners Corporation?

The lot you are considering buying is part of an Owners Corporation. Whenever a plan of subdivision creates common property, an Owners Corporation is responsible for managing the common property. A purchaser of a lot that is part of an Owners Corporation automatically becomes a member of the Owners Corporation when the transfer of that lot to the purchaser has been registered with Land Victoria.

If you buy into an Owners Corporation, you will be purchasing not only the individual property, but also ownership of, and the right to use, the common property as set out in the plan of subdivision. This common property may include driveways, stairs, paths, passages, lifts, lobbies, common garden areas and other facilities set up for use by owners and Occupiers. In order to identify the boundary between the individual lot you are purchasing (for which the owner is solely responsible) and the common property (for which all members of the Owners Corporation are responsible), you should closely inspect the plan of subdivision.

## How are decisions made by an Owners Corporation?

As an owner, you will be required to make financial contributions to the Owners Corporation, in particular for the repair, maintenance and management of the common property. Decisions as to the management of this common property will be the subject of collective decision making. Decisions as to these financial contributions, which may involve significant expenditure, will be decided by a vote.

## Owners Corporation rules

The Owners Corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, Occupiers or guests and grievance procedures.

You should look at the Owners Corporation rules to consider any restrictions imposed by the rules.

## Lot entitlement and lot liability

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of Owners Corporation expenses that each Lot Owner is required to pay.

Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

## Further information

If you are interested in finding out more about living in an Owners Corporation, you can contact Consumer Affairs Victoria. If you require further information about the particular Owners Corporation you are buying into you can inspect that Owners Corporation's information register.

## Management of an Owners Corporation

An Owners Corporation may be self-managed by the Lot Owners or professionally managed by an Owners Corporation Manager. If an Owners Corporation chooses to appoint a professional manager, it must be a Manager registered with the Business Licensing Authority (BLA).

**IF YOU ARE UNCERTAIN ABOUT ANY ASPECT OF THE OWNERS CORPORATION OR THE DOCUMENTS YOU HAVE RECEIVED FROM THE OWNERS CORPORATION, YOU SHOULD SEEK EXPERT ADVICE.**

# PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987  
and the Planning and Environment Regulations 2005

## CERTIFICATE REFERENCE NUMBER

1144534

## APPLICANT'S NAME & ADDRESS

MELBOURNE REAL ESTATE CONVEYANCING C/-  
INFOTRACK (LEAP) C/- LANDATA

DOCKLANDS

## VENDOR

JOHNSON, PETER ERIC

## PURCHASER

NOT KNOWN, NOT KNOWN

## REFERENCE

396012

This certificate is issued for:

LOT 25 PLAN PS640010 ALSO KNOWN AS 45 MCCUBBIN WAY MERNDA  
WHITTLESEA CITY

The land is covered by the:

WHITTLESEA PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- is within a INCORPORATED PLAN OVERLAY - SCHEDULE 1
- and a DEVELOPMENT PLAN OVERLAY - SCHEDULE 5
- and a DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 7
- and a VEGETATION PROTECTION OVERLAY - SCHEDULE 1

A detailed definition of the applicable Planning Scheme is available at :  
<http://planningschemes.dpcd.vic.gov.au/schemes/whittlesea>

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian  
Heritage Register at:

<http://vhd.heritage.vic.gov.au/>

Additional site-specific controls may apply.  
The Planning Scheme Ordinance should be  
checked carefully.

The above information includes all  
amendments to planning scheme maps  
placed on public exhibition up to the date  
of issue of this certificate and which are  
still the subject of active consideration

Copies of Planning Schemes and  
Amendments can be inspected at the  
relevant municipal offices.

LANDATA@

T: (03) 9102 0402

E: [landata.enquiries@servictoria.com.au](mailto:landata.enquiries@servictoria.com.au)

03 June 2025

**Sonya Kilkenny**  
Minister for Planning

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email [landata.enquiries@servictoria.com.au](mailto:landata.enquiries@servictoria.com.au)

**Please note: The map is for reference purposes only and does not form part of the certificate.**



Copyright © State Government of Victoria. Service provided by [maps.land.vic.gov.au](http://maps.land.vic.gov.au)

### Choose the authoritative Planning Certificate

#### Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.  
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.  
Next business day delivery, if further information is required from you.

### Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Melbourne Real Estate Conveyancing C/- InfoTrack (LEAP)  
135 King St  
SYDNEY 2000  
AUSTRALIA

Client Reference: 396012

NO PROPOSALS. As at the 3th June 2025, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

45 MCCUBBIN WAY, MERNDA 3754  
CITY OF WHITTLESEA

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 3th June 2025

Telephone enquiries regarding content of certificate: 13 11 71

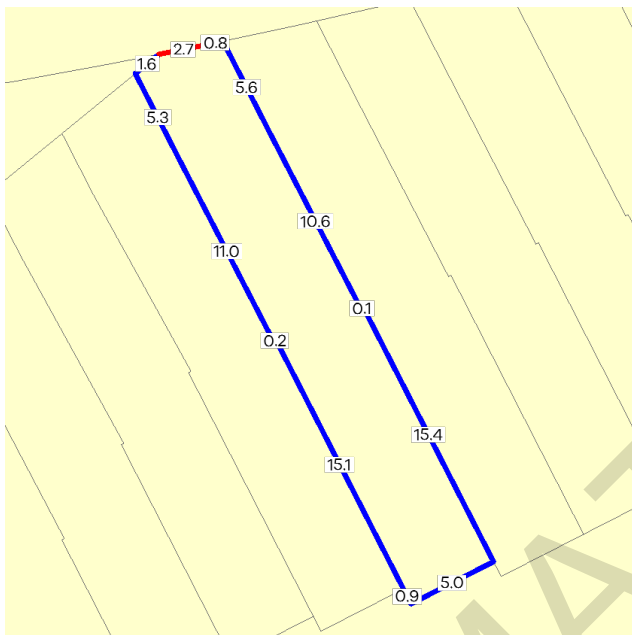
## PROPERTY DETAILS

Address: **45 MCCUBBIN WAY MERNDA 3754**  
Lot and Plan Number: **Lot 25 PS640010**  
Standard Parcel Identifier (SPI): **25\PS640010**  
Local Government Area (Council): **WHITTLESEA**  
Council Property Number: **805663**  
Directory Reference: **Melway 390 F8**

[www.whittlesea.vic.gov.au](http://www.whittlesea.vic.gov.au)

## SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



**Area:** 161 sq. m

**Perimeter:** 74 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
Melbourne Water Retailer: **Yarra Valley Water**  
Melbourne Water: **Inside drainage boundary**  
Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**  
Legislative Assembly: **YAN YEAN**

## PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

**Property and parcel search** <https://www.land.vic.gov.au/property-and-parcel-search>

## Area Map

					30				
12					32				
10					34				
8					36				
6					38				
4					40				
2					42				
107	109	111	7	9					



Selected Property

INFORMATION

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 20 June 2025 04:00 PM

## PROPERTY DETAILS

Address: **45 MCCUBBIN WAY MERNDA 3754**  
 Lot and Plan Number: **Lot 25 PS640010**  
 Standard Parcel Identifier (SPI): **25\PS640010**  
 Local Government Area (Council): **WHITTLESEA**  
 Council Property Number: **805663**  
 Planning Scheme: **Whittlesea**  
 Directory Reference: **Melway 390 F8**

[www.whittlesea.vic.gov.au](http://www.whittlesea.vic.gov.au)

[Planning Scheme - Whittlesea](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Melbourne Water Retailer: **Yarra Valley Water**  
 Melbourne Water: **Inside drainage boundary**  
 Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**  
 Legislative Assembly: **YAN YEAN**

## OTHER

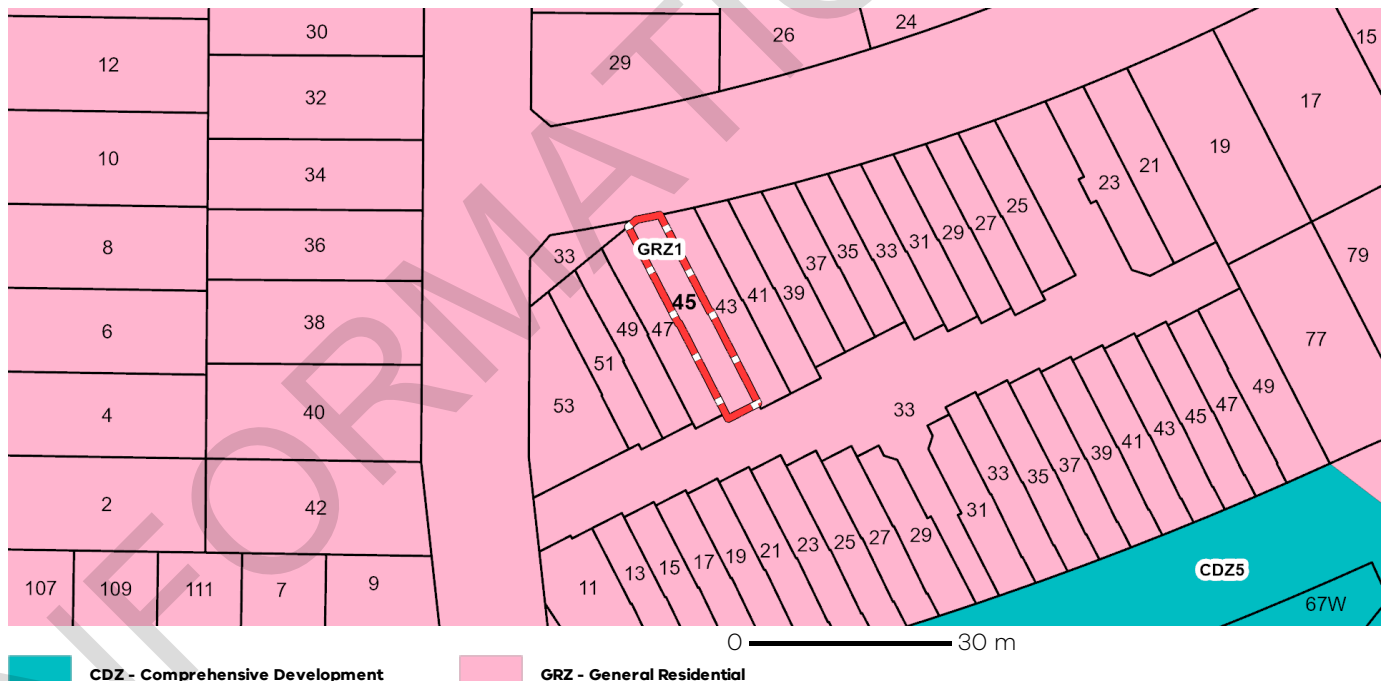
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

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

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

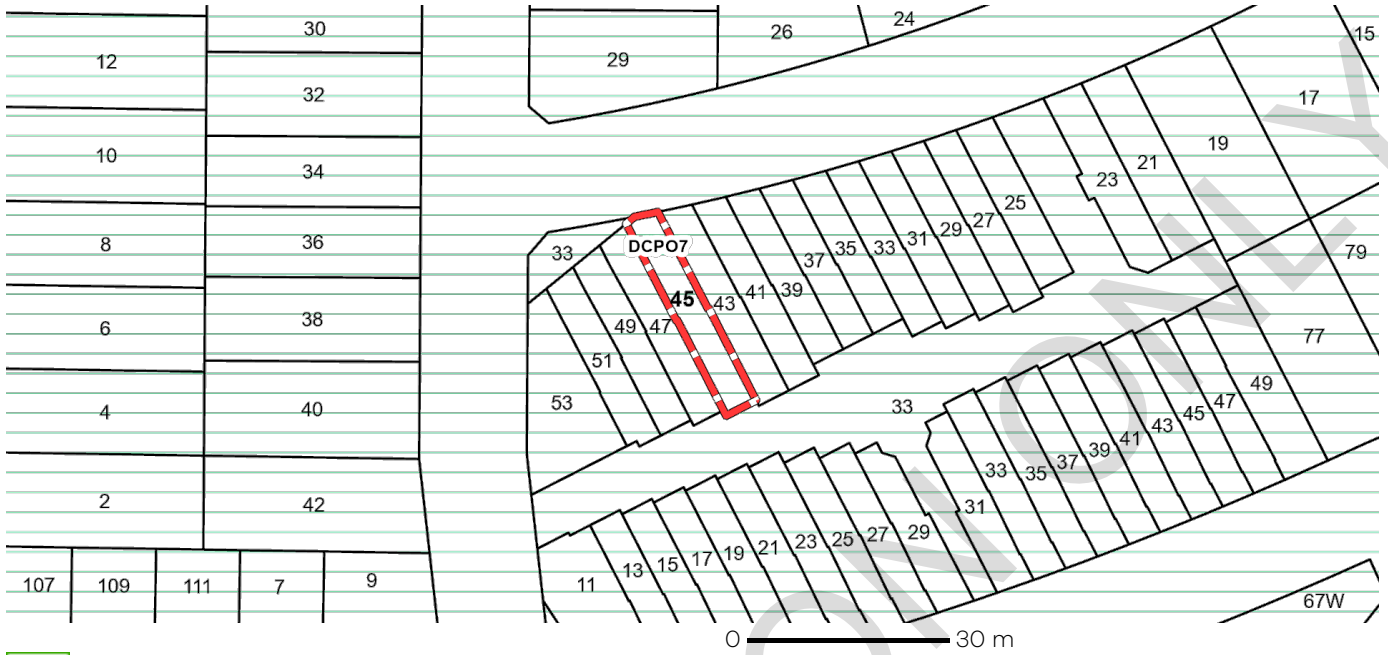


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

## Planning Overlays

### DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

### DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 7 (DCPO7)



 **DCPO - Development Contributions Plan Overlay**

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

### DEVELOPMENT PLAN OVERLAY (DPO)

### DEVELOPMENT PLAN OVERLAY - SCHEDULE 5 (DPO5)



 **DPO - Development Plan Overlay**

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

## Planning Overlays

### INCORPORATED PLAN OVERLAY (IPO)

#### INCORPORATED PLAN OVERLAY - SCHEDULE 1 (IPO1)

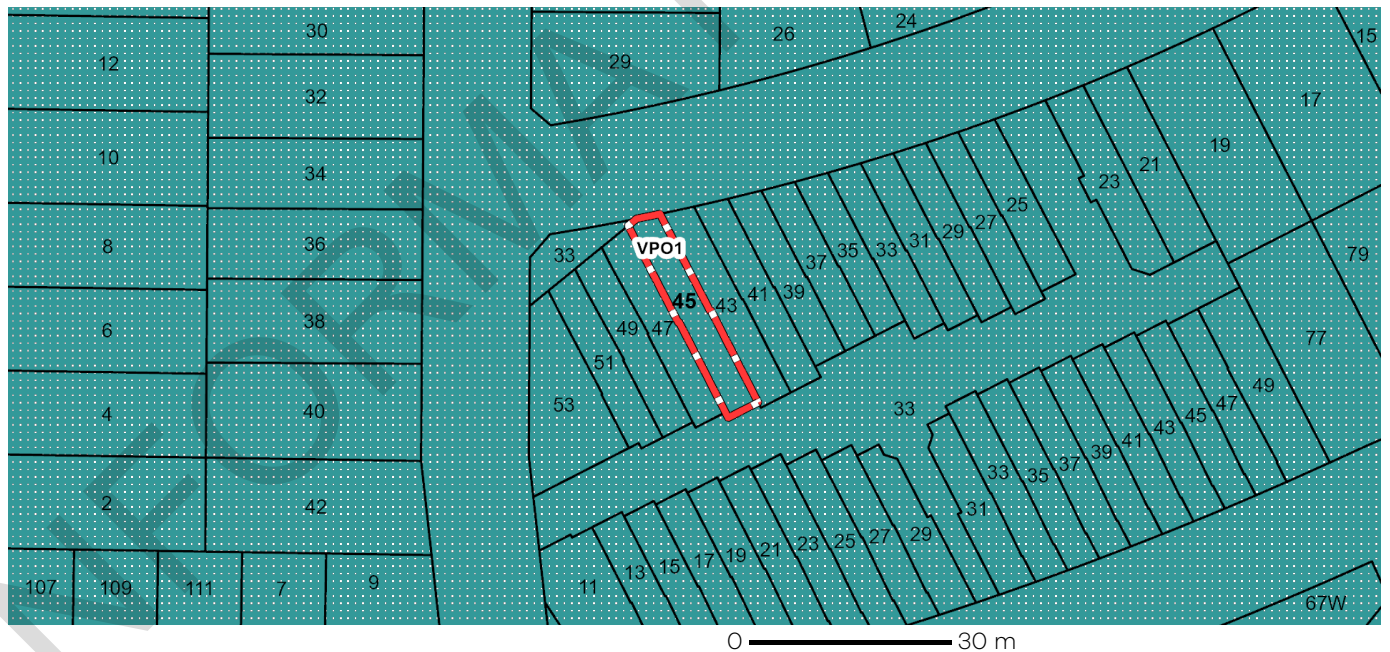


 **IPO - Incorporated Plan Overlay**

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

### VEGETATION PROTECTION OVERLAY (VPO)

#### VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)



 **VPO - Vegetation Protection Overlay**

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

## Further Planning Information

Planning scheme data last updated on .

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

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

## Designated Bushfire Prone Areas

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

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

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

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

## Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

DATED

2025

**PEROBE PTY LTD**

**ACN: 154 141 812**

---

**CONTRACT OF SALE OF REAL ESTATE**

---

**Property: 45 MCCUBBIN WAY MERNDA VIC 3754**

**MELBOURNE REAL ESTATE CONVEYANCING PTY LTD**

Licensed Conveyancer

954 High Street Reservoir Vic 3073

Tel: 9464 6732

Ref: AJ:25/3642AJ