

Contract of Sale of Land

Property:

1 Meroo Walk, Wollert VIC 3750

Contract of Sale of Land

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IMPORTANT NOTICE TO PURCHASERS – COOLING-OFF

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 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.

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

Approval

This contract is approved as a standard form of contract under section 53A of the *Estate Agents Act 1980* by the Law Institute of Victoria Limited. The Law Institute of Victoria Limited is authorised to approve this form under the *Legal Profession Uniform Law Application Act 2014*.

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Contract of Sale of Land

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 (which are in standard form: see general condition 6.1)

in that order of priority.

SIGNING OF THIS CONTRACT

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

Purchasers should ensure that they have received a section 32 statement from the vendor before signing this contract. In this contract, "section 32 statement" means the statement required to be given by a vendor under section 32 of the *Sale of Land Act 1962*.

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/...../2026

Print names(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)
In this contract, "business day" has the same meaning as in section 30 of the *Sale of Land Act 1962*

SIGNED BY THE VENDOR:
..... on/...../2026

Print names(s) of person(s) signing: Jaime Ethan Do and Adam Tavella

State nature of authority, if applicable:

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

Particulars of Sale

Vendor's estate agent

Name: Harcourts Rata & Co
Address: 1/337 Settlement Road, Thomastown VIC 3074
Email: sold@rataandco.com.au
Tel: 9465 7766 Mob: Fax: Ref:

Vendor

Name: Jaime Ethan Do and Adam Tavella
Address:
ABN/ACN:
Email:

Vendor's legal practitioner or conveyancer

Name: GDM Legal & Conveyancing
Address: PO Box 905, Hawthorn VIC 3122
Email: gavin@gdmlegal.com.au
Tel: 0412 987 072 Mob: Fax: 03 8676 4906 Ref: 26-2216

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 12031 Folio 120 | 2009 | PS 744131K |

If no title or plan references are recorded in the table, the land is as described in the section 32 statement or the register search statement and the document referred to as the diagram location in the register search statement attached to the section 32 statement

The land includes all improvements and fixtures.

Property address

The address of the land is: 1 Meroo Walk, Wollert VIC 3750

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

Existing fixed floor coverings, light fittings and window furnishings and fixtures of a permanent nature

Payment

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

Deposit bond

~~General condition 15 applies only if the box is checked~~

Bank guarantee

~~General condition 16 applies only if the box is checked~~

GST (general condition 19)

Subject to general condition 19.2, the price includes GST (if any), unless the next box is checked

- ~~GST (if any) must be paid in addition to the price if the box is checked~~
- ~~This sale is a sale of land on which a 'farming business' is carried on which the parties consider meets the requirements of section 38-480 of the GST Act if the box is checked~~
- ~~This sale is a sale of a 'going concern' if the box is checked~~
- ~~The margin scheme will be used to calculate GST if the box is checked~~

Settlement (general conditions 17 & 26.2)

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~~
- ~~• the 14th day 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 box is checked, in which case the property is sold subject to*:~~

*(*only one of the boxes below should be checked after carefully reading any applicable lease or tenancy document)*

~~a lease for a term ending on / /20..... with [.....] options to renew, each of [.....] years~~

~~OR~~

~~a residential tenancy for a fixed term ending on / /20.....~~

~~OR~~

~~a periodic tenancy determinable by notice~~

Terms contract (general condition 30)

~~This contract is intended to be a terms contract within the meaning of the Sale of Land Act 1962 if the box is checked. (Reference should be made to general condition 30 and any further applicable provisions should be added as special conditions)~~

Loan (general condition 20)

This contract is subject to a loan being approved and the following details apply if the box is checked:

Lender: _____

Loan amount: no more than _____ Approval date: _____

Building report

General condition 21 applies only if the box is checked

Pest report

General condition 22 applies only if the box is checked

INFORMATION ONLY

Special Conditions

1. AMENDMENTS TO GENERAL CONDITIONS

- (a) Without limiting the operation of any other special condition contained in this Contract, the following General Conditions shall not apply to this Contract:
 - (i) General Condition 9;
 - (ii) General Condition 11;
 - (iii) General Conditions 31.4, 31.5 and 31.6; and
 - (iv) General Condition 33.
- (b) For the avoidance of doubt, the Purchaser acknowledges and agrees that:
 - (i) some of the General Conditions have been modified by these special conditions; and
 - (ii) in the event of any inconsistency between the General Conditions and the special conditions, the special conditions will prevail in the extent of any such inconsistency.

2. DEFAULT INTEREST

If the Purchaser defaults in payment of any money under this Contract the Purchaser shall pay to the Vendor interest at the rate of sixteen per centum (16%) per annum computed on the money overdue during the period of default without prejudice to any other rights of the Vendor.

3. ENTIRE AGREEMENT

- (a) The parties agree and acknowledge that this Contract contains and sets forth all of the terms and conditions of and relating to the sale of the Land by the Vendor to the Purchaser and that so far as is legally permissible there are no conditions, warranties or other terms affecting or relating to this sale other than those embodied herein and in particular the Vendor gives no warranty as to the condition of any of the improvements on the Land or of any of the fixtures and fittings included in the same.
- (b) The Purchaser acknowledges that the Vendor's Agent has acted as agent for the Vendor and that, except for any disclosure by the Vendor or the Vendor's Agent to the Purchaser in accordance with the provisions of the **Sale of Land Act**, no information statement representation or warrant (whether oral or in any advertisement brochure or otherwise) of the Vendor or the Vendor's Agent (apart from those statements contained in the Vendor's Statement a copy of which is annexed to this Contract) was made with the intention or knowledge that it would be relied upon and that no such information statement representation or warranty has in fact been relied upon and it is further agreed that this Contract and the original Vendor's Statement are the sole and full repository of the agreement between the Vendor the Vendor's agent and the Purchaser.

4. WARRANTIES

The Purchaser represents and warrants to and agrees with the Vendor that:

- (a) It takes the Property on an "as is/where is" basis and takes full responsibility for Property;
- (b) It accepts liability for all improvements on the Land and for all costs, expenses and damages it may suffer or any claims made against the Vendor in connection with the Land arising out of or in connection with the conditions (including climatic) or the characteristics encountered on, in, under, near or in connection with the Land or the suitability of the Land and its services;
- (c) It has not entered into this Contract on reliance on any information, representation, promise, statement or inducement by or on behalf of the Vendor or the State of Victoria or any other person other than as expressly set out in this Contract, including:
 - (i) Any representation concerning the Land, use and the future use of the Property;
 - (ii) Any report or information relating to the nature or condition of the Property or its surroundings made available by consultants by or on behalf of the Vendor or any other person to the Purchaser or any person on its behalf whether before or after the date of this Contract; or
 - (iii) The location or availability of any services servicing the Property (whether from within, from or to the Property, or in relation to any rights of entry or egress in the Property in respect of the condition or quality of any services,

But has,

- (iv) Had the opportunity to undertake and has undertaken a full due diligence of the Property and all other matters and things associated with the Property and/or that may affect the Purchaser and the Property;
- (v) Has undertaken a comprehensive due diligence of the Property; and
- (vi) Has satisfied itself in respect of all matters relating to the Land and the Property;
- (d) It has the power and has taken all corporate and other actions required to enter into this Contract and to authorize the execution and delivery thereof and the performance of its obligations thereunder; and
- (e) The execution, delivery and performance of this Contract does not violate its Constitution or an existing law or any document or agreement to which it is a party or which is binding upon it or any of its assets.

The Purchaser acknowledges that the Vendor is entering into this Contract in reliance on the Purchaser's representations and warranties set out in this Contract.

5. CONDITION OF PROPERTY

The Purchaser acknowledges that:

- (a) Any improvements on the Property may be subject to or require compliance with the Victorian Building Regulations, municipal by-laws, relevant statutes and any regulations thereunder or any repealed laws under which the improvements were constructed. Any failure to comply with any one or more of those laws shall not constitute and shall not be deemed to constitute a defect in the Vendor's title and the Purchaser shall not make any requisition or objection, claim any compensation or refuse or delay payment of the Purchase Price or any part thereof on any such ground.
- (b) The Purchaser has purchased the Property as a result of the Purchaser's own inspection or inquiries and that the Purchaser does not rely on any representation or warranty of any nature made by or on behalf of the Vendor or the Vendor's agents, consultants and advisors concerning the state of repair and condition of the Property and the Purchaser purchases the Property subject to all faults and defects both latent or patent and that the Vendor has not and no person on the Vendor's behalf has made any warranty or representation in relation to those matters and the Purchaser shall not make any requisition or objection, claim any compensation or refuse or delay payment of the Purchase Price or any part thereof on any such ground.
- (c) The Purchaser cannot make any requisition, objection or claim for compensation in relation to any Contamination or pollution in or on the Property or in relation to any encroachment onto the Land or any encroachment by buildings on the Land over abutting lands or in relation to the location of any fences on the Land or on abutting lands or in relation to any failure to comply with any planning scheme, planning permit, restrictive covenant or other restriction affecting the Property or any failure to comply with any building regulation. None of those things constitutes a defect in the Vendor's title.

6. NO CLAIM FOR MISDESCRIPTION

The Purchaser admits that the Land as offered for sale and inspected by it is identical with that described in the title particulars given above and shall not make any requisition or claim any compensation for any alleged misdescription of the Land or deficiency in its area or measurements or call upon the Vendor to amend title or to bear all or any part of the cost of doing so.

7. DEFAULT

The vendor gives notice to the Purchaser that if the Purchaser fails to complete the purchase of the Property by the Settlement Date the Vendor will or may suffer the following losses and expenses which the Purchaser shall be required to pay to the Vendor in addition to interest payable in accordance with special condition 3 of this Contract:

- (a) All costs associated with obtaining bridging finance to complete the Vendor's purchase of another property, and interest charged on such bridging finance;
- (b) Penalties payable by the Vendor to a third party through any delay in completion of the Vendor's purchase;
- (c) Interest payable by the Vendor under any existing mortgage over the Property calculated from the Settlement Date;
- (d) Legal costs and expenses as between the Vendor's Solicitor and the Vendor;

- (e) All reasonable expenses incurred by the Vendor as a result of the breach, including all accommodation costs (if any); and
- (f) The costs of the Vendor for remedying any default by the Purchaser under this Contract which the Vendor may but is not obliged to do and may do without any notice to the Purchaser and if so elected by the Vendor, all costs incurred by the Vendor (including all legal costs charged on a solicitor and own client basis), professional costs and disbursements and expenses including consultants; costs,

Without prejudice to any other rights that the Vendor may have in respect of the Purchase in relation to such default and in particular without prejudice to the Vendor's rights to terminate this Contract.

8. **STATUTORY RESTRICTIONS**

The Property is sold and the Purchaser takes title subject to the provisions of the **Sale of Land Act** and in particular to the following:

- (a) The easements (both express or implied) affecting the Land by virtue of the Act and any rights easements or encumbrances which are appurtenant to any adjoining property; and
- (b) Any restrictions on user or scheme or plan of development under the **Local Government Act 1989**, the Melbourne and Metropolitan Planning Scheme and any other Town Planning Acts or Schemes.

9. **SECURITY INTERESTS**

The Purchaser acknowledges that in the event of a security interest registered against the Vendor, (other than by the Mortgagee) the Purchaser will accept a letter releasing the Property from the charge at Settlement and the Purchaser will not require a formal release of charge document at Settlement, nor deduct any monies for such.

10. **STAMP DUTY – PURCHASERS BUYING UNEQUAL INTERESTS**

- (a) If there is more than one purchaser, it is the Purchasers' responsibility to ensure this Contract correctly records at the date of sale the proportions in which they are buying the Property (**proportions**)
- (b) If the proportions recorded in the transfer differ from those recorded in this Contract, it is the Purchasers' responsibility to pay any additional duty which may be assessed as a result of the variation.
- (c) The Purchaser fully indemnifies the Vendor, the Vendor's agent and the Vendor's Solicitor 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 this Contract.
- (d) This special condition will not merge on completion.

11. **NOMINATION**

- (a) If the Contract says that the Property is sold to a named purchaser "and/or nominee" (or similar words), subject to this special condition 11, the Purchaser shall have the right at any time not later than ten (10) business days prior to the Settlement Date to nominate a person (being a corporation or otherwise) in its place as purchaser. Such nomination shall be effected by the Purchaser by delivering to the Vendor or the Vendor's Solicitors:
 - (i) an executed nomination form, executed by the Purchaser and the nominee;
 - (ii) if the nominee is a company, a duly executed Guarantee set out in Annexure A; and
 - (iii) a direction that the Deposit is to be held on behalf of the nominee.
- (b) The Purchaser acknowledges and understand that notwithstanding the nomination of the substitute or additional Purchaser, the Purchaser will remain liable to perform all of the obligations of the purchaser under this Contract.
- (c) The Vendor and its agents make no warranty, representation or promise as to whether any nomination is dutiable or non-dutiable and in all other respects it is the responsibility of the Purchaser to determine and be informed as to the stamp duty consequences of any nomination.
- (d) The Purchaser must pay the Vendor's legal fees of this nomination being a fixed fee of \$200 plus GST

12. FIRB APPROVAL

- (a) The Purchaser warrants to the Vendor that:
 - (i) by entering into this Contract the Purchaser is not in breach of the Foreign Acquisitions and Takeovers Act 1975 (Cth); and
 - (ii) the Purchaser has obtained:
 - (A) Any approval required from any authority under any law, and
 - (B) Any authority of the Reserve Bank of Australia required under the Banking (Foreign Exchange) Regulations (Cth),To enter into this Contract.
- (b) If any of the warranties in this special condition are untrue then:
 - (i) the Purchaser will be in default under this Contract; and
 - (ii) the Purchaser will indemnify and keep indemnified the Vendor against any loss suffered by the Vendor as a result of the Vendor having relied on the warranty.

13. NON MERGER

- (a) This Contract and all other warranties and indemnities given by each party to the other of them under this Contract will remain in full force and effect notwithstanding the settlement of the sale of the Property and the provisions hereof will not merge with any conveyance or transfer of the Property or with any registration of any conveyance or transfer of the Property.
- (b) The Purchaser acknowledges and agrees that:
 - (i) any provision of this contract that is capable of having effect after the Settlement Date is to continue despite settlement having taken place; and
 - (ii) rights in connection with a breach of this Contract are not affected by the settlement or termination of this Contract.

14. GUARANTEE

If a company purchases the Property:

- (a) Any person who signs this Contract will be personally liable for the due performance of the Purchaser's obligations as if the signatory were the Purchaser, and
- (b) The Purchaser must procure that every director of the Purchaser must sign the Guarantee on or prior to the Day of Sale.

15. ACCEPTANCE OF TITLE

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.

16. SALE BY AUCTION

If the property is offered for sale by public auction, subject to the Vendor's reserve price, the Rules for the conduct of the auction shall be in accordance with Sale of Land Act 1962 and the Sale of Land (Public Auctions) Regulations 2014 or any rules prescribed by regulation which modify or replace those rules.

17. SETTLEMENT RE-SCHEDULE

The Purchaser agrees to pay the Vendor's Solicitor's costs of \$385.00 (GST inclusive) to reschedule settlement should the Purchaser either default and fail to settle on the agreed settlement date or make a request to change the contractual settlement date. The re-scheduling fee is to be paid to the Vendor's Solicitors at settlement:

The following guarantee shall be executed by each person who executes this Contract for and on behalf of the Purchaser (if not the same person) and by each Director of the Purchaser (if the Purchaser is a Corporation)

GUARANTEE

I/WE

Of

(hereinafter called "the Guarantors") IN CONSIDERATION of the within-named Vendor(s) selling to the within-named Purchaser(s) at our request the land described in the within Contract for the price and upon the terms and conditions contained therein DO HEREBY for ourselves and our respective Executors and administrators JOINTLY AND SEVERALLY COVENANT with the Vendor(s) and their assignees that if at any time default shall be made in payment of the deposit or residue of purchase money or interest or any other moneys payable by the Purchaser(s) to the Vendor(s) under the within Contract or in the performance or observance of any term or condition of the within Contract to be performed or observed by the Purchaser(s) I/We will forthwith on demand by the Vendor(s) pay to the Vendor(s) the whole of the deposit money, residue of purchase money, interest or other moneys which shall then be due and payable to the Vendor(s) and hereby indemnify and agree to keep the Vendor(s) indemnified against all loss of deposit money, residue of purchase money, interest and other moneys payable under the within Contract and all losses, costs, charges and expenses whatsoever which the Vendor(s) may incur by reason of any default on the part of the Purchaser(s). This Guarantee shall be a continuing Guarantee and Indemnity and shall not be released by:-

- a) any neglect or forbearance on the part of the Vendor(s) on enforcing payment of any moneys payable under the within Contract;
- b) the performance or observance of any of the Agreements, obligations or conditions under the within Contract;
- c) by time being given to the Purchaser(s) for any such payment performance or observance;
- d) by reason of the Vendor(s) assigning his/her or their rights under the said Contract; and
- e) by any other thing which under the law relating to sureties would but for this provision have the effect of releasing us, our executors or administrators.

IN WITNESS whereof the parties hereto have set their

hands and seals this Day of 202

SIGNED SEALED AND DELIVERED

By the said

In the presence of :

Adult Witness:

SIGNED SEALED AND DELIVERED

By the said

In the presence of :

Adult 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 vendor to sell the property. 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 general condition 11.2, the purchaser must
- (a) only use the vendor's date of birth for the purposes specified in general condition 11.2; 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 11.6, 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 receives 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 7.4(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 1.14 applies despite general condition 11.1.
- 11.15 Words and phrases which are defined in the *Personal Property Securities Act 2009* (Cth) have the same meaning in general condition 11 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

- 13.2 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.
- 13.10 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:
- (a) to the vendor's licensed estate agent; or
 - (b) if there is no estate agent, to the vendor's legal practitioner or conveyancer; or
 - (c) 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:
- (a) must not exceed 10% of the price; and
 - (b) 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:
- (a) the vendor provides particulars, to the satisfaction of the purchaser, that either:
 - (i) there are no debts secured against the property; or
 - (ii) 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
 - (b) at least 28 days have elapsed since the particulars were given to the purchaser under paragraph (a); and
 - (c) 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:
- (a) in cash up to \$1,000 or 0.2% of the price, whichever is greater; or
 - (b) by cheque drawn on an authorised deposit-taking institution; or
 - (c) by electronic funds transfer to a recipient having the appropriate facilities for receipt.
- However, unless otherwise agreed:
- (d) 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
 - (e) 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:
- (a) settlement;
 - (b) the date that is 45 days before the deposit bond or any replacement deposit bond 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.
- 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 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. 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 lodgement 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 lodgement 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 lodgement network operators do not provide otherwise:
- (a) the electronic lodgement network operator to conduct all the financial and lodgement 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 lodgement network operators after the workspace locks;
 - (b) if two or more electronic lodgement 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 lodgement.
- 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 lodgement 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 lodgement 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) 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 lodgement 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 lodgement 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 lodgement 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.

28.2 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;
- (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.
-

INFORMATION ONLY

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.

| | | |
|-----------------------|--------------------------------|-------------|
| Land | 1 MEROO WALK, WOLLERT VIC 3750 | |
| Vendor's name | Jaime Ethan Do | Date / / |
| Vendor's signature | _____ | |
| Vendor's name | Adam Tavella | Date / / |
| Vendor's signature | _____ | |
| Purchaser's name | | Date / / |
| Purchaser's signature | _____ | |
| Purchaser's name | | Date / / |
| Purchaser's signature | _____ | |

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

| | | |
|--------|----|--|
| \$0.00 | 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 | AVPC No. |
| (b) Is the land tax reform scheme land within the meaning of the CIPT Act? | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| (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 or property clearance certificate or is as follows | Date: OR <input checked="" type="checkbox"/> Not applicable |

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 document/s

(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 easements, covenants 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 within the meaning of 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

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:

NIL

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:

NIL

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):

Are contained in the attached certificate

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.

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act* 1987.

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 checked="" type="checkbox"/> | Water supply <input type="checkbox"/> | Sewerage <input type="checkbox"/> | Telephone services <input 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*.

(a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.

(b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

(c) The proposals relating to subsequent stages that are known to the vendor are as follows:

NIL

(d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:

NIL

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 1000m²; (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.)

Is attached

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)

INFORMATION ONLY

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](http://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.

(04/10/2016)

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.

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

VOLUME 12031 FOLIO 120

Security no : 124132357275A
Produced 20/02/2026 08:47 PM

LAND DESCRIPTION

Lot 2009 on Plan of Subdivision 744131K.
PARENT TITLE Volume 11993 Folio 230
Created by instrument PS744131K 08/11/2018

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 7 of a total of 20 equal undivided shares

Sole Proprietor

JAIME ETHAN DO of 1 MEROO WALK WOLLERT VIC 3750

As to 13 of a total of 20 equal undivided shares

Sole Proprietor

ADAM TAVELLA of 1 MEROO WALK WOLLERT VIC 3750

AT524173J 18/08/2020

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT524174G 18/08/2020

NATIONAL AUSTRALIA BANK LTD

COVENANT PS744131K 08/11/2018

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

AF771740P 10/04/2008

DIAGRAM LOCATION

SEE PS744131K 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: 1 MEROO WALK WOLLERT VIC 3750

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD

Effective from 18/08/2020

DOCUMENT END

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| | | |
|------------------------------|--------------------|--------------------|
| <h1>PLAN OF SUBDIVISION</h1> | <h2>EDITION 1</h2> | <h1>PS744131K</h1> |
|------------------------------|--------------------|--------------------|

| | |
|--|---|
| <p>LOCATION OF LAND</p> <p>PARISH: WOLLERT SECTION: 13 CROWN ALLOTMENT: 2 (PART)</p> <p>TITLE REFERENCE: VOL.11993 FOL.230</p> <p>LAST PLAN REFERENCE: PS744130M (LOT Q)</p> <p>POSTAL ADDRESS: 52A STEEN AVENUE <small>(at time of subdivision)</small> WOLLERT 3750</p> <p>MGA CO-ORDINATES: E: 323 510 ZONE: 55 <small>(of approx centre of land in plan)</small> N: 5 835 370 GDA 94</p> | <p>Council Name: Whittlesea City Council</p> <p>Council Reference Number: 609506 Planning Permit Reference: 715411 SPEAR Reference Number: S103688C</p> <p>Certification</p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 21/08/2017</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied</p> <p>Digitally signed by: Carolyn Joy Leatham for Whittlesea City Council on 19/10/2018</p> <p>Statement Of Compliance issued: 31/10/2018</p> |
|--|---|

| | |
|---|------------------|
| VESTING OF ROADS AND/OR RESERVES | NOTATIONS |
|---|------------------|

| IDENTIFIER | COUNCIL/BODY/PERSON | NOTATIONS |
|--------------|-------------------------------------|--|
| ROAD R1 | WHITTLESEA CITY COUNCIL | LOTS 1 TO 2000 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE RESTRICTIONS. FOR DETAILS OF RESTRICTIONS INCLUDING BURDENED LOTS & BENEFITING LOTS, SEE CREATION OF RESTRICTIONS ON SHEETS 8, 9, & 10 OTHER PURPOSES OF PLAN: TO REMOVE THAT PART OF THE DRAINAGE & SEWERAGE EASEMENT CREATED AS E-1 ON PS744130M CONTAINED WITHIN ARAKWAL LANE ON THIS PLAN. AGREEMENT FOR REMOVAL OF EASEMENT: AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988) |
| RESERVE No.1 | WHITTLESEA CITY COUNCIL | |
| RESERVE No.2 | WHITTLESEA CITY COUNCIL | |
| RESERVE No.3 | WHITTLESEA CITY COUNCIL | |
| RESERVE No.4 | AUSNET ELECTRICITY SERVICES PTY LTD | |

| | |
|---|--|
| NOTATIONS | |
| <p>DEPTH LIMITATION: 15m APPLIES</p> <p>This is a SPEAR plan.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No.715411</p> <p>SURVEY: This plan is based on survey.</p> <p>This survey has been connected to permanent marks No(s). 21, 38, 40, 48, 588 & 635</p> <p>In Proclaimed Survey Area No. —</p> | |
| Estate: Aurora Phase No.: 20 No. of Lots: 102 + Lot L PHASE AREA: 6.443ha | |

| |
|-----------------------------|
| EASEMENT INFORMATION |
|-----------------------------|

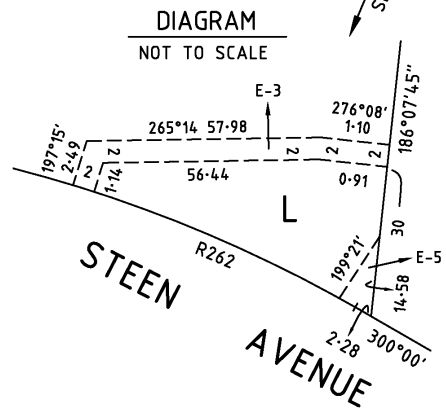
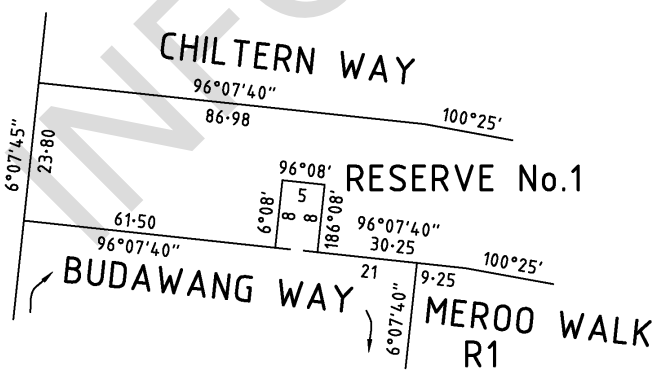
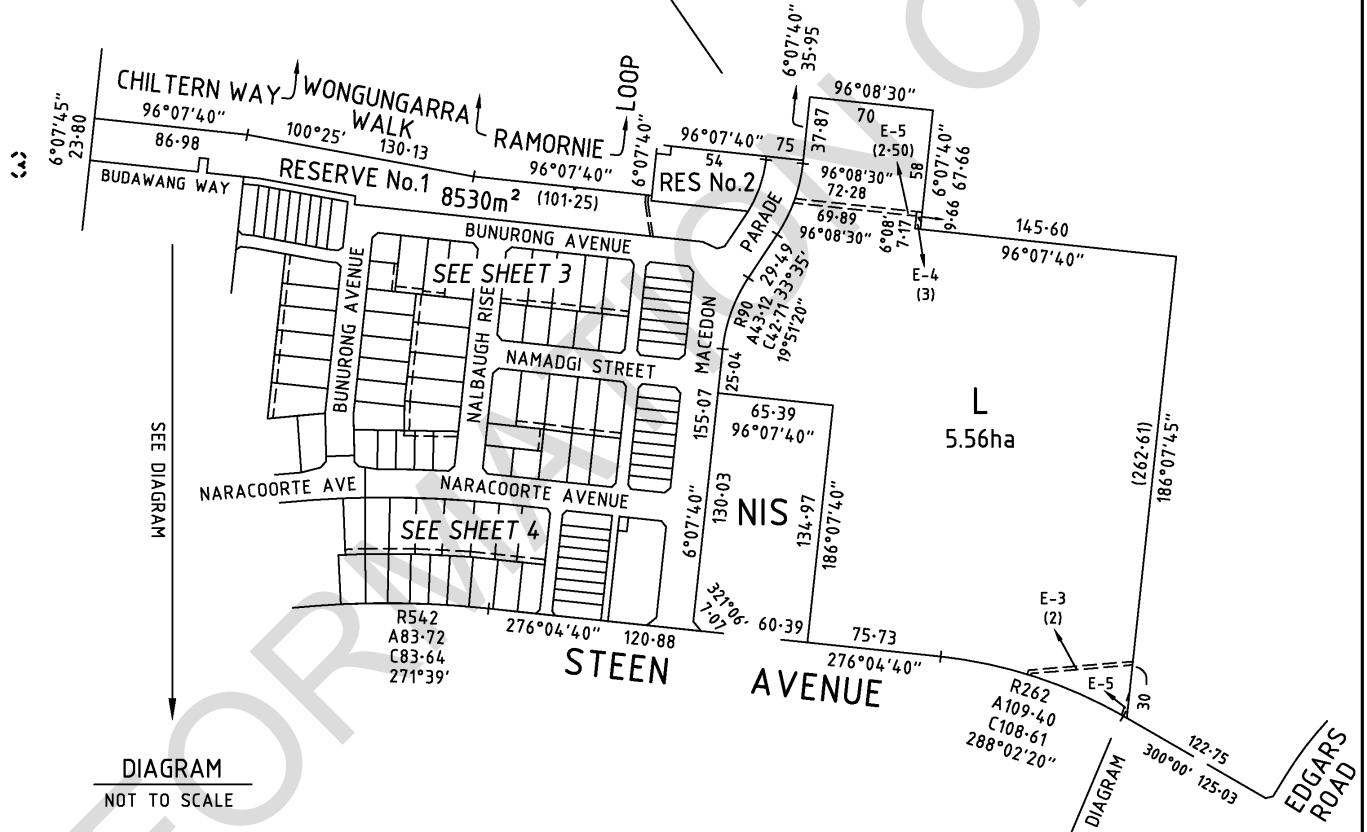
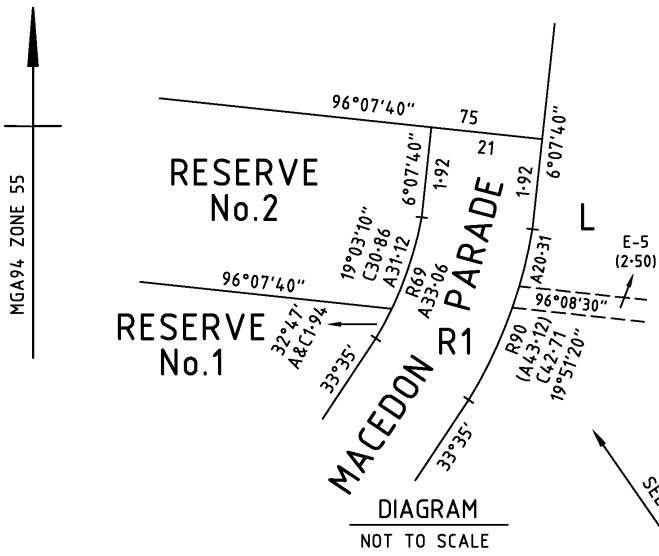
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

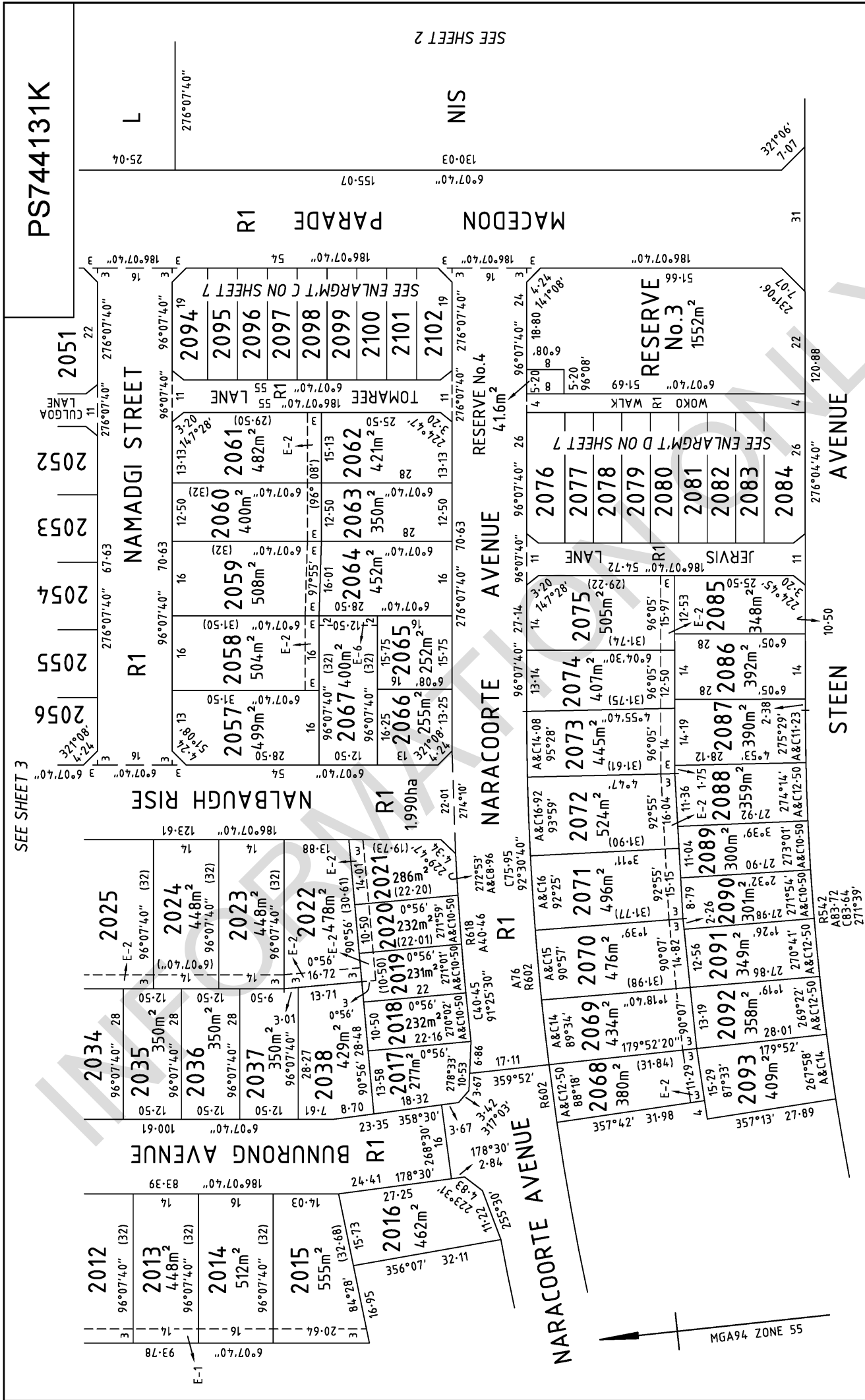
EASEMENTS AND RIGHTS IMPLIED BY SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 2001 TO 2009 (BOTH INCLUSIVE), 2044 TO 2051 (BOTH INCLUSIVE), 2076 TO 2084 (BOTH INCLUSIVE) AND 2094 TO 2102 (BOTH INCLUSIVE).

| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited/In Favour Of |
|--------------------|-----------|----------------|---|-------------------------------------|
| E-1 | DRAINAGE | SEE DIAG. | PS744130M | WHITTLESEA CITY COUNCIL |
| E-1 | SEWERAGE | SEE DIAG. | PS744130M | YARRA VALLEY WATER CORPORATION |
| E-2, E-6 | DRAINAGE | SEE DIAG. | THIS PLAN | WHITTLESEA CITY COUNCIL |
| E-2, E-7 | SEWERAGE | SEE DIAG. | THIS PLAN | YARRA VALLEY WATER CORPORATION |
| E-3, E-4 | DRAINAGE | SEE DIAG. | PS744133F | WHITTLESEA CITY COUNCIL |
| E-4, E-5 | SEWERAGE | SEE DIAG. | PS744133F | YARRA VALLEY WATER CORPORATION |
| E-8 | POWERLINE | SEE DIAG. | THIS PLAN SECTION 88 ELECTRICTY INDUSTRY ACT 2000 | AUSNET ELECTRICITY SERVICES PTY LTD |
| E-9 | PARTYWALL | 0.12 | THIS PLAN | RELEVANT ABUTTING LOT ON THIS PLAN |

| | | | |
|--|--|-------------------------|--|
| <p>Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au</p> | SURVEYORS FILE REF: 1501240/20 1501240-20-PS-V15.DWG | ORIGINAL SHEET SIZE: A3 | SHEET 1 OF 10 |
| | Digitally signed by: Sean Adrian O'Connor (Beveridge Williams & Co Pty Ltd - Malvern), Surveyor's Plan Version (15), 19/10/2018, SPEAR Ref: S103688C | | PLAN REGISTERED TIME: 3.05pm DATE: 8/11/2018 A.R.T. Assistant Registrar of Titles |

PS744131K





SEE SHEET 3

SEE SHEET 2

PS744131K

L

NIS

PARADE R1
MACEDON R1

Beveridge Williams
development & environment consultants
Melbourne ph : 03 9524 8888
www.beveridgewilliams.com.au

1501240/20

SURVEYORS REFERENCE

Digitally signed by: Sean Adrian O'Connor (Beveridge Williams & Co Pty Ltd - Malvern), Surveyor's Plan Version (15), 19/10/2018, SPEAR Ref: S103688C

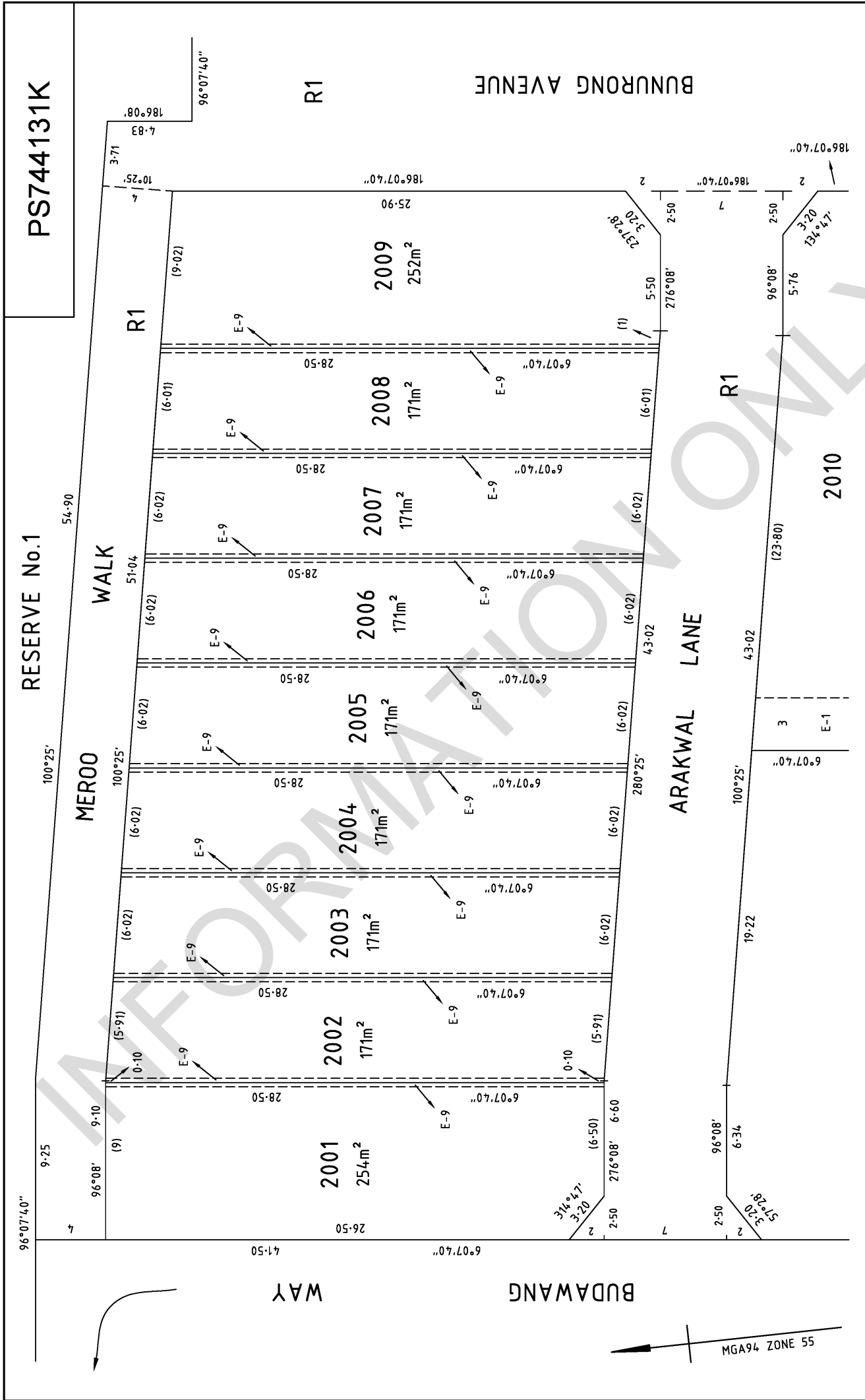
Digitally signed by: Whittlesea City Council, 19/10/2018, SPEAR Ref: S103688C


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LENGTHS ARE IN METRES

7.5 0 7.5 15 22.5 30

ORIGINAL SHEET SIZE: A3

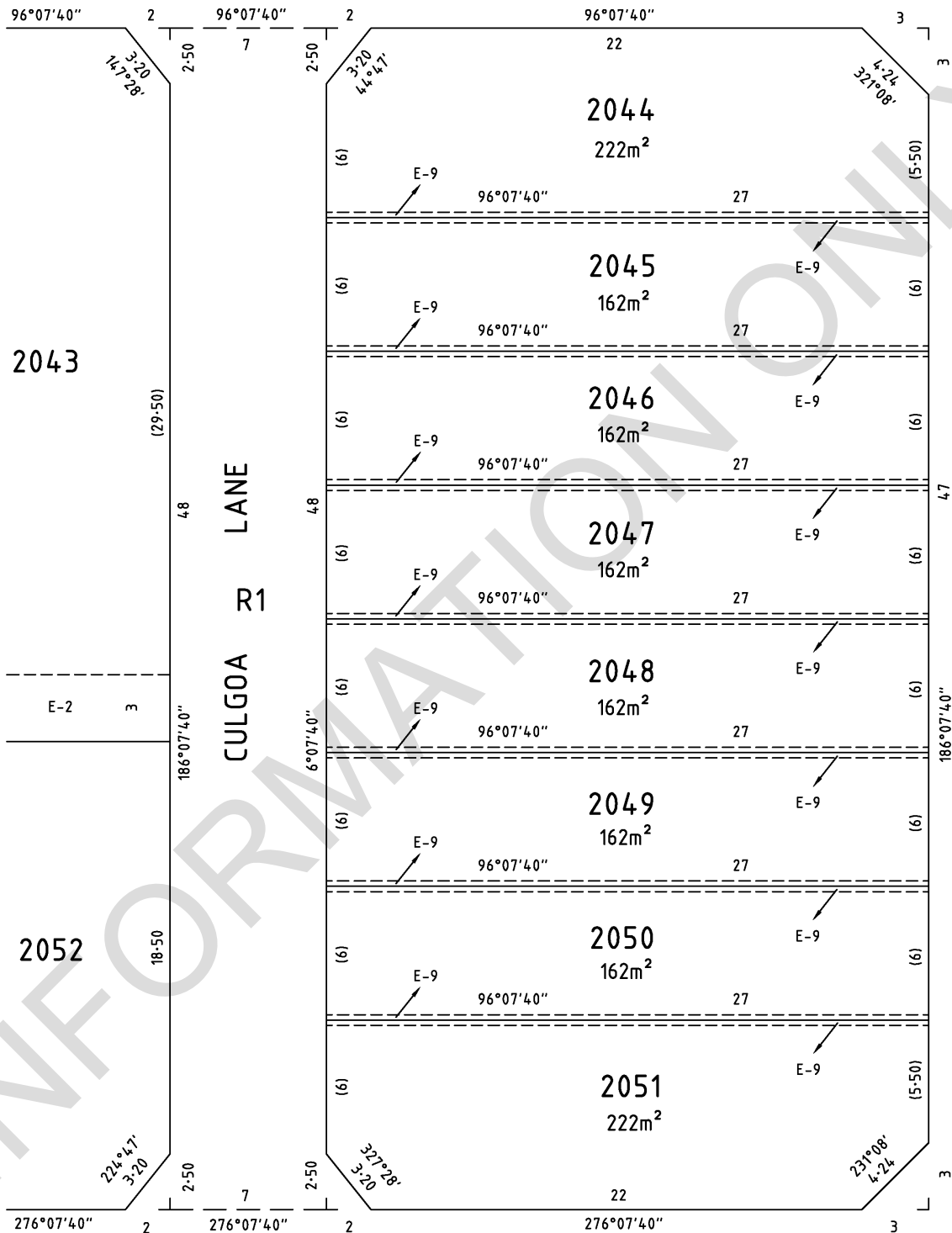
SHEET 4



| | | | |
|---|---|--|------------------------------------|
|  Beveridge Williams development & environment consultants Melbourne ph : 03 9524 8888 www.beveridgewilliams.com.au | SURVEYORS REFERENCE 1501240/20 | SCALE 1 : 200 LENGTHS ARE IN METRES 2 0 2 4 6 8 | ORIGINAL SHEET SIZE: A3 SHEET 5 |
| | Digitally signed by: Sean Adrian O'Connor (Beveridge Williams & Co Pty Ltd - Malvern), Surveyor's Plan Version (15), 19/10/2018, SPEAR Ref: S103688C Digitally signed by: Whittlesea City Council, 19/10/2018, SPEAR Ref: S103688C | | |

PS744131K

BUNURONG AVENUE



CULGOA LANE R1

MACEDON R2 PARADE

NAMADGI STREET

BW Beveridge Williams
 development & environment consultants
 Melbourne ph : 03 9524 8888
www.beveridgewilliams.com.au

SURVEYORS REF
1501240/20
 SCALE
1 : 200
 Digitally signed by: Sean Adrian O'Connor (Beveridge Williams & Co Pty Ltd - Malvern),
 Surveyor's Plan Version (15),
 19/10/2018, SPEAR Ref: S103688C

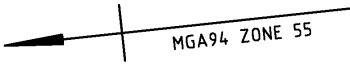
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 LENGTHS ARE IN METRES

ORIGINAL SHEET
 SIZE: A3

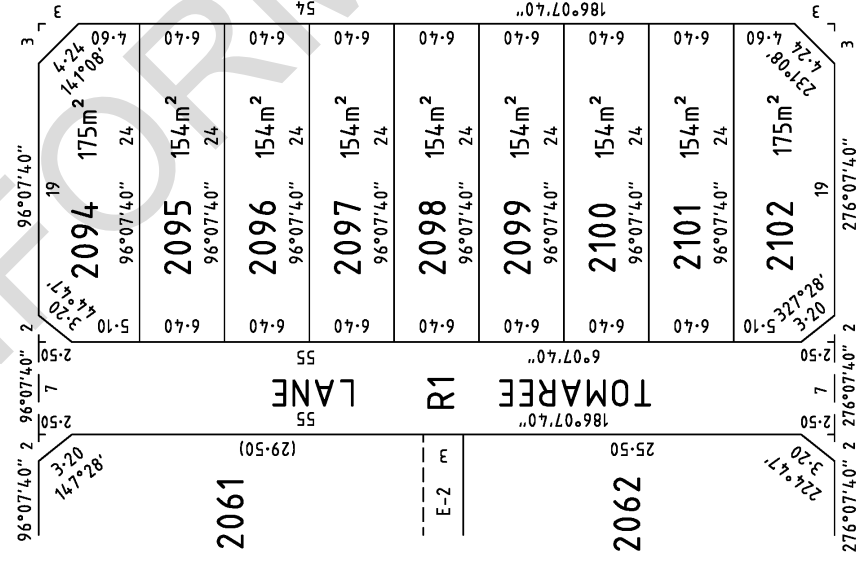
SHEET 6

Digitally signed by:
 Whittlesea City Council,
 19/10/2018,
 SPEAR Ref: S103688C

PS744131K

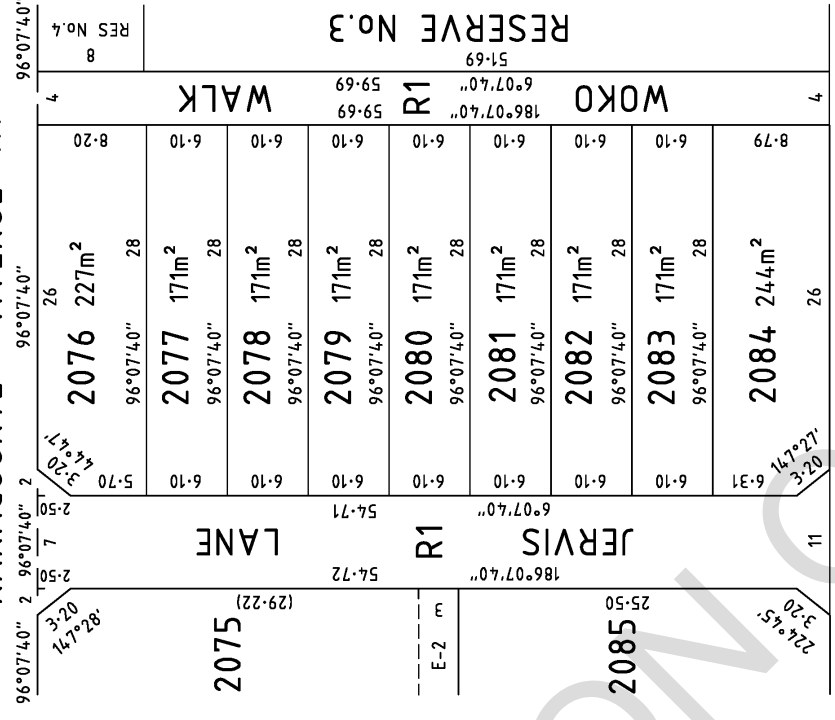


NAMADGI STREET R1



ENLARGEMENT C
SCALE 1:400

NARACOOORTE AVENUE R1



ENLARGEMENT D
SCALE 1:400

STEEN AVENUE

Beveridge Williams
development & environment consultants
Melbourne ph : 03 9524 8888
www.beveridgewilliams.com.au

SURVEYORS REFERENCE
1501240/20

Digitally signed by: Sean Adrian O'Connor (Beveridge Williams & Co Pty Ltd - Malvern), Surveyor's Plan Version (15), 19/10/2018, SPEAR Ref: S103688C

SCALE 1 : 400
LENGTHS ARE IN METRES
4 0 4 8 12 16

ORIGINAL SHEET SIZE: A3
SHEET 7

Digitally signed by: Whittlesea City Council, 19/10/2018, SPEAR Ref: S103688C

PS744131K

**SUBDIVISION ACT 1988
CREATION OF RESTRICTION 'A'**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BENEFIT & TO BE BURDENED:

THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE FOLLOWING TABLE OF BURDENED AND BENEFITED LAND

TABLE OF BURDENED AND BENEFITED LAND

| BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN | BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN | BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN |
|------------------|------------------------------------|------------------|------------------------------|------------------|------------------------------|
| 2001 | 2002 | 2035 | 2024, 2025, 2034, 2036 | 2069 | 2068, 2070, 2092 |
| 2002 | 2001, 2003 | 2036 | 2023, 2024, 2035, 2037 | 2070 | 2069, 2071, 2090, 2091 |
| 2003 | 2002, 2004 | 2037 | 2022, 2023, 2036, 2038 | 2071 | 2070, 2072, 2089, 2090 |
| 2004 | 2003, 2005 | 2038 | 2017, 2018, 2019, 2022, 2037 | 2072 | 2071, 2073, 2088, 2089 |
| 2005 | 2004, 2006 | 2039 | 2040, 2055, 2056 | 2073 | 2072, 2074, 2087, 2088 |
| 2006 | 2005, 2007 | 2040 | 2039, 2041, 2055 | 2074 | 2073, 2075, 2086, 2087 |
| 2007 | 2006, 2008 | 2041 | 2040, 2042, 2053, 2054 | 2075 | 2074, 2085, 2086 |
| 2008 | 2007, 2009 | 2042 | 2041, 2043, 2053 | 2076 | 2077 |
| 2009 | 2008 | 2043 | 2042, 2052, 2053 | 2077 | 2076, 2078 |
| 2010 | 2011 | 2044 | 2045 | 2078 | 2077, 2079 |
| 2011 | 2010, 2012 | 2045 | 2044, 2046 | 2079 | 2078, 2080 |
| 2012 | 2011, 2013 | 2046 | 2045, 2047 | 2080 | 2079, 2081 |
| 2013 | 2012, 2014 | 2047 | 2046, 2048 | 2081 | 2080, 2082 |
| 2014 | 2013, 2015 | 2048 | 2047, 2049 | 2082 | 2081, 2083 |
| 2015 | 2014, 2016 | 2049 | 2048, 2050 | 2083 | 2082, 2084 |
| 2016 | 2015 | 2050 | 2049, 2051 | 2084 | 2083 |
| 2017 | 2018, 2038 | 2051 | 2050 | 2085 | 2075, 2086 |
| 2018 | 2017, 2019, 2038 | 2052 | 2043, 2053 | 2086 | 2074, 2075, 2085, 2087 |
| 2019 | 2018, 2020, 2022, 2038 | 2053 | 2041, 2042, 2043, 2052, 2054 | 2087 | 2073, 2074, 2086, 2088 |
| 2020 | 2019, 2021, 2022 | 2054 | 2041, 2053, 2055 | 2088 | 2072, 2073, 2087, 2089 |
| 2021 | 2020, 2022 | 2055 | 2039, 2040, 2054, 2056 | 2089 | 2071, 2072, 2088, 2090 |
| 2022 | 2019, 2020, 2021, 2023, 2037, 2038 | 2056 | 2039, 2055 | 2090 | 2070, 2071, 2089, 2091 |
| 2023 | 2022, 2024, 2036, 2037 | 2057 | 2058, 2067 | 2091 | 2070, 2090, 2092 |
| 2024 | 2023, 2025, 2035, 2036 | 2058 | 2057, 2059, 2067 | 2092 | 2069, 2091, 2093 |
| 2025 | 2024, 2026, 2034, 2035 | 2059 | 2058, 2060, 2064 | 2093 | 2068, 2092 |
| 2026 | 2025, 2027, 2029, 2030, 2033, 2034 | 2060 | 2059, 2061, 2063 | 2094 | 2095 |
| 2027 | 2026, 2028, 2029 | 2061 | 2060, 2062 | 2095 | 2094, 2096 |
| 2028 | 2027, 2029 | 2062 | 2061, 2063 | 2096 | 2095, 2097 |
| 2029 | 2026, 2027, 2028, 2030 | 2063 | 2060, 2062, 2064 | 2097 | 2096, 2098 |
| 2030 | 2026, 2029, 2031, 2032, 2033 | 2064 | 2059, 2063, 2065, 2067 | 2098 | 2097, 2099 |
| 2031 | 2030, 2032 | 2065 | 2064, 2066, 2067 | 2099 | 2098, 2100 |
| 2032 | 2030, 2031, 2033 | 2066 | 2065, 2067 | 2100 | 2099, 2101 |
| 2033 | 2026, 2030, 2032, 2034 | 2067 | 2057, 2058, 2064, 2065, 2066 | 2101 | 2100, 2102 |
| 2034 | 2025, 2026, 2033, 2035 | 2068 | 2069, 2093 | 2102 | 2101 |

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PARTS THEREOF:

BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED AND SITED IN ACCORDANCE WITH THE MEMORANDUM OF COMMON PROVISIONS (MCP) REGISTERED IN DEALING NO. AA4324

EXPIRY:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

- (i) THE ISSUE OF AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 (OR SIMILAR) IN RESPECT OF A BUILDING ON EVERY RESIDENTIAL LOT ON THIS PLAN.
- (ii) 30th June 2029.

PS744131K

SUBDIVISION ACT 1988 CREATION OF RESTRICTION 'B'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BENEFIT & TO BE BURDENED:

THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE FOLLOWING TABLE OF BURDENED AND BENEFITED LAND

TABLE OF BURDENED AND BENEFITED LAND

| BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN | BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN | BURDENED LOT No. | BENEFITING LOTS ON THIS PLAN |
|------------------|------------------------------------|------------------|------------------------------|------------------|------------------------------|
| 2001 | 2002 | 2035 | 2024, 2025, 2034, 2036 | 2069 | 2068, 2070, 2092 |
| 2002 | 2001, 2003 | 2036 | 2023, 2024, 2035, 2037 | 2070 | 2069, 2071, 2090, 2091 |
| 2003 | 2002, 2004 | 2037 | 2022, 2023, 2036, 2038 | 2071 | 2070, 2072, 2089, 2090 |
| 2004 | 2003, 2005 | 2038 | 2017, 2018, 2019, 2022, 2037 | 2072 | 2071, 2073, 2088, 2089 |
| 2005 | 2004, 2006 | 2039 | 2040, 2055, 2056 | 2073 | 2072, 2074, 2087, 2088 |
| 2006 | 2005, 2007 | 2040 | 2039, 2041, 2055 | 2074 | 2073, 2075, 2086, 2087 |
| 2007 | 2006, 2008 | 2041 | 2040, 2042, 2053, 2054 | 2075 | 2074, 2085, 2086 |
| 2008 | 2007, 2009 | 2042 | 2041, 2043, 2053 | 2076 | 2077 |
| 2009 | 2008 | 2043 | 2042, 2052, 2053 | 2077 | 2076, 2078 |
| 2010 | 2011 | 2044 | 2045 | 2078 | 2077, 2079 |
| 2011 | 2010, 2012 | 2045 | 2044, 2046 | 2079 | 2078, 2080 |
| 2012 | 2011, 2013 | 2046 | 2045, 2047 | 2080 | 2079, 2081 |
| 2013 | 2012, 2014 | 2047 | 2046, 2048 | 2081 | 2080, 2082 |
| 2014 | 2013, 2015 | 2048 | 2047, 2049 | 2082 | 2081, 2083 |
| 2015 | 2014, 2016 | 2049 | 2048, 2050 | 2083 | 2082, 2084 |
| 2016 | 2015 | 2050 | 2049, 2051 | 2084 | 2083 |
| 2017 | 2018, 2038 | 2051 | 2050 | 2085 | 2075, 2086 |
| 2018 | 2017, 2019, 2038 | 2052 | 2043, 2053 | 2086 | 2074, 2075, 2085, 2087 |
| 2019 | 2018, 2020, 2022, 2038 | 2053 | 2041, 2042, 2043, 2052, 2054 | 2087 | 2073, 2074, 2086, 2088 |
| 2020 | 2019, 2021, 2022 | 2054 | 2041, 2053, 2055 | 2088 | 2072, 2073, 2087, 2089 |
| 2021 | 2020, 2022 | 2055 | 2039, 2040, 2054, 2056 | 2089 | 2071, 2072, 2088, 2090 |
| 2022 | 2019, 2020, 2021, 2023, 2037, 2038 | 2056 | 2039, 2055 | 2090 | 2070, 2071, 2089, 2091 |
| 2023 | 2022, 2024, 2036, 2037 | 2057 | 2058, 2067 | 2091 | 2070, 2090, 2092 |
| 2024 | 2023, 2025, 2035, 2036 | 2058 | 2057, 2059, 2067 | 2092 | 2069, 2091, 2093 |
| 2025 | 2024, 2026, 2034, 2035 | 2059 | 2058, 2060, 2064 | 2093 | 2068, 2092 |
| 2026 | 2025, 2027, 2029, 2030, 2033, 2034 | 2060 | 2059, 2061, 2063 | 2094 | 2095 |
| 2027 | 2026, 2028, 2029 | 2061 | 2060, 2062 | 2095 | 2094, 2096 |
| 2028 | 2027, 2029 | 2062 | 2061, 2063 | 2096 | 2095, 2097 |
| 2029 | 2026, 2027, 2028, 2030 | 2063 | 2060, 2062, 2064 | 2097 | 2096, 2098 |
| 2030 | 2026, 2029, 2031, 2032, 2033 | 2064 | 2059, 2063, 2065, 2067 | 2098 | 2097, 2099 |
| 2031 | 2030, 2032 | 2065 | 2064, 2066, 2067 | 2099 | 2098, 2100 |
| 2032 | 2030, 2031, 2033 | 2066 | 2065, 2067 | 2100 | 2099, 2101 |
| 2033 | 2026, 2030, 2032, 2034 | 2067 | 2057, 2058, 2064, 2065, 2066 | 2101 | 2100, 2102 |
| 2034 | 2025, 2026, 2033, 2035 | 2068 | 2069, 2093 | 2102 | 2101 |

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN OF SUBDIVISION SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PARTS THEREOF:

- BUILD MORE THAN ONE DWELLING ON THE BURDENED LOT WITHOUT THE WRITTEN CONSENT OF THE TRANSFEROR OR LEND LEASE COMMUNITIES (AUSTRALIA) LIMITED ACN 000 966 085 ('LEND LEASE').
- SUBDIVIDE THE BURDENED LOT WITHOUT THE WRITTEN CONSENT OF THE TRANSFEROR OR LEND LEASE.
- BUILD OR CAUSE TO BE BUILT OR ALLOW TO REMAIN A DWELLING OR ANY OTHER IMPROVEMENTS, OR CARRY OUT OR CAUSE TO BE CARRIED OUT ANY BUILDING, CONSTRUCTION OR LANDSCAPE WORKS ON THE BURDENED LOT UNLESS THE PLANS FOR THE BUILDING OR OTHER IMPROVEMENTS (INCLUDING LANDSCAPE WORKS) AND A SCHEDULE OF COLOURS AND MATERIALS HAVE BEEN APPROVED BY THE DESIGN ASSESSMENT PANEL (BEING LEND LEASE OR THE PERSON, ENTITY OR GROUP WHO ARE FROM TIME TO TIME NOMINATED BY LEND LEASE TO ACT AS THE DESIGN ASSESSMENT PANEL) AND COMPLY WITH THE DESIGN GUIDELINES AS AMENDED FROM TIME TO TIME. A COPY OF THE DESIGN GUIDELINES IS AVAILABLE at <http://www.auroravic.com.au>
- CARRY OUT ANY SITEWORKS, EXCAVATION, FILLING OR CONSTRUCT ANY FENCING OR RETAINING WALLS ON THE BURDENED LOT WITHOUT THE PRIOR WRITTEN CONSENT OF THE TRANSFEROR OR LEND LEASE.



Beveridge Williams
development & environment consultants

Melbourne ph : 03 9524 8888

www.beveridgewilliams.com.au

SURVEYORS REF
1501240/20

Digitally signed by: Sean Adrian O'Connor (Beveridge
Williams & Co Pty Ltd - Malvern),
Surveyor's Plan Version (15),
19/10/2018, SPEAR Ref: S103688C

ORIGINAL SHEET
SIZE: A3

SHEET 9

Digitally signed by:
Whittlesea City Council,
19/10/2018,
SPEAR Ref: S103688C

PS744131K

**SUBDIVISION ACT 1988
CREATION OF RESTRICTION 'B' (CONTINUED)**

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

DESCRIPTION OF RESTRICTION (CONTINUED):

5. DELAY OR PERMIT TO BE DELAYED THE COMMENCEMENT OR COMPLETION OF ANY WORKS THAT HAVE BEEN APPROVED BY THE TRANSFEROR OR LEND LEASE IN ACCORDANCE WITH THE TIMEFRAMES STIPULATED IN THE DESIGN GUIDELINES.
6. VARY OR ALLOW ANY VARIATION TO ANY WORKS THAT HAVE BEEN APPROVED BY THE TRANSFEROR OR LEND LEASE.
7. ERECT, DISPLAY OR EXHIBIT OR ALLOW TO BE ERECTED, DISPLAYED OR EXHIBITED OR TO REMAIN ERECTED, DISPLAYED OR EXHIBITED ANY ADVERTISING SIGNAGE ADVERTISING THE LOT FOR SALE WITHOUT THE WRITTEN CONSENT OF LEND LEASE.
8. CONSTRUCT OR PERMIT ANY CONSTRUCTION WORKS ON THE BURDENED LOT WITHOUT ENSURING THAT ALL EXISTING TREES AND VEGETATION ON THE LAND AREA PRESERVED WHERE POSSIBLE, INCLUDING WITHOUT LIMITATION, NOT LAYING ANY TRENCHING IN THE ROOT ZONES OR BENEATH TREE CANOPIES.
9. LAY ANY ROUTES FOR SERVICES SO AS TO DISTURB ANY TREE LOCATED WITHIN THE BURDENED LOT.

EXPIRY:

THIS RESTRICTION CEASES TO HAVE EFFECT FOLLOWING AFTER EITHER;

- (i) THE ISSUE OF AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 (OR SIMILAR) IN RESPECT OF A BUILDING ON EVERY RESIDENTIAL LOT ON THIS PLAN.
- (ii) 30th June 2029.

INFORMATION ONLY



Beveridge Williams
development & environment consultants
Melbourne ph : 03 9524 8888
www.beveridgewilliams.com.au

SURVEYORS REF
1501240/20

Digitally signed by: Sean Adrian O'Connor (Beveridge Williams & Co Pty Ltd - Malvern),
Surveyor's Plan Version (15),
19/10/2018, SPEAR Ref: S103688C

ORIGINAL SHEET
SIZE: A3

SHEET 10

Digitally signed by:
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19/10/2018,
SPEAR Ref: S103688C

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Form 18

Section 181

APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING OF A RECORDING OF AN AGREEMENT

Planning and Environment Act 1987

AF771740P
10/04/2008 \$187 173
Barcode

Lodged at the Land Titles Office by:

Name: Maddocks

Phone: 9288 0555

Address: 140 William Street, Melbourne 3000 or DX 259 Melbourne

Ref: TGM:5227055

Customer Code: 1167E

The 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 for the land.

Land: Volume 10776 Folio 057, Volume 10728 Folio 557, Volume 10716 Folio 293, Volume 10104 Folio 491, Volume 9075 Folio 530, Volume 9497 Folios 457 and 458, Volume 8816 Folio 666, Volume 8957 Folio 491 and part of Volume 9457 Folio 951 and Volume 10799 Folio 539 and more particularly being the area shown as hatched on the attached plan marked "A" and part of Volume 8997 Folio 011 and more particularly being the area shown as hatched on the attached plan marked "B" and part of Volume 10673 Folios 806 and 807 and more particularly being the area shown as hatched on the attached plan marked "C".

Authority: Whittlesea City Council of Municipal Offices, Ferres Boulevard, South Morang

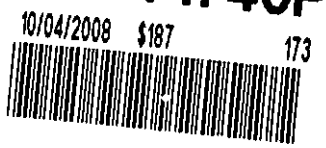
Section and Act under which agreement made: Section 173 of the Planning and Environment Act 1987.

A copy of the agreement is attached to this application

Signature for the Authority: [Handwritten Signature]

2

AF771740P



Name of officer:

DAVID TURNBULL

Office held:

CEO

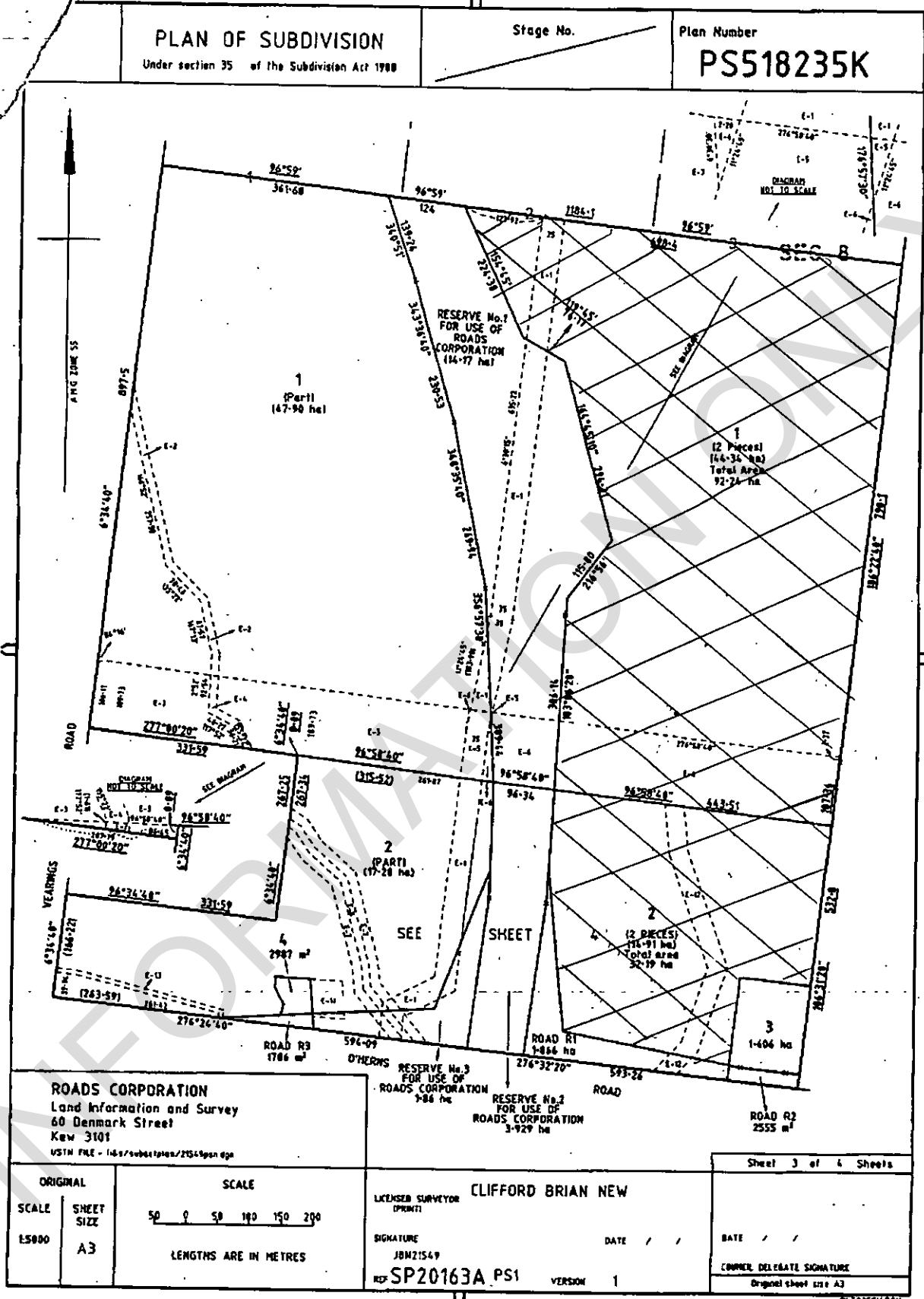
Date:

14/3/08

INFORMATION ONLY

"A"

LANDATA®, Land Registry timestamp 14/11/2007 12:49 Page 3 of 5



ROADS CORPORATION
 Land Information and Survey
 60 Denmark Street
 Kew 3101
 USTIN FILE - 1461706814012/251490n.dwg

RESERVE No. 3
 FOR USE OF
 ROADS CORPORATION
 9.86 ha

RESERVE No. 2
 FOR USE OF
 ROADS CORPORATION
 9.86 ha

ROAD R2
2555 m²

ORIGINAL
 SCALE SHEET SIZE
 E5000 A3

SCALE
 50 0 50 100 150 200
 LENGTHS ARE IN METRES

LICENSED SURVEYOR
 (PRINT)
CLIFFORD BRIAN NEW
 SIGNATURE
 JBN21549
 REF SP20163A PSI
 VERSION 1

Sheet 3 of 4 Sheets
 DATE / /
 DATE / /
 CORNER DELEGATE SIGNATURE
 Original sheet size A3

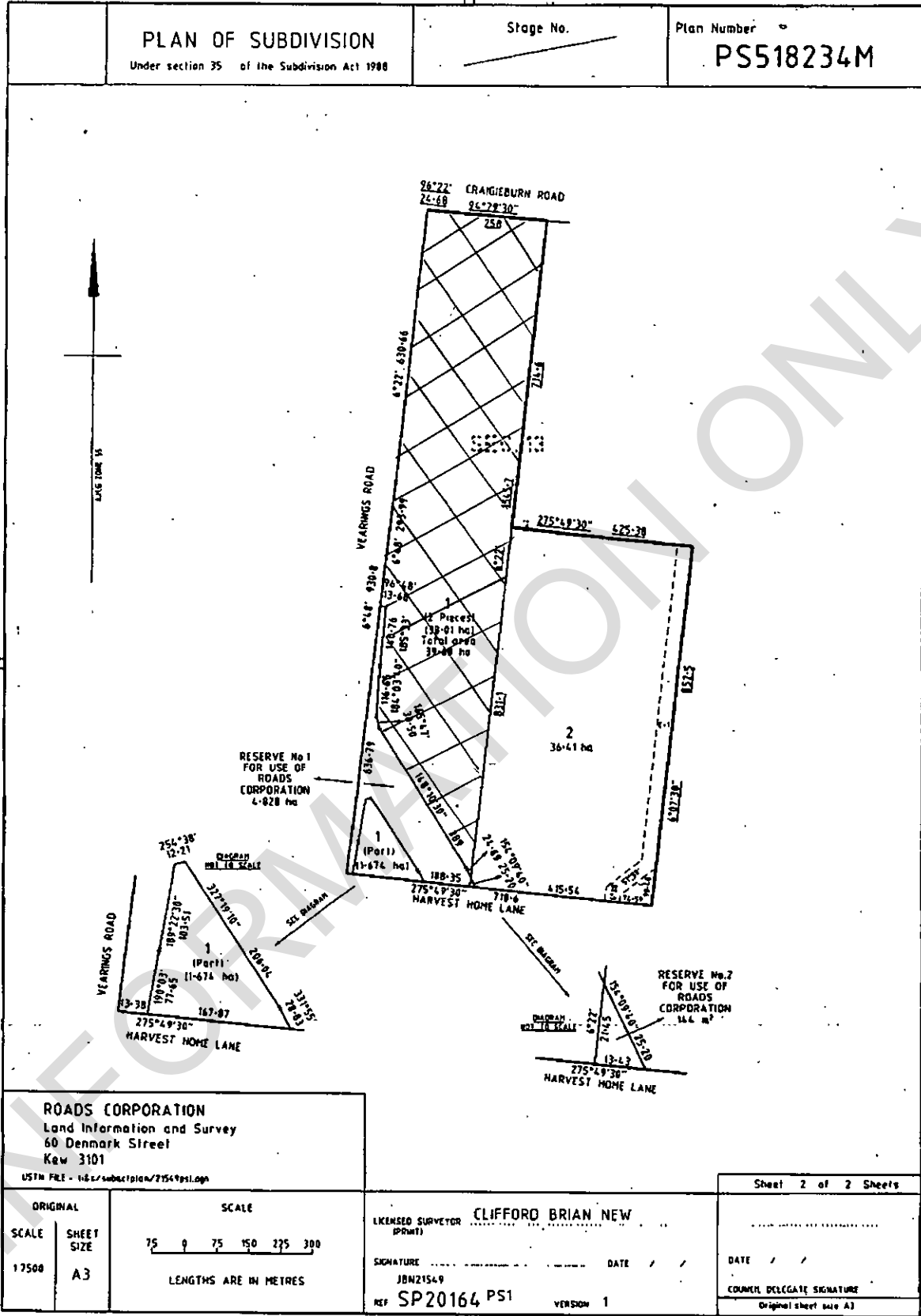
AF771740P

10/04/2008 \$187 173



"B"

Delivered by LANDATA®, Land Registry timestamp 14/11/2007 12:55 Page 2 of 2



AF771740P
 10/04/2008 \$187 173



Maddocks

Date **2 Nov** /2007

AF771740P



Lawyers
140 William Street
Melbourne Victoria 3000 Australia
Telephone 61 3 9288 0555
Facsimile 61 3 9288 0666
Email info@maddocks.com.au
www.maddocks.com.au
DX 259 Melbourne

**Agreement under Section 173
of the Planning and Environment Act 1987**

Subject Land: Aurora Estate

Purpose: Development Levies

Whittlesea City Council

and

Victorian Urban Development Authority

INFORMATION ONLY

Interstate office
Sydney

Affiliated offices
Adelaide, Beijing, Brisbane, Colombo,
Dubai, Hong Kong, Jakarta, Kuala Lumpur,
Manila, Mumbai, New Delhi, Perth,
Singapore, Tianjin

AF771740P



Table of Contents

- 1. DEFINITIONS..... 1**
- 2. INTERPRETATION 4**
- 3. DEVELOPMENT CONTRIBUTIONS 4**
 - 3.1 Development Contributions 4
 - 3.2 Open Space Land and Project Land transfers 5
 - 3.3 Transport Corridor land 6
 - 3.4 Road Infrastructure Projects 6
 - 3.5 Non-Road Projects 7
- 4. REVIEW OF DEVELOPMENT CONTRIBUTIONS PLAN 8**
 - 4.1 Adjustment of costs 8
 - 4.2 Review of Development Contributions Plan 9
- 5. OTHER SPECIFIC OBLIGATIONS OF VICURBAN 9**
- 6. SPECIFIC OBLIGATIONS OF COUNCIL CONCERNING THE DEVELOPMENT CONTRIBUTIONS 10**
- 7. FURTHER OBLIGATIONS OF THE OWNER 11**
 - 7.1 Notice and Registration 11
 - 7.2 Further actions 11
 - 7.3 Council's Costs to be Paid 11
- 8. AGREEMENT UNDER SECTION 173 OF THE ACT 11**
- 9. OWNER'S WARRANTIES 11**
- 10. SUCCESSORS IN TITLE 12**
- 11. GENERAL MATTERS 12**
 - 11.1 Notices 12
 - 11.2 Service of Notice 12
 - 11.3 No Waiver 12
 - 11.4 Severability 12
 - 11.5 No Fettering of Council's Powers 13
 - 11.6 Penalty for late payment 13
 - 11.7 Lower order infrastructure 13
- 12. GOODS AND SERVICES TAX 13**
- 13. COMMENCEMENT OF AGREEMENT 13**
- 14. ENDING OF AGREEMENT 13**
- SCHEDULE 1 15**
- SCHEDULE 2 16**

Agreement under Section 173 of the Planning and Environment Act 1987

DATE *2 Nov* /2007

AF771740P



BETWEEN

WHITTLESEA CITY COUNCIL
of Municipal Offices, Ferres Boulevard, South Morang

(Council)

AND

Victorian Urban Development Authority
of Level 12, 700 Collins Street, Docklands

(Owner)

RECITALS

- A. Council is the Planning Authority pursuant to the Act for the Amendment.
- B. The Owner is or is entitled to be the registered proprietor of the Subject Land.
- C. The Subject Land is part of the Epping North Growth Area and is to be developed for urban purposes generally in accordance with the Epping North Strategic Plan. The Amendment will among other things rezone the Subject Land to a Comprehensive Development Zone with an associated Schedule to facilitate the urban development of the Subject Land.
- D. Prior to the approval of the Amendment, the Owner of the Subject Land must enter into agreement with Council to address the provision of infrastructure and public open space.
- E. The parties enter into this Agreement to achieve and advance the objectives of planning in Victoria and in particular the objectives of the Planning Scheme in respect of the Subject Land.

THE PARTIES AGREE

1. DEFINITIONS

In this Agreement the words and expressions set out in this clause have the following meanings unless the context admits otherwise:

1st Oval means the sporting oval marked 'AS01' on Figure 4 of the Development Contributions Plan.

2nd Oval means the sporting oval shown in yellow within the site marked as 'P-12 school' on Figure 5 of the Development Contributions Plan.

3rd Oval means the sporting oval shown on Figure 4 of the Development Contributions Plan cross-hatched in green and directly adjacent to the 1st Oval.

Act means the *Planning and Environment Act 1987*.

Accommodation Units has the meaning given in section 6.10 of the Development Contributions Plan.

Actual Yield means the number of Accommodation Units constructed, or able to be constructed, within the part of the ADP2 Area which has been subdivided for urban purposes.

Additional Area means the land shown as areas A, B and C in Figure 6 of the Development Contributions Plan, Cotters Lane, Vearings Road and part of Harvest Home Road.

ADP2 Area means the area shown in Figure 2 of the Development Contributions Plan.

Agreement means this agreement and any agreement executed by the parties expressed to be supplemental to this agreement.

Amendment means Amendment C41 to the Planning Scheme.

Approval Date is the date on which a notice of approval of the Amendment is published in the Government Gazette.

Concept Plans means plans showing preliminary siting, layout, floor plans, perspectives, elevations and landscaping.

Conservation Purposes means a purpose including the conservation or the retention of any native vegetation, stony knoll or the like.

Construction Cost means the figure identified for a particular Infrastructure Project in Column 5 of Table 2 of the Development Contributions Plan plus, in respect of Infrastructure Projects identified in the Development Contributions Plan as 'Community Activity centres', the cost of providing up to an additional 10 car parking spaces if those parking spaces are shown on Working Drawings determined pursuant to clause 3.5.5 of this Agreement.

Contribution Portion means 31.96% of the Transport Corridor Land.

Development Contributions Plan means 'Aurora Development Plan 2 – Development Contributions' dated November 2007 and which is attached to this Agreement and marked with the letter "A" for identification but subject to amendments made pursuant to clause 4 of this Agreement.

Development Plan means a development plan approved by the Council pursuant to Schedule 23 to the Development Plan Overlay of the Planning Scheme.

Development Levy and Development Levies mean the amount or amounts determined in accordance with Table 5 of the Development Contributions Plan to be attributable to VicUrban.

Draft Development Plan means the document entitled *Aurora Development Plan: Part 2, June 2006* which was exhibited for information purposes with the Amendment.

Expected Yield means 18 Accommodation Units per hectare of the Net Developable Area of land which has been subdivided for urban purposes.

Infrastructure Project means any infrastructure project listed in the Development Contribution Plan.

Mortgagee means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Subject Land or any part of it.



Net Developable Area has the same meaning as set out in the Development Contributions Plan.

New Lot means the following lot which will be created after the Approval Date:

- proposed Lot 6 on PS 608862E which is currently part of Lot 3 on PS 511685P and part of PC364273U.

Non-Road Projects means VicUrban Infrastructure Projects which are not Road Infrastructure Projects.

Open Space Land means unencumbered land to be set aside for active and passive open space purposes but does not include land which is required to or ought to be set aside for Conservation Purposes.

Owner means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the Subject Land or any part of it and includes a Mortgagee-in-possession.

party or parties means the Owner and Council under this Agreement as appropriate.

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

Plan of Subdivision means a plan of subdivision relating to the Subject Land which is not a procedural plan but a plan that upon registration creates an additional lot which can be disposed of separately and is intended to be used for a dwelling or which is intended to be re-subdivided.

Pro Rata Amount means $\text{Construction Cost} \times \text{Actual Yield/Expected Yield}$

Project Land means any land which is required for an Infrastructure Project excluding the Open Space Land and the Transport Corridor Land.

Road Infrastructure Projects means VicUrban Infrastructure Projects which involve the construction of roads or intersections.

Rawlinsons means the latest available edition of Rawlinsons Australian Construction Handbook.

Shared Cost Projects means VicUrban Infrastructure Projects in respect of which only part of the total Construction Cost is attributed to VicUrban in Table 5 of the Development Contributions Plan.

Subject Land means the land referred to or described in the Certificate(s) of Title set out in Schedule 1 to this Agreement and any reference to the Subject Land in this Agreement includes any lot created by the subdivision of the Subject Land or any part of it.

Transport Corridor Land means land required for the Infrastructure Project identified in Table 2 of the Development Contributions Plan as PT01, which is shown illustratively as 'Transit Corridor' in Figure 3 of the Development Contributions Plan.

VicUrban means the Victorian Urban Development Authority constituted under the *Victorian Urban Development Authority Act 2003*

VicUrban Amount means, for a VicUrban Infrastructure Project, the amount identified in column 3 of Table 5.



VicUrban Infrastructure Projects means Infrastructure Projects identified in Table 5 of the Development Contributions Plan as attributable, or partly attributable, to VicUrban.

Working Drawings means detailed architectural design plans including detailed structural, electrical, hydrological, mechanical and landscaping plans.

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 a reference to each other gender.
- 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 If a party consists of more than one person this Agreement binds them jointly and each of them severally.
- 2.5 A term used in this Agreement 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 a clause is a reference to a clause in this Agreement.
- 2.7 A reference to a Schedule is a reference to a Schedule to this Agreement.
- 2.8 A reference to an Act, Regulation or the Planning Scheme includes any Acts, Regulations or amendments amending, consolidating or replacing the Act, Regulation or Planning Scheme.
- 2.9 The introductory clauses to this Agreement are and will be deemed to form part of this Agreement.
- 2.10 The obligations of the Owner under this Agreement, will take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land provided that if the Subject Land is subdivided, this Agreement must be read and applied so that each subsequent owner of a lot is only responsible for those covenants and obligations which relate to that owner's lot.

3. DEVELOPMENT CONTRIBUTIONS

The Owner and Council covenant and agree that:

3.1 Development Contributions

- 3.1.1 The Owner shall make development contributions to Council, to the value of the Development Levy, in respect each part of the Subject Land subdivided or developed for urban purposes. For the avoidance of doubt, where development contributions have been made upon the subdivision of any part of the Subject Land, no further contributions shall be made upon the development of that part of the Subject Land.
- 3.1.2 the development contributions made by the Owner pursuant to clause 3.1.1 shall be in the form of:

AF771740P

10/04/2008 \$187



- 3.1.2.1 transfer to Council of the Project Land and the Open Space Land in accordance with clause 3.2;
 - 3.1.2.2 transfer to the Department of Infrastructure of the Contribution Portion of the Transport Corridor Land in accordance with clause 3.3;
 - 3.1.2.3 construction and delivery of all Road Infrastructure Projects in accordance with clause 3.4; and
 - 3.1.2.4 in respect of Non-Road Projects, construction and delivery of projects in accordance with clause 3.5.2 or, if clause 3.5.7 applies, cash payments in accordance with clause 3.5.7.
- 3.1.3 the value of each development contribution identified in clause 3.1.2 shall be determined for the purposes of clause 3.1.1, in accordance with Table 5 of the Development Contributions Plan.

3.2 Open Space Land and Project Land transfers

- 3.2.1 the Owner must transfer to or vest in Council the amount of unencumbered Open Space Land (passive and active) specified in columns 11 and 12 of Table 4 of the Development Contributions Plan in respect of the Subject Land;
- 3.2.2 the location and distribution of the area of the active unencumbered Open Space Land specified in Table 4 of the Development Contributions Plan to be transferred to or vested in Council must be:
 - 3.2.2.1 in accordance with the Development Plan applying in respect of the Subject Land; and
 - 3.2.2.2 in accordance with section 4.2 of the Development Contributions Plan; and
 - 3.2.2.3 generally in accordance with Figure 4 of the Development Contributions Plan;
- 3.2.3 the location and distribution of the area of the passive unencumbered Open Space Land specified in Table 4 of the Development Contributions Plan to be transferred to or vested in Council must be consistent with the objectives and standards set out in clause 56 of the Planning Scheme;
- 3.2.4 if the Owner and Council agree that, to accord with the provisions of clause 56.05-2 of the Planning Scheme in relation to small parks, land should be provided for open space purposes which is additional to that specified in Table 4 of the Development Contributions Plan, the Owner will not be entitled to any credit or payment under this Agreement in respect of that additional land;
- 3.2.5 subject to this Agreement, the Owner must at a time specified in this Agreement, transfer to or vest in Council the Project Land;
- 3.2.6 any Project Land must be transferred to or vested in Council at such time that:

AF771740P

10/04/2008 \$187 173



- 3.2.6.1 the land is sought to be subdivided; or
- 3.2.6.2 at a time that approximately accords with the time set out in the Development Contributions Plan for the carrying out of the Infrastructure Project; and/or if there is no time specified
- 3.2.6.3 when Council advises the Owner in writing either as a condition of a planning permit or otherwise that the Project Land must be transferred to or vested in Council -

whichever is the earliest.

3.2.7 subject to clause 4, this Agreement fixes land values for Open Space Land and Project Land for the purposes of determining the land cost of any Infrastructure Project and paying compensation to the Owner in respect of any land required for any Infrastructure Project and for the purposes of giving effect to this Agreement, Council may to the extent that it is necessary to do so, impose on any relevant planning permit a condition providing that no compensation is payable under Part 5 of the Act in respect of anything done under the permit or setting out –

- 3.2.7.1 the circumstances in which compensation will be paid for anything done under the permit; and
- 3.2.7.2 the amount, or the method of determining the amount, of compensation payable;

3.3 Transport Corridor land

3.3.1 subject to this Agreement, the Owner must transfer to, or vest in, the Department of Infrastructure the Contribution Portion of the Transport Corridor Land at such time as the Department of Infrastructure advises the Owner in writing that the Transport Corridor Land is required.

3.3.2 the Council and the Owner acknowledge:

- 3.3.2.1 that the balance of the Transport Corridor Land will be acquired by the Department of Infrastructure by way of a separate agreement between the Owner and the Department of Infrastructure;
- 3.3.2.2 that the determination of appropriate compensation or consideration to be paid by the Department of Infrastructure for the acquisition of the balance of the Transport Corridor Land will also be the subject of the separate agreement between the Owner and the Department of Infrastructure.

3.4 Road Infrastructure Projects

3.4.1 the Owner shall construct and deliver the Road Infrastructure Projects in accordance with the times specified in column 10 of Table 5 of the Development Contributions Plan or at such other time as may be agreed in writing with Council having regard to the staging of the development.



3.5 Non-Road Projects

- 3.5.1 Non-Road Projects will, unless clause 3.5.7 applies, be provided by the Owner by way of construction and delivery of the Non-Road Project;
- 3.5.2 the Non-Road Projects delivered by the Owner shall:
 - 3.5.2.1 be delivered in accordance with the triggers specified in column 3 of Table 3 of the Development Contributions Plan;
 - 3.5.2.2 be consistent with the project description contained in column 3 of Table 2 of the Development Contributions Plan;
 - 3.5.2.3 subject to clause 3.5.8 contain the components listed in Schedule 3;
 - 3.5.2.4 accord with the Working Drawings determined pursuant to the design process contained in clauses 3.5.3 to 3.5.5 of this Agreement;
- 3.5.3 a design brief for each Non-Road Project shall be determined as follows:
 - 3.5.3.1 The Owner shall prepare a draft design brief for submission to Council;
 - 3.5.3.2 Council may provide to the Owner any comments it has in relation to the draft design brief, within 14 days of the date of its submission by the Owner;
 - 3.5.3.3 The Owner shall, having regard to any comments made by Council pursuant to clause 3.5.3.2 of this Agreement, prepare a final design brief for the Non-Road Project;
- 3.5.4 Concept Plans for each Non-Road Project shall be determined as follows:
 - 3.5.4.1 The Owner shall prepare Concept Plans for submission to the Council;
 - 3.5.4.2 Council may provide to the Owner any comments it has in relation to the Concept Plans, within 14 days of the date of their submission by the Owner;
 - 3.5.4.3 The Owner shall, having regard to any comments made by the Council pursuant to clause 3.5.4.2, prepare final Concept Plans for the Non-Road Project;
- 3.5.5 Working Drawings for each Non-Road Projects shall be determined as follows:
 - 3.5.5.1. The Owner shall engage an appropriately qualified professional to prepare Working Drawings for the Non-Road Project, in accordance with the Concept Plans prepared in accordance with clause 3.5.4;
 - 3.5.5.2. The Owner shall produce Working Drawings which demonstrate, to the satisfaction of the Council, that the Non-Road Project shall be fit for the purpose for which it is intended;
 - 3.5.5.3. Council shall, by the later of the following times, give notice to the Owner in relation to whether the Working Drawings are to the Council's satisfaction:

AF771740P

10/04/2008 \$187 173



- (a) 28 days from the date upon which the Working Drawings are submitted by the Owner; or
- (b) 7 days from the date of the first Ordinary Meeting of Council which is at least 14 days from the date upon which the Working Drawings are submitted by the Owner; and

3.5.5.4 If Council does not give notice within the time specified in clause 3.5.5.3, the Working Drawings shall be taken to be to the Council's satisfaction;

3.5.6 The Owner shall call for tenders for the construction of the Non-Road Project in accordance with the Working Drawings determined pursuant to clause 3.5.5 of this Agreement, and:

3.5.5.1. if the Owner receives a tender for the construction of the Non-Road Project for a cost which is no greater than the Construction Cost for that project – the Owner shall cause the Non-Road Project to be constructed and delivered in accordance with the Working Drawings determined pursuant to clause 3.5.5; or

3.5.5.2. if the Owner does not receive a tender for the construction of the Non-Road Project at a cost which is no greater than the Construction Cost for that project – the Owner may elect to either:

- (a) review the design of the Non-Road Project through the submission of amended Working Drawings pursuant to clause 3.5.5 of this Agreement; or
- (b) construct and deliver the Non-Road Project in accordance with the Working Drawings determined pursuant to clause 3.5.5.

3.5.7 If the trigger point for a Non-Road Project listed in Table 3 of the development Contributions Plan will not be reached, the development contribution in respect of that project shall be in the form of a cash payment calculated in accordance with the Pro Rata Amount.

3.5.8 The Owner agrees that:

3.5.5.3. in the course of the preparation of the working drawings under clause 3.5.5 of this Agreement, it shall retain a competent traffic engineer to advise whether each Community Activity Centre as identified in the Development Contributions Plan should be provided with up to an additional 10 car parking spaces,

3.5.5.4. if the traffic engineer considers that up to 10 additional car parking spaces should be provided, the working drawings must include those additional car parking spaces.



4. REVIEW OF DEVELOPMENT CONTRIBUTIONS PLAN

The parties agree that:

4.1 Adjustment of costs

4.1.1 On 1 July 2008 the Development Contributions Plan shall be reviewed so that the costings within the Development Contributions Plan which are current as at November 2005 are adjusted so as to be made current to 1

July 2008 and for that purpose the adjustment index shall be derived from the Rawlinsons Australian Construction Handbooks current between November 2005 and 1 July 2008.

4.1.2 On 1 July 2009 and on each year thereafter the Development Contributions Plan shall be reviewed to adjust construction costs either upwards or downwards by reference to an index derived from Rawlinsons.

4.2 Review of Development Contributions Plan

4.2.1 Every fifth year from the Approval Date Council shall, in consultation with VicUrban, review the Development Contributions Plan, including in relation to the costing detail of Infrastructure Projects, the triggers for the delivery of Infrastructure Projects, the sequencing of the delivery of Infrastructure Projects and the continued necessity for Infrastructure Projects;

4.2.2 Council may, following a review undertaken pursuant to clause 4.2.1 of this Agreement, propose an amendment to the Development Contributions Plan;

4.2.3 The Development Contributions Plan may be amended only with the written agreement of both Council and VicUrban.

5. OTHER SPECIFIC OBLIGATIONS OF VICURBAN

5.1 VicUrban agrees that notwithstanding the sale of the Subject Land or part thereof to a 3rd party, VicUrban will remain responsible for and must deliver each of the Infrastructure Projects that are located entirely within the Subject Land or that part of the Subject Land and that VicUrban must make and put in place any private contractual arrangements necessary between itself and the 3rd party that is required to give full effect to this obligation.

5.2 VicUrban will, in respect of any development contributions delivered pursuant to this Agreement, keep proper records and accounts in accordance with its obligations.

5.3 VicUrban agrees that, if it becomes the owner in fee simple of any part of the Additional Area:

5.3.1 VicUrban will notify Council's planning department of that drawing attention to this obligation in this Agreement;

5.3.2 the part of the Additional Area owned by VicUrban will become part of the Subject Land for the purposes of this Agreement;

5.3.3 VicUrban will consent to Council making application to the Registrar of Titles to make a recording of this Agreement in the Register on the Certificate of Title of the part of the Additional Area owned by VicUrban in accordance with section 181 of the Act.

5.4 VicUrban agrees that when the New Lot has been created and VicUrban has become the owner in fee simple of the New Lot:



- 5.4.1 VicUrban will notify Council's planning department of that drawing attention to this obligation in this Agreement;
- 5.4.2 the New Lot owned by VicUrban will become part of the Subject Land for the purposes of this Agreement;
- 5.4.3 VicUrban will consent to Council making application to the Registrar of Titles to make a recording of this Agreement in the Register on the Certificate of Title of the New Lot owned by VicUrban in accordance with section 181 of the Act.
- 5.5 VicUrban agrees that if, after using its best endeavours, Council is unable to reach an agreement with the Department of Education and Early Childhood Development under clause 6.7 of this Agreement:
 - 5.5.1 VicUrban shall provide land for the 3rd Oval which shall, in combination with the 1st Oval be 7.2ha in area, or such lesser amount as may be agreed between the Council and VicUrban;
 - 5.5.2 if the 3rd Oval is provided and impacts on the land available for a Community Activity Centre, VicUrban must also offset the loss of land for the Community Activity Centre by providing sufficient replacement land or space within a building for the Community Activity Centre to Council's satisfaction;
 - 5.5.3 the land provided under clause 5.5.2 will not be offset against any other public open space land or obligations in this Agreement.

6. SPECIFIC OBLIGATIONS OF COUNCIL CONCERNING THE DEVELOPMENT CONTRIBUTIONS

Council agrees that:

- 6.1 it will, in respect of any development contributions received pursuant to this Agreement, keep proper records and accounts in accordance with its obligations under the *Local Government Act 1989*;
- 6.2 it will apply the Development Levies received pursuant to this Agreement for the purposes described in this Agreement;
- 6.3 it will deal with the funds received pursuant to this Agreement on the same basis as it deals with funds received under an Approved Development Contributions Plan;
- 6.4 it will utilise any cash contributions received pursuant to clause 3.5.7, within a reasonable time, to provide alternative infrastructure projects in the ADP2 Area;
- 6.5 the provisions of section 46Q of the Act apply with such adjustments as are necessary in the context of this Agreement;
- 6.6 in respect of each Shared Cost Project, it will pay to the Owner the difference between the Construction Cost and the VicUrban Amount:
 - 6.6.1.1 within 14 days of the Owner providing Council with a tax invoice for its proportion of any progress payment due under a contract in respect of that Shared Cost Project; or



6.6.1.2 at such other time as may be agreed between the parties in writing;

6.7 it will negotiate in good faith with the Department of Education and Early Childhood Development and use its best endeavours to secure a joint use agreement in terms which are acceptable to Council regarding the use of the 2nd Oval.

7. FURTHER OBLIGATIONS OF THE OWNER

7.1 Notice and Registration

The Owner further covenants and agrees that the Owner will bring this Agreement to the attention of all prospective purchasers, lessees, mortgagees, chargees, transferees and assigns.

7.2 Further actions

The Owner further covenants and agrees that:

7.2.1 the Owner will do all things necessary to give effect to this Agreement;

7.2.2 the Owner will consent to Council making application to the Registrar of Titles to make a recording of this Agreement in the Register on the Certificate of Title of the Subject Land in accordance with Section 181 of the Act and do all things necessary to enable Council to do so including signing any further agreement, acknowledgment or document or procuring the consent to this Agreement of any mortgagee or caveator to enable the recording to be made in the Register under that section.

7.3 Council's Costs to be Paid

The Owner further covenants and agrees that the Owner will immediately pay to Council, Council's reasonable costs and expenses (including legal expenses) of and incidental to the preparation, drafting, finalisation, engrossment, execution, registration and enforcement of this Agreement to a maximum of \$12,000 which are and until paid will remain a debt due to Council by the Owner.

8. AGREEMENT UNDER SECTION 173 OF THE ACT

Council and the Owner agree that without limiting or restricting the respective powers to enter into this Agreement and, insofar as it can be so treated, this Agreement is made as a Deed pursuant to Section 173 of the Act, and the obligations of the Owner under this Agreement are obligations to be performed by the Owner as conditions subject to which the Subject Land may be used and developed for specified purposes.

9. OWNER'S WARRANTIES

Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.



10. SUCCESSORS IN TITLE

Without limiting the operation or effect that this Agreement has, the Owner must ensure that, until such time as a memorandum of this Agreement is registered on the title to the Subject Land, successors in title shall be required to:

- 10.1 give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
- 10.2 execute a deed agreeing to be bound by the terms of this Agreement.

11. GENERAL MATTERS

11.1 Notices

A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served:

- 11.1.1 by delivering it personally to that party;
- 11.1.2 by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or
- 11.1.3 by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

11.2 Service of Notice

A notice or other communication is deemed served:

- 11.2.1 if delivered, on the next following business day;
- 11.2.2 if posted, on the expiration of 7 business days after the date of posting; or
- 11.2.3 if sent by facsimile, on the next following business day unless the receiving party has requested retransmission before the end of that business day.

11.3 No Waiver

Any time or other indulgence granted by Council to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by Council against the Owner will not in any way amount to a waiver of any of the rights or remedies of Council in relation to the terms of this Agreement.

11.4 Severability

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it must be severed and the other provisions of this Agreement will remain operative.



11.5 No Fettering of Council's Powers

It is acknowledged and agreed that this Agreement does not fetter or restrict the power or discretion of Council to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Subject Land or relating to any use or development of the Subject Land.

11.6 Penalty for late payment

Any amount due under this Agreement but unpaid by the due date shall incur interest at the rate prescribed under section 172 of the *Local Government Act 1989* and any payment made shall be first directed to payment of interest and then the principal amount owing;

11.7 Lower order infrastructure

The development contributions which this Agreement provides for only relate to higher order infrastructure which are envisaged to be used by a broad cross section of the community and do not relate to the lower order infrastructure items described in Schedule 2 which must be provided by the Owner as part of the urban development of the Subject Land.

12. GOODS AND SERVICES TAX

- 12.1 In this clause words that are defined in *A New Tax System (Goods and Services Tax) Act 1999* have the same meaning as their definition in that Act.
- 12.2 Except as otherwise provided by this clause, all consideration payable under this Agreement in relation to any supply is exclusive of GST.
- 12.3 If GST is payable in respect of any supply made by a supplier under this Agreement, subject to clause 12.4 the recipient will pay to the supplier an amount equal to the GST payable on the supply at the same time and in the same manner as the consideration for the supply is to be provided under this Agreement.
- 12.4 The supplier must provide a tax invoice to the recipient before the supplier will be entitled to payment of the GST payable under clause 12.3.

13. COMMENCEMENT OF AGREEMENT

Unless otherwise provided in this Agreement, this Agreement commences from the Approval Date.

14. ENDING OF AGREEMENT

- 14.1 This Agreement ends:
- 14.1.1 when the Owner has complied with all of the obligations imposed on the Owner under this Agreement and both Council and the Owner agree that the Agreement can be removed from the title to the Subject Land; or
- 14.1.2 if Council has not, within 12 months of the date of this Agreement, approved a Development Plan which is substantially in accordance with the Draft Development Plan.

AF771740P

10/04/2008 187



14.2 If any part of the Subject Land is subdivided the Council and the Owner may agree that this Agreement is no longer required in relation to one or more particular allotments shown on the Plan of Subdivision and that:

14.2.1 the Agreement will end in relation to that allotment; and

14.2.2 a recording of the Agreement is not required to be registered on any subsequent certificate of title generated for that allotment.

14.3 As soon as reasonably practicable after the Agreement has ended, Council will, at the request and at the cost of the Owner make application to the Registrar of Titles under Section 183(2) of the Act to cancel the recording of this Agreement on the register.

SIGNED, SEALED AND DELIVERED as a Deed by the parties on the date set out at the commencement of this Agreement.

The Common Seal of the Whittlesea City Council was hereunto affixed in the presence of:


.....


)
)
)
Chief Executive Officer

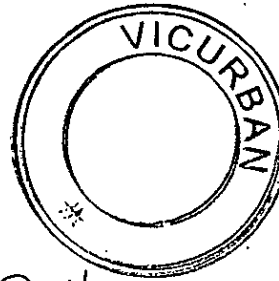
.....

Councillor

The Official Seal of VICURBAN is affixed in accordance with the *Victorian Urban Development Authority Act 2003* in the presence of:


.....
Chief Executive Officer


.....
General Manager



AF771740P



Schedule 1

Certificates of Title comprising the Subject Land

- Lot 1 on PS504599W ~ 10776.557
- That part of Lot 1 on PS518235K which is east of the Craigieburn Bypass ~ 9457.951
- That part of Lot 2 on PS518235K which is east of the Craigieburn Bypass 10799.539
- Lot 2 on PS510647D ~ 10728.557
- Lot 2 on PS518234M ~ 10716.293
- That part of Lot 1 on PS518234M which is east of the Craigieburn Bypass 8997.011
9457.951
- Lot 1 on PS113791 ~ 10102.491
- Lot 3 on PS113855 ~ 9075.530
- Lot 1 on PS141634 ~ 9497.457
- Lot 2 on PS141634 ~ 9497.258
- Lot 1 on Title Plan 821252F ~ 8816.666
- Lot 2 on PS096565 ~ 8957.491
- Lot B on PS449515L

Does not exist

INFORMATION ONLY

AF771740P

Schedule 2

Lower Order Infrastructure Items

Works not set out as an Infrastructure Project in the Development Contributions Plan include but are not limited to:

- all internal roads and associated traffic management measures except those specified as Infrastructure Projects;
- internal flood mitigation works;
- local drainage systems;
- main drainage works except those specified as Infrastructure Projects;
- water, sewerage, underground power, gas and telecommunications services;
- local pathways and connections to the regional or district pathway network;
- basic levelling, water tapping and landscaping of public open space except those specified as Infrastructure Projects; and
- public open space reserve masterplans and any agreed associated works.

Schedule 3

Specifications for Non-Road Projects

AF771740P

10/04/2008 \$187 173



INFORMATION ONLY



PROWSE QUANTITY SURVEYORS PTY LTD

AF771740P



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 Hawthorn, Victoria 3122
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 www.prowseqs.com.au
 Email: info@prowseqs.com.au

23 August 2007

Ref: 4605-06

Vicurban
 Level 12, 700 Collins Street
 Docklands Vic 3008

Attention: Mr. T. Della Bosca

Dear Theo,

**RE: PROPOSED NEW RECREATION AND COMMUNITY FACILITIES
 AURORA – EPPING NORTH (REVISION U)**

As requested, we have prepared a cost plan at Stage A for the above project, based on information received by us up to 23 August 2007.

Our estimate of the anticipated total cost is \$21,440,000 for a fixed price contract at November 2005 cost levels and a summary follows:

| | |
|--|--------------|
| South West Football/Cricket Facility | \$ 2,600,000 |
| Norther P-12 Football/Cricket Oval (No Pavilion) | \$ 720,000 |
| Central P-6 Football/Cricket oval (No Pavilion) | \$ 430,000 |
| Central Soccer Facility | \$ 1,880,000 |
| North West Soccer Facility | \$ 1,880,000 |
| Eastern Tennis Court Facility | \$ 920,000 |
| Northern P-12 Tennis Court Facility (No Pavilion) | \$ 360,000 |
| Bocce Rink Facility x 4 (No Pavilion) | \$ 100,000 |
| Northern P-12 Single Court School Gym Upgrade | \$ 2,270,000 |
| Central P-6 Single Court School Gymnasium | \$ 1,000,000 |
| NorthWest P-6 Single Court School Gymnasium | \$ 1,000,000 |
| Free Standing Lawn Bowls (No Pavilion) | \$ 300,000 |
| Creeds Farm Community Childcare (to be advised) | \$ - |
| Harvest Home Road CAC (Early Childhood Focus) | \$ 3,870,000 |
| Northern P-12 CAC (General Focus) | \$ 2,420,000 |
| South Town Centre CAC (Skills, Training and Resources) | \$ 1,690,000 |

| | |
|---|----------------------|
| Anticipated Total Project Cost (including GST) | \$ 21,440,000 |
| (Fixed Price Contract – November 2005) | |

MANAGING DIRECTOR: Anthony Prowse Dip QS (Dist) (RMIT) AAIQS ICECA
 ASSOCIATE DIRECTORS: Douglas Buchanan B Sc QS MRICS Neville Cambridge B C Eco (RMIT) AAIQS ICECA
 Vincent Lau B App Sc C Mgt (Hons) (RMIT) AAIQS ICECA

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10/04/2008 \$187 173



-2-

Allowances for the following have been included in our estimate:

- Preliminaries and Design variable
- Cost escalation to a tender date of November 2005
- Cost escalation during construction
- Competitive tendering
- Contract contingency
- Professional fees
- Soft landscaping


Allowances for the following have been excluded from our estimate:

- Goods & Services Tax
- Loose furniture and equipment
- Cost escalation to tender after November 2005
- Adverse market conditions
- Authority contribution and headwork charges
- Abnormal ground conditions
- Infrastructure works including roadworks and major services
- Costs escalation associated with staged construction

This estimate is based on preliminary information. Assumptions have been made and these assumptions will require confirmation when further documentation becomes available.

We have attached a copy of our Stage A cost plan for your information.

Yours faithfully
PROWSE QUANTITY SURVEYORS PTY LTD



VINCENT LAU



PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
SUMMARY OF FACILITIES

JOB 4605
 DATE 23/08/2007

CLIENT: VicUrban

REF U/1

| ELEM | DESCRIPTION | UNIT | COST (\$) | COST (\$) | COST (\$) |
|-------|--|------|-----------|-----------|------------|
| U/3A | South West Football / Cricket Facility Inc. pavilion, assoc. site wks, ext services etc | ITEM | | | 1,150,000 |
| U/3B | Inc. 2 senior ovals | ITEM | | | 1,220,000 |
| | Assoc. site works, external services | ITEM | | | 230,000 |
| | Northern P-12 Football / Cricket Oval (No Pavilion) | | | | |
| U/4 | Inc. one senior oval | ITEM | | | 620,000 |
| | Assoc. site works, external services | ITEM | | | 100,000 |
| U/5 | Central P-6 Football/Cricket Oval (No Pavilion) Includes 1 junior oval, site wks, ext services etc | ITEM | | | 430,000 |
| | Central Soccer Facility | | | | |
| U/6A | Inc. pavilion, assoc. site wks, ext services etc | ITEM | | | 840,000 |
| U/6B | Inc. 2 soccer pitches | ITEM | | | 830,000 |
| | Assoc. site works, external services | ITEM | | | 210,000 |
| | North West Soccer Facility | | | | |
| U/7A | Inc. pavilion, assoc. site wks, ext services etc | ITEM | | | 840,000 |
| U/7B | Inc. 2 soccer pitches | ITEM | | | 830,000 |
| | Assoc. site works, external services | ITEM | | | 210,000 |
| | Eastern Tennis Court Facility | | | | |
| U/8A | Inc. pavilion, assoc. site wks, ext services etc | ITEM | | | 430,000 |
| U/8B | Inc. 4 tennis courts | ITEM | | | 370,000 |
| | Assoc. site works, external services | ITEM | | | 120,000 |
| U/8C | Northern P-12 Tennis Court Facility (No Pavilion) Inc 4 tennis courts, site wks, ext services etc | ITEM | | | 360,000 |
| | Bocce Rink Facility x4 (No pavilion) | ITEM | | | 100,000 |
| U/9A | Northern P-12 Single Court School Gym Upgrade Upgrade of a standard DE&T basketball court to a double netball size court. Includes on costs | ITEM | | | 2,270,000 |
| U/9B | Northern P-12 Single Court School Gym Upgrade Upgrade of a standard DE&T basketball court to a netball size court. Includes on costs (\$320,000) | ITEM | | | - |
| U/10A | Central P-6 Single Court School Gymnasium Includes one internal netball court, change rooms, amenities, site wks, ext services, less DE&T funds | ITEM | | | 1,000,000 |
| U/10B | North West P-6 Single Court School Gymnasium Includes one internal netball court, change rooms, amenities, site wks, ext services, less DE&T funds | ITEM | | | 1,000,000 |
| | Free Standing Lawn Bowls (No pavilion) | ITEM | | | 300,000 |
| | Total Recreation Cost | ITEM | | | 13,460,000 |

10/04/2008 \$187
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 173



PROWSE QUANTITY SURVEYORS PTY LTD

ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
SUMMARY OF FACILITIES**

JOB 4605
DATE 23/08/2007

CLIENT: VicUrban

REF

U/2

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|-------|---|------|----------|-----------|-----------|
| | Creeds Farm Community Childcare To be advised | ITEM | | | TBA |
| U/11A | Harvest Home Road CAC (Early Childhood Focus) Community activity centre including kitchens, meeting rooms, amenities, ADASS, site works, external services and on costs | ITEM | | | 2,200,000 |
| U/11B | Community activity centre including MCH, pre-school, site works and external services | ITEM | | | 1,670,000 |
| U/12A | Northern P-12 CAC (General Focus) Community activity centre including kitchens, meeting rooms, amenities, ADASS, site works, external services and on costs | ITEM | | | 750,000 |
| U/12B | Community activity centre including MCH, pre-school, site works and external services | ITEM | | | 1,670,000 |
| U/13 | Sth Town Centre CAC (Skills, Training, Resources) Community activity centre includes multi purpose rooms, kitchens, amenities, neighbourhood house, fine arts, performing space, site works, external services and on costs | ITEM | | | 1,690,000 |
| | Total Community Cost | ITEM | | | 7,980,000 |

| | | | | | |
|--|---|------|--|--|------------|
| | Total Recreation Cost (From Above) | ITEM | | | 13,460,000 |
|--|---|------|--|--|------------|

| | | | | | |
|--|---|--|--|--|------------|
| | TOTAL PROJECT COST - AURORA COMMUNITY INFRASTRUCTURE (Fixed Price Contract - November 2005) | | | | 21,440,000 |
|--|---|--|--|--|------------|

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10/04/2008 \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
 SOUTH WEST FOOTBALL / CRICKET FACILITY**

JOB 4605
 DATE 23/08/2007
 FECA 420
 UCA 200
 REF U/3A

CLIENT: VicUrban

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|------|--|-----------|----------|-----------|-----------|
| | Football / Cricket Ovals and Pavilion | | | | |
| | Change rooms (in 4 No) | (FECA) M2 | 160 | 1,600 | 256,000 |
| | Umpires change room | (FECA) M2 | 30 | 1,900 | 57,000 |
| | Toilet facilities | (FECA) M2 | 120 | 2,100 | 252,000 |
| | Canteen | (FECA) M2 | 30 | 2,000 | 60,000 |
| | Meeting / function room | (FECA) M2 | - | - | - |
| | Storage facilities | (FECA) M2 | 30 | 1,300 | 39,000 |
| | Office / first aid | (FECA) M2 | 20 | 1,600 | 32,000 |
| | Internal / external toilets | (FECA) M2 | 30 | 2,100 | 63,000 |
| | Verandahs & canopies | (UCA) M2 | 200 | 600 | 120,000 |
| | Site Works and External Services | | | | |
| | Site preparation & demolition | ITEM | | | 5,000 |
| | Roads, footpaths and paved areas | ITEM | | | 8,000 |
| | Boundary walls, fences and gates | ITEM | | | 4,000 |
| | Outbuildings and covered ways (Nil) | ITEM | | | - |
| | Landscaping and Improvements | ITEM | | | 8,000 |
| | External stormwater drainage | ITEM | | | 10,000 |
| | External sewer drainage | ITEM | | | 4,000 |
| | External water supply | ITEM | | | 2,000 |
| | External gas reticulation | ITEM | | | 1,000 |
| | External fire protection | ITEM | | | 2,000 |
| | External light & power | ITEM | | | 15,000 |
| | External communications | ITEM | | | 1,000 |
| | Balance of funds | ITEM | | | 5,000 |

| | | | | | |
|--|-------|---|--|--|-------------------|
| SUB-TOTAL | | | | | \$ 944,000 |
| PRELIMINARIES (Included Above) | - | % | | | \$ - |
| DESIGN VARIABLE | 5.00 | % | | | \$ 47,000 |
| COST ESCALATION TO TENDER | - | % | | | \$ - |
| COST ESCALATION DURING CONSTRUCTION | 2.00 | % | | | \$ 20,000 |
| CONTRACT CONTINGENCY | 2.50 | % | | | \$ 25,000 |
| PROFESSIONAL FEES | 11.00 | % | | | \$ 114,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | | | | \$ - |

ANTICIPATED TOTAL PROJECT COST (Excluding GST) **\$ 1,150,000**
 (Fixed Price Contract - November 2005)

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 10/04/2008 \$187 173



PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
SOUTH WEST FOOTBALL / CRICKET FACILITY

JOB 4605
 DATE 23/08/2007
 FECA -
 UCA -
 REF U/3B

CLIENT: VicUrban

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|------|--|------|----------|-----------|-----------|
| | Oval Works | | | | |
| | Senior Ovals (16,000m2, Approx 165x130m) | No | 2 | 360,000 | 720,000 |
| | Training lights (2 No ovals) | No | 2 | 30,000 | 60,000 |
| | Car parking (60 spaces) | M2 | 1,800 | 100 | 180,000 |
| | Carparking - Gravel (60 cars) | M2 | 1,800 | 25 | 45,000 |
| | Balance of funds | ITEM | | | (4,000) |

| | | | | | |
|---|-------|---|--|--|---------------------|
| SUB-TOTAL | | | | | \$ 1,001,000 |
| PRELIMINARIES (Included Above) | - | % | | | \$ - |
| DESIGN VARIABLE | 5.00 | % | | | \$ 50,000 |
| COST ESCALATION TO TENDER | - | % | | | \$ - |
| COST ESCALATION DURING CONSTRUCTION | 2.00 | % | | | \$ 21,000 |
| CONTRACT CONTINGENCY | 2.50 | % | | | \$ 27,000 |
| PROFESSIONAL FEES | 11.00 | % | | | \$ 121,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | | | | \$ - |
| ANTICIPATED TOTAL PROJECT COST (Excluding GST) | | | | | \$ 1,220,000 |
| (Fixed Price Contract - November 2005) | | | | | |

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|------|---|------|----------|-----------|-----------|
| | Site Works and External Services | | | | |
| | Site preparation & demolition | ITEM | | | 20,000 |
| | Roads, footpaths and paved areas | ITEM | | | 32,000 |
| | Boundary walls, fences and gates | ITEM | | | 16,000 |
| | Outbuildings and covered ways (Nil) | ITEM | | | - |
| | Landscaping and Improvements | ITEM | | | 32,000 |
| | External stormwater drainage | ITEM | | | 32,000 |
| | External sewer drainage | ITEM | | | 16,000 |
| | External water supply | ITEM | | | 8,000 |
| | External gas reticulation | ITEM | | | 4,000 |
| | External fire protection | ITEM | | | 8,000 |
| | External light & power | ITEM | | | 20,000 |
| | External communications | ITEM | | | 4,000 |
| | Balance of funds | ITEM | | | (3,000) |

| | | | | | |
|---|-------|---|--|--|-------------------|
| SUB-TOTAL | | | | | \$ 189,000 |
| PRELIMINARIES (Included Above) | - | % | | | \$ - |
| DESIGN VARIABLE | 5.00 | % | | | \$ 9,000 |
| COST ESCALATION TO TENDER | - | % | | | \$ - |
| COST ESCALATION DURING CONSTRUCTION | 2.00 | % | | | \$ 4,000 |
| CONTRACT CONTINGENCY | 2.50 | % | | | \$ 5,000 |
| PROFESSIONAL FEES | 11.00 | % | | | \$ 23,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | | | | \$ - |
| ANTICIPATED TOTAL PROJECT COST (Excluding GST) | | | | | \$ 230,000 |
| (Fixed Price Contract - November 2005) | | | | | |

AF771740P

10/04/2008 \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD

ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
NORTHERN P-12 FOOTBALL / CRICKET OVAL
 Pavilion Not Provided

JOB 4605
 DATE 23/08/2007
 FECA -
 UCA -
 REF U/4

CLIENT: VicUrban

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|------|---|------|----------|-----------|-----------|
| | Oval Works | | | | |
| | Senior Ovals (16,000m2, Approx 165x130m) | No | 1 | 480,000 | 480,000 |
| | Training lights (1 No oval) | No | 1 | 30,000 | 30,000 |
| | Car parking (Not Required) | ITEM | | | - |
| | Credit for D.E. & T. funds for oval (Nil) | ITEM | | | - |
| | Balance of funds | ITEM | | | (1,000) |

| | | | | | |
|---|---------|--|--|----|----------------|
| SUB-TOTAL | | | | | \$ 509,000 |
| PRELIMINARIES (Included Above) | - % | | | \$ | - |
| DESIGN VARIABLE | 5.00 % | | | \$ | 25,000 |
| COST ESCALATION TO TENDER | - % | | | \$ | - |
| COST ESCALATION DURING CONSTRUCTION | 2.00 % | | | \$ | 11,000 |
| CONTRACT CONTINGENCY | 2.50 % | | | \$ | 14,000 |
| PROFESSIONAL FEES | 11.00 % | | | \$ | 61,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | | | \$ | - |
| ANTICIPATED TOTAL PROJECT COST (Excluding GST) | | | | \$ | 620,000 |

(Fixed Price Contract - November 2005)

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|------|---|------|----------|-----------|-----------|
| | Site Works and External Services | | | | |
| | Site preparation & demolition | ITEM | | | 15,000 |
| | Roads, footpaths and paved areas | ITEM | | | 20,000 |
| | Boundary walls, fences and gates | ITEM | | | 10,000 |
| | Outbuildings and covered ways (Nil) | ITEM | | | - |
| | Landscaping and Improvements | ITEM | | | 10,000 |
| | External stormwater drainage | ITEM | | | 15,000 |
| | External sewer drainage (Nil) | ITEM | | | - |
| | External water supply | ITEM | | | 2,000 |
| | External gas reticulation (Nil) | ITEM | | | - |
| | External fire protection (Nil) | ITEM | | | - |
| | External light & power | ITEM | | | 10,000 |
| | External communications | ITEM | | | 1,000 |
| | Balance of funds | ITEM | | | (1,000) |

| | | | | | |
|---|---------|--|--|----|----------------|
| SUB-TOTAL | | | | | \$ 82,000 |
| PRELIMINARIES (Included Above) | - % | | | \$ | - |
| DESIGN VARIABLE | 5.00 % | | | \$ | 4,000 |
| COST ESCALATION TO TENDER | - % | | | \$ | - |
| COST ESCALATION DURING CONSTRUCTION | 2.00 % | | | \$ | 2,000 |
| CONTRACT CONTINGENCY | 2.50 % | | | \$ | 2,000 |
| PROFESSIONAL FEES | 11.00 % | | | \$ | 10,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | | | \$ | - |
| ANTICIPATED TOTAL PROJECT COST (Excluding GST) | | | | \$ | 100,000 |

(Fixed Price Contract - November 2005)

AF771740P

10/04/2008 - \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
 CENTRAL P-6 FOOTBALL / CRICKET OVAL**

JOB 4605
 DATE 23/08/2007
 FECA -
 UCA -
 REF U/5

CLIENT: VicUrban

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|------|---|------|----------|-----------|-----------|
| | Football / Cricket Pavilion (Not Provided) | | | | |
| | Change rooms (FECA) | M2 | - | - | - |
| | Umpires change room (FECA) | M2 | - | - | - |
| | Toilet facilities (FECA) | M2 | - | - | - |
| | Canteen (FECA) | M2 | - | - | - |
| | Meeting / function room (FECA) | M2 | - | - | - |
| | Storage facilities (FECA) | M2 | - | - | - |
| | Verandahs & canopies (UCA) | M2 | - | - | - |
| | Oval Works | | | | |
| | Junior Oval (12,000m2, Approx 140x110m) | No | 1 | 240,000 | 240,000 |
| | Training lights (1 No oval) | No | 1 | 30,000 | 30,000 |
| | Car parking (Not Required) | ITEM | | | - |
| | Credit for D.E. & T. funds for oval (Nil) | ITEM | | | - |
| | Site Works and External Services | | | | |
| | Site preparation & demolition | ITEM | | | 15,000 |
| | Roads, footpaths and paved areas | ITEM | | | 20,000 |
| | Boundary walls, fences and gates | ITEM | | | 10,000 |
| | Outbuildings and covered ways (Nil) | ITEM | | | - |
| | Landscaping and Improvements | ITEM | | | 10,000 |
| | External stormwater drainage | ITEM | | | 15,000 |
| | External sewer drainage (Nil) | ITEM | | | - |
| | External water supply | ITEM | | | 2,000 |
| | External gas reticulation (Nil) | ITEM | | | - |
| | External fire protection (Nil) | ITEM | | | - |
| | External light & power | ITEM | | | 10,000 |
| | External communications | ITEM | | | 1,000 |
| | Balance of funds | ITEM | | | - |

| | | | | | |
|--|-------|---|--|----|----------------|
| SUB-TOTAL | | | | \$ | 353,000 |
| PRELIMINARIES (Included Above) | - | % | | \$ | - |
| DESIGN VARIABLE | 5.00 | % | | \$ | 18,000 |
| COST ESCALATION TO TENDER | - | % | | \$ | - |
| COST ESCALATION DURING CONSTRUCTION | 2.00 | % | | \$ | 7,000 |
| CONTRACT CONTINGENCY | 2.50 | % | | \$ | 9,000 |
| PROFESSIONAL FEES | 11.00 | % | | \$ | 43,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | | | \$ | - |

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **430,000**
 (Fixed Price Contract - November 2005)

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10/04/2008 \$187 173



PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
 CENTRAL SOCCER FACILITY**

JOB 4605
 DATE 23/08/2007
 FECA 355
 UCA 80
 REF U/6A

CLIENT: VicUrban

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|------|---|-----------|----------|-----------|-----------|
| | Soccer Pitches and Pavilion | | | | |
| | Change room (in 4 No) | (FECA) M2 | 120 | 1,600 | 192,000 |
| | Umpires change room | (FECA) M2 | 15 | 1,900 | 28,500 |
| | Toilet facilities | (FECA) M2 | 40 | 2,100 | 84,000 |
| | Canteen | (FECA) M2 | 30 | 2,000 | 60,000 |
| | Meeting / function room | (FECA) M2 | 120 | 1,600 | 192,000 |
| | Storage facilities | (FECA) M2 | 30 | 1,300 | 39,000 |
| | Verandahs and canopies | (UCA) M2 | 80 | 600 | 48,000 |
| | Site Works and External Services | | | | |
| | Site preparation & demolition | ITEM | | | 5,000 |
| | Roads, footpaths and paved areas | ITEM | | | 6,000 |
| | Boundary walls, fences and gates | ITEM | | | 4,000 |
| | Outbuildings and covered ways (Nil) | ITEM | | | - |
| | Landscaping and Improvements | ITEM | | | 8,000 |
| | External stormwater drainage | ITEM | | | 6,000 |
| | External sewer drainage | ITEM | | | 4,000 |
| | External water supply | ITEM | | | 2,000 |
| | External gas reticulation | ITEM | | | 1,000 |
| | External fire protection | ITEM | | | 2,000 |
| | External light & power | ITEM | | | 5,000 |
| | External communications | ITEM | | | 1,000 |
| | Balance of funds | ITEM | | | 1,500 |

SUB-TOTAL \$ **689,000**

| | | |
|--|---------|-----------|
| PRELIMINARIES (Included Above) | - % | \$ - |
| DESIGN VARIABLE | 5.00 % | \$ 34,000 |
| COST ESCALATION TO TENDER | - % | \$ - |
| COST ESCALATION DURING CONSTRUCTION | 2.00 % | \$ 14,000 |
| CONTRACT CONTINGENCY | 2.50 % | \$ 18,000 |
| PROFESSIONAL FEES | 11.00 % | \$ 85,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | \$ - |

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **840,000**

(Fixed Price Contract - November 2005)

AF771740P

10/04/2008 \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD

ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
CENTRAL SOCCER FACILITY.**

JOB 4605
DATE 23/08/2007
FECA -
UCA -
REF U/6B

CLIENT: VicUrban

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|------|--|------|----------|-----------|-----------|
| | Oval Works | | | | |
| | Soccer pitches (8,000m2, Approx 120x60m) | No | 2 | 250,000 | 500,000 |
| | Training lights (2 No pitches) | No | 2 | 30,000 | 60,000 |
| | Car parking (40 spaces) | M2 | 1,200 | 100 | 120,000 |
| | Balance of funds | ITEM | | | 2,000 |

| | | | | | |
|---|---------|--|--|----|-------------------|
| SUB-TOTAL | | | | | \$ 682,000 |
| PRELIMINARIES (Included Above) | - % | | | \$ | - |
| DESIGN VARIABLE | 5.00 % | | | \$ | 34,000 |
| COST ESCALATION TO TENDER | - % | | | \$ | - |
| COST ESCALATION DURING CONSTRUCTION | 2.00 % | | | \$ | 14,000 |
| CONTRACT CONTINGENCY | 2.50 % | | | \$ | 18,000 |
| PROFESSIONAL FEES | 11.00 % | | | \$ | 82,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | | | \$ | - |
| ANTICIPATED TOTAL PROJECT COST (Excluding GST) | | | | | \$ 830,000 |

(Fixed Price Contract - November 2005)

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|------|---|------|----------|-----------|-----------|
| | Site Works and External Services | | | | |
| | Site preparation & demolition | ITEM | | | 20,000 |
| | Roads, footpaths and paved areas | ITEM | | | 24,000 |
| | Boundary walls, fences and gates | ITEM | | | 16,000 |
| | Outbuildings and covered ways (Nil) | ITEM | | | - |
| | Landscaping and Improvements | ITEM | | | 32,000 |
| | External stormwater drainage | ITEM | | | 24,000 |
| | External sewer drainage | ITEM | | | 16,000 |
| | External water supply | ITEM | | | 8,000 |
| | External gas reticulation | ITEM | | | 4,000 |
| | External fire protection | ITEM | | | 8,000 |
| | External light & power | ITEM | | | 20,000 |
| | External communications | ITEM | | | 4,000 |
| | Balance of funds | ITEM | | | (5,000) |

| | | | | | |
|---|---------|--|--|----|-------------------|
| SUB-TOTAL | | | | | \$ 171,000 |
| PRELIMINARIES (Included Above) | - % | | | \$ | - |
| DESIGN VARIABLE | 5.00 % | | | \$ | 9,000 |
| COST ESCALATION TO TENDER | - % | | | \$ | - |
| COST ESCALATION DURING CONSTRUCTION | 2.00 % | | | \$ | 4,000 |
| CONTRACT CONTINGENCY | 2.50 % | | | \$ | 5,000 |
| PROFESSIONAL FEES | 11.00 % | | | \$ | 21,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | | | \$ | - |
| ANTICIPATED TOTAL PROJECT COST (Excluding GST) | | | | | \$ 210,000 |

(Fixed Price Contract - November 2005)

AF771740P

10/04/2008 \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
NORTH WEST SOCCER FACILITY

JOB 4605
 DATE 23/08/2007
 FECA 355
 UCA 80
 REF U7A

CLIENT: VicUrban

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|---|-------------------------------------|-----------|----------|-----------|-----------|
| Soccer Pitches and Pavilion | | | | | |
| | Change room (in 4 No) | (FECA) M2 | 120 | 1,600 | 192,000 |
| | Umpires change room | (FECA) M2 | 15 | 1,900 | 28,500 |
| | Toilet facilities | (FECA) M2 | 40 | 2,100 | 84,000 |
| | Canteen | (FECA) M2 | 30 | 2,000 | 60,000 |
| | Meeting / function room | (FECA) M2 | 120 | 1,600 | 192,000 |
| | Storage facilities | (FECA) M2 | 30 | 1,300 | 39,000 |
| | Verandahs and canopies | (UCA) M2 | 80 | 600 | 48,000 |
| Site Works and External Services | | | | | |
| | Site preparation & demolition | ITEM | | | 5,000 |
| | Roads, footpaths and paved areas | ITEM | | | 6,000 |
| | Boundary walls, fences and gates | ITEM | | | 4,000 |
| | Outbuildings and covered ways (Nil) | ITEM | | | - |
| | Landscaping and Improvements | ITEM | | | 8,000 |
| | External stormwater drainage | ITEM | | | 6,000 |
| | External sewer drainage | ITEM | | | 4,000 |
| | External water supply | ITEM | | | 2,000 |
| | External gas reticulation | ITEM | | | 1,000 |
| | External fire protection | ITEM | | | 2,000 |
| | External light & power | ITEM | | | 5,000 |
| | External communications | ITEM | | | 1,000 |
| | Balance of funds | ITEM | | | 1,500 |

SUB-TOTAL \$ **689,000**

| | | |
|--|---------|-----------|
| PRELIMINARIES (Included Above) | - % | \$ - |
| DESIGN VARIABLE | 5.00 % | \$ 34,000 |
| COST ESCALATION TO TENDER | - % | \$ - |
| COST ESCALATION DURING CONSTRUCTION | 2.00 % | \$ 14,000 |
| CONTRACT CONTINGENCY | 2.50 % | \$ 18,000 |
| PROFESSIONAL FEES | 11.00 % | \$ 85,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | \$ - |

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **840,000**

(Fixed Price Contract - November 2005)

AF771740P





PROWSE QUANTITY SURVEYORS PTY LTD

ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
NORTH WEST SOCCER FACILITY**

JOB 4605
DATE 23/08/2007
FECA -
UCA -
REF U/7B

CLIENT: VicUrban

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|------|--|------|----------|-----------|-----------|
| | Oval Works | | | | |
| | Soccer pitches (8,000m2, Approx 120x60m) | No | 2 | 250,000 | 500,000 |
| | Training lights (2 No pitches) | No | 2 | 30,000 | 60,000 |
| | Car parking (40 spaces) | M2 | 1,200 | 100 | 120,000 |
| | Balance of funds | ITEM | | | 2,000 |

| | | | | | |
|---|---------|--|--|----|----------------|
| SUB-TOTAL | | | | | \$ 682,000 |
| PRELIMINARIES (Included Above) | - % | | | \$ | - |
| DESIGN VARIABLE | 5.00 % | | | \$ | 34,000 |
| COST ESCALATION TO TENDER | - % | | | \$ | - |
| COST ESCALATION DURING CONSTRUCTION | 2.00 % | | | \$ | 14,000 |
| CONTRACT CONTINGENCY | 2.50 % | | | \$ | 18,000 |
| PROFESSIONAL FEES | 11.00 % | | | \$ | 82,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | | | \$ | - |
| ANTICIPATED TOTAL PROJECT COST (Excluding GST) | | | | \$ | 830,000 |

(Fixed Price Contract - November 2005)

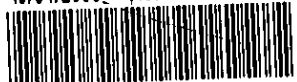
| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|------|---|------|----------|-----------|-----------|
| | Site Works and External Services | | | | |
| | Site preparation & demolition | ITEM | | | 20,000 |
| | Roads, footpaths and paved areas | ITEM | | | 24,000 |
| | Boundary walls, fences and gates | ITEM | | | 16,000 |
| | Outbuildings and covered ways (Nil) | ITEM | | | - |
| | Landscaping and Improvements | ITEM | | | 32,000 |
| | External stormwater drainage | ITEM | | | 24,000 |
| | External sewer drainage | ITEM | | | 16,000 |
| | External water supply | ITEM | | | 8,000 |
| | External gas reticulation | ITEM | | | 4,000 |
| | External fire protection | ITEM | | | 8,000 |
| | External light & power | ITEM | | | 20,000 |
| | External communications | ITEM | | | 4,000 |
| | Balance of funds | ITEM | | | (5,000) |

| | | | | | |
|---|---------|--|--|----|----------------|
| SUB-TOTAL | | | | | \$ 171,000 |
| PRELIMINARIES (Included Above) | - % | | | \$ | - |
| DESIGN VARIABLE | 5.00 % | | | \$ | 9,000 |
| COST ESCALATION TO TENDER | - % | | | \$ | - |
| COST ESCALATION DURING CONSTRUCTION | 2.00 % | | | \$ | 4,000 |
| CONTRACT CONTINGENCY | 2.50 % | | | \$ | 5,000 |
| PROFESSIONAL FEES | 11.00 % | | | \$ | 21,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | | | \$ | - |
| ANTICIPATED TOTAL PROJECT COST (Excluding GST) | | | | \$ | 210,000 |

(Fixed Price Contract - November 2005)

AF771740P

10/04/2008 \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
 EASTERN TENNIS COURT FACILITY**

JOB 4605
 DATE 23/08/2007
 FECA 190
 UCA -
 REF U/8A

CLIENT: VicUrban

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|------|---|-----------|----------|-----------|-----------|
| | Tennis Pavilion | | | | |
| | Change rooms (in 2 No) | (FECA) M2 | 60 | 1,600 | 96,000 |
| | Umpires change room | (FECA) M2 | - | 1,900 | - |
| | Toilet facilities | (FECA) M2 | - | 2,100 | - |
| | Canteen | (FECA) M2 | 30 | 2,000 | 60,000 |
| | Meeting / function room (Excluded) | (FECA) M2 | - | - | - |
| | Storage facilities | (FECA) M2 | 20 | 1,300 | 26,000 |
| | Office / first aid | (FECA) M2 | 20 | 1,600 | 32,000 |
| | Internal / external toilets | (FECA) M2 | 40 | 2,100 | 84,000 |
| | Circulation | (FECA) M2 | 20 | 1,300 | 26,000 |
| | Verandahs & canopies | (UCA) M2 | - | 600 | - |
| | Site Works & External Services | | | | |
| | Site preparation & demolition | ITEM | | | 3,000 |
| | Roads, footpaths and paved areas | ITEM | | | 4,000 |
| | Boundary walls, fences and gates | ITEM | | | 2,000 |
| | Outbuildings and covered ways (Nil) | ITEM | | | - |
| | Landscaping and Improvements | ITEM | | | 4,000 |
| | External stormwater drainage | ITEM | | | 6,000 |
| | External sewer drainage | ITEM | | | 2,000 |
| | External water supply | ITEM | | | 1,000 |
| | External gas reticulation | ITEM | | | 1,000 |
| | External fire protection | ITEM | | | 1,000 |
| | External light & power | ITEM | | | 6,000 |
| | External communications | ITEM | | | 400 |
| | Balance of funds | ITEM | | | (1,400) |

SUB-TOTAL \$ **353,000**

| | | |
|--|---------|-----------|
| PRELIMINARIES (Included Above) | - % | \$ - |
| DESIGN VARIABLE | 5.00 % | \$ 18,000 |
| COST ESCALATION TO TENDER | - % | \$ - |
| COST ESCALATION DURING CONSTRUCTION | 2.00 % | \$ 7,000 |
| CONTRACT CONTINGENCY | 2.50 % | \$ 9,000 |
| PROFESSIONAL FEES | 11.00 % | \$ 43,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | \$ - |

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **430,000**

(Fixed Price Contract - November 2005)

AF771740P



AF771740P

10/04/2008 \$187 173



Note - carparking on next page

INFORMATION ONLY



PROWSE QUANTITY SURVEYORS PTY LTD

ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
EASTERN TENNIS COURT FACILITY**

JOB 4605
DATE 23/08/2007
FECA -
UCA -
REF U/8B

CLIENT: VicUrban

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|------|------------------------------|------|----------|-----------|-----------|
| | Tennis Courts | | | | |
| | Tennis courts (4 No courts) | No | 4 | 50,000 | 200,000 |
| | Playing lights (4 No courts) | No | 4 | 10,000 | 40,000 |
| | Car parking (20 No spaces) | M2 | 600 | 100 | 60,000 |
| | Balance of funds | ITEM | | | 4,000 |

| | | | | | |
|---|---------|--|--|--|-------------------|
| SUB-TOTAL | | | | | \$ 304,000 |
| PRELIMINARIES (Included Above) | - % | | | | \$ - |
| DESIGN VARIABLE | 5.00 % | | | | \$ 15,000 |
| COST ESCALATION TO TENDER | - % | | | | \$ - |
| COST ESCALATION DURING CONSTRUCTION | 2.00 % | | | | \$ 6,000 |
| CONTRACT CONTINGENCY | 2.50 % | | | | \$ 8,000 |
| PROFESSIONAL FEES | 11.00 % | | | | \$ 37,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | | | | \$ - |
| ANTICIPATED TOTAL PROJECT COST (Excluding GST) | | | | | \$ 370,000 |

(Fixed Price Contract - November 2005)

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|------|---|------|----------|-----------|-----------|
| | Site Works & External Services | | | | |
| | Site preparation & demolition | ITEM | | | 12,000 |
| | Roads, footpaths and paved areas | ITEM | | | 16,000 |
| | Boundary walls, fences and gates | ITEM | | | 8,000 |
| | Outbuildings and covered ways (Nil) | ITEM | | | - |
| | Landscaping and Improvements | ITEM | | | 16,000 |
| | External stormwater drainage | ITEM | | | 16,000 |
| | External sewer drainage | ITEM | | | 8,000 |
| | External water supply | ITEM | | | 4,000 |
| | External gas reticulation | ITEM | | | 4,000 |
| | External fire protection | ITEM | | | 4,000 |
| | External light & power | ITEM | | | 8,000 |
| | External communications | ITEM | | | 1,600 |
| | Balance of funds | ITEM | | | 400 |

| | | | | | |
|---|---------|--|--|--|-------------------|
| SUB-TOTAL | | | | | \$ 98,000 |
| PRELIMINARIES (Included Above) | - % | | | | \$ - |
| DESIGN VARIABLE | 5.00 % | | | | \$ 5,000 |
| COST ESCALATION TO TENDER | - % | | | | \$ - |
| COST ESCALATION DURING CONSTRUCTION | 2.00 % | | | | \$ 2,000 |
| CONTRACT CONTINGENCY | 2.50 % | | | | \$ 3,000 |
| PROFESSIONAL FEES | 11.00 % | | | | \$ 12,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | | | | \$ - |
| ANTICIPATED TOTAL PROJECT COST (Excluding GST) | | | | | \$ 120,000 |

(Fixed Price Contract - November 2005)

AF771740P

10/04/2008 \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD

ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
NORTHERN P-12 TENNIS COURT FACILITY**

JOB 4605
DATE 23/08/2007
FECA -
UCA -
REF U/8C

CLIENT: VicUrban

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|------|---|------|----------|-----------|-----------|
| | Tennis Pavilion (Not Provided) | | | | |
| | Pavilion including amenities (FECA) | M2 | - | - | - |
| | Tennis Courts | | | | |
| | Tennis courts (4 No courts) | No | 4 | 50,000 | 200,000 |
| | Playing lights (4 No courts) | No | 4 | 10,000 | 40,000 |
| | Car parking (Not Required) | ITEM | | | - |
| | Site Works & External Services | | | | |
| | Site preparation & demolition | ITEM | | | 10,000 |
| | Roads, footpaths and paved areas | ITEM | | | 10,000 |
| | Boundary walls, fences and gates | ITEM | | | 5,000 |
| | Outbuildings and covered ways (Nil) | ITEM | | | - |
| | Landscaping and Improvements | ITEM | | | 10,000 |
| | External stormwater drainage | ITEM | | | 10,000 |
| | External sewer drainage (Nil) | ITEM | | | - |
| | External water supply | ITEM | | | 5,000 |
| | External gas reticulation (Nil) | ITEM | | | - |
| | External fire protection (Nil) | ITEM | | | - |
| | External light & power | ITEM | | | 10,000 |
| | External communications (Nil) | ITEM | | | - |
| | Balance of funds | ITEM | | | (5,000) |

SUB-TOTAL \$ **295,000**

| | | |
|--|---------|-----------|
| PRELIMINARIES (Included Above) | - % | \$ - |
| DESIGN VARIABLE | 5.00 % | \$ 15,000 |
| COST ESCALATION TO TENDER | - % | \$ - |
| COST ESCALATION DURING CONSTRUCTION | 2.00 % | \$ 6,000 |
| CONTRACT CONTINGENCY | 2.50 % | \$ 8,000 |
| PROFESSIONAL FEES | 11.00 % | \$ 36,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | \$ - |

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **360,000**

(Fixed Price Contract - November 2005)

AF771740P

10/04/2008 \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
 NORTHERN P-12 SINGLE COURT SCHOOL GYMNASIUM UPGRADE**

JOB 4605
 DATE 23/08/2007
 FECA 1,880
 UCA 100
 REF U/9A

CLIENT: VicUrban

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|---|---|------|----------|-----------|-----------|
| New Building Works | | | | | |
| | Indoor double netball court (36x36m) (FECA) | M2 | 1,300 | 1,000 | 1,300,000 |
| | Amenities/ change room (FECA) | M2 | 100 | 1,800 | 180,000 |
| | Store room (FECA) | M2 | 100 | 1,300 | 130,000 |
| | Staff area (FECA) | M2 | 60 | 1,500 | 90,000 |
| | Foyer (FECA) | M2 | 40 | 1,500 | 60,000 |
| | Mezzanine viewing area (FECA) | M2 | 250 | 1,000 | 250,000 |
| | Canteen (FECA) | M2 | 30 | 2,000 | 60,000 |
| | Canopy (UCA) | M2 | 100 | 700 | 70,000 |
| | Stair cases | No | 2 | 8,000 | 16,000 |
| | Credit for D.E. & T. funds for court (approx 750m2) | M2 | (750) | 850 | (637,500) |
| | External netball courts (In 2 No) (OPEN) | M2 | 1,400 | 100 | 140,000 |
| Site Works and External Services | | | | | |
| | Site preparation & demolition | ITEM | | | 15,000 |
| | Roads, footpaths and paved areas | ITEM | | | 30,000 |
| | Boundary walls, fences and gates | ITEM | | | 10,000 |
| | Outbuildings and covered ways (Nil) | ITEM | | | - |
| | Landscaping and Improvements | ITEM | | | 40,000 |
| | External stormwater drainage | ITEM | | | 35,000 |
| | External sewer drainage | ITEM | | | 20,000 |
| | External water supply | ITEM | | | 10,000 |
| | External gas reticulation | ITEM | | | 5,000 |
| | External fire protection | ITEM | | | 10,000 |
| | External light & power | ITEM | | | 25,000 |
| | External communications | ITEM | | | 2,000 |
| | Balance of funds | ITEM | | | 2,500 |

SUB-TOTAL \$ **1,863,000**

| | | |
|--|---------|------------|
| PRELIMINARIES (Included Above) | - % | \$ - |
| DESIGN VARIABLE | 5.00 % | \$ 93,000 |
| COST ESCALATION TO TENDER | - % | \$ - |
| COST ESCALATION DURING CONSTRUCTION | 2.00 % | \$ 39,000 |
| CONTRACT CONTINGENCY | 2.50 % | \$ 50,000 |
| PROFESSIONAL FEES | 11.00 % | \$ 225,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | \$ - |

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **2,270,000**

(Fixed Price Contract - November 2005)

AF771740P





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
 NORTHERN P-12 SINGLE COURT SCHOOL GYMNASIUM UPGRADE**

JOB 4605
 DATE 23/08/2007
 FECA -
 UCA -
 REF U/9B

CLIENT: VicUrban

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|------|---|------|----------|-----------|-----------|
| | New Building Works (Not Provided) | | | | |
| | Indoor netball court (FECA) | M2 | - | - | - |
| | Amenities/ change room (FECA) | M2 | - | - | - |
| | Store room (FECA) | M2 | - | - | - |
| | Staff area (FECA) | M2 | - | - | - |
| | Foyer (FECA) | M2 | - | - | - |
| | Mezzanine viewing area (FECA) | M2 | - | - | - |
| | Canteen (FECA) | M2 | - | - | - |
| | Canopy (UCA) | M2 | - | - | - |
| | Stair cases | No | - | - | - |
| | Extra Over Standard DE&T Facility Costs | | | | |
| | Upgrade standard DE&T basketball court to a netball court (Increase size to 36x20m) | NO | 1 | 240,000 | 240,000 |
| | Site Works and External Services | | | | |
| | Site preparation & demolition | ITEM | | | 5,000 |
| | Roads, footpaths and paved areas (Nil) | ITEM | | | - |
| | Boundary walls, fences and gates (Nil) | ITEM | | | - |
| | Outbuildings and covered ways (Nil) | ITEM | | | - |
| | Landscaping and Improvements (Nil) | ITEM | | | - |
| | External stormwater drainage | ITEM | | | 10,000 |
| | External sewer drainage (Nil) | ITEM | | | - |
| | External water supply (Nil) | ITEM | | | - |
| | External gas reticulation (Nil) | ITEM | | | - |
| | External fire protection (Nil) | ITEM | | | - |
| | External light & power | ITEM | | | 5,000 |
| | External communications (Nil) | ITEM | | | - |
| | Balance of funds | ITEM | | | 2,000 |

| | | | | | |
|---|-------|---|--|----|----------------|
| SUB-TOTAL | | | | \$ | 262,000 |
| PRELIMINARIES (Included Above) | - | % | | \$ | - |
| DESIGN VARIABLE | 5.00 | % | | \$ | 13,000 |
| COST ESCALATION TO TENDER | - | % | | \$ | - |
| COST ESCALATION DURING CONSTRUCTION | 2.00 | % | | \$ | 6,000 |
| CONTRACT CONTINGENCY | 2.50 | % | | \$ | 7,000 |
| PROFESSIONAL FEES | 11.00 | % | | \$ | 32,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | | | \$ | - |
| ANTICIPATED TOTAL PROJECT COST (Excluding GST) | | | | \$ | 320,000 |
| (Fixed Price Contract - November 2005) | | | | | |

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10/04/2008 \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
CENTRAL P-6 SINGLE COURT SCHOOL GYMNASIUM

JOB # 4605
 DATE 23/08/2007
 FECA 870
 UCA 25
 REF U/10A

CLIENT: VicUrban

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|---|---|-----------|----------|-----------|-----------|
| New Building Works | | | | | |
| | Indoor single netball court (36x20m) | (FECA) M2 | 720 | 1,000 | 720,000 |
| | Amenities/ change room | (FECA) M2 | 50 | 1,800 | 90,000 |
| | Store room | (FECA) M2 | 50 | 1,300 | 65,000 |
| | Staff area | (FECA) M2 | 30 | 1,500 | 45,000 |
| | Foyer | (FECA) M2 | 20 | 1,500 | 30,000 |
| | Mezzanine viewing area | (FECA) M2 | - | - | - |
| | Canteen | (FECA) M2 | - | - | - |
| | Canopy | (UCA) M2 | 25 | 700 | 17,500 |
| | Stair cases | No | - | - | - |
| | Credit for D.E. & T. funds for primary school multi-purpose room (approx 750m2) | M2 | (298) | 850 | (253,300) |
| Site Works and External Services | | | | | |
| | Site preparation & demolition | ITEM | | | 10,000 |
| | Roads, footpaths and paved areas | ITEM | | | 20,000 |
| | Boundary walls, fences and gates | ITEM | | | 10,000 |
| | Outbuildings and covered ways (Nil) | ITEM | | | - |
| | Landscaping and Improvements | ITEM | | | 10,000 |
| | External stormwater drainage | ITEM | | | 20,000 |
| | External sewer drainage | ITEM | | | 10,000 |
| | External water supply | ITEM | | | 2,000 |
| | External gas reticulation | ITEM | | | 2,000 |
| | External fire protection | ITEM | | | 5,000 |
| | External light & power | ITEM | | | 15,000 |
| | External communications | ITEM | | | 1,000 |
| | Balance of funds | ITEM | | | 1,800 |

SUB-TOTAL \$ **821,000**

| | | |
|--|---------|-----------|
| PRELIMINARIES (Included Above) | - % | \$ - |
| DESIGN VARIABLE | 5.00 % | \$ 41,000 |
| COST ESCALATION TO TENDER | - % | \$ - |
| COST ESCALATION DURING CONSTRUCTION | 2.00 % | \$ 17,000 |
| CONTRACT CONTINGENCY | 2.50 % | \$ 22,000 |
| PROFESSIONAL FEES | 11.00 % | \$ 99,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | \$ - |

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **1,000,000**

(Fixed Price Contract - November 2005)

AF771740P

10/04/2008 \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
NORTH WEST P-6 SINGLE COURT SCHOOL GYMNASIUM

JOB 4605
 DATE 23/08/2007
 FECA 870
 UCA 25
 REF U/10B

CLIENT: VicUrban

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|---|---|-----------|----------|-----------|-----------|
| New Building Works | | | | | |
| | Indoor single netball court (36x20m) | (FECA) M2 | 720 | 1,000 | 720,000 |
| | Amenities/ change room | (FECA) M2 | 50 | 1,800 | 90,000 |
| | Store room | (FECA) M2 | 50 | 1,300 | 65,000 |
| | Staff area | (FECA) M2 | 30 | 1,500 | 45,000 |
| | Foyer | (FECA) M2 | 20 | 1,500 | 30,000 |
| | Mezzanine viewing area | (FECA) M2 | - | - | - |
| | Canteen | (FECA) M2 | - | - | - |
| | Canopy | (UCA) M2 | 25 | 700 | 17,500 |
| | Stair cases | No | - | - | - |
| | Credit for D.E. & T. funds for primary school multi-purpose room (approx 750m2) | M2 | (298) | 850 | (253,300) |
| Site Works and External Services | | | | | |
| | Site preparation & demolition | ITEM | | | 10,000 |
| | Roads, footpaths and paved areas | ITEM | | | 20,000 |
| | Boundary walls, fences and gates | ITEM | | | 10,000 |
| | Outbuildings and covered ways (Nil) | ITEM | | | - |
| | Landscaping and Improvements | ITEM | | | 10,000 |
| | External stormwater drainage | ITEM | | | 20,000 |
| | External sewer drainage | ITEM | | | 10,000 |
| | External water supply | ITEM | | | 2,000 |
| | External gas reticulation | ITEM | | | 2,000 |
| | External fire protection | ITEM | | | 5,000 |
| | External light & power | ITEM | | | 15,000 |
| | External communications | ITEM | | | 1,000 |
| | Balance of funds | ITEM | | | 1,800 |

SUB-TOTAL \$ **821,000**

| | | |
|--|---------|-----------|
| PRELIMINARIES (Included Above) | - % | \$ - |
| DESIGN VARIABLE | 5.00 % | \$ 41,000 |
| COST ESCALATION TO TENDER | - % | \$ - |
| COST ESCALATION DURING CONSTRUCTION | 2.00 % | \$ 17,000 |
| CONTRACT CONTINGENCY | 2.50 % | \$ 22,000 |
| PROFESSIONAL FEES | 11.00 % | \$ 99,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | \$ - |

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **1,000,000**

(Fixed Price Contract - November 2005)

AF771740P

10/04/2008 \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
HARVEST HOME ROAD CAC (Early Childhood Focus)

JOB 4605
 DATE 23/08/2007
 FECA 923
 UCA 77
 REF U/11A

CLIENT: VicUrban

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|------|--|------|----------|-----------|-----------|
| | Core CAC: Generated by Neighbourhood Demand Refer to Sub total (1) over | ITEM | | | 921,000 |
| | Core CAC: Generated by Regional Demand Refer to Sub total (2) over | ITEM | | | 387,000 |
| | Circulation | | | | |
| | Circulation (FECA) | M2 | 154 | 1,100 | 169,400 |
| | Canopies / verandahs (UCA) | M2 | 77 | 700 | 53,900 |
| | Extra over items | | | | |
| | Commercial kitchen equipment & coolers | ITEM | | | 60,000 |
| | Operable walls and auto doors | ITEM | | | 25,000 |
| | Site Works and External Services | | | | |
| | Site preparation & demolition | ITEM | | | 16,000 |
| | Roads, footpaths and paved areas | ITEM | | | 16,000 |
| | Car parking (8 spaces) | ITEM | | | 24,000 |
| | Boundary walls, fences and gates | ITEM | | | 20,000 |
| | Outbuildings and covered ways (Nil) | ITEM | | | - |
| | Landscaping and Improvements | ITEM | | | 40,000 |
| | External stormwater drainage | ITEM | | | 20,000 |
| | External sewer drainage | ITEM | | | 8,000 |
| | External water supply | ITEM | | | 4,000 |
| | External gas reticulation | ITEM | | | 2,000 |
| | External fire protection | ITEM | | | 4,000 |
| | External light & power | ITEM | | | 12,000 |
| | External communications | ITEM | | | 2,000 |
| | Balance of funds | ITEM | | | 4,700 |

SUB-TOTAL \$ 1,789,000

| | | |
|--|---------|------------|
| PRELIMINARIES (Included Above) | - % | \$ - |
| DESIGN VARIABLE | 5.00 % | \$ 89,000 |
| COST ESCALATION TO TENDER | - % | \$ - |
| COST ESCALATION DURING CONSTRUCTION | 3.00 % | \$ 56,000 |
| CONTRACT CONTINGENCY | 2.50 % | \$ 48,000 |
| PROFESSIONAL FEES | 11.00 % | \$ 218,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | \$ - |

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ 2,200,000
 (Fixed Price Contract - November 2005)

AF771740P

10/04/2008 \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
HARVEST HOME ROAD CAC (Early Childhood Focus)

JOB 4605
 DATE 23/08/2007
 FECA 923
 UCA 77
 REF U/11A

CLIENT: VicUrban

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|------|--|-------------|----------|-----------|----------------|
| | Core CAC: Generated by Neighbourhood Demand | | | | |
| | Entry | | | | |
| | Entry (FECA) | M2 | 35 | 1,700 | 59,500 |
| | Coordinators storage (FECA) | M2 | 6 | 1,100 | 6,600 |
| | Coordinators offices (FECA) | M2 | 32 | 1,750 | 56,000 |
| | Main Hall | | | | |
| | Hall (FECA) | M2 | 200 | 1,500 | 300,000 |
| | User storage (FECA) | M2 | 36 | 1,100 | 39,600 |
| | Playgroup storage (FECA) | M2 | 15 | 1,100 | 16,500 |
| | Chair and table storage (FECA) | M2 | 20 | 1,100 | 22,000 |
| | Kitchen & Food Service Centre | | | | |
| | Kitchen (commercial) (FECA) | M2 | 40 | 3,100 | 124,000 |
| | Kitchen (domestic) (FECA) | M2 | 25 | 2,000 | 50,000 |
| | Kitchen store (FECA) | M2 | 12 | 2,000 | 24,000 |
| | Meeting Rooms | | | | |
| | Meeting room 1 (FECA) | M2 | 30 | 1,750 | 52,500 |
| | Meeting room 2 (FECA) | M2 | 50 | 1,750 | 87,500 |
| | User store (FECA) | M2 | 12 | 1,100 | 13,200 |
| | Common Amenities | | | | |
| | Toilets (men & women) (FECA) | M2 | 20 | 2,400 | 48,000 |
| | Accessible / family toilets / change (FECA) | M2 | 6 | 2,400 | 14,400 |
| | Cleaners store (FECA) | M2 | 4 | 1,800 | 7,200 |
| | Sub-Total (1) - Regional Demand Facilities | ITEM | | | 921,000 |
| | Core CAC: Generated by Regional Demand | | | | |
| | PAG (ADASS) | | | | |
| | Activity room 1 (FECA) | M2 | 60 | 1,500 | 90,000 |
| | Activity room 2 (FECA) | M2 | 80 | 1,500 | 120,000 |
| | Office (FECA) | M2 | 16 | 1,750 | 28,000 |
| | Accessible toilets/amenities/sick bay (FECA) | M2 | 30 | 2,400 | 72,000 |
| | Storage (FECA) | M2 | 20 | 1,100 | 22,000 |
| | Ext to kitchen for food services centre (FECA) | M2 | 20 | 2,000 | 40,000 |
| | Outdoor area (OPEN) | M2 | 60 | 250 | 15,000 |
| | Sub-Total (2) - Regional Demand Facilities | ITEM | | | 387,000 |

AF771740P

10/04/2008 \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
HARVEST HOME ROAD CAC (Early Childhood Focus)
MCH & Preschool

JOB 4605
 DATE 23/08/2007
 FECA 595
 UCA 50
 REF U/11B

CLIENT: VicUrban

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|--|--|-----------|----------|-----------|-----------|
| Core CAC: Generated by Neighbourhood Demand | | | | | |
| MCH | | | | | |
| | Consulting rooms (general) | (FECA) M2 | 40 | 1,700 | 68,000 |
| | Consulting rooms (MCH) | (FECA) M2 | 40 | 1,700 | 68,000 |
| | Waiting room | (FECA) M2 | 40 | 1,700 | 68,000 |
| | Offices for NGO's | (FECA) M2 | 40 | 1,750 | 70,000 |
| Preschool (Double) | | | | | |
| | Lobby | (FECA) M2 | 20 | 1,700 | 34,000 |
| | Bag rooms | (FECA) M2 | 30 | 1,100 | 33,000 |
| | Children rooms (60 children x 3.3m2/child) | (FECA) M2 | 198 | 1,700 | 336,600 |
| | Kitchen | (FECA) M2 | 12 | 2,000 | 24,000 |
| | Office / administration room | (FECA) M2 | 16 | 1,750 | 28,000 |
| | Storage internal | (FECA) M2 | 40 | 1,100 | 44,000 |
| | Storage external (shed) | ITEM | | | 10,000 |
| | Children's toilets | (FECA) M2 | 12 | 2,400 | 28,800 |
| | Staff toilets and shower | (FECA) M2 | 8 | 2,400 | 19,200 |
| | Outdoor play (60 children x 7.0m2/child) | (OPEN) M2 | 420 | 250 | 105,000 |
| | Circulation | (FECA) M2 | 99 | 1,100 | 109,120 |
| | Canopies / verandahs | (UCA) M2 | 50 | 700 | 35,000 |
| Extra over items | | | | | |
| | Operable walls and auto doors | ITEM | | | 25,000 |
| Site Works and External Services | | | | | |
| | Site preparation & demolition | ITEM | | | 24,000 |
| | Roads, footpaths and paved areas | ITEM | | | 24,000 |
| | Car parking (12 spaces) | ITEM | | | 36,000 |
| | Boundary walls, fences and gates | ITEM | | | 30,000 |
| | Outbuildings and covered ways (Nil) | ITEM | | | - |
| | Landscaping and Improvements | ITEM | | | 60,000 |
| | External stormwater drainage | ITEM | | | 30,000 |
| | External sewer drainage | ITEM | | | 12,000 |
| | External water supply | ITEM | | | 6,000 |
| | External gas reticulation | ITEM | | | 3,000 |
| | External fire protection | ITEM | | | 6,000 |
| | External light & power | ITEM | | | 18,000 |
| | External communications | ITEM | | | 3,000 |
| | Balance of funds | ITEM | | | (1,720) |

SUB-TOTAL \$ 1,356,000

| | | |
|--|---------|------------|
| PRELIMINARIES (Included Above) | - % | \$ - |
| DESIGN VARIABLE | 5.00 % | \$ 68,000 |
| COST ESCALATION TO TENDER | - % | \$ - |
| COST ESCALATION DURING CONSTRUCTION | 3.00 % | \$ 43,000 |
| CONTRACT CONTINGENCY | 2.50 % | \$ 37,000 |
| PROFESSIONAL FEES | 11.00 % | \$ 166,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | \$ - |

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ 1,670,000

(Fixed Price Contract - November 2005)

AF771740P

10/04/2008 \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
NORTHERN P-12 CAC (General Focus)

JOB 4605
 DATE 23/08/2007
 FECA 278
 UCA 23
 REF U/12A

CLIENT: VicUrban

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|--|---|------|----------|-----------|-----------|
| Entry | | | | | |
| | Entry (FECA) | M2 | 35 | 1,700 | 59,500 |
| | Coordinators storage (FECA) | M2 | 6 | 1,100 | 6,600 |
| | Coordinators offices (FECA) | M2 | 32 | 1,750 | 56,000 |
| Kitchen & Food Service Centre | | | | | |
| | Kitchen (domestic) (FECA) | M2 | 25 | 2,000 | 50,000 |
| | Kitchen store (FECA) | M2 | 12 | 2,000 | 24,000 |
| Meeting Rooms | | | | | |
| | Meeting room 1 (FECA) | M2 | 30 | 1,750 | 52,500 |
| | Meeting room 2 (FECA) | M2 | 50 | 1,750 | 87,500 |
| | User store (FECA) | M2 | 12 | 1,100 | 13,200 |
| Common Amenities | | | | | |
| | Toilets (men & women) (FECA) | M2 | 20 | 2,400 | 48,000 |
| | Accessible / family toilets / change (FECA) | M2 | 6 | 2,400 | 14,400 |
| | Cleaners store (FECA) | M2 | 4 | 1,800 | 7,200 |
| Circulation | | | | | |
| | Circulation (FECA) | M2 | 46 | 1,100 | 51,040 |
| | Canopies / verandahs (UCA) | M2 | 23 | 700 | 16,240 |
| Extra over items | | | | | |
| | Operable walls and auto doors | ITEM | | | 25,000 |
| Site Works and External Services | | | | | |
| | Site preparation & demolition | ITEM | | | 11,000 |
| | Roads, footpaths and paved areas | ITEM | | | 11,000 |
| | Car parking (8 spaces) | ITEM | | | 14,000 |
| | Boundary walls, fences and gates | ITEM | | | 10,000 |
| | Outbuildings and covered ways (Nil) | ITEM | | | - |
| | Landscaping and Improvements | ITEM | | | 20,000 |
| | External stormwater drainage | ITEM | | | 10,000 |
| | External sewer drainage | ITEM | | | 3,000 |
| | External water supply | ITEM | | | 4,000 |
| | External gas reticulation | ITEM | | | 2,000 |
| | External fire protection | ITEM | | | 4,000 |
| | External light & power | ITEM | | | 7,000 |
| | External communications | ITEM | | | 2,000 |
| | Balance of funds | ITEM | | | 820 |

SUB-TOTAL \$ **610,000**

| | | |
|--|---------|-----------|
| PRELIMINARIES (Included Above) | - % | \$ - |
| DESIGN VARIABLE | 5.00 % | \$ 31,000 |
| COST ESCALATION TO TENDER | - % | \$ - |
| COST ESCALATION DURING CONSTRUCTION | 3.00 % | \$ 19,000 |
| CONTRACT CONTINGENCY | 2.50 % | \$ 17,000 |
| PROFESSIONAL FEES | 11.00 % | \$ 73,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | \$ - |

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **750,000**

(Fixed Price Contract - November 2005)

AF771740P





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
NORTHERN P-12 CAC (General Focus)
MCH & Preschool

JOB 4605
 DATE 23/08/2007
 FECA 595
 UCA 50
 REF U/12B

CLIENT: VicUrban

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|--|--|-----------|----------|-----------|-----------|
| Core CAC: Generated by Neighbourhood Demand | | | | | |
| MCH | | | | | |
| | Consulting rooms (general) | (FECA) M2 | 40 | 1,700 | 68,000 |
| | Consulting rooms (MCH) | (FECA) M2 | 40 | 1,700 | 68,000 |
| | Waiting room | (FECA) M2 | 40 | 1,700 | 68,000 |
| | Offices for Visiting Services | (FECA) M2 | 40 | 1,750 | 70,000 |
| Preschool (Double) | | | | | |
| | Lobby | (FECA) M2 | 20 | 1,700 | 34,000 |
| | Bag rooms | (FECA) M2 | 30 | 1,100 | 33,000 |
| | Children rooms (60 children x 3.3m2/child) | (FECA) M2 | 198 | 1,700 | 336,600 |
| | Kitchen | (FECA) M2 | 12 | 2,000 | 24,000 |
| | Office / administration room | (FECA) M2 | 16 | 1,750 | 28,000 |
| | Storage internal | (FECA) M2 | 40 | 1,100 | 44,000 |
| | Storage external (shed) | ITEM | | | 10,000 |
| | Children's toilets | (FECA) M2 | 12 | 2,400 | 28,800 |
| | Staff toilets and shower | (FECA) M2 | 8 | 2,400 | 19,200 |
| | Outdoor play (60 children x 7.0m2/child) | (OPEN) M2 | 420 | 250 | 105,000 |
| | Circulation | (FECA) M2 | 99 | 1,100 | 109,120 |
| | Canopies / verandahs | (UCA) M2 | 50 | 700 | 35,000 |
| Extra over items | | | | | |
| | Operable walls and auto doors | ITEM | | | 25,000 |
| Site Works and External Services | | | | | |
| | Site preparation & demolition | ITEM | | | 24,000 |
| | Roads, footpaths and paved areas | ITEM | | | 24,000 |
| | Car parking (12 spaces) | ITEM | | | 36,000 |
| | Boundary walls, fences and gates | ITEM | | | 30,000 |
| | Outbuildings and covered ways (Nil) | ITEM | | | - |
| | Landscaping and Improvements | ITEM | | | 60,000 |
| | External stormwater drainage | ITEM | | | 30,000 |
| | External sewer drainage | ITEM | | | 12,000 |
| | External water supply | ITEM | | | 6,000 |
| | External gas reticulation | ITEM | | | 3,000 |
| | External fire protection | ITEM | | | 6,000 |
| | External light & power | ITEM | | | 18,000 |
| | External communications | ITEM | | | 3,000 |
| | Balance of funds | ITEM | | | (1,720) |

SUB-TOTAL \$ **1,356,000**

| | | |
|--|---------|------------|
| PRELIMINARIES (Included Above) | - % | \$ - |
| DESIGN VARIABLE | 5.00 % | \$ 68,000 |
| COST ESCALATION TO TENDER | - % | \$ - |
| COST ESCALATION DURING CONSTRUCTION | 3.00 % | \$ 43,000 |
| CONTRACT CONTINGENCY | 2.50 % | \$ 37,000 |
| PROFESSIONAL FEES | 11.00 % | \$ 166,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | \$ - |

ANTICIPATED TOTAL PROJECT COST (Excluding GST)

(Fixed Price Contract - November 2005)

AF771740P

\$ 1,670,000





PROWSE QUANTITY SURVEYORS PTY LTD

ABN 83 097 049 548 ACN 097 049 548

**PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
SOUTHERN TOWN CENTRE CAC (Skilling, Training, Resources)**

JOB 4605
DATE 23/08/2007
FECA 590
UCA 49
REF U/13

CLIENT: VicUrban

| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) |
|------|--|------|----------|-----------|-----------|
| | Core CAC: Generated by Neighbourhood Demand Refer to Sub total (1) over | ITEM | | | 488,900 |
| | Core CAC: Generated by Regional Demand Refer to Sub total (2) over | ITEM | | | 375,000 |
| | Circulation | | | | |
| | Circulation (FECA) | M2 | 98 | 1,100 | 107,800 |
| | Canopies / verandahs (UCA) | M2 | 49 | 700 | 34,300 |
| | Extra over items Operable walls and auto doors | ITEM | | | 50,000 |
| | Site Works and External Services | | | | |
| | Site preparation & demolition | ITEM | | | 40,000 |
| | Roads, footpaths and paved areas | ITEM | | | 40,000 |
| | Car parking (20 spaces) | ITEM | | | 60,000 |
| | Boundary walls, fences and gates | ITEM | | | 50,000 |
| | Outbuildings and covered ways (Nil) | ITEM | | | - |
| | Landscaping and Improvements (Excluded) | ITEM | | | - |
| | External stormwater drainage | ITEM | | | 50,000 |
| | External sewer drainage | ITEM | | | 20,000 |
| | External water supply | ITEM | | | 10,000 |
| | External gas reticulation | ITEM | | | 5,000 |
| | External fire protection | ITEM | | | 10,000 |
| | External light & power | ITEM | | | 30,000 |
| | External communications | ITEM | | | 5,000 |
| | Balance of funds | ITEM | | | (2,000) |

SUB-TOTAL \$ 1,374,000

| | | |
|--|---------|------------|
| PRELIMINARIES (Included Above) | - % | \$ - |
| DESIGN VARIABLE | 5.00 % | \$ 69,000 |
| COST ESCALATION TO TENDER | - % | \$ - |
| COST ESCALATION DURING CONSTRUCTION | 3.00 % | \$ 43,000 |
| CONTRACT CONTINGENCY | 2.50 % | \$ 37,000 |
| PROFESSIONAL FEES | 11.00 % | \$ 167,000 |
| LOOSE FURNITURE & EQUIPMENT (Excluded) | ITEM | \$ - |

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ 1,690,000

(Fixed Price Contract - November 2005)

AF771740P

10/04/2008 \$187 173





PROWSE QUANTITY SURVEYORS PTY LTD
 ABN 83 097 049 548 ACN 097 049 548

PROPOSED NEW COMMUNITY FACILITIES - AURORA NTH EPPING
SOUTHERN TOWN CENTRE CAC (Skilling, Training, Resources)

JOB 4605
 DATE 23/08/2007
 FECA 590
 UCA 49
 REF U/13

CLIENT: VicUrban

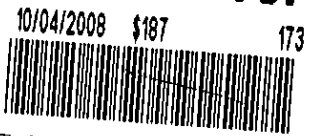
| ELEM | DESCRIPTION | UNIT | QUANTITY | RATE (\$) | COST (\$) | |
|--|--|------|----------|-----------|-----------|---------|
| Core CAC: Generated by Neighbourhood Demand | | | | | | |
| Entry | | | | | | |
| | Entry (FECA) | M2 | 35 | 1,700 | 59,500 | |
| | Coordinators storage (FECA) | M2 | 6 | 1,100 | 6,600 | |
| | Coordinators offices (FECA) | M2 | 32 | 1,750 | 56,000 | |
| | Offices for NGO's (FECA) | M2 | 40 | 1,750 | 70,000 | |
| Main Hall | | | | | | |
| | Hall (FECA) | M2 | - | - | - | |
| | User storage (FECA) | M2 | - | - | - | |
| | Playgroup storage (FECA) | M2 | - | - | - | |
| | Chair and table storage (FECA) | M2 | - | - | - | |
| Kitchen & Food Service Centre | | | | | | |
| | Kitchen (commercial) (FECA) | M2 | - | - | - | |
| | Kitchen (domestic) (FECA) | M2 | 25 | 2,000 | 50,000 | |
| | Kitchen store (FECA) | M2 | 12 | 2,000 | 24,000 | |
| Meeting Rooms | | | | | | |
| | Meeting room 1 (FECA) | M2 | 30 | 1,750 | 52,500 | |
| | Meeting room 2 (FECA) | M2 | 50 | 1,750 | 87,500 | |
| | User store (FECA) | M2 | 12 | 1,100 | 13,200 | |
| Common Amenities | | | | | | |
| | Toilets (men & women) (FECA) | M2 | 20 | 2,400 | 48,000 | |
| | Accessible / family toilets / change (FECA) | M2 | 6 | 2,400 | 14,400 | |
| | Cleaners store (FECA) | M2 | 4 | 1,800 | 7,200 | |
| Sub-Total (1) - Neighbourhood Demand Facilities | | | | | ITEM | 488,900 |
| Core CAC: Generated by Regional Demand | | | | | | |
| Neighbourhood House Space | | | | | | |
| | Flexible class/meeting/consulting rooms (FECA) | M2 | 100 | 1,750 | 175,000 | |
| Fine Arts Space | | | | | | |
| | Wet area (FECA) | M2 | 30 | 1,750 | 52,500 | |
| | Exhibition space (FECA) | M2 | 30 | 1,750 | 52,500 | |
| Performing Arts Space | | | | | | |
| | Main hall for stage (FECA) | M2 | 40 | 1,500 | 60,000 | |
| | Green room (FECA) | M2 | 20 | 1,750 | 35,000 | |
| Sub-Total (2) - Regional Demand Facilities | | | | | ITEM | 375,000 |

AF771740P

10/04/2008 \$187 173



AF771740P



Annexure

Plan identifying the

The plan which is annexure "A" has been removed from this counterpart of the Section 173 Agreement due to difficulties with imaging for recording purposes.

A copy of the plan identified is included in each of the counterparts to this section 173 agreement which are held by:

- The Minister for Planning;
- The responsible authority
- The Owner of the land as at the date the agreement was executed

A copy of the counterpart agreement together with Annexure A is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.

INFORMATION ONLY

From www.planning.vic.gov.au at 20 February 2026 08:57 PM

PROPERTY DETAILS

Address: **1 MEROO WALK WOLLERT 3750**
 Lot and Plan Number: **Lot 2009 PS744131**
 Standard Parcel Identifier (SPI): **2009\PS744131**
 Local Government Area (Council): **WHITTLESEA**
 Council Property Number: **1039858**
 Planning Scheme: **Whittlesea**
 Directory Reference: **Melway 181 F1**

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

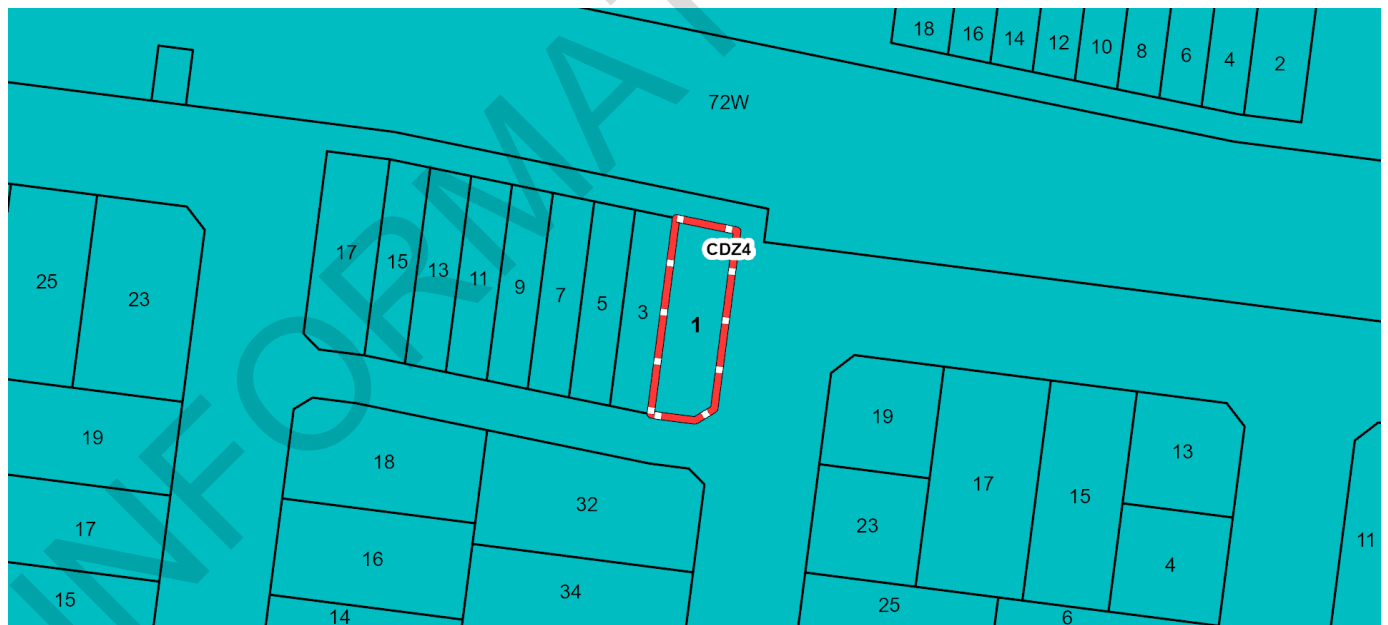
Legislative Council: **NORTHERN METROPOLITAN**
 Legislative Assembly: **THOMASTOWN**
OTHER
 Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[COMPREHENSIVE DEVELOPMENT ZONE \(CDZ\)](#)

[COMPREHENSIVE DEVELOPMENT ZONE - SCHEDULE 4 \(CDZ4\)](#)



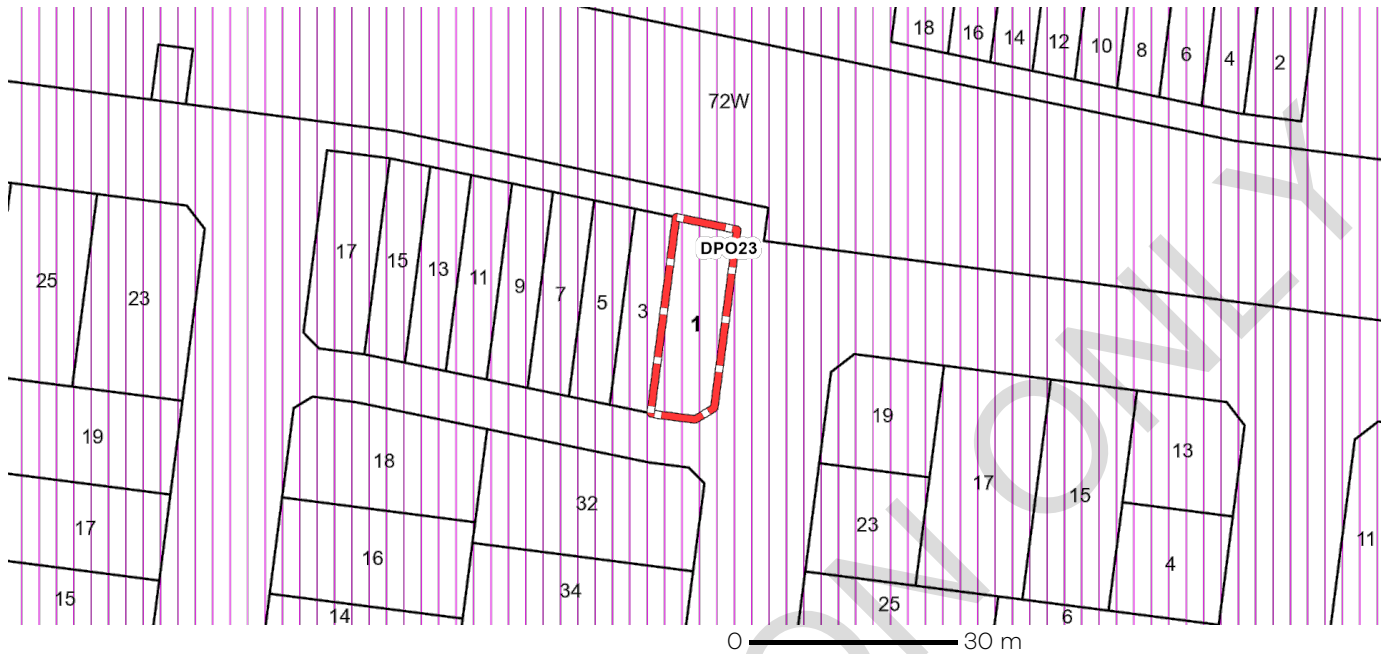
CDZ - Comprehensive Development

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

Planning Overlays

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 23 (DPO23)

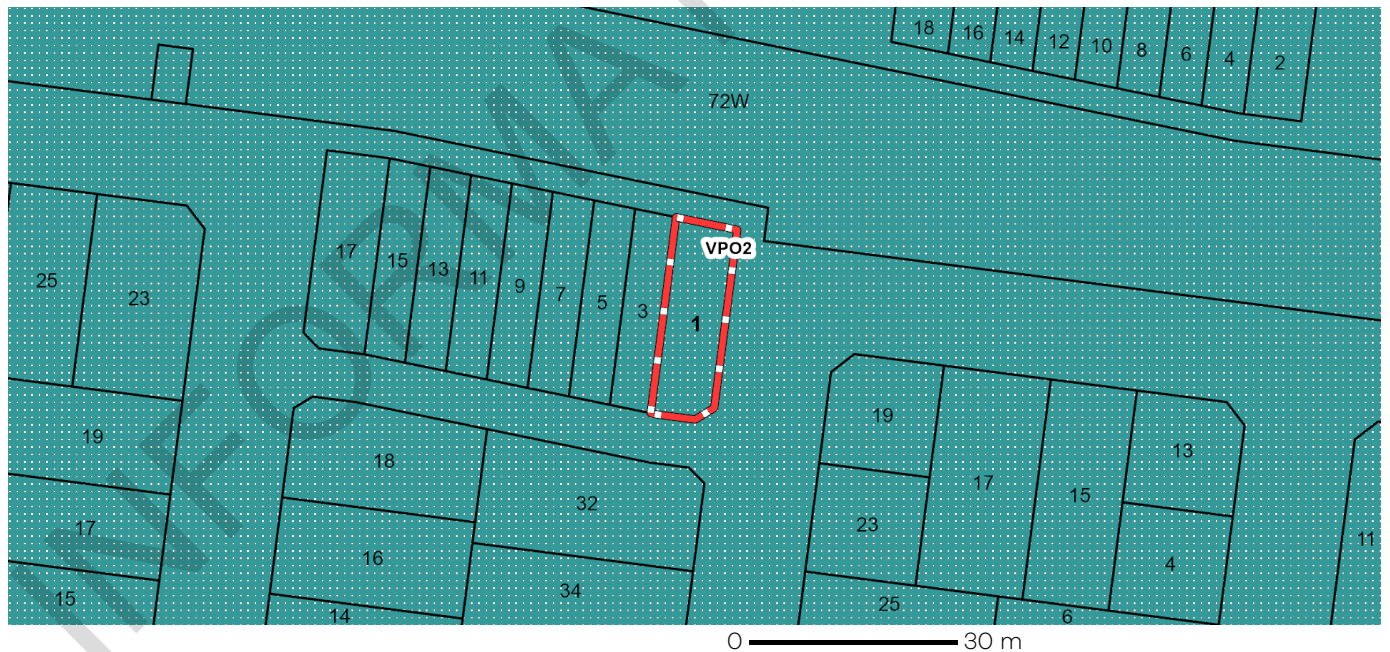


 **DPO - Development Plan Overlay**

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 2 (VPO2)



 **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 17 February 2026.

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.vic.gov.au/vicplan/>

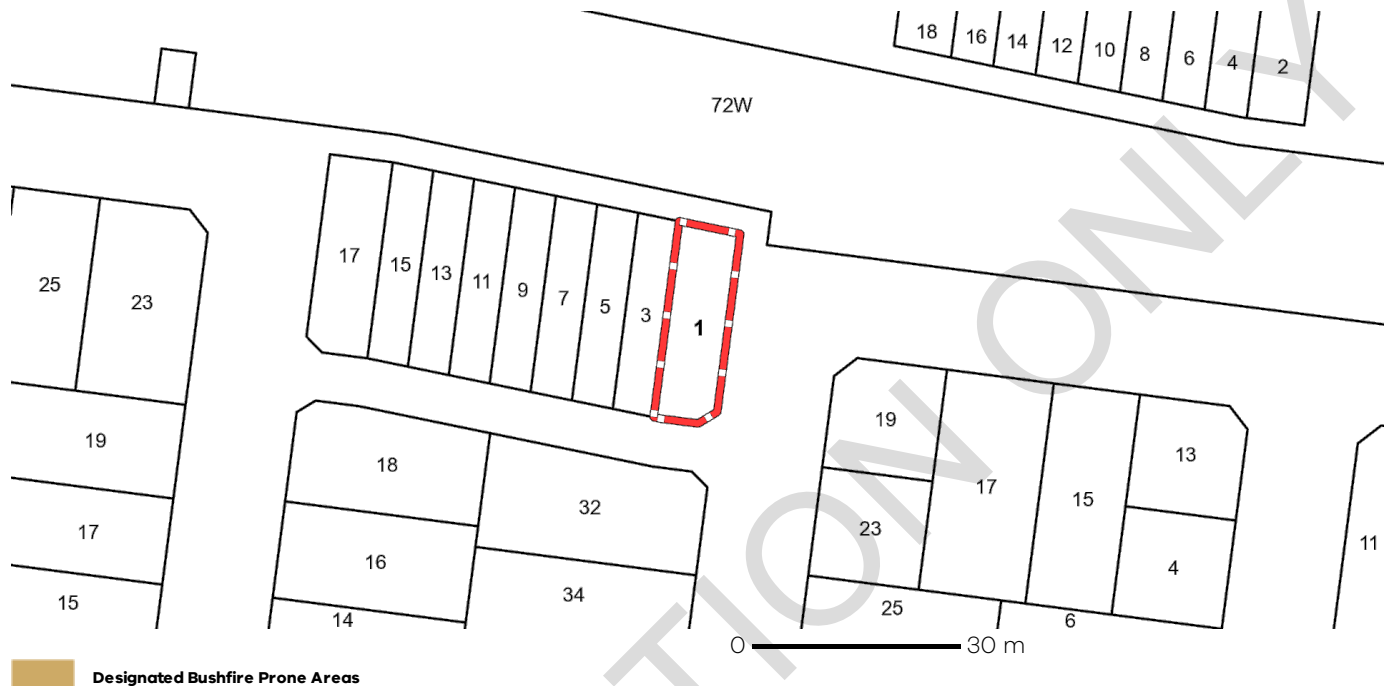
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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 Victoria 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 Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](http://nativevegetation.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 \(environment.vic.gov.au\)](http://naturekit.environment.vic.gov.au)

ROADS PROPERTY CERTIFICATE

The search results are as follows:

GDM Legal & Conveyancing C/- InfoTrack (Smokeball)
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 367741

NO PROPOSALS. As at the 10th March 2026, 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®.

1 MEROO WALK, WOLLERT 3750
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: 10th March 2026

Date of issue
23/02/2026

Assessment No.
1039858

Certificate No.
181486

Your reference
79720543-015-1

Landata
GPO Box 527
MELBOURNE VIC 3001

Land information certificate for the rating year ending 30 June 2026

Property location: 1 Meroo Walk WOLLERT 3750

Description: LOT: 2009 PS: 744131K

AVPCC: 120 Single Strata Unit/Villa Unit/Townhouse

| Level of values date | Valuation operative date | Capital Improved Value | Site Value | Net Annual Value |
|----------------------|--------------------------|------------------------|------------|------------------|
| 1 January 2025 | 1 July 2025 | \$600,000 | \$290,000 | \$30,000 |

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 2025 and are payable by quarterly instalments due 30 Sep. (1st), 30 Nov. (2nd), 28 Feb. (3rd) and 31 May (4th) or in a lump sum by 15 Feb.

Rates & charges

| | |
|---|-------------|
| General rate levied on 01/07/2025 | \$1,418.60 |
| ESVF Fixed charge (Res) levied on 01/07/2025 | \$136.00 |
| ESVF Variable Levy (Res) levied on 01/07/2025 | \$103.80 |
| Waste Service Charge (Res/Rural) levied on 01/07/2025 | \$208.80 |
| Waste Landfill Levy Res/Rural levied on 01/07/2025 | \$105.85 |
| Arrears to 30/06/2025 | \$0.00 |
| Interest to 23/02/2026 | \$0.00 |
| Other adjustments | \$0.00 |
| Less Concessions | \$0.00 |
| Sustainable land management rebate | \$0.00 |
| Payments | -\$1,973.05 |

Balance of rates & charges due: \$0.00

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

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
Ref 1039858



Phone 1300 301 185
Ref 1039858



Billers Code 5157
Ref 1039858

20th February 2026

GDM Legal & Conveyancing C/- InfoTrack (Smokeball)
LANDATA

Dear GDM Legal & Conveyancing C/- InfoTrack (Smokeball),

RE: Application for Water Information Statement

| | |
|------------------------------------|---|
| Property Address: | 1 MEROO WALK WOLLERT 3750 |
| Applicant | GDM Legal & Conveyancing C/- InfoTrack (Smokeball) LANDATA |
| Information Statement | 31013384 |
| Conveyancing Account Number | 7959580000 |
| Your Reference | 367741 |

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
- Conditions of Connection and Consent
- Rates Certificate
- Build Over Easement

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. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,

Lisa Anelli
GENERAL MANAGER
RETAIL SERVICES

Yarra Valley Water Property Information Statement

| | |
|------------------|---------------------------|
| Property Address | 1 MEROO WALK WOLLERT 3750 |
|------------------|---------------------------|

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.

THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

YVW has imposed conditions on the erection of structures on or near the water and/or sewer assets and/or easement. This consent binds the owner(s) of the land and successors in title and is enforceable under Section 148 of the Water Act 1989.

This property is in a mandated recycled water area and we supply both potable and recycled water to this property. For more information, visit yvw.com.au/recycled.

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 | 1 MEROO WALK WOLLERT 3750 |
|------------------|---------------------------|

STATEMENT UNDER SECTION 158 WATER ACT 1989

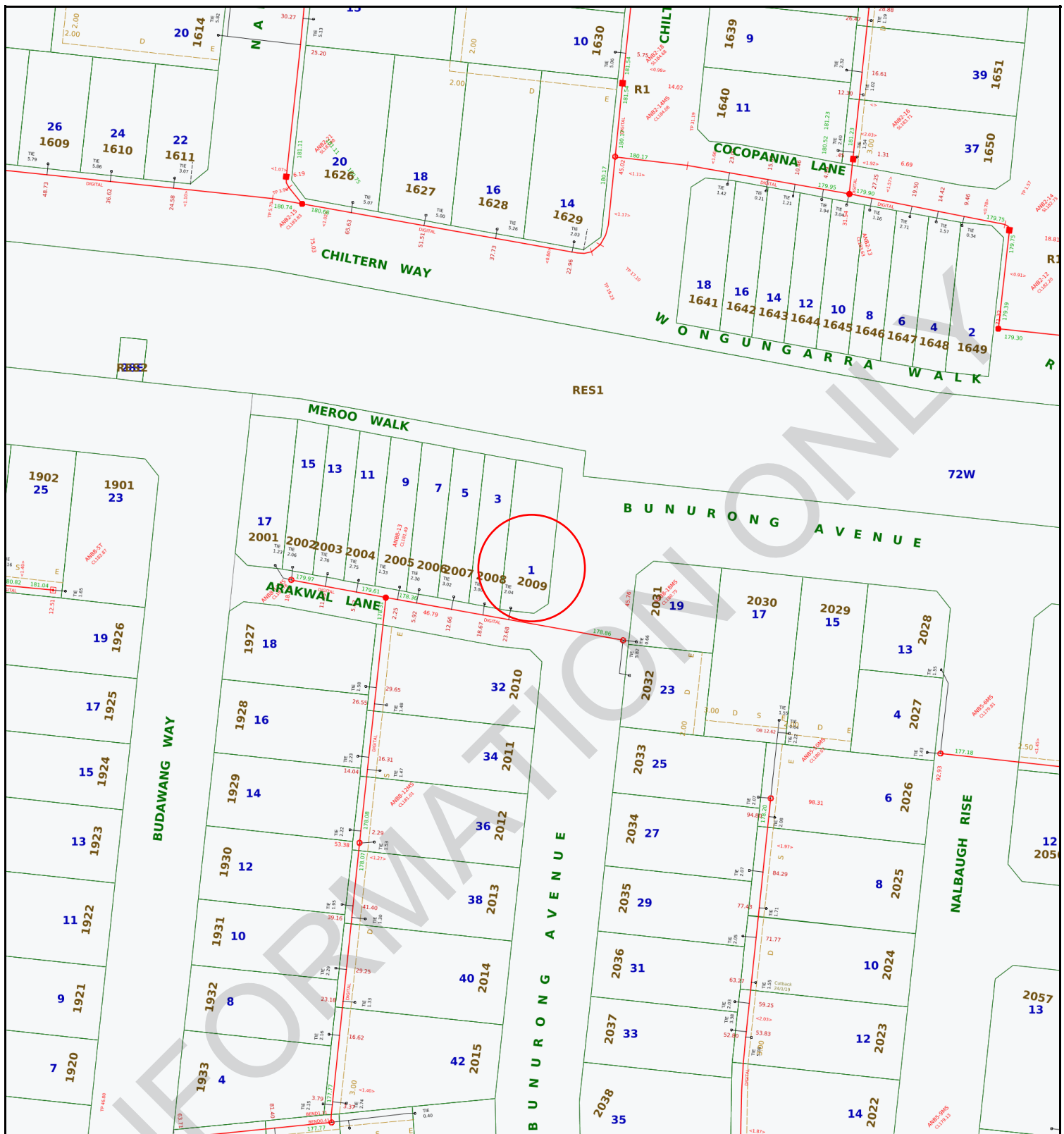
THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

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: 31013384**

| | |
|----------------|---------------------------|
| Address | 1 MEROO WALK WOLLERT 3750 |
| Date | 20/02/2026 |
| Scale | 1:1000 |



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;

22nd November 2018

Application ID: 367885

CONDITIONS OF CONNECTION

Approval is subject to payment of all charges and completion of conditions. This approval covers the following services and connections:

Approval Detail

Water

Required Services

| Product | Qty |
|---|------------|
| 20mm Recycled Pressure Limiting Valve (PLV) | 1 |
| 20mm Potable Pressure Limiting Valve (PLV) | 1 |
| New Estate Connect-Combo DW & RW (incl meters w/lock) | 1 |
| Recycled Water Audit Fee (Includes GST) | 1 |

Sewer

Connection Or Disconnection Details

| Sewer Connection Description | PSP Number |
|-------------------------------------|-------------------|
| Water & Sewer Connection | 1439477 |

Specific conditions affecting encumbrances on property:

Recycled Water

Conditions of Connection Details

GENERAL

In these conditions the terms,

- (a) 'You' and 'Your' refer to the owner of a property connected (or about to be connected) to Yarra Valley Water assets
- (b) 'We', 'Us' and 'Our' refer to Yarra Valley Water.

Section 145 of the Water Act 1989 details the legislative rights and responsibilities of both the applicant and Yarra Valley Water in relation to connection, alteration or removal and discharging to the works of Yarra Valley Water. These Conditions of Connection set out the terms and conditions to be satisfied for connecting a property to sewer, potable and recycled water.

These conditions are binding on successor-in-title of the person who applied for that consent, under section 145 of the Water Act 1989. If you are not the owner of the property, please provide a copy of this letter to the owner.

The Conditions of Connection must be handed to the Licensed Plumber. Any work which these Conditions of Connection require you to undertake, must be done by a Licensed Plumber, engaged by you, at your cost.

It is the Licensed Plumber's responsibility to ensure that the plumbing and drainage work is completed in accordance with the relevant plumbing regulations and to the satisfaction of the Victorian Building Authority – Plumbing.

Any sewer connection branch and the connecting works must be installed so that they comply, in all respects, with the:

- Plumbing Regulations 1998 (Vic);
 - Water Industry Regulations 2006 (Vic);
 - Building Act 1993 (Vic);
 - Relevant AS/NZS series of standards applicable to sewer connection branch and connecting works from time to time,
- and any other technical requirements which we reasonably specify.

It is the responsibility of the person performing any excavation in a road reserve to obtain a Road Opening Permit from the relevant Authority before any excavation work commences. All traffic management requirements contained in the permit must be complied with.

WATER

General water supply(s) are to be installed as referenced in the table of approval details of this document as required services. The table includes water main and connection details. In a mandated recycled water area recycling connections also apply and are referenced in the same table.

The pressure in this area is above 500kPa or will increase above 500kPa in the future for the potable water connection. A Pressure Limiting Valve (PLV) must be fitted by the Licensed Plumber at the time

of connection.

The pressure in this area is above 500kPa or will increase above 500kPa in the future for the recycled water connection. A Pressure Limiting Valve (PLV) must be fitted by the Licensed Plumber at the time of connection.

For 20mm and 25mm services and all services where a manifold is to be installed, the service pipe, including a meter assembly with a temporary spacer pipe and any relevant backflow device must be installed by the plumber, prior to the time of the tapping or meter installation. Meters are installed by Yarra Valley Waters plumbing contractor. For 32mm and larger services, the meter will be delivered to you and must be installed on the property prior to the tapping. The service pipe must also be installed prior to the tapping. All manifolds are to be located below ground and must be left exposed for Yarra Valley Water's plumbing contractor to inspect prior to installation of the meters. Failure to comply will result in the tapping being cancelled. A rebooking fee will be applicable when rebooking the tapping.

All tapplings, pluggings and metering products can be arranged using easyACCESS. Work must be carried out in accordance with the Water Metering & Servicing Guidelines (see our website). Once all fees have been paid and you are ready to book your plumbing products, please contact Yarra Valley Waters contractor Select Solutions on 1300 735 328. A phone call is not required if products are New Estate Connections or Combo Drinking Water & Recycled Water. Please allow a minimum of 10 business days' notice when contacting Select Solutions.

The dry tapping will be completed within 4 working days of your booking. Please note that if the location of the dry tapping is not suitable, a plug and retap will be required and a fee will apply. Should you wish to reschedule the booking, Yarra Valley Water's plumbing contractor can be contacted on 1300 735 328. If you wish to cancel the booking you will need to contact Yarra Valley Water (if applicable) to seek a refund. A cancellation fee may apply.

METER ASSEMBLIES & POSITIONING

It is the responsibility of the private plumber to ensure that containment, zone and individual backflow prevention is provided.

Water meter assemblies:

- a) Must be within 2 metres of the title boundary that abuts the water main
- b) Must be fitted at right angles to the water main, in line with the tapping
- c) Must be fully supported with minimum ground clearance of 150mm and should not be >300mm from the finished ground level to the base of the assembly
- d) Must not be encased in concrete surrounds
- e) Must be readily accessible for reading, maintenance and replacement. If Yarra Valley Water deem meters to be inaccessible, remote meters may be required at additional cost to the customer
- f) Can be installed in utility rooms or meter cabinets located within a common access area and must be readily accessible, subject to Yarra Valley Water's approval

If meters need to be moved >600mm a plugging and re-tapping must be booked and the relevant fee paid.

Meters which are in a public space such as a reserve or school must be protected by an appropriate cage to prevent tampering.

Meters are not permitted to be installed in pits unless prior approval has been given by Yarra Valley Water.

Meter assemblies must adhere to the meter installation diagrams available on the Yarra Valley Water website (www.yvw.com.au) to ensure the installations meet the required standard.

REMOVAL OF WATER METERS

Only Yarra Valley Water's plumbing contractor is permitted to remove water meters.

If redevelopment of the site is occurring and the meter is no longer required, a plugging of the service must be arranged and the meter will be collected by our contractor at the time of the plugging.

DAMAGED OR STOLEN METERS

If the builder/plumber damage a meter or meter assembly, it is the responsibility of the builder/plumber to rectify these assets back to the same condition as at time of installation by Yarra Valley Water.

- Failure to do so will result in Yarra Valley Water making the necessary amendments and recovering these costs from the property owner.
- Repeat offences may result in the services being plugged and re-booking fees will apply to have the services reinstated

Stolen meters are to be reported to Yarra Valley Water faults and emergencies:

- Call **13 2762** (24 hrs).
- Replacement of stolen meters can take up to 10 days. If replacement is required more urgently, please advise the operator at the time of the call.
- Until the meter is replaced no connections between the supply and the dwelling are to be reinstated. No straight pieces or alternative connections are allowed to be installed.

RECYCLED WATER CONDITIONS

Supplementary Conditions of Connection for Class A Recycled Water

IMPORTANT NOTICE - MUST BE PASSED TO THE PLUMBER & PROPERTY OWNER

| | |
|------------------|---------------|
| Checklist | √ or X |
|------------------|---------------|

| | |
|--|--|
| This property must be connected to recycled water | |
| All toilets to be connected to recycled water | |
| Recycled water external taps front & back to be provided | |
| Laundry (washing machine stop tap) to be connected to recycled water | |
| All pipework to be inspected by YVW www.yvw.com.au/rwinspection | |
| All recycled water pipework to be purple as per AS3500 | |
| Meters have not been moved. Only YVW can move the meters | |

Subdivisions will not be issued with Statement of Compliance until these recycled water conditions and any other conditions imposed by YVW have been met.

These conditions are issued under Section 145 of the *Water Act 1989* ("*the Act*") and are applicable to properties supplied with Class A recycled water. These conditions are additional to any other conditions issued in relation to water supply and sewerage works. **Penalties apply under *the Act* for breaches of these conditions.**

Recycled Water Supply

In addition to the drinking water supply, this property must be connected to the Class A recycled water supply system.

Until Class A recycled water becomes available in the recycled water pipes, the property will be supplied with drinking water only. Drinking water will be supplied through both the drinking water and the Class A recycled water systems.

Residents will be advised prior to the Class A recycled water supply becoming available.

1. Breaching these Conditions

1.1. Yarra Valley Water may undertake follow up action under *the Act* for observed non-compliance to these conditions. Action may include:

- (a) Serving a Notice to the applicant or property owner under Sections 150/151 of *the Act*. If a Notice is not complied with Yarra Valley Water will carry out any works and take any other action necessary to remedy the contravention and recover reasonable costs from the person on whom the Notice was served
- (b) Discontinuation of supply without notice under Section 168 of *the Act*
- (c) Escalation to relevant authorities including the Victorian Building Authority (VBA)

2. Class A Recycled Water Agreement and Environment Improvement Plan (EIP) - Non-Residential only

2.1. For non-residential properties where Class A recycled water is available, upon:

- (a) connection of the property to the Class A recycled water supply system; or
- (b) change in the intended use of Class A recycled water at the property; and/or
- (c) change in the user (either property owner or tenant) of Class A recycled water at the property

the property owner must:

- (i) advise Yarra Valley Water of the intended use and the name of the user of Class A recycled water at the property to enable a risk assessment to be completed for approval of the use of Class A recycled water at the property; and
- (ii) where required by Yarra Valley Water, ensure the user of Class A recycled water at the property submits an EIP to Yarra Valley Water's satisfaction and enters into a Class A Recycled Water Agreement with Yarra Valley Water.

In the case of section 2.1(a), the requirements in section 2.1 must be met prior to Class A recycled water being connected to the property. In the case of section 2.1(b) and/or 2.1(c), Yarra Valley Water may cease supply of Class A recycled water to the property until the conditions of section 2.1 are met.

For further details, please email recycledwater@yvw.com.au.

3. Recycled Water Plumbing

3.1. Toilet cisterns

- (a) Residential
 - (i) All toilet cisterns (**excluding bidets**) must be connected to the Class A Recycled Water Supply.
 - (ii) Toilets with an integrated bidet **are not** to be connected to the Class A Recycled Water Supply.
- (b) Non-Residential
 - (i) All toilet cisterns (**excluding bidets**) must be connected to the Class A Recycled Water Supply unless YVW has otherwise received and approved an application to the contrary.
 - (ii) Toilets with an integrated bidet **are not** to be connected to the Class A Recycled Water Supply.

3.2. Rainwater Tanks

- (a) Rainwater tanks may be used for outdoor taps, irrigation systems and flushing of toilets.
- (b) Backup supply to the rainwater tank is only to be provided via an automatic changeover device connected to the Class A recycled water supply. All pipework must be appropriately marked as "Recycled or Reclaimed Water – Do Not Drink" and taps must comply with the recycled water plumbing requirements.

3.3. External Taps – Residential

- (a) An external recycled water tap must be installed to service the **front** of the property:
 - (i) Yarra Valley Water supplies a purple recycled water riser and tap with removable tap handle and signage at the time of the tapping for single residential lots/houses. The tap can be relocated by the private plumber if required but not removed. **Under no circumstances are the meters to be moved.**
 - (ii) The private plumber is required to fit the front purple recycled water tap with removable tap handle and signage for each unit in a single level residential unit development, or for the common property in a multi-level residential unit development.
 - (iii) Taps must be located to service the front external area of the property by use of a garden hose and must not be obstructed by any permanent fixture such as a fence or wall.
- (b) An external recycled water tap must be installed to service the rear of the property:

- (i) Taps to be located to service the rear external area of the property by use of a garden hose and must not be obstructed by any permanent fixture such as a fence or wall.
 - (ii) For single level unit developments, rear taps are to be installed per unit, or for the common property in a multi-level unit development.
- (c) All external recycled water taps must have the following features:
- (i) The whole body of the tap and handle must be coloured purple
 - (ii) Tap to be the jumper valve type
 - (iii) Tap handle must be the removable type
 - (iv) Standard thread on tap outlet for garden hose bib
 - (v) Tap inlet to have 5/8" right hand thread
- (d) An external drinking water tap must installed to service the **front** of the property
- (i) Yarra Valley Water supplies a drinking water riser and tap with atmospheric vacuum breaker at the time of the tapping for single residential lots/houses. The tap can be relocated by the private plumber if required but not removed. **Under no circumstances are the meters to be moved.**
 - (ii) The private plumber is required to fit the front drinking water tap with atmospheric vacuum breaker for each unit in a single level residential unit development, or for the common property in a multi-level residential unit development.
 - (iii) Taps must be located to service the front external area of the property by use of a garden hose and must not be obstructed by any permanent fixture such as a fence or wall.
- (e) **All external drinking water supply taps must be fitted with atmospheric vacuum breakers.**
- (f) Where prior approval has been sought to install meters in pits, it is the responsibility of the private plumber to provide front taps for the drinking and Class A recycled water supplies.

3.4. External Taps – Non-Residential

- (a) External recycled water taps may be installed to service the front and/or rear areas of the property.

- (b) All external recycled water taps must comply with the features detailed in section 3.3(c).
- (c) All external recycled water taps at the property must be fitted with a keyed tap lock or be installed in a secure location where the property is partially or wholly one of the following:
 - (i) an educational site including but not limited to schools and kindergartens;
 - (ii) a site to which the public have access;
 - (iii) a health care centre; or
 - (iv) a site that is likely to have children present.
- (d) At least one external drinking water tap must be provided to service the property.
- (e) **All external drinking water supply taps must be fitted with atmospheric vacuum breakers.**

3.5. Laundry Use

- (a) A recycled water washing machine tap must be installed in the laundry.
- (b) All recycled water washing machine tap kits must have the following features:
 - (i) For horizontal tap installations: recycled water washing machine tap to be installed on the right side of the cold water tap (hot, cold & then recycled water from left to right).
 - (ii) For vertical tap installations: recycled water washing machine tap to be installed beneath the cold water tap (hot, cold & then recycled water from top to bottom).
 - (iii) 5/8" Female threaded tap complete with purple handle and standard 3/4" outlet
 - (iv) 5/8" Male lugged elbow
 - (v) Cover Plate with laser etched regulatory prohibition hybrid sign complying with AS1319 stating "Recycled Water Do Not Drink"

3.6. Irrigation Systems

- (a) Irrigation systems connected to recycled water must be fitted with an approved master solenoid valve to ensure that main lines up to individual sprinkler station solenoid valves are not under constant pressure. The master solenoid should be located close to the meter assembly to reduce the length of pressurized irrigation piping.
- (b) An appropriate containment backflow prevention device is to be fitted and independently

tested.

- (c) You must ensure that recycled water runoff from the property to the stormwater is prevented.

3.7. Regulatory Prohibition Hybrid Signs

- (a) A recycled water regulatory prohibition hybrid sign with the words **"Recycled Water Do Not Drink"** and complying with AS1319 is to be installed within 150mm of each external recycled water tap outlet, above the tap.

4. Uses of Recycled Water

- 4.1. Below is a summary list. For a more detailed information or clarification on Class A acceptable use please contact Yarra Valley Water.
- 4.2. Properties which YVW require the site occupier to be on a Recycled Water Agreement are subject to the uses approved by YVW as stated in their Recycled Water Agreement.

| USE OF CLASS A RECYCLED WATER | YES (✓) or NO (X) |
|---|-------------------|
| Fire-fighting & fire protection systems (excluding sprinkler systems) | YES (✓) |
| Toilet / urinal flushing (excluding bidets) | YES (✓) |
| Laundry washing machines | YES (✓) |
| Vehicle washing | YES (✓) |
| Garden watering including vegetables | YES (✓) |
| Filling water features/ornamental ponds (not for swimming) | YES (✓) |
| Irrigation of public open space (e.g. parks, sports grounds) | YES (✓) |
| Irrigation of pasture & crops | YES (✓) |
| Livestock (excluding pigs) | YES (✓) |
| Cooling towers | YES (✓) |
| Industrial use: <ul style="list-style-type: none"> • Boiler feed water • Process water • Wash-down water • Dust suppression | YES (✓) |
| Fire protection sprinkler systems | NO (X) |
| Drinking (humans or pigs) | NO (X) |
| Cooking or other kitchen purposes | NO (X) |
| Personal washing (baths, showers, basin, bidets) | NO (X) |
| Swimming pools or spas | NO (X) |
| Children's water toys | NO (X) |
| Evaporative coolers | NO (X) |
| Indoor household cleaning | NO (X) |
| Recreation involving water contact e.g. children playing under sprinklers | NO (X) |

5. Plumbing Standards

5.1. All recycled water plumbing works are to be carried out in accordance with:

- (a) AS/NZS 3500
- (b) Water Metering & Servicing Guidelines (Water Authorities). A copy of these guidelines are available by visiting www.yvw.com.au
- (c) EPA Dual pipe water recycling schemes – health and environmental risk management (guidelines for environmental management)

6. Inspections For Recycled Water Plumbing Works

6.1. The plumber is required to register and book inspections via Yarra Valley Water's online booking system (www.yvw.com.au/rwinspection). Inspections are mandatory and required at the stages below:

(a) R1 – All below ground pipework prior to backfilling

- (i) For Houses and High Rise developments an R1 inspection must be done from the main meter to the building
- (ii) For Multi-Unit developments an R1 inspection must be done for the internal main between the main meter and the check meters. R1 inspections are then required for each unit from the check meter to each dwelling
- (iii) For larger, more complex developments multiple R1 inspections may be required to inspect all the below ground pipework in stages
- (iv) Irrigation Systems require inspection of all below ground pipework

(b) R2 – All internal pipework prior to plastering

- (i) For High-Rise developments separate R2 inspections must be booked for the common pipework on each floor servicing each dwelling

(c) R3– Commissioning prior to occupancy

- (i) The site must have passed the R1 and R2 inspections before the R3 can be done
- (ii) All tap-ware and plumbing fixtures must be fitted and operational
- (iii) Properties must not be occupied before passing the R3 inspection

- (iv) Irrigation systems must be commissioned prior to lodgement of the Compliance Certificate

For inspection related enquiries:

Email: rwplumbinginspection@yvw.com.au

Phone: 9872 2518

- 6.2. The deadline for booking R1 and R2 inspections is 3pm Monday to Friday
- 6.3. R3 inspections require two (2) business days' notice of the required inspection date
- 6.4. Inspections will take place Monday to Friday only. Inspections are not available on weekends or public holidays. Inspection times are 7.30am to 3pm.
- 6.5. R1 and R2 inspections can be booked consecutively for the same booking date only if they are both ready for inspection
- 6.6. R2 inspections can only be booked on metered properties or where a test bucket has been used to pressurise the pipework
- 6.7. For R3 inspections the plumber will be contacted by the next business day to confirm the inspection time
- 6.8. Safe access to the site must be provided for inspections to take place
- 6.9. Failure to book inspections will result in penalties. Refer Section 1.
- 6.10. A PIC Consent Number is required for every property/residence being booked for inspections. Contact Yarra Valley Water if you do not have a PIC number for every property/residence being inspected:
 - (a) For unit developments a Stage 1 (R1) inspection is also required from the main meter to the check meters, therefore a PIC Consent Number is also required for the main to check inspection.
- 6.11. Straight bridging pieces where a meter is missing are not acceptable due to the risk of backflow contamination:
 - (a) Properties using a straight piece will not pass these inspections.
- 6.12. Yarra Valley Water will only carry out the required inspections in so far as they relate to the Conditions of Connection issued for new developments connecting to recycled water. Inspections will be carried out in accordance with the EPA Guidelines and a Risk Based Approach. Yarra Valley Water will not be certifying or approving plumbing works in terms of quality and will not be liable for any poor workmanship carried out by the plumber.

7. Temporary Cross Connections

- 7.1. Where pressure testing of pipework installed for the provision of Class A Recycled Water requires a temporary interconnection with the drinking water supply plumbing, such interconnection is to be above ground and clearly visible.
- 7.2. This interconnection is to be removed by the private plumber at the time of the commissioning inspection.

8. Tappings

- 8.1. The drinking water property service pipe is to be PE pipe and must be water marked.
- 8.2. The Class A Recycled Water property service pipe is to be solid jacketed purple PE pipe and must be water marked:
 - (a) PE pipe must not form any part of the water meter assembly.
- 8.3. **In the case of short side installations** the recycled water service pipe is to be laid on the left of the drinking water property service pipe (when facing the property) and maintain 300mm separation.
- 8.4. **In the case of long side installations** the same conduit for the drinking water property service may be utilised for the recycled water, however the 300mm separation is to be maintained on both the upstream and downstream ends of the conduit.

9. Locking Device

- 9.1. All recycled water meters will be installed with a locking device at the time of the tapping.
- 9.2. The locking device can only be removed by Yarra Valley Water when the property is commissioned, passing the R3 inspection:
 - (a) If the locking device is removed prior to commissioning, this will be considered a breach of these Conditions and Section 288 of *the Act*. The locking device will be re-fitted and follow up will occur under *the Act*.

10. Meter Assemblies & Positioning

- 10.1. Recycled water meters are to be positioned to the left of the drinking water meter assembly.
- 10.2. Recycled water meters and the meter assembly including inlet and outlet pipework must be purple.

10.3. Meters in recycled water areas can only be moved by Yarra Valley Water.

- (a) An application must be made online via easyACCESS to move the meter/s.
- (b) Yarra Valley Water can move meters up to 600mm from their original tapping location:
 - (i) 20mm and 25mm meters **are moved for free**
 - (ii) 32mm and above incur costs
- (c) Meters which need to be moved >600mm need to be plugged and re-tapped and the relevant fees paid.
- (d) Any meters which have been illegally moved are in breach of these Conditions and Section 288 of *the Act*. Yarra Valley Water will take the necessary action required to rectify the meters and recover any costs in doing so from the applicant or property owner as required. Rectification may include disconnection of services, relocating meters back to their original position, or if this is not possible plugging and re-tapping to a new location.

10.4. Meters which are in a public space such as a reserve or school must be protected by an appropriate cage to prevent tampering.

10.5. Meters are not permitted to be installed in pits unless prior approval has been given by Yarra Valley Water.

10.6. Any 25mm installation must be fitted with a right-angle ball valve.

10.7. Minimum separation between meters as follows:

- (a) 20mm to 25mm meters – 250mm minimum clearance between meters
- (b) 32mm and above – 150mm minimum clearance between meters
- (c) For recycled and potable meters – minimum 300mm minimum clearance between the recycled and potable meters

11. Stolen Meters

11.1. Until the meter is replaced no connections between the supply and the dwelling are to be reinstated at the property. No straight pieces or alternative connections are allowed to be installed unless fitted by Yarra Valley Water's maintenance contractor.

11.2. Stolen meters must be reported by calling Yarra Valley Water on **1300 304 688**.

12. Owner's Responsibility

12.1. It is the owner/s (or for non-residential properties with a Recycled Water Agreement, the site occupier/s) responsibility to carry out the following:

- (a) Educate children and visitors to the property about the permitted uses of Class A recycled water
- (b) Remove the handle from the recycled water taps when not in use
- (c) Ensure that all recycled water regulatory prohibition hybrid signs are visible and legible at all times

12.2. For Irrigation Systems:

- (a) Until Class A Recycled Water is available (i.e. charged through the recycled water main), irrigation systems time of operation must comply with current Government water restriction requirements
- (b) Annual testing of the backflow prevention device is required to ensure the device is operating correctly
- (c) Signage must be produced at the owner's expense and displayed prominently within 150mm of all recycled water outlets. These signs should comply with AS1319 and should contain the wording: "Recycled Water Do Not Drink".

12.3. The conditions detailed in this document are binding on subsequent owners.

SEWER

Where a proposed development is to be constructed boundary to boundary and there is no compliant location for a sewer connection branch within the property, Yarra Valley Water approves the endpoint of the YVW sewer branch to be located outside the property and raised to surface with an appropriate approved cover. The sewer branch must meet the required clearances from proposed structures as per the Build Over Easement Guidelines. Approval may be required for private plumbing located in road reserves by Council or VicRoads. Any unused sewer branches at the site must be cut and sealed by a Yarra Valley Water accredited live sewer contractor.

Following the completion of new or altered property sewerage drain, a copy of the updated Property Sewerage Plan must be returned within 7 days to Yarra Valley Water easyACCESS@yvw.com.au. Photographs of plans are not acceptable.

AMENDMENTS

We may amend these conditions by writing to you. We may do so if we consider that any change, or proposed change, to relevant laws or our regulatory obligations require an amendment to be made.

We may also amend these conditions from time to time if we consider that it is necessary to:

- ensure that we are able to continue to comply with any law relating to health, safety or the environment, or our agreement with our bulk supplier of sewage transfer and treatment services; or
- the health or safety of anyone; or
- any part of the environment; or
- any of our works.

INDEMNITY

You must indemnify Yarra Valley Water against:

- all damages, losses, penalties, costs and expenses whatsoever, which we suffer or incur; and
- all proceedings, prosecutions or demands brought or made against us by anyone, as a result of you failing to perform any of our obligations under these conditions, except to the extent that the failure has been caused by our negligence.

You must not bring any proceeding or make any demand against us for any damage, loss, cost or expense of any kind whatsoever which you incur, directly or indirectly, as a result of Yarra Valley Water amending these conditions.

You must pay us any costs we reasonably incur in:

- making good any damage to our assets or works directly or indirectly caused by your failure to comply with these conditions; and
- inspecting our assets or works to see if such damage has been caused.

GDM Legal & Conveyancing C/- InfoTrack (Smokeball)
LANDATA
certificates@landata.vic.gov.au

RATES CERTIFICATE

Account No: 0917364107
Rate Certificate No: 31013384

Date of Issue: 20/02/2026
Your Ref: 367741

With reference to your request for details regarding:

| Property Address | Lot & Plan | Property Number | Property Type |
|--------------------------------|---------------|-----------------|---------------|
| 1 MEROO WALK, WOLLERT VIC 3750 | 2009\PS744131 | 5196436 | Residential |

| Agreement Type | Period | Charges | Outstanding |
|--|--|----------|-------------|
| Residential Water Service Charge | 01-01-2026 to 31-03-2026 | \$20.80 | \$20.80 |
| Residential Water and Sewer Usage Charge <i>Step 1 – 16.000000kL x \$3.57240000 = \$57.16</i> Estimated Average Daily Usage \$0.60 | 07-11-2025 to 11-02-2026 | \$57.16 | \$57.16 |
| Residential Sewer Service Charge | 01-01-2026 to 31-03-2026 | \$119.92 | \$119.92 |
| Residential Recycled Water Usage Charge <i>Recycled Water Usage – 6.000000kL x \$1.96810000 = \$11.81</i> | 07-11-2025 to 11-02-2026 | \$11.81 | \$11.81 |
| Parks Fee | 01-01-2026 to 31-03-2026 | \$22.14 | \$22.14 |
| Drainage Fee | 01-01-2026 to 31-03-2026 | \$30.82 | \$30.82 |
| Other Charges: | | | |
| Interest | No interest applicable at this time | | |
| | No further charges applicable to this property | | |
| | Balance Brought Forward | | \$0.00 |
| | Total for This Property | | \$262.65 |



GENERAL MANAGER
RETAIL SERVICES

Note:

1. From 1 July 2023, the Parks Fee has been charged quarterly instead of annually.
2. 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.
3. 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.

4. 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 01/07/2025, Residential Water Usage is billed using the following step pricing system: 266.61 cents per kilolitre for the first 44 kilolitres; 340.78 cents per kilolitre for 44-88 kilolitres and 504.86 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 01/07/2025, Residential Water and Sewer Usage is billed using the following step pricing system: 357.24 cents per kilolitre for the first 44 kilolitres; 468.71 cents per kilolitre for 44-88 kilolitres and 544.56 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 01/07/2025, Residential Recycled Water Usage is billed 196.81 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.

Recycled water is available at this property

This property is in a mandated recycled water area and we supply both potable and recycled water to this property. For more information, visit yvw.com.au/recycled.

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: 5196436

Address: 1 MEROO WALK, WOLLERT VIC 3750

Water Information Statement Number: 31013384

HOW TO PAY



Billers Code: 314567
Ref: 09173641077

**Amount
Paid**

**Date
Paid**

**Receipt
Number**

11th January 2019

Kerryn Peronace (Orbit Homes)
Orbit Homes Australia Pty Ltd
care of
kerryn.peronace@orbithomes.com.au

Dear Kerryn Peronace (Orbit Homes),

APPLICATION FOR BUILD OVER CONDITIONS

| | |
|----------------------------|---------------------------|
| Application ID | 374560 |
| Property Address | 1 MEROO WALK WOLLERT 3750 |
| Service Location ID | 5196436 |

Thank you for your recent application. Based on the information supplied to Yarra Valley Water the proposed development **may proceed subject to the following conditions.**

Yarra Valley Water has imposed conditions on the erection of structures on or near the water and/or sewer assets and/or easement which you need to review carefully. This consent binds the Owner(s) of the land and successors in title and is enforceable under Section 148 of the Water Act 1989.

Build Over Condition Summary *

| |
|---|
| Brick Garages & Brick Carports Greater than 10 square metres <ul style="list-style-type: none"> • can build over the sewer branch servicing the property and 600mm horizontal and vertical clearance is required |
| Driveways & Paving (Plain Concrete Only) for a Residential Property (Please Note Ramps over sewer mains are not allowed) <ul style="list-style-type: none"> • can build over any sewer branch, 750mm vertical clearance is required and the inspection shaft (27A) must be extended to surface level |

* Build Over Condition Summary is to be read in conjunction with the conditions applicable to this application.

The advice in this letter supersedes any previous written or verbal advice that Yarra Valley Water has provided.

If you have any enquiries, please email us at easyaccess@yvw.com.au or for further information visit <http://www.yvw.com.au/help-advice/develop-build>. Alternatively you can contact us on 1300 651 511.

Yours sincerely,

A handwritten signature in cursive script that reads "Joe Gargaro".

Joe Gargaro

Divisional Manager, Development Services

INFORMATION ONLY

SPECIFIC CONDITIONS APPLICABLE TO THIS APPLICATION:

For any heavyweight garages, carports and sheds greater than 10 square metres in the vicinity of a property connection branch servicing the property, the following apply:

1. Refer to attached plan 'D' for this structure.
2. Build over of own property connection branch is not permitted where the branch is servicing more than one property.

For structures adjacent to the property connection branch the following conditions apply

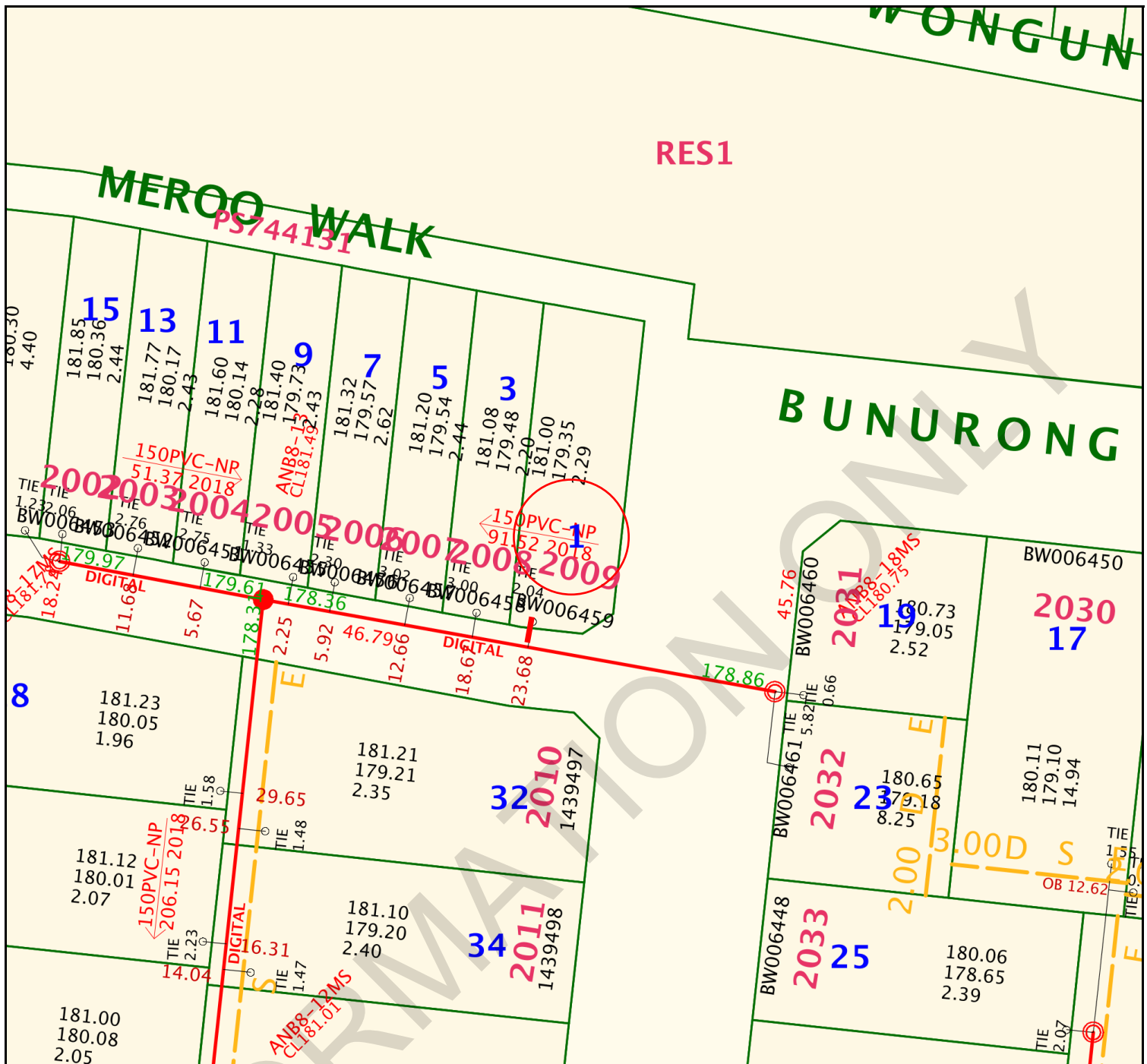
3. A minimum 600 mm horizontal clearance between the proposed works/ foundations and the property connection branch.
4. Pad footings/ foundations are permitted.
5. Footings/ foundations must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by the structure.
6. Driven Piles are not permitted.
7. Maximum width allowed for eaves is 600 mm.

For structures traversing the property connection branch, the following additional conditions apply.

8. Pier and beam foundations traversing the property connection branch must be a minimum of 600 mm from the property connection branch but no further away than 1 metre.
9. Foundations traversing the property connection branch must maintain a minimum 600 mm vertical clearance.
10. Non structural infill slab.
11. Height clearance required, unless demountable. Height clearance is taken to be height of the walls.
12. No plumbing fixtures, fixed storage/ shelving or internal walls that restrict access are allowed within garage over property connection branch or easement.

For any driveways and paving (plain concrete only) for a residential property in the vicinity of a property connection branch servicing the property, the following conditions apply:

1. Refer to attached plan 'F' for this structure
2. A minimum 750 mm vertical cover is to be maintained over the property connection branch
3. Ramps over sewer property connection branches are not permitted.
4. No additional load is to be placed on the property connection branch by the works
5. The inspection shaft (27A) must be extended to surface. It must be fitted with an approved screw cap located below an appropriate cover for vehicle loading where required. In driveways and paved areas set the cover flush with the concrete/paving. Raising the (27A) to surface may be undertaken by a licenced plumber.
6. If the horizontal clearance is 600mm or greater from the property connection branch servicing the property, there is no requirement to raise the (27A) to surface.



Address 1 MEROO WALK WOLLERT 3750

**Yarra Valley Water
Sewer Branch
Asset Map**

| | |
|--------------|------------|
| Date | 11/01/2019 |
| Scale | 1:500 |



Disclaimer: This Sewer Branch Plan is for property information only. Yarra Valley Water does not warrant the accuracy or scale of this plan. The company accepts no liability for any loss, damage or injury suffered by any person as a result of an inaccuracy in this plan.

ABN 93 066 902 501

| | | | |
|---------------------|--|---------------------|---------|
| Existing Title | | Access Point Number | GLV2-42 |
| Proposed Title | | Circular Manhole | |
| Sewer Branch | | Gas Check Manhole | |
| Existing Sewer | | Inspection Shaft | |
| Sewer Pipe Flow | | Pipe Junction | |
| Sewer Offset | | Maintenance Shaft | |
| Abandoned Sewer | | Maintenance Chamber | |
| Long Branch Reducer | | End of Pipe | |

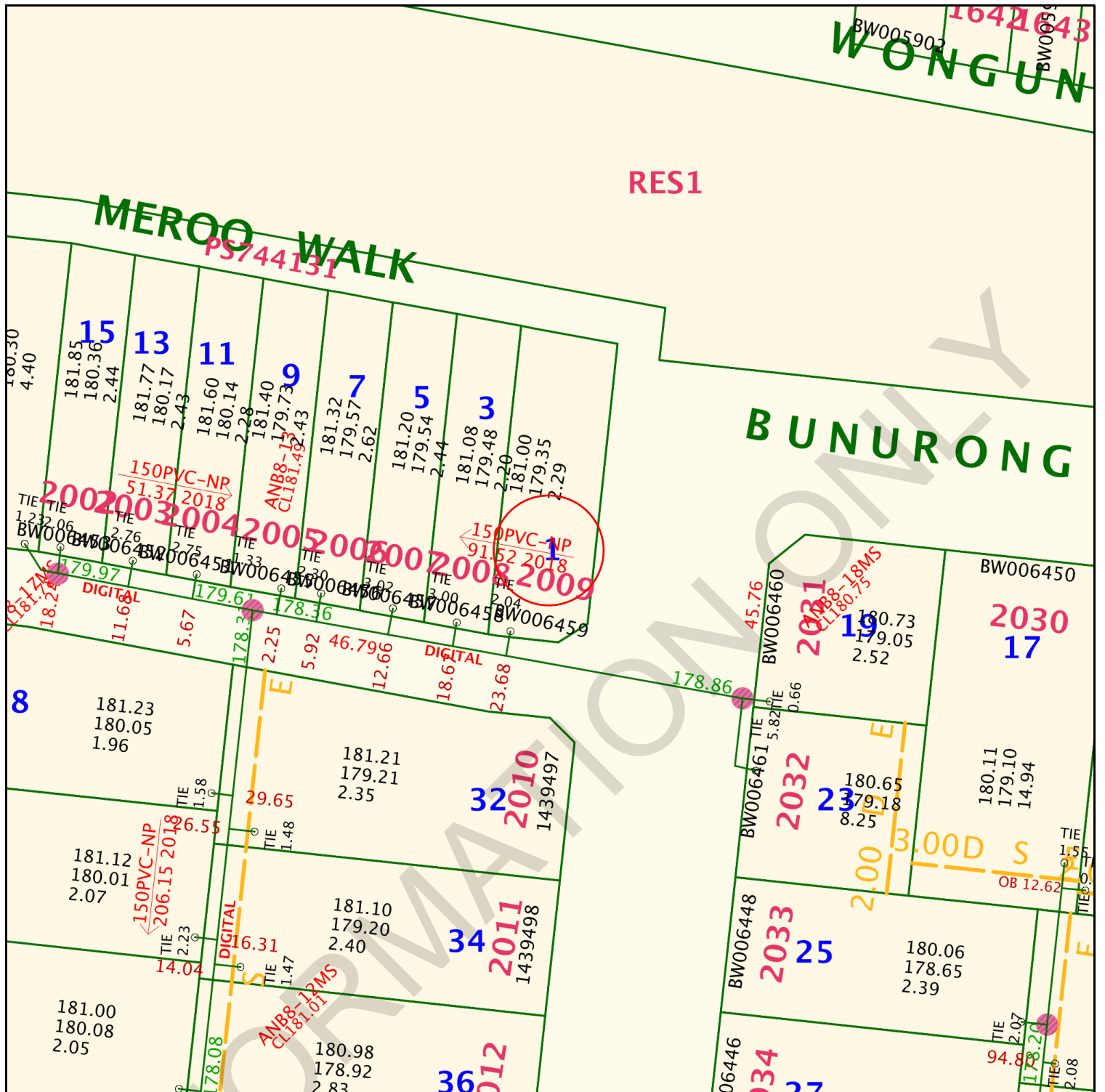
Abbreviation Pipe Material

| | |
|---------|---------------------|
| VC | VITREOUS CLAY |
| PVC-NP | UPVC - Non Pressure |
| PVC-PW | UPVC - Profile Wall |
| CONC | CONCRETE |
| RC/UCON | CC Re/Un-reinforced |
| PP_SW | POLYPROYLENE |
| HDPE | POLYETHYLENE |
| CI | CAST IRON |

ASSET DETAILS

Branch Size: 100
Branch Material: PVC-NP
Branch Depth (m): 1.647
Branch Length (m): 2.287

Note: Offsets denoted in brackets < > are from the title boundary to centreline of pipe.
YVW Ref: 5196436





Yarra Valley Water Address 1 MEROO WALK WOLLERT 3750

Build Over Plan Reference: Plan D

General Structures

| | |
|-------|------------|
| Date | 11/01/2019 |
| Scale | 1:500 |









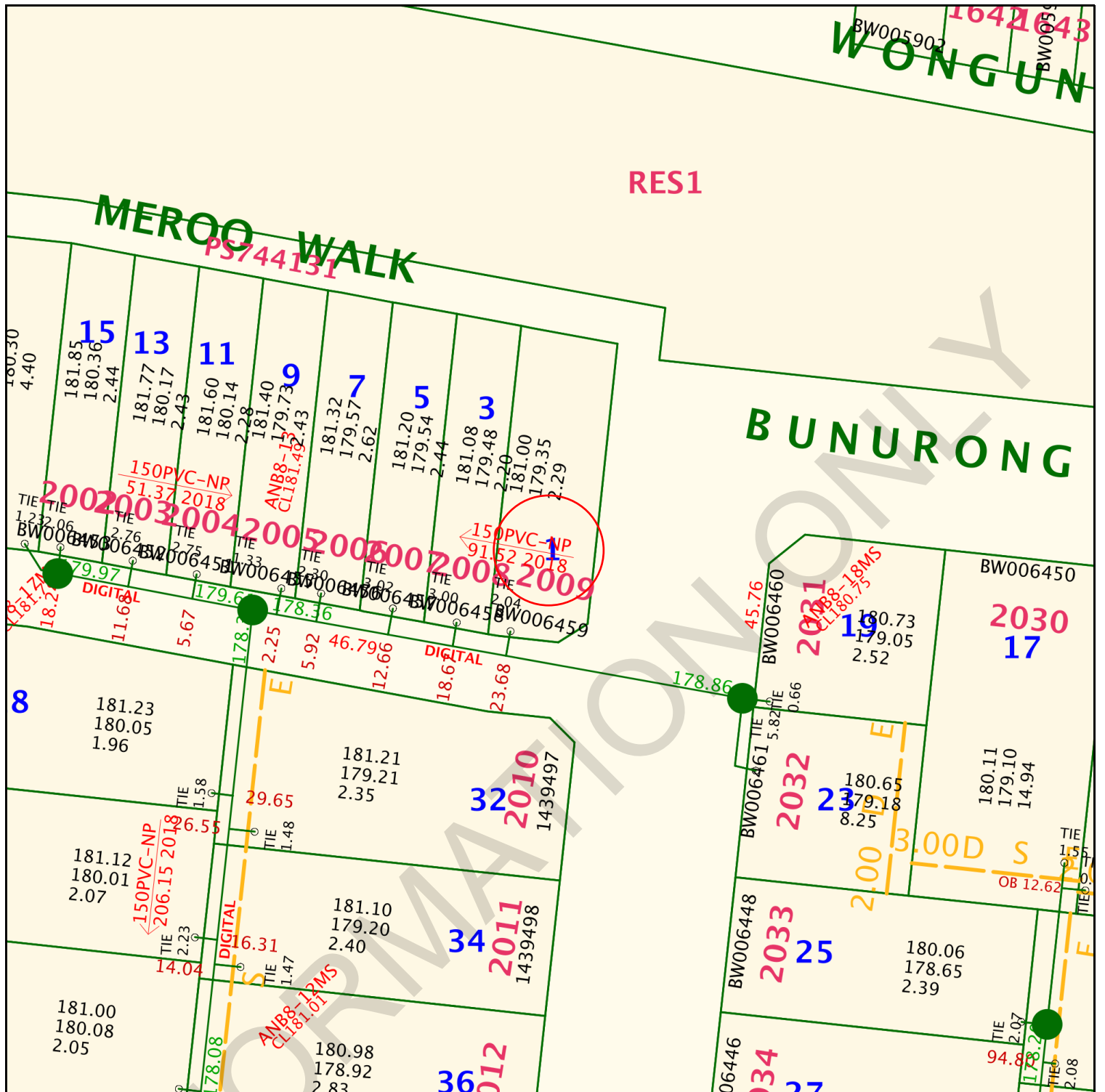
Disclaimer: This Build Over Plan imposes conditions on the erection of structures on or near Water and / or Sewer assets and / or within easements. This restriction is enforceable under Section 148 of the Water Act 1989.

ABN 93 066 902 501

Yarra Valley Water Application ID: 374560

This plan is to be read in conjunction with the conditions issued by Yarra Valley Water for this application.

| LEGEND | SYMBOL | RELEVANT CONDITIONS AND REQUIREMENT |
|--------------------------|---|---|
| Red circled area |  | Your property's identification on the plan. |
| Orange line |  | Boundary of easement. |
| Red shaded area |  | Assets and area that cannot be built over except if conditions are specified. |
| Yellow hatched area |  | Assets and area that cannot be built over. |
| Green highlighted assets |  | Asset or easement that can be built over subject to conditions specified. |





Yarra Valley Water Address 1 MEROO WALK WOLLERT 3750

Build Over Plan Reference: Plan F

Driveways and paving

| | |
|-------|------------|
| Date | 11/01/2019 |
| Scale | 1:500 |









Disclaimer: This Build Over Plan imposes conditions on the erection of structures on or near Water and / or Sewer assets and / or within easements. This restriction is enforceable under Section 148 of the Water Act 1989.

ABN 93 066 902 501

Yarra Valley Water Application ID: 374560

This plan is to be read in conjunction with the conditions issued by Yarra Valley Water for this application.

| LEGEND | SYMBOL | RELEVANT CONDITIONS AND REQUIREMENT |
|--------------------------|---|---|
| Red circled area |  | Your property's identification on the plan. |
| Orange line |  | Boundary of easement. |
| Red shaded area |  | Assets and area that cannot be built over except if conditions are specified. |
| Yellow hatched area |  | Assets and area that cannot be built over. |
| Green highlighted assets |  | Asset or easement that can be built over subject to conditions specified. |

CONDITIONS APPLICABLE TO THIS APPLICATION:

Yarra Valley Water ("YVW") grants its consent to the owner to build a structure or place fill on land over an easement in favour of YVW, over an easement for water supply, sewerage or drainage purposes, or over or within 1 metre of YVW works (referred to as "Owner's Works"), subject to the following terms and conditions:

Standard conditions:

1. A reference in these terms and conditions to YVW includes YVW's employees, agents and contractors.
2. The applicant applying for YVW's consent for the Owner's Works warrants that they made the application as or on behalf of the owner. A reference in these terms and conditions to the owner includes a reference to the applicant or any successors in title to the owner.
3. YVW's conditional consent is to the owner's application and plans for the Owner's Works as previously provided to YVW. The owner must only construct the Owner Works in accordance with YVW's conditions of consent. Any variation to the owner's application and plans or Owners Works requires a new application to YVW which may be approved or rejected in YVW's absolute discretion.
4. The owner is solely responsible for, and indemnifies and releases and will keep indemnified and released YVW from and against all direct and indirect actions, claims, demands, cost or expenses made, sustained, incurred, brought or prosecuted or in any manner based upon, occasioned by, or attributable to any injury to any person (including illness or death) or loss of or damage to any property which may arise from, or as a result of the Owner's Works, including but not limited to being as a result of the design, construction, placement or presence of the Owner's Works.
5. The owner is solely responsible for, and indemnifies and releases and will keep indemnified and released YVW from and against all direct and indirect actions, claims, demands, cost or expenses made, sustained, incurred, brought or prosecuted or in any manner based upon, occasioned by, or attributable to YVW inspecting, constructing, maintaining, repairing or replacing any assets or other property of YVW beneath or in the vicinity of the Owners Works except to the extent caused by negligence of YVW.
6. YVW makes no warranty or representation and excludes all liability of any kind for the accuracy, adequacy or completeness of any plans or other information it has provided on sewer, water and other assets. The plans and any asset information accompanying this letter are issued solely as a guide for the investigation and identification of the assets specified and must not be used for any other purpose, including to identify any property boundaries, dimensions, structures or other assets. The location of all assets must be proven on site prior to the commencement of any works. Due to ongoing potential asset changes the plans or any other information provided should not be reused at a later date and new plans and asset information should be obtained.
7. The owner must complete and ensure the Owner's Works comply with all applicable laws and authorisations.

8. The owner is solely responsible and warrants the structural integrity and sufficiency of the Owner's Works, including any footings, having regard to the presence of YVW's assets and/or easements.
9. The owner permits YVW to enter into and upon the land and structures contained on the land, for the purpose of inspecting, constructing, maintaining, repairing or replacing assets or other property of YVW, and for that purpose to excavate through any part of the Owner's Works. YVW will not repair or reinstate the Owner's Works.
10. YVW's conditions of consent are binding upon all successors in title to the land. The owner must disclose these conditions to all prospective purchasers, mortgagees or other successors in title.
11. A failure to comply with YVW's conditions of consent will invalidate YVW's consent and render the owner liable for penalties pursuant to the Water Act 1989 which may include fines or imprisonment.
12. Should any monies become due to YVW from the owner pursuant to these terms and conditions, the owner must pay such monies within 30 days of receipt of a written notice from YVW.
13. Our imposition of conditions does not affect the rights of any other parties over the area in question.
14. If there are changes or errors in the details supplied, or we determine that inaccurate information has been provided, this consent may be withdrawn by Yarra Valley Water or additional conditions imposed.
15. Multi-unit and single residential, industrial/commercial developments must meet the requirements stated in WSA 02—3.1 Sewerage Code of Australia, Melbourne Retail Water Agencies Edition - Version 2 - Clause 6.4. This may require a sewer branch connection from an existing maintenance structure or a new maintenance structure.

If a new maintenance structure is required you must apply for conditions at Yarra Valley Water, details are available on the Yarra Valley Water website [easyACCESS Land Development Hub](#).

16. These conditions of consent will be disclosed to any person making an application for an information statement in relation to the land pursuant to section 158 of the Water Act 1989.

RESPONSIBILITY OF SEWER CONNECTION POINTS

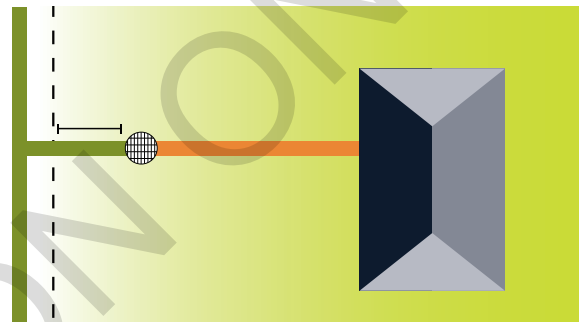


Yarra Valley Water's (YVW) responsibility of the sewer connection point is dependent on the location of the sewer main and the first Inspection Opening (I.O), which may be above or below ground. YVW and property owner responsibilities for the sewer connection points are outlined below.

STAND ALONE RESIDENCE

Sewer connection point where the sewer main is **outside** the property.

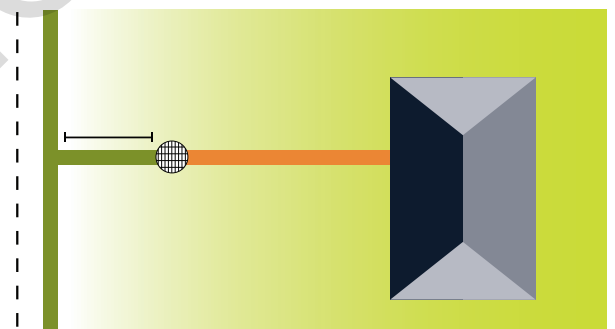
YVW responsibility ends at the I.O. or up to 1 metre from the property boundary (whichever is less).



STAND ALONE RESIDENCE

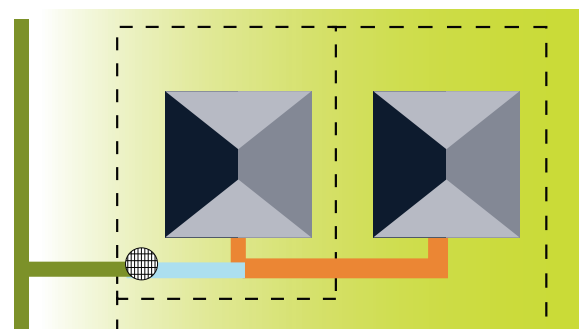
Sewer connection point where the sewer main is **inside** the property.

YVW responsibility ends at the I.O. or up to 1 metre from the sewer main (whichever is less).



COMBINED PRIVATE PLUMBING (UNITS, NEIGHBORING PROPERTIES)

YVW responsibility ends at the I.O. or up to 1 metre from the property boundary (whichever is less).



KEY

- Property owner responsibility
- Combined property owner responsibility
- YVW responsibility
- Boundary of property
- Inspection opening (may be below ground or at surface level)
- Building / structure

Enquiries: Building and Planning Administration 9217 2170
Buildplan@whittlesea.vic.gov.au

Your Ref: 79720543-017-5

5 March 2026

Landata

**BUILDING REGULATION 51 1 (a) (b) (c) PROPERTY INFORMATION
 1 (Lot 2009) Meroo Walk WOLLERT**

Further to your application for property information for the above address I write to advise the following:

Regulation 51 1 (a)*

| Building Permit No | Permit Date | Brief Description of Works | Final / Occupancy Permit Date Issued |
|------------------------|-------------|----------------------------|--------------------------------------|
| BS-15181/2019/000274/C | 02/10/2019 | Dwelling/Garage/Fence | 11/05/2020 |
| BS-15181/2019/000274/B | 17/07/2019 | Dwelling/Garage/Fence | 11/05/2020 |
| BS-15181/2019/000274/A | 06/05/2019 | Dwelling/Garage/Fence | 11/05/2020 |
| BS-15181/2019/000274 | 25/01/2019 | Dwelling/Garage/Fence | 11/05/2020 |

Regulation 51 1 (b) (c)

Details of any current statement issued under Regulation 64(1) or 231(2) of these Regulations **Not Applicable**

Details of any current notice or order issued by the relevant building surveyor under the Act **No**

(Please consult with Owner for copy of Building Notice where applicable)

This information relates only to the structures itemised. It does not mean that there are no illegal or non-complying structures to be found on this allotment. Prospective owners are advised accordingly. Information older than ten (10) years, or details of building inspection approval dates, may be obtained from Council if necessary for an additional fee. Please contact Building and Planning Department on 9217 2170 if you wish to take advantage of this service. Council is not responsible for the validity or accuracy of any information provided by private building surveying firms as may be noted above. Please contact any private permit provider as noted accordingly (where applicable) to address any concerns you may have.

New Swimming Pool and Spa Regulations commenced in Victoria on the 1 December 2019. Property owners must have their swimming pool and spas registered with Council and ongoing safety barrier compliance checks. For more information, please visit www.whittlesea.vic.gov.au/pools.

Yours sincerely

**BUILDING & PLANNING
 CITY OF WHITTLESEA**

Council Offices
 25 Ferres Boulevard
 South Morang VIC 3752

 Locked Bag 1
 Bundoora MDC VIC 3083

 ABN 72 431 091 058

Tel 03 9217 2170
Fax 03 9217 2111
TTY 133 677 (ask for 9217 2170)

Email info@whittlesea.vic.gov.au
www.whittlesea.vic.gov.au

 **Free Telephone Interpreter Service**

| | | | |
|------------|-----------|----------|-----------|
| عربي | 9679 9871 | Hrvatski | 9679 9872 |
| 廣東話 | 9679 9857 | Ελληνικά | 9679 9873 |
| Italiano | 9679 9874 | Türkçe | 9679 9877 |
| Македонски | 9679 9875 | Việt-ngữ | 9679 9878 |
| 普通话 | 9679 9876 | Other | 9679 9879 |

Domestic Building Insurance

Certificate of Insurance

ORBIT HOMES AUSTRALIA PTY LTD
286 MT ALEXANDER ROAD
ASCOT VALE
VIC 3032

Policy Number:
C402014

Policy Inception Date:
12/11/2018

Builder Account Number:
007268

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1998 (Vic) in respect of the domestic building work described below.

Policy Schedule Details

Domestic Building Work: **C01: New Single Dwelling Construction**

At the property: **1 Merco Walk WOLLERT VIC 3750 Australia**

Carried out by the builder: **ORBIT HOMES AUSTRALIA PTY LTD**

Builder ACN: **080736771**

! If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact the VMIA. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s): **ORBIT HOMES AUSTRALIA PTY LTD**

Pursuant to a domestic building contract dated: **18/04/2018**

For the contract price of: **\$ 280,000.00**

Type of Cover: **Cover is only provided if ORBIT HOMES AUSTRALIA PTY LTD has died, become insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***

The maximum policy limit for claims made under this policy is: **\$300,000 all inclusive of costs and expenses ***

The maximum policy limit for non-completion claims made under this policy is: **20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK

If the information on this certificate does not match what's on your domestic building contract, please contact the VMIA immediately on 1300 363 424 or email dbi@vmia.vic.gov.au

IMPORTANT

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

* The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the policy terms and conditions.

Period of Cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

Subject to the Building Act 1993, and the Ministerial Order and the conditions of the Insurance contract, cover will be provided to the building owner named in the domestic building contract and to the successors in title to the building owner in relation to the domestic building work undertaken by the Builder.

Issued by Victorian Management Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

| | |
|-------------------|-------------------|
| Base DBI Premium: | \$865.00 |
| GST: | \$88.80 |
| Stamp Duty: | \$95.15 |
| Total: | \$1,046.65 |

If the information on the certificate does not match exactly what is on your domestic building contract, please contact VMIA on 1300 363 424
Below are some example of what to look for

