



Sargeants Est. 1978
Caroline Springs

CONTRACT OF SALE

Neil Parker and Samra Janice Parker

Property:

11 Ryans Court BURNSIDE HEIGHTS VIC 3023

PO Box 3442
CAROLINE SPRINGS VIC 3023

Tel: (03) 9307 8201
Email: admin@sargeantscs.com.au

Ref: 26/6774

CONTRACT OF SALE OF REAL ESTATE

Property Address: 11 Ryans Court BURNSIDE HEIGHTS VIC 3023

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

The terms of this contract are contained in the:

- * Particulars of sale; and
- * Special conditions, if any; and
- * General conditions

in that order of priority.

SIGNING OF THIS CONTRACT

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

NOTICE TO PURCHASERS OF PROPERTY 'OFF THE PLAN'

You are notified under section 9AA(1A) of the Sale of Land Act 1962, that:

- You may negotiate with the vendor about the amount of deposit moneys you are required to pay under this contract for sale, up to a limit of 10% of the purchase price of the lot.
- A substantial period of time may elapse between the day on which you sign this contract 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 this contract for sale and the day on which you become the registered proprietor.

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

- a copy of the 32 statement required to be given by a vendor under section 32 of the *Sale of Land Act 1962*
- full terms of this contract.

The authority of a person signing:

- under power of attorney; or
- as director of a corporation; or
- as agent authorised in writing by one of the parties

must be noted beneath the signature.

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

SIGNED BY THE PURCHASER on/..... /20

Print name of person signing:

State nature of authority if applicable (e.g. 'director', "attorney under power of attorney")

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

SIGNED BY THE VENDOR..... on/..... /20

Print name of person signing.....

State nature of authority if applicable (e.g. 'director', "attorney under power of attorney")

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

IMPORTANT NOTICE TO PURCHASERS

Cooling-off period (Section 31 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 or within 3 clear business days **before or after** a publicly advertised auction; or
- the property is used mainly for industrial or commercial purposes; or
- the property is more than 20 hectares in size and is used mainly for farming; or
- you and the vendor previously signed a similar contract for the sale of the same land in substantially the same terms; or
- you are an estate agent or a corporate body.

PARTICULARS OF SALE

VENDOR'S ESTATE AGENT

Harcourts Rata & Co
CAROLINE SPRINGS VIC 3023

Tel: 9465 7766 Fax: Ref: Email: sold@rataandco.com.au

VENDOR

Neil Parker and Samra Janice Parker
Of

Ref: Email:

VENDOR'S LEGAL PRACTITIONER OR CONVEYANCER

Sargeants Conveyancing
of PO Box 3442
Caroline Springs 3023

Tel: 03 9307 8201 Ref: 26/6774 Email: admin@sargeantscs.com.au

PURCHASER

Of

Tel: Ref: Email:

PURCHASER'S LEGAL PRACTITIONER OR CONVEYANCER

Tel: Fax: Ref: Email:

LAND

The Land is:-
Described in the table below

Certificate of Title Reference	Being Lot	On plan
10940 / 053	519	PS 519342

The land is described in the copy title(s) and plan(s) attached to the Vendors Statement.

The Land includes all improvements and fixtures.

PROPERTY ADDRESS

11 Ryans Court Burnside Heights Vic 3023

GOODS SOLD WITH LAND

All fixed floor coverings, light fittings, window furnishings and all fixtures and fittings of a permanent nature. (List or attach Schedule)

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 (refer to general condition 19)

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

If this is a sale of a 'farming business' or 'going concern' then add the words '**Farming business**' or '**going concern**' in this box:

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

SETTLEMENT

Is due on

Or earlier by agreement

LEASE

At settlement the purchaser is entitled to vacant possession of the property unless the words '**subject to lease**' appear in this box:

in which case refer to general condition 5.1

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

TERMS CONTRACT

If this contract is intended to be a terms contract within the meaning of the **Sale of Land Act 1962** then add the words '**terms contract**' in this box, and refer to general condition 30

LOAN – Not applicable at Auction

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

Lender:

Loan amount:

Approval date:

BUILDING REPORT – Not applicable at Auction

General condition 21 applies only if the box is checked

PEST REPORT – Not applicable at Auction

General condition 22 applies only if the box is checked

SPECIAL CONDITIONS

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

Residential Withholding Payment Notification
Section 14-255 of the Taxation Administration Act 1953 (Cth)

Property: 11 Ryans Court BURNSIDE HEIGHTS VIC 3023

I/We Neil Parker and Samra Janice Parker hereby confirm we have contacted our Accountant and confirm:-

(please select the option which applies)

- The above property is a new residential premises or potential residential premises or vacant land on a new subdivision and GST at 1/11th (10%) of the contract price will apply at settlement.

Vendors name:

ABN:

Contact number:

Address:

- The above property is a new residential premises or potential residential premises or vacant land on a new subdivision. The contract will provide for Margin scheme and GST at 7% of the Contract price will apply at settlement.

Vendors name:

ABN:

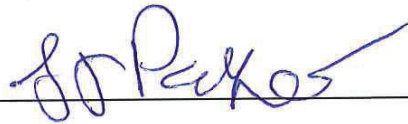
Contact number:

Address:

- The above property is either an existing residential premises or vacant land not on a new subdivision or commercial residential premises and therefore the Purchaser is not required to withhold GST.


Neil Parker and Samra Janice Parker

Date: 9/2/2026



GENERAL RULES FOR CONDUCT OF PUBLIC AUCTIONS

If the property is offered for sale by auction, subject to the vendors' reserve price.

The Rules for the conduct of the auction shall be as set out in the Sale of Land (Public Auctions) Regulations 2024, or any rules prescribed by regulation which modify or replace those rules.

INFORMATION ONLY

Contract of Sale of Land - 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 nominate a substitute or additional transferee, 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 in the header 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 11.4(a), the vendor must ensure that at or before settlement the purchaser receives a written undertaking from a secured party to register a financing change statement to reflect that release if the property being released includes goods of a kind that are described by serial number in the Personal Property Securities Register.
- 11.11 The purchaser must advise the vendor of any security interest that is registered on or before the day of

sale on the Personal Property Securities Register, which the purchaser reasonably requires to be released, at least 21 days before the due date for settlement.

11.12 The vendor may delay settlement until 21 days after the purchaser advises the vendor of the security interests that the purchaser reasonably requires to be released if the purchaser does not provide an advice under general condition 11.11.

11.13 If settlement is delayed under general condition 11.12 the purchaser must pay the vendor—

- (a) interest from the due date for settlement until the date on which settlement occurs or 21 days after the vendor receives the advice, whichever is the earlier; and
- (b) any reasonable costs incurred by the vendor as a result of the delay—
as though the purchaser was in default.

11.14 The vendor is not required to ensure that the purchaser receives a release in respect of the land. This general condition 11.14 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

13.1 The vendor must complete a conversion of title in accordance with section 14 of the *Transfer of Land Act 1958* before settlement if the land is the subject of a provisional folio under section 23 of that Act.

13.2 The remaining provisions of this general condition 13 only apply if any part of the land is not under the operation of the *Transfer of Land Act 1958*.

13.3 The vendor is taken to be the holder of an unencumbered estate in fee simple in the land if there is an unbroken chain of title starting at least 30 years before the day of sale proving on the face of the documents the ownership of the entire legal and equitable estate without the aid of other evidence.

13.4 The purchaser is entitled to inspect the vendor's chain of title on request at such place in Victoria as the vendor nominates.

13.5 The purchaser is taken to have accepted the vendor's title if:

- (a) 21 days have elapsed since the day of sale; and
- (b) the purchaser has not reasonably objected to the title or reasonably required the vendor to remedy a defect in the title.

13.6 The contract will be at an end if:

- (a) the vendor gives the purchaser a notice that the vendor is unable or unwilling to satisfy the purchaser's objection or requirement and that the contract will end if the objection or requirement is not withdrawn within 14 days of the giving of the notice; and
- (b) the objection or requirement is not withdrawn in that time.

13.7 If the contract ends in accordance with general condition 13.6, the deposit must be returned to the purchaser and neither party has a claim against the other in damages.

13.10 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:
- settlement;
 - the date that is 45 days before the deposit bond or any replacement deposit bond expires;
 - the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and
 - the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.
- 15.6 The vendor may claim on the deposit bond without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the issuer satisfies the obligations of the purchaser under general condition 15.5 to the extent of the payment.
- 15.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract, except as provided in general condition 15.6.
- 15.8 This general condition is subject to general condition 14.2 [deposit].

16. BANK GUARANTEE

- 16.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 16.2 In this general condition:
- “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
 - “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:
- settlement;
 - the date that is 45 days before the bank guarantee expires;
 - the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and
 - the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.
- 16.5 The vendor must return the bank guarantee document to the purchaser when the purchaser pays the amount secured by the bank guarantee in accordance with general condition 16.4.
- 16.6 The vendor may claim on the bank guarantee without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the bank satisfies the obligations of the purchaser under general condition 16.4 to the extent of the payment.

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

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

17. SETTLEMENT

17.1 At settlement:

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

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

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

18. ELECTRONIC SETTLEMENT

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

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

18.3 Each party must:

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

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

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

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

- (a) the electronic lodgment network operator to conduct all the financial and lodgment aspects of the transaction after the workspace locks must be one which is willing and able to conduct such aspects of the transaction in accordance with the instructions of all the subscribers in the workspaces of all the electronic lodgment network operators after the workspace locks;
- (b) if two or more electronic lodgment network operators meet that description, one may be selected by purchaser's incoming mortgagee having the highest priority but if there is no mortgagee of the purchaser, the vendor must make the selection.

18.6 Settlement occurs when the workspace records that:

- (a) there has been an exchange of funds or value between the exchange settlement account or

accounts in the Reserve Bank of Australia of the relevant financial institutions or their financial settlement agents in accordance with the instructions of the parties; or

- (b) if there is no exchange of funds or value, the documents necessary to enable the purchaser to become registered proprietor of the land have been accepted for electronic lodgment.

18.7 The parties must do everything reasonably necessary to effect settlement:

- (a) electronically on the next business day, or
- (b) at the option of either party, otherwise than electronically as soon as possible –

if, after the locking of the workspace at the nominated settlement time, settlement in accordance with general condition 18.6 has not occurred by 4.00 pm, or 6.00 pm if the nominated time for settlement is after 4.00 pm.

18.8 Each party must do everything reasonably necessary to assist the other party to trace and identify the recipient of any missing or mistaken payment and to recover the missing or mistaken payment.

18.9 The vendor must before settlement:

- (a) deliver any keys, security devices and codes (“keys”) to the estate agent named in the contract,
- (b) direct the estate agent to give the keys to the purchaser or the purchaser’s nominee on notification of settlement by the vendor, the vendor’s subscriber or the electronic lodgment network operator;
- (c) deliver all other physical documents and items (other than the goods sold by the contract) to which the purchaser is entitled at settlement, and any keys if not delivered to the estate agent, to the vendor’s subscriber or, if there is no vendor’s subscriber, confirm in writing to the purchaser that the vendor holds those documents, items and keys at the vendor’s address set out in the contract, and

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

19. GST

19.1 The purchaser does not have to pay the vendor any amount in respect of GST in addition to the price if the particulars of sale specify that the price includes GST (if any).

19.2 The purchaser must pay to the vendor any GST payable by the vendor in respect of a taxable supply made under this contract in addition to the price if:

- (a) the particulars of sale specify that GST (if any) must be paid in addition to the price; or
- (b) GST is payable solely as a result of any action taken or intended to be taken by the purchaser after the day of sale, including a change of use; or
- (c) the particulars of sale specify that the supply made under this contract is of land on which a ‘farming business’ is carried on and the supply (or part of it) does not satisfy the requirements of section 38-480 of the GST Act; or
- (d) the particulars of sale specify that the supply made under this contract is of a going concern and the supply (or a part of it) does not satisfy the requirements of section 38-325 of the GST Act.

19.3 The purchaser is not obliged to pay any GST under this contract until a tax invoice has been given to the purchaser.

19.4 If the particulars of sale specify that the supply made under this contract is of land on which a ‘farming business’ is carried on:

- (a) the vendor warrants that the property is land on which a farming business has been carried on for the period of 5 years preceding the date of supply; and
- (b) the purchaser warrants that the purchaser intends that a farming business will be carried on after settlement on the property.

19.5 If the particulars of sale specify that the supply made under this contract is a ‘going concern’:

- (a) the parties agree that this contract is for the supply of a going concern; and
- (b) the purchaser warrants that the purchaser is, or prior to settlement will be, registered for GST; and
- (c) the vendor warrants that the vendor will carry on the going concern until the date of supply.

19.6 If the particulars of sale specify that the supply made under this contract is a 'margin scheme' supply, the parties agree that the margin scheme applies to this contract.

19.7 In this general condition:

- (a) 'GST Act' means *A New Tax System (Goods and Services Tax) Act 1999* (Cth); and
- (b) 'GST' includes penalties and interest.

20. LOAN

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

20.2 The purchaser may end the contract if the loan is not approved by the approval date, but only if the purchaser:

- (a) immediately applied for the loan; and
- (b) did everything reasonably required to obtain approval of the loan; and
- (c) serves written notice ending the contract, together with written evidence of rejection or non-approval of the loan, on the vendor within 2 clear business days after the approval date or any later date allowed by the vendor; and
- (d) is not in default under any other condition of this contract when the notice is given.

20.3 All money must be immediately refunded to the purchaser if the contract is ended.

21. BUILDING REPORT

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

21.2 The purchaser may end this contract within 14 days from the day of sale if the purchaser:

- (a) obtains a written report from a registered building practitioner or architect which discloses a current defect in a structure on the land and designates it as a major building defect;
- (b) gives the vendor a copy of the report and a written notice ending this contract; and
- (c) is not then in default.

21.3 All money paid must be immediately refunded to the purchaser if the contract ends in accordance with this general condition.

21.4 A notice under this general condition may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.

21.5 The registered building practitioner may inspect the property at any reasonable time for the purpose of preparing the report.

22. PEST REPORT

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

22.2 The purchaser may end this contract within 14 days from the day of sale if the purchaser:

- (a) obtains a written report from a pest control operator licensed under Victorian law which discloses a current pest infestation on the land and designates it as a major infestation affecting the structure of a building on the land;
- (b) gives the vendor a copy of the report and a written notice ending this contract; and
- (c) is not then in default.

22.3 All money paid must be immediately refunded to the purchaser if the contract ends in accordance with this general condition.

22.4 A notice under this general condition may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.

22.5 The pest control operator may inspect the property at any reasonable time for the purpose of preparing the report.

23. ADJUSTMENTS

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

24. FOREIGN RESIDENT CAPITAL GAINS WITHHOLDING

- 24.1 Words defined or used in Subdivision 14-D of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* have the same meaning in this general condition unless the context requires otherwise.
- 24.2 Every vendor under this contract is a foreign resident for the purposes of this general condition unless the vendor gives the purchaser a clearance certificate issued by the Commissioner under section 14-220 (1) of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*. The specified period in the clearance certificate must include the actual date of settlement.
- 24.3 The remaining provisions of this general condition 24 only apply if the purchaser is required to pay the Commissioner an amount in accordance with section 14-200(3) or section 14-235 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* ("the amount") because one or more of the vendors is a foreign resident, the property has or will have a market value not less than the amount set out in section 14-215 of the legislation just after the transaction, and the transaction is not excluded under section 14-215(1) of the legislation.
- 24.4 The amount is to be deducted from the vendor's entitlement to the contract consideration. The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.
- 24.5 The purchaser must:
- (a) engage a legal practitioner or conveyancer ("representative") to conduct all the legal aspects of settlement, including the performance of the purchaser's obligations under the legislation and this general condition; and
 - (b) ensure that the representative does so.
- 24.6 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests and instructions that the representative must:
- (a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition if the sale of the property settles;
 - (b) promptly provide the vendor with proof of payment; and
 - (c) otherwise comply, or ensure compliance, with this general condition;
- despite:
- (d) any contrary instructions, other than from both the purchaser and the vendor; and
 - (e) any other provision in this contract to the contrary.
- 24.7 The representative is taken to have complied with the requirements of general condition 24.6 if:
- (a) the settlement is conducted through an electronic lodgment network; and
 - (b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.

- 24.8 Any clearance certificate or document evidencing variation of the amount in accordance with section 14-235(2) of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* must be given to the purchaser at least 5 business days before the due date for settlement.
- 24.9 The vendor must provide the purchaser with such information as the purchaser requires to comply with the purchaser's obligation to pay the amount in accordance with section 14-200 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*. The information must be provided within 5 business days of request by the purchaser. The vendor warrants that the information the vendor provides is true and correct.
- 24.10 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of late payment of the amount.

25. GST WITHHOLDING

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

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

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

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

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

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

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

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

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

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

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

25.11 The vendor warrants that:

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

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

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

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

TRANSACTIONAL

26. TIME & CO OPERATION

26.1 Time is of the essence of this contract.

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

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

26.4 Any unfulfilled obligation will not merge on settlement.

27. SERVICE

- 27.1 Any document required to be served by or on any party may be served by or on the legal practitioner or conveyancer for that party.
- 27.2 A cooling off notice under section 31 of the *Sale of Land Act 1962* or a notice under general condition 20 [loan approval], 21 [building report] or 22 [pest report] may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.
- 27.3 A document is sufficiently served:
- (a) personally, or
 - (b) by pre-paid post, or
 - (c) in any manner authorized by law or by the Supreme Court for service of documents, including any manner authorised for service on or by a legal practitioner, whether or not the person serving or receiving the document is a legal practitioner, or
 - (d) by email.
- 27.4 Any document properly sent by:
- (a) express post is taken to have been served on the next business day after posting, unless proved otherwise;
 - (b) priority post is taken to have been served on the fourth business day after posting, unless proved otherwise;
 - (c) regular post is taken to have been served on the sixth business day after posting, unless proved otherwise;
 - (d) email is taken to have been served at the time of receipt within the meaning of section 13A of the *Electronic Transactions (Victoria) Act 2000*.
- 27.5 In this contract 'document' includes 'demand' and 'notice', 'serve' includes 'give', and 'served' and 'service' have corresponding meanings.

28. NOTICES

- 28.1 The vendor is responsible for any notice, order, demand or levy imposing liability on the property that is issued or made before the day of sale, and does not relate to periodic outgoings.
- 28.2 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.

INFORMATION ONLY

THE SPECIAL CONDITIONS REFERRED TO IN THE CONTRACT

1. WARRANTIES AND EXCLUSIONS

The purchaser agrees that there are no conditions, warranties, undertakings, representations or any other terms affecting the contract other than those that will be embodied in the contract and the purchaser shall not be entitled to rely upon any condition, warranty, undertaking or representation made by the vendor or the vendor's agents or any term except such as are made written conditions of this contract and signed by the vendor.

2. INTEREST AND COSTS PAYABLE ON DEFAULT

If the purchaser defaults in payment of any money under this Contract, then interest at the rate of fourteen per cent per annum shall be paid by the purchaser to the vendor on any money overdue for payment. The purchaser agrees that the reasonable costs of each and every default is the sum of \$880-00 (inclusive of GST) together with a further sum of \$880-00 (inclusive of GST) for each and every Default Notice prepared and served on the purchaser or his representative. The exercise of the vendor's rights hereunder shall be without prejudice to any other rights, powers or remedies of the vendor under this contract or otherwise.

If settlement is rescheduled to another day due to the Purchaser, the Purchaser shall pay the Vendor's Solicitor an amount of \$150.00 plus GST for each and every rescheduled settlement, such additional amount or amounts to be paid at the rescheduled settlement.

3. NON-PAYMENT OF THE WHOLE OR PART OF THE DEPOSIT

The failure to pay the deposit or any part thereof on the due date shall be a fundamental breach of the contract and the contract may be immediately terminated by the vendor at his option.

4. ADJUSTMENTS

The purchaser agrees to provide the statement of adjustments no later than 3 business days prior to settlement, and a copy of all certificates obtained by them to complete any adjustments. The Vendor will not be obliged to provide cheque details until this condition has been complied with. The purchaser acknowledges that they will be in default of this contract if this condition is not adhered to and a fee of \$150 plus GST for any adjustments received outside of this time. If no certificate was obtained to complete the adjustments and they are submitted, on such basis, then the purchaser will forfeit any ability to readjust after settlement has been completed. This condition will not merge on settlement.

5. FINANCE

General Condition 20.2 (c) is amended to read "serves written notice ending the contract, together with written evidence of rejection or non-approval of the loan, on the vendors representative on the due date specified in the Particulars of Sale or any later date allowed by the vendor."

6. SOLAR PANELS

The Vendor makes no representations or gives any warranties whatsoever with respect to any solar panels installed on the property hereby sold in relation to their condition, state of repair, fitness for purpose, their input, feed in tariff or any benefits arising from the electricity generated by any solar panels, save that they are owned by the Vendor and not encumbered in any way.

7. POOL COMPLIANCE

The purchaser agrees that he will be responsible to comply with any notice, order, demand or levy imposed in relation to the safety of any pool or spa on the property regardless of whether such notice, order, demand or levy was issued or made before or after the day of sale.

The purchaser is aware that he may have to:

1. Register the pool or spa with the local council if the vendor has not already done so.
2. Arrange a private inspection and obtain a report at his cost;
3. Comply with all the requirements of the report;
4. Arrange any further inspections at his cost; and
5. Provide the local council with a Certificate of Compliance and pay the required fee.

The Purchaser acknowledges that he shall not have any right to seek any contribution either directly or indirectly from the vendor towards any costs, fees, charges or disbursements whatsoever or howsoever arising in relation to any pool or spa on the property.

8. HOLIDAY CLOSURES

This Special Condition only applies to contracts where the Settlement Date is chosen (or arises) in the Office Closure Period (as defined below).

Notwithstanding any other provisions in this Contract:-

8.1 It is agreed and acknowledged by the Vendor and the Purchaser that on any Business Day that falls as a single day between a Public Holiday and a Weekend (for example, "Melbourne Cup Monday", being the 1st Monday in November), and during the period between 19/12/2025 and 13/1/2026 (inclusive as to the above range of dates, and hereafter jointly & severally called the "Office Closure Period"),

8.2 if Settlement of this Contract becomes due, or is already stated in this Contract to be due in the Office

Closure Period, then it is agreed that Settlement of this Contract shall be due and effected on the next Business Day, or in the case of the Christmas and New Year portion of the Office Closure Period, Settlement of this Contract shall be due and effected on Wednesday 14th January, 2026;

8.3 The Purchaser and/or their Conveyancers/legal Representative may not issue a Default Notice upon the Vendor during the Office Closure Period and if the Purchaser does do so, the period to remedy the Default stated therein is agreed to be and operate as TWENTY ONE (21) DAYS (notwithstanding any other period stated therein), or in the case of the Christmas and New Year portion of the Office Closure Period THIRTY (30) DAYS (notwithstanding any other period stated therein);

8.4 Neither party to this Contract may make any objection, requisition, claim for compensation or otherwise against the other in relation to the subject matter of this Special Condition including, but not limited to, re-adjustment of any Rental income or outgoings by virtue of Settlement falling into the next Calendar Year.

9. LAND TAX

Land tax is not an adjustable item under General Condition 23.

10. PEST & BUILDING INSPECTIONS

General Conditions 21.2 and 22.2 are amended to read "the purchaser may end this contract within 7 days from the day of sale if the purchaser:"

INFORMATION ONLY

GUARANTEE and INDEMNITY

I/We		of	
And		of	
being the Sole Director / Directors of			ACN

(Called the "Guarantors") IN CONSIDERATION of the Vendor selling to the Purchaser at our request the Land described in this Contract of Sale for the price and upon the terms and conditions contained therein **DO** for ourselves and our respective executors and administrators **JOINTLY AND SEVERALLY COVENANT** with the said Vendor and their assigns that if at any time default shall be made in payment of the Deposit Money or residue of Purchase Money or interest or any other moneys payable by the Purchaser to the Vendor under this Contract or in the performance or observance of any term or condition of this Contract to be performed or observed by the Purchaser I/we will immediately on demand by the Vendor pay to the Vendor the whole of the Deposit Money, residue of Purchase Money, interest or other moneys which shall then be due and payable to the Vendor and indemnify and agree to keep the Vendor 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 may incur by reason of any default on the part of the Purchaser. 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 in enforcing payment of any of the 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 given to the Purchaser for any such payment performance or observance;
- d) by reason of the Vendor 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 me/us, my/our executors or administrators.

IN WITNESS whereof the parties hereto have set their hands and seals

This Day of 20

SIGNED SEALED AND DELIVERED by the said

Print Name

In the presence of

Director (Sign)

Witness

SIGNED SEALED AND DELIVERED by the said

Print Name

In the presence of

Director (Sign)

Witness

**SECTION 32 STATEMENT
AS REQUIRED BY SECTION 32 OF THE SALE OF LAND ACT 1962 ("the Act")**

Vendor: Neil Parker and Samra Janice Parker
Property: 11 Ryans Court BURNSIDE HEIGHTS VIC 3023

LAND BEING SOLD

The land which is presently fenced and/or occupied by the Vendor and contained only within the land described in Certificate of Title Volume 10940 Folio 053.

IMPORTANT NOTICES TO PURCHASER

The Vendor makes this statement in respect to the land in accordance with Section 32 of the Sale of Land Act 1962.

PLANNING

The use to which you propose to put the property may be prohibited by planning or building controls applying to the locality or may require the consent or permit of the municipal council or other responsible authority. It is in your interest to undertake a proper investigation of permitted land use before you commit yourself to buy. You should check with the appropriate authorities as to the availability (and cost) of providing any essential services not connected to the property.

WARNING The property may be located in an area where commercial agricultural production activity may affect your enjoyment of the property. It is therefore in your interest to undertake an investigation of the possible amenity and other impacts from nearby properties and the agricultural practices and processes conducted there.

BUSHFIRE - PRONE AREA

- (1) The property is in a bushfire prone area within the meaning of the Regulations made under the Building Act 1993 unless the attached Bushfire Prone Area Report states otherwise.
- (2) If the property is in a designated bushfire prone area the designation will be shown on the attached Bushfire Prone Area Report and special bushfire construction requirements, Planning provisions and Country Fire Authority requirements may apply. However, you should conduct your own due diligence by searching the Victorian Government's Land Channel website.

1. RESTRICTIONS - Information concerning any easement, covenant or other similar restriction affecting the property (registered or unregistered)

- 1.1 Easements affecting the property - as set out in the documents attached (if any)
- 1.2 Covenants affecting the property - as set out in the documents attached (if any)
- 1.3 Leases affecting the property - as set out in the documents attached (if any)
- 1.4 Other similar restrictions affecting the property - as set out in the documents attached (if any)

Particulars of any existing failure to comply with the terms of any Easement, Covenant, lease or other similar restriction are :-

- None to the Vendor's knowledge

However please note that underground electricity cables water and gas pipes, sewers or drains may be laid outside registered easements.

2. PLANNING AND ROAD ACCESS - Information concerning any planning instrument – As attached.

The planning instrument does not prohibit the construction of a dwelling house on the land. There is access to the property by road.

Overlays - Landslip - Vegetation - Mining - or other General information - As attached (if any)
The Land may have been declared by a relevant authority to be in an area which is liable to flooding, bush fire or pest infestation.

3. **OUTGOINGS AND STATUTORY CHARGES**

Information concerning any rates, taxes, charges, or other similar outgoings (including Owners Corporation charges) affecting the land including any rates, charges or outgoings for which the purchaser may become liable as a consequence of the sale and which the vendor might reasonably be expected to have knowledge of:

Their total does not exceed - **\$5,000**

(excluding any Water Usage, Sewerage disposal charges or other charges based on a user/pay system)

4. **FINANCIAL MATTERS**

Particulars of any mortgage (whether registered or unregistered) over the land which is not to be discharged before the purchaser becomes entitled to possession of the land or to the receipt of the rents and profits including the particulars specified in Schedule 1. (There will be no Schedule 1 completed if the property is not being sold subject to a mortgage)

- None

4.2 Particulars of any charge (whether registered or unregistered) over the land imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

- None to the Vendors Knowledge.

5. **GROWTH AREA INFRASTRUCTURE CONTRIBUTION**

5.1 Is the land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the Planning and Environment Act 1987) and is the land:-

- 5.11 transferred under the agreement; or
- 5.12 land on which works are carried out under the agreement; or
- 5.13 land in respect of which a growth areas infrastructure contribution is imposed.

- Not to the Vendors knowledge.

6. **SERVICES**

Information concerning the supply of the following services -

THE FOLLOWING SERVICES ARE NOT CONNECTED

- None to the Vendors knowledge.

The Water supply and Sewerage service connected to the land are of the standard level available in the locality unless specified otherwise.

WARNING TO PURCHASER

It is your (the purchaser's) sole responsibility to check with the appropriate authorities as to the availability of and the cost of connection or re-connection to the property of any services you require, in particular whether gas and/or sewerage is connected. Unless you contact the supply authority and take over the existing service, a final reading will be obtained (where applicable) and the services may be disconnected on or before the settlement date. It is your responsibility to pay all costs of and incidental to the transfer, connection or re-connection to the land of the services you require. The vendor makes no representations that any of the services are adequate for the purchaser's proposed use and the purchaser should make his own enquiries.

7. **BUILDING APPROVALS**

7.2 If there is a residence which was constructed within the preceding 6 years and Section 137B applies to the residence the particulars of the required insurance under that Act applying to that residence are:-

- Not Applicable

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

- Not applicable

NOTE – The property may contain asbestos or inflammable materials.

8. **NOTICES**

Particulars of any notice, order, declaration, report, 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.

- 8.1 Affecting the Owners Corporation and any liabilities (whether contingent, proposed or otherwise) where the property is in a subdivision that includes common property including any relating to the undertaking of repairs to the property
- 8.2 Quarantine or stock order imposed under the Stock Disease Act 1968 (whether or not the Quarantine Order it still in force)
- 8.3 Particulars of any 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 and any land use restriction notice given in relation to the land under the Agricultural and Veterinary Chemicals Act 1992
- 8.4 Particulars of any mining licence granted under the Mineral Resources Development Act 1990
- 8.5 Notice pursuant to Section 6 of the Land Acquisition and Compensation Act 1986
- 8.6 Notice issued by the Environment Protection Authority
- 8.7 Any notice or order pursuant to the Domestic Building Contracts and Tribunal Act 1995
- 8.8 particulars of any notice to acquire served under Section 6 of the Land Acquisition And Compensation Act 1986

- None to the Vendors knowledge save as disclosed herein or in any Owners Corporation Certificate.

The land is in a Municipal District specified by the Minister administering the Mineral Resources (Sustainable Development) Act 1990.

Particulars of any Mining Licences affecting the land are as follows: - Not applicable

9. **OWNERS CORPORATION**

The land is NOT affected by an owners corporation within the meaning of the Owners Corporations Act 2006.

10. **INSURANCE**

The property remains at the risk of the vendor until the purchaser becomes entitled to possession or receipt of the rents and profits.

11. **DISCLOSURE OF ENERGY EFFICIENCY INFORMATION**

Details of any energy efficient information required to be disclosed regarding a disclosure affected building or disclosure area or 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 facilities including any support facilities; and
- (b) With a net lettable area of at least 2000m² (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

SWIMMING POOLS AND SMOKE ALARMS

In the event that an unfenced swimming pool, spa or other body of water is on the land herein described, that is required to be fenced or otherwise protected, the purchaser will be required at his expense to comply with the provisions of the Building Act 1993 and the Building Regulations 1994 and in particular Regulation 5.13 and any other laws or regulations requiring the provision of barriers to restrict the access by young children to the body of water. Further, the purchaser should note that all dwellings and units are required to be fitted with self-contained smoke alarms in accordance with Regulation 5.14 of the Building regulations 1994 within 30 days after the completion of any contract of sale. The purchaser acknowledges that any price negotiated is on the basis that the purchaser will assume full responsibility for fencing or protecting any body of water and installing any smoke alarms.

DATE OF THIS STATEMENT

20

Signature of Vendor

I agree that this Section 32 Statement and the documents herewith (including the Search of the Title) must be updated at the expiration of six calendar months from the date of the search of the Title herewith. I will not hold Sargeants responsible if the Vendors Statement is not so updated or if it is used by any Real Estate Agent other than the one to whom it is first forwarded to by Sargeants. I confirm that this statement has been printed solely in accordance with my instructions and from the information and documents provided or approved by me and are true and correct. I undertake that I will exercise all possible diligence and provide full and honest disclosure or all relevant information of which I am aware or might reasonably be expected to be aware of. I am aware that Sargeants have only been employed to fill up this document in accordance with my said instructions and the information and documents provided or approved by me. I certify that I am not aware of :- (a) any variation between the land occupied by me and the land described in the Certificate/s of Title. (b) any registered or unregistered encumbrances not disclosed in this document. (c) any failure to obtain any necessary planning, building or other permits. (d) the property being affected by any environmental, landslip, mining, flooding, fill, latent defects or historical significance issues. (e) any contingent or proposed liabilities affecting any Owners Corporation including any relating to the undertaking of repairs to the property. (f) my occupation of any adjacent land which is not contained in the land being sold. (g) any buildings erected over any easements (h) any rights over any other land (i.e. a roadway or walkway) other than those disclosed herein and (h) any proposal in relation to any other land which may directly and currently affect the property being sold.

I acknowledge that I have read the statement, all the documents and the representations and warranties given by me in lieu of requisitions and I accept sole responsibility for the accuracy of all the information and documents and for providing or omitting all or any of the information, conditions, titles, notices or documents including, but without limiting the generality of the forgoing, any information. conditions, titles or documents required or that later may be deemed to be required by Section 32 of the Sale of Land Act 196 as amended, the Domestic Building Contracts and Tribunal Act 1995 and/or any other Act or regulations.

INSURANCE

I the vendor undertake to keep the property and all improvements thereon and therein, fully insured for their full replacement value (new for old) until the final settlement of any sale of the property.

COMMON PROPERTY PUBLIC RISK AND RE-INSTATEMENT INSURANCE - (If applicable)

I the vendor confirm that I am hereby advised that :-

1. I cannot sell a property which is part of a subdivision where there is any common property unless the Owners Corporation has a public liability insurance policy in place as at the day of sale for a sum of at least 10 million dollars and if the land is under the Strata Titles Act or any lot is above or below any common property unless there is collective reinstatement insurance in the name of the Owners Corporation in relation to all the buildings on the plan.

2. If there is common property or it is later determined that there is common property, then there is an Owners Corporation and if the said Owners Corporations public liability insurance and re- instatement insurance is not in place as at the day of sale, the Purchaser may cancel any contract at any time up until the final settlement, even if the said insurance is subsequently arranged.

PURCHASER'S ACKNOWLEDGMENTS

The purchaser hereby acknowledges that prior to the execution of the Contract or any other contract, agreement or document whatsoever in relation to the purchase of the property, the purchaser received from the vendor or the vendor's agent a copy of this Section 32 Statement signed by the Vendor, the Notice, the Particulars of Sale and the Special Conditions herein or attached to the contract and a Due Diligence Checklist.

DATE OF ACKNOWLEDGMENT

20

Signature of Purchaser.....

INFORMATION ONLY

Register Search Statement - Volume 10940 Folio 053

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 10940 FOLIO 053

Security no : 124132035454F
Produced 10/02/2026 02:02 PM

LAND DESCRIPTION

Lot 519 on Plan of Subdivision 519342D.
PARENT TITLE Volume 10873 Folio 100
Created by instrument PS519342D 05/05/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
NEIL PARKER
SAMRA JANICE PARKER both of 3 BUCKLAND CRESCENT KEILOR VIC 3036
AE694000U 27/10/2006

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX718332A 09/02/2024
BENDIGO AND ADELAIDE BANK LTD

COVENANT PS519342D 05/05/2006

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
AB681741X 08/11/2002

DIAGRAM LOCATION

SEE PS519342D 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: 11 RYANS COURT BURNSIDE HEIGHTS VIC 3023

ADMINISTRATIVE NOTICES

NIL

eCT Control 19018X ADELAIDE BANK
Effective from 07/05/2024

DOCUMENT END

The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 10/02/2026, for Order Number 90193597. Your reference: 26/6774 - Parker.

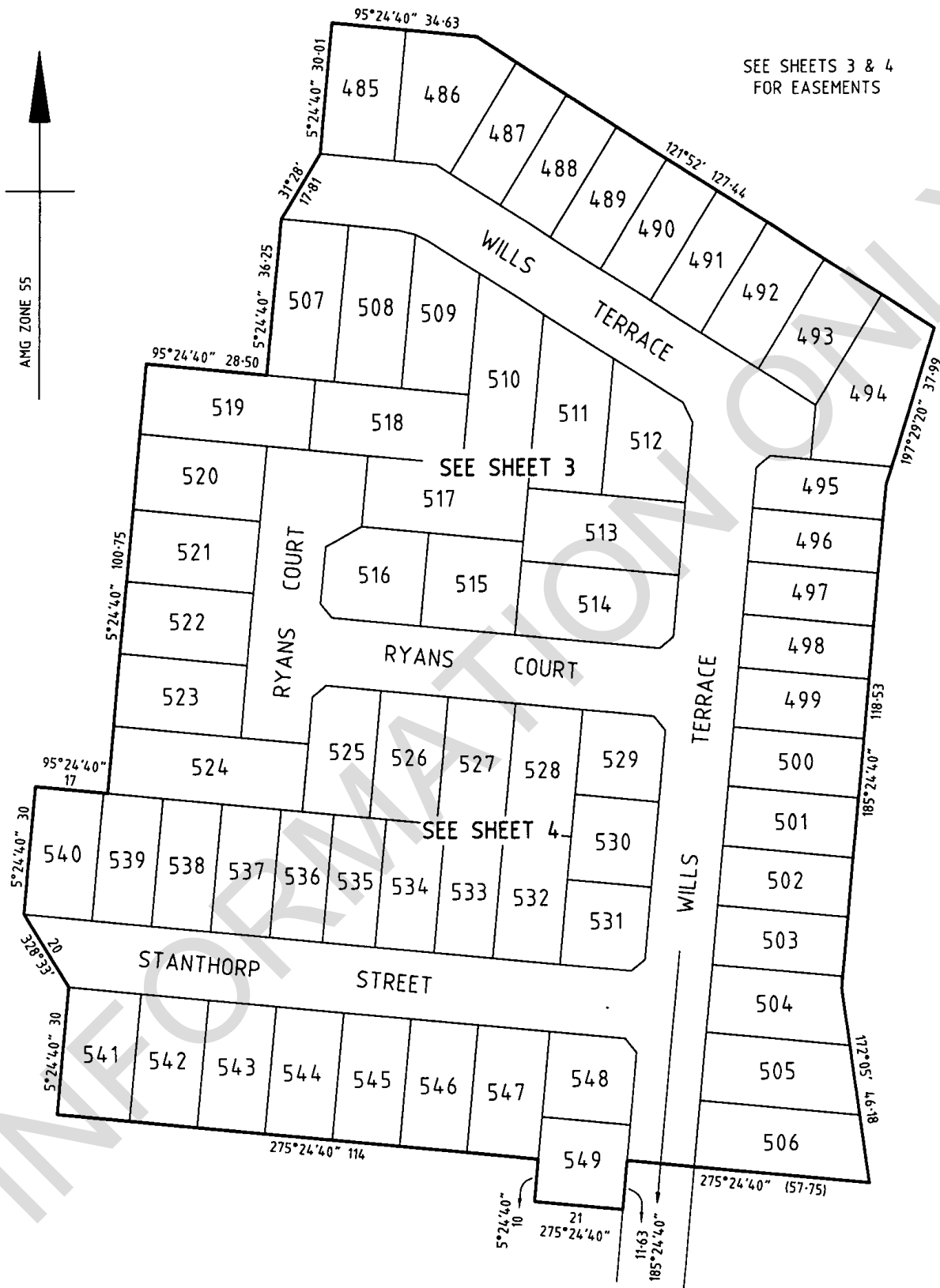
INFORMATION ONLY

PLAN OF SUBDIVISION

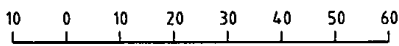
STAGE No.

PLAN NUMBER

PS 519342D



SCALE 1:1000



LENGTHS ARE IN METRES

Suite 3, 100 Dorcas Street, Southbank 3006
Telephone (03) 9686 5488
Facsimile (03) 9686 5477
Tomkinson Pty Ltd ABN 30 025 217 451



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Complete Development Solutions
Project Managers | Planners | Surveyors | Engineers

LICENSED SURVEYOR : ZOIS ARAVANIS

SIGNATURE..... DATE.....

REF: J6040/10

VERSION: F

MY 19/10/05

SHEET 2 OF 5 SHEETS

DATE / /

COUNCIL DELEGATE SIGNATURE

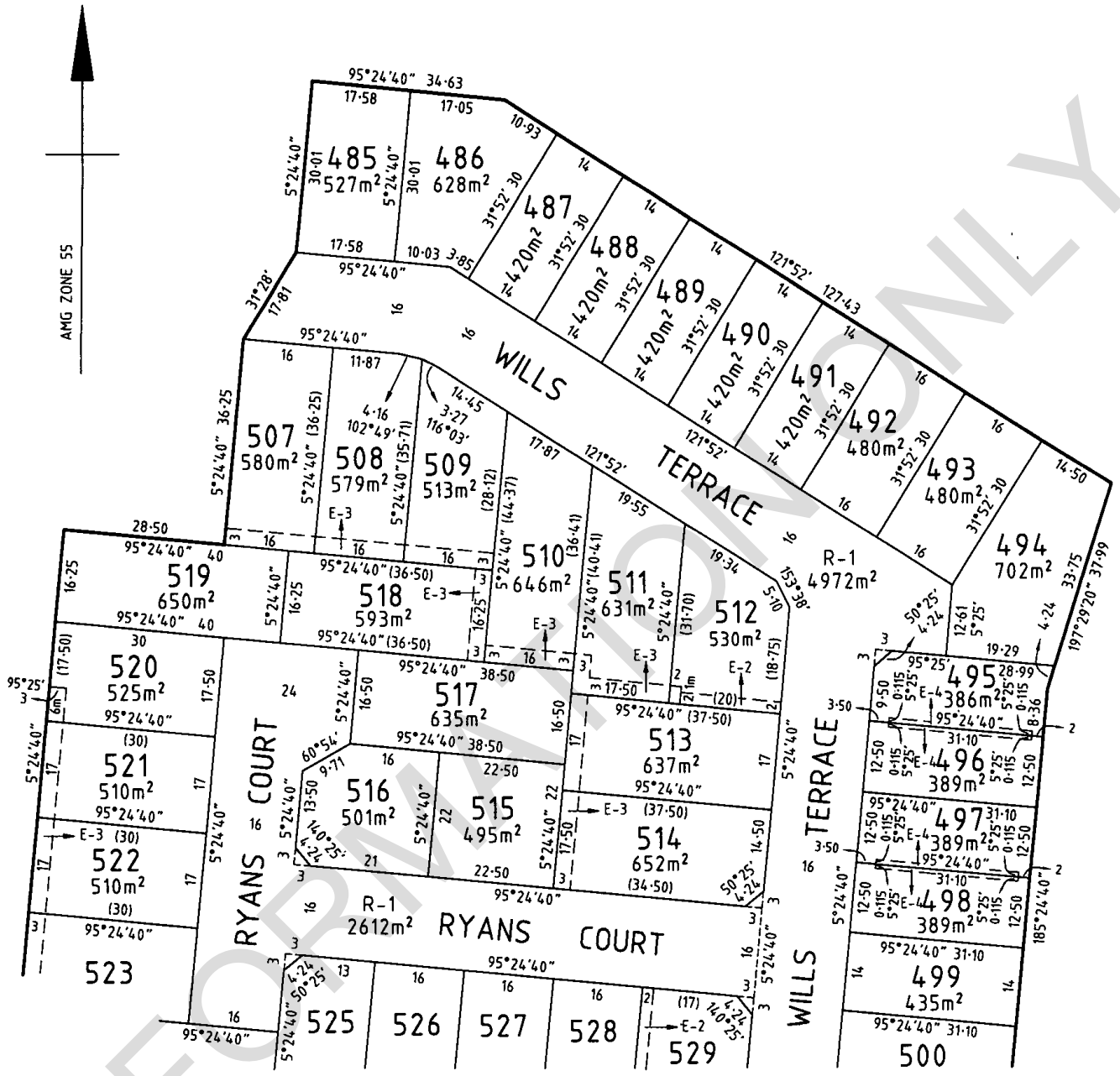
ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 519342D



SEE SHEET 4

SCALE 1:800



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VERSION: F

MY 19/10/05

SHEET 3 OF 5 SHEETS

DATE / /

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 519342D

CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

DESCRIPTION OF RESTRICTION

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

TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT No.	BENEFITING LOTS:
485	486
486	485, 487
487	486, 488
488	487, 489
489	488, 490
490	489, 491
491	490, 492
492	491, 493
493	492, 494
494	493, 495
495	494, 496
496	495, 497
497	496, 498
498	497, 499
499	498, 500
500	499, 501
501	500, 502
502	501, 503
503	502, 504
504	503, 505
505	504, 506
506	505
507	508, 518, 519
508	507, 509, 518
509	508, 510, 518
510	509, 511, 517, 518
511	510, 512, 513, 517
512	511, 513
513	511, 512, 514, 515, 517
514	513, 515
515	513, 514, 516, 517
516	515, 517
517	510, 511, 513, 515, 516, 518

BURDENED LOT No.	BENEFITING LOTS:
518	507, 508, 509, 510, 517, 519
519	507, 518, 520
520	519, 521
521	520, 522
522	521, 523
523	522, 524
524	523, 525, 536, 537, 538, 539
525	524, 526, 535, 536
526	525, 527, 534, 535
527	526, 528, 532, 533, 534
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537	524, 536, 538
538	524, 537, 539
539	524, 538, 540
540	539
541	542
542	541, 543
543	542, 544
544	543, 545
545	544, 546
546	545, 547
547	546, 548, 549
548	547, 549
549	547, 548

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN

- SHALL NOT DEVELOP THE LAND OTHER THAN IN ACCORDANCE WITH THE APPROVED BUILDING ENVELOPE CONTAINED WITHIN THE APPROVED TENTERFIELD STAGE DEVELOPMENT PLAN, SECTION B STAGE 10.
THE APPROVED BUILDING ENVELOPE IS ATTACHED TO THE MEMORANDUM OF COMMON PROVISIONS DEALING NUMBER **AA 987**
- SHALL NOT MAKE AN APPLICATION TO AMEND A BUILDING ENVELOPE UNLESS THE AMENDMENT IS TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY AND ANY CRITERIA OR MATTERS THAT MUST BE CONSIDERED BY THE RESPONSIBLE AUTHORITY IN DECIDING ON AN AMENDMENT TO A BUILDING ENVELOPE.
- THE BUILDING ENVELOPES SHALL CEASE TO HAVE EFFECT ON THE LOT CONTAINING THE ENVELOPE FOUR YEARS AFTER AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 IS ISSUED FOR THE WHOLE OF THE DWELLING ON THE LOT CONTAINING THE ENVELOPE.
- SHALL NOT ERRECT ANY BUILDINGS ON THE LOT UNLESS THE PLANS FOR SUCH BUILDINGS ARE ENDORSED BY THE VICTORIAN URBAN DEVELOPMENT AUTHORITY PRIOR TO THE ISSUE OF THE BUILDING PERMIT.
- THE REQUIREMENT FOR SUCH ENDORSEMENT SHALL CEASE TO HAVE EFFECT ON THE LOT ONE YEAR AFTER AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 IS ISSUED FOR THE WHOLE OF THE DWELLING ON THAT LOT.

Suite 3, 100 Dorcas Street, Southbank 3006
Telephone (03) 9686 5488
Facsimile (03) 9686 5477
Tomkinson Pty Ltd ABN 30 003 217 461



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LICENSED SURVEYOR : ZOIS ARAVANIS

SIGNATURE..... DATE.....

REF: J6040/10

VERSION: F

MY 19/10/05

SHEET 5 OF 5 SHEETS

DATE / /

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3



Form 13

AB681741X



Section 181

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

Planning and Environment Act 1987

Lodged at the Land Titles Office by:

Name: Maddocks
Phone: 9288 0555
Address: 140 William Street, Melbourne 3000 or DX 259 Melbourne
Ref: TGM:PJD:LGC:866798 **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 8810 Folio 298 and Volume 10566 Folio 948

Authority: Melton Shire Council of Civic Centre, 232 High Street, Melton

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]*

Name of officer: *RENEE J. SMITH*

Office held: *CHIEF EXECUTIVE*

Date: *15/10/02*

[866798/PJD/M0031822:1]



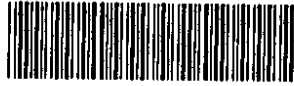
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*lm
8.11.02*



AB681741X

08/11/2002 \$59 173



Date 15 / 10 /2002

Maddocks

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

Section 173 Agreement

Taylors Road, Burnside

Melton Shire Council

and

Urban and Regional Land Corporation

INFORMATION ONLY



DAB681741X-2-6

AB681741X

08/11/2002 \$59 173

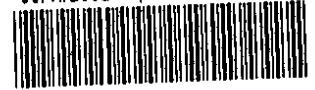


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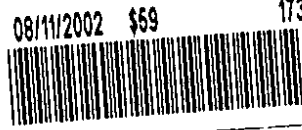
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THIS AGREEMENT UNDER SECTION 173 OF THE PLANNING AND ENVIRONMENT ACT 1987 is made on 13 October 2002

BETWEEN

MELTON SHIRE COUNCIL
of Civic Centre, 232 High Street, Melton

AB681741X



(Council)

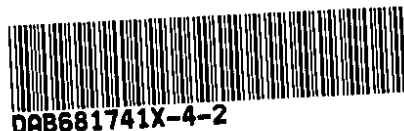
AND

URBAN AND REGIONAL LAND CORPORATION
of Level 11, 360 Elizabeth Street, Melbourne

(Developer)

RECITALS

- A. Council is the responsible authority pursuant to the Act for the Planning Scheme, and is also a planning authority pursuant to the Act for the Planning Scheme.
- B. Brimbank City Council of Alexandra Avenue, Sunshine is, at the date of this Agreement, the registered proprietor of the Subject Land.
- C. Council, in its capacity as planning authority for the Planning Scheme, has prepared Amendment C21 to the Planing Scheme (**the Amendment**). The Amendment, if gazetted, would rezone part of the Subject Land 'Residential 1 Zone' and introduce 'Schedule 6 (Taylors Road Estate)' to the Development Plan Overlay in the Planning Scheme. A copy of the Amendment is attached at Schedule A to this Agreement.
- D. Council, in its capacity as planning authority for the Planning Scheme, will not adopt the Amendment until after the execution of this Agreement, and will not refer the Amendment to the Minister for Planning for the Minister's approval until after the registration of this Agreement pursuant to section 181(3) of the Act.
- E. The Developer has executed a contract of sale for the purchase the Subject Land from Brimbank City Council. This Agreement is made in anticipation of the Developer becoming the owner of the Subject Land, pursuant to section 173(3) of the Act.
- F. As at the date of this Agreement, the Subject Land is encumbered by Mortgage No. X741716G in favour of the Developer.
- G. The parties enter into this Agreement:
 - (a) to give effect to the requirements of the Amendment; and
 - (b) to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.



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08/11/2002 \$59 173


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:

Act means the *Planning and Environment Act 1987*;

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

District Open Space areas means those areas delineated and identified as District Open Space or the like on the plan at Schedule B of this Agreement;

Infrastructure Contribution means each item of infrastructure identified in clause 3.2 and Schedule C of this Agreement;

Kororoit Creek Regional Open Space areas means those areas delineated and identified as Kororoit Creek Regional Open Space or the like on the plan at Schedule B of this Agreement;

lot means any lot which forms part of the Subject Land;

North South Open Space areas means those areas delineated and identified as North South Open Space or the like on the plan at Schedule B of this Agreement;

Developer means Urban and Regional Land Corporation and any person or persons who, after the date of this Agreement, is 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. For the avoidance of any doubt, the Developer does not include any purchaser of a lot of the Subject Land which, by virtue of its size and dimensions, is intended as a home site;

party or parties means the Developer and Council under this Agreement as appropriate;

Planning Scheme means the Melton Planning Scheme and any other planning scheme that applies to the Subject Land;

Segment means each portion of the District Open Space areas, Kororoit Creek Regional Open Space areas and North South Open Space areas which is separately identified as an Infrastructure Contribution within Schedule C;

Stage means the proposed stages of subdivision of the Subject Land which are indicated on the plan at Schedule B of this Agreement;

Subject Land means the land situated at Taylors Road, Burnside being the land referred to in Certificates of Title Volume 8810 Folio 298 and Volume 10566 Folio 948, 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; and


DAB681741X-5-1

Timeframe means the point in time at which each particular infrastructure contribution must be completed to the satisfaction of Council, indicated in Schedule C under the column marked 'Timeframe'.

2. INTERPRETATION

AB681741X

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 an Act, Regulation or the Planning Scheme includes any Acts, Regulations or amendments amending, consolidating or replacing the Act, Regulation or Planning Scheme.
- 2.7 The introductory clauses to this Agreement are and will be deemed to form part of this Agreement.
- 2.8 The obligations of the Developer 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. SPECIFIC OBLIGATIONS OF THE DEVELOPER

3.1 Works Plans

The Developer agrees and acknowledges that it must:

- 3.1.1 prepare plans at its own costs for each of the Infrastructure Contributions (**the Works Plans**); and
- 3.1.2 submit the Works Plans to Council for approval.

3.2 Infrastructure Contributions

The Developer agrees and acknowledges that the Infrastructure Contributions must be completed in accordance with the approved Works Plans, and must include the following items:



DAB681741X-6-9



- 3.2.1 duplication of Taylors Road where that road abuts the Subject Land and associated landscaping, public lighting and associated works and fees;
- 3.2.2 provision of at least 5% of the Subject Land as public open space (not including any land costs able to be reimbursed by Melbourne Water Corporation);
- 3.2.3 embellishment of the District Open Space areas in accordance with clause 3.4 of this Agreement;
- 3.2.4 embellishment of the Kororoit Creek Regional Open Space areas in accordance with clause 3.5 of this Agreement;
- 3.2.5 embellishment of the North South Open Space areas in accordance with clause 3.6 of this Agreement; and
- 3.2.6 construction of a pavilion in the south west part of the Subject Land;

each to the satisfaction of Council.

3.3 Timeframe

The Developer agrees and acknowledges that it must either complete each Infrastructure Contribution, or make a cash contribution to Council equal to the amount specified under the 'Value' column in Schedule C in relation to that Infrastructure Contribution, within the relevant Timeframe, unless Council, in its discretion, allows any variation to any relevant Timeframe, pursuant to this clause.

3.4 District Open Space

The Developer agrees and acknowledges that the infrastructure works to embellish the District Open Space areas include bulk earthworks (cut, fill and shaping) and hydro seeding, to the satisfaction of Council;

3.5 Kororoit Creek Regional Open Space

The Developer agrees and acknowledges that the infrastructure works to embellish the Kororoit Creek Regional Open Space areas must protect and enhance the cultural and environmental aspects of the Kororoit Creek Regional Open Space areas, and must include the following works:

- 3.5.1 an initial weed management strategy including weed removal and weed control and measures to counter the introduction of new weed infestations;
- 3.5.2 planting of indigenous species to provide habitat and food sources that will replace the woody weeds that currently provide habitat and food;



- 3.5.3 gravel paths providing restricted but safe and appropriate access and viewing opportunities to the areas; and
- 3.5.4 extensive rabbit-proof fencing to control access to dangerous or environmentally sensitive areas;

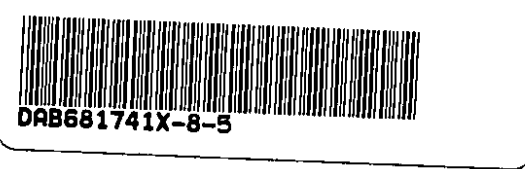
all to the satisfaction of Council.

3.6 North South Open Space

The Developer agrees and acknowledges that the infrastructure works to embellish the North South Open Space areas must protect and enhance the cultural and environmental aspects of the North South Open Space areas, and must include the following works:

- 3.6.1 tree planting of parkland adjacent to and surrounding wetlands, including structural planting of mature native tree species at least 1.5 metres high;
- 3.6.2 planting of native shrub, groundcover and tufting plans in prepared, mulched and appropriately edged planting beds in areas adjacent to and surrounding wetlands in order to define zones within and routes through open space;
- 3.6.3 rock-wall terracing and rock surfacing as required by levels, run-off conditions, ease of maintenance and the desirability of creating an appropriate landscape character;
- 3.6.4 an asphalt and gravel path system catering for expected open space use;
- 3.6.5 an observation point, boardwalk access to wetland viewing points and shelters in order to help maximise the recreational value of the wetlands;
- 3.6.6 a barbecue area including barbecue and picnic sets, table and chairs, to provide additional recreational values,
- 3.6.7 play equipment appropriate to the setting;
- 3.6.8 pedestrian area lighting where required in addition to road lighting; and
- 3.6.9 furniture such as bollards, seats, benches, bins and drinking fountains;

all to the satisfaction of Council.





3.7 Maintenance of all open space areas

The Developer agrees to maintain all landscaping, works and improvements within each Segment for a period of 12 months, or such longer period as agreed between the parties, after the practical completion of the landscape works within that Segment.

3.8 Default

The Developer agrees and acknowledges as follows:

- 3.8.1 if the Developer fails to provide the Infrastructure Contribution or equivalent cash contribution within the Timeframe in accordance with clause 3.3, Council may serve on the Developer a written notice (**Notice**) specifying those works to which the Developer is in default (**Remedial Works**). The Notice may set out the costs as estimated by Council of carrying out the Remedial Works (**Estimated Costs**);
- 3.8.2 if the Developer fails to complete the Remedial Works within 30 days after service of the Notice,
- 3.8.2.1 Council may by its staff, agents and contractors, enter onto the Subject Land and cause the Remedial Works to be carried out;
- 3.8.2.2 Council may cause to be served on the Developer a demand in writing (**Demand**) for the Estimated Costs;
- 3.8.3 if the Developer is served with the Demand, the Developer agrees to immediately pay the amount of costs specified in the Demand;
- 3.8.4 upon receipt of the Demand, interest will accrue in respect of the Estimated Costs at the rate being the rate prescribed under section 227A of the *Local Government Act* 1989 until the Estimated Costs are paid;
- 3.8.5 if Council completes the Remedial Works, Council must certify the actual costs of the Remedial Works; and
- 3.8.6 if the actual costs of the Remedial Works are less than the Estimated Costs paid by the Developer to the Council, Council must reimburse the Developer the difference between the actual costs and Estimated Costs. In relation to this, Council must act reasonably in letting contracts for carrying out of the Remedial Works, and must use reasonable endeavours to ensure that any contract cost for the carrying out of the Remedial Works is competitive.



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4. FURTHER OBLIGATIONS OF THE DEVELOPER

4.1 Notice and Registration

Subject to clause 2.8, the Developer further covenants and agrees that the Developer will bring this Agreement to the attention of all prospective purchasers, lessees, mortgagees, chargees, transferees and assignees.

4.2 Further actions

The Developer further covenants and agrees that:

4.2.1 the Developer will do all things necessary to give effect to this Agreement;

4.2.2 the Developer 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.

4.3 Council's Costs to be Paid

The Developer further covenants and agrees that the Developer 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 which are and until paid will remain a debt due to Council by the Developer.

5. AGREEMENT UNDER SECTION 173 OF THE ACT

Council and the Developer 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.

6. DEVELOPER'S WARRANTIES

Without limiting the operation or effect which this Agreement has, the Developer warrants that apart from Brimbank City Council, the Developer 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.

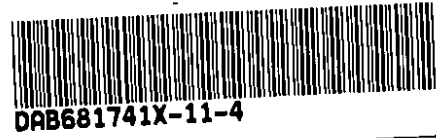
7. SUCCESSORS IN TITLE

Without limiting the operation or effect that this Agreement has, the Developer 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:



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

8. GENERAL MATTERS



8.1 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:

- 8.1.1 by delivering it personally to that party;
- 8.1.2 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
- 8.1.3 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.

8.2 Service of Notice

A notice or other communication is deemed served:

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

8.3 No Waiver

Any time or other indulgence granted by Council to the Developer or any variation of the terms and conditions of this Agreement or any judgment or order obtained by Council against the Developer 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.

8.4 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.

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8.5 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.

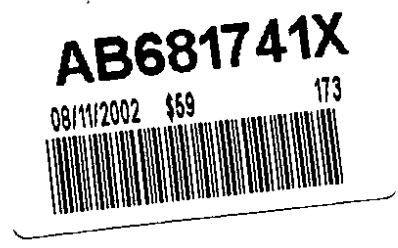
9. COMMENCEMENT OF AGREEMENT

Unless otherwise provided in this Agreement, this Agreement commences from the approval date of Amendment C21 to the Planning Scheme.

10. ENDING OF AGREEMENT

- 10.1 This Agreement ends when the Developer has complied with all of the obligations imposed on the Developer under this Agreement.
- 10.2 If this Agreement relates to more than 1 lot and the owner of that lot has complied with all of the obligations in relation to that lot, the owner of that lot may request Council to end this Agreement in relation to that lot.
- 10.3 For the purposes of clause 10.2, the owner of a lot is considered to have complied with all of the obligations in relation to that lot after the satisfactory completion of each Infrastructure Contribution required to be completed before the release of the title of that lot in accordance with the Timeframe.
- 10.4 As soon as reasonably practicable after the Agreement has ended, Council will, at the request and at the cost of the Developer 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.





DRB681741X-13-1

THE COMMON SEAL OF THE MELTON SHIRE COUNCIL was hereunto affixed in the presence of:

)
)
)

K. Elliott

Councillor



[Signature]

Chief Executive Officer

THE CORPORATE SEAL of URBAN AND REGIONAL LAND CORPORATION was hereunto affixed in the presence of:

)
)
)



[Signature]

Authorised officer

[Signature]

Authorised officer

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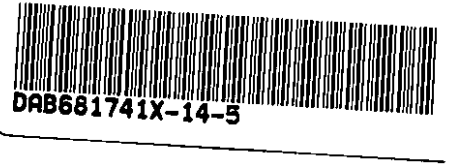


INFORMATION

Planning & Environment Act 1987

MELTON PLANNING SCHEME

NOTICE OF AMENDMENT C21



Melton Shire Council has prepared Amendment C21 to the Melton Planning Scheme (the Scheme).

The amendment affects land being Lot 2 on Plan of Subdivision 85207 Volume 8810 Folio 298 and Lot 1 on Plan of Subdivision 88160 Volume 9358 Folio 917. The land is bounded by Taylors Road to the north, the Municipal boundary to the east, Kororoit Creek to the south and vacant land to the west.

The purpose of the amendment is to:

- rezone part of the land from Public Park and Recreation Zone to Residential 1 Zone;
- introduce 'Schedule 6 (Taylors Road Estate) to the Development Plan Overlay' (Clause 43.04).

The amendment will:

- change Maps 10 and 14 in the Scheme to show part of the subject land as zoned Residential 1;
- change Maps 10DPO and 14DPO in the Scheme to show the subject land as DPO 6;
- insert 'Schedule 6 (Taylors Road Estate) to the Development Plan Overlay' (Clause 43.04);
- allow for the residential development of that part of the Public Park and Recreation Zone land that is unused and surplus to the future public open space and recreation requirements.

The Amendment can be inspected during office hours at:

Department of Infrastructure
 Customer Service Centre
 Upper Plaza
 Nauru House
 80 Collins Street
 MELBOURNE 3000

Melton Shire Council
 Civic Centre
 232 High Street
 MELTON 3337

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Submissions about the Amendment must be sent to:

Melton Shire Council
 PO Box 21
 Melton 3337

by

31 January 2002



Planning and Environment Act 1987

**MELTON PLANNING SCHEME
AMENDMENT C21 EXPLANATORY REPORT**

Who is the planning authority?

The Shire of Melton has prepared the amendment. The Shire of Melton is the planning authority for this amendment.

Land affected by the amendment

The amendment applies to land being Lot 2 on Plan of Subdivision 85207 Volume 8810 Folio 298 and Lot 1 on Plan of Subdivision 88160 Volume 9358 Folio 917. The land is bounded by Taylors Road to the north, the Municipal boundary to the east, Kororoit Creek to the south and vacant land to the west.

What the amendment does

The purpose of the amendment is to rezone unused and surplus land from Public Park and Recreation to Residential 1 and to apply a new development plan overlay schedule to ensure its orderly development.

The amendment will:

- change Maps 10 and 14 in the Scheme to show part of the land at Taylors Road, Melton East, as Residential 1 Zone, as shown on the attached map marked 'Melton Planning Scheme, Amendment C21, Sheet 1 of 2;
- change Maps 10DPO and 14DPO in the Scheme to show the land at Taylors Road, Melton East as DPO 6, as shown on the attached map marked 'Melton Planning Scheme, Amendment C21, Sheet 2 of 2;
- insert 'Schedule 6 Overlay' (Taylors Road Estate) to the Development Plan into Clause 43.04 Development Plan Overlay, following 'Schedule 5'.

Why the amendment is required

The amendment is required to allow for the orderly residential development of the land that is unused and surplus to future public open space and recreation requirements.



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Impact of the amendment

Social and economic effects

The amendment will have positive social and economic effects as it provides the opportunity for the orderly provision of residential land that makes effective use of existing and proposed social and physical infrastructure.

Environmental effects

The amendment is not expected to have any adverse impact on the environment. It does not affect an extensive area of land zoned for public open space use along the southern portion of the site, maintaining an open space buffer to Kororoit Creek.

The retention of existing zones generally below the 73 / 74 contour lines is responsive to the natural landscape features and areas of cultural value on the site. Independent flora, fauna and archaeological assessments concluded that the area of high ecological and archaeological value on the subject site is along Kororoit Creek and associated escarpments.

The amendment does not affect land subject to flooding from the Creek. Melbourne Water advises that the Urban Floodway Zone boundary exceeds the 1 in 100 years flood level for the site that grades from RL 68.0 metres at the south west corner to RL 66.6 metres in the south east corner.

The amendment does not affect land covered by the Environmental Significance Overlay (ESO 2) or the Land Subject to Inundation Overlay (LSIO).

Minister's Directions

The amendment is not affected by any of the Minister's Directions under Section 12 of the *Planning and Environment Act 1987*.

Strategic and policy justification for the amendment

- **Appropriate Zone**

The rezoning to the Residential 1 Zone is consistent with the zoning of adjoining land to the east, west and north and allows for a compatible residential development of the subject site.



The area to be rezoned has been defined after an extensive analysis of the site, which has included an:

- investigation of flora and fauna;
 - investigation of cultural heritage;
 - assessment of the landscape;
 - investigation of surrounding land uses;
 - assessment of traffic management and access issues;
 - assessment of community and open space needs;
 - investigation of the provision of engineering infrastructure.
- **Appropriateness of Schedule 6 to the Development Plan Overlay**

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Schedule 6 to the Development Plan Overlay (DPO 6) is a revision of the existing requirements to ensure that specific issues relevant to the subject site are addressed in its development.

DPO 6 introduces the following requirements for a development plan to include:

- a development that provides a certain housing yield;
- proposed actual or indicative arterial or collector linking points to the adjoining land;
- proposed open space areas and their recreational function;
- a landscape assessment;
- any cultural heritage features and areas and an indication of those proposed to be retained;
- a flora and fauna assessment.

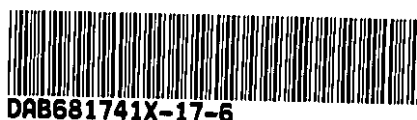
In addition the DPO 6 requires that prior to a permit being granted for the use, development or subdivision of the land the following must be prepared to satisfaction of the Responsible Authority (Shire of Melton):

- a development plan;
- a landscape masterplan;
- a drainage strategy.

This provides the Shire of Melton with a high degree of control over the development of the site and for an assurance that it will result in orderly development of the rezoned site.

- **Consistency with Planning Policy and Strategic Direction for the Area**

The amendment is consistent with the Melton East Strategy Plan (1997), which concluded after analysis and consideration of the land use needs of the area that it would be appropriate to develop part of the subject site for urban purposes including higher density housing (Clause 3.6, MESP).



The amendment is consistent with the Melton Municipal Strategic Statement as it provides for the supply of residential land in the Melton East Growth Area that has been identified as the Melton second urban settlement area. It allows for the effective use of existing and planned infrastructure including surplus land, Taylors Road (a major west - east link road providing for good traffic movement), sewer, water, electricity, telecommunication and gas.

The amendment is consistent with the objectives of the Recreation and Open Space Networks Policy (Clause 22.03) as it affects only part of the site, retaining an extensive area of land zoned for public open space use and all of the land zoned 'Urban Floodway' along Kororoit Creek for:

- active recreation spaces large enough to cater for a range of activities;
- a north-south linear open space link providing a connection from Taylors Road to the Kororoit Creek regional corridor, which in turn provides a link to the established and future residential areas to the east and west;
- the creation of a major open space corridor along the Kororoit Creek that forms part of a regional link extending beyond the boundaries of the site.

A Development Plan, known as Taylors Road Estate Development Plan, has been prepared for the land and has been submitted with this Amendment. Details of the findings of each area of investigation and how the Amendment will meet the Council strategies are documented in this Development Plan.

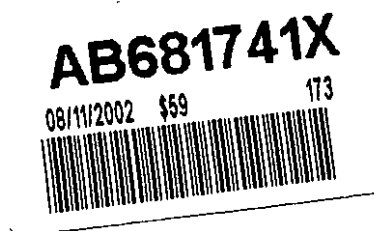
Where you may inspect this amendment



This Amendment is available for public inspection, free of charge, during office hours at the following places:

Melton Shire Council
Civic Centre
232 High Street
MELTON 3337

Department of Infrastructure
Customer Service Centre
Upper Plaza
Nauru House
80 Collins Street
MELBOURNE VIC 3000



Planning and Environment Act 1987

**MELTON PLANNING SCHEME
AMENDMENT C21**

The planning authority for this Amendment is the Shire of Melton.

The Melton Planning Scheme is amended as follows.

1. Planning Scheme Maps Numbers 10 and 14 are amended in the manner shown on the attached map marked 'Melton Planning Scheme, Amendment C21, Sheet 1 of 2'.
2. Planning Scheme Maps Number 10DPO and 14DPO are amended in the manner shown on the attached map marked 'Melton Planning Scheme, Amendment C21, Sheet 2 of 2'.
3. In Overlay 43.04 following 'Schedule 5' insert 'Schedule 6 (Taylors Road Estate) to the Development Plan Overlay' in the form of the attached document.
4. For List of Amendments, substitute a new List of Amendments in the form of the attached document.

End of Document

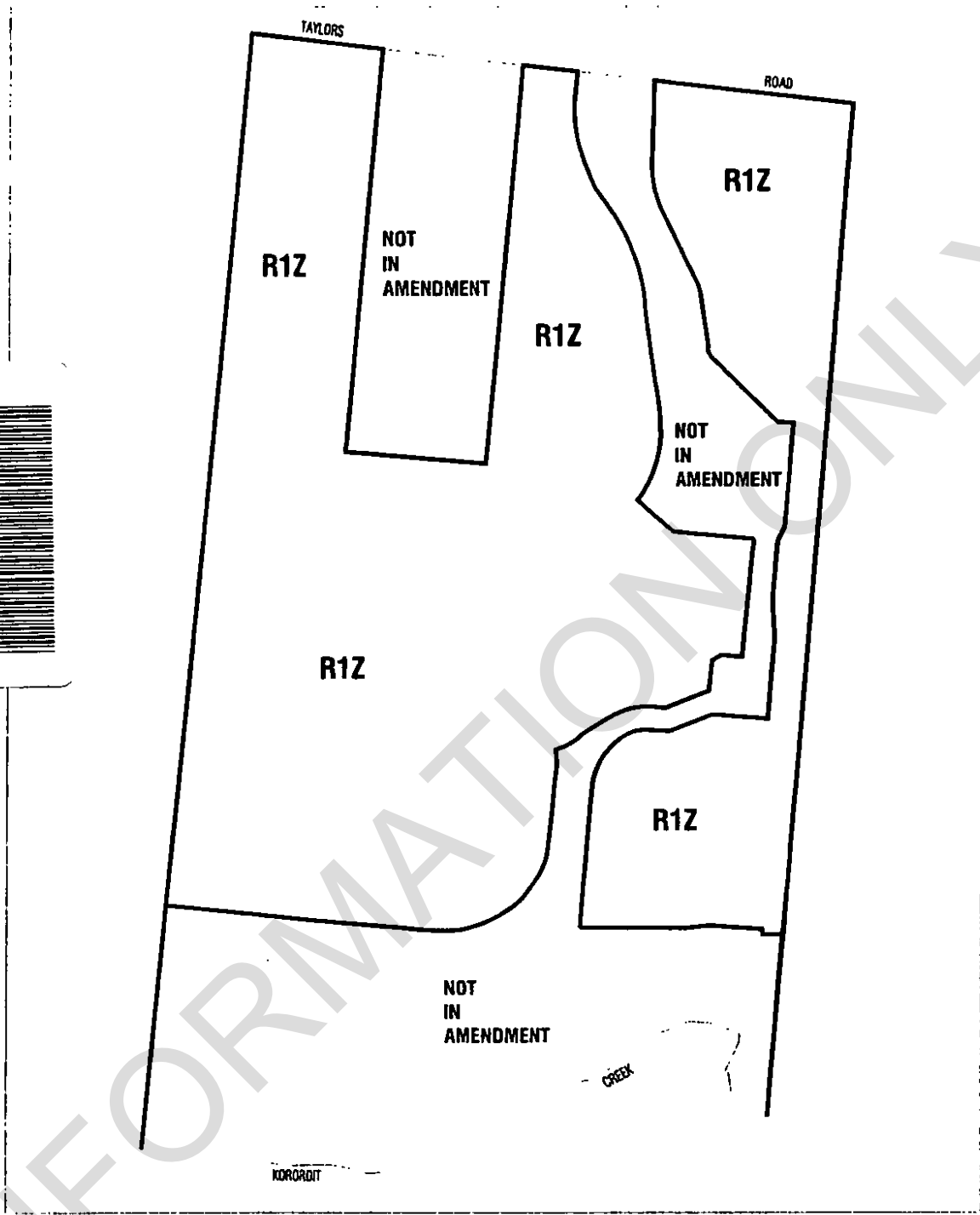


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MELTON PLANNING SCHEME

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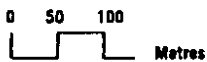
LEGEND

R1Z

RESIDENTIAL 1 ZONE

PART OF PLANNING SCHEME MAPS No 10 and 14

Sheet 1 of 2



AMENDMENT C21

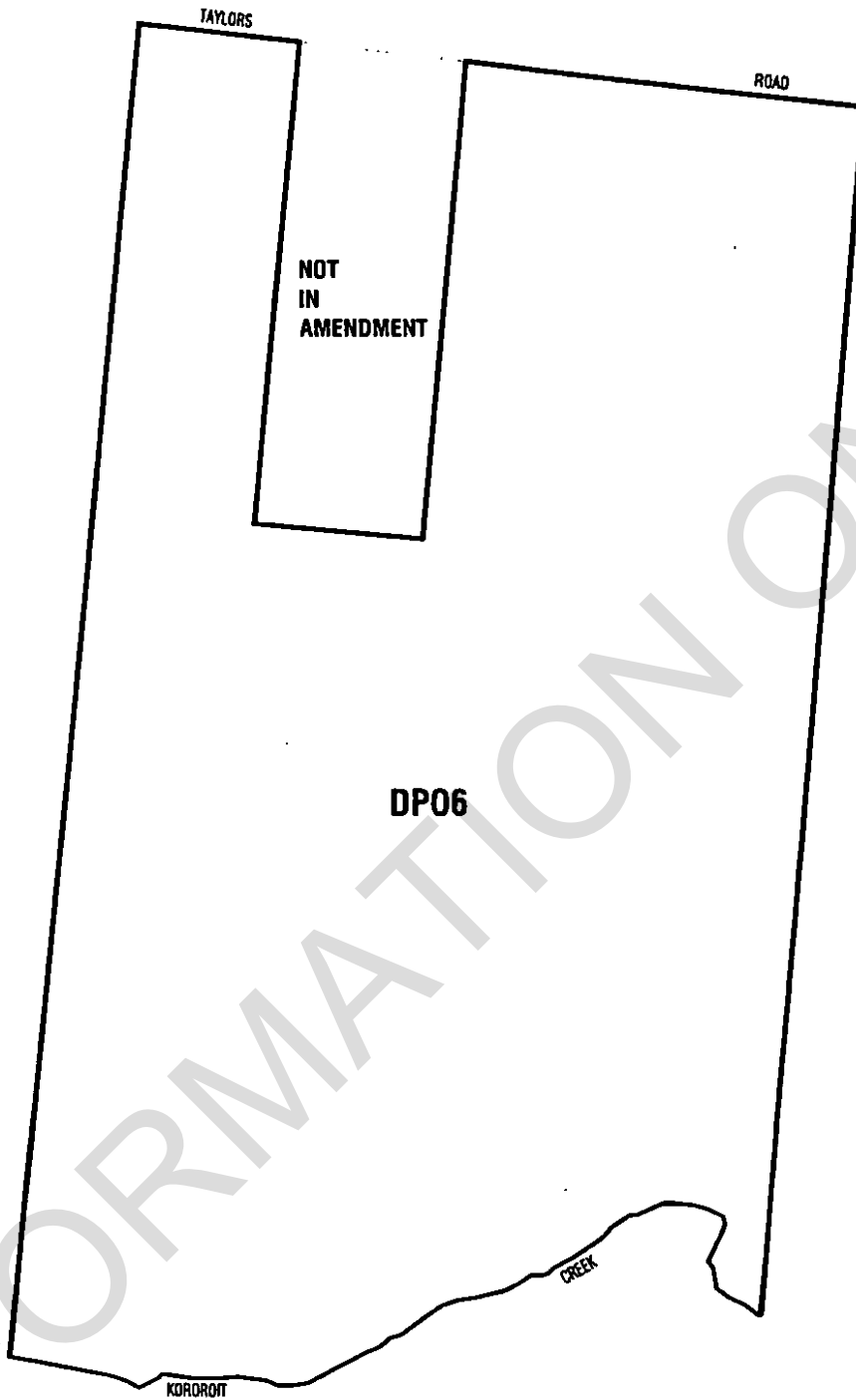


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MELTON PLANNING SCHEME

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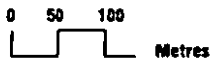


LEGEND

PART OF PLANNING SCHEME MAPS No 10DPO and 14DPO

DP06 DEVELOPMENT PLAN OVERLAY 6

Sheet 2 of 2



AMENDMENT C21



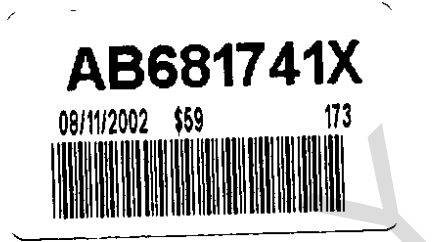
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MELTON PLANNING SCHEME

SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO6

TAYLORS ROAD ESTATE



1.0 Requirement before a permit is granted

Prior to the issue of a planning permit for any development or use:

- a development plan must be prepared to the satisfaction of the responsible authority;
- a landscape masterplan must be prepared to the satisfaction of the responsible authority;
- a drainage strategy must be prepared to the satisfaction of the responsible authority.

2.0 Requirements for Development Plan

A Development Plan must include:

- an overall map of the proposed development in the Development Plan area as well as supporting documentation that assists to clarify the nature of the development proposed;
- a development catering for between 1000 and 1200 lots (of various sizes, types and sub-area densities) or as otherwise proposed by the developer to the satisfaction of the responsible authority.
- the proposed land uses (including generally the areas proposed for conventional and medium density housing);
- the relationship of the land to existing or proposed land uses on adjoining land;
- the proposed arterial and collector road network including proposed actual or indicative linking points to surrounding land;
- the proposed main walking and cycling links;
- the proposed open space areas and their recreation function (natural, passive or active);
- the proposed drainage network;
- the location and general content of any proposed Activity Centre;
- a landscape assessment of the land;
- any existing cultural heritage features and areas and an indication of those proposed to be retained;
- any proposals relating to the findings of a flora and fauna assessment of the land;
- any proposed indicative staging of development of the land.

3.0 Decision guidelines

Before deciding to approve a Development Plan, the responsible authority must consider:

- the existing and possible future development and use of the land and of contiguous or adjacent land;
- the availability of water, sewerage, drainage and electricity services;
- the orderly planning of the zone, including the management of traffic, the provision of pedestrian ways and open space;
- the need for financial or other contributions towards the provision of reticulated service infrastructure, community and social facilities and services, transport infrastructure and services;
- the provisions of the Melton East Strategy Plan and Municipal planning policy.



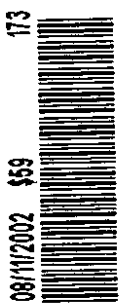
LIST OF AMENDMENTS



DAB681741X-23-0

Amendment number	In operation from	Brief description
VC7	16 AUG 1999	Makes changes to the SPPF relating to Melbourne Airport and brothels; clarifies that land identified in a schedule to the Public Park and Recreation Zone or the Public Conservation and Resource Zone may be used and developed in accordance with the schedule or the specific controls contained in an incorporated document corresponding to the land; introduces a new State Resources Overlay; amends the Airport Environs Overlay to establish the lessee of Melbourne Airport in decision guidelines and as a referral authority; extends the expiry date of major promotion signs displayed in accordance with a permit granted between 19 September 1993, and 18 September 1997; amends definitions in accordance with changes to the Prostitution Control Act 1994.
C6	25 NOV 1999	Rezones 4 local recreation reserves in Melton and Melton South from PPRZ to R1Z.
C9	25 NOV 1999	Amends the schedule to Clause 52.03 to allow land at Lots 1 & 2 LP 30733K <i>[sic]</i> , Plumpton Road to be used for rock crushing subject to conditions in an incorporated document.
C1	17 FEB 2000	Applies Public Acquisition Overlay PAO2 over land at 49 Palmerston Street, Melton.
C2	24 FEB 2000	Rezones land located at the eastern fringe of the Melton township, more specifically known as 2290-2296 Sherwin Court Melton, for low density residential purposes. Makes changes to the Municipal Strategic Statement. Alters the Residential Land Use Policy found at Clause 22.01.
C7	30 MAR 2000	Includes some areas of land in the vicinity of Western Highway/Hopkins Road intersection in a Public Acquisition Overlay, and excludes other land from a Public Acquisition Overlay
C10	11 MAY 2000	Rezones a parcel of land comprising approximately 181 hectares on Ferris Road, Melton (known as the CSR Quarry land), from Special Use Zone (Extractive Industry) to Industrial 1 Zone. Corrects map designations for the proposed harness racing facility at Bridge Rd, Melton and the Truganina terminal station
VC9	25 MAY 2000	Makes changes to the Settlement and Housing

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MELTON PLANNING SCHEME

		policies in the State Planning Policy Framework to recognise neighbourhood character.
VC8	17 AUG 2000	Makes changes to the SPPF in relation to biodiversity; introduces an operations clause for the LPPF; amends the rural zones in relation to the construction of outbuildings; amends the residential and rural zones to accommodate the keeping of pet racing dogs; amends the flooding zones and overlays to require the incorporation of local floodplain development plans; amends subdivision and dwelling provisions in the Restructure Overlay; amends clause 52.01 to clarify its relationship with the Subdivision Act 1988; amends clause 52.03 to enable the schedule to prohibit a use or development on specific sites; makes formatting and other changes arising from panel reports and operational experience.
C11	22 SEP 2000	Applies a Public Acquisition Overlay over the land required for the construction of the connection of the Western Freeway to the Western Ring Road, and a Design and Development Overlay along both sides of the proposed route.
VC10	14 DEC 2000	Makes changes to the Table of uses in the Public Conservation and Resource Zone relating to Utility installation and makes typographical corrections.
C4	21 DEC 2000	Includes land at the south east corner of Lakes Road and Melton Highway in Schedule 5 to the Special Use Zone.
C14	4 JAN 2001	Rezones the site of the Caroline Springs Town Centre from Residential 1 Zone to Comprehensive Development Zone and deletes the Development Plan Overlay No. 1 from the same land
VC11	29 MAR 2001	Introduces ability to require permits for outbuildings larger than a specified size in the Low Density Residential Zone; introduces ability to require permits for restaurants in specified areas in the Business 1 Zone; provides more flexibility in the purpose of the Specific Sites and Exclusions provisions; simplifies the operation of the Advertising Signs provisions; reorganises and clarifies the Car Parking provisions; corrects the referral provisions in Clause 61 relating to construction of building or works on land within 60 metres of a major electricity transmission line; introduces a new definition of Retirement village; and makes various formatting and typographical corrections.

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INFORMATION



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MELTON PLANNING SCHEME

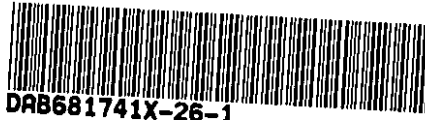
C12	17 MAY 2001	Rezones land at the south west corner of Coburns Road and Western Freeway, Melton from Public Park and Recreation Zone to Residential 1 Zone. Rezones 20 Troups Road, Rockbank from Public Use Zone (Service and Utility) to Residential 1 Zone. Rezones MacPherson Park, Coburns Road, Melton from Rural Zone to Public Park and Recreation Zone. Rezones 859-909 Coburns Road from Public Park and Recreation Zone to Rural Zone. (<i>Map amendment</i>)
C13	17 MAY 2001	Insertion of an Incorporated Document detailing conditions relating to the use of land on the south west corner of Greigs Road and Mount Cottrell Road, Melton for extractive industry.
VC12	24 AUG 2001	Makes changes to the SPPF, LPPF, Zones, Overlays, Particular Provisions, Definitions and list of Incorporated documents based on the general review of residential development provisions and the recommendations of the ResCode Advisory Committee. The changes include the introduction of schedules to four residential zones, a Neighbourhood Character Overlay, new residential development provisions in Clauses 54, 55 and 56 for dwellings and subdivision, and transitional arrangements for subdivision, medium-density housing and residential buildings. Corrects an inconsistency between Amendment S74 and the VPP in relation to public open space contributions in subdivision. Clarifies the definition of Trade supplies.
VC13	27 SEPT 2001	Introduces <i>Victorian Code for Broiler Farms</i> as an incorporated document; amends the SPPF and the Rural Zone and introduces a new Particular provision and definition relating to broiler farm; amends the Advertising signs provisions relating to major promotion signs, business logos and street numbers; includes domestic rainwater tanks as exempt buildings and works except in the Heritage Overlay, updates references in the Environmental Audit Overlay to amended sections of the <i>Environment Protection Act 1970</i> , following amendments to that Act; makes corrections to the Residential 1 Zone and Business 1 Zone and updates the Use Guide.
VC14	22 NOV 2001	Makes corrections to the Residential 1 Zone, Clause 54.04 and Clause 55.05.
C21		Rezones part of the land known as Lot 2 on Plan of Subdivision 85207 Volume 8810 Folio 298 and Lot 1 on Plan of Subdivision 88160 Volume 9358 Folio 917 from Public Park and Recreation Zone to Residential 1

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MELTON PLANNING SCHEME

		<p>Zone. Inserts 'Schedule 6 (Taylors Road Estate) to the Development Plan Overlay' (Clause 43.04).</p>
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INFORMATION ONLY

SCHEDULE B



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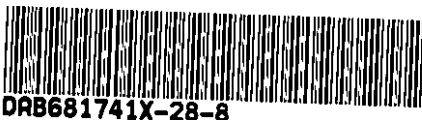
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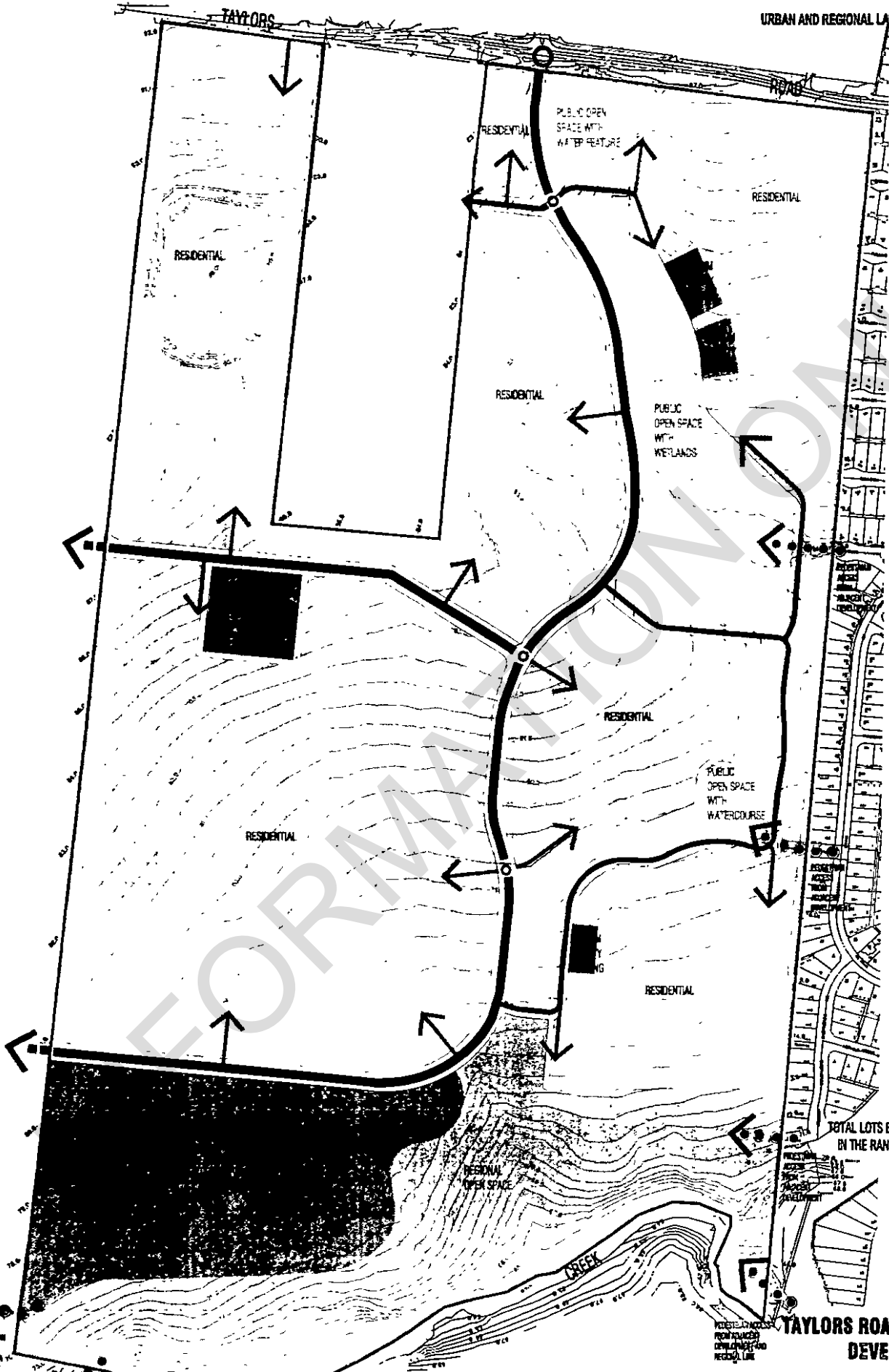
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URBAN AND REGIONAL LAND CORPORATION



FORMAL PLAN ONLY

AB681741X

08/11/2002 \$59 173



TOTAL LOTS ESTIMATED TO BE IN THE RANGE 1000 TO 1200

TAYLORS ROAD ESTATE DEVELOPMENT PLAN

- District Open Space Area
- Kororoit Creek Regional Open Space Area
- North South Open Space Areas



POSITION LINK TO ADJACENT RESIDENTIAL OPEN SPACE

POSITION LINK TO ADJACENT RESIDENTIAL OPEN SPACE



DB681741X-29-1

SCHEDULE C

Infrastructure Contribution	Timeframe	Value
Duplication of Taylors Road where it abuts Stage 1	Prior to the issue of a statement of compliance for any subdivision of the land in Stage 2	\$M1
Embellishment of North South Open Space within Stage 1	Prior to the issue of a statement of compliance for any subdivision of the land in Stage 2, or, if Council consents, prior to the issue of a statement of compliance for any subdivision of the land in any later Stage	\$M1
Embellishment of North South Open Space within Stage 2A	Prior to the issue of a statement of compliance for any subdivision of the land in Stage 3, or, if Council consents, prior to the issue of a statement of compliance for any subdivision of the land in any later Stage	\$M1.25
Embellishment of North South Open Space within Stage 6A	Prior to the issue of a statement of compliance for any subdivision of the land in Stage 7, or, if Council consents, prior to the issue of a statement of compliance for any subdivision of the land in any later Stage	\$M1
Embellishment of Kororoit Creek Open Space within Stage 6A	Prior to the issue of a statement of compliance for any subdivision of the land in Stage 7, or, if Council consents, prior to the issue of a statement of compliance for any subdivision of the land in any later Stage	\$200,000
Embellishment of Kororoit Creek Open Space within Stage 8A	Prior to the issue of a statement of compliance for any subdivision of the land in Stage 9, or, if Council consents, prior to the issue of a statement of compliance for any subdivision of the land in any later Stage	\$200,000
Embellishment of Kororoit Creek Open Space within Stage 14A	Prior to the issue of a statement of compliance for any subdivision of the land in Stage 15, or, if Council consents, prior to the issue of a statement of compliance for any subdivision of the land in any later Stage	\$275,000

AB681741X

08/11/2002 \$59 173



Embellishment of District Open Space within Stage 14A	Prior to the issue of a statement of compliance for any subdivision of the land in Stage 15, or, if Council consents, prior to the issue of a statement of compliance for any subdivision of the land in any later Stage	\$460,000
Embellishment of Kororoit Creek Open Space within Stage 15A	Prior to the issue of a statement of compliance for any subdivision of the land in Stage 16, or, if Council consents, prior to the issue of a statement of compliance for any subdivision of the land in Stage 17	\$200,000
Embellishment of District Open Space within Stage 15A	Prior to the issue of a statement of compliance for any subdivision of the land in Stage 16, or, if Council consents, prior to the issue of a statement of compliance for any subdivision of the land in Stage 17	\$460,000
Provision of at least 5% of the Subject Land as public open space, generally in accordance with the Taylors Road Development Plan to be approved by Council	public open space for each Stage to be provided prior to the issue of a statement of compliance for any subdivision of the relevant Stage	\$M1.8
Pavilion	Prior to the issue of a statement of compliance for any subdivision of the land in Stage 17, or within one year after the issue of a statement of compliance for any subdivision of the land in Stage 15, whichever occurs sooner but subsequent to Council's confirmation of a master plan for the district open space	\$500,000
Duplication of Taylors Road where it abuts Stage 17	Prior to the issue of a statement of compliance for any subdivision of the land in Stage 17	\$500,000



DAB681741X-30-7





S.R. No. 116/2019

FORM 23

Regulations 147Y(4), 147ZB(2) **Building Act 1993**

Building Regulations 2018

CERTIFICATE OF POOL AND SPA BARRIER COMPLIANCE

Issued to:

- 1. Name of owner of the land (the *property*) on which the swimming pool or spa is located: N & S J Parker**
- 2. Postal address: 11 Ryans Ct, Burnside Heights VIC 3023**
- 3. Telephone number: 0420608464**
- 4. Email address: clenzer@hotmail.com**

Property details: Number	Street/road	City/suburb/town	Postcode
11	Ryans Ct,	Burnside Heights VIC	3023
Lot/s	LP/PS	Volume	Folio
Crown allotment	Section	Parish	County
Municipal district	Melton council		

Type of swimming pool or spa:

- Permanent swimming pool
- Permanent spa
- Relocatable swimming pool
- Relocatable spa

5. Date of construction of the swimming pool or spa: 31/10/2025

6. Applicable barrier standard: AS1926.1 2012

7. The applicable barrier standard applies under:

- Division 2 of Part 9A of the Building Regulations 2018
- relevant deemed to satisfy provisions of the BCA
- a performance solution in accordance with the BCA

8. Date(s) of inspection(s) of the swimming pool or spa barrier: 2/2/2026



Building Amendment (Swimming Pool and Spa) Regulations 2019

S.R. No. 116/2019

S.R. No. 116/2019

Certification of compliance

Following inspection of the spa barrier on the date(s) referred to in item 8 of this certificate, I certify that the barrier complies with the applicable barrier standard.

Signature of swimming pool and spa inspector:

A handwritten signature in black ink, appearing to be 'Peter Andrews', written over a faint grey watermark that reads 'INFORMATION ONLY'.

Date: 4/2/2026

9. I, Peter Andrews, confirm that I the Inspector did not carry out building work on the barrier to address identified non-compliance of the barrier prior to certifying the barrier's compliance with the applicable barrier standard.

Inspector details

10. **Name of registered building practitioner:** Peter Andrews
11. **ABN:** 30 801 911 511
12. **Address:** 31 Watson St Wallan Vic 3756
13. **Email:** peter@peakpoolnspainspections.com.au
14. **Building practitioner registration no.:** IN-PS68432

From www.planning.vic.gov.au at 11 February 2026 01:34 PM

PROPERTY DETAILS

Address: **11 RYANS COURT BURNSIDE HEIGHTS 3023**
 Lot and Plan Number: **Lot 519 PS519342**
 Standard Parcel Identifier (SPI): **519\PS519342**
 Local Government Area (Council): **MELTON**
 Council Property Number: **462457**
 Planning Scheme: **Melton**
 Directory Reference: **Melway 13 A9**

www.melton.vic.gov.au

[Planning Scheme - Melton](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **Greater Western Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

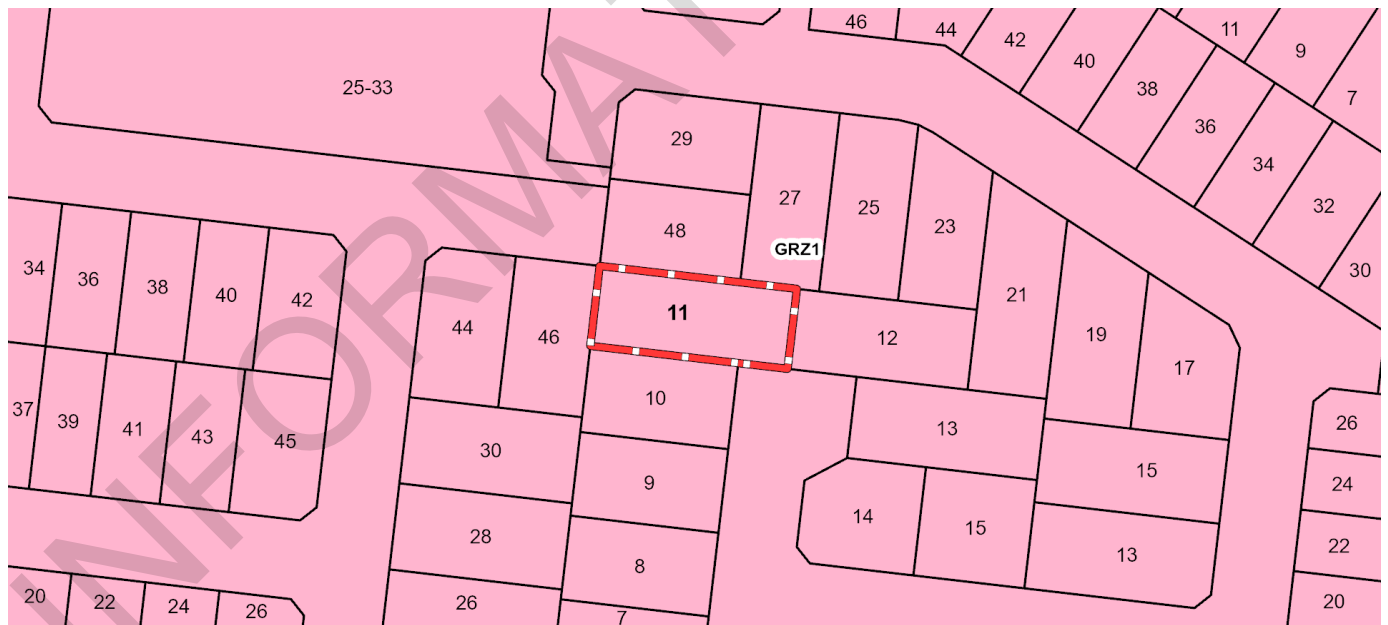
Legislative Council: **WESTERN METROPOLITAN**
 Legislative Assembly: **KOROROIT**
OTHER
 Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**
 Fire Authority: **Fire Rescue Victoria & Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

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

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



GRZ - General Residential

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

Planning Overlays

No planning overlay found

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Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <https://heritage.achris.vic.gov.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 11 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>

Property Clearance Certificate

Land Tax



CC INVESTMENTS (VIC) PTY LTD VIA DYE & DURHAM
PROPERTY PTY LTD
LEVEL 20, 535 BOURKE STREET
MELBOURNE VIC 3000

Your Reference:	90193597:132129982
Certificate No:	97646394
Issue Date:	10 FEB 2026
Enquiries:	ESYSPROD

Land Address: 11 RYANS COURT BURNSIDE HEIGHTS VIC 3023

Land Id	Lot	Plan	Volume	Folio	Tax Payable
34013825	519	519342	10940	53	\$0.00

Vendor: SAMRA PARKER & NEIL PARKER

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR NEIL PARKER	2026	\$530,000	\$0.00	\$0.00


Comments: Property is exempt: LTX Principal Place of Residence.

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

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.


Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$790,000
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SITE VALUE (SV):	\$530,000
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CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00
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Notes to Certificate - Land Tax

Certificate No: 97646394

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

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

General information

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

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$2,040.00

Taxable Value = \$530,000

Calculated as \$1,350 plus (\$530,000 - \$300,000) multiplied by 0.300 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$7,900.00

Taxable Value = \$790,000

Calculated as \$790,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 97646394

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD



Ref: 97646394

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



CC INVESTMENTS (VIC) PTY LTD VIA DYE & DURHAM PROPERTY PTY LTD

LEVEL 20, 535 BOURKE STREET

MELBOURNE VIC 3000

Your Reference: 90193597:132129982

Certificate No: 97646394

Issue Date: 10 FEB 2026

Enquires: ESYSPROD

Land Address: 11 RYANS COURT BURNSIDE HEIGHTS VIC 3023

Land Id	Lot	Plan	Volume	Folio	Tax Payable
34013825	519	519342	10940	53	\$0.00

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$790,000
SITE VALUE:	\$530,000
CURRENT CIPT CHARGE:	\$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 97646394

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

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

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

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Property Clearance Certificate

Windfall Gains Tax



CC INVESTMENTS (VIC) PTY LTD VIA DYE & DURHAM PROPERTY PTY LTD
LEVEL 20, 535 BOURKE STREET
MELBOURNE VIC 3000

Your Reference: 90193597:132129982

Certificate No: 97646394

Issue Date: 10 FEB 2026

Land Address: 11 RYANS COURT BURNSIDE HEIGHTS VIC 3023

Lot	Plan	Volume	Folio
519	519342	10940	53

Vendor: SAMRA PARKER & NEIL PARKER

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:

\$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 97646394

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on windfall gains tax to a purchaser

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

General information

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

Windfall Gains Tax - Payment Options

BPAY



Billers Code: 416073
Ref: 97646392

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD



Ref: 97646392

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

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

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

Rates, charges and valuation notice

2025/2026

T: (03) 9747 7200
W: melton.vic.gov.au
E: revenue@melton.vic.gov.au



For the period 1 July 2025 to 30 June 2026

A.B.N 22 862 073 889

Date of Issue: 20/08/2025

N & S J Parker
11 Ryans Court
BURNSIDE HEIGHTS VIC 3023

Arrears will be charged interest at 10% P.A.

Assessment Number

462457

Arrears Amount

Due

Pay this amount

\$0.00

Not later than

NOT REQUIRED

Property Location 11 Ryans Court BURNSIDE HEIGHTS VIC 3023
Description LOT 519 PS 519342D V/F 10940/053

Ward

LAKE CAROLINE

Capital Improve Value	Site Value	Net Annual Value
\$790,000	\$530,000	\$39,500

PREScribed DATE OF VALUATION: 01/01/2025
EFFECTIVE DATE OF VALUATION: 01/07/2025

If you have a current payment arrangement or direct debit, continue with your payments as agreed. Retain this notice for your records, additional copies will incur a fee.

General Rate	\$0.00211580	x \$790,000	\$1,671.48
Municipal Charge	\$189.00	x 1	\$189.00
Waste Service A-240L yellow, 120L red, 240L green	\$308.00	x 1	\$308.00
Additional Bin 120L Red	\$164.00	x 1	\$164.00

Emergency Services & Volunteer Fund

Residential ESVF Fixed Charge	\$136.00	x 1	\$136.00
Residential ESVF Variable Charge	\$0.00017300	x \$790,000	\$136.67

Total Rates & Charges

\$2,605.15

Credit brought forward

CR\$1,142.81

1st Instalment 30/09/2025
\$0.00

2nd Instalment 30/11/2025
\$159.76

3rd Instalment 28/02/2026
\$651.29

4th Instalment 31/05/2026
\$651.29

Total Balance

\$1,462.34

The Emergency Services & Volunteer Fund sum of \$272.67 is collected for the State Government. AVPCC 110 Detached Dwelling

Households have access to use any two of the following waste disposal options each year. (Expiry 30/06/26) *Visit website for more information and conditions

Melton Recycling Facility



Disposal of up to 1 cubic metre (1m3) of Waste* at the Melton Recycling Facility 33 Ferris Road, Cobblebank



At Home Hard Waste Collection (Must Book before 16/6/2026)



Personal information is collected and used by Council to facilitate the delivery of Council services including Rates, Valuations, Planning and production of a Voters Roll for Council Elections. This information will not be disclosed except as required by law.



Payment Reference No.
001004624571



Billers Code: 1123



melton.vic.gov.au



1300 067 479



*330 001004624571

ASSESSMENT NUMBER 462457

RATE PAYER

N & S J Parker

PROPERTY LOCATION

11 Ryans Court BURNSIDE HEIGHTS VIC 3023



Scan here to pay

Amount Payable

NOT REQUIRED



Register now at melton.enotices.com.au with eNotices reference number:

45FDEA58DV



GO GREEN. GO ELECTRONIC.

Receive your rates notices via email



Mr N & Miss S J Parker
11 Ryans Court
BURNSIDE HEIGHTS VIC 3023

Account number

04417 11000

Tax Invoice 044932355098

Date of issue 18 Dec 2025

Service address

11 Ryans Court, Burnside Heights
VIC, 3023

Amount to pay

-\$1,660.28

Previous bill	-\$1,849.68
Payments received	\$0.00
Balance	\$1,849.68 CR
Current charges	\$189.40
Total charges	-\$1,660.28

Having trouble
paying your bill?

Call us on **13 44 99** or visit
gww.com.au/accounts-billing

Please see page 2 for detailed information

Drinking Water

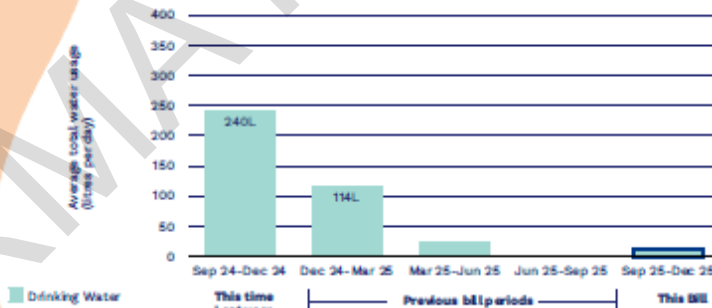
Average daily use

11L

Average daily spend

\$0.04

Your household water usage



Payment options

Greater Western Water ABN 70 066 902 467



Direct debit

Set up direct debit
at gww.com.au or
call **13 44 99**



BPAY

Bill code: **8789**
Ref: **04417110002**
Go to bpay.com.au

© Registered to BPAY
Pty Ltd

ABN 69 079 137 518



Credit card

Pay by credit card
at gww.com.au or
call **13 44 99**



Post Billpay

Australia Post
Billpay code: **0362**
Ref: **0044 1711 0000**

Pay at any post office,
by phone **13 18 16**, at
postbillpay.com.au, or
via AusPost app

Centrepay

Make regular deductions
from your Centrelink
payments.

Call **13 44 99** or visit
centrelink.gov.au
Greater Western Water
reference: **555-054-071-L**
Your account number:
04417 11000



MR NEIL PARKER
11 RYANS COURT
BURNSIDE HEIGHTS VIC 3023

Our reference: 7167130583967

Phone: **13 28 66**

9 February 2026

Your foreign resident capital gains withholding clearance certificate

- › Purchasers are not required to withhold and pay an amount
- › Provide a copy to the purchaser and retain a copy for your records

Hello NEIL,

We have decided that purchasers are not required to withhold and pay an amount. Your certificate is below:

Notice number	2411182283368
Vendor name	NEIL PARKER
Clearance Certificate Period	9 February 2026 to 9 February 2027

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Yours sincerely,
Emma Rosenzweig
Deputy Commissioner of Taxation

Need help?

Learn more about foreign resident capital gains withholding at ato.gov.au/FRCGW

Contact us

In Australia? Phone us on **13 28 66**

If you're calling from overseas, phone **+61 2 6216 1111** and ask for **13 28 66** between 8:00 am and 5:00 pm Australian Eastern Standard time, Monday to Friday.



MS SAMRA PARKER
11 RYANS COURT
BURNSIDE HEIGHTS VIC 3023

Our reference: 7167130578048
Phone: **13 28 66**

9 February 2026

Your foreign resident capital gains withholding clearance certificate

- › Purchasers are not required to withhold and pay an amount
- › Provide a copy to the purchaser and retain a copy for your records

Hello SAMRA,

We have decided that purchasers are not required to withhold and pay an amount. Your certificate is below:

Notice number	2411182282881
Vendor name	SAMRA PARKER
Clearance Certificate Period	9 February 2026 to 9 February 2027

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Yours sincerely,
Emma Rosenzweig
Deputy Commissioner of Taxation

Need help?

Learn more about foreign resident capital gains withholding at ato.gov.au/FRCGW

Contact us

In Australia? Phone us on **13 28 66**
If you're calling from overseas, phone **+61 2 6216 1111** and ask for **13 28 66** between 8:00 am and 5:00 pm Australian Eastern Standard time, Monday to Friday.

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 consumer.vic.gov.au/duediligencechecklist.

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

VENDOR'S STATEMENT

Property:
11 Ryans Court BURNSIDE HEIGHTS VIC 3023

Sargeants Conveyancing

PO Box 3442
CAROLINE SPRINGS VIC 3023

Tel: (03) 9307 8201

Email: admin@sargeantscs.com.au

Ref: 26/6774