

Contract of Sale

Unit 3, 36 Mombassa Drive, Wollert 3750

Billy Jacob McKeown and Grace Olivia D'Aspromonte

INFORMATION ONLY



Contract of Sale of Land

Property: Unit 3, 36 Mombassa Drive, Wollert 3750

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Contract of sale of land

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IMPORTANT NOTICE TO PURCHASERS – COOLING-OFF

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

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

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

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

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

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

NOTICE TO PURCHASERS OF PROPERTY OFF-THE-PLAN

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

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

A substantial period of time may elapse between the day on which you sign the contract of sale and the day on which you become the registered proprietor of the lot.

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

Approval

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

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This document is a precedent intended for users with the knowledge, skill and qualifications required to use the precedent to create a document suitable for the transaction.

Like all precedent documents it does not attempt and cannot attempt to include all relevant issues or include all aspects of law or changes to the law. Users should check for any updates including changes in the law and ensure that their particular facts and circumstances are appropriately incorporated into the document to achieve the intended use.

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WARNING TO ESTATE AGENTS

DO NOT USE THIS CONTRACT FOR SALES OF 'OFF THE PLAN' PROPERTIES UNLESS IT HAS BEEN PREPARED BY A LEGAL PRACTITIONER

WARNING: YOU SHOULD CONSIDER THE EFFECT (IF ANY) THAT THE WINDFALL GAINS TAX MAY HAVE ON THE SALE OF LAND UNDER THIS CONTRACT.

Contract of sale of land

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

The terms of this contract are contained in the –

- particulars of sale; and
- special conditions, if any; and
- general conditions (which are in standard form: see general condition 6.1)

in that order of priority.

SIGNING OF THIS CONTRACT

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

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

The authority of a person signing –

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

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

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

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

State nature of authority, if applicable:

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

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

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

Print name(s) of person(s) signing: Billy Jacob Mckeown and Grace Olivia D'Aspromonte

State nature of authority, if applicable:

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

Table of contents

Particulars of sale

Special conditions

General conditions

1. ELECTRONIC SIGNATURE
2. LIABILITY OF SIGNATORY
3. GUARANTEE
4. NOMINEE
5. ENCUMBRANCES
6. VENDOR WARRANTIES
7. IDENTITY OF THE LAND
8. SERVICES
9. CONSENTS
10. TRANSFER AND DUTY
11. RELEASE OF SECURITY INTEREST
12. BUILDER WARRANTY INSURANCE
13. GENERAL LAW LAND
14. DEPOSIT
15. DEPOSIT BOND
16. BANK GUARANTEE
17. SETTLEMENT
18. ELECTRONIC SETTLEMENT
19. GST
20. LOAN
21. BUILDING REPORT
22. PEST REPORT
23. ADJUSTMENTS
24. FOREIGN RESIDENT CAPITAL GAINS WITHHOLDING
25. GST WITHHOLDING
26. TIME & CO-OPERATION
27. SERVICE
28. NOTICES
29. INSPECTION
30. TERMS CONTRACT
31. LOSS OR DAMAGE BEFORE SETTLEMENT
32. BREACH
33. INTEREST
34. DEFAULT NOTICE
35. DEFAULT NOT REMEDIED

Particulars of sale

Vendor's estate agent

Name: Harcourts Rate and Co
Address: 769 High Street, Epping VIC 3076
Email: sold@rataandco.com.au
Tel: 0448 151 014 .. Ref: Joel Viavattane.....

Vendor

Name: Billy Jacob McKeown and Grace Olivia D'Aspromonte
Address:

Vendor's legal practitioner or conveyancer

Name: HWLE Lawyers.....
Address: Level 8, 447 Collins Street, Melbourne 3000
Email: jbutcher@hwle.com.au
Tel: 03 8644 3533 .. Ref: FX:JLB:1345471

Purchaser

Name:
Address:
ABN/ACN:
Email:

Purchaser's legal practitioner or conveyancer

Name:
Address:
Email:
Tel: Ref:

Land (general conditions 7 and 13)

The land is described in the table below –

Certificate of Title reference	being lot	on plan
Volume 11568 Folio 133	3	PS729449M

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

The land includes all improvements and fixtures.

Property address

The address of the land is: Unit 3, 36 Mombassa Drive, Wollert 3750

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

All fixed floor coverings, electric light fittings, window furnishings and fixtures and fittings as inspected but specifically excluding mounted wall televisions and mounts

Payment

Price \$
Deposit \$ by / / 20..... (of which \$ has been paid)
Balance \$ payable at settlement

Deposit bond

General condition 15 applies only if the box is checked

Bank guarantee

General condition 16 applies only if the box is checked

GST (general condition 19)

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

GST (if any) must be paid in addition to the price if the box is checked

This sale is a sale of land on which a 'farming business' is carried on which the parties consider meets the requirements of section 38-480 of the GST Act if the box is checked

This sale is a sale of a 'going concern' if the box is checked

The margin scheme will be used to calculate GST if the box is checked

Settlement (general conditions 17 & 26.2)

is due on / /20.....

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

~~• the above date; and~~

~~• the 14th day after the vendor gives notice in writing to the purchaser of registration of the plan of subdivision.~~

Lease (general condition 5.1)

~~At settlement the purchaser is entitled to vacant possession of the property unless the box is checked, in which case the property is sold subject to*:~~

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

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

~~OR~~

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

~~OR~~

~~a periodic tenancy determinable by notice~~

Terms contract (general condition 30)

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

Loan (general condition 20)

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

Lender:

(or another lender chosen by the purchaser)

Loan amount: no more than \$ Approval date: / /20.....

Building report

General condition 21 applies only if the box is checked

Pest report

General condition 22 applies only if the box is checked

Special conditions

Instructions: *It is recommended that when adding special conditions:*

- *each special condition is numbered;*
- *the parties initial each page containing special conditions;*
- *a line is drawn through any blank space remaining on the last page; and*
- *attach additional pages if there is not enough space.*



GC 23 – special condition

For the purposes of general condition 23, the expression “periodic outgoings” does not include any amounts to which section 10G of the Sale of Land Act 1962 applies.



GC 28 – special condition

General condition 28 does not apply to any amounts to which section 10G or 10H of the Sale of Land Act 1962 applies.

INFORMATION ONLY

General conditions

Contract signing

1. ELECTRONIC SIGNATURE

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

2. LIABILITY OF SIGNATORY

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

3. GUARANTEE

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

4. NOMINEE

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

Title

5. ENCUMBRANCES

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

6. VENDOR WARRANTIES

- 6.1 The vendor warrants that these general conditions 1 to 35 are identical to the general conditions 1 to 35 in the form of contract of sale of land published by the Law Institute of Victoria Limited and the Real Estate Institute of Victoria Ltd in the month and year set out at the foot of this page.
- 6.2 The warranties in general conditions 6.3 and 6.4 replace the purchaser's right to make requisitions and inquiries.
- 6.3 The vendor warrants that the vendor:
 - (a) has, or by the due date for settlement will have, the right to sell the land; and
 - (b) is under no legal disability; and
 - (c) is in possession of the land, either personally or through a tenant; and
 - (d) has not previously sold or granted any option to purchase, agreed to a lease or granted a pre-emptive right which is current over the land and which gives another party rights which have priority over the interest of the purchaser; and
 - (e) will at settlement be the holder of an unencumbered estate in fee simple in the land; and
 - (f) will at settlement be the unencumbered owner of any improvements, fixtures, fittings and goods sold with the land.

- 6.4 The vendor further warrants that the vendor has no knowledge of any of the following:
- (a) public rights of way over the land;
 - (b) easements over the land;
 - (c) lease or other possessory agreement affecting the land;
 - (d) notice or order directly and currently affecting the land which will not be dealt with at settlement, other than the usual rate notices and any land tax notices;
 - (e) legal proceedings which would render the sale of the land void or voidable or capable of being set aside.
- 6.5 The warranties in general conditions 6.3 and 6.4 are subject to any contrary provisions in this contract and disclosures in the section 32 statement.
- 6.6 If sections 137B and 137C of the *Building Act* 1993 apply to this contract, the vendor warrants that:
- (a) all domestic building work carried out in relation to the construction by or on behalf of the vendor of the home was carried out in a proper and workmanlike manner; and
 - (b) all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and
 - (c) domestic building work was carried out in accordance with all laws and legal requirements, including, without limiting the generality of this warranty, the *Building Act* 1993 and regulations made under the *Building Act* 1993.
- 6.7 Words and phrases used in general condition 6.6 which are defined in the *Building Act* 1993 have the same meaning in general condition 6.6.

7. IDENTITY OF THE LAND

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

8. SERVICES

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

9. CONSENTS

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

10. TRANSFER & DUTY

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

11. RELEASE OF SECURITY INTEREST

- 11.1 This general condition applies if any part of the property is subject to a security interest to which the *Personal Property Securities Act* 2009 (Cth) applies.
- 11.2 For the purposes of enabling the purchaser to search the Personal Property Securities Register for any security interests affecting any personal property for which the purchaser may be entitled to a release, statement, approval or correction in accordance with general condition 11.4, the purchaser may request the vendor to provide the vendor's date of birth to the purchaser. The vendor must comply with a request made by the purchaser under this condition if the purchaser makes the request at least 21 days before the due date for settlement.
- 11.3 If the purchaser is given the details of the vendor's date of birth under general condition 11.2, the purchaser must
- (a) only use the vendor's date of birth for the purposes specified in general condition 11.2; and
 - (b) keep the date of birth of the vendor secure and confidential.

- 11.4 The vendor must ensure that at or before settlement, the purchaser receives—
- (a) a release from the secured party releasing the property from the security interest; or
 - (b) a statement in writing in accordance with section 275(1)(b) of the *Personal Property Securities Act 2009* (Cth) setting out that the amount or obligation that is secured is nil at settlement; or
 - (c) a written approval or correction in accordance with section 275(1)(c) of the *Personal Property Securities Act 2009* (Cth) indicating that, on settlement, the personal property included in the contract is not or will not be property in which the security interest is granted.
- 11.5 Subject to general condition 11.6, the vendor is not obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property—
- (a) that—
 - (i) the purchaser intends to use predominantly for personal, domestic or household purposes; and
 - (ii) has a market value of not more than \$5000 or, if a greater amount has been prescribed for the purposes of section 47(1) of the *Personal Property Securities Act 2009* (Cth), not more than that prescribed amount; or
 - (b) that is sold in the ordinary course of the vendor's business of selling personal property of that kind.
- 11.6 The vendor is obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property described in general condition 11.5 if—
- (a) the personal property is of a kind that may or must be described by serial number in the Personal Property Securities Register; or
 - (b) the purchaser has actual or constructive knowledge that the sale constitutes a breach of the security agreement that provides for the security interest.
- 11.7 A release for the purposes of general condition 11.4(a) must be in writing.
- 11.8 A release for the purposes of general condition 11.4(a) must be effective in releasing the goods from the security interest and be in a form which allows the purchaser to take title to the goods free of that security interest.
- 11.9 If the purchaser receives a release under general condition 11.4(a) the purchaser must provide the vendor with a copy of the release at or as soon as practicable after settlement.
- 11.10 In addition to ensuring that a release is received under general condition 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.
- 13.8 General condition 17.1 [settlement] should be read as if the reference to 'registered proprietor' is a reference to 'owner' in respect of that part of the land which is not under the operation of the *Transfer of Land Act 1958*.

Money

14. DEPOSIT

- 14.1 The purchaser must pay the deposit:
- (a) to the vendor's licensed estate agent; or
 - (b) if there is no estate agent, to the vendor's legal practitioner or conveyancer; or
 - (c) if the vendor directs, into a special purpose account in an authorised deposit-taking institution in Victoria specified by the vendor in the joint names of the purchaser and the vendor.
- 14.2 If the land sold is a lot on an unregistered plan of subdivision, the deposit:
- (a) must not exceed 10% of the price; and
 - (b) must be paid to the vendor's estate agent, legal practitioner or conveyancer and held by the estate agent, legal practitioner or conveyancer on trust for the purchaser until the registration of the plan of subdivision.
- 14.3 The deposit must be released to the vendor if:
- (a) the vendor provides particulars, to the satisfaction of the purchaser, that either:
 - (i) there are no debts secured against the property; or
 - (ii) if there are any debts, the total amount of those debts together with any amounts to be withheld in accordance with general conditions 24 and 25 does not exceed 80% of the sale price; and
 - (b) at least 28 days have elapsed since the particulars were given to the purchaser under paragraph (a); and
 - (c) all conditions of section 27 of the *Sale of Land Act 1962* have been satisfied.
- 14.4 The stakeholder must pay the deposit and any interest to the party entitled when the deposit is released, the contract is settled, or the contract is ended.
- 14.5 The stakeholder may pay the deposit and any interest into court if it is reasonable to do so.
- 14.6 Where the purchaser is deemed by section 27(7) of the *Sale of Land Act 1962* to have given the deposit release authorisation referred to in section 27(1), the purchaser is also deemed to have accepted title in the absence of any prior express objection to title.

- 14.7 Payment of the deposit may be made or tendered:
- (a) in cash up to \$1,000 or 0.2% of the price, whichever is greater; or
 - (b) by cheque drawn on an authorised deposit-taking institution; or
 - (c) by electronic funds transfer to a recipient having the appropriate facilities for receipt.
- However, unless otherwise agreed:
- (d) payment may not be made by credit card, debit card or any other financial transfer system that allows for any chargeback or funds reversal other than for fraud or mistaken payment, and
 - (e) any financial transfer or similar fees or deductions from the funds transferred, other than any fees charged by the recipient's authorised deposit-taking institution, must be paid by the remitter.
- 14.8 Payment by electronic funds transfer is made when cleared funds are received in the recipient's bank account.
- 14.9 Before the funds are electronically transferred the intended recipient must be notified in writing and given sufficient particulars to readily identify the relevant transaction.
- 14.10 As soon as the funds have been electronically transferred the intended recipient must be provided with the relevant transaction number or reference details.
- 14.11 For the purpose of this general condition 'authorised deposit-taking institution' means a body corporate for which an authority under section 9(3) of the *Banking Act 1959* (Cth) is in force.

15. DEPOSIT BOND

- 15.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 15.2 In this general condition "deposit bond" means an irrevocable undertaking to pay on demand an amount equal to the deposit or any unpaid part of the deposit. The issuer and the form of the deposit bond must be satisfactory to the vendor. The deposit bond must have an expiry date at least 45 days after the due date for settlement.
- 15.3 The purchaser may deliver a deposit bond to the vendor's estate agent, legal practitioner or conveyancer within 7 days after the day of sale.
- 15.4 The purchaser may at least 45 days before a current deposit bond expires deliver a replacement deposit bond on the same terms and conditions.
- 15.5 Where a deposit bond is delivered, the purchaser must pay the deposit to the vendor's legal practitioner or conveyancer on the first to occur of:
- (a) settlement;
 - (b) the date that is 45 days before the deposit bond or any replacement deposit bond expires;
 - (c) the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and
 - (d) the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.
- 15.6 The vendor may claim on the deposit bond without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the issuer satisfies the obligations of the purchaser under general condition 15.5 to the extent of the payment.
- 15.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract, except as provided in general condition 15.6.
- 15.8 This general condition is subject to general condition 14.2 [deposit].

16. BANK GUARANTEE

- 16.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 16.2 In this general condition:
- (a) "bank guarantee" means an unconditional and irrevocable guarantee or undertaking by a bank in a form satisfactory to the vendor to pay on demand any amount under this contract agreed in writing, and
 - (b) "bank" means an authorised deposit-taking institution under the *Banking Act 1959* (Cth).
- 16.3 The purchaser may deliver a bank guarantee to the vendor's legal practitioner or conveyancer.
- 16.4 The purchaser must pay the amount secured by the bank guarantee to the vendor's legal practitioner or conveyancer on the first to occur of:
- (a) settlement;
 - (b) the date that is 45 days before the bank guarantee expires;

- (c) the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and
 - (d) the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.
- 16.5 The vendor must return the bank guarantee document to the purchaser when the purchaser pays the amount secured by the bank guarantee in accordance with general condition 16.4.
- 16.6 The vendor may claim on the bank guarantee without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the bank satisfies the obligations of the purchaser under general condition 16.4 to the extent of the payment.
- 16.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract except as provided in general condition 16.6.
- 16.8 This general condition is subject to general condition 14.2 [deposit].

17. SETTLEMENT

- 17.1 At settlement:
- (a) the purchaser must pay the balance; and
 - (b) the vendor must:
 - (i) do all things necessary to enable the purchaser to become the registered proprietor of the land; and
 - (ii) give either vacant possession or receipt of rents and profits in accordance with the particulars of sale.
- 17.2 Settlement must be conducted between the hours of 10.00 am and 4.00 pm unless the parties agree otherwise.
- 17.3 The purchaser must pay all money other than the deposit in accordance with a written direction of the vendor or the vendor's legal practitioner or conveyancer.

18. ELECTRONIC SETTLEMENT

- 18.1 Settlement and lodgement of the instruments necessary to record the purchaser as registered proprietor of the land will be conducted electronically in accordance with the Electronic Conveyancing National Law. This general condition 18 has priority over any other provision of this contract to the extent of any inconsistency.
- 18.2 A party must immediately give written notice if that party reasonably believes that settlement and lodgement can no longer be conducted electronically. General condition 18 ceases to apply from when such a notice is given.
- 18.3 Each party must:
- (a) be, or engage a representative who is, a subscriber for the purposes of the Electronic Conveyancing National Law,
 - (b) ensure that all other persons for whom that party is responsible and who are associated with this transaction are, or engage, a subscriber for the purposes of the Electronic Conveyancing National Law, and
 - (c) conduct the transaction in accordance with the Electronic Conveyancing National Law.
- 18.4 The vendor must open the electronic workspace ("workspace") as soon as reasonably practicable and nominate a date and time for settlement. The inclusion of a specific date and time for settlement in a workspace is not of itself a promise to settle on that date or at that time. The workspace is an electronic address for the service of notices and for written communications for the purposes of any electronic transactions legislation.
- 18.5 This general condition 18.5 applies if there is more than one electronic lodgement network operator in respect of the transaction. In this general condition 18.5 "the transaction" means this sale and purchase and any associated transaction involving any of the same subscribers.
- To the extent that any interoperability rules governing the relationship between electronic lodgement network operators do not provide otherwise:
- (a) the electronic lodgement network operator to conduct all the financial and lodgement aspects of the transaction after the workspace locks must be one which is willing and able to conduct such aspects of the transaction in accordance with the instructions of all the subscribers in the workspaces of all the electronic lodgement network operators after the workspace locks;
 - (b) if two or more electronic lodgement network operators meet that description, one may be selected by purchaser's incoming mortgagee having the highest priority but if there is no mortgagee of the purchaser, the vendor must make the selection.
- 18.6 Settlement occurs when the workspace records that:
- (a) there has been an exchange of funds or value between the exchange settlement account or accounts in the Reserve Bank of Australia of the relevant financial institutions or their financial settlement agents in accordance with the instructions of the parties; or

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

19. GST

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

20. LOAN

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

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

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

21. BUILDING REPORT

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

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

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

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

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

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

22. PEST REPORT

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

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

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

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

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

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

23. ADJUSTMENTS

23.1 All periodic outgoings payable by the vendor, and any rent and other income received in respect of the property must be apportioned between the parties on the settlement date and any adjustments paid and received as appropriate.

23.2 The periodic outgoings and rent and other income must be apportioned on the following basis:

- (a) the vendor is liable for the periodic outgoings and entitled to the rent and other income up to and including the day of settlement; and
- (b) the land is treated as the only land of which the vendor is owner (as defined in the *Land Tax Act 2005*); and
- (c) the vendor is taken to own the land as a resident Australian beneficial owner; and
- (d) any personal statutory benefit available to each party is disregarded in calculating apportionment.

23.3 The purchaser must provide copies of all certificates and other information used to calculate the adjustments under general condition 23, if requested by the vendor.

24. FOREIGN RESIDENT CAPITAL GAINS WITHHOLDING

24.1 Words defined or used in Subdivision 14-D of Schedule 1 to the *Taxation Administration Act 1953* (Cth) have the same meaning in this general condition unless the context requires otherwise.

24.2 Every vendor under this contract is a foreign resident for the purposes of this general condition unless the vendor gives the purchaser a clearance certificate issued by the Commissioner under section 14-220 (1) of Schedule 1 to

the *Taxation Administration Act 1953* (Cth). The specified period in the clearance certificate must include the actual date of settlement.

- 24.3 The remaining provisions of this general condition 24 only apply if the purchaser is required to pay the Commissioner an amount in accordance with section 14-200(3) or section 14-235 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) ("the amount") because one or more of the vendors is a foreign resident, the property has or will have a market value not less than the amount set out in section 14-215 of the legislation just after the transaction, and the transaction is not excluded under section 14-215(1) of the legislation.
- 24.4 The amount is to be deducted from the vendor's entitlement to the contract consideration. The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.
- 24.5 The purchaser must:
- (a) engage a legal practitioner or conveyancer ("representative") to conduct all the legal aspects of settlement, including the performance of the purchaser's obligations under the legislation and this general condition; and
 - (b) ensure that the representative does so.
- 24.6 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests and instructions that the representative must:
- (a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition if the sale of the property settles;
 - (b) promptly provide the vendor with proof of payment; and
 - (c) otherwise comply, or ensure compliance, with this general condition;
- despite:
- (d) any contrary instructions, other than from both the purchaser and the vendor; and
 - (e) any other provision in this contract to the contrary.
- 24.7 The representative is taken to have complied with the requirements of general condition 24.6 if:
- (a) the settlement is conducted through an electronic lodgement network; and
 - (b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.
- 24.8 Any clearance certificate or document evidencing variation of the amount in accordance with section 14-235(2) of Schedule 1 to the *Taxation Administration Act 1953* (Cth) must be given to the purchaser at least 5 business days before the due date for settlement.
- 24.9 The vendor must provide the purchaser with such information as the purchaser requires to comply with the purchaser's obligation to pay the amount in accordance with section 14-200 of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The information must be provided within 5 business days of request by the purchaser. The vendor warrants that the information the vendor provides is true and correct.
- 24.10 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of late payment of the amount.

25. GST WITHHOLDING

- 25.1 Words and expressions defined or used in Subdivision 14-E of Schedule 1 to the *Taxation Administration Act 1953* (Cth) or in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) have the same meaning in this general condition unless the context requires otherwise. Words and expressions first used in this general condition and shown in italics and marked with an asterisk are defined or described in at least one of those Acts.
- 25.2 The purchaser must notify the vendor in writing of the name of the recipient of the *supply for the purposes of section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) at least 21 days before the due date for settlement unless the recipient is the purchaser named in the contract.
- 25.3 The vendor must at least 14 days before the due date for settlement provide the purchaser and any person nominated by the purchaser under general condition 4 with a GST withholding notice in accordance with section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth), and must provide all information required by the purchaser or any person so nominated to confirm the accuracy of the notice.
- 25.4 The remaining provisions of this general condition 25 apply if the purchaser is or may be required to pay the Commissioner an *amount in accordance with section 14-250 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) because the property is *new residential premises or *potential residential land in either case falling within the parameters of that section, and also if the sale attracts the operation of section 14-255 of the legislation. Nothing in this general condition 25 is to be taken as relieving the vendor from compliance with section 14-255.
- 25.5 The amount is to be deducted from the vendor's entitlement to the contract *consideration and is then taken to be paid to the vendor, whether or not the vendor provides the purchaser with a GST withholding notice in accordance with section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.

- 25.6 The purchaser must:
- (a) engage a legal practitioner or conveyancer (“representative”) to conduct all the legal aspects of settlement, including the performance of the purchaser’s obligations under the legislation and this general condition; and
 - (b) ensure that the representative does so.
- 25.7 The terms of the representative’s engagement are taken to include instructions to have regard to the vendor’s interests relating to the payment of the amount to the Commissioner and instructions that the representative must:
- (a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition on settlement of the sale of the property;
 - (b) promptly provide the vendor with evidence of payment, including any notification or other document provided by the purchaser to the Commissioner relating to payment; and
 - (c) otherwise comply, or ensure compliance, with this general condition;
- despite:
- (d) any contrary instructions, other than from both the purchaser and the vendor; and
 - (e) any other provision in this contract to the contrary.
- 25.8 The representative is taken to have complied with the requirements of general condition 25.7 if:
- (a) settlement is conducted through an electronic lodgement network; and
 - (b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.
- 25.9 The purchaser may at settlement give the vendor a bank cheque for the amount in accordance with section 16-30 (3) of Schedule 1 to the *Taxation Administration Act 1953* (Cth), but only if:
- (a) so agreed by the vendor in writing; and
 - (b) the settlement is not conducted through an electronic lodgement network.
- However, if the purchaser gives the bank cheque in accordance with this general condition 25.9, the vendor must:
- (c) immediately after settlement provide the bank cheque to the Commissioner to pay the amount in relation to the supply; and
 - (d) give the purchaser a receipt for the bank cheque which identifies the transaction and includes particulars of the bank cheque, at the same time the purchaser gives the vendor the bank cheque.
- 25.10 A party must provide the other party with such information as the other party requires to:
- (a) decide if an amount is required to be paid or the quantum of it, or
 - (b) comply with the purchaser’s obligation to pay the amount,
- in accordance with section 14-250 of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The information must be provided within 5 business days of a written request. The party providing the information warrants that it is true and correct.
- 25.11 The vendor warrants that:
- (a) at settlement, the property is not new residential premises or potential residential land in either case falling within the parameters of section 14-250 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) if the vendor gives the purchaser a written notice under section 14-255 to the effect that the purchaser will not be required to make a payment under section 14-250 in respect of the supply, or fails to give a written notice as required by and within the time specified in section 14-255; and
 - (b) the amount described in a written notice given by the vendor to the purchaser under section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) is the correct amount required to be paid under section 14-250 of the legislation.
- 25.12 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of non-payment or late payment of the amount, except to the extent that:
- (a) the penalties or interest arise from any failure on the part of the vendor, including breach of a warranty in general condition 25.11; or
 - (b) the purchaser has a reasonable belief that the property is neither new residential premises nor potential residential land requiring the purchaser to pay an amount to the Commissioner in accordance with section 14-250 (1) of Schedule 1 to the *Taxation Administration Act 1953* (Cth).
- The vendor is responsible for any penalties or interest payable to the Commissioner on account of non-payment or late payment of the amount if either exception applies.

Transactional

26. TIME & CO OPERATION

- 26.1 Time is of the essence of this contract.
- 26.2 Time is extended until the next business day if the time for performing any action falls on a day which is not a business day.
- 26.3 Each party must do all things reasonably necessary to enable this contract to proceed to settlement, and must act in a prompt and efficient manner.
- 26.4 Any unfulfilled obligation will not merge on settlement.

27. SERVICE

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

28. NOTICES

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

29. INSPECTION

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

30. TERMS CONTRACT

- 30.1 If this is a 'terms contract' as defined in the *Sale of Land Act 1962*:
 - (a) any mortgage affecting the land sold must be discharged as to that land before the purchaser becomes entitled to possession or to the receipt of rents and profits unless the vendor satisfies section 29M of the *Sale of Land Act 1962*; and
 - (b) the deposit and all other money payable under the contract (other than any money payable in excess of the amount required to so discharge the mortgage) must be paid to a legal practitioner or conveyancer or a licensed estate agent to be applied in or towards discharging the mortgage.
- 30.2 While any money remains owing each of the following applies:
 - (a) the purchaser must maintain full damage and destruction insurance of the property and public risk insurance noting all parties having an insurable interest with an insurer approved in writing by the vendor;

- (b) the purchaser must deliver copies of the signed insurance application forms, the policies and the insurance receipts to the vendor not less than 10 days before taking possession of the property or becoming entitled to receipt of the rents and profits;
- (c) the purchaser must deliver copies of any amendments to the policies and the insurance receipts on each amendment or renewal as evidence of the status of the policies from time to time;
- (d) the vendor may pay any renewal premiums or take out the insurance if the purchaser fails to meet these obligations;
- (e) insurance costs paid by the vendor under paragraph (d) must be refunded by the purchaser on demand without affecting the vendor's other rights under this contract;
- (f) the purchaser must maintain and operate the property in good repair (fair wear and tear excepted) and keep the property safe, lawful, structurally sound, weatherproof and free from contaminations and dangerous substances;
- (g) the property must not be altered in any way without the written consent of the vendor which must not be unreasonably refused or delayed;
- (h) the purchaser must observe all obligations that affect owners or occupiers of land;
- (i) the vendor and/or other person authorised by the vendor may enter the property at any reasonable time to inspect it on giving 7 days written notice, but not more than twice in a year.

31. LOSS OR DAMAGE BEFORE SETTLEMENT

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

32. BREACH

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

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

Default

33. INTEREST

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

34. DEFAULT NOTICE

- 34.1 A party is not entitled to exercise any rights arising from the other party's default, other than the right to receive interest and the right to sue for money owing, until the other party is given and fails to comply with a written default notice.
- 34.2 The default notice must:
 - (a) specify the particulars of the default; and
 - (b) state that it is the offended party's intention to exercise the rights arising from the default unless, within 14 days of the notice being given -
 - (i) the default is remedied; and

- (ii) the reasonable costs incurred as a result of the default and any interest payable are paid.

35. DEFAULT NOT REMEDIED

- 35.1 All unpaid money under the contract becomes immediately payable to the vendor if the default has been made by the purchaser and is not remedied and the costs and interest are not paid.
- 35.2 The contract immediately ends if:
- (a) the default notice also states that unless the default is remedied and the reasonable costs and interest are paid, the contract will be ended in accordance with this general condition; and
 - (b) the default is not remedied and the reasonable costs and interest are not paid by the end of the period of the default notice.
- 35.3 If the contract ends by a default notice given by the purchaser:
- (a) the purchaser must be repaid any money paid under the contract and be paid any interest and reasonable costs payable under the contract; and
 - (b) all those amounts are a charge on the land until payment; and
 - (c) the purchaser may also recover any loss otherwise recoverable.
- 35.4 If the contract ends by a default notice given by the vendor:
- (a) the deposit up to 10% of the price is forfeited to the vendor as the vendor's absolute property, whether the deposit has been paid or not; and
 - (b) the vendor is entitled to possession of the property; and
 - (c) in addition to any other remedy, the vendor may within one year of the contract ending either:
 - (i) retain the property and sue for damages for breach of contract; or
 - (ii) resell the property in any manner and recover any deficiency in the price on the resale and any resulting expenses by way of liquidated damages; and
 - (d) the vendor may retain any part of the price paid until the vendor's damages have been determined and may apply that money towards those damages; and
 - (e) any determination of the vendor's damages must take into account the amount forfeited to the vendor.
- 35.5 The ending of the contract does not affect the rights of the offended party as a consequence of the default.
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Special Conditions

1. Definitions and interpretation

1.1 Definitions

In this Contract, capitalised terms have the meaning given to them in the Particulars of Sale and:

Authority	means any government or any public, statutory, governmental, semi governmental, local governmental, municipal or judicial body, entity or authority and includes a Minister of the Crown (in any right) and any person, body, entity or authority exercising a power pursuant to an Act of Parliament.
Bank	means: <ul style="list-style-type: none">(a) an Australian owned bank;(b) a foreign subsidiary bank; or(c) a branch of a foreign bank, on the list, current on the Day of Sale, of authorised deposit taking institutions regulated by the Australian Prudential Regulation Authority.
Business Day	means a day on which Banks are open for general banking business in Melbourne, excluding Saturdays, Sundays and public holidays;
Claim	means a claim, action, proceeding, damage, loss, expense, cost or liability, immediate, future or contingent and includes a claim for compensation;
Contract	means this contract of sale of real estate, including the Particulars of Sale, General Conditions, Special Conditions, Schedules, annexures and attachments to this contract.
Corporations Act	means the <i>Corporations Act 2001</i> (Cth).
Day of Sale	means the date of this Contract.
DDF	means the online form called "Digital Duties Form" generated from the SRO website.
Encumbrances	means the encumbrances specified in the set out in the Particulars of Sale.

FIRB	means the Foreign Investment Review Board and includes the Minister of the Australian Government who administers the Government's foreign investment policy under the provisions of the <i>Foreign Acquisitions and Takeovers Act 1975</i> (Cth).
FIRB Approval	means: a statement that there are no objections; or any consent or approval, by FIRB under the <i>Foreign Acquisitions and Takeovers Act 1975</i> (Cth) to the purchase of the Property by the Purchaser on the terms of this Contract.
Foreign Person	has the meaning given to that term by Section 5 of the <i>Foreign Acquisitions and Takeovers Act 1975</i> (Cth).
General Conditions	means the general conditions appearing prior to the Particulars of Sale in this Contract, which are the conditions set out in Form 2 in the Schedule to the Estate Agents (Contracts) Regulations 2008 (Vic).
Guarantee and Indemnity	means the form of guarantee and indemnity contained in Annexure A.
Guarantor	means each person that executes the Guarantee and Indemnity.
Insolvency Event	if the Purchaser is a corporation means any of the following events: (a) a liquidator or provisional liquidator is appointed in respect of the Purchaser; (b) an application is made to a court for an order, or an order is made, that the Purchaser be wound up; (c) a resolution is passed to appoint an administrator or an administrator is appointed to the Purchaser; (d) a receiver, manager, receiver, controller, administrator or other similar officer is appointed to the Purchaser or any of its assets; (e) a scheme of arrangement or composition with creditors is made, or an assignment for the benefit of creditors is made, by or on behalf of the Purchaser; (f) a resolution or order is made for the winding up or dissolution of the Purchaser; (g) the Purchaser is, or states that it is, insolvent;

- (h) the Purchaser is or states that it is unable to pay its debts when they fall due;
- (i) anything analogous or having a substantially similar effect to any of the events specified above happens under any law; or

if the Purchaser is a natural person means the Purchaser:

- (j) dies;
- (k) is an undischarged bankrupt;
- (l) commits an act of bankruptcy; or
- (m) enters into a deed of arrangement or calls a meeting of creditors under Part X of the *Bankruptcy Act 1966* (Cth),

and, in this definition only, the word Purchaser includes the Guarantor;

Interest Rate

means a rate of 2 per cent higher than the rate for the time being fixed under Section 2 of the *Penalty Interest Rates Act 1983* (Vic).

Laws

means any law, act, ordinance, regulation, by law, order or proclamation and includes the requirements of any Authority or of any permit or approval affecting the Property.

Object

means to make any Claim against the Vendor (before or after the date of actual settlement), to seek to withhold all or part of the Price, raise any objection, requisition, rescind or terminate this Contract or seek to delay or avoid settlement of this Contract.

Particulars of Sale

means the particulars of sale in this Contract;

Related Body Corporate

has the meaning given in the *Corporations Act*.

Sale of Land Act

means the *Sale of Land Act 1962* (Vic).

Schedule

means a schedule to this Contract.

Settlement Date

means the date settlement is due in the Particulars of Sale or such other date agreed by the parties in writing.

Special Conditions

means the special conditions included in this Contract.

SRO

means the State Revenue Office of Victoria.

SRO Settlement Statement	means the statement called "Settlement Statement" generated from the SRO website after completion of a DDF.
Vendor's Legal Practitioner	means HWL Ebsworth or any other firm of solicitors about whom the Vendor gives details in writing to the Purchaser.
Vendor's Statement	means the statement made under Section 32 of the <i>Sale of Land Act 1962</i> (Vic), a copy of which is annexed hereto.

1.2 Interpretation

- (a) In this Contract, a reference to currency is a reference to Australian currency.
- (b) An obligation or liability assumed by, or a right conferred on, two or more parties binds or benefits all of them jointly and each of them severally.
- (c) Words importing the singular include the plural and vice versa.
- (d) Words denoting any gender include all genders.
- (e) Where a word or phrase is defined, its other grammatical forms have a corresponding meaning.
- (f) Headings are for convenience only and do not affect the interpretation.
- (g) The word person includes an individual, any executor, administrator or successor in law of that person and a corporation, an authority, an association or a joint venture (whether or not it is incorporated), a partnership and a trust.
- (h) The words corporation, subsidiary, holding company and related body corporate have the same meanings as in the Corporations Act.
- (i) The word "includes" in any form is not a word of limitation.
- (j) A reference to any legislation or to any provision of any legislation includes any statutory modification or re enactment of it or any statutory provision substituted for it, and all ordinances, by-laws, regulations, rules and statutory instruments issued under it.
- (k) A reference to a special condition, schedule or annexure is a reference to a special condition of, or schedule or annexure to, this Contract and a reference to this Contract includes all schedules and annexures.

1.3 Amendments to General Conditions

- (a) The Purchaser and the Vendor agree that if there is:
 - (i) any inconsistency between the provisions of the General Conditions and these Special Conditions then, except in the case of manifest error, to the

extent of any inconsistency the provisions of the Special Conditions shall prevail and have priority; and

- (ii) any inconsistency between this Special Condition and any other Special Condition then, except in the case of manifest error, to the extent of any inconsistency the provisions of any other Special Conditions shall prevail and have priority over this Special Condition.
- (b) Without limiting the specific provisions of any other Special Condition in this Contract, the General Conditions are amended as follows:

- (i) General Conditions 31.4 to 31.6 (inclusive) are deleted.
- (ii) General Condition 32 is amended by adding the following new paragraph at the end of the Condition:

“The purchaser acknowledges that the following items constitute ‘a reasonably foreseeable loss’:

- (i) expenses payable by the vendor under any existing loan secured over the property or other property of the vendor;*
- (ii) the vendor’s legal costs and expenses as between solicitor and client incurred due to the breach, including the cost of issuing any default notice agreed at \$750 plus GST for each notice;*
- (iii) any commission or other expenses claimed by the Vendor’s Estate Agent or any other person relating to the sale of the property; and*
- (iv) penalties and any other expenses payable by the vendor due to any delay in completion of the purchase of another property.”*

- (iii) General Condition 35.4(a) is amended to read as follows:

“an amount equal to 10% of the price is forfeited to the vendor as the vendor’s absolute property”

2. Purchaser acknowledgments

2.1 Contract and Vendor’s Statement

Prior to the execution of this Contract, the Purchaser acknowledges that:

- (a) it received:
 - (i) a copy of this Contract; and
 - (ii) a copy of the Vendor’s Statement,

before paying any money or signing any document in relation to this sale;

- (b) the Purchaser was given an opportunity to read and consider the terms and conditions in this Contract;
- (c) the Purchaser had an opportunity to seek legal and other professional advice on the terms and conditions in this Contract; and
- (d) the Vendor or the Vendor's Estate Agent advised the Purchaser that the Purchaser had the right to negotiate the terms of this Contract.

2.2 **Loan**

The Purchaser acknowledges that neither the Vendor nor any person on behalf of the Vendor has made any promise to the Purchaser, or to any agent of the Purchaser, about obtaining a loan to defray some or all of the Price.

2.3 **Further acknowledgments**

The Purchaser acknowledges:

- (a) having sufficient opportunity to carry out investigations and to make enquiries in relation to the Property before signing this Contract;
- (b) that no information, representation or warranty provided or made by or on behalf of the Vendor other than expressed in this Contract was provided or made with the intention or knowledge that it would be relied upon by the Purchaser;
- (c) that no information, representation or warranty referred to in Special Condition 2.3(b) has been relied upon by the Purchaser;
- (d) that the Purchaser relied only on the Purchaser's inspection of, and searches and enquiries in connection with, the Property when entering into this Contract; and
- (e) that to the maximum extent permissible by law and equity, the Vendor is not liable to the Purchaser in connection with any information, representation or warranty provided or made by or on behalf of the Vendor.

3. **Corporate Purchaser**

3.1 **Warranties**

If the Purchaser is or includes a corporation not listed on the Australian Stock Exchange Limited (ACN 008 624 691), then:

- (a) each person who signs this Contract on behalf of that corporation:
 - (i) warrants that he or she is duly authorised to sign this Contract and the Vendor's Statement on behalf of the Purchaser and is not prevented from doing so by any legal or other disability;

- (ii) will be personally liable for the due performance of the Purchaser's obligations under this Contract to the same extent as if the signatory had signed as Purchaser; and
 - (iii) must procure the execution by all directors of the Purchaser of the Guarantee and Indemnity and deliver the duly completed and executed Guarantee and Indemnity to the Vendor's Legal Practitioner on the Day of Sale (time being of the essence);
- (b) the Purchaser represents and warrants to the Vendor that:
- (i) if the Purchaser is an Australian corporation, it is duly incorporated under the Corporations Act and, if the Purchaser is a foreign corporation, that it is duly incorporated pursuant to the laws of its country of registration;
 - (ii) the consent or licence of any person or body is not required for the Purchaser to enter into this Contract or to purchase the Land; and
 - (iii) the Purchaser is duly empowered to enter into this Contract and is not prevented from entering into this Contract for any reason whatsoever including by reason of any trust, charge or undertaking; and
- (c) without limiting Special Condition 3.1(b) the Purchaser must procure execution by all of its directors of the Guarantee and Indemnity and deliver the duly executed Guarantee and Indemnity to the Vendor's Legal Practitioner on the Day of Sale (time being of the essence).

3.2 Purchaser as trustee

- (a) If the Purchaser is, or is acting in the capacity of, a trustee, then the Purchaser enters into this Contract both in its individual capacity and in its capacity as trustee of the relevant trust (**Trust**) and all agreements, warranties and obligations of the Purchaser in this Contract bind the Purchaser in both capacities.
- (b) The Purchaser warrants on the Day of Sale and again on the date of actual settlement that:
- (i) it is the only trustee of the Trust and no action has been taken or proposed to remove it as trustee of the Trust;
 - (ii) it is not in default under the terms of the Trust;
 - (iii) it has the power and authority under the terms of the Trust to enter into and perform this Contract including the power to purchase the Property;
 - (iv) the entry into and performance of this Contract is for the benefit of the beneficiaries of the Trust, whose consents (if necessary) have been obtained;
 - (v) it has a right to be fully indemnified out of the Trust assets in respect of all of its obligations and liabilities incurred by it under this Contract and the assets of the Trust are sufficient to satisfy that right; and
 - (vi) pending settlement the Purchaser agrees not to:

- (A) resign as trustee of the Trust or permit any substitute or additional trustee to be appointed;
- (B) do anything which effects or facilitates the termination of the Trust;
- (C) do anything which effects or facilitates the variation of the terms of the Trust;
- (D) vest or distribute or advance any property of the Trust to any beneficiary or sell any of the property of the Trust except in the ordinary course of business; or
- (E) do anything which effects or facilitates the resettlement of the Trust funds,

without the prior written consent of the Vendor. That consent may not be unreasonably withheld if a person reasonably satisfactory to the Vendor covenants with the Vendor before the relevant event, in a form reasonably required by the Vendor, to discharge all outstanding obligations of the Purchaser under this Contract.

4. Encumbrances, identity of land and other restrictions

4.1 Acknowledgment

- (a) The Purchaser:
 - (i) admits that the Property is sold subject to the provisions of the Subdivision Act;
 - (ii) buys the Property subject to:
 - (A) the Encumbrances;
 - (B) all restrictions on its use or development that are imposed or prescribed by the Laws that apply to it; and
 - (C) all easements and encumbrances affecting the Property including those created or implied by the Subdivision Act; and
 - (iii) agrees that the matters specified in Special Condition 4.1(a)(ii) do not constitute a defect in the Vendor's title to the Property and/or the Goods.
- (b) The Purchaser must not Object in relation to any matter referred to in this Special Condition 4.1.

4.2 Limitation of Purchaser's rights

The Purchaser has inspected and accepts the Property in its present condition. The Purchaser is not entitled to call on the Vendor to:

- (a) amend title;

- (b) rectify any failure to comply with a Law applicable to the Property or a requirement of any Authority;
 - (c) relocate any improvements not erected within the boundaries of the Property;
 - (d) remove or relocate any improvements owned by other persons which encroach on to the Property; or
 - (e) do any work to the Property,
- or bear the cost of doing so.

4.3 **No warranty or representation**

The Vendor makes no warranty or representation:

- (a) that the Property is identical with the Land described in the Particulars of Sale;
- (b) that the improvements are erected within the boundaries of the Property;
- (c) that improvements owned by other persons do not encroach on to the Property;
- (d) as to the condition of the Property; or
- (e) that the Property may be used for any particular purpose.

4.4 **Waiver**

The Purchaser is not entitled to Object or require the Vendor to take any action in relation to:

- (a) any mis-description of the Property or inaccuracy in its area or measurements;
- (b) any failure to comply with a Law applicable to the Property or a requirement of any Authority;
- (c) any improvements not being erected within the boundaries of the Property;
- (d) any improvements owned by other persons encroaching on to the Property; or
- (e) the condition of the Property.

4.5 **Purchaser buys subject**

Without limiting Special Condition 4.1, the Purchaser buys the Property subject to:

- (a) all Laws affecting the Property;
- (b) all restrictions or conditions affecting or imposed on the Property or its use;
- (c) all rights of or claims by any Authority;
- (d) conditions imposed in the planning permits for the Property; and

- (e) the applicable planning scheme,

and the Purchaser must not Object or require the Vendor to take any action in connection with these matters or in connection with any defect or non-compliance of the Property with respect to these matters.

5. No warranties about environmental condition

5.1 Purchaser accepts condition

The Purchaser accepts the condition of the Property including, without limitation, the presence of any Contaminant in, on, under or emanating from the Property.

5.2 No representation or warranty

The Purchaser acknowledges that the Vendor makes no representation or warranty about compliance of the Property with Environmental Law.

5.3 No requisition, objection or claim

The Purchaser cannot make any requisition, objection, Claim or claim for compensation, delay payment of the Balance or otherwise rescind or terminate this contract because:

- (a) of the use, presence or escape of any Contaminant on or from the Property; or
- (b) the physical condition of the Property (including the soil, groundwater and sub-surface or any contamination of them):
 - (i) renders the Property unsuitable or unfit for any use or development; or
 - (ii) renders the Property, the Vendor, the Purchaser, the owner, or the occupier liable for any Claim or requirement imposed by any person, competent body or Authority or under any legislation whether now or at any time in the future.

5.4 Responsibility

As from the Settlement Date, the Purchaser assumes full liability and responsibility for the presence of any Contamination on, in, under or adjacent to the Property and anything incidental to them including:

- (a) compliance with all Laws and the requirements of any Authority in respect of any Contamination; and
- (b) the assumption of risk of loss, damage, liability, injury to any person, corporation or property resulting in any way from the use of the Land and presence of any Contaminant in, on or under or emanating from the Land or any improvements on the Land.

5.5 Release and indemnity

- (a) From the Settlement Date, the Purchaser:
- (i) will be responsible at its own expense for complying with all Laws, including without limitation, all directions and orders made and policies declared, under Laws, in relation to; and
 - (ii) releases the Vendor and the Vendor's employees, agents and officers from all liability in relation to,

any Contaminant on, in or under or emanating from, or which may have emanated from, the Property, regardless of when the Contaminant may have come onto the Property or emanated from it.
- (b) The release may be pleaded by the Vendor and its officers as a bar to any claim against the Vendor or its officers by the Purchaser or the Purchaser's successors-in-title or any person claiming through or under them in respect of any Contamination on, in or under the Property or any adjoining property.

5.6 No merger

This Special Condition 5 does not merge on settlement.

6. Default

6.1 Specific breaches

If:

- (a) the Purchaser breaches Special Condition 3.1(c); or
- (b) an Insolvency Event occurs,

General Condition 27 will not apply and the Vendor may terminate this Contract by notice in writing to the Purchaser at any time after the breach or the Insolvency Event occurs.

6.2 If Vendor terminates

If the Vendor terminates this Contract under Special Condition 6.1 General Condition 28.4 will apply as if this Contract had been terminated by notice under General Condition 28.2.

6.3 Purchaser to pay interest

If the Purchaser fails to pay an amount due under this Contract, it must pay interest on that amount at the Interest Rate from the date on which the amount should have been paid until the date it is paid. The interest to be paid under this Special Condition 6.3 must be paid on the date of actual settlement.

6.4 Time remains of the essence

The Purchaser's obligation to pay interest under Special Condition 6.3. does not mean that time is not of the essence for the performance of the Purchaser's obligations under this Contract.

6.5 Other rights unaffected

Nothing in this Special Condition 6 limits the rights of the Vendor if the Purchaser defaults under this Contract.

7. Foreign acquisitions

7.1 FIRB Approval and Purchaser's warranty

- (a) If the Purchaser requires FIRB Approval, the Purchaser must deliver to the Vendor a copy of the FIRB Approval on the Day of Sale (time being of the essence).
- (b) If the Purchaser does not deliver a copy of the FIRB Approval to the Vendor on the Day of Sale (time being of the essence), it hereby warrants to the Vendor that the purchase of the Property by it is not subject to or conditional on FIRB Approval.

7.2 If FIRB Approval not provided

If:

- (a) the Purchaser does not provide a copy of the FIRB Approval pursuant to Special Condition 7.1; and
- (b) FIRB Approval should have been obtained by the Purchaser,

the Purchaser is liable for and indemnifies the Vendor against all Claims which the Vendor suffers or incurs or is liable for as a result.

7.3 Exempt Purchaser

If the Purchaser is not a Foreign Person and seeks to nominate a Foreign Person as a substitute or additional Purchaser it may only do so if:

- (a) the Vendor consents to the nomination (which consent the Vendor may give or refuse without being liable to the Purchaser);
- (b) the nomination does not contravene the conditions of the FIRB Approval; and

- (c) the nominated Foreign Person complies with this Special Condition 7.

8. Land Tax

- (a) The Purchaser acknowledges that the Property Clearance Certificate (formerly Land Tax Clearance Certificate) contained in the Vendor's Statement attached herewith may change due to the land value exceeding the threshold as set by the Victorian Government from time to time, a revaluation of the Property, a change in use by the Vendor (from Principal Place of Residence to investment or vice versa) or due to the current assessment being re-calculated by the State Revenue Office, in particular, for a new calendar year.
- (b) Should the Property not be the Vendor's principal place of residence, and the sale price of the property exceeds the threshold as set by the Victorian Government from time to time (as at 1 January 2024, the threshold is \$10,000,000.00), the Purchaser acknowledges that land tax will be an adjustable item at settlement on a single holding basis. Should land tax be an adjustable item, the Purchaser acknowledges that they will remain liable for an increase/change in the assessment and the land tax adjustment will be calculated based on the Property Clearance Certificate which is current as at the time of settlement.
- (c) Should the Property fall under the threshold as set by the Victorian Government from time to time (as at 1 January 2024, the threshold is \$10,000,000.00), the Purchaser acknowledges that land tax will not be an adjustable item at settlement and General Condition 23.2(b) of the General Conditions herewith is deleted.

9. Miscellaneous

9.1 Severance

Any part of this Contract that is:

- (a) unenforceable or illegal; or
- (b) which purports to waive any right of a person under the *Sale of Land Act*,

is severed from this Contract and does not affect the enforceability of the remaining provisions of this Contract. This Special Condition 9.1 has precedence over all other provisions of this Contract.

9.2 Entire agreement

To the extent permitted by law, this Contract constitutes the entire agreement between the parties in relation to the subject matter of this Contract and supersedes all previous negotiations and agreements in relation to the transaction.

9.3 No representations

The Purchaser acknowledges that:

- (a) in entering into this Contract, it:
 - (i) has made its own enquiries in relation to the Property;
 - (ii) does not rely on any letter, brochure, advertisement, documents or arrangement (whether oral or in writing) or other conduct as adding to or amending this Contract;
 - (iii) is satisfied as to all information relevant to the risks, contingencies and other circumstances affecting the purchase of the Property;
 - (iv) is satisfied as to the need for the existence or validity of any development or other approval for the Property; and
 - (v) enters into this Contract on the basis of its inspection and the enquiries it has carried out, and relying on its own judgment.

9.4 No merger

Unless otherwise expressly provided, no provision of this Contract merges on or by virtue of settlement including any indemnity which survives termination, settlement or expiration of this Contract.

9.5 Waiver

- (a) A right may only be waived in writing, signed by the party giving the waiver.
- (b) No other conduct of a party (including a failure to exercise, or delay in exercising, the right) operates as a waiver of the right or otherwise prevents the exercise of the right.
- (c) A waiver of a right on one or more occasion does not operate as a waiver of that right if it arises again.

9.6 Amendment

This Contract may only be varied in writing, signed by the parties.

9.7 Indemnity

- (a) The Purchaser is liable for and indemnifies at all times the Vendor against all costs, liability, loss or damage incurred or suffered directly or indirectly by the Vendor caused or contributed to by the Purchaser's:
 - (i) breach of any warranty under this Contract; and
 - (ii) failure to comply with this Contract including liability incurred under another contract of sale.

- (b) Each indemnity in this Contract is a continuing obligation, separate and independent from the other obligations of the Purchaser and survives termination, settlement or expiration of this Contract.
- (c) It is not necessary for the Vendor to incur expense or make payment before enforcing a right of indemnity conferred by this Contract.

9.8 Counterparts

This Contract may be executed in any number of counterparts and all counterparts taken together will constitute one document.

10. Digital Duties Form and SRO Settlement Statement

10.1 Vendor's obligations

The Vendor must:

- (a) complete, or procure the Vendor's Legal Practitioner to complete, those parts of the DDF which are to be completed by the Vendor in respect of the sale of the Property under this Contract (**Vendor DDF**);
- (b) send, or procure the Vendor's Legal Practitioner to send, to the Purchaser's Legal Practitioner (or if none then the Purchaser), the completed Vendor DDF at least 3 Business Days prior to the Due Date; and
- (c) if the Purchaser has complied with Special Condition 10.2(a), sign or approve the DDF prior to Settlement, unless there is manifest error in which case the Vendor must notify the Purchaser of the error and request the Purchaser to amend it.

10.2 Purchaser's obligations

The Purchaser must:

- (a) complete, or procure the Purchaser's Legal Practitioner to complete, those parts of the DDF which are to be completed by the Purchaser (**Purchaser DDF**) at least 2 Business Days prior to the Due Date;
- (b) sign or approve the DDF at least 2 Business Days prior to the Due Date, unless there is manifest error in which case the Purchaser must promptly notify the Vendor of the error and request the Vendor to amend it;
- (c) make any changes to the DDF requested by the Vendor or the Vendor's Legal Practitioner and sign or approve (or re-sign or re-approve) the amended DDF within 1 Business Day of being requested to do so; and
- (d) prior to Settlement:
 - (i) generate a SRO Settlement Statement in respect of the sale of the Property under this Contract; and

- (ii) deliver to the Vendor or the Vendor's Legal Practitioner, the SRO Settlement Statement in respect of the sale of the Property under this Contract.

10.3 No Objection

The Purchaser may not Object if the Vendor or the Vendor's Legal Practitioner request amendments to the DDF at any time prior to Settlement.

10.4 Settlement if not an electronic conveyance

- (a) This Special Condition 10.4 only applies if settlement is not conducted electronically in accordance with the *Electronic Conveyancing National Law*.
- (b) Subject to the Vendor complying with Special Condition 10.1:
 - (i) Settlement is not conditional upon:
 - (A) the Purchaser signing or approving a DDF; or
 - (B) production of an SRO Settlement Statement; and
 - (ii) the Purchaser may not Object if:
 - (A) the DDF is not completed prior to Settlement or at all; or
 - (B) an SRO Settlement Statement is not generated (or able to be generated) prior to Settlement.

10.5 Settlement if an electronic conveyance

- (a) This Special Condition 10.5 only applies if Special Condition 10.4 does not apply.
- (b) Special Condition 10.2 is a fundamental term of this Contract.
- (c) The Purchaser acknowledges and agrees that unless and until the Purchaser complies with Special Condition 10.2, Settlement will not be able to proceed and the Purchaser will be in breach of this Contract.

10.6 General Condition 10.1

The Purchaser acknowledges and agrees that the DDF (other than the Vendor DDF) and the SRO Settlement Statement in respect of the sale of the Property under this Contract are not title documents for the purposes of General Condition 17.1(b)(i).

RULES FOR THE CONDUCT OF PUBLIC AUCTIONS OF LAND

1. The auctioneer may make one or more bids on behalf of the vendor of the land at any time during the auction.
2. The auctioneer may refuse any bid.
3. The auctioneer may determine the amount by which the bidding is to be advanced.
4. The auctioneer may withdraw the property from sale at any time.
5. The auctioneer may refer a bid to the vendor at any time before the conclusion of the auction.
6. In the event of a dispute concerning a bid, the auctioneer may re-submit the property for sale at the last undisputed bid or start the bidding again.
7. The auctioneer must not accept any bid or offer for a property that is made after the property has been knocked down to the successful bidder, unless the vendor or successful bidder at the auction refuses to sign the contract of sale following the auction.
8. If a reserve price has been set for the property and the property is passed in below that reserve price, the vendor will first negotiate with the highest bidder for the purchase of the property.

Guarantee and Indemnity

Details

Date	
Parties	<p>The Vendor named in the Reference Schedule (Vendor)</p> <p>The Guarantor named in the Reference Schedule (Guarantor)</p>
Recitals	<p>A. At the request of the Guarantor, the Vendor has agreed to enter into the Contract.</p> <p>B. Each Guarantor guarantees the Purchaser's obligations under the Contract and indemnifies the Vendor on the terms stated in this Deed.</p>

Operative terms

1. Definitions and interpretation

1.1 Reference schedule

Capitalised words in this guarantee and indemnity that appear in the reference schedule have the meaning given to them in the reference schedule.

1.2 Defined terms

In this guarantee and indemnity:

- Business Day** means a day that is not a Saturday, Sunday or any other day which is a public holiday or a bank holiday in the place where an act is to be performed or a payment is to be made.
- Notice** means a notice or other communication connected with this guarantee and indemnity.

1.3 Interpretation

In this guarantee and indemnity:

- (a) reference to:
- (i) one gender includes the other genders;
 - (ii) the singular includes the plural and the plural includes the singular;
 - (iii) a person includes a body corporate; and
 - (iv) a party includes the party's executors, administrators, successors and permitted assigns;
- (b) "including" and similar expressions are not words of limitation;
- (c) where a word or expression is given a particular meaning, other parts of speech and grammatical forms of that word or expression have a corresponding meaning;
- (d) headings are for convenience of reference only and do not form part of this guarantee and indemnity or affect its interpretation;
- (e) this guarantee and indemnity or a provision of this guarantee and indemnity must not be construed to the disadvantage of a party merely because that party was responsible for the preparation of this guarantee and indemnity or the inclusion of the provision in this guarantee and indemnity; and
- (f) if an act must be done on a specified day which is not a Business Day, it must be done instead on the next Business Day.

2. Consideration

The Guarantor has requested the Vendor to enter into the Contract with the Purchaser and the Vendor does so in consideration of this guarantee and indemnity.

3. Contract

The Guarantor acknowledges that it has been given a copy of the Contract and has had full opportunity to consider its provisions before entering into this guarantee and indemnity.

4. Guarantee

4.1 Prompt performance

The Guarantor guarantees to the Vendor prompt performance of all of the obligations of the Purchaser contained or implied in the Contract.

4.2 Payment

If the obligation of the Purchaser is to pay money, the Vendor may if the Purchaser has not paid the money when due immediately recover the money from the Guarantor as a liquidated debt without first commencing proceedings or enforcing any other right against the Purchaser or any other person.

5. Indemnity

5.1 Loss or damage

The Guarantor is liable for and indemnifies the Vendor against any cost (including legal fees and disbursements on a full indemnity basis and any counsel or consultant's fees and expenses at the rate charged to the Vendor), liability, loss, fine, penalty, suit, claim or damage that the Vendor may suffer because of:

- (a) a failure by the Purchaser to pay any money to the Vendor under the Contract; or
- (b) the Vendor having no legal right to recover any money from the Purchaser under the Contract; or
- (c) any money payable by the Purchaser to the Vendor under the Contract not otherwise being payable.

5.2 Principal and separate obligation

The indemnity in clause 5:

- (a) is in addition to and separate from the guarantee in clause 4; and
- (b) is a principal obligation and is independent of the Purchaser's obligations to the Vendor.

5.3 Demand

The Guarantor must pay the Vendor the amount owing under the indemnity in clause 5 on demand by the Vendor.

6. Continuing security

This guarantee and indemnity is a continuing security, and is not discharged or prejudicially affected by any settlement of accounts, but remains in full force until a final release is given by the Vendor.

7. Matters not affecting Guarantor's liability

The Guarantor's liability under clauses 4 and 5 is not affected by:

- (a) the granting of time, forbearance or other concession by the Vendor to the Purchaser or any Guarantor;
- (b) any delay or failure by the Vendor to take action against the Purchaser or any Guarantor;
- (c) an absolute or partial release of the Purchaser or any Guarantor or a compromise with the Purchaser or any Guarantor;
- (d) a variation, novation, renewal or assignment of the Contract by the Vendor, whether or not this increases the liability of the Purchaser or the liability of the Guarantor under this guarantee and indemnity;
- (e) the termination of the Contract;
- (f) the fact that this guarantee and indemnity or the Contract is wholly or partially void, voidable or unenforceable;
- (g) the non-execution of this guarantee and indemnity by the Vendor or one or more of the persons named as Guarantor or the unenforceability of the guarantee or indemnity against one or more of the Guarantors;
- (h) the exercise or purported exercise by the Vendor of its rights under this guarantee and indemnity or the Contract;
- (i) a problem that means:
 - (i) the Vendor has no legal right to recover any money from the Purchaser;
 - (ii) the Purchaser does not owe any money that otherwise would be payable under Contract;
 - (iii) the Vendor knew of the problem, or should have known; or
 - (iv) the Purchaser could never have been required to pay the Vendor the money referred to in clause 5.1; or
- (j) the nomination by the Purchaser of a nominee or substitute purchaser under the Contract.

8. Payment later avoided

The Guarantor's liability is not discharged by a payment to the Vendor, which is later avoided by law. If that happens, the Vendor, the Purchaser and the Guarantor will be restored to their respective rights and obligations as if the payment had not been made.

9. Indemnity on disclaimer

If a liquidator or trustee in bankruptcy disclaims the Contract or this guarantee and indemnity, the Guarantor is liable for and indemnifies the Vendor against all resulting loss.

10. Guarantor not to prove in liquidation or bankruptcy

Until the Vendor has received all money payable to it by the Purchaser:

- (a) the Guarantor must not prove or claim in any liquidation, bankruptcy, composition, arrangement or assignment for the benefit of creditors of the Purchaser; and
- (b) the Guarantor must hold any claim it has and any dividend it receives on trust for the Vendor.

11. Guarantor not to claim benefits or enforce rights

Until the Guarantor's liability under this guarantee and indemnity is discharged the Guarantor may not, without the consent of the Vendor:

- (a) claim the benefit or seek the transfer (in whole or in part) of any other guarantee, indemnity or security held or taken by the Vendor;
- (b) make a claim or enforce a right against the Purchaser or any other guarantor or against the estate or any of the property of any of them (except for the benefit of the Vendor); or
- (c) raise a set-off or counterclaim available to it or the Purchaser against the Vendor in reduction of its liability under this guarantee and indemnity.

12. Costs and expenses

12.1 Reimbursement on demand

The Guarantor agrees to pay or reimburse the Vendor on demand for:

- (a) its costs, charges and expenses of making, enforcing and doing anything in connection with this guarantee and indemnity, including all costs actually payable by the Vendor to its legal representatives (whether under a costs agreement or otherwise); and
- (b) all taxes (except income tax) which are payable in connection with this guarantee and indemnity or any payment, receipt or other transaction contemplated by it.

12.2 Application of money

Money paid to the Vendor by the Guarantor must be applied first against payment of costs, charges and expenses under this clause 12 and then against other obligations under this guarantee and indemnity.

13. Continuation on assignment

If the Vendor assigns its rights under this guarantee and indemnity, the benefit of the guarantee and indemnity extends to the assignee and continues concurrently for the benefit of the Vendor regardless of the assignment unless the Vendor releases the Guarantor in writing.

14. General

14.1 Joint and several

- (a) If a party consists of more than one person this guarantee and indemnity binds each of them separately and any two or more of them jointly.
- (b) An obligation, representation or warranty in favour of more than one person is for the benefit of them separately and jointly.
- (c) A party (other than the Vendor) which is a trustee is bound both personally and in its capacity as a trustee.

14.2 Notices

- (a) A Notice has no legal effect unless it is in writing.
- (b) In addition to any other method of service provided by law, a Notice may be:
 - (i) sent by prepaid post to; or
 - (ii) delivered at,
the address of the addressee set out in this guarantee and indemnity or as subsequently notified in writing.
- (c) If a Notice is sent or delivered in a manner provided by clause 14.2(b), it must be treated as given to and received by the party to which it is addressed:
 - (i) if sent by post, on the 2nd Business Day (at the address to which it is posted) after posting; or
 - (ii) if otherwise delivered before 4.00 pm on a Business Day at the place of delivery, upon delivery, and otherwise on the next Business Day at the place of delivery.
- (d) Any Notice by a party may be given and may be signed by its solicitor.

14.3 Governing law and jurisdiction

- (a) The law of Victoria governs this guarantee and indemnity.
- (b) The parties submit to the non-exclusive jurisdiction of the courts of Victoria and of the Commonwealth of Australia.

14.4 Severability

If anything in this guarantee and indemnity is unenforceable, illegal or void then it is severed and the rest of this guarantee and indemnity remains in full force.

14.5 Entire agreement

This guarantee and indemnity and the documents referred to in it are the entire agreement between the parties and supersede and discharge all previous negotiations and agreements.

14.6 Waiver and variation

A provision of or a right created under this guarantee and indemnity cannot be:

- (a) waived except in writing signed by the party granting the waiver; or
- (b) varied except in writing signed by or on behalf of the parties.

INFORMATION ONLY

Reference Schedule

Vendor means	Name	Billy Jacob McKeown and Grace Olivia D'Aspromonte
Guarantor means	Name	

Executed as a deed

Signed Sealed and Delivered by the said

in the presence of:

Signature

Signature of witness

Name (print)

Signed Sealed and Delivered by the said

in the presence of:

Signature

Signature of witness

Name (print)

This document is prepared from a precedent intended solely for use by legal practitioners with the knowledge, skill and qualifications required to use the precedent to create a document suitable to meet the vendor's legal obligation to give certain statements and documents to a purchaser before the purchaser signs a contract to purchase the land. This document is current as at 1 July 2024.

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Section 32 Statement

Instructions for completing this document

Words in *italics* are generally for instruction or information only.

Where marked "+" below, the authority of a person signing under a power of attorney, as a director of a corporation or as an agent authorized in writing must be added in the vendor or purchaser's name or signature box. A corporation's ACN or ABN should also be included.

"Nil" may be written in any of the rectangular boxes if appropriate.

Additional information may be added to section 13 where there is insufficient space.

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

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

Land

Unit 3, 36 Mombassa Drive, Wollert 3750

+ Vendor's name

Billy Jacob McKeown and Grace Olivia D'Aspromonte (Signed by Frank Xenos as Solicitor for the Vendor)

Date
12/02/2026

+ Vendor's signature



+ Vendor's name

Date
/ /

+ Vendor's signature

+ Purchaser's name

Date
/ /

+ Purchaser's signature

+ Purchaser's name

Date
/ /

+ Purchaser's signature

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1. FINANCIAL MATTERS

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

(a) Their total does not exceed:

\$

OR

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

OR

(c) Their amounts are:

Authority	Amount	Interest (if any)
(1)	(1) \$	(1) \$
(2)	(2) \$	(2) \$
(3)	(3) \$	(3) \$
(4)	(4) \$	(4) \$

(d) There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge², which are not included in items 1.1(a), (b) or (c) above; other than any amounts described in this rectangular box.

\$

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

\$ _____ To _____

Other particulars (including dates and times of payments):

1.3 ~~Terms Contract~~

~~This section 1.3 only applies if this section 32 statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.~~

~~Attached is a Law Institute of Victoria published "Additional Section 32 Statement".~~

1.4 ~~Sale Subject to Mortgage~~

~~This section 1.4 only applies if this section 32 statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.~~

~~Attached is a Law Institute of Victoria published "Additional Section 32 Statement".~~

² Other than any GST payable in accordance with the contract.

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 121
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> Not applicable

2. INSURANCE

2.1 Damage and Destruction

~~This section 2.1 only applies if this section 32 statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.~~

(a) ~~Attached is a copy or extract of any policy of insurance in respect of any damage to or destruction of the land.~~

~~OR~~

(b) ~~Particulars of any such policy of insurance in respect of any damage to or destruction of the land are as follows:~~

Name of insurance company: _____	
Type of policy: _____	Policy no: _____
Expiry date: _____	Amount insured: _____

2.2 Owner Builder

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

(a) ~~Attached is a copy or extract of any policy of insurance required under the *Building Act 1993*.~~

~~OR~~

(b) ~~Particulars of any required insurance under the *Building Act 1993* are as follows:~~

Name of insurance company: _____	
Policy no: _____	Expiry date: _____

~~Note: There may be additional legislative obligations in respect of the sale of land on which there is a building or on which building work has been carried out.~~

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title document/s.

OR

Is as follows:

N/A

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

N/A

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

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

3.4 Planning Scheme

Attached is a certificate with the required specified information.

—OR

The required specified information is as follows:

(a) ~~Name of planning scheme~~ _____

(b) ~~Name of responsible authority~~ _____

(c) ~~Zoning of the land~~ _____

(d) ~~Name of planning overlay~~ _____

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Are contained in the attached certificates and/or statements.

OR

Are as follows:

N/A

4.2 Agricultural Chemicals

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

N/A

4.3 Compulsory Acquisition

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

N/A

5. BUILDING PERMITS

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

Are contained in the attached certificate.

OR

Are as follows:

N/A

6. OWNERS CORPORATION

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

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

OR

6.2 Attached is the information prescribed for the purposes of section 151(4)(a) of the *Owner Corporations Act 2006* and the copy documents specified in section 151(4)(b)(i) and (iii) of that Act.

OR

6.3 The owners corporation is an inactive owner's corporation.³

7. ~~GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")~~

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

~~7.1 Work in Kind Agreement~~

~~This section 7.1 only applies if the land is subject to a work in kind agreement.~~

~~(a) The land is NOT to be transferred under the agreement unless the square box is marked with an "X"~~

~~(b) The land is NOT land on which works are to be carried out under the agreement (other than Crown land) unless the square box is marked with an "X"~~

~~(c) The land is NOT land in respect of which a GAIC is imposed unless the square box is marked with an "X"~~

~~7.2 GAIC Recording~~

³ An inactive owners corporation includes one that in the previous 15 months has not held an annual general meeting, not fixed any fees and not held any insurance.

This section 7.2 only applies if there is a GAIC recording.

Any of the following certificates or notices must be attached if there is a GAIC recording.
The accompanying boxes marked with an "X" indicate that such a certificate or notice that is attached:

- (a) — Any certificate of release from liability to pay a GAIC
- (b) — Any certificate of deferral of the liability to pay the whole or part of a GAIC
- (c) — Any certificate of exemption from liability to pay a GAIC
- (d) — Any certificate of staged payment approval
- (e) — Any certificate of no GAIC liability
- (f) — Any notice providing evidence of the grant of a reduction of the whole or part of the liability for a GAIC or an exemption from that liability
- (g) — A GAIC certificate issued under Part 9B of the *Planning and Environment Act 1987* must be attached if there is no certificate or notice issued under any of sub-sections 7.2 (a) to (f) above

8. SERVICES

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

- Electricity supply Gas supply Water supply Sewerage Telephone services

9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

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

OR

(b) General Law Title

The last conveyance in the chain of title or other document which gives evidence of the vendor's title to the land.

9.2 Evidence of the vendor's right or power to sell (where the vendor is not the registered proprietor or the owner in fee simple).

10. SUBDIVISION

10.1 ~~Unregistered Subdivision~~

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

- ~~(a) Attached is a copy of the plan of subdivision certified by the relevant municipal council if the plan is not yet registered.~~

~~OR~~

- ~~(b) Attached is a copy of the latest version of the plan if the plan of subdivision has not yet been certified.~~

10.2 ~~Staged Subdivision~~

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

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

- ~~(b) The requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with are as follows:~~

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

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

10.3 Further Plan of Subdivision

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

(a) Attached is a copy of the plan which has been certified by the relevant municipal council (if the later plan has not been registered).

OR

(b) Attached is a copy of the latest version of the plan (if the later plan has not yet been certified).

11. DISCLOSURE OF ENERGY INFORMATION

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

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

(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and

(b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date);

Are contained in the attached building energy efficiency certificate.

OR

Are as follows:

12. DUE DILIGENCE CHECKLIST

~~(The *Sale of Land Act 1962* provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this section 32 statement but the checklist may be attached as a matter of convenience.)~~

13. ATTACHMENTS

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

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

~~(Attached is a Law Institute of Victoria published "Additional Section 32 Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)~~

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

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.

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

Page 1 of 2

VOLUME 11568 FOLIO 133

Security no : 124131684459W
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LAND DESCRIPTION

Lot 3 on Plan of Subdivision 729449M.
PARENT TITLE Volume 11461 Folio 180
Created by instrument PS729449M 06/05/2015

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
BILLY JACOB MCKEOWN
GRACE OLIVIA D'ASPRONTE both of UNIT 3 36 MOMBASSA DRIVE WOLLERT VIC 3750
AR536524F 10/10/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT968822T 21/01/2021
CREDIT UNION AUSTRALIA LTD

COVENANT PS710875Y 29/11/2013

COVENANT AL134535T 05/06/2014

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
AJ573847P 29/03/2012

DIAGRAM LOCATION

SEE PS729449M 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: UNIT 3 36 MOMBASSA DRIVE WOLLERT VIC 3750

ADMINISTRATIVE NOTICES

NIL

eCT Control 17759N GREAT SOUTHERN BANK
Effective from 21/01/2021

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

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS729449M

DOCUMENT END

INFORMATION ONLY

Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	PS729449M
Number of Pages (excluding this cover sheet)	3
Document Assembled	28/01/2026 17:25

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PLAN OF SUBDIVISION

STAGE NO.

Plan Number

PS 729449 M

MOMBASSA DRIVE

A10.39
C10.31
73°31'
R24

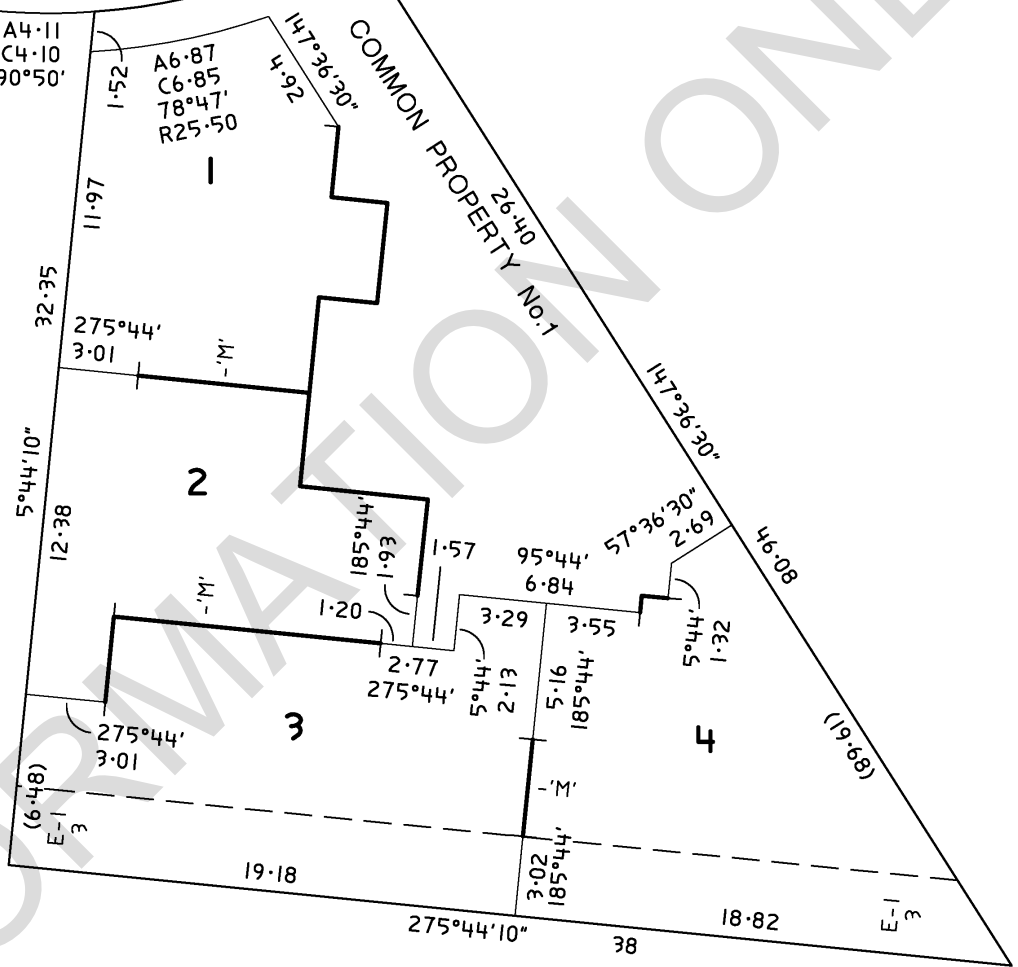
A4.11
C4.10
90°50'

A6.87
C6.85
78°47'
R25.50

COMMON PROPERTY No.1
26.40
147°36'30"

95°44'10"

5°44'10"



INFORMATION ONLY



John Chivers & Associates P/L
Level 1, 260 Main Street
Lilydale Vic. Australia 3140
Phone: (03) 9735 4888
Fax: (03) 9735 1473
Email: jca@jcalc.com.au
www.jcalc.com.au

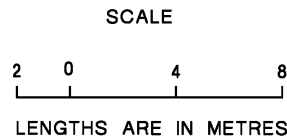


Quality Management System
ISO 9001
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Surveying - Engineering - Town Planning

Sheet 2

ORIGINAL SCALE SHEET SIZE
1:200 A3

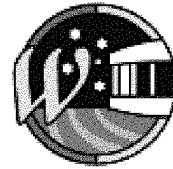


LICENSED SURVEYOR : ANTHONY PETER RALPH

Signature -DIGITALLY SIGNED- Date / /

REF. 18381 VERSION 03 15/01/15 G.R.

.....
Date / /
Council Delegate Signature
Original sheet size A3



**City of
Whittlesea**

**Plan of Subdivision PS729449M
Certification of plan by Council (Form 2)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S053164C
Plan Number: PS729449M
Responsible Authority Name: Whittlesea City Council
Responsible Authority Permit Ref. No.: 608635
Responsible Authority Certification Ref. No.: 608635
Surveyor's Plan Version: 03

Certification

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

Public Open Space

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

Has not been made at Certification

Digitally signed by Council Delegate: Renee Kueffer
Organisation: Whittlesea City Council
Date: 29/01/2015

INFORMATION ONLY



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Produced: 28/01/2026 05:25:16 PM

OWNERS CORPORATION 1
PLAN NO. PS729449M

The land in PS729449M is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 1, Lots 1 - 4.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

SUITE 9A 177 TOORAK ROAD SOUTH YARRA VIC 3141

OC025954W 06/05/2015

Owners Corporation Manager:

NIL

Rules:

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

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

OC025954W 06/05/2015

Notations:

NIL

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 1	100	100
Lot 2	100	100
Lot 3	100	100
Lot 4	100	100
Total	400.00	400.00



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 28/01/2026 05:25:16 PM

**OWNERS CORPORATION 1
PLAN NO. PS729449M**

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

Statement End.

INFORMATION ONLY

Subdivision or Consolidation

Section 22 Subdivision Act 1988

PS710875Y



Lodged by:

Name: Macpherson & Kelley
Phone: 9794 2600
Address: 40-42 Scott Street, Dandenong
Ref: AQS:221505
Customer Code: 1161S

The applicant applies for registration of the plan described.

Land: (volume and folio)

Volume 9377 Folio 118 and Volume 9533 Folio 792

Applicant: (full name and address including postcode)

CRAIGIELAND PTY LTD ACN 122 185 326 of Level 1, 20 Council Street, Hawthorn East 3123

Plan No:	SPEAR No.: (if applicable)	Stage No.: (if applicable)
710875Y	S023297B	

Council in which land is located:

~~Hume City Council~~ Whittlesea City Council.

Date: 106 / 11 / 2013

Signature of applicant

or

Signature of Australian Legal Practitioner within the meaning of the *Legal Profession Act 2004* for the applicant

or

Signature of Licensed Conveyancer under the *Conveyancers Act 2006* for the applicant

~~BEFORE ME~~
Chantal Belinda Graham
An Australian Legal Practitioner
(within the meaning of the *Legal Profession Act 2004*)
40-42 Scott St, Dandenong Vic 3175

V-3197163:1

Order to Register

SA22

Please register and issue Certificate of Title to

Page 1 of 1

Signed


Customer Code:

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

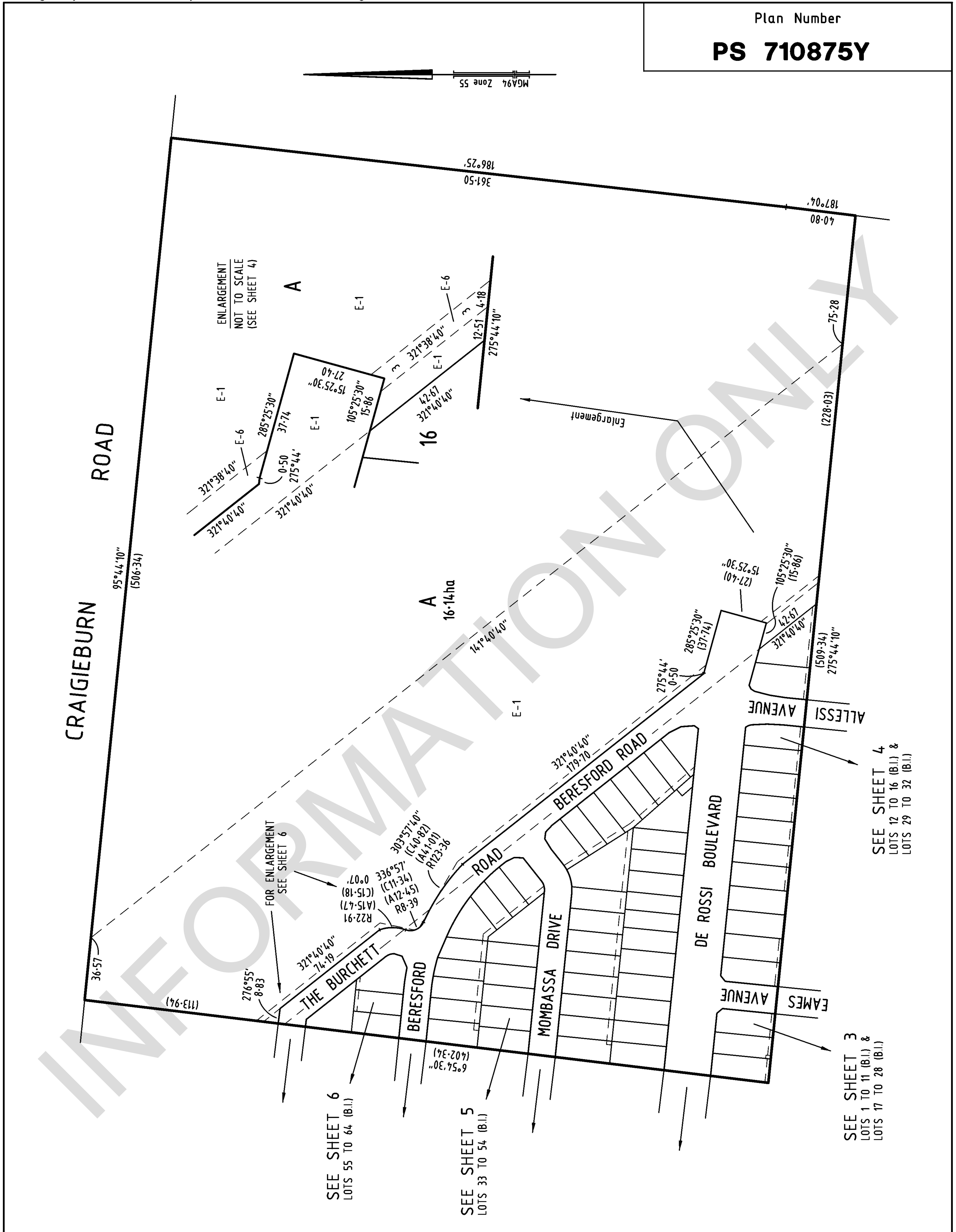
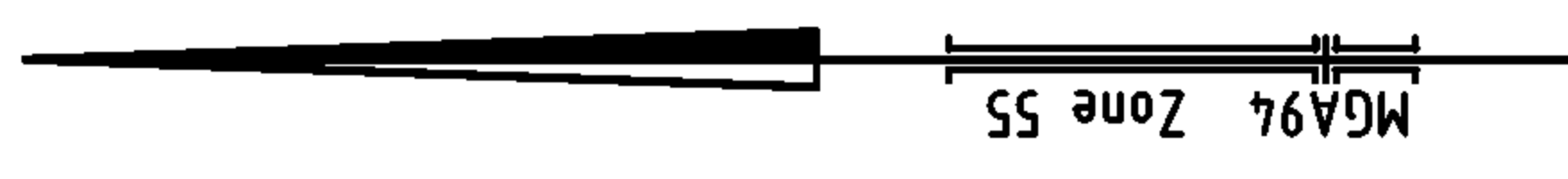


Signed by Council: Whittlesea City Council, Council Ref: 607995, Original Certification: 20/12/2012, Recertification: 22/08/2013, S.O.C.: 15/11/2013

PLAN OF SUBDIVISION		LV USE ONLY EDITION 2	PS 710875Y	
Location of Land Parish: WOLLERT Township: Section: - Crown Portion: 2 & 3 SECTION 12 (PART) Title References: c\† Vol 9377 - Fol 118 Vol 9533 - Fol 792 Last Plan Reference: LP 124595 (LOTS 1 & 2) Postal Address: 85-95 CRAIGIEBURN ROAD (At time of subdivision) WOLLERT VIC 3750 MGA Co-ordinates: E 325 100 Zone: 55 (GDA 94) (Of approx. centre of plan) N 5835 700		COUNCIL NAME: WHITTLESEA CITY COUNCIL		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	THE EASEMENT FOR DRAINAGE AND SEWERAGE PURPOSES CREATED ON LP124595 WILL MERGE ON REGISTRATION OF THIS PLAN. THE OTHER PURPOSE OF THIS PLAN IS TO CREATE THE RESTRICTION DESCRIBED HEREUNDER. CREATION OF RESTRICTION (Regulation 15 Subdivision (procedures) Regulations 2000) UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTIONS IS TO BE CREATED. LAND TO BENEFIT: LOTS 1 TO 64 (BOTH INCLUSIVE) ON THIS PLAN -PS710875Y. LAND TO BE BURDENED: LOTS 1 TO 64 (BOTH INCLUSIVE) ON THIS PLAN -PS710875Y. DESCRIPTION OF RESTRICTION EXCEPT WITH THE WRITTEN CONSENT OF COUNCIL THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF THE BURDENED LOTS ON THIS PLAN SHALL NOT BUILD ERECT OR CONSTRUCT OR CAUSE TO BE BUILT ERECTED OR CONSTRUCTED ANY BUILDING OTHER THAN IN ACCORDANCE WITH THE FOLLOWING "BUILDING ENVELOPE SPECIFICATION." "BUILDING ENVELOPE SPECIFICATION" (a) ANY GARAGE ON THE LOT MUST NOT BE CONSTRUCTED WITHIN A 5m SETBACK FROM THE FRONT BOUNDARY, AND MUST BE STEPPED BACK FROM THE DWELLING FACADE BY AT LEAST 800mm; and (b) DWELLINGS ON CORNER LOTS MUST PROVIDE A SECOND STOREY SETBACK OF AT LEAST 900mm WHERE A FIRST FLOOR IS PROPOSED.		
ROADS R-1 RESERVE No 1	CITY OF WHITTLESEA SPI ELECTRICITY PTY LTD			
NOTATIONS				
DEPTH LIMITATION - DOES NOT APPLY				
Survey: This plan is based on survey To be completed where applicable. This survey has been connected to permanent marks no(s). WOLLERT PM 84 in Proclaimed Survey Area no. - Staging: This is not a staged subdivision. Planning Permit No 713236				
EASEMENT INFORMATION				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of
E-1,E-6	TRANSMISSION OF ELECTRICITY	See diag	C/E D928137	STATE ELECTRICITY COMMISSION OF VICTORIA
E-2,E-4	DRAINAGE	See diag	THIS PLAN	CITY OF WHITTLESEA
E-3,E-4,E-5,E-6	SEWERAGE	See diag	THIS PLAN	YARRA VALLEY WATER
WOODCREST ESTATE STAGE 1 - 4.337ha 64 LOTS		DIGITALLY SIGNED BY LICENSED SURVEYOR:		Sheet 1 of 6 Sheets
 BORTOLI WELLINGTON PTY.LTD. ABN 46 069 841 498 CONSULTING LAND SURVEYORS Unit 14/104 FERNTREE GULLY ROAD OAKLEIGH EAST VIC 3166 PO BOX 776 MOUNT WAVERLEY VIC 3149 Phone (03) 9543 5855 FAX (03) 9543 2755		ROBERT G BORTOLI		ORIGINAL SHEET SIZE A3
		REF 2002-A		VERSION 3C
2013-07-16 2002a-1		2013-07-16		

Plan Number

PS 710875Y



SEE SHEET 4
LOTS 12 TO 16 (B.I.) &
LOTS 29 TO 32 (B.I.)

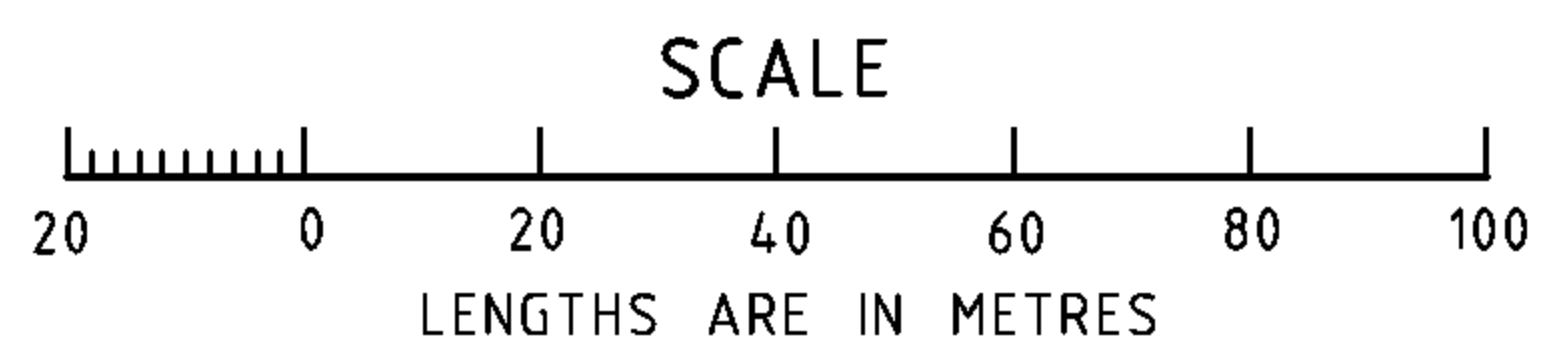
SEE SHEET 3
LOTS 1 TO 11 (B.I.) &
LOTS 17 TO 28 (B.I.)

SEE SHEET 6
LOTS 55 TO 64 (B.I.)

SEE SHEET 5
LOTS 33 TO 54 (B.I.)



BORTOLI WELLINGTON PTY.LTD.
ABN 46 069 841 498
CONSULTING LAND SURVEYORS
Unit 14/104 FERNTREE GULLY ROAD OAKLEIGH EAST VIC 3166
PO BOX 776 MOUNT WAVERLEY VIC 3149
Phone (03) 9543 5855 FAX (03) 9543 2755



ORIGINAL
SCALE 1:2000
SHEET SIZE A3

Sheet 2

DIGITALLY SIGNED BY LICENSED SURVEYOR:
Robert G Bortoli

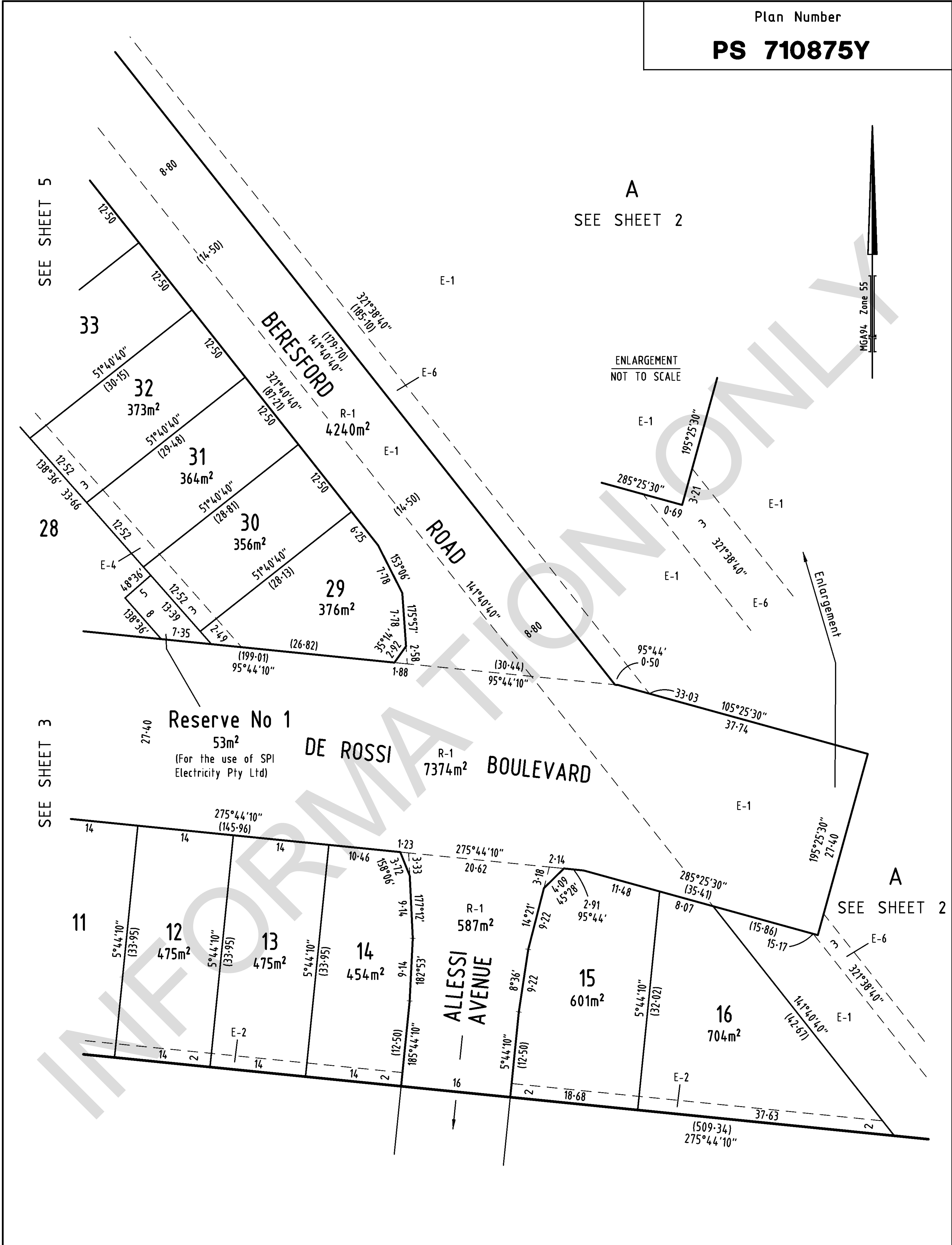
REF 2002-A

VERSION 3C

2013-06-28 2002A-2

7/16/13

Plan Number
PS 710875Y



ENLARGEMENT
NOT TO SCALE

Enlargement

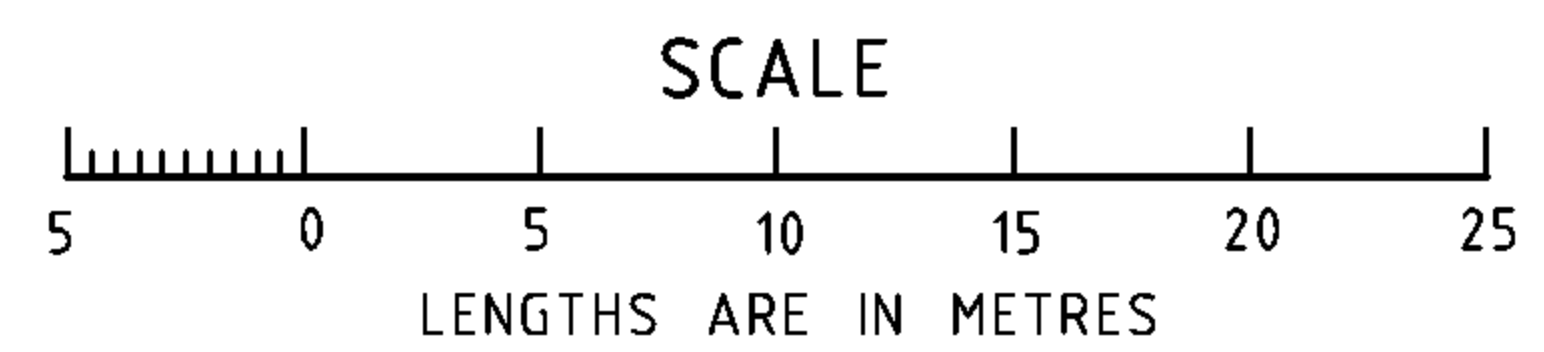
MGA94 Zone 55

SEE SHEET 5

SEE SHEET 3

SEE SHEET 2

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 ABN 46 069 841 498
CONSULTING LAND SURVEYORS
 Unit 14/104 FERNTREE GULLY ROAD OAKLEIGH EAST VIC 3166
 PO BOX 776 MOUNT WAVERLEY VIC 3149
 Phone (03) 9543 5855 FAX (03) 9543 2755



ORIGINAL	
SCALE	SHEET SIZE
1:500	A3

Sheet 4

DIGITALLY SIGNED BY LICENSED SURVEYOR:
Robert G Bortoli

2013-06-18 2002A-4

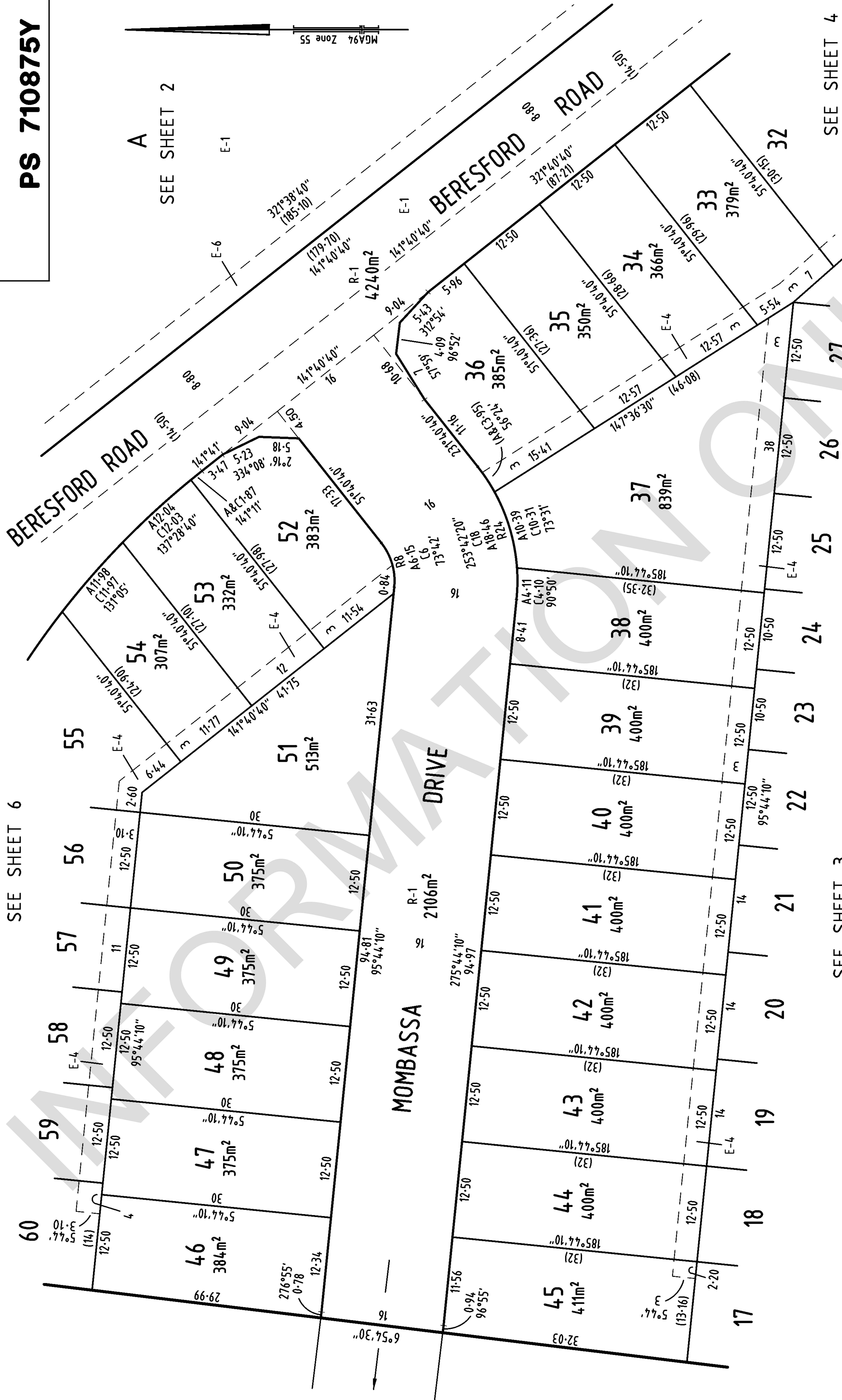
7/16/13

REF 2002-A

VERSION 3C

Plan Number

PS 710875Y



SEE SHEET 6

SEE SHEET 2

SEE SHEET 4

Sheet 5

DIGITALLY SIGNED BY LICENSED SURVEYOR:

Robert G Bartoli

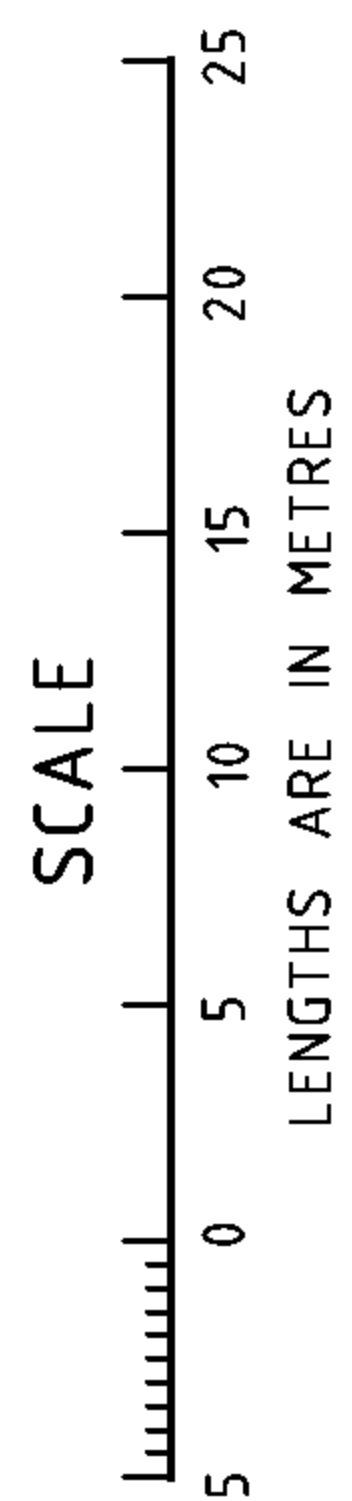
VERSION 3C

REF 2002-A

ORIGINAL

SHEET SIZE A3

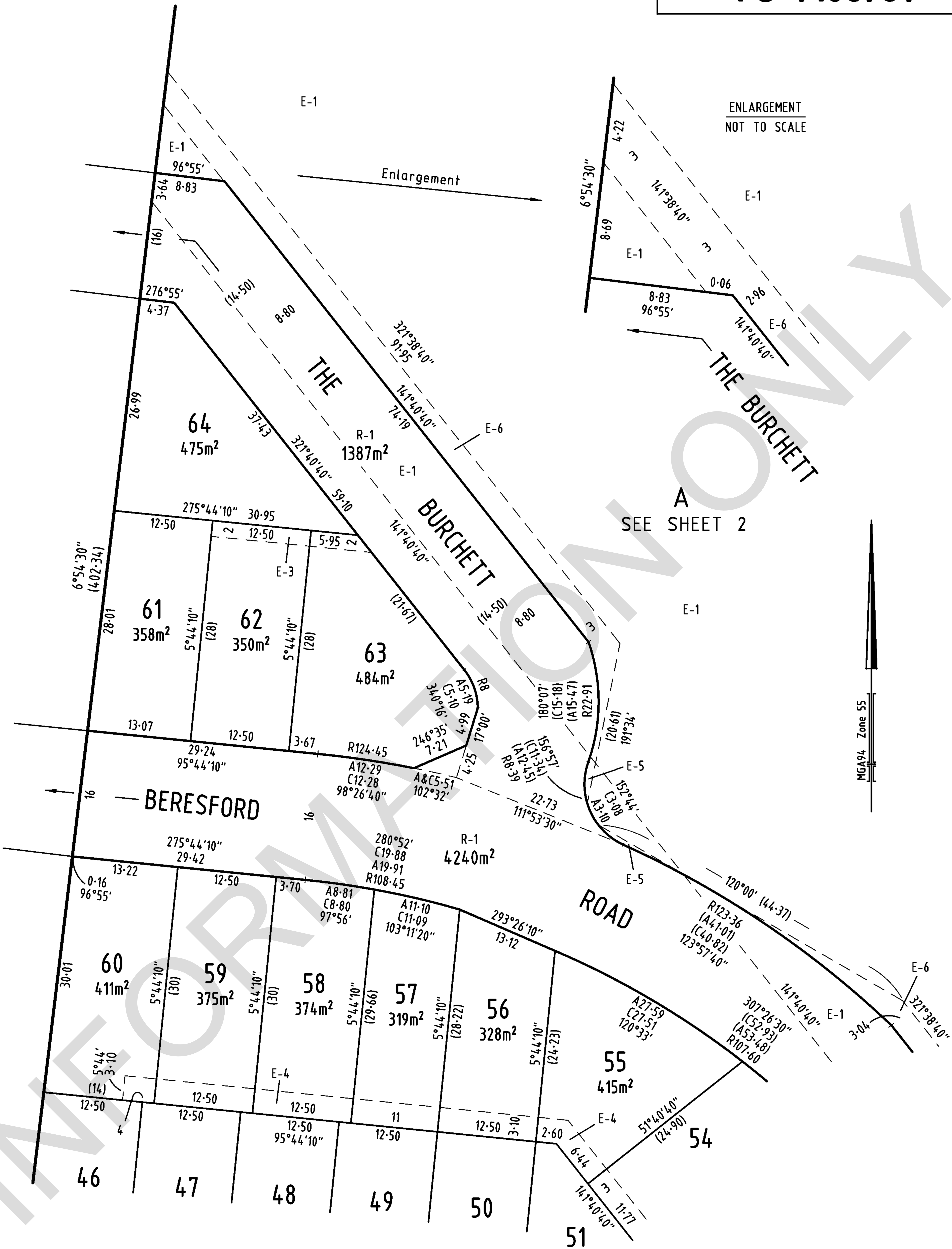
SCALE 1:500



BORTOLI WELLINGTON PTY.LTD.
 ABN 46 069 841 498
CONSULTING LAND SURVEYORS
 Unit 14/104, FERNTREE GULLY ROAD OAKLEIGH EAST VIC 3186
 PO BOX 776 MOUNT WAVERLEY VIC 3149
 Phone (03) 9543 5855 FAX (03) 9543 2755

2013-07-16 2002A-5 7/16/13

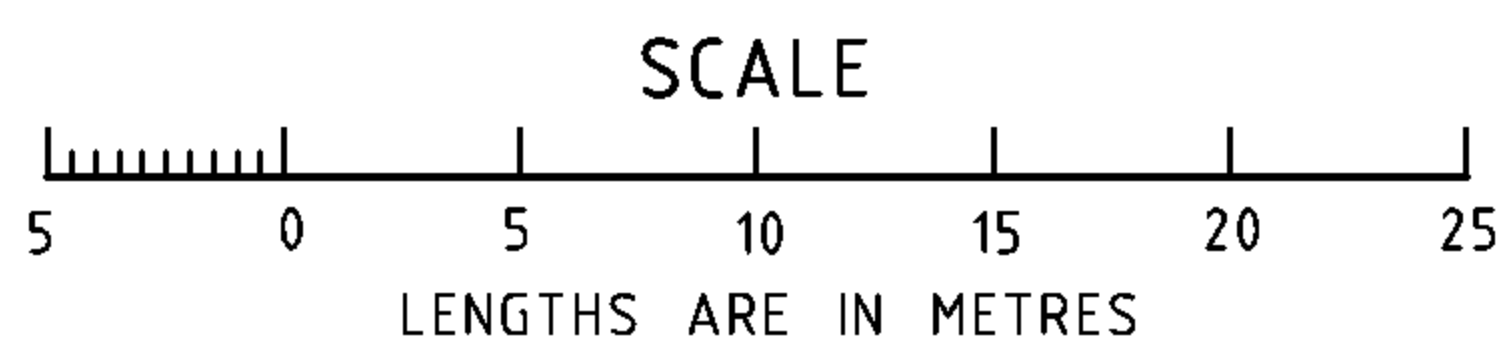
Plan Number
PS 710875Y



SEE SHEET 2

SEE SHEET 5

BORTOLI WELLINGTON PTY.LTD.
 ABN 46 069 841 498
CONSULTING LAND SURVEYORS
 Unit 14/104 FERNTREE GULLY ROAD OAKLEIGH EAST VIC 3166
 PO BOX 776 MOUNT WAVERLEY VIC 3149
 Phone (03) 9543 5855 FAX (03) 9543 2755



ORIGINAL	
SCALE	SHEET SIZE
1:500	A3

Sheet 6

DIGITALLY SIGNED BY LICENSED SURVEYOR:
 Robert G Bortoli

REF 2002-A

VERSION 3C



**City of
Whittlesea**

**Plan of Subdivision PS710875Y
Certifying a New Version of an Existing Plan
(Form 11)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S023297B
Plan Number: PS710875Y
Responsible Authority Name: Whittlesea City Council
Responsible Authority Reference Number 1: 607995
Surveyor's Plan Version: 3c

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 20/12/2012

Public Open Space

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

Has been made and the requirement has been satisfied at Certification

Digitally signed by Council Delegate: Courtney Turner
Organisation: Whittlesea City Council
Date: 22/08/2013

INFORMATION ONLY

Signed by: Courtney Sheridan Turner (Whittlesea City Council) 22/08/2013

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AL134535T

Transfer of Land

Section 45 Transfer of Land Act 1958

Privacy Collection Statement
The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by

Name:
Phone:
Address:
Reference: MSA 13027E
Customer Code: SASS

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio)

Volume 11461 Folio 180

Estate and Interest: (e.g. "all my estate in fee simple")

All its estate in fee simple

Consideration:

\$200,000.00

Transferor: (full name)

CRAIGIELAND PTY LTD ACN 122 185 326

Transferee: (full name and address including postcode)

STEVEN SASS of Suite 9A,/177 Toorak Road, South Yarra, Vic 3141

Directing Party: (full name)

Creation and/or Reservation of Easement and/or Restrictive Covenant :

And the said Transferee for himself, his heirs, executors, administrators and transferees the registered proprietor or proprietors for the time being of the land hereby transferred and of every part or parts thereof do hereby and as a separate covenant with Craigieland Pty Ltd ACN 122 185 326, its successors, assigns and transferees and other registered proprietor or proprietors for the time being of all land comprised in the Plan of Subdivision and every part or parts thereof (other than the land hereby transferred) shall not erect or cause to be erected or constructed on the land hereby sold dwelling house other than constructed of brick, brick or masonry veneer, or other approved texture coated material of which such building materials must be new

18261111A

Order to Register

Duty Use Only

T2

Please register and issue Certificate of Title to

Page 1 of 2

Signed

Customer Code:

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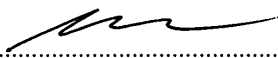
Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010


AL134535T

Dated:

Execution and attestation:


Executed by CRAIGIELAND PTY LTD ACN 122)
185 326 in accordance with Section 127 of the)
Corporations Act 2001 by being signed by the)
persons who are authorised to sign for the company:)
)


.....
DIRECTOR: Michael Joseph Corcoran
31 Casey Drive, Berwick 3806


.....
DIRECTOR: Mark Anthony Redford
24 Albion Street, Surrey Hills 3127

Signed by STEVEN SASS in the presence of:)

Witness: 

) 
.....
STEVEN SASS

18261111A

Order to Register

Duty Use Only

T2

Please register and issue Certificate of Title to

Page 2 of 2

Signed

Customer Code:

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Form 18

Section 181

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

Planning and Environment Act 1987

PRIVACY COLLECTION STATEMENT

The information under this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes in the Victorian Land Registry

Lodged at the Land Titles Office by:

Name: Maddocks

Phone: 9288 0555

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

Ref: TGM:5873349 – 95 Craigieburn

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 09533 Folio 792

Authority: City of Whittlesea, Municipal Offices, 25 Ferres Boulevard, South Morang, Victoria 3752

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:

Name of officer:

ROGER SUSIC
MANAGER GROWTH AREA
DEVELOPMENT ASSESSMENT

Office held:

Date:

14/3/2012

AJ573847P
M 29/03/2012 \$107.50 173
Law 140
Melbourne Victoria 3000 Australia
Telephone 61 3 9288 0555
Facsimile 61 3 9288 0666
info@maddocks.com.au
www.maddocks.com.au
DX 259 Melbourne

Date **20 / 3 / 2012**

Agreement under Section 173 of the Planning and Environment Act 1987

Subject Land: Epping North East Local Structure Plan Area
95 Craigieburn Road, Wollert

Purpose: Fixing of land values

Whittlesea City Council

and

Craigieland Pty Ltd ACN 122185326

INFORMATION ONLY

III **AJ573847P**
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Contents

1.	Definitions	2
2.	Interpretation	3
3.	Specific obligations of the owner	3
4.	Further obligations of the owner	4
	4.1 Notice and Registration	4
	4.2 Further actions	4
5.	Further obligations of council	5
6.	Agreement under section 173 of the act	5
7.	Owner's warranties	5
8.	Successors in title	5
9.	General matters	5
	9.1 Notices	5
	9.2 Service of Notice	6
	9.3 No Waiver	6
	9.4 Severability	6
	9.5 No Fettering of Council's Powers	6
10.	GST	6
11.	Commencement of agreement	7
12.	Ending of agreement	7

INFORMATION ONLY

Agreement under Section 173 of the Planning and Environment Act 1987

DATE 20 / 3 / 2012

Dated 20 / 3 / 2012

Parties

Name	WHITTLESEA CITY COUNCIL
Address	of Municipal Offices
Short name	Council
Name	CRAIGIELAND PTY LTD ACN 122185326
Address	Level 1, 20 Council Street, Hawthorn, Vic 3123
Short name	Owner

Background

- A. Council is the Responsible Authority pursuant to the Act for the Planning Scheme.
- B. Council was the Planning Authority for the purposes of Amendment C81 to the Planning Scheme. Amendment C81 rezoned the Subject Land for urban purposes and introduces a Development Contributions Plan into the Planning Scheme and also incorporated the Epping North East Local Structure Plan into the Planning Scheme.
- C. The Owner is or is entitled to be the registered proprietor of the Subject Land.
- D. Under the Epping North East Local Structure Plan, part of the Subject Land is required for the purpose of the provision of infrastructure to service the area to which the Epping North east Local Structure Plan applies. The Epping North East Development Contributions Plan assumes a certain value for land required for the Infrastructure Projects set out in the Epping North East Development Contributions Plan.
- E. Council and the Owner have agreed to fix the value of land for the purpose of:
 - E.1 ascertaining the amount of compensation to be paid to the Owner when that part of the Subject Land which is required for an Infrastructure Project is transferred to Council or any other relevant authority; and
 - E.2 calculating the amount of any public open space contribution payable by the Owner to Council under the Planning Scheme.

- F. As at the date of this Agreement, the Subject Land is encumbered by Mortgage No. AH787107G in favour of the Mortgagee. The Mortgagee has consented to the Owner entering into this Agreement with respect to the Subject Land.
- G. The parties enter into this Agreement to achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

THE PARTIES AGREE

1. Definitions

In this Agreement 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.

CPI means the annual Consumer Price Index (All Groups) Melbourne as published by the Australian Bureau of Statistics.

Developable Land has the same meaning as in the Epping North East Development Contributions Plan.

Epping North East Development Contributions Plan means the Epping North East Development Contributions Plan which is incorporated into the Planning Scheme.

Infrastructure Land means any land required for an Infrastructure Project.

Infrastructure Project means an infrastructure project as identified in the Epping North East Development Contributions Plan.

Land Value means the amount specified in clause 3.2 of this Agreement as adjusted by the index specified in clause 3.3 of this Agreement.

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

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

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

Plan of Subdivision means a plan of subdivision of the Developable Land which is not a procedural plan but a plan that upon registration creates an additional lot which can be disposed of separately or can be re-subdivided.

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

Statement of Compliance means a Statement of Compliance under the *Subdivision Act 1988*.



Subject Land means being the land comprised in Certificates of Title Volume 09533 Folio 792 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.

2. Interpretation

In this Agreement unless the context admits otherwise:

- 2.1 The singular includes the plural and vice versa.
- 2.2 A reference to a gender includes a reference to each other gender.
- 2.3 A reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors in law.
- 2.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally.
- 2.5 A term used in this Agreement has its ordinary meaning unless that term is defined in this Agreement. If a term is not defined in this Agreement and it is defined in the Act it has the meaning as defined in the Act.
- 2.6 A reference to 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 Owner under this Agreement, will take effect as separate and several covenants which are annexed to and run at law and equity with the Subject Land provided that if the Subject Land is subdivided, this Agreement must be read and applied so that each subsequent owner of a lot is only responsible for those covenants and obligations which relate to that owner's lot.

3. Specific obligations of the owner

Council and the Owner acknowledge and agree that:

Compensation payable by Council to the Owner

- 3.1 subject to this Agreement and notwithstanding:
 - 3.1.1 any other method specified in any other legislation or regulation for determining the amount of compensation which is to be paid for land acquired by an acquiring authority; and
 - 3.1.2 any other provision in any other legislation or regulation concerning the amount of compensation payable to a person for any loss associated with the requiring or identification of land for a public purpose -

for the purpose of determining the amount of compensation payable to the Owner in respect of the Infrastructure Land or the effect of the Planning Scheme on the Subject Land, the value of the Infrastructure Land is limited and fixed at the Land Value as adjusted by clause 3.3 of this Agreement;


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 29/03/2012 \$107.50 173


- 3.2 for the purpose of this Agreement, the Land Value of the Subject Land is fixed at the rate of \$500,000 per hectare on a pro rata basis;
- 3.3 the Land Value will be adjusted upwards on 1 July each year after the execution of this Agreement by an amount determined in accordance with the relevant indexation process outlined in the Epping North East Development Contributions Plan;
- 3.4 unless an alternative time is agreed between the parties in writing, the Land Value is payable to the Owner within 28 days of the Infrastructure Land being either transferred to Council or any other road authority or vested in Council or any other road authority as evidenced by the registration of a Plan of Subdivision by the Registrar of Titles;
- 3.5 the provisions of this Agreement in relation to the Land Value are intended to fix the market value and replace any other measure or category of compensation payable to the Owner under the Land Acquisition and Compensation Act 1987, the Act or any other legislation or regulation;
- 3.6 no other compensation is payable for the effect of severance or for solatium as those terms or concepts are understood in the context of the Land Acquisition Compensation Act 1987; and
- 3.7 Council will use the Infrastructure Land for the purposes of the Infrastructure Project to which it relates.

Valuation of Land for purposes of calculating the Public Open Space Contribution

- 3.8 where the Owner is liable to pay a public open space contribution to Council under the Planning Scheme or any document incorporated into the Planning Scheme, the valuation of the land for the purposes of calculating the amount payable is to be fixed at the Land Value specified in clause 3.2 of this Agreement as adjusted by clause 3.3 of this Agreement.

4. Further obligations of the owner

4.1 Notice and Registration

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

4.2 Further actions

The Owner further covenants and agrees that:

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

5. Further obligations of council

The Owner acknowledges and agrees that the Owner will pay Council's reasonable costs and expenses (including legal expenses) of and incidental to the preparation, drafting, finalisation, engrossment, execution and registration of this Agreement.

6. Agreement under section 173 of the act

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

7. Owner's warranties

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

8. Successors in title

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

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

9. General matters

9.1 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:

- 9.1.1 by delivering it personally to that party;
- 9.1.2 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
- 9.1.3 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.

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29/03/2012 \$107.50 173

9.2 Service of Notice

A notice or other communication is deemed served:

- 9.2.1 if delivered, on the next following business day;
- 9.2.2 if posted, on the expiration of 2 business days after the date of posting; or
- 9.2.3 if sent by facsimile, when the sending party receives a confirmation of transmission except that where this occurs after 4 pm, the service is deemed to have been effected on the next following business day.

9.3 No Waiver

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

9.4 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.

9.5 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.

10. GST

- 10.1 In this clause words that are defined in *A New Tax System (Goods and Services Tax) Act 1999* have the same meaning as their definition in that Act.
- 10.2 Except as otherwise provided by this clause, all consideration payable under this Agreement in relation to any supply is exclusive of GST.
- 10.3 If GST is payable in respect of any supply made by a supplier under this Agreement, subject to clause 10.4 the recipient will pay to the supplier an amount equal to the GST payable on the supply at the same time and in the same manner as the consideration for the supply is to be provided under this Agreement.
- 10.4 The supplier must provide a tax invoice to the recipient before the supplier will be entitled to payment of the GST payable under clause 10.3.

11. Commencement of agreement

This Agreement commences on the execution of this Agreement by both parties.

12. Ending of agreement

- 12.1 This Agreement ends when the obligations of Council to pay the Owner in respect of any Infrastructure Land being part of the Subject Land have been fully and finally satisfied under this Agreement and any other Act or Regulation as evidenced by a letter signed by the Owner to that effect.
- 12.2 As soon as reasonably practicable after the Agreement has ended, Council will, at the request and at the cost of the Owner make application to the Registrar of Titles under Section 183(2) of the Act to cancel the recording of this Agreement on the register.
- 12.3 If prepared and sought by the Owner, Council will execute and hand back to the Owner an application under section 183(2) of the Act to cancel the recording of this Agreement as against any land which is subdivided so as to be finally used for the purpose of a dwelling provided the land is not Infrastructure Land.

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



THE COMMON SEAL OF WHITTLESEA CITY COUNCIL was hereunto affixed in the presence of:

[Handwritten signature]
.....
.....

COUNCIL DELEGATE
Chief Executive Officer

AJ573847P

29/03/2012 \$107.50 173

Councillor

THE COMMON SEAL of CRAIGIELAND PTY LTD ACN 122185326 was affixed in the presence of authorised persons:

[Handwritten signature]
.....
DEAN LOUGA
.....
3 Chapman Street East Brighton 3187
.....

Director

Full name

Usual address

[Handwritten signature]
.....

Director (or Company Secretary)

MICHAEL CORCOIS
.....

Full name

31 LASEY DRIVE, BERWICK VIC 3806
.....

Usual address

Mortgagee's Consent

Commonwealth Bank of Australia Ltd as Mortgagee of registered mortgage No. AH787107G consents to the Owner entering into this Agreement and in the event that the Mortgagee becomes Mortgagee-in-possession, agrees to be bound by the covenants and conditions of this Agreement.

[Handwritten signature]
.....
ONSI TORUAN
RELATIONSHIP MANAGER
CORPORATE FINANCIAL SERVICES
DANDENONG

From www.planning.vic.gov.au at 28 January 2026 05:19 PM

PROPERTY DETAILS

Address: **3/36 MOMBASSA DRIVE WOLLERT 3750**
Lot and Plan Number: **Lot 3 PS729449**
Standard Parcel Identifier (SPI): **3\PS729449**
Local Government Area (Council): **WHITTLESEA**
Council Property Number: **928101**
Planning Scheme: **Whittlesea**
Directory Reference: **Melway 388 K12**

www.whittlesea.vic.gov.au

[Planning Scheme - Whittlesea](#)

UTILITIES

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

STATE ELECTORATES

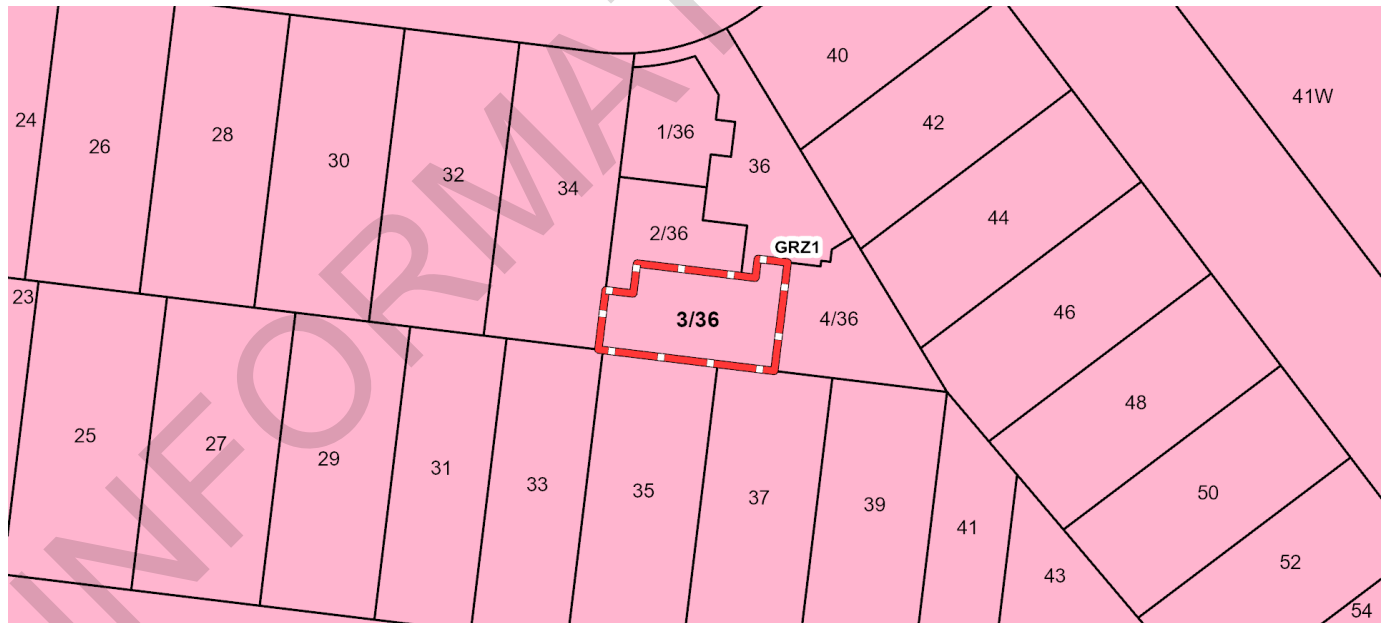
Legislative Council: **NORTHERN METROPOLITAN**
Legislative Assembly: **THOMASTOWN**
OTHER
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**
Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

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

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



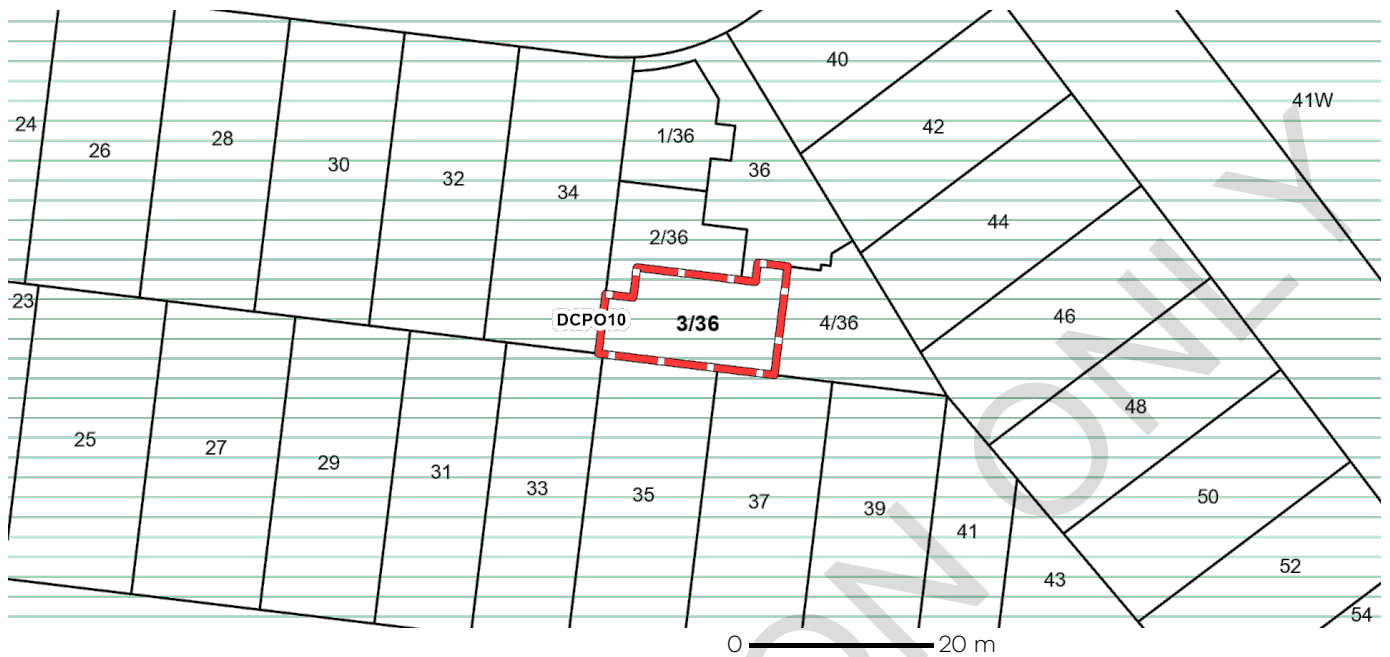
GRZ - General Residential

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

Planning Overlays

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 10 (DCPO10)

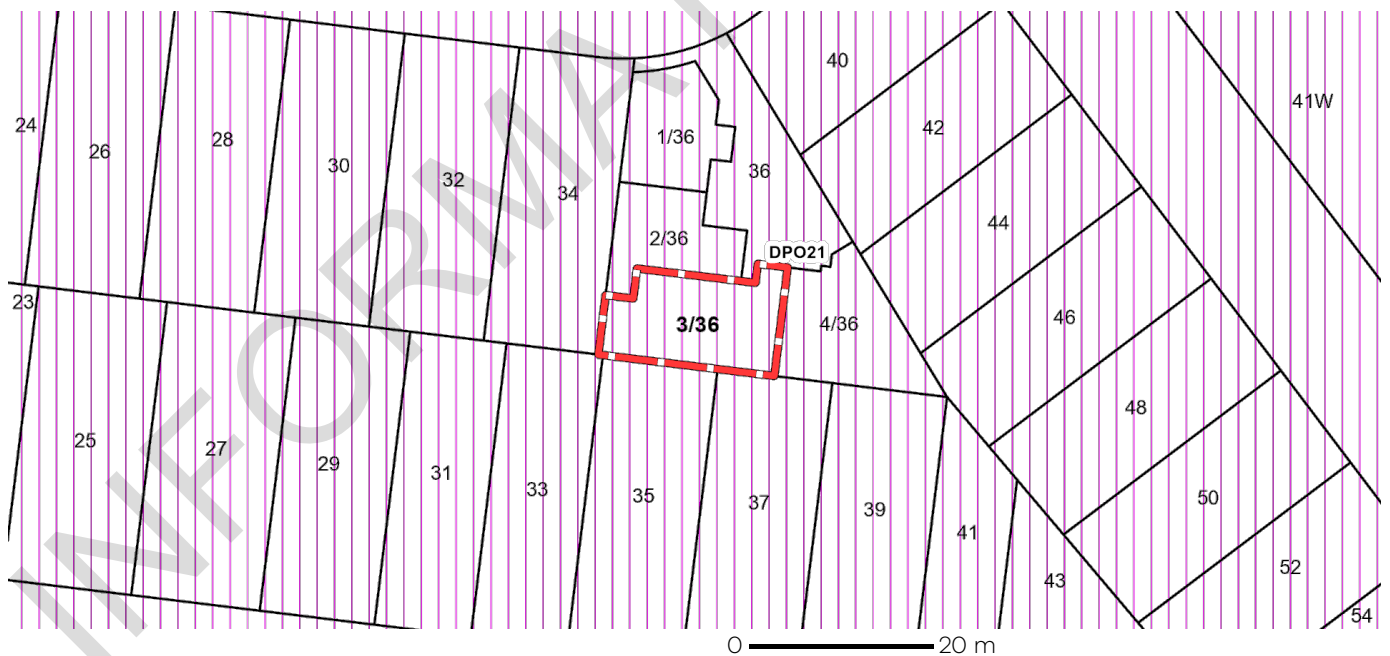


DCPO - Development Contributions Plan Overlay

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

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 21 (DPO21)



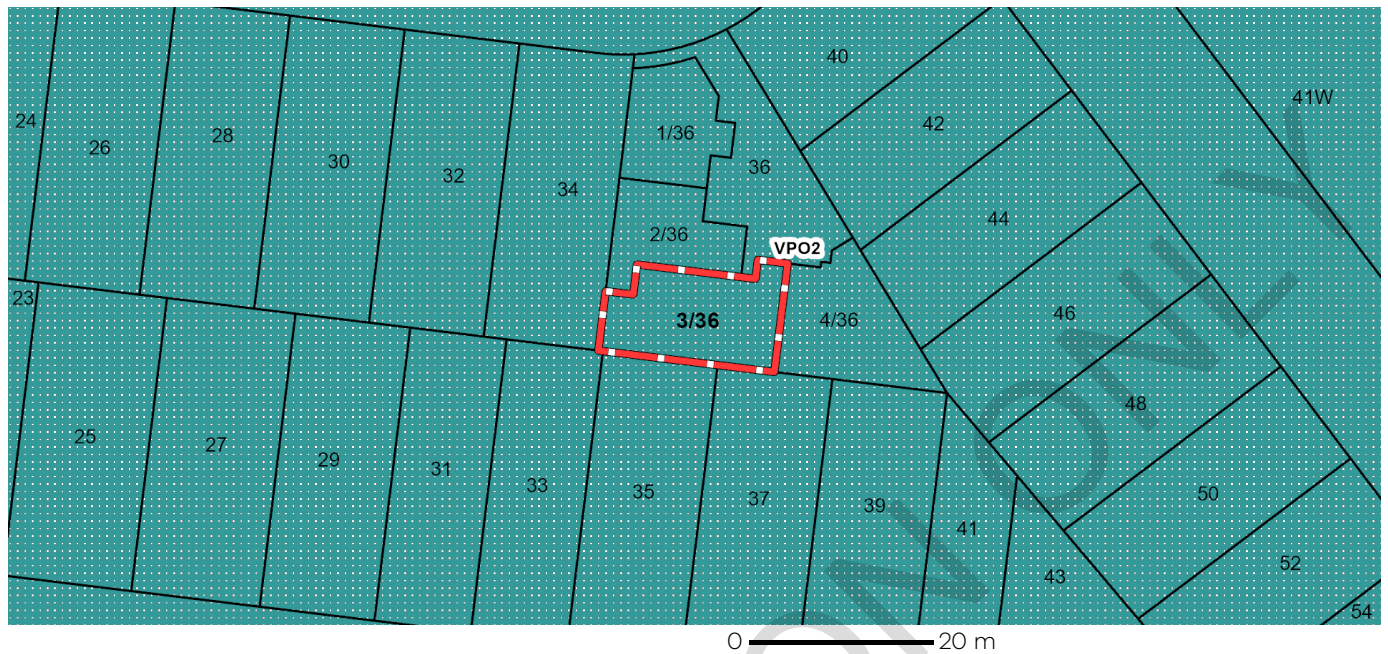
DPO - Development Plan Overlay

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

Planning Overlays

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)

[VEGETATION PROTECTION OVERLAY - SCHEDULE 2 \(VPO2\)](#)



VPO - Vegetation Protection Overlay

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

Further Planning Information

Planning scheme data last updated on 23 January 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.vic.gov.au/vicplan/>

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

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](http://nativevegetation.environment.vic.gov.au) or please contact your relevant council.

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

Created at 28 January 2026 05:18 PM

PROPERTY DETAILS

Address: **3/36 MOMBASSA DRIVE WOLLERT 3750**

Lot and Plan Number: **Lot 3 PS729449**

Standard Parcel Identifier (SPI): **3\PS729449**

Local Government Area (Council): **WHITTLESEA**

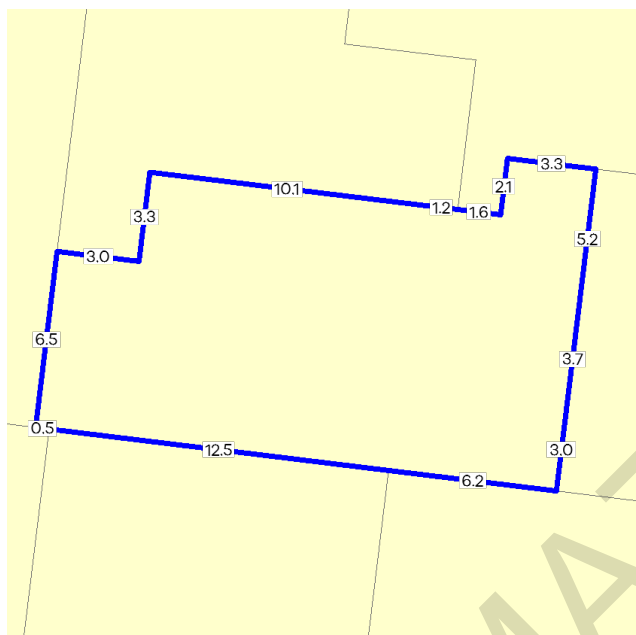
Council Property Number: **928101**

Directory Reference: **Melway 388 K12**

www.whittlesea.vic.gov.au

SITE DIMENSIONS

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



Area: 184 sq. m

Perimeter: 62 m

For this property:

— Site boundaries

— Road frontages

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

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

For more accurate dimensions get copy of plan at

[Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **Yarra Valley Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **NORTHERN METROPOLITAN**

Legislative Assembly: **THOMASTOWN**

PLANNING INFORMATION

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

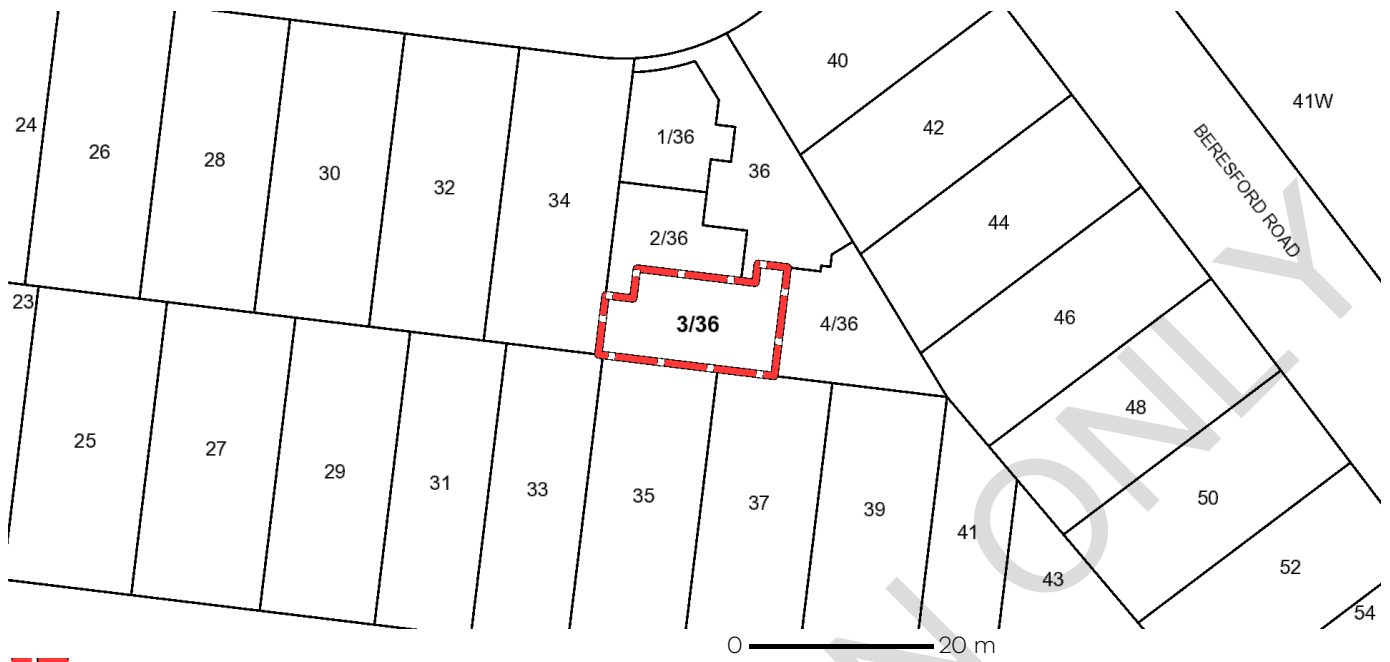
The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

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

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

Area Map



 Selected Property



**City of
Whittlesea**

Locked Bag 1,
Bundoora 3083
ABN 72 431 091 058

Valuation and rates notice

For the period 1 July 2025 to 30 June 2026



B J McKeown & G O D'Aspromonte
Unit 3
36 Mombassa Drive
WOLLERT VIC 3750



029
1010064
DLX2_2345

Assessment number: 0928101

To receive your rates notice via email, register at whittlesea.enotices.com.au
Reference No: 967BCF385Z

Issue date: 05/08/2025

Instalment 1

~~\$394.08~~

Due By 30/09/2025

* If full payment of the instalment 1 amount is not received by **30 September 2025**, your account will revert to the lump sum option shown below. If this occurs you will not receive instalment reminder notices.

Instalment 2

~~\$391.00~~

Due By 30/11/2025

Instalment 3

~~\$391.00~~

Due By 28/02/2026

Instalment 4

~~\$391.00~~

Due By 31/05/2026

If you would prefer to pay via smaller, regular payments throughout the year, scan the FlexiPay QR code in the payments section below.

Lump sum

\$1,567.08

Due By 15/02/2026

Access free and discounted waste disposal vouchers online



Visit whittlesea.vic.gov.au/wastevouchers to download your vouchers or call 9217 2170.

Property Details Unit 3 36 Mombassa Drive WOLLERT VIC 3750

LOT 3 PS 729449M

Owner: McKeown, Billy Jacob & D'Aspromonte, Grace Olivia

Ward: Ganbu Gulinj

Valuation Details

Site Value	Capital Improved Value	Net Annual Value
\$135,000	\$440,000	\$22,000

Level of value date 01/01/2025 Valuation operative date 01/07/2025

AVPCC 121 Conjoined Strata Unit/Townhouse

State Government Charges

ESVF Fixed charge (Res) 1 x 136.00	\$136.00
ESVF Variable Levy (Res) 440,000 x 0.00017300	\$76.12
Waste Landfill Levy Res/Rural 1 x 105.85	\$105.85

Please call 1300 819 033 for all questions about the Emergency Services & Volunteers Fund

Council Rates And Charges

General rate 22,000 x 0.04728680	\$1,040.31
Waste Service Charge (Res/Rural) 1 x 208.80	\$208.80
Total	\$1,567.08

Payments received after 5 Aug 2025 may not be included on this notice

How to pay

whittlesea.vic.gov.au



Phone 1300 301 185



Council Offices

See the back of this notice for opening hours and locations

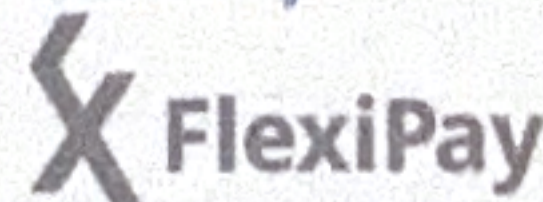
BPAY



Billers Code: 5157
Ref: 0928101

BPAY this payment via internet or phone banking

FlexiPay

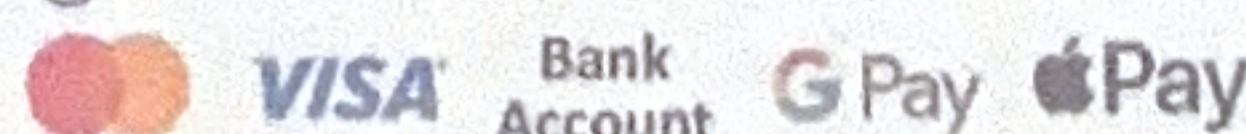


Set up your flexible payment options.



Scan the QR code or visit

whittlesea-pay.enotices.com.au



Post Billpay



Post Billpay Code: 0350
Ref: 9281015

Pay in person at any post office:

131 816 or postbillpay.com.au

Scan the barcode below and pay with your iPhone, iPad or Android device. Download the Australia Post mobile app.



*350 9281015



*350 9281015

Waste and recycling vouchers are now online - whittlesea.vic.gov.au/wastevouchers

Your quarterly bill



MS G D'ASPROMONTE & MR B MCKEOWN
UNIT 3/36 MOMBASSA DR
WOLLERT VIC 3750

Enquiries 1300 304 688
Faults (24/7) 13 27 62

Account number 53 9914 5294
Invoice number 5398 0766 29555
Issue date 12 Nov 2025
 UNIT 3, 36 MOMBASSA DR

Property address WOLLERT
Property reference 5094454, LOT 3
 Tax Invoice Yarra Valley Water ABN 93 066 902 501

Summary

Previous bill	\$174.83
Payment received thank you	-\$310.00
Balance carried forward	\$135.17 CR
This bill	
Usage charges	\$74.14
Service charges	
Water supply system	\$21.26
Sewerage system	\$122.58
Other authority charges	
Waterways and drainage	\$31.51
Parks	\$22.63
Total this bill (GST does not apply)	\$272.12
Total balance	\$136.95

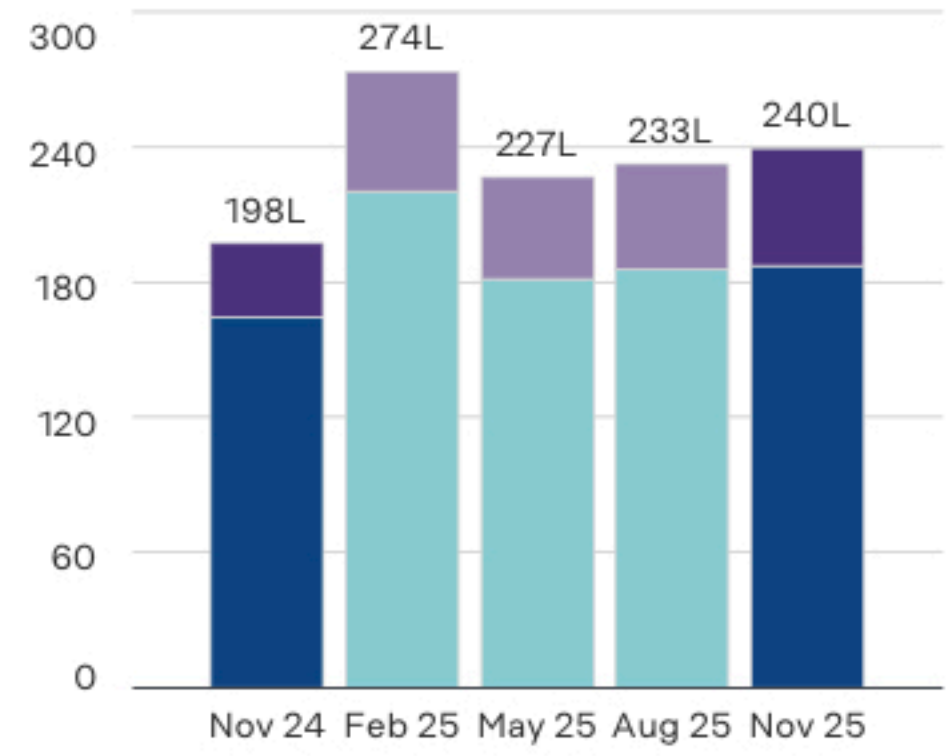
Recycled water is available.
 It's not to be used for drinking, preparing food or bathing, but it's great for watering gardens, washing clothes and flushing toilets.



- Usage charges
- Service charges
- Other authority charges

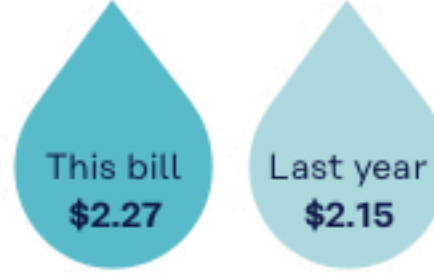
Your household's daily water use

Target 150L of water use per person, per day.



Your daily spend

This bill compared to the same time last year. Excludes other authority charges.



How to pay

- Direct debit**
Sign up for Direct Debit at yvw.com.au/directdebit or call **1300 304 688**.
- EFT**
Transfer direct from your bank account to ours by Electronic Funds Transfer (EFT).
Account name: **Yarra Valley Water**
BSB: **033-885**
Account number: **539928655**
- BPAY®**
Biller code: **344366**
Ref: **539 9145 2946**

- Centrepay**
Use Centrepay to arrange regular deductions from your Centrelink payments. Visit yvw.com.au/paying CRN reference: **555 054 118T**
- Post Billpay®**
Pay in person at any post office, by phone on **13 18 16** or at postbillpay.com.au
Biller code: **3042**
Ref: **5398 0766 29555**
- Credit Card**
Online: yvw.com.au/paying
Phone: **1300 362 332**



*3042 539807662955 5

MS G D'ASPROMONTE & MR B MCKEOWN

Account number 53 9914 5294
Invoice number 5398 0766 29555
Balance **\$136.95**

As per your payment arrangement



YR... (Recycled Water) (96 days)

Recycled water usage charge	Usage	Price \$/kL	Amount
	5.000kL x	\$1.9681=	\$9.84
Total	5.000kL		\$9.84

property, including treatment and delivery. If we need to supply drinking water instead of recycled water, you will still be charged the recycled water usage rate.

→ **Water and sewer usage charge**
 7 August 2025 - 11 November 2025

Direct debit
Sign up for Direct Debit at
yvw.com.au/directdebit or
call 1300 304 688.

12:57

Outlook

Transfer direct from your bank
account to ours by Electronic
Funds Transfer (EFT).

Account name:
Yarra Valley Water
BSB: **033-885**
Account number: **539928655**



BPAY®
Billers code: **344366**
Ref: **539 9145 2946**

Centrepay
Use Centrepay to arrange
regular deductions from your
Centrelink payments.
Visit yvw.com.au/paying
CRN reference: **555 054 118T**



Post Billpay®
Pay in person at any post office,
by phone on **13 18 16** or at
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Billers code: **3042**
Ref: **5398 0766 29555**



Credit Card
Online: yvw.com.au/paying
Phone: **1300 362 332**

MS G D'ASPROMONTE & MR B MCKEOWN

Account number	53 9914 5294
Invoice number	5398 0766 29555
Balance	\$136.95
As per your payment arrangement	

Your usage detail

1kL = 1,000 litres

Meter number	Current reading	Previous reading	Usage
YRATD04383 (Recycled Water)	239kL -	234kL =	5kL
From 7 Aug 2025 - 11 Nov 2025			(96 days)
Recycled water usage charge	Usage	Price \$/kL	Amount
	5.000kL x	\$1.9681 =	\$9.84
Total	5.000kL		\$9.84

Meter number	Current reading	Previous reading	Usage
YATD039835	922kL -	904kL =	18kL
From 7 Aug 2025 - 11 Nov 2025			(96 days)
Water and sewer usage charge	Usage	Price \$/kL	Amount
STEP 1 (0-440 litres per day)	18.000kL x	\$3.5724 =	\$64.30
Total	18.000kL		\$64.30
Total usage charges			\$74.14

Your charges explained

- **Recycled water usage charge**
7 August 2025 - 11 November 2025
The cost for recycled water used at your property, including treatment and delivery. If we need to supply drinking water instead of recycled water, you will still be charged the recycled water usage rate.
- **Water and sewer usage charge**
7 August 2025 - 11 November 2025
The cost for water used at your property. This includes capturing, treating and delivering water, and removing, treating and disposing of sewage from your property. The cost increases with the amount used (STEP tariffs).
- **Water supply system charge**
1 October 2025 - 31 December 2025
A fixed cost for maintaining and repairing pipes and other infrastructure that store, treat and deliver water to your property.
- **Sewerage system charge**
1 October 2025 - 31 December 2025
A fixed cost for running, maintaining, and repairing the sewerage system.
- **Other authority charges**
 - Waterways and drainage charge**
1 October 2025 - 31 December 2025
Collected on behalf of Melbourne Water each quarter and used to manage and improve waterways, drainage, and flood protection. For more information visit melbournewater.com.au/wwdc
 - Parks charge**
1 October 2025 - 31 December 2025
Collected on behalf of Parks Victoria each quarter, and used to maintain and enhance Victoria's parks, zoos, the Royal Botanic Gardens, the Shrine of Remembrance and other community facilities. For more information visit parks.vic.gov.au

Financial assistance

Are you facing financial difficulty? For more time to pay, payment plans and government assistance, we can find a solution that works for you. Please call us on **1800 994 789** or visit yvw.com.au/financialhelp.

Registering your concession can also reduce the amount you need to pay. Please call us on **1800 680 824** or visit yvw.com.au/concession.

Contact us

Enquiries	1300 304 688	For language assistance
Faults and Emergencies	13 27 62 (24hr)	العربية 1300 914 361
enquiry@yvw.com.au		廣東話 1300 921 362
yvw.com.au		Ελληνικά 1300 931 364
TTY Voice Calls	133 677	普通话 1300 927 363
Speak and Listen	1300 555 727	For all other languages call our translation service on 03 9046 4173

Next meter reading:

Between 11-18 Feb 2026

Spotted a burst or leak?

- To report an issue visit yvw.com.au/reportfault
- Download and use the **Snap Send Solve** app
- Call our 24-7 emergency hotline on **13 27 62**
- View our live faults map at faults.yvw.com.au

Reduce your showers to 4 minutes of fame.
You can save an average of \$280* a year by shortening your showers to 4 minutes. yvw.com.au/showershorter

SAVE WATER
SHOWER SHORTER

*Assumes 3 persons in house, natural gas – storage 4 star unit, 7.1 minute shower to begin with.

myaccount.yvw.com.au

Property Clearance Certificate

Land Tax



INFOTRACK / HWL EBSWORTH LAWYERS

Your Reference:	1345471
Certificate No:	95989128
Issue Date:	28 JAN 2026
Enquiries:	ESYSPROD

Land Address: UNIT 3, 36 MOMBASSA DRIVE WOLLERT VIC 3750

Land Id	Lot	Plan	Volume	Folio	Tax Payable
42078669	3	729449	11568	133	\$0.00

Vendor: GRACE D'ASPROMONTE & BILLY MCKEOWN

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MRS GRACE OLIVIA D'ASPROMONTE	2026	\$135,000	\$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
-------------------------------------	--------------------------	---------------	------------------	-------

Comments:

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

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


Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$440,000
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SITE VALUE (SV):	\$135,000
------------------	-----------

CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00
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Notes to Certificate - Land Tax

Certificate No: 95989128

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 = \$975.00

Taxable Value = \$135,000

Calculated as \$975 plus (\$135,000 - \$100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$4,400.00

Taxable Value = \$440,000

Calculated as \$440,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 95989128

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: 95989128

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



INFOTRACK / HWL EBSWORTH LAWYERS

Your Reference:	1345471
Certificate No:	95989128
Issue Date:	28 JAN 2026
Enquires:	ESYSPROD

Land Address: UNIT 3, 36 MOMBASSA DRIVE WOLLERT VIC 3750

Land Id	Lot	Plan	Volume	Folio	Tax Payable
42078669	3	729449	11568	133	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
121	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:	\$440,000
SITE VALUE:	\$135,000
CURRENT CIPT CHARGE:	\$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 95989128

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



INFOTRACK / HWL EBSWORTH LAWYERS

Your Reference:	1345471
Certificate No:	95989128
Issue Date:	28 JAN 2026

Land Address: UNIT 3, 36 MOMBASSA DRIVE WOLLERT VIC 3750

Lot	Plan	Volume	Folio
3	729449	11568	133

Vendor: GRACE D'ASPROMONTE & BILLY MCKEOWN

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00

Paul Broderick
Commissioner of State Revenue

INFORMATION ONLY

Notes to Certificate - Windfall Gains Tax

Certificate No: 95989128

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: 95989125

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: 95989125

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.

Extract of EPA Priority Site Register

Page 1 of 1

PROPERTY INQUIRY DETAILS:

STREET ADDRESS: Unit 3 36 MOMBASSA DRIVE
SUBURB: WOLLERT
MUNICIPALITY: WHITTLESEA
MAP REFERENCES: Melways 40th Edition, Street Directory, Map 388 Reference K12
DATE OF SEARCH: 28th January 2026

ACKNOWLEDGMENT AND IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER AND THIS EXTRACT:

A search of the Priority Sites Register for the above map reference(Melways), corresponding to the street address provided above, has indicated there is no Priority Site within the same map reference based on the most recent file provided to LANDATA by the Environment Protection Authority, Victoria (EPA).

The Priority Sites Register is not an exhaustive or comprehensive list of contaminated sites in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register. Persons intending to enter into property transactions should be aware that EPA may not have information regarding all contaminated sites. While EPA has published information regarding potentially contaminating land uses, local councils and other relevant planning authorities may hold additional records or data concerning historical land uses. It is recommended that these sources of information should also be consulted in addition to this Extract.

Prospective buyers or parties to property transactions should undertake their own independent investigations and due diligence. This Extract should not be relied upon as the sole source of information regarding site contamination.

To the maximum extent permitted by law:

- Neither LANDATA, SERV nor EPA warrants the accuracy or completeness of the information in this Extract. Any person using or relying upon such information does so on the basis that LANDATA, SERV and EPA assume no liability whatsoever for any errors, faults, defects or omissions in the information in this Extract. Users are advised to undertake independent due diligence and seek professional advice before relying on this information
- Users of this Extract accept all risks and responsibilities for losses, damages, costs or other consequences resulting directly or indirectly from reliance on the information in this Extract or any related information; and
- LANDATA, SERV and EPA expressly disclaim all liability to any person for any claims arising from the use of this Extract or information therein. In circumstances where liability cannot be excluded, the total liability of LANDATA, SERV and EPA is limited to the payment made by you for the supply by LANDATA of this Extract.

For sites listed on the Priority Sites Register, copies of the relevant Notices, including reasons for issuance and associated management requirements, is available on request from EPA through the contact centre via 1300 EPA VIC (1300 372 842). For more information relating to the Priority Sites Register, refer to the EPA website at: <https://www.epa.vic.gov.au/for-community/environmental-information/land-groundwater-pollution/priority-sites-register>

[Extract of Priority Sites Register] # 79474821 - 79474821173321
'657961'

ROADS PROPERTY CERTIFICATE

The search results are as follows:

HWL Ebsworth Lawyers C/- InfoTrack (Major Accounts)
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 657961

NO PROPOSALS. As at the 28th January 2026, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

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

Unit 3 36 MOMBASSA DRIVE, WOLLERT 3750
CITY OF WHITTLESEA

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

Date of issue: 28th January 2026

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 79474716 - 79474716172305 '657961'

OWNERS CORPORATION CERTIFICATE

s.151(4)(a) Owners Corporation Act 2006 and r.11 Owners Corporations Regulations 2007

Owners Corporation No **729449M**

Address **36 Mombassa Drive, Wollert VIC 3750**

This certificate is issued for Lot **3** on Plan of Subdivision No **729449M**

Postal address is

Unit 3, 36 Mombassa Drive
WOLLERT VIC 3750

Applicant for the certificate is **INFOTRACK**

Address for delivery of certificate ownerscorp@infotrack.com.au

Date that the application was received 30 January 2026

IMPORTANT:

The information in this certificate is issued on **6 February 2026**.

You can inspect the owners corporations register for additional information and you should obtain a new certificate for current information prior to settlement.

- (a) The current six-monthly fees for the lot are \$1,299.50 payable six-monthly.
- (b) The date up to which the fees for the lot have been paid is 31 Mar 2026.
- (c) The total of any unpaid fees or charges for the lot is:

Administrative Fund

Amount owing	\$0.00
Interest owing	\$0.00
Total amount owing	\$0.00

Maintenance Fund

Amount owing	\$0.00
Interest owing	\$0.00
Total amount owing	\$0.00

- (d) The special fees or levies which have been struck, the dates on which they were struck and the dates they are payable are:

None

Owners Corporation Fees may be paid by EFT as follows:

Biller code: 96503
Reference Number: 239294424 15101

- (e) Are there any repairs, maintenance or other work which has been, or is about to be, performed which may incur additional charges to those set out in (a) to (d) above?
If so, then provide details: NIL

(f) The owners corporation has the following insurance cover:

Policy No. VRSC2100224 STRATA COMMUNITY INSURANCE
8.2
Type: Strata Broker:

Premium: \$4,329.38 Paid on: 24/04/2025 Policy start date: 14/04/2025 Next due: 14/04/2026

Cover	Sum insured	Excess	Notes
Building	\$1,979,308.00	\$2,000.00	Storm and Rainwater
Loss of Rent	\$296,896.00	\$1,000.00	Insured Property
Public Liability	\$20,000,000.00	\$1,000.00	Legal Defence Expenses and 10% Contribution
Voluntary Workers	Included	\$0.00	
Fidelity Guarantee	\$100,000.00	\$0.00	
Govt Audit Costs - Audit Fees	\$25,000.00	\$0.00	
Govt. Audit Costs - Appeal Exp	\$100,000.00	\$0.00	
Govt Audit Costs - Legal Expenses	\$50,000.00	\$0.00	
Lot Owners' Fixtures & Improvements	\$300,000.00	\$0.00	

Policy No. VRSC2100224 STRATA COMMUNITY INSURANCE
8.3
Type: Strata Broker:

Premium: \$144.11 Paid on: 07/01/2026 Policy start date: 14/04/2025 Next due: 14/04/2026

Cover	Sum insured	Excess	Notes
Building	\$2,175,000.00	\$2,000.00	Storm and Rainwater
Loss of Rent	\$326,250.00	\$1,000.00	Insured Property
Public Liability	\$20,000,000.00	\$0.00	
Voluntary Workers	Included	\$0.00	
Fidelity Guarantee	\$100,000.00	\$0.00	
Govt Audit Costs - Audit Fees	\$25,000.00	\$1,000.00	Legal Defence Expenses and 10% Contribution
Govt. Audit Costs - Appeal Exp	\$100,000.00	\$0.00	
Govt Audit Costs - Legal Expenses	\$50,000.00	\$0.00	
Lot Owners' Fixtures & Improvements	\$300,000.00	\$0.00	

The type of Policy is: Strata

The Buildings covered by the Policy are situated at: **36 Mombassa Drive, Wollert VIC 3750**

(g) Has the owners corporation resolved that the members may arrange their own insurance under section 63 of the Act? If so then provide the date of that resolution: NO

(h) The total funds held by the owners corporation are set out in the Financial Statement attached to this Certificate.

(i) Are there any liabilities of the owners corporation that are not covered by annual fees, special levies and repairs and maintenance as set out in (a) to (e) above?

If so, then provide details: NIL

(j) Are there any current contracts, leases, licences or agreements affecting the common property?
If so, then provide details: Management agreement with BFG Strata Management.

(k) Are there any current agreements to provide services to lot owners, occupiers or the public?
If so, then provide details: NIL

(l) Are there any notices or orders served on the owners corporation in the last 12 months that have not been satisfied?
If so, then provide details:

There are no notices or orders as at 6 February 2026.

(m) Are there any legal proceedings to which the owners corporation is a party and any circumstances of which the owners corporation is aware that are likely to give rise to proceedings?
If so, then provide details: NIL

(n) Has the owners corporation appointed, or resolved to appoint, a manager?
If so, then provide details:

The manager is BFG Strata Management
Level 10, 627 Chapel Street
South Yarra VIC 3141

Telephone: (03) 9804 8770

(o) Has an administrator been appointed for the owners corporation, or has there been a proposal for the appointment of an administrator?

No administrator is appointed.

(p) Documents required to be attached to the owners corporation certificate are:

- A copy of the latest financial statements
- A copy of the minute of the last annual general meeting of the owners corporation
- A copy of the consolidated rules registered at Land Victoria
- A copy of Schedule 3 of the Owners Corporations Regulations 2007 entitled "Statement of Advice and Information for Prospective Purchasers and Lot Owners"

NOTE:

More information on prescribed matters may be obtained from an inspection of the owners corporation register by making written application to the Agent at the address listed below.

Date: 6 February 2026

Please email the Notice of Acquisition to this email address – Admin4@bfgstrata.com.au

This owners corporation certificate was prepared by:

Marleena Sione.....(signature)

Marleena Sione
BFG Strata Management
Level 10, 627 Chapel Street
South Yarra VIC 3141

**MINUTES OF AN ANNUAL GENERAL MEETING
THE OWNERS - STRATA PLAN 729449M****ADDRESS OF THE STRATA SCHEME:**

36 Mombassa Drive, Wollert VIC 3750

DATE, PLACE & TIME OF MEETING: An Annual General Meeting of The Owners - Strata Plan 729449M was held at Level 16, 627 Chapel Street, South Yarra VIC 3141 on 06/02/25 commenced at 12:30 PM**PRESENT:**

Lot #	Unit #	Attendance	Owner Name Representative
1		Yes	Adrian Cropley & Carlo Marcon
4		Yes	Mr Raphael Torome & Mrs Elizabeth Parsimei

CHAIRPERSON (acting): Marleena Sione

Minutes of the meeting:

1 MINUTES

Resolved that the minutes of the last general meeting of the owners corporation be confirmed as a true record of the proceedings of that meeting.

2 MANAGERS REPORT

Resolved that the Manager's report for the financial year be adopted.

3 FINANCIAL STATEMENT

Resolved that the Owners Corporation approve the financial statements for the Financial Year ending 31/12/2024.

4 BUDGET**ADMINISTRATIVE FUND**

Resolved that the Owners Corporation approved the budget for the next financial year.

5 CONTRIBUTIONS

Resolved that in Accordance with the Owners Corporations Act 2006 - Section 23. Contributions to the administrative fund for the next financial year are estimated at \$10,396.00 including GST (If Applicable); and contributions are due and payable Six-monthly on the 1st of the month, following the established six monthly levy schedule from the previous Financial Year.

6 INSURANCE

Resolved that the Owners Corporation considered and approved the current insurance policy. Members are encouraged to review the FSG and PDS for detailed information regarding the building insurance coverage.

Current Owners Corporation Insurance Details

Policy No.VRSC21002248

STRATA COMMUNITY INSURANCE

Type : Strata

Broker :

Premium : \$4,128.26

Paid on : 23/04/2024

Start : 14/04/2024

Next due : 14/04/2025

Cover	Sum Insured	Excess	Notes
Building	\$1,885,055.00	\$1,000.00	Insured Property
Loss of Rent	\$282,758.00	\$1,000.00	Legal Defence Expenses and 10% Contribution
Public Liability	\$20,000,000.00	\$0.00	
Voluntary Workers	Included	\$0.00	
Fidelity Guarantee	\$100,000.00	\$0.00	
Govt. Audit Costs	\$25,000.00	\$0.00	
Lot Owners' Fixtures & Improvements		\$300,000.00	\$0.00
Legal Expenses	\$150,000.00	\$0.00	

7 CHAIRPERSON

Resolved the Owners Corporation appoints a Chairperson as required by Division 8 Section 98(1) of the Owners Corporation Act. If there are no Attendees at the AGM then a Lot owner will be appointed as the Chairperson by the OC Manager and this will then be rostered between the owners every Financial Year.

8 DELEGATION

Resolved the Owners Corporation resolves by Ordinary resolution in accordance with sections 11 and 124 of the Owners Corporation Act 2006 to delegate all the powers and functions of the Owners Corporation to the Chairperson, the Manager, BFG Strata Management, except where a unanimous or special resolution is required.

This instrument will remain in place until the next Annual General Meeting where the re-election of the Committee of the Owners Corporation will take place. The Committee further delegates all powers and functions to BFG Strata Management in accordance with the sections of the Contract of Appointment that are necessary to enable it to perform its duties under this appointment.

9 DEBT RECOVERY

Resolved that the Owners Corporation Manager shall take whatever action is necessary to recover any amount owed to the Owners Corporation in accordance with Section 30,31,32, and section 164 (2) of the Owners Corporation Act 2006.

The Owners Corporation authorise BFG Strata Management to claim their debt recovery fees and any additional costs beyond the current outstanding debt from the owner. BFG is also authorised to file and application on behalf of the Owners Corporation for an order compelling the owner to settle any outstanding fees and levies deemed overdue following the issuance of a Final Fee Notice pursuant to Section 12.

All legal costs not recovered in this process shall be incurred by the Owners Corporation.

10 PAYMENT PLAN

Resolved that the Owners Corporation members delegate the powers to the Owners Corporation manager to establish a payment arrangement, assisting owners facing financial hardship, ensuring that levies are settled prior to the due date of the next levy.

11 REPAIRING AND MAINTAINING COMMON PROPERTY

Resolved that the Owners Corporation will repair and maintain common property as noted in the Owners Corporation Act 2006 Section 4, 46 and 47.

Having regard to sections 4, 46 and 47 of the Act, the Owners Corporation has a statutory obligation to repair and maintain common property and the chattels, fixtures, fittings, and services relating to the common property. Should the Owners Corporation fail to comply with its obligation to repair and maintain common property, it will be in breach of its statutory obligations. Ultimately this means that should loss and damage occur as a result of the Owners Corporation's failure to repair and maintain the common property, the Owners Corporation will be liable for that loss and damage.

12 PROPERTY MAINTENANCE

Resolved that the Owners Corporation Members accept the Strata Manager of BFG Strata Management to spend up to \$1,000 (approx) per year on Repairs & Maintenance to the Owners Corporation Property. This includes repairs to lighting in the common area, common drains, repairs to concrete paths and areas to make safe in the common areas.

13 OWNERS CORPORATION RULES

Resolved that the Owners Corporation specially resolves pursuant to Section 138 of the Act to make additional rules in the following terms:-

By Law - Service of Documents on Owner of a Lot by Owners Corporation

A document may be served on the owner of a lot by electronic means if the person has given the Owners Corporation an e-mail address for the service of notices and the document is sent to that address.

Alteration to Rules

Consideration to be given to whether or not the existing consolidated, special or additional rules (if any) or the Model Rules require an amendment by a special resolution and if it is necessary to make, revoke or approve rules.

14 VALUER

Resolved that the Owners Corporation Members resolve under Regulation 214 of the Owners Corporation Act to have an Insurance Valuation carried out on the Building and Common Contents, and that the building replacement cover be adjusted in accordance with the valuer's recommendation.

The next valuation is due 13/05/2025.

15 CONTRACT OF APPOINTMENT

Resolved that the Owners Corporation members have consented that unless a notice of intending to revoke this Appointment is provided to the Owners Corporation Manager at least 28 days before the expiration date, the Appointment will continue until the expiration of one year (which date will then become the expiry date) but will not exceed the date of the next Annual General Meeting at which time re-appointment must be confirmed.

16 SHARING OWNERS CORPORATION DOCUMENTS

Resolved the Owners Corporation documents are not to be shared without the permission of the Owners Corporation. A request to share documents with external parties must be submitted in writing and approved by a majority vote of the Owners Corporation. This applies to the following documents:

- Financial records, bank statements, and budgets
- Meeting minutes, except for resolutions that may impact external stakeholders
- Personal information of owners and tenants
- Internal correspondence, legal advice, and other sensitive documents

For any document containing sensitive information, consent from affected parties must be obtained before sharing.

17 GENERAL BUSINESS

Resolved that the following items listed were discussed and will be actioned accordingly.

- It was raised for the Strata Manager to send the 2024 AGM Minutes to the Owners of Lot 1 & Lot 4 and will be actioned accordingly.
- It was raised for the Strata Manager to send the claims reports to the Owners of Lot 1 & Lot 4 and will be actioned accordingly.
- It was raised for the Strata Manager to source Insurance quotes at the time of Renewal and send to all Owners for approval.

CLOSURE: There being no further business, the chairperson declared the meeting closed at 12:58 PM.

Owner Ledger

Start Date: 01/02/2024

End Date: 29/02/2028

Owners: One only

Owners Corporation PS 729449M

36 Mombassa Drive, Wollert VIC 3750

Lot 3 Unit Mr Billy McKeown & Ms Grace D'Aspromonte

UE / AE: 100.00 / 400.00

Levies

Levy no.	Due date	Frequency	Details	Admin Fund		Maintenance Fund		Interest paid	Discount	Levy type	Status	Group
				Due	Paid	Due	Paid					
			Balance brought forward	0.00		0.00						
1	01/04/2024	Six-monthly	Six-monthly Admin Levy	1,189.75	1,189.75	0.00	0.00	0.00	0.00%	Standard	Normal	None
2	01/10/2024	Six-monthly	Six-monthly Admin Levy	1,189.75	1,189.75	0.00	0.00	0.00	0.00%	Standard	Normal	None
3	01/04/2025	Six-monthly	Six monthly contribution fees including Building Insurance for the period 01/04/2025 - 30/09/2025	1,299.50	1,299.50	0.00	0.00	0.00	0.00%	Standard	Normal	None
4	01/10/2025	Six-monthly	Six monthly contribution fees including Building Insurance for the period 01/10/2025 - 31/03/2026	1,299.50	1,299.50	0.00	0.00	0.00	0.00%	Standard	Normal	None

Current position: Unallocated prepayments \$0.00

Levy arrears & owner invoices due \$0.00

Interest on levy arrears \$0.00

Receipts

Date	Receipt no.	Subtype	Status	Source	Admin Fund		Maintenance Fund		Unallocated		Total amount	Cheque no.	Levy no.
					Paid	Interest	Paid	Interest	Paid				
02/04/2024	119	Receipt	Banked		1,189.75	0.00	0.00	0.00	0.00		1,189.75		1
02/10/2024	124	Receipt	Banked		1,189.75	0.00	0.00	0.00	0.00		1,189.75		2
31/03/2025	128	Receipt	Banked		1,299.50	0.00	0.00	0.00	0.00		1,299.50		3
29/09/2025	131	Receipt	Banked		1,299.50	0.00	0.00	0.00	0.00		1,299.50		4

Statement of Financial Position

As at 06/02/2026

Owners Corporation PS 729449M

36 Mombassa Drive, Wollert VIC 3750

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	(1,000.16)
Owners Equity--Admin	5,691.60
	4,691.44
Maintenance Fund	
Operating Surplus/Deficit--Maintenance	0.00
	0.00
Net owners' funds	\$4,691.44
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	4,621.44
Receivable--Levies--Admin	70.00
	4,691.44
Maintenance Fund	0.00
Unallocated Money	0.00
Total assets	4,691.44
Less liabilities	
Administrative Fund	0.00
Maintenance Fund	0.00
Unallocated Money	0.00
Total liabilities	0.00
Net assets	\$4,691.44

Model rules for this owners corporation

1 Health, safety and security

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

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

1.2 Storage of flammable liquids and other dangerous substances and materials

(1) Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.

(2) This rule does not apply to—

- (a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or
- (b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

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

1.4 Smoke penetration

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

1.5 Fire safety information

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

2 Committees and sub-committees

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

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

3 Management and administration

3.1 Metering of services and apportionment of costs of services

(1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.

(2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.

(3) Subrule (2) does not apply if the concession or rebate—

(a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or

(b) is paid directly to the lot owner or occupier as a refund.

4 Use of common property

4.1 Use of common property

(1) An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.

(2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for the owner or occupier's own purposes as a garden any portion of the common property.

(3) An approval under subrule (2) may state a period for which the approval is granted.

(4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.

(5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.

(6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

(7) The owners corporation may impose reasonable conditions on a lot owner's right or an occupier's right to access or use common property to protect the quiet enjoyment, safety and security of other lot owners,

including but not limited to imposing operating hours on facilities such as gymnasiums and swimming pools.

4.2 Vehicles and parking on common property

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

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

4.3 Damage to common property

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

5 Lots

5.1 Change of use of lots

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

Example

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

5.2 External appearance of lots

- (1) An owner or occupier of a lot must obtain the written approval of the

owners corporation before making any changes to the external appearance of their lot.

(2) An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.

(3) The owners corporation cannot unreasonably prohibit the installation of sustainability items on the exterior of the lot, including by prohibiting the installation of a sustainability item only on aesthetic grounds.

(4) The owners corporation may require that the location of a sustainability item, or the works involved in installing a sustainability item, must not unreasonably disrupt the quiet enjoyment of other lot owners or occupiers or impede reasonable access to, or the use of, any other lot or the common property.

(5) The owners corporation may impose reasonable conditions on the installation of a sustainability item on the exterior of the lot related to the colour, mounting and location of the sustainability item provided that these conditions do not increase the cost of installing the sustainability item or reduce its impact as a sustainability item.

5.3 Requiring notice to the owners corporation of renovations to lots

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

6 Behaviour of persons

6.1 Behaviour of owners, occupiers and invitees on common property

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

6.2 Noise and other nuisance control

(1) An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.

(2) Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

7 Dispute resolution

- (1) The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.
- (2) The party making the complaint must prepare a written statement in the approved form.
- (3) If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.
- (4) If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.
- (5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 28 calendar days after the dispute comes to the attention of all the parties.
- (5A) A meeting under subrule (5) may be held in person or by teleconferencing, including by videoconference.
- (6) A party to the dispute may appoint a person to act or appear on the party's behalf at the meeting.
- (6A) Subject to subrule (6B), the grievance committee may elect to obtain expert evidence to assist with the resolution of the dispute.
- (6B) The grievance committee may obtain expert evidence to assist with the resolution of a dispute if the owners corporation or the parties to the dispute agree in writing to pay for the cost of obtaining that expert evidence.
- (7) If the dispute is not resolved, the grievance committee or owners corporation must notify each party of the party's right to take further action under Part 10 of the **Owners Corporations Act 2006**.
- (8) This process is separate from and does not limit any further action under Part 10 of the **Owners Corporations Act 2006**

Owners Corporation

Statement of Advice and Information for Prospective Purchasers and Lot Owners

Schedule 3, Regulation 17, Owners Corporations Regulations 2018

OC 001 (02/18)

What is an Owners Corporation?

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

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

How are decisions made by an Owners Corporation?

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

Owners Corporation rules

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

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

Lot entitlement and lot liability

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

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

Further information

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

Management of an Owners Corporation

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

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