



Frank Lim and Linda Lim
Vendors Statement

25 Monbulk Crescent, Rowville VIC 3178

Vendor's Statement

Under section 32 of the *Sale of Land Act 1962 (Vic)*

Vendor: Frank Lim and Linda Lim
Property: 25 Monbulk Crescent, Rowville VIC 3178

1. Definitions

In this Vendor's Statement:

Certificate means a certificate issued by the relevant Authority.

Schedule means a schedule or annexure to this Vendor's Statement.

Vendor's Statement means a statement in accordance with section 32 of the *Sale of Land Act 1962 (Vic)* which forms a part of this Contract of Sale, otherwise referred to as a Section 32.

In this Section 32, the check-boxes marked with a tick or an "x" represents the vendor's responses to the matters referred to below. Any unmarked check-boxes are not included in this section 32.

2. Section 32A – Financial matters

2.1 Particulars of any rates, taxes, charges or other similar outgoings (and any interest on them) is:

no more than

\$3,000 \$5,000 Other, \$_____

as evidenced by the attached notices received by the Vendor.

OR

contained in the attached Certificates.

2.2 To the best of the Vendor's knowledge, no Charge/s (whether registered or not) are imposed by or under any Act to secure an amount due under the Act, including the amount owing under the charge.

Details of the charges are:

2.3 This Contract is **not** a Terms Contract that requires the purchaser 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.

2.4 All Mortgages (whether registered or unregistered) **will be discharged** prior to or at Settlement.

3. Section 32B – Insurance details

3.1 The risk in relation to the Property will remain with the Vendor until the Purchaser becomes entitled to possession or receipt of rents and profits.

3.2 **Owner builder**

- The residence on the land was **not** constructed by an **owner-builder** within the preceding 6 years and section 137B of the *Building Act 1993* does **not** apply to this Property.
- The residence on the land **was** constructed by an **owner-builder** the details of which are attached in the following:
- (a) defects inspection report; and
 - (b) domestic building insurance.

4. *Section 32C – Matters relating to land use*

4.1 **Easements, covenants or other similar restrictions**

A description of any easement, covenant or other similar restriction (**Encumbrances**) affecting the land is in the attached Certificates.

To the best of the Vendor's knowledge, there is:

- no existing failure to comply with the terms of any Encumbrances
- a breach to the terms of the Encumbrances, the particulars of which are:

To the best of the Vendor's knowledge,

- the Vendor is not aware of any unregistered Encumbrances and any existing failure to comply with same.
- the Vendor is aware of unregistered Encumbrances and the particulars are:

- no existing failure to comply with the unregistered Encumbrances.

4.2 **Road access**

There:

- is access to the Property by road.
- is no access to the Property by road.

4.3 **Designated bushfire prone area**

- The Land **is** in a designated bushfire prone area within the meaning of regulations made under the *Building Act 1993*.
- The Land is not in a designated bushfire prone area within the meaning of regulations made under the *Building Act 1993*.

4.4 **Planning scheme**

Refer to the attached Certificate for the required information.

5. *Section 32D – Notices*

5.1 **Notice, order, declaration, report or recommendation**

- To the best of the Vendor's knowledge, there are **no** 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, unless otherwise disclosed in the annexed searches.
- Refer to the attached Certificate for the required information.

5.2 Agricultural chemicals

To the best of the Vendor's knowledge, 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.

5.3 Compulsory acquisition

To the best of the Vendor's knowledge, 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 not applicable to this Property.
- are:

6. Section 32E – Building permits

- There are no building permits issued under the *Building Act 1993 (Vic)* that is applicable to this Property within the last seven (7) years.
- Refer to the attached Certificate for further details.

7. Section 32F – Owners Corporation

- There is no owners corporation in relation to this Property.
- There is an/are owners corporation(s) in relation to this Property;
- but it is an **inactive** owners corporation.
 - the details of which are contained in the attached Certificate(s). Regulation 12 Statement of Advice and Information for Prospective Purchasers and Lot Owners are also contained in Schedule 2 of this Vendor's Statement for the Purchaser's benefit.

8. Section 32G – Growth Areas Infrastructure Contribution (GAIC)

- To the best of the Vendor's knowledge, the Property is **not** affected by a Growth Areas Infrastructure Contribution recording.
- Refer to the attached Certificate for further details.

9. Section 32H – Services that are not connected

The Vendor discloses that the following services are:

- Electricity supply: Not connected
- Gas supply: Not connected
- Water supply: Not connected
- Sewerage supply: Not connected

Telephone supply: Not connected

The Vendor will notify the relevant Authorities to disconnect services at Settlement. The Purchaser is responsible for the costs of connection or reconnection of the services.

10. *Section 32I – Evidence of title*

The following Certificates and documents are attached which evidences the Vendor's ownership and legal entitlement to deal with the property:

- Title search for Certificate of Title Volume 10823 Folio 710
- Copy of the plan PS506951Y
- Copy of covenant PS506951Y
- Copy of covenant AD655384B

11. *Lease*

- There are no tenants living at the Property and the Property will be sold as vacant possession.
- There are tenants living at the Property and a copy of the Lease is attached.

12. *Due diligence checklist*

Schedule 1 is attached for the Purchaser's benefit.

13. *GST withholding notice*

The Vendor discloses to the Purchaser that this sale is:

- a taxable withholding **not** a taxable withholding
- in full to an extent

Where this sale is a taxable withholding, margin scheme

- will be (7% of the Purchase Price to be withheld)
- will not be (1/11th of the Purchase Price to be withheld)

Used in making the taxable supply.

The Purchaser is:

- not required** to make a withholding.
- required to make a withholding payment using the below details:

Supplier's name:

Supplier's ABN:

Supplier's business address:

Supplier's email address:

Supplier's phone number:

Supplier's proportion of residential withholding payment: \$ _____

Amount purchaser must pay: \$ _____

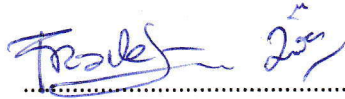
Amount must be paid: at Settlement at another time (specify):

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

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

DATE OF THIS STATEMENT:

The 20 day of March 2024



SIGNATURE OF THE VENDOR

* If signing for a Company Vendor, please insert full name and title (e.g.: sole director, director / secretary)

The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed the Contract for the purchase of the Property.

DATE OF THIS ACKNOWLEDGEMENT:

The day of 20__

SIGNATURE OF THE PURCHASER

.....

* If signing for a Company Purchaser, please insert full name and title (e.g.: sole director, director / secretary)

SCHEDULE 1 – DUE DILIGENCE CHECKLIST

Due Diligence Checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

VOLUME 10823 FOLIO 710

Security no : 124113285000J
Produced 08/03/2024 03:18 PM

LAND DESCRIPTION

Lot 134 on Plan of Subdivision 506951Y.
PARENT TITLE Volume 10802 Folio 323
Created by instrument PS506951Y 25/08/2004

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
LINDA LIM
FRANK LIM both of 25 MONBULK CRESCENT ROWVILLE VIC 3178
AT108596A 26/03/2020

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW486581Y 24/01/2023
MACQUARIE BANK LTD

COVENANT PS506951Y 25/08/2004

COVENANT AD655384B 01/06/2005

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.

DIAGRAM LOCATION

SEE PS506951Y 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: 25 MONBULK CRESCENT ROWVILLE VIC 3178

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 24/01/2023

DOCUMENT END



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	PS506951Y
Number of Pages (excluding this cover sheet)	4
Document Assembled	08/03/2024 15:18

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PLAN OF SUBDIVISION	STAGE No. /	LR USE ONLY EDITION 1	PLAN NUMBER PS 506951Y
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LOCATION OF LAND

PARISH: Scoresby

TOWNSHIP: _____

SECTION: _____

CROWN ALLOTMENT: 51F,51G&51H (parts) Scoresby

CROWN PORTION: _____

TITLE REFERENCES. VOL. 10802 FOL. 323

LAST PLAN REFERENCE: PS 506947P (LOT V)

POSTAL ADDRESS: Lot R Jubilee Drive
(At time of subdivision) Rowville

AMG Co-ordinates E 348 640 ZONE. 55
(of approx centre of plan) N 5 803 500

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME Knox City Council REF. 2003/7241

- This plan is certified under Section 6 of the Subdivision Act 1988.
- ~~This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. / /~~
- ~~This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.~~

OPEN SPACE

(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/~~has not~~ been made.

(ii) The requirement has been satisfied.

(iii) ~~The requirement is to be satisfied in Stage~~ _____

Council Delegate
~~Council Seal~~
Date 29/3/04

~~Re-certified under Section 11(7) of the Subdivision Act 1988~~

~~Council Delegate~~
~~Council Seal~~
~~Date~~ / /

Vesting of Roads or Reserves

IDENTIFIER	COUNCIL/BODY/PERSON
Road R1	Knox City Council
Reserve No. 1	Melbourne Water Corporation
Reserve No. 2	Knox City Council
Reserve No. 3	Knox City Council

DEPTH LIMITATION: 15-24 METRES BELOW THE SURFACE APPLIES TO C.A. 51F, 51G & 51H SCORESBY.

LOTS 1 TO 132 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

SOVEREIGN CREST STAGE 16
50 LOTS 4.103ha

NOTATIONS

STAGING This is not a staged subdivision. Planning permit No 2003 6152

OTHER PURPOSE OF PLAN:
TO REMOVE EASEMENTS E-2 AND E-4 IN LOT R ON PS500662P BEING CERTIFICATE OF TITLE VOL.10670 FOL.436 BENEFITING THE LAND AS SHOWN ON PS 500662P.
GROUNDS FOR EASEMENT REMOVAL : PLANNING PERMIT NUMBER P2003 7403

SURVEY. THIS PLAN IS BASED ON SURVEY
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) SCORESBY 371, 580, 592, 594 & 611 IN PROCLAIMED SURVEY AREA No. 32

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Sewerage	See Plan	This Plan	South East Water Ltd
E-2	Drainage	See Plan	This Plan	Knox City Council
E-3	Drainage Sewerage	See Plan See Plan	PS 506954S PS 506954S	Knox City Council South East Water Ltd
E-4	Sewerage	See Plan	PS 506947P	South East Water Ltd
E-5	Drainage	See Plan	PS 506954S	Knox City Council
E-6	Powerline	See Plan	This Plan - Sec 88 of the Electricity Industry Act 2000	TXU Electricity Ltd
E-7	Drainage Sewerage	See Plan See Plan	This Plan This Plan	Knox City Council South East Water Ltd
E-8	Party Wall	0.15	This Plan	Relevant abutting Lot
E-9	Party Wall	0.15	This Plan	Relevant abutting Lot

LR USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED

DATE 13/8/04

LR USE ONLY

PLAN REGISTERED
TIME 11.37am
DATE 25/8/04.

Assistant Registrar of Titles

Sheet 1 of 4 Sheets

WOLTER CONSULTING GROUP

■ LICENSED SURVEYORS ■ TOWN PLANNERS
■ DEVELOPMENT CONSULTANTS

PO BOX 290 SOUTH MELBOURNE 3205
☎ (03) 96857565 FAX (03) 96857566

LICENSED SURVEYOR (PRINT) Stephen F. Bond

SIGNATURE..... DATE / /

REF- M357/16 VERSION J

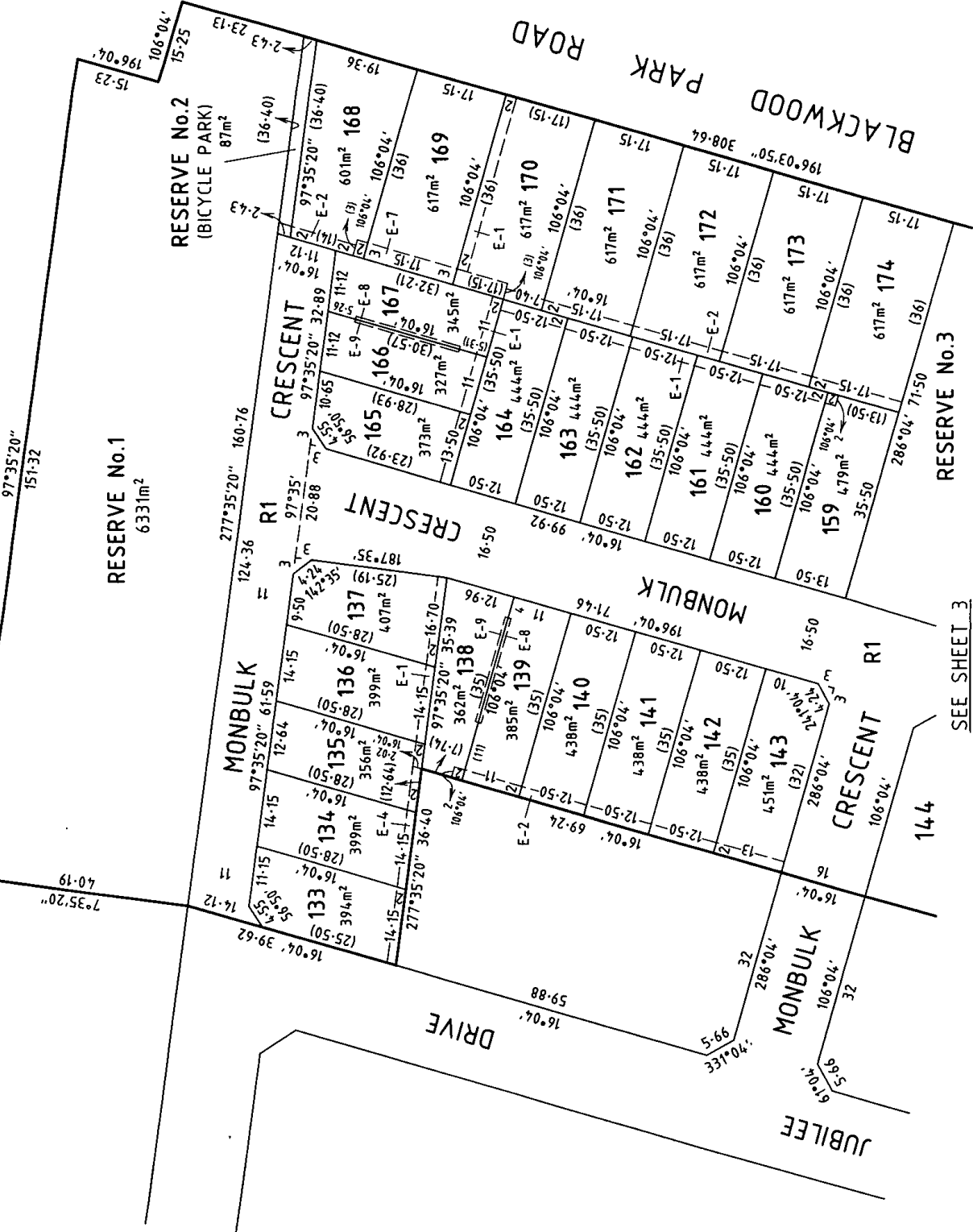
DATE / /

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

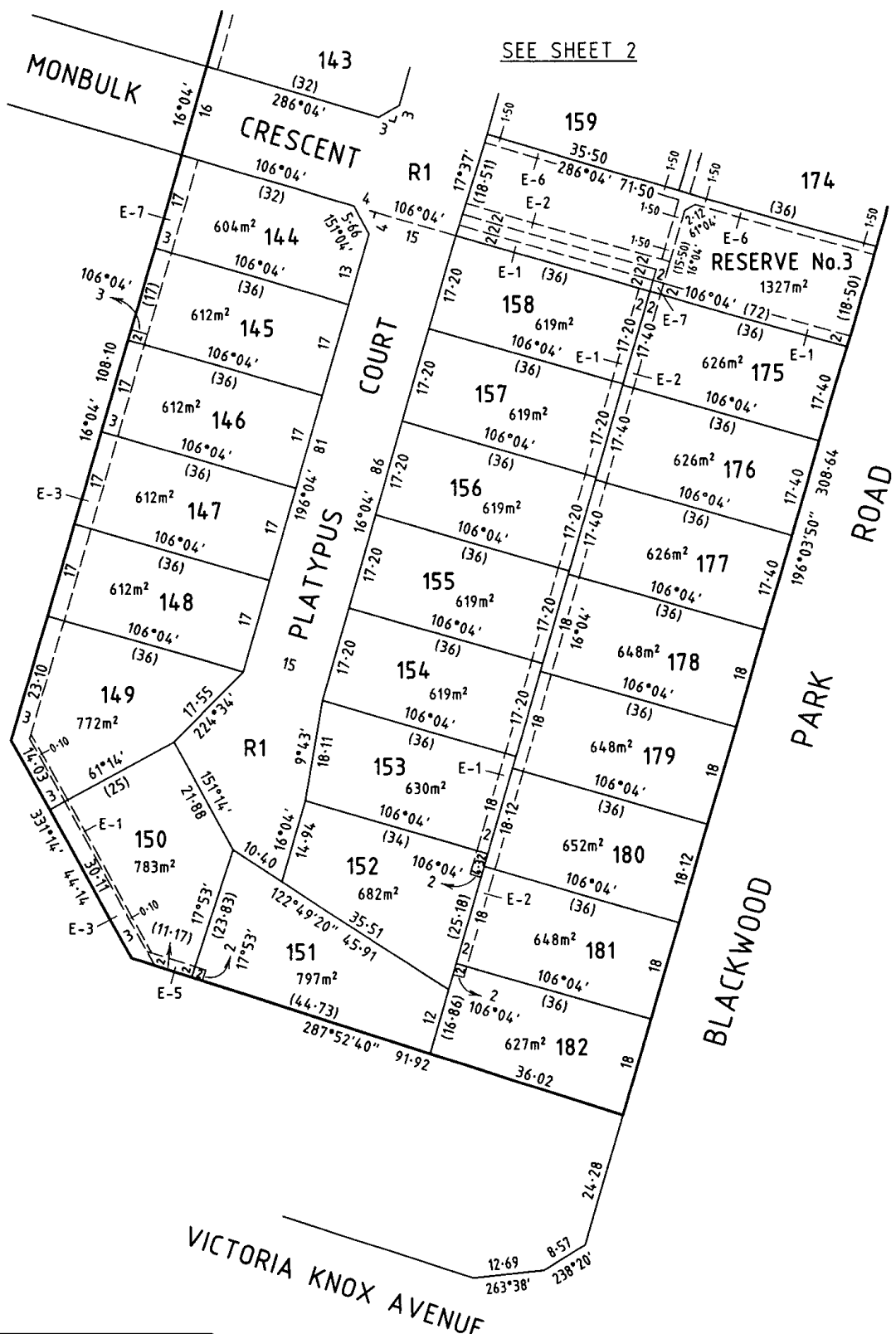
PLAN OF SUBDIVISION

STAGE NO. / PLAN NUMBER
PS 506951Y



SOVEREIGN CREST STAGE 16

<p>WOLTER CONSULTING GROUP ■ LICENSED SURVEYORS ■ TOWN PLANNERS ■ DEVELOPMENT CONSULTANTS PO BOX 290 SOUTH MELBOURNE 3205 ☎ (03) 96857565 FAX (03) 96857566</p>	SCALE 1:800 A3 LENGTHS ARE IN METRES 	ORIGINAL SHEET SIZE 1:800 A3	LICENSED SURVEYOR (PRINT) Stephen F. Bond SIGNATURE / DATE / REF M357/16 VERSION J	Sheet 2 of 4 Sheets DATE / / COUNCIL DELEGATE SIGNATURE
	SEE SHEET 3	0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm	10 0 10 20 30 LENGTHS ARE IN METRES	REF M357/16 VERSION J



WOLTER CONSULTING GROUP

- LICENSED SURVEYORS ■ TOWN PLANNERS
- DEVELOPMENT CONSULTANTS

PO BOX 290 SOUTH MELBOURNE 3205
 ☎ (03) 96857565 FAX (03) 96857566

SOVEREIGN CREST STAGE 16

SCALE <p>LENGTHS ARE IN METRES</p>	ORIGINAL SCALE 1:800	SHEET SIZE A3	LICENSED SURVEYOR (PRINT)..... Stephen F. Bond SIGNATURE REF M357/16 VERSION J	Sheet 3 of 4 Sheets DATE / / COUNCIL DELEGATE SIGNATURE
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PLAN OF SUBDIVISION	STAGE No. <hr style="width: 50px; margin: 0 auto;"/>	PLAN NUMBER PS 506951Y
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CREATION OF RESTRICTION

The following restriction is to be created upon registration of this plan.

Land to Benefit: Lots on this plan PS 506951Y

Land to be burdened: Lots 133 to 143 (both inclusive), and 159 to 168 (both inclusive) on this plan PS 506951Y

Description of the Restriction:

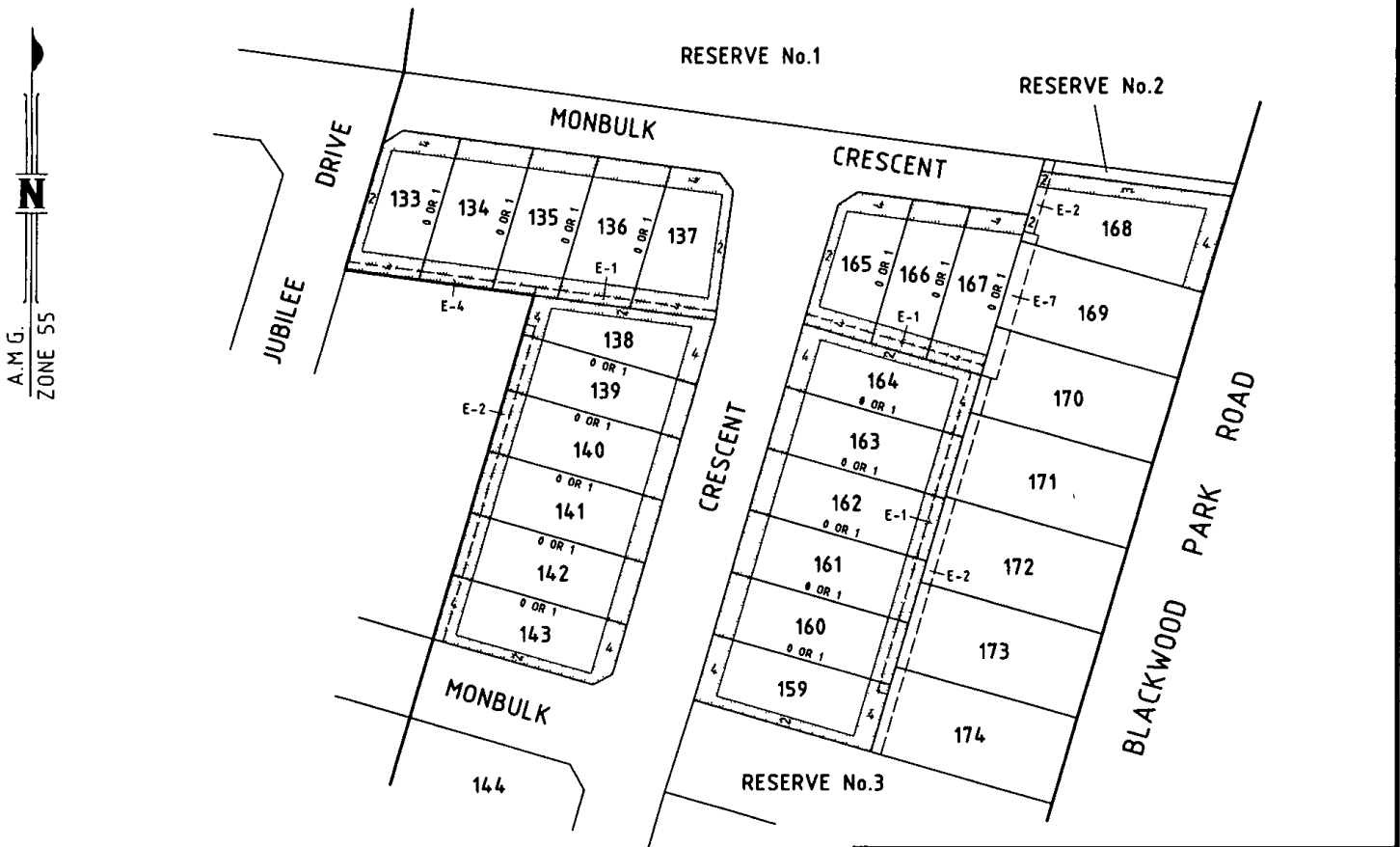
For the purposes of this Notice of Restriction

Dwelling means house.

Building means any structure except a fence.

The registered proprietor or proprietors for the time being of any lot to be burdened on this plan to which any of the following restrictions applies shall not, without the written consent of the responsible authority

- 1 Construct any dwelling except for porches and open verandahs unless the dwelling is set-back from the street reserve no less than the minimum distance shown in metres (i.e. 4).
2. Construct any garage unless it is set-back a minimum of 5 metres from the front boundary of the lot.
3. Construct any dwelling closer to the side or rear boundaries than shown in metres.
- 4 Construct any dwelling with a built to boundary wall greater than 20m in length.
5. Construct any dwelling with wall heights which do not accord with the built form/elevation plan which must be endorsed by Knox City Council under Town Planning Permit No. 20036152 prior to the issue of a Building Permit for a dwelling on any lot to be burdened on this plan.
6. Construct buildings that occupy greater than 60% of any lot to be burdened on this plan and do not provide a minimum area of useable private open space equivalent to 20% of the lot area or 80 square metres, whichever is the greater, with a minimum dimension of 3 metres.



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■ DEVELOPMENT CONSULTANTS

PO BOX 290 SOUTH MELBOURNE 3205
☎ (03) 96857565 FAX (03) 96857566

SOVEREIGN CREST STAGE 16

<p>SCALE</p> <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SCALE</p> <p>1:1000</p>	<p>SHEET SIZE</p> <p>A3</p>	<p>LICENSED SURVEYOR (PRINT) Stephen F. Bond</p> <p>SIGNATURE</p> <p>REF M357/16 VERSION J</p>	<p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p>	<p>Sheet 4 of 4 Sheets</p>
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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name:

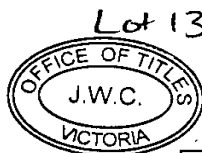
Phone:

Address:

Ref:

Customer Code:

National Australia Bank Limited 9E



AD655384B

01/06/2005 \$472 45



MADE AVA

Land Titles Office Use Only

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: (title)

Volume: 10823 Folio: 710

Estate and Interest:

Fee Simple

Consideration:

\$155,000

Transferor: (full name)

RAPATTEN PTY LTD A.C.N. 060 702 356

Transferee: (full name and address including postcode)

Metricon Land Pty Ltd A.C.N. 006 969 948 of 501 Blackburn Road Mt Waverley VIC 3149

Directing Party: (full name)

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

COVENANT



DAD655384B-1-0

The Transferee for himself, his heirs, executors, administrators and transferees with the intent of binding the owner for the time being of the land in this transfer ("the Land") **COVENANTS** with the Transferor, its successors, assigns and transferees and each of the owners of the land in plan of subdivision no. PS506951Y (apart from the Land) that the Transferee shall not:

- (a) build or allow to be built on the Land more than one dwelling house together with the usual outbuildings;
- (b) build or allow to be built
 - (i) on lots of 300-450m² a dwelling house which has a floor area (excluding any garage and verandah) of less than 150m² and within a minimum of 4 metres and a maximum of 4.5 metres of the front boundary of the lot.
 - (ii) on lots of 451-550m² a dwelling house which has a floor area (excluding any garage and verandah) of less than 150m² and within a minimum of 4.5 metres and a maximum of 5 metres of the front boundary of the lot.
 - (iii) on lots of 551-650m² a dwelling house which has a floor area (excluding any garage and verandah) of less than 160m² and within a minimum of 4.5 metres and a maximum of 5 metres of the front boundary of the lot.
 - (iv) on lots of 651-750m² a dwelling house which has a floor area (excluding any garage and verandah) of less than 170m² and within a minimum of 5 metres and a maximum of 5.5 metres of the front boundary of the lot.

Continued on T2 Page 2

Approval No. 1974048A

T2



fb 1.6.05

ORDER TO REGISTER
Please register and issue title
to

Signed

Cust. Code

STAMP DUTY USE ONLY

Original Land Transfer
Stamped with \$4,960.00
Doc ID 1965278, 17 May 2005
SRO Victoria Duty, IX40

THE BACK OF THIS FORM MUST NOT BE USED

(v) on lots of over 751m² a dwelling house which has a floor area (excluding any garage and verandah) of less than 185m² and within a minimum of 5 metres and maximum of 5.5 metres of the front boundary of the lot.

PROVIDED that where a lot has a frontage to two or more streets, the front boundary shall be deemed to be the street frontage which has the smallest dimensions of the two or more street frontages and any other boundary or boundaries shall be deemed a side boundary;

- (c) build or allow to be built on the Land a dwelling house unless constructed:
 - (i) with at least 75% of all external walls (excluding windows) of brick, stone, brick or masonry veneer or other approved texture coated materials;
 - (ii) with a roof of masonry or terracotta tiles or other non-reflective material
 - (iii) with no external plumbing visible from a street or from any adjoining dwelling. External plumbing for the purpose of this covenant shall relate to waste pipes and fittings only and shall not include stormwater drainage downpipes.
- (d) build or allow to be built on the Land any accommodation for motor vehicles unless it is a double lock up garage to all street frontages;
- (e) park or permit to be parked any commercial vehicle with a carrying capacity of 1 tonne or more, or any boat caravan or trailer on the Land so as to be visible from any street;
- (f) build or allow to be built on the Land a front boundary fence (being the smallest street boundary of a lot) greater than 1.5 metres in height and with less than 35% transparency;
- (g) build or allow to be built any side and rear fence made of timber unless with a timber cap and timber posts exposed to both sides of the fence and stained with a colour to blend with the landscape;
- (h) build or allow to be built on the Land any outbuilding (for example, a garage, garden shed or pergola) of which the design, appearance, external colours and building materials are not aesthetically integrated with that of the dwelling house.

AND IT IS AGREED that the benefit of this covenant shall be attached to and run at law and in equity with the whole of the land in plan of subdivision no. PS506951Y (apart from the Land) and that the burden of this covenant shall be annexed to and run at law and in equity with the Land.

Dated: 6.5.05

Execution and attestation.

.....
RAPATTEN PTY LTD by its
Attorney MARCUS ROY FORD,
under Power of Attorney dated
20/10/2003 and which is filed in the
Permanent Order Book No. 277 at
Page No. 20 Item 6 of which he has
no notice of revocation



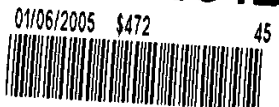
J. A. Rossiter
Jodie Anne Rossiter
Justice of the Peace

Approval No. 1974048A

T2 Page 2



AD655384B



THE BACK OF THIS FORM MUST NOT BE USED

ANNEXURE PAGE

Transfer of Land Act 1958

Privacy Collection Statement

The information from 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.

This is page 3 of *Approved Form T2* dated 6.5.05
702 356 and Metricon Land Pty Ltd ACN 006 939 948

Between Rapatten Pty Ltd ACN 060

Signature of parties

Panel Heading Execution and Attestation – Continued

The Common Seal of **Metricon Land Pty Ltd** was)
hereto affixed in accordance with Section 127 of the)
Corporations Act 2001 in the presence of:)



Director
Name: Mario Vittorio Biasin
Address: 501 Blackburn Road, Mount Waverley, 3149

Secretary
Name: Christopher Spencer Clapp
Address: 24 Arranmore Avenue, Black Rock, 3193



Approval No.

A1



Anstat Pty Ltd

1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, original Annexure Page
3. The annexure Pages must be properly identified and signed by the person to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

Land Registry, 570 Bourke Street, Melbourne 3000.

AD655384B

01/06/2005 \$472 45



LAND INFORMATION CERTIFICATE
SECTION 121 LOCAL GOVERNMENT ACT 2020
LOCAL GOVERNMENT (LAND INFORMATION) REGULATIONS 2021



Landata (Web Service)
LEVEL 12/2 Lonsdale St
MELBOURNE VIC 3000

APPLICANT REFERENCE: 72106087-015-9:47506
DATE: 13-Mar-2024
CERTIFICATE NO. 101757



BILLER CODE: 18077
REF. NO. 1657411

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

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

ASSESSMENT NO: 1657411

PROPERTY LOCATION: 25 Monbulk Crescent
 ROWVILLE VIC 3178

VALUATIONS

SITE VALUE: \$565,000

CAPITAL IMPROVED VALUE: \$960,000

NET ANNUAL VALUE: \$48,000

RELEVANT DATE: 01/01/2023

OPERATIVE DATE: 01/07/2023

TITLE DETAILS: Lot 134 PS 506951

CONFIRMATION OF RATES & CHARGES SHOWN ON THIS CERTIFICATE WILL BE GIVEN FOR 90 DAYS AFTER ISSUE DATE.

CERTIFICATE SHOULD BE UPDATED IMMEDIATELY PRIOR TO SETTLEMENT. INCORRECT SETTLEMENT CHEQUES MAY BE RETURNED.

PROPERTY RATES & CHARGES FOR THE FINANCIAL YEAR ENDING 30/6/2024

<u>RATES & CHARGES</u>	<u>LEVIED</u> \$	<u>BALANCE</u> \$
ARREARS (RATES, WASTE, INTEREST, FSPL, LLCC) B/F 30/6/2023 DUE AND PAYABLE IMMEDIATELY		\$0.00
INTEREST	\$0.00	
LEGAL COSTS	\$0.00	
GENERAL RATES	\$1,461.95	
RESIDENTIAL GARBAGE CHARGES	\$434.90	
OPTIONAL GARBAGE CHARGES	\$61.70	
OPTIONAL GREEN WASTE CHARGE	\$0.00	
STATE FIRE SERVICES PROPERTY LEVY	\$169.15	
STATE GOVT LANDFILL LEVY	\$0.00	
SUB TOTAL RATES AND CHARGES DUE	\$2,127.70	\$2,127.70
PENSION REBATE	\$0.00	
RECEIPTS	\$-1,419.70	
TOTAL RATES AND CHARGES DUE		\$708.00
SPECIAL RATES/SPECIAL CHARGES		
		\$0.00
OPEN SPACE CONTRIBUTION		
TOTAL OUTSTANDING		\$ 708.00

RATES NOT BEING PAID BY INSTALMENTS ARE DUE AND PAYABLE IN FULL BY 15 FEBRUARY 2024 AND INTEREST AT THE RATE OF 10% WILL CONTINUE TO ACCRUE ON ANY OVERDUE RATES AND CHARGES UNTIL PAID IN FULL

LAND INFORMATION CERTIFICATE
SECTION 121 LOCAL GOVERNMENT ACT 2020
LAND INFORMATION CERTIFICATE REGULATIONS 2021

CERTIFICATE NO: 101757

The Local Government Act 1989, Section 175, requires all arrears amounts to be paid in full immediately upon settlement.

PROPERTY LOCATION Lot 134 PS 506951

NOTICES AND ORDERS

There are no conditions associated with this property.

FLOOD LEVEL

THIS COUNCIL DOES NOT SPECIFY FLOOD LEVELS
Information in regard to any designated Flood Level may be obtained from Land Development Team Melbourne Water.

POTENTIAL LIABILITIES

Notices and Orders issued as described above:

NOTE: Directions to clear FIRE HAZARDS will be issued to all owners of vacant land during the high fire danger period. Although there may be no charge shown on this Certificate it is possible that a charge will exist by the settlement date.

ADDITIONAL INFORMATION

I acknowledge having received the sum of \$28.90 being the fee for this certificate.

Delegated Officer: .



Authorised By: ta

Lead Conveyancing C/- InfoTrack
 (ActionStep)
 E-mail: certificates@landata.vic.gov.au

Statement for property:
 LOT 134 25 MONBULK CRESCENT
 ROWVILLE 3178
 134 PS 506951

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
56M//17664/00003	LANDATA CER 72106087-026-5	08 MARCH 2024	46155418

1. Statement of Fees Imposed

The property is classified as a serviced property with respect to charges which as listed below in the Statement of Fees.

(a) By Other Authorities			
Parks Victoria - Parks Service Charge	01/01/2024 to 31/03/2024		\$21.21
Melbourne Water Corporation Total Service Charges	01/01/2024 to 31/03/2024		\$29.54
(b) By South East Water			
Water Service Charge	01/01/2024 to 31/03/2024		\$21.48
Sewerage Service Charge	01/01/2024 to 31/03/2024		\$94.37
Subtotal Service Charges			<u>\$166.60</u>
Payments			\$166.60
TOTAL UNPAID BALANCE			\$0.00

- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): <https://secureapp.southeastwater.com.au/PropertyConnect/#/order/info/update>
- * Please Note: if usage charges appear above, the amount shown includes one or more of the following: Water Usage, Recycled Water Usage, Sewerage Disposal, Fire Service Usage and Trade Waste Volumetric Fees. Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.
- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at www.southeastwater.com.au.
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.

AUTHORISED OFFICER:



LARA SALEMBIER
 GENERAL MANAGER
 CUSTOMER EXPERIENCE

South East Water
Information Statement Applications
 PO Box 2268, Seaford, VIC 3198

- If this property has recently been subdivided from a “parent” title, there may be service or other charges owing on the “parent” which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (General) Regulations 2021, please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from south East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

The land is within an area declared an area of "Land Liable to Flooding" pursuant to Section 205 of the Water Act 1989. For further information contact Melbourne Water on 9679-7517.

The land has been filled in accordance with Melbourne Water requirements and is no longer considered to be "Land Liable to Flooding".

To assist in identifying if the property is connected to South East Waters sewerage system, connected by a shared, combined or encroaching drain, it is recommended you request a copy of the Property Sewerage Plan. A copy of the Property Sewerage Plan may be obtained for a fee at www.southeastwater.com.au Part of the Property Sewerage Branch servicing the property may legally be the property owners responsibility to maintain not South East Waters. Refer to Section 11 of South East Waters Customer Charter to determine if this is the case. A copy of the Customer Charter can be found at www.southeastwater.com.au. When working in proximity of drains, care must be taken to prevent infiltration of foreign material and or ground water into South East Waters sewerage system. Any costs associated with rectification works will be charged to the property owner.

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

AUTHORISED OFFICER:



LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

If no plan is attached to this Statement, South East Water is not aware of any works belonging to South East Water being present on the property.

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

Important Warnings

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

3. Disclaimer

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

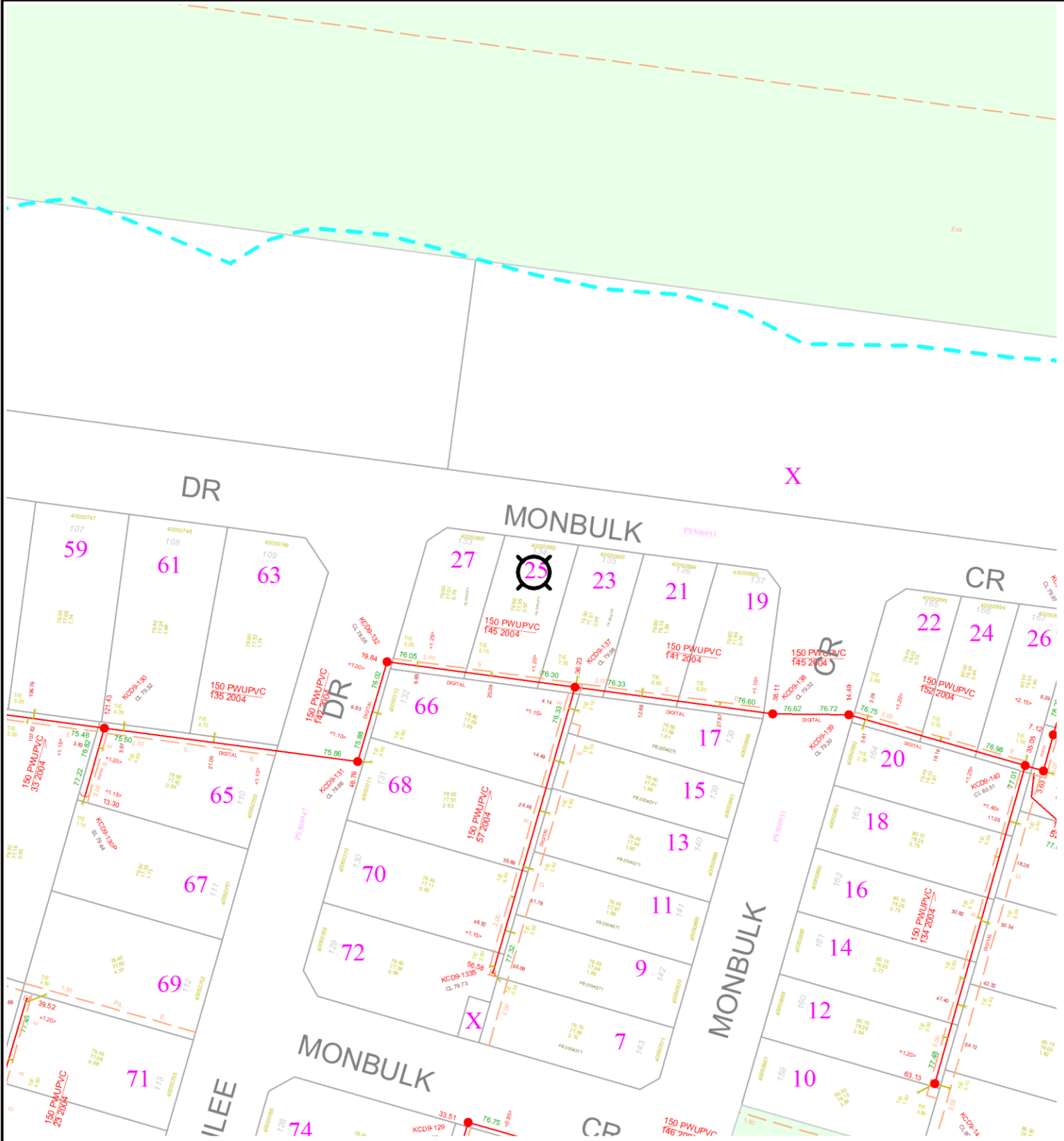
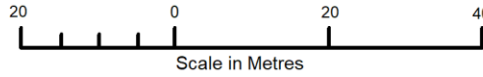
South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

AUTHORISED OFFICER:



LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198



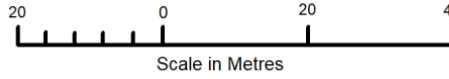
WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

	Title/Road Boundary		Subject Property		Maintenance Hole
	Proposed Title/Road		Sewer Main & Property Connections		Inspection Shaft
	Easement		Direction of Flow		Offset from Boundary
Melbourne Water Assets					
	Sewer Main		Underground Drain		Natural Waterway
	Maintenance Hole		Channel Drain		Underground Drain M.H.

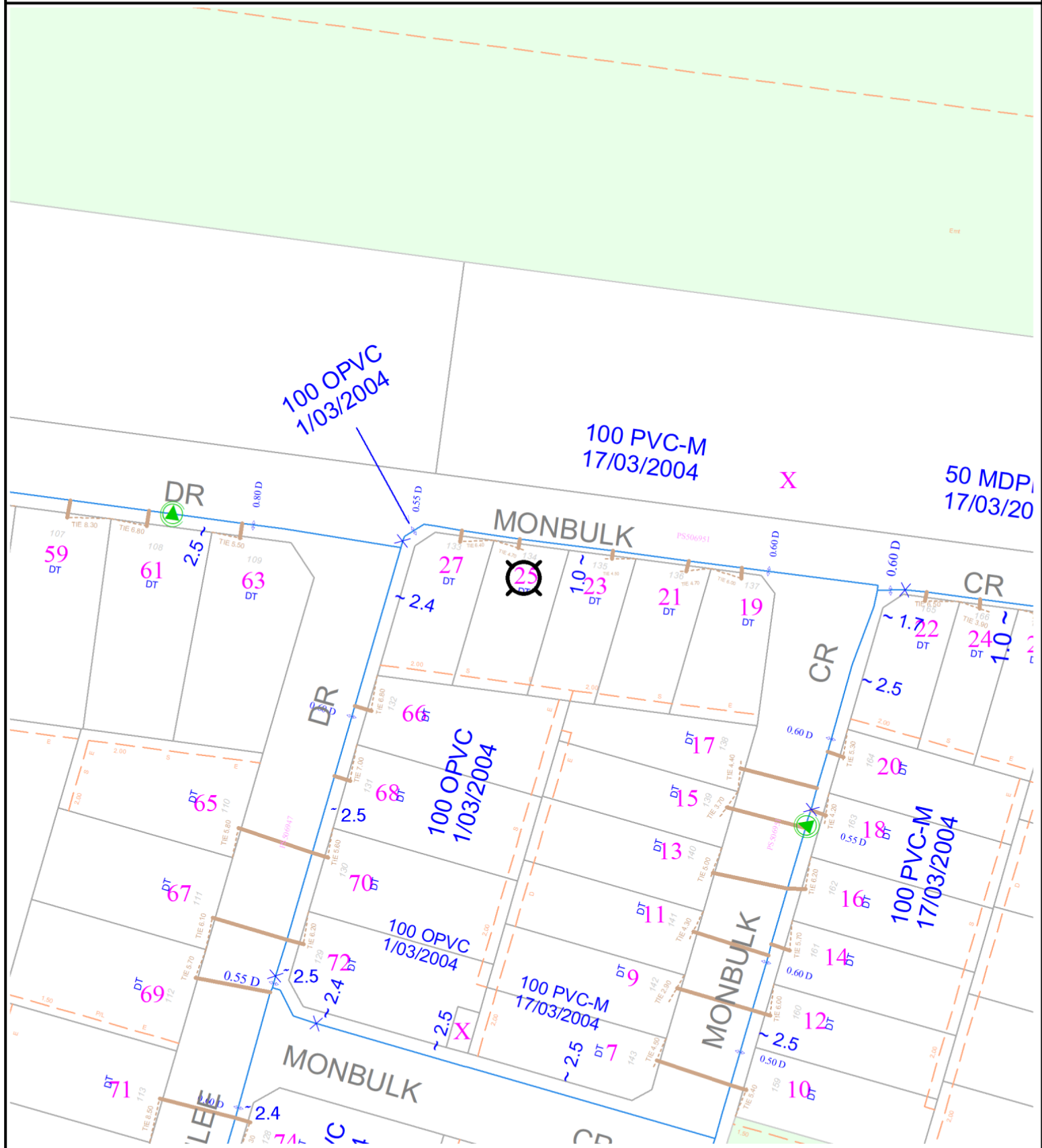


Property: Lot 134 25 MONBULK CRESCENT ROWVILLE 3178

Case Number: 46155418

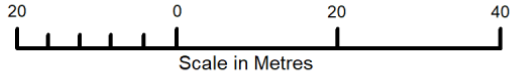


Date: 08MARCH2024



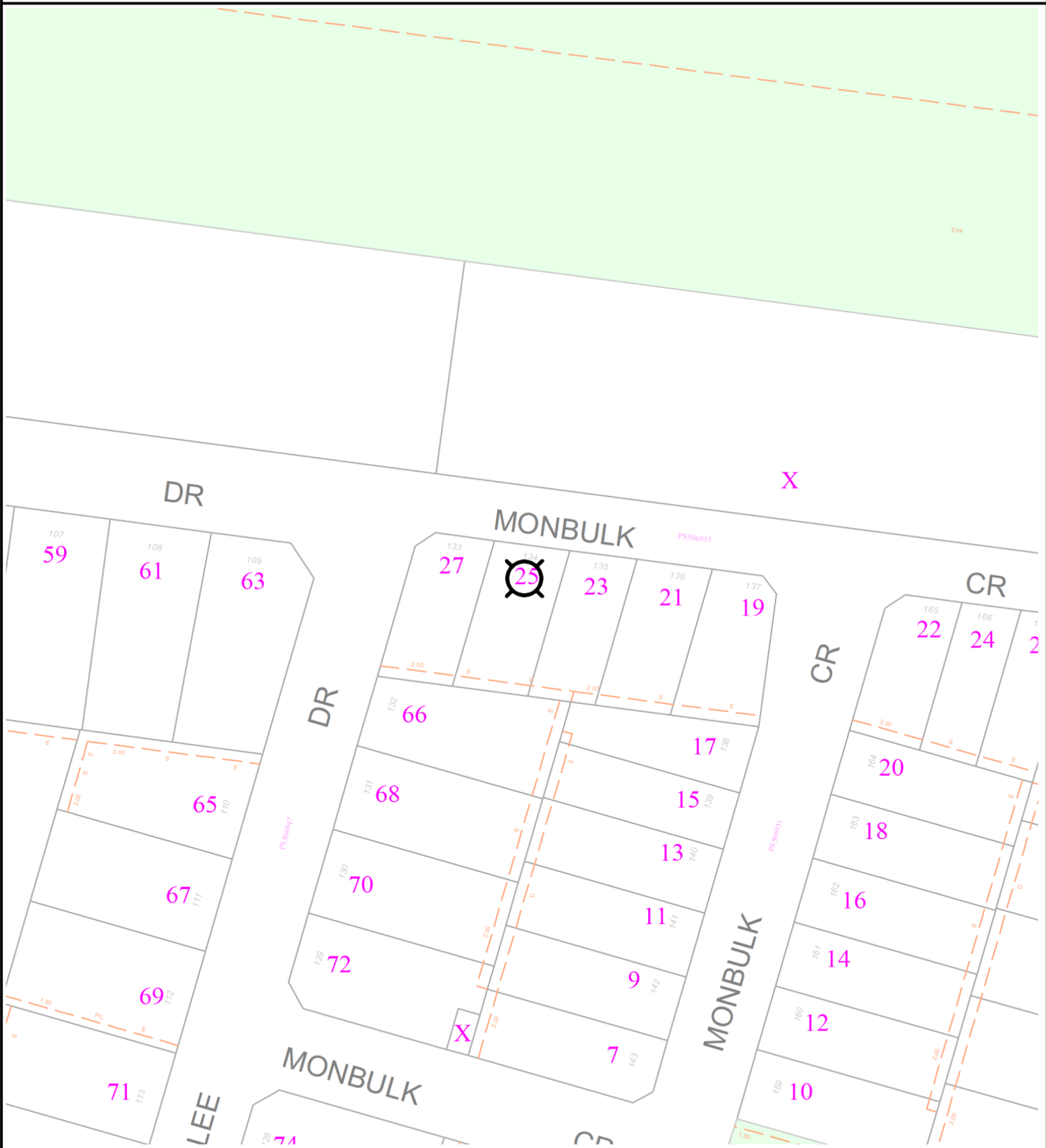
WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND	
	Title/Road Boundary
	Proposed Title/Road
	Easement
	Subject Property
	Water Main Valve
	Water Main & Services
	Hydrant
	Fireplug/Washout
	Offset from Boundary



Case Number: 46155418

Date: 08MARCH2024



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND			
	Title/Road Boundary		Subject Property
	Proposed Title/Road		Recycled Water Main Valve
	Easement		Recycled Water Main & Services
			Hydrant
			Fireplug/Washout
			Offset from Boundary

Property Clearance Certificate

Land Tax



INFOTRACK / LEAD CONVEYANCING

Your Reference:	33954: M-CB-LIM23-33954 (LE
Certificate No:	72389074
Issue Date:	08 MAR 2024
Enquiries:	ESYSPROD

Land Address: 25 MONBULK CRESCENT ROWVILLE VIC 3178

Land Id	Lot	Plan	Volume	Folio	Tax Payable
32099273	134	506951	10823	710	\$1,876.87

Vendor: FRANK LIM & LINDA LIM
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
LINDA LIM	2024	\$565,000	\$2,145.00	\$0.00	\$1,876.87

Comments: Land Tax of \$2,145.00 has been assessed for 2024, an amount of \$268.13 has been paid. Land Tax will be payable but is not yet due - please see notes on reverse.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
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Comments:

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$960,000
SITE VALUE:	\$565,000
CURRENT LAND TAX CHARGE:	\$1,876.87

Notes to Certificate - Land Tax

Certificate No: 72389074

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" 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 to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

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

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$2,145.00

Taxable Value = \$565,000

Calculated as \$1,350 plus (\$565,000 - \$300,000) multiplied by 0.300 cents.

Land Tax - Payment Options

BPAY




Billers Code: 5249
Ref: 72389074

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: 72389074

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

Windfall Gains Tax



INFOTRACK / LEAD CONVEYANCING

Your 33954: M-CB-LIM23-33954

Reference: (LEAD

Certificate No: 72389074

Issue Date: 08 MAR 2024

Land Address: 25 MONBULK CRESCENT ROWVILLE VIC 3178

Lot	Plan	Volume	Folio
134	506951	10823	710

Vendor: FRANK LIM & LINDA LIM

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:

\$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 72389074

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

<p>BPAY</p>  <p>Billers Code: 416073 Ref: 72389075</p> <p>Telephone & Internet Banking - BPAY®</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p>www.bpay.com.au</p>	<p>CARD</p>  <p>Ref: 72389075</p> <p>Visa or Mastercard</p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p>sro.vic.gov.au/payment-options</p>	<p>Important payment information</p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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ROADS PROPERTY CERTIFICATE

The search results are as follows:

Lead Conveyancing C/- InfoTrack (ActionStep)
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 569390

NO PROPOSALS. As at the 8th March 2024, 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®.

25 MONBULK CRESCENT, ROWVILLE 3178
CITY OF KNOX

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: 8th March 2024

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 72106087 - 72106087152334 '569390'

From www.planning.vic.gov.au at 08 March 2024 03:26 PM

PROPERTY DETAILS

Address: **25 MONBULK CRESCENT ROWVILLE 3178**
Lot and Plan Number: **Lot 134 PS506951**
Standard Parcel Identifier (SPI): **134\PS506951**
Local Government Area (Council): **KNOX**
Council Property Number: **165741**
Planning Scheme: **Knox**
Directory Reference: **Melway 73 J8**

www.knox.vic.gov.au

[Planning Scheme - Knox](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
Legislative Assembly: **ROWVILLE**

OTHER

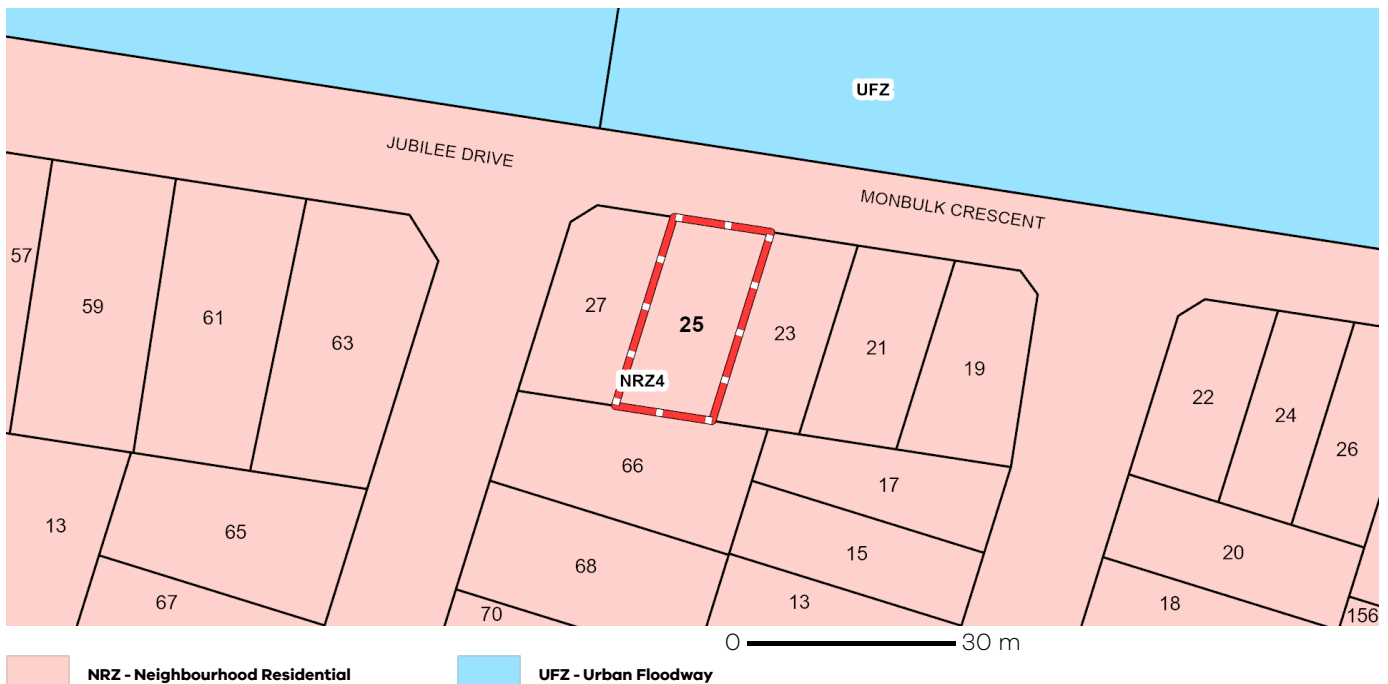
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)

[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 \(NRZ4\)](#)



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

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)



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

Areas of Aboriginal Cultural Heritage Sensitivity

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

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

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

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

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

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

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



Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

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

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

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

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

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

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

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

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

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

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

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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

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



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

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

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

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

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

Native Vegetation

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

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

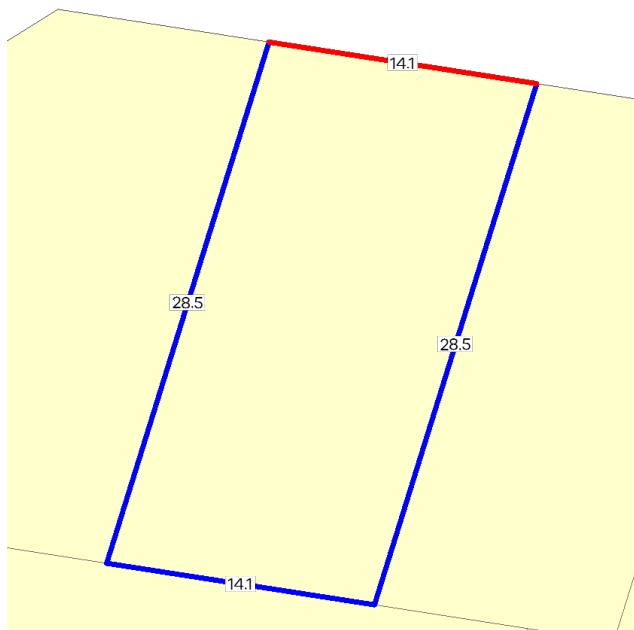
PROPERTY DETAILS

Address: **25 MONBULK CRESCENT ROWVILLE 3178**
Lot and Plan Number: **Lot 134 PS506951**
Standard Parcel Identifier (SPI): **134\PS506951**
Local Government Area (Council): **KNOX**
Council Property Number: **165741**
Directory Reference: **Melway 73 J8**

www.knox.vic.gov.au

SITE DIMENSIONS

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



Area: 399 sq. m

Perimeter: 85 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: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
Legislative Assembly: **ROWVILLE**

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.

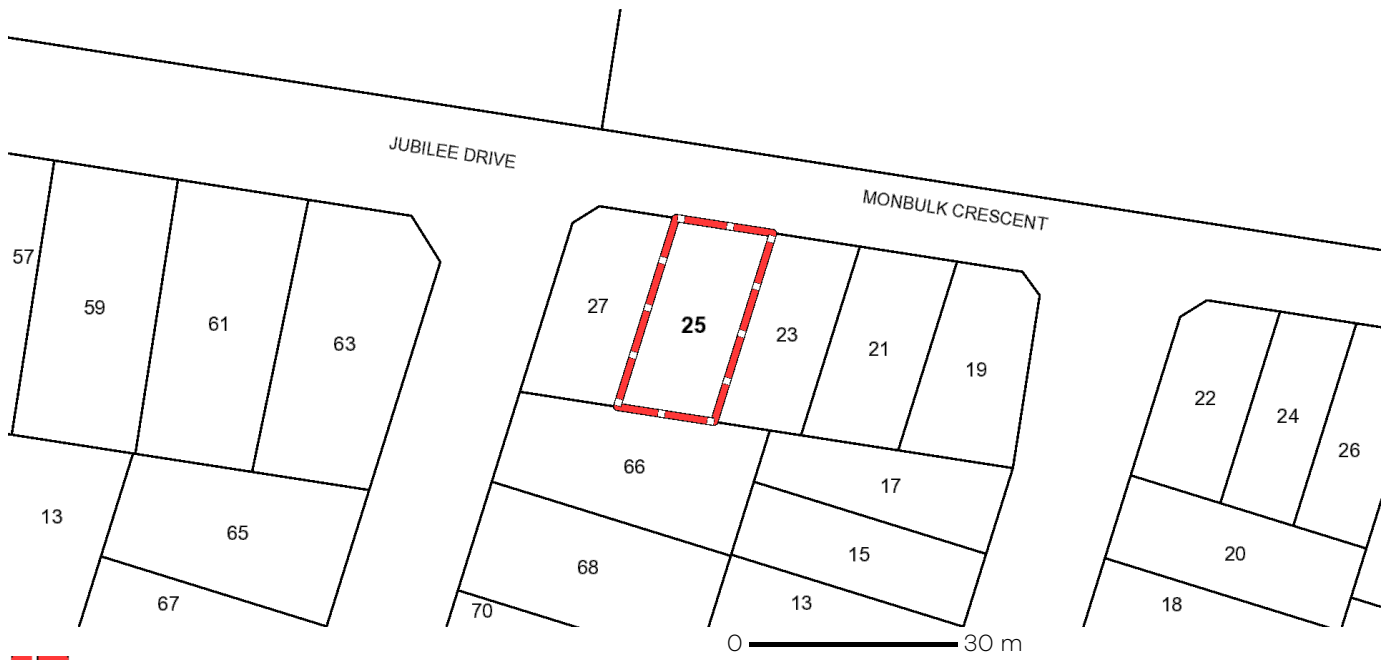
The Planning Property Report for this property can found here - [Planning Property Report](#)

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

13 March 2024

Property Information Certificate
BUILDING ACT 1993
Building Regulations 2018 (Regulation 51)

Landata
DX 250639
MELBOURNE

KNOX
your city



Property Address:	Lot: 134 No: 25 Monbulk Crescent, ROWVILLE VIC 3178
Your Ref:	72106087-017-3 Part 1 72106087-018-0 Part 2
Council Ref:	PIC/2024/460

Details of any building permits issued in the preceding ten (10) years:

Council File Reference No:	Building Permit Date of Issue:	Description of Building Works:	Occupancy Permit/ Final Certificate No:	Approval Date of Issue:
No discoveries have been made.				

Is the property in a termite area?	Reg 150	YES	
Is the land likely to be subject to significant snowfalls ?	Reg 152		NO
Is the property in a flood prone area? Records supplied by Melbourne Water indicate that the land is not in an area liable to flooding as defined under Regulation 153, based on the modelling of the Melbourne Water regional drainage network. As part of Knox City Council new Flood Mapping data this property is considered as flood prone , however the property is not yet " Designated " under Regulation 153 For further information and development conditions visit: http://www.knox.vic.gov.au/Page/Page.aspx?Page_Id=274 and complete an application for a Stormwater Information Report (SIR). A Report and Consent application for Flooding can be applied for via the Knox City Council website: http://www.knox.vic.gov.au/Page/Page.aspx?Page_Id=264	Reg 153		NO, REFER TO NOTES
Is the land designated as uncontrolled overland drainage ?	Reg 154		NO

It should be noted that any property may be subject to flooding in extreme rain events. The management of surface water flows and/or onsite ponding is the responsibility of the applicant/owner and should be considered in the design of all buildings and surrounds. This will be critical where the design solution opts to cut into the site, below existing surface levels.

<p>Is the land designated as a Bushfire Prone Area as determined by the State Government's Planning Minister? Reg 155</p> <p>Council has not specified minimum Bushfire Attack Levels in the Knox Planning Scheme for any area within the Knox Municipal District.</p> <p>Further information about the building control system and building in bushfire prone areas can be found on the Building Commission website www.vba.vic.gov.au or by telephone 1300 815 127.</p>	YES	
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<p>Are there any outstanding Building Orders or Notices issued against the property?</p>		NO
-------------------------------------------------------------------------------------------------	--	-----------

Important: There may be other building regulatory matters currently under investigation that are not listed in the table above. It is recommended to enquire with the property owner or agent whether there are any other outstanding building compliance matters to be addressed (including illegal building works, swimming pool and spa safety matters).

We trust the above information will be of assistance. For further information, please contact us on 03 9298 8125.

Regards,

Business Support - City Planning and Building
Knox City Council

For further information about this property you can also visit: [Property and parcel search \(land.vic.gov.au\)](http://land.vic.gov.au)

13 March 2024

Property Information Certificate
BUILDING ACT 1993
Building Regulations 2018 (Regulation 51)

Landata
DX 250639
MELBOURNE

KNOX
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Extract of EPA Priority Site Register

Page 1 of 2



**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 25 MONBULK CRESCENT
SUBURB: ROWVILLE
MUNICIPALITY: KNOX
MAP REFERENCES: Melways 40th Edition, Street Directory, Map 73 Reference J8
DATE OF SEARCH: 8th March 2024

PRIORITY SITES REGISTER REPORT:

A search of the Priority Sites Register for the above map references, corresponding to the address given above, has indicated that this site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register at the above date.

IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER:

You should be aware that the Priority Sites Register lists only those sites for which:

Priority Sites are sites for which EPA has issued a:

- Clean Up Notice pursuant to section 62A) of the Environment Protection Act 1970
- Pollution Abatement Notice pursuant to section 31A or 31B (relevant to land and/or groundwater) of the Environment Protection Act 1970
- Environment Action Notice pursuant to Section 274 of the Environment Protection Act 2017
- Site Management Order (related to land and groundwater) pursuant to Section 275 of the Environment Protection Act 2017
- Improvement Notice (related to land and groundwater) pursuant to Section 271 of the Environment Protection Act 2017
- Prohibition Notices (related to land and groundwater) pursuant to Section 272 of the Environment Protection Act 2017 on the occupier or controller of the site to require active management of these sites, or where EPA believes it is in the community interest to be notified of a potential contaminated site and this cannot be communicated by any other legislative means. Sites are removed from the Priority Sites Register once all conditions of a Notice have been complied with.

The Priority Sites Register does not list all sites known to be contaminated 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 many properties may have been contaminated by past land uses and EPA may not be aware of the presence of contamination. EPA has published information advising of potential contaminating land uses. Council and other planning authorities hold information about previous land uses, and it is advisable that such sources of information should also be consulted.

The Environment Protection Authority does not warrant the accuracy or completeness

[Extract of Priority Sites Register] # 72106087 - 72106087152334
'569390'



Extract of EPA Priority Site Register

**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

of information in this Extract and any person using or relying upon such information does so on the basis that the Environment Protection Authority shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Users of this site accept all risks and responsibilities for losses, damages, costs and other consequences resulting directly or indirectly from use of this site and information from it. To the maximum permitted by law, the EPA excludes all liability to any person directly or indirectly from using this site and information from it.

For sites listed on the Priority Sites Register, a copy of the relevant Notice, detailing the reasons for issue of the Notice, and management requirements, is available on request from EPA through the contact centre (details below). 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>

Environment Protection Authority Victoria
200 Victoria Street
Carlton VIC 3053
1300 EPA VIC (1300 372 842)