

RAILWAY ROAD PTY LTD
ATF
BD Unit Trust 1

Section 32 Vendors Statement

Lot 7 on registered Plan of Subdivision 701311A 2
Parsons Road Eltham

MAHONS

with Yuncken & Yuncken

Level 1, 177 Surrey Road, Blackburn, 3130

Telephone: (03) 8877 6888

Facsimile: (03) 8877 6899

E-mail: rjohnson@mahons.com.au

MAHONS
with Yuncken & Yuncken

Vendors Statement
to the Purchaser of Real Estate pursuant to
Section 32 of the Sale of Land Act 1962 (“the Act”)

VENDOR: RAILWAY ROAD PTY LTD ATF BD Unit Trust 1

PROPERTY: LOT 7 ON REGISTERED PLAN OF SUBDIVISION PS 701311A
2 PARSONS ROAD ELTHAM 3095

IMPORTANT NOTICE TO PURCHASERS

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

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

Please note: That where the property is to be sold on terms pursuant to Section 32(2)(F) of the Act and/or sold subject to a mortgage that is not to be discharged by the date of possession (or receipt of the rents and profits) of the property pursuant to Section 32(2)(A) of the Act – then the Vendor must provide an additional statement containing the particulars specified in Schedules 1 and 2 of the Act.

The Vendor gives notice to the Purchaser that in the event that the Purchaser fails to complete the purchase of the property on the date specified in the Contract between the Vendor and the Purchaser (“the Contract”) for the payment of the residue as defined in the Contract (“the Due Date”) the Vendor will or may suffer the following losses and expenses which the Purchaser shall be required to pay to the Vendor in addition to the interest payable in accordance with the terms of the Contract:

- (a) All costs associated with obtaining bridging finance to complete the Vendors purchase of another property and interest charged on such bridging finance.
- (b) Interest payable by the Vendor under any existing Mortgage over the Property calculated from the Due Date.
- (c) Accommodation expenses necessarily incurred by the Vendor.
- (d) Legal costs and expenses as between the Vendors Solicitor and the Vendor.
- (e) Penalties payable by the Vendor to a third party through any delay in completion of the Vendors purchase.

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

1.1 Description -

- As set out in the attached copies of title document/s.

1.2 Particulars of any existing failure to comply with their terms are as follows -

- None to the Vendor's knowledge.

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the property. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables,

registered easements which are not registered or required to be registered against the Certificate of Title.

2. **PLANNING & ROAD ACCESS** - Information concerning any planning instrument -

Is contained in the attached certificate/s;
Is as follows -

- 2.1 Name: Nillumbik Planning Scheme
- 2.2 The responsible authority is: Nillumbik Shire Council
- 2.3 Zoning and/or Reservation: Residential 1 Zone
Significant Landscape Overlay – Schedule 4

There is access to the property by road.

The use to which you propose to put the property may be prohibited by planning or building controls applying to the locality or may require the consent or permit of the municipal council or other responsible authority. It is in your interest to undertake a proper investigation of permitted land use before committing yourself to buy.

3. **OUTGOINGS & STATUTORY CHARGES** - Information concerning any rates, taxes, charges or other similar outgoings (including any Owners Corporation charges) AND any interest payable on any part of them -

3.1 Is contained in the attached certificate/s;
Their amounts are as follows –

<u>Authority</u>	<u>Amount</u>
(1) Nillumbik City Council	(1) as attached
(2) Yarra Valley Water	(2) as attached
(3) State Revenue Office	(3) as attached

Any amounts (including any proposed Owners Corporation levy) for which the Purchaser may become liable in consequence of the purchase of the Property, are as follows:-

- Usual apportionment of rates and outgoings will be adjusted at settlement.

3.2 Their total does not exceed \$12,000.00

3.3 The amount owing under any other registered or unregistered statutory charge that secures an amount due under any other legislation is -
- Nil

4. **SERVICES** - Information concerning the supply of the following services -

	<u>Services</u>	<u>Connected</u>	<u>Name of Authority</u>
4.1	Electricity	No	Local Provider
4.2	Gas	No	Local Provider
4.3	Water	No	Yarra Valley Water
4.4	Sewerage	No	Yarra Valley Water
4.5	Telephone	No	Local Provider

Where 'Yes' appears in relation to a service it may nevertheless be necessary to request the supply of the service from the relevant Authority. Any fee for connection of supply or installation of meters shall be payable by the Purchaser. You should check with the appropriate authorities as to the availability (and cost) of providing any essential services not connected to the property.

- 4.6 Where the water supply or sewerage service is not of the standard level available in the locality, particulars of the level of service provided are as follows –
- Refer to the attached where applicable

5. **BUILDING** – Building Approvals and Owner-builder Insurance particulars where applicable -

- 5.1 Particulars of any building approval granted during the past seven years under the Building Act 1993 (required only where the property includes a residence) -
- no such approvals have been granted.
- 5.2 Where the property includes a residence, the following details of an owner – builder during the past seven (7) years under the House Contracts Guarantee Act 1987 are as follows -
- no such guarantee has been granted.
- 5.3 Particulars of any required insurance effected under the building Act 1993 (required where the property includes a residence to which section 137B of the Building Act applies) -
- no such insurance has been effected.
- 5.4 Particulars of any insurance in respect of any damage to or destruction of the land (required when the Purchaser carries the risk of the property from the day of sale until settlement) is as follows –
- Purchaser should arrange their own insurance

The Purchaser acknowledges that the Vendor makes no representation that the improvements on the land sold or any alterations or additions thereto comply with the requirements of the responsible authorities. The Purchaser acknowledges having inspected the property hereby sold and save as is otherwise expressly provided acknowledges that it is purchasing the property in its present condition and state of repair and that the Vendor is under no liability or obligation to the Purchaser to carry out any repairs, renovations, alterations or improvements to the property sold.

6. **NOTICES** - Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal affecting the Property of which the Vendor might reasonably be expected to have knowledge, including any -

- 6.1 affecting the Owners Corporation and any liabilities (whether contingent, proposed or otherwise) where the property is in a subdivision containing an Owners Corporation, including any relation to the undertaking of any repairs to the property;
- 6.2 quarantine or stock order imposed under the Stock Diseases Act 1968 (whether or not the quarantine or order is still in force);
- 6.3 notice of any current land use restriction given under the Agricultural and Veterinary Chemicals (Control of Use) Act 1992 due to contamination;
- 6.4 notice pursuant to Section 6 of the Land Acquisition and Compensation Act 1986 -

- Nil to the Vendor's knowledge.

The Vendor has no means of knowing of all decisions of public authorities and government departments affecting the property unless communicated to the Vendor.

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

7. **SWIMMING POOLS** – In the event a swimming pool is on the land herein described, the purchaser may be required at his expense to comply with the provisions of the Building Act 1993 and the Building Regulations 1994 and in particular Regulation 5.13 requiring the provisions of barriers to restrict access by some children to the swimming pool within 30 days after -
 - (a) in the case of a Contract other than a terms Contract (as defined in Section 2 of the Sale of Land Act 1962) the date of completion of the Contract; and
 - (b) in the case of a terms Contract, the purchaser becomes entitled to possession or to the receipt of the rents and profits under the Contract.

8. **SMOKE ALARMS** – The Purchaser is to note that all dwellings and or units are required to be fitted with self contained smoke alarms in accordance with Regulation 5.14 of the Building Regulations 1994 within 30 days after –
 - (a) In the case of a Contract other than a terms contract (as defined in Section 2 of the Sale of Land Act 1962) the date of completion of the Contract: and
 - (b) In the case of a terms Contract, the purchaser becomes entitled to possession or to the receipt of the rents and profits under the contract.

9. **TITLE** - Attached are copies of the following document/s concerning the title -
 - 9.1 Certificate of Title Volume 09808 Folio 888
 - 9.2 Plan of Subdivision LP 211489C
 - 9.3 Proposed Plan of Subdivision PS 701311A

10. **OWNERS CORPORATIONS ACT 2006** -

The land is affected by an Owners Corporation, and a copy of the current Owners Corporation Certificate and documents required to accompany the Owners Corporation Certificate under section 151(4)(b) of the Act will be provided.

11. **PLANNING & ENVIRONMENT ACT 1987** – Growth Areas Infrastructure Contribution -

In the case of land in respect of which there is a GAIC recording (within the meaning of Part 9B of the Planning and Environment Act 1987), the following certificates or notices apply –

 - (i) Any certificate of release from liability to pay a growth areas infrastructure contribution imposed in respect of the land issued under that Part;
 - (i)(a) Any certificate of deferral of the liability to pay the whole or part of a growth areas infrastructure contribution imposed in respect of the land issued under that Part;

- (ii) Any certificate of exemption from liability to pay a growth areas infrastructure contribution imposed in respect of the land issued under that Part;
- (iii) Any certificate of no GAIC liability relating to the land issued under that Part'
- (iv) Any notice given under that Part providing evidence of the grant of a reduction of the whole or part of the liability to pay a growth areas infrastructure contribution imposed in respect of the land or an exemption from that liability;
- (v) If no certificate or notice of a type specified in subparagraphs (i) to (iv) is provided, a GAIC certificate relating to the land issued under that Part.

- Not applicable

You may be liable to pay a growth areas infrastructure contribution when you purchase property in Victoria. The instrument of transfer cannot be lodged for registration with the Registrar of Titles until the contribution is paid in full or an exemption from, or reduction of, the whole or part of the liability to pay the contribution is granted and any remainder of the contribution is paid or there has been a deferral of the whole or part of the liability to pay the contribution. The transfer may also be exempted from a growth areas infrastructure contribution in certain situations. It is in your interest to obtain advice as to any potential liability before you commit yourself to buy.

12. DISCLOSURE OF ENERGY EFFICIENCY INFORMATION – Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure affected area of a building as defined in the Building Energy Efficiency Disclosure Act 2010 (Cwth) -

12.1 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

12.2 which has a net lettable area of at least 2000m² (but does not include a building under a strata title system or if an Occupancy Permit was issued less than 2 years before the relevant date) –

- Not applicable

13 BUSHFIRE PRONE AREA – Details of whether the property is in a designated bushfire prone area as determined by the Minister for Planning is referred to on the attached Bushfire Prone Area Report.

The Purchaser should make their own enquiries in relation to any applicable bushfire protection standards for building works in designated bushfire prone areas as required by the Building Regulations 2006 through application of the Building Code of Australia

DATE OF THIS STATEMENT - / /2014

Signature/s of the Vendor

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

DATE OF THIS ACKNOWLEDGEMENT - / /2014

Signature/s of the Purchaser

PLEASE NOTE THAT WHERE THE PROPERTY IS TO BE SOLD ON TERMS PURSUANT TO SECTION 32(2)(f) OF THE ACT AND/OR SOLD SUBJECT TO A MORTGAGE THAT IS NOT TO BE DISCHARGED BY THE DATE OF POSSESSION (OR RECEIPT OF THE RENTS AND PROFITS) OF THE PROPERTY **PURSUANT TO SECTION 32(2)(a) OF THE ACT** - then the Vendor must provide an additional statement containing the particulars specified in Schedules 1 and 2 of the Act.



CERTIFICATE OF TITLE - VICTORIA

Under the Transfer of Land Act 1958

I certify that the registered proprietor is the proprietor of the estate and interest in the land subject to the encumbrances, caveats and notices described

Alvin J. McRae



REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 7 on Plan of Subdivision 701311A.
 PARENT TITLE Volume 09808 Folio 888
 Created by instrument PS701311A 10/04/2014

REGISTERED PROPRIETOR

Estate Fee Simple
 TENANTS IN COMMON
 As to 3 of a total of 24 equal undivided shares
 Sole Proprietor
 COLTRAC PROPERTIES PTY LTD of 17 LIDDIARD STREET HAWTHORN VIC 3122
 As to 12 of a total of 24 equal undivided shares
 Sole Proprietor
 PETER GRUBNIC of 230 WHITEHORSE ROAD BALWYN VIC 3103
 As to 2 of a total of 24 equal undivided shares
 Sole Proprietor
 S.BROCCIO PTY LTD of 29 STADIUM CIRCUIT MULGRAVE VIC 3170
 As to 2 of a total of 24 equal undivided shares
 Sole Proprietor
 R & L BROCCIO PTY LTD of 66 HILTON STREET MOUNT WAVERLEY VIC 3149
 As to 2 of a total of 24 equal undivided shares
 Sole Proprietor
 BUILDICORP ENTERPRISES PTY LTD of 19 YORK STREET BLACKBURN SOUTH VIC 3130
 As to 3 of a total of 24 equal undivided shares
 Sole Proprietor
 RAILWAY ROAD PTY LTD of 230 WHITEHORSE ROAD BALWYN VIC 3103
 PS701311A 10/04/2014

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK344527E 15/05/2013
 WESTPAC BANKING CORPORATION

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

.. / 2



THIS CERTIFICATE CONTAINS INFORMATION CORRECT AT THE TIME OF PRINTING.
 CURRENT INFORMATION SHOULD BE OBTAINED BY A SEARCH OF THE REGISTER.



Volume 11486 Folio 571

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Produced 10/04/2014

Page 2 / 2
08:39 hr

CERTIFICATE OF TITLE - VICTORIA

SEE PS701311A FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE



THIS CERTIFICATE CONTAINS INFORMATION CORRECT AT THE TIME OF PRINTING.
CURRENT INFORMATION SHOULD BE OBTAINED BY A SEARCH OF THE REGISTER.

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.

1. Land/s

Land Title

Volume 11486 Folio 571

2. Estate and Interest

FEE SIMPLE

3. Transferor/s

Transferor 1

Given Name/s PETER

Family Name GRUBNIC

Transferor 2

Name S. BROCCIO PTY LTD

ACN 1 2 0 3 3 3 4 3 1

Transferor 3

Name R & L BROCCIO PTY LTD

ACN 1 2 0 3 3 3 4 1 3

Transferor 4

Name ECORP ENTERPRISES PTY LTD

ACN 1 2 0 3 3 3 4 2 2

Name on Title BUILDCORP ENTERPRISES PTY LTD

Reason for Difference FORMERLY BUILDCORP ENTERPRISES PTY LTD

Transferor 5

Name COLTRAC PROPERTIES PTY LTD

ACN 0 9 8 9 1 6 4 8 6

4. Transferee/s

Transferee

Name RAILWAY ROAD PTY LTD

ACN 1 0 9 2 3 0 0 3 3

Australian
Credit Licence

5. Manner of Holding

SOLE PROPRIETOR

6. Address/es of Transferee/s

Address of Transferee

Unit Street No 230

Street Name WHITEHORSE

Street Type ROAD

Locality BALWYN

State VIC Postcode 3103

7. Directing Party

None

8. Consideration

Other, please specify

ENTITLED IN EQUITY

9. Signing

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 and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Transferor 1

PETER GRUBNIC



Signature of Transferor

Transferor Witness



Signature of witness

Transfer of Land

Section 45 Transfer of Land Act 1958

Privacy Collection Statement

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Transferor 2

Sole Person Company

Executed for S. BROCCIO PTY LTD by being signed by the person(s) authorised to sign for the company

Director/Secretary

Full Name SALVATORE BROCCIO

Usual Address 47 CRAIG HILL DRIVE WHEELERS HILL 3150



Signature of Director/Secretary

Transferor 4

Sole Person Company

Executed for ECORP ENTERPRISES PTY LTD by being signed by the person(s) authorised to sign for the company

Director/Secretary

Full Name EUGENIO BROCCIO

Usual Address 19 YORK STREET BLACKBURN SOUTH 3130



Signature of Director/Secretary

Transferor 3

Sole Person Company

Executed for R & L BROCCIO PTY LTD by being signed by the person(s) authorised to sign for the company

Director/Secretary

Full Name RENATO BROCCIO

Usual Address 66 HILTON STREET MOUNT WAVERLEY 3149



Signature of Director/Secretary

Transferor 5

Multi-person company – Director & Director or Director & Secretary sign

Executed for COLTRAC PROPERTIES PTY LTD by being signed by the person(s) authorised to sign for the company

Director

Full Name ELIZABETH KAYE COLLOPY

Usual Address 15 LIDDIARD STREET HAWTHORN 3122

Director/Secretary

Full Name JOHN PAUL TRACY

Usual Address 27 GARIBALDI STREET BADGER CREEK 3777



Signature of Director



Signature of Director/Secretary

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.

Transferee

Multi-person company – Director & Director or Director & Secretary sign


Executed for RAILWAY ROAD PTY LTD by being signed by the person(s) authorised to sign for the company


Director

Full Name ANTHONY JAMES COLLOPY
Usual Address 15 LIDDIARD STREET
HAWTHORN 3122

Director/Secretary

Full Name MICHAEL KATSARIS
Usual Address 34 HARCOURT STREET
DONCASTER 3108


Signature of Director


Signature of Director/Secretary

You may lodge this form in two ways:

1. In person

Land Registration Services
Land Victoria
570 Bourke Street
Melbourne Vic 3000

2. By mail (extra fee applies)

Land Registration Services
Land Victoria
PO Box 527
Melbourne Vic 3001
Or DX 250639

10. Date

Date: (DD/MM/YYYY)

11. Lodging Party

Customer Code

Reference

Duty Use Only

Register Search Statement - Volume 9808 Folio 888

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

VOLUME 09808 FOLIO 888

Security no : 124048239075C
Produced 19/11/2013 02:36 pm

LAND DESCRIPTION

Lot 102 on Plan of Subdivision 211489C.
PARENT TITLES :
Volume 09723 Folio 757 to Volume 09723 Folio 758
Created by instrument LP211489C 09/05/1988

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 3 of a total of 24 equal undivided shares
Sole Proprietor
COLTRAC PROPERTIES PTY LTD of 17 LIDDIARD STREET HAWTHORN VIC 3122
AJ206671D 20/09/2011
As to 12 of a total of 24 equal undivided shares
Sole Proprietor
PETER GRUBNIC of 230 WHITEHORSE ROAD BALWYN VIC 3103
AJ206714M 20/09/2011
As to 2 of a total of 24 equal undivided shares
Sole Proprietor
S.BROCCIO PTY LTD of 29 STADIUM CIRCUIT MULGRAVE VIC 3170
As to 2 of a total of 24 equal undivided shares
Sole Proprietor
R & L BROCCIO PTY LTD of 66 HILTON STREET MOUNT WAVERLEY VIC 3149
As to 2 of a total of 24 equal undivided shares
Sole Proprietor
BUILDCORP ENTERPRISES PTY LTD of 19 YORK STREET BLACKBURN SOUTH VIC 3130
AJ206715K 20/09/2011
As to 3 of a total of 24 equal undivided shares
Sole Proprietor
RAILWAY ROAD PTY LTD of 230 WHITEHORSE ROAD BALWYN VIC 3103
AK344526G 15/05/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK344527E 15/05/2013
WESTPAC BANKING CORPORATION

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP211489C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

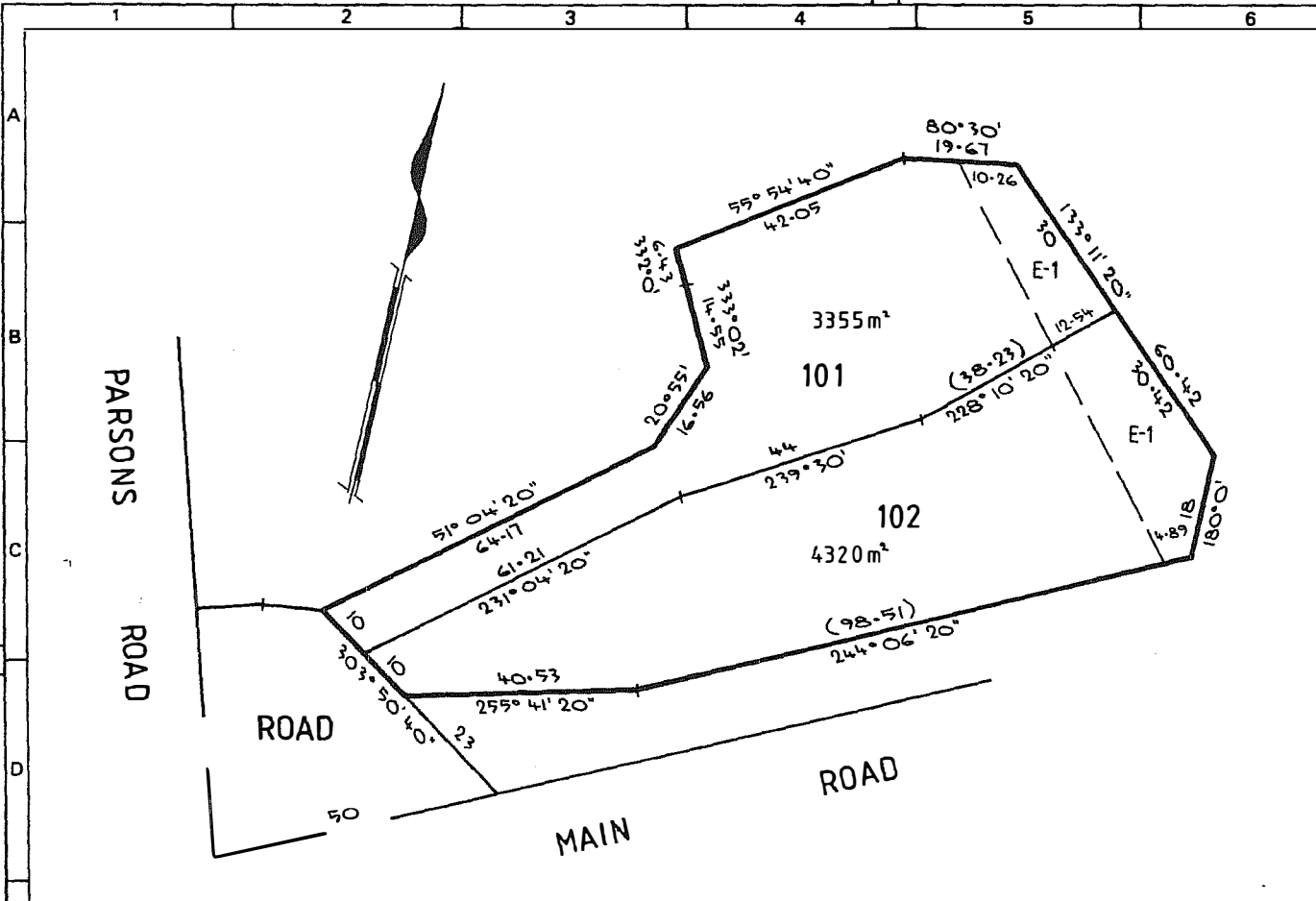
-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 2 PARSONS ROAD ELTHAM VIC 3095

DOCUMENT END

**Delivered from the Landata ® System by SAI Global Property Division Pty Ltd
Delivered at 19/11/2013, for Order Number 17741470. Your reference: RJ:2132657.**



OFFICE USE ONLY
LP211489 C
 EDITION 1
 PARISH / TOWNSHIP / CHART
 60

NOTATIONS
 LAND SUBJECT TO EASEMENT
 • E-1 STATE ELECTRICITY COMMISSION
 VIDE C/E D254689.
 OTHER NOTATIONS
 • LOT NOS 1 TO 100 (BOTH INCLUSIVE)
 HAVE BEEN OMITTED FROM THIS PLAN.

TO BE COMPLETED WHERE APPLICABLE
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT
 MARKS NOS:
 IN PROCLAIMED SURVEY AREA NO.
 THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED
 BY THICK LINES
 TITLE REF: V 9273 F 757 & F 758
 LAST PLAN REF: L.P. 204110X LOTS 3 & 4

PLAN OF SUBDIVISION
 COUNTY EVELYN
 PARISH NILLUMBIK (CHART NO.60)
 SECTION 10
 CROWN ALLOTMENT 2 (PART)

NUMBER OF SHEETS IN PLAN : 1
 NUMBER OF THIS SHEET : 1
 SCALE
 10 0 10 20 30 40
 LENGTHS ARE IN METRES
 ORIGINAL SCALE SHEET SIZE
 1:800 A3

OFFICE USE ONLY
LP211489C
 VICTORIA

CERTIFICATION BY SURVEYOR
 AMENDMENTS
211489 C

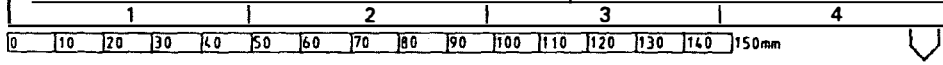
beveridge williams & co
 SURVEYORS TOWN PLANNING CONSULTANTS ENGINEERS
 SURVEYORS REF. REV. A
5394 / 7

CERTIFICATE OF MUNICIPAL CLERK
 MUNICIPALITY **ELTHAM** COUNCIL REF.
 CERTIFICATE A
 THIS PLAN ACCORDS WITH A PLAN
 • SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON
 • CONFIRMED BY THE PLANNING APPEALS BOARD ON
 • AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE
 DATE MUNICIPAL CLERK

CERTIFICATE B
 THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (9) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY
 • THE COUNCIL ON
 • THE PLANNING APPEALS BOARD ON
 DATE MUNICIPAL CLERK

OFFICE USE ONLY
 PLAN APPROVED
 AT ON **9.5.88**

(ASSISTANT) REGISTRAR OF TITLES



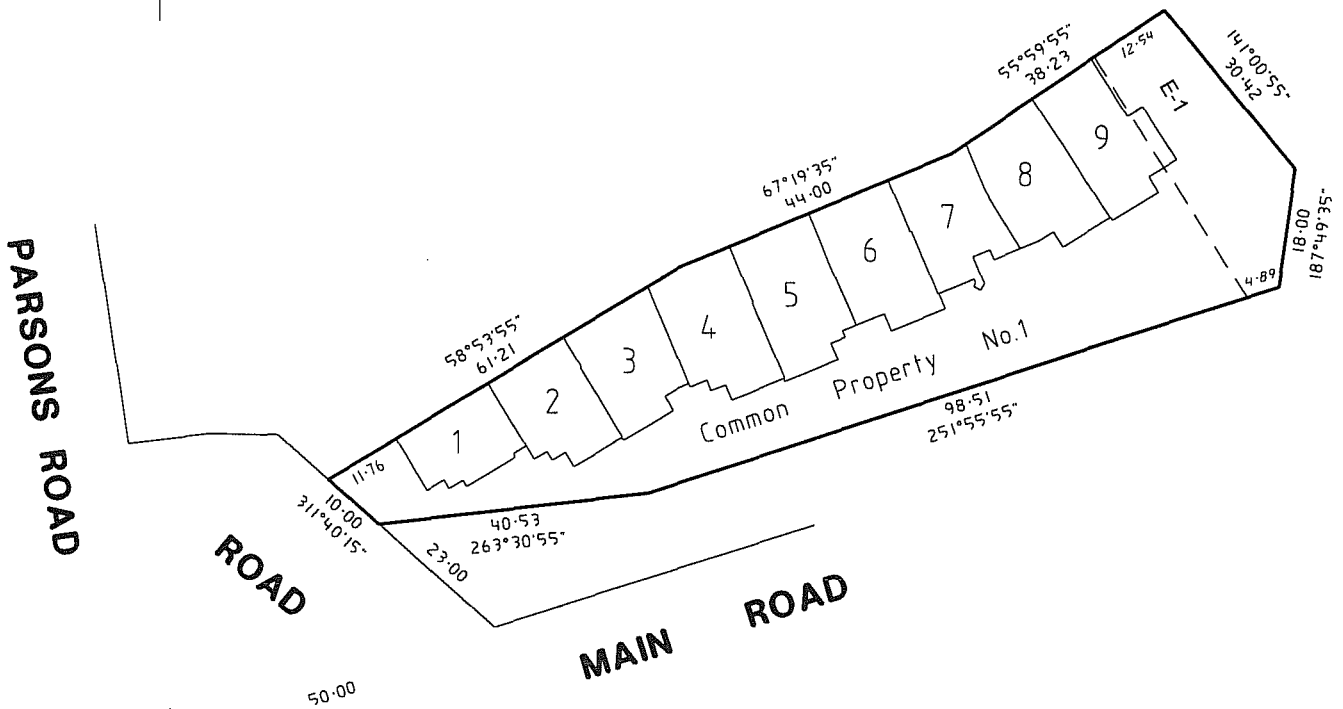
ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED
 • DELETE WORDS NOT APPLICABLE

PLAN OF SUBDIVISION

STAGE NO.

Plan Number

PS 701311 A



SEE SHEETS 3, 4 & 5 FOR DETAIL.



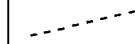
A LINE SURVEYING

LICENSED LAND SURVEYORS
 109 BEDFORD ROAD,
 EAST RINGWOOD 3135.
 PH 9870 6443 FAX 9879 3740
 Email : admin@alinesurveying.com.au

ORIGINAL		SCALE		LICENSED SURVEYOR : CRAIG MALCOLM STEWART		Sheet 2	
SCALE	SHEET SIZE	7.5 0 15 30		Signature	Date / /	Date / /	
1:750	A3	LENGTHS ARE IN METRES		REF. 7650	VERSION 4	14-11-13 TC	
						Council Delegate Signature	

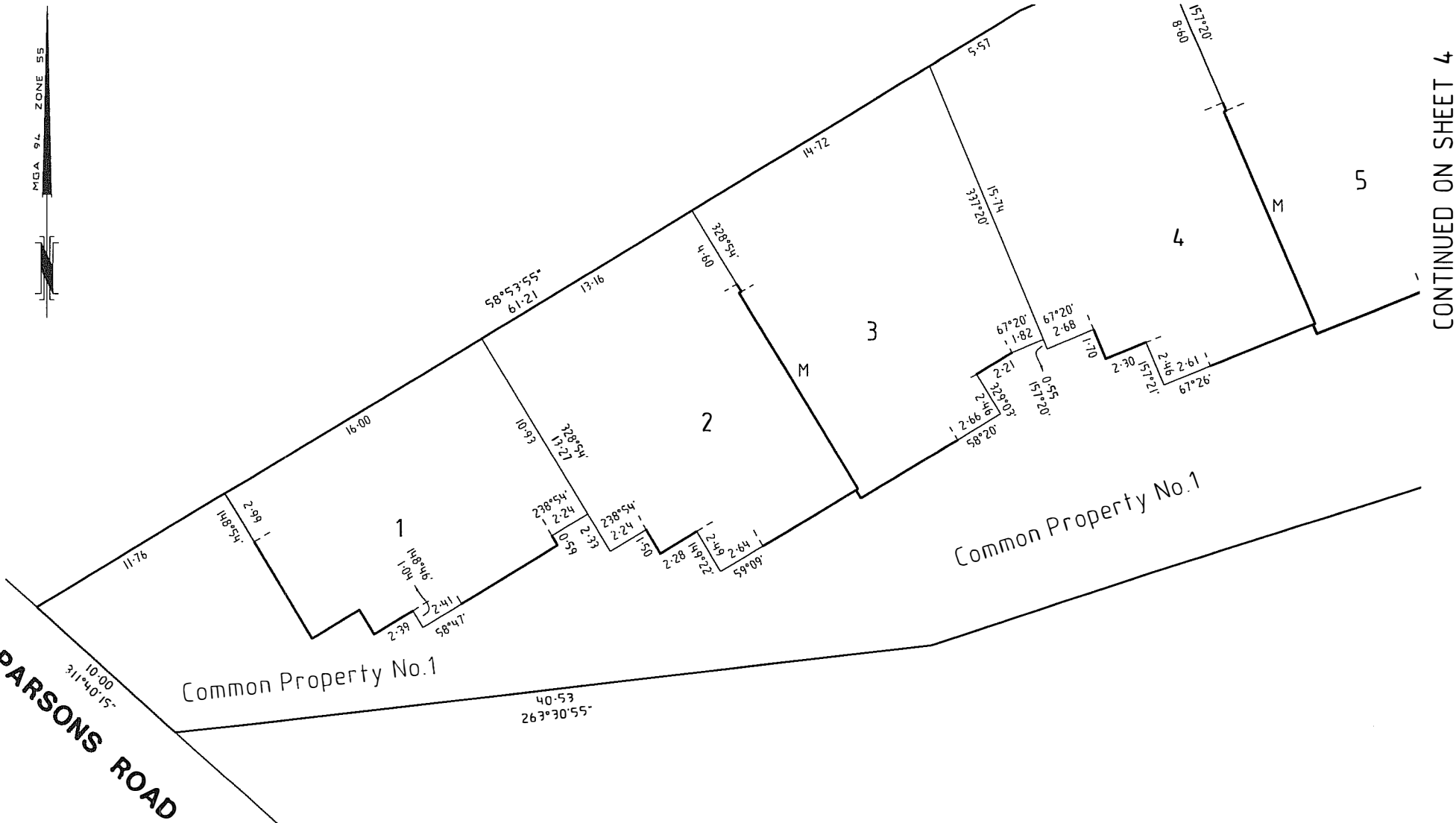
PLAN OF SUBDIVISION

STAGE NO.



Plan Number

PS 701311 A



PARSONS ROAD

Common Property No.1

Common Property No.1

CONTINUED ON SHEET 4

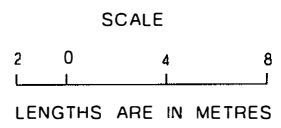
CP1 = COMMON PROPERTY No.1

Sheet 3



A LINE SURVEYING
 LICENSED LAND SURVEYORS
 109 BEDFORD ROAD,
 EAST RINGWOOD 3135.
 PH 9870 6443 FAX 9879 3740
 Email : admin@alinesurveying.com.au

ORIGINAL
 SCALE SHEET SIZE
 1:200 A3



LICENSED SURVEYOR : CRAIG MALCOLM STEWART

Signature Date / /

REF. 7650

VERSION 4

14-11-13 TC

Date / /

Council Delegate Signature

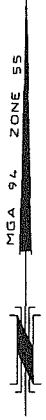
Original sheet size A3

PLAN OF SUBDIVISION

STAGE NO.

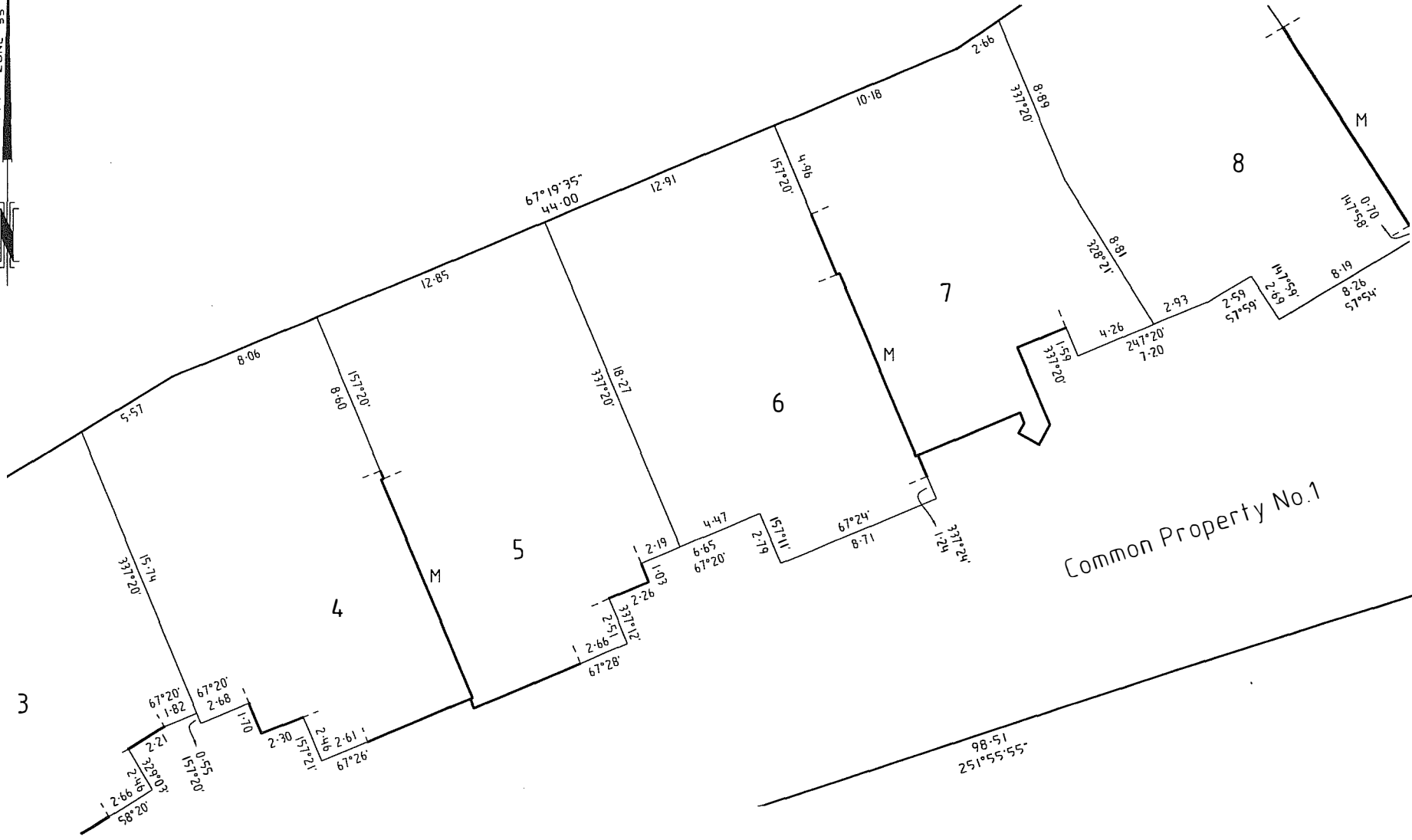
Plan Number

PS 701311 A



CONTINUED ON SHEET 3

CONTINUED ON SHEET 5



CP1 = COMMON PROPERTY No.1

Sheet 4



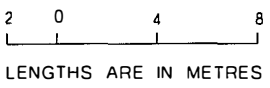
A LINE SURVEYING

LICENSED LAND SURVEYORS
109 BEDFORD ROAD,
EAST RINGWOOD 3135.
PH 9870 6443 FAX 9879 3740
Email : admin@alinesurveying.com.au

ORIGINAL

SCALE	SHEET SIZE
1:200	A3

SCALE



LICENSED SURVEYOR : CRAIG MALCOLM STEWART

Signature Date / /

REF. 7650

VERSION 4

14-11-13 TC

Date / /

Council Delegate Signature

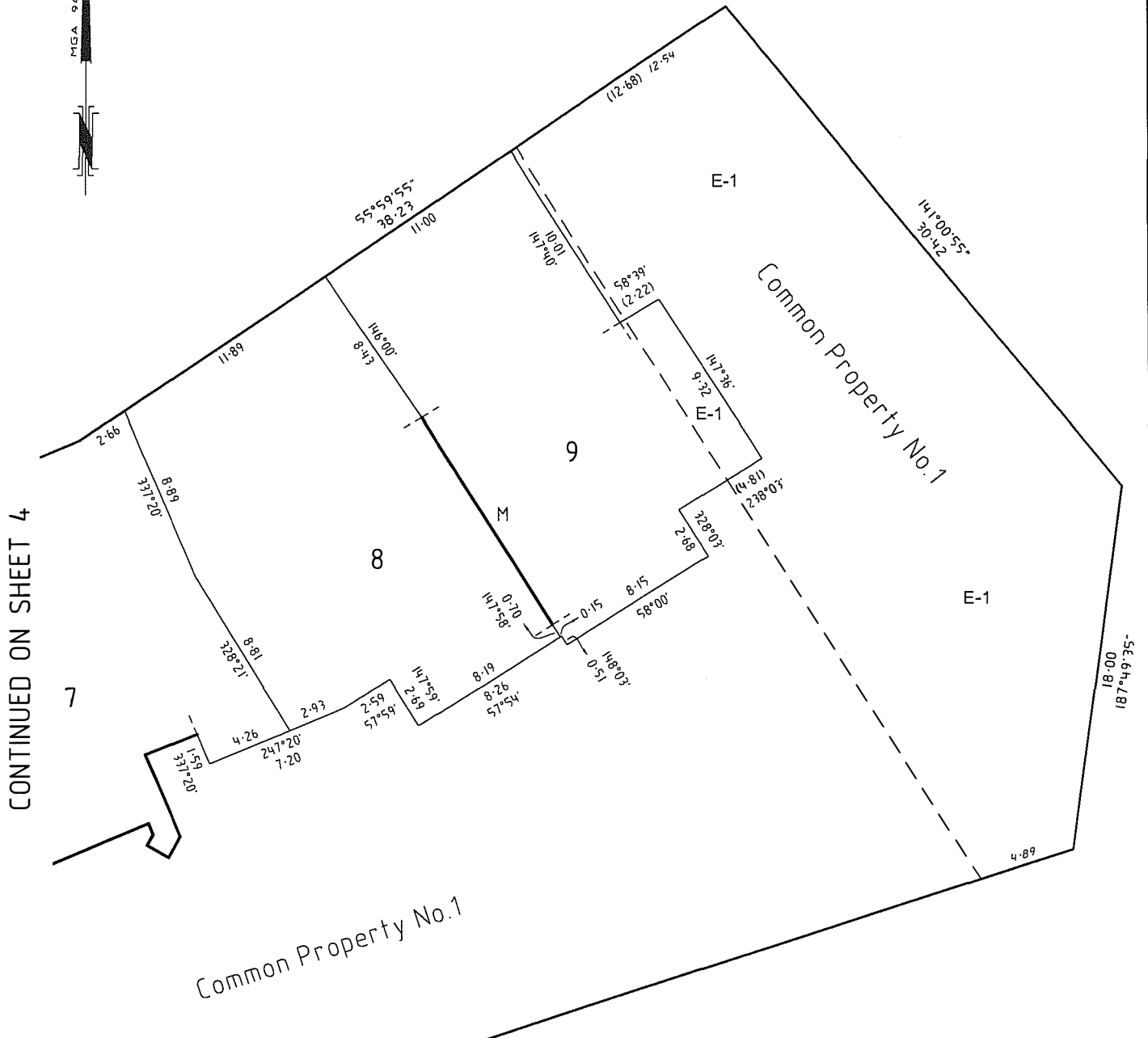
Original sheet size A3

PLAN OF SUBDIVISION

STAGE NO.

Plan Number

PS 701311 A



CONTINUED ON SHEET 4



A LINE SURVEYING

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 109 BEDFORD ROAD,
 EAST RINGWOOD 3135.
 PH 9870 6443 FAX 9879 3740
 Email : admin@alinesurveying.com.au

ORIGINAL		SCALE		LICENSED SURVEYOR : CRAIG MALCOLM STEWART		Sheet 5	
SCALE	SHEET SIZE	2 0 4 8		Signature		Date / /	
1:200	A3	LENGTHS ARE IN METRES		REF. 7650		Date / /	
				VERSION 4		Council Delegate Signature	
				14-11-13		TC	

OWNERS CORPORATION SCHEDULE	STAGE NO.	Plan Number PS 701311 A
--	--------------------	-----------------------------------


Owners Corporation 1 Plan No. PS 701311 A

Land affected by Owners Corporation: Lots 1 to 9 and Common Property No.1

Limitations of Owners Corporation: UNLIMITED

Notations

Lot Entitlement and Lot Liability								
Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1	100	100						
2	100	100						
3	100	100						
4	100	100						
5	100	100						
6	100	100						
7	100	100						
8	100	100						
9	100	100						
TOTAL	900	900						

 <p style="text-align: center;">A LINE SURVEYING <small>LICENSED LAND SURVEYORS 109 BEDFORD ROAD, EAST RINGWOOD 3135. PH 9870 6443 FAX 9879 3740 Email : admin@alinesurveying.com.au</small></p>	LICENSED SURVEYOR : CRAIG MALCOLM STEWART Signature Date / / .. REF. 7650 VERSION 4 14-11-13 TC	Sheet 6 Date / / Council Delegate Signature
	<div style="display: flex; justify-content: space-between;"> Signature Date / / .. Date / / .. </div>	



Building Surveyors & Consultants

Suite 1/87-91 Hallam South Road

Hallam Victoria 3803

T: 8770 9900 F: 8786 3866

www.advancebuildingstrategies.com.au

OCCUPANCY PERMIT

Permit No: 20120396/0

Form 6

Building Act 1993 Building Regulations 2006 :- Regulation 1005

PROPERTY DETAILS: 2 Parsons Road ELTHAM 3095

Lot: Title Details: LP/PS:LP211489C Vol: 09808 Fol: 888

City/Shire: Nillumbik Shire Council

DESCRIPTION OF BUILDING WORK Construction of a multi unit development
Bushfire Attack Level - BAL LOW

BCA Class: 1ai, 10a

Allowable Live Load: 1.5kPa

Persons Accommodated For: N/A

CONDITIONS: THIS OCCUPANCY PERMIT RELATES TO UNIT 7 ONLY.

1. The owner(s) of the building(s) is responsible for the maintenance of the buildings foundations. Attention is drawn to the CSIRO Building Technology File 18 named '*Foundation maintenance and Footing Performance: A home Owners Guide*'.
2. The owner(s) of the building(s) is responsible for maintaining the buildings construction requirements and vegetation to satisfy the Bushfire Attack Level (BAL) of the building permit in accordance with AS3959-2009 - '*Construction of buildings in bushfire areas*' and in a state which enables them to fulfill their purpose.
3. The owner(s) of the building(s) is responsible for maintaining the buildings termite barrier(s) in accordance with AS3660.1-2000. (if applicable)
4. The owner(s) of the building(s) is responsible for maintaining the buildings smoke detectors in a state which will enable them to fulfill their purpose.
5. This Occupancy Permit is issued subject to the power, gas and water supplies being connected (as applicable).
6. All landscaping must maintain a clearance below the building's damp proof course (i.e. base of weep holes) of 150mm above the adjacent finished ground level; 75mm above the finished paved, concreted or landscape areas that slope away from the building; or 50mm above finished paved, concrete or landscaped areas that that slope away from the wall and protected from the direct effect of weather by a carport, verandah or the like
7. All landscaping to ensure the slab's vapour barrier is maintained at the external side of the edge beams. The vapour barrier must extend above the height of any adjacent ground level

SUITABILITY FOR OCCUPATION:

The building or part of a building to which this certificate applies is suitable for occupation

SIGNED:

Jason Daniels

Relevant Building Surveyor

Issue Date: 13 December 2013

Registration Number: BS-U1441

20120396/0

Enquiries: Jeremy Livingston
Telephone: 9433 3358
Application no: 160/2007/03P
File reference: P017/00/002P



10 September 2008

RECEIVED
11 SEP 2008
BY: *SM*

Parsons Road Joint Venture
280 Whitehorse Rd
BALWYN VIC 3103

Dear Sir/Madam

Application No: 160/2007/03P
Proposal: Buildings and works to construct nine (9) dwellings, removal of
three (3) substantial trees and works to construct an access road
Address: 2 Parsons Road, Eltham.

At the direction of the Victorian Civil & Administrative Tribunal, please find
enclosed your planning permit.

Your attention is drawn to condition number(s) one which requires further plans
to be submitted.

If you require a building permit please contact Millumbik Environmental Building
Surveyors on ☎ 9433 3241 or 0438 010 569 who, along with a building permit
and inspection service, specialise in energy efficient housing, mud-brick and pole
frame construction, alternative building materials and swimming pool isolation
advice.

For any enquiries regarding this matter, please contact me on ☎ 9433 3358.

Yours faithfully

Jeremy Livingston
Coordinator Planning
Planning and Building Services

Enc

This Document consists of 6 page(s).



PLANNING PERMIT

PERMIT NO: 160/2007/03P

PLANNING SCHEME: Nillumbik Planning Scheme

RESPONSIBLE AUTHORITY: Nillumbik Shire Council

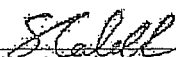
ADDRESS OF THE LAND: 2 Parsons Road, Eltham, being Lot 102 LP 211489 PSN
Nillumbik, CT 9808/888

THIS PERMIT ALLOWS: for construction of nine dwellings removal of vegetation and construction of an access road, in accordance with the endorsed plans.

The following conditions apply to this permit:

- 1 Before the development commences, three copies of amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be generally in accordance with the advertised plans, but modified to show:
 - (a) Deletion of the two easternmost visitor car parking spaces in order to retain Trees Nos. 14 and 18 and the realignment of the driveway as required by Condition 5 (g) (ii).
 - (b) The section of driveway between Trees Nos. 7 and 8 bridged in accordance with Condition 5 (g) (i) and (ii) so that there is no disturbance of the existing ground surface so as to ensure the retention of these trees.
- 2 The development as shown on the endorsed plans must not be altered unless with the prior written consent of the Responsible Authority.
- 3 Before the development starts, a Landscape Plan generally in accordance with the plan prepared by John Patrick & Associates (Dwg No. 08-223TP VCAT) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:
 - (a) a survey (including botanical names) of all existing vegetation to be retained and/or removed
 - (b) buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary
 - (c) details of surface finishes, of pathways and driveways including the bridging

Date Issued:
10-Sep-2008


Signature For the Responsible Authority

Page 1

PLEASE NOTE THIS IS NOT A BUILDING PERMIT

(d) a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.

(e) landscaping and planting within all open areas of the site.

All species selected must be to the satisfaction of the Responsible Authority.

The landscape plan must also indicate that an in-ground irrigation system is to be provided to all landscaped areas.

- 4 Landscaping and planting of the subject land must be carried out and completed prior to the occupation of the dwellings hereby approved and maintained thereafter to the satisfaction of the Responsible Authority, in accordance with the endorsed plans.
- 5 Prior to any construction or excavation on the site, a Tree Management Plan for the management of vegetation on the site which is to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. Construction of the development must at all times be conducted in accordance with the endorsed Tree Management Plan. The Tree Management Plan must include:

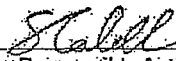
(a) Clear identification of all trees being retained on the site.

(b) Areas are to be nominated and defined around trees and other vegetation to be retained (Tree Protection Zones) and shown graphically on the plan, in which there is to be no clearing of understorey vegetation, compaction of soil, or storage of equipment, machinery and building materials, soil etc. These areas must be bounded by clearly recognisable protective barriers to the satisfaction of the Responsible Authority. Unless works have already been shown on endorsed plans within the periphery, the zone for each tree must be marked to extend to at least around the periphery of the foliage canopy to include the drip line of each tree. If works are shown on the endorsed plan within the periphery, then the tree protection zone must be taken in to only the minimum amount necessary to allow the works to be completed. All tree protection fencing required by this permit must be erected in accordance with the approved TPZ.

(c) Prior to development commencing (including any demolition, excavations, tree removal, delivery of building/construction materials and/or temporary buildings), the tree protection fencing must be erected to the satisfaction of the Responsible Authority in accordance with the approved tree protection zone(s). The fencing must be erected to form a visual and physical barrier, be a minimum height of 1.5 metres above ground level, and include signage clearly marked "Tree Protection Zone - No Entry" on all sides.

(d) Once erected and approved by the Responsible Authority, the tree protection fencing must be maintained in good condition and may only be removed upon

Date Issued:
10-Sep-2008


Signature For the Responsible Authority


Page 2

PLEASE NOTE THIS IS NOT A BUILDING PERMIT

completion of all development works, to the satisfaction of the Responsible Authority. Should temporary access be necessary within the Tree Protection Zone during the period of construction, the Responsible Authority must be informed prior to relocating the fence (as it may be necessary to undertake additional root protection such as bridging over with timber).

- (e) The following actions must not be undertaken in any Tree Protection Zone as identified on the endorsed plan, to the satisfaction of the Responsible Authority:
- (i) Materials or equipment stored within the zone;
 - (ii) Nothing is to be attached to any tree (including temporary service wires, nails, screws or any other fixing device);
 - (iii) Open cut, trenching or excavation works (whether or not for laying of services) undertaken within the zone;
 - (iv) Changes to the soil grade level within the zone;
 - (v) Unless with the prior written consent of the Responsible Authority, all services (including water, electricity, gas and telephone) must be installed underground, and located outside of any identified Tree Protection Zone, or if no such zone is identified on the endorsed plans, the drip line of any nearby canopy tree, to the satisfaction of the Responsible Authority.
- (f) A staging plan ensuring that any earthworks and the foundations for Dwellings 6 and 8 are constructed prior to the commencement of Dwellings 6 and 7. This will enable construction vehicles to traverse over the proposed building footprints of Dwellings 6 and 7 to access the construction of Dwellings 8 and 9. Access for all construction vehicles required for excavation and foundations between Trees Nos. 7, 8 and 6-10 will not be permitted under any circumstance, and these trees must be appropriately fenced within the requisite Tree Protection Fencing.
- (g) Implementation of the recommendations of Roger Greenwood as follows:
- (i) The driveway for Dwelling 7 within the Optimum Proximity for Tree 5 (5.3 metre radius from the trunk) must be constructed above grade (i.e. at the previously existing grade before the track to the north of Tree 5 was constructed). The driveway in the area of the Optimum Proximity for Tree 5 must be of air and water permeable no fines concrete construction. The design of the driveway in the area of this tree must be developed in conjunction with a qualified Arborist. The stair case for access to Dwelling 7 must be constructed using a pier construction and excavation for piers within the Optimum Proximity must occur using hand excavation for at least the first 0.4 metres of required excavation. Any roots that are encountered must be cleanly cut.

Date Issued:
10-Sep-2008

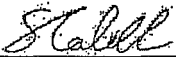

Signature For the Responsible Authority

Page: 3

PLEASE NOTE THIS IS NOT A BUILDING PERMIT

- (ii) The area of the driveway shown on the amended endorsed plans as required by Condition 1 (b) must be constructed as a bridge on piles. The design of the driveway in the area of Trees 7, 8 and 10 must be developed in conjunction with a qualified Arborist. Arrangements for temporary access to the north of Tree 5 for the construction of Dwellings 8 and 9 as set out in condition 5 (f) must be developed in conjunction with a qualified Arborist.
- (iii) The driveway in the area of Tree 13 must be moved north by approximately 0.8 metres and constructed at an RL of approximately 13.3 metres. The design of the driveway in the area of Tree 13 must be developed in conjunction with a qualified Arborist.
- (iv) Any stormwater drainage systems required by Conditions 12, 13 and 14 and located east of Dwelling 6 must be designed in conjunction with a qualified Arborist to minimise damage to the roots of trees being retained and must also be designed to provide water to the landscape areas south of the driveway in this location.
- (v) Proposed monitoring systems to ensure protection and effective management of vegetation to be retained within the tree protection zones.
- (vi) A copy of this permit and the endorsed plans including the Tree Management Plan must be kept on site and made available for inspection by Council officers upon request at all times that the vegetation removal is being undertaken.
6. Prior to any construction or excavation of the site, a Construction Management Plan must be prepared to the satisfaction of the Responsible Authority that includes the following:
- (a) Details of vehicle and machinery access to the site and techniques to be implemented for construction of driveway and access areas and locations for the storage of machinery, equipment and builders vehicles on the site. These works and the operation/storage of machinery, equipment and builders vehicles may only occur within the nominated areas on the site which must have been approved by a qualified Arborist. These areas are to be clearly identified on the site.
- (b) Details of on-site management of construction including measures to control noise and dust emissions, proposed access arrangements, times of construction and contact details for the designated site manager.
7. Prior to the development commencing, a Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plan will be endorsed as evidence of its approval. The plan must specify means to be adopted for the removal of waste from the site and must identify the provision of bin storage on site, details of bin collection areas

Date Issued:
10-Sep-2008

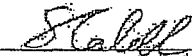

Signature For the Responsible Authority

Page 4

PLEASE NOTE THIS IS NOT A BUILDING PERMIT

- on collection days to the satisfaction of Council's Infrastructure/Development Section and Waste Services Unit.
- 8 The nature and colour of building materials employed in the construction of the buildings and works hereby permitted must be harmonious with the environment, to the satisfaction of the Responsible Authority.
 - 9 The materials to be used in the construction of the buildings and works hereby permitted must be of non-reflective type, to the satisfaction of the Responsible Authority.
 - 10 Vehicular access and egress to the subject land from the roadway must be by way of a vehicle crossing constructed to the requirements of the Nillumbik Shire Council to suit the proposed driveway and the vehicles that will use the crossing. The Responsible Authority must approve the location, design and construction of the crossing. Any existing unused crossing must be removed and replaced with naturestrip to the satisfaction of Council. All vehicle crossing works are to be carried out with Council supervision under a Works and Road Opening Permit.
 - 11 In locations other than as identified in the Tree Management Plan in Condition 5, the standard of construction of all driveway areas must be in the form of a sealed pavement in no fines concrete, to the satisfaction of the Responsible Authority. This is a porous material allowing surface water to penetrate through the pavement maintaining a stable moisture content in the ground for all forms of vegetation.
 - 12 Stormwater must not be discharged from the subject land other than by means of an underground pipe drain to the Council nominated point of discharge. The drainage system within the subject land must be designed to the requirements and satisfaction of the relevant Building Surveyor.
 - 13 The on-site detention device, internal drainage for the access lanes, parking and drives plus the external drain must be designed by a qualified engineer and submitted to the Responsible Authority for approval. Construction of the drainage system must be carried out in accordance with Council's specification and under Council supervision.
 - 14 Each dwelling must be provided with a stormwater holding tank. All roof stormwater is to be directed to the holding tank with sufficient storage capacity in relation to the total roof area. The overflow from the tank must be collected via an underground drain and connected to the on-site detention device. Water in the holding tank must be used for toilet flushing, property irrigation and vehicle washing.
 - 15 Any construction works within drainage easements or road reservations are to be in accordance with plans approved by Council prior to the works beginning on-site.
 - 16 All car parking spaces must be designed to allow all vehicles to drive forwards both when entering and leaving the property, to the satisfaction of the Responsible Authority.

Date Issued: 10-Sep-2008


 Signature For the Responsible Authority

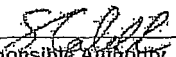
PLEASE NOTE THIS IS NOT A BUILDING PERMIT

- 17 This permit will expire if one of the following circumstances applies:
- a) The development is not commenced within two years of the date of this permit.
 - b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

*Please note: this permit has been issued at the direction of VCAT
Date of order: 5 September 2008.*

Date Issued:
10-Sep-2008


Signature For the Responsible Authority

Page 6

PLEASE NOTE: THIS IS NOT A BUILDING PERMIT



BUILDING PERMIT

Building Act 1993 Building Regulations 2006:- Reg 313

Permit Number: BSU1441 / 20120396 / 0

Issued To: **Stockwood Building Group**
Unit 25, 1866 Princes Highway
CLAYTON 3168

Business:
Fax:

Property Details: **2 Parsons Road ELTHAM**

Lot: LP/PS: LP211489C Vol: 09808 Fol: 888

Municipality: **Nillumbik Shire Council**

Builder: **Stockwood Building Group**
Unit 25, 1866 Princes Highway
CLAYTON VIC 3168

Business: **9544 4542**
Fax: **03 9544 4502**

Ownership: **Parsons Road Joint Venture**
C/O 230 Whitehorse Road
BALWYN VIC 3103

Practitioners:	Practitioner	Reg Number	Function & Engagement
	Sam Broccio	DBU1187	Builder
	Dragan Kocev	EC15920	Structural Engineer

Nature of Building Work: **Construction of a multi unit development**
Bushfire Attack Level - BAL LOW

Building Classification:	BCAClass	Nature of Works	Part of Building
	1ai	New Building	dwellings x 9
	10a	New Building	garages x 9

Stages of work permitted: Project Estimated Value: \$3,899,997

Dwelling Details: Existing Dwellings :0 To be Constructed: 9 To be Demolished: 0

Details of relevant Planning Permit (if applicable):

Planning Permit Number: **160/2007/03P**

Planning Permit Date: **10/09/2008**

Details of Domestic Building Work Insurance: **QBE**

FOR BUILDING INSPECTIONS PHONE 8795 7955 24 HOURS

Mandatory Inspections:

Retaining Wall Footings

Piers

Pre Slab - on ground

Concrete Slab Reinforcement

Framework

Final completion of works

Building Work is to commence by: **28/02/2013** and is to be completed by: **28/02/2014**

Suite 1/87-91 Hallam South Road
Hallam Vic 3803

t: 8795 7955
f: 8786 3866

BUILDING PERMIT


Building Act 1993

Building Regulations 2006:- Reg 313

Permit Number: BSU1441 / 20120396 / 0

PERMIT CONDITIONS

- This building permit is not evidence that the design complies with any restrictive covenant or other encumbrance burdening the subject land. It is the owner(s) responsibility to ensure compliance with any encumbrance. The owner may be subject to enforcement proceedings by a Council or legal proceedings from other beneficiaries if they do not comply with any relevant encumbrance.
- The person in charge of carrying out of the building work must ensure the building work does not encroach over the title boundaries of the subject allotment.
- The person in charge of carrying out of the building work must notify the relevant building surveyor without delay after the completion of each mandatory notification stage.
- The person in charge of carrying out of the building work must ensure the registration numbers and contact details of the builder and building surveyor and the building permit number and the date of issue are displayed on the allotment in a conspicuous position prior to the commencement of building work and for the duration of the building work.
- The person in charge of carrying out of the building work must ensure that a copy of the building permit and one set of the approved plans, specifications and documents relating to that permit are available for inspection of the allotment concerned while the building work is in progress.
- If a planning permit has been issued for the subject building work, all relevant planning permit conditions must be complied with.
- Building work as detailed on the endorsed building permit plans and associated documentation must not be altered in any way without prior approval from the relevant building surveyor.
- All building work shall be carried out in accordance with the Building Act 1993, Building Regulations 2006.
- It is the Owners responsibility, or Agent of Owner, to ensure compliance with any Local Council By-Laws and or regulations.
- Where a specific finished floor level is required by a statutory authority or title encumbrance then it is the responsibility of the builder to ensure compliance prior to construction of any.
- Builder to verify that the dwelling has been constructed in accordance with 6 star energy provisions and/or part 3.12 of the NCC (as applicable)
- Three copies of truss computations and layouts to be submitted for approval prior to the frame inspection.
- The dwelling is to be protected from Termites in accordance with AS3660.1 2000.
- The Dwelling is to be protected against bush fire in accordance with AS 3959 -2009. BAL provisions - LOW
- Three copies of floor joist design & lay outs to be submitted for approval prior to the frame inspection.
- The retaining wall approved as part of this permit to be constructed forth with.

Signed: 
JASON DANIELS

Date Permit Issued: 29/02/2012
Registration Number: BSU1441



CERTIFICATE No: 17741585 DATE: 20/11/2013

PLANNING CERTIFICATE

Client: Mahons with Yuncken & Yuncken
DX: 35604 Blackburn

Matter Ref: RJ:2132657
Vendor: COLTRAC PROPERTIES
PTY LTD

Purchaser:

Subject Property: 2 PARSONS ROAD ELTHAM VIC 3095

Title Particulars: Vol 9808 Fol 888

Municipality: NILLUMBIK

Planning Scheme: NILLUMBIK PLANNING SCHEME

Responsible Authority for administering and enforcing the Scheme: NILLUMBIK SHIRE COUNCIL

Zone: RESIDENTIAL 1 ZONE

Abuttal to a Road Zone or a Public Acquisition Overlay for a Proposed Road or Road Widening: Not Applicable

Design and Development Overlay: Not Applicable

Development Contributions Plan Overlay: Not Applicable

Development Plan Overlay: Not Applicable

Environmental Audit Overlay: Not Applicable

Environmental Significance Overlay: Not Applicable

Heritage Overlay: Not Applicable

Public Acquisition Overlay: Not Applicable

Significant Landscape Overlay: SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 4

Special Building Overlay: Not Applicable

Vegetation Protection Overlay: Not Applicable

Other Overlays: Not Applicable

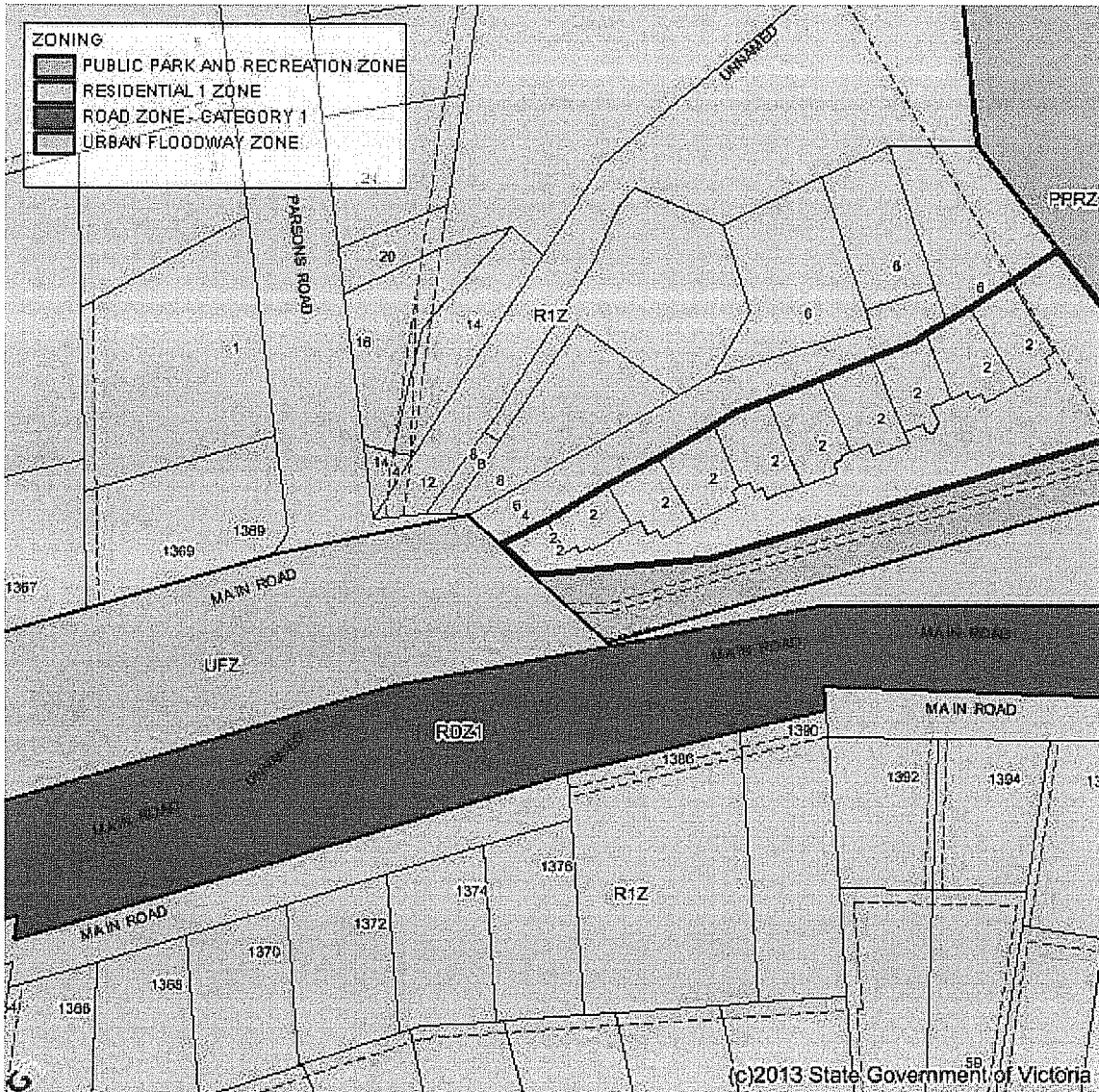
Proposed Planning Scheme Amendments: Not Applicable

Additional Notes: Not Applicable

The information source for each entry on this certificate has been checked and if shown as Not Applicable does not apply to the subject property. In addition to Planning Scheme Zone and Overlay Provisions, Victorian Planning Schemes comprise the State Planning Policy Framework, the Local Planning Policy Framework, Particular Provisions and General Provisions. Strategies, policies and provisions detailed in these sections of the Planning Scheme may affect the use and development of land.

CERTIFICATE No: 17741585 DATE: 20/11/2013

PLANNING CERTIFICATE



This map extract is sourced from data maintained by the State of Victoria and is provided for information purposes only. No representation is made as to the accuracy of the content, and SAI Global Property Division Pty Ltd does not accept any liability to any person for the information provided.



CERTIFICATE No: 17741585 DATE: 20/11/2013

ROADS CERTIFICATE

Client: Mahons with Yuncken & Yuncken
DX: 35604 Blackburn

Matter Ref: RJ:2132657
Vendor: COLTRAC PROPERTIES
PTY LTD

Purchaser:

Subject Property: 2 PARSONS ROAD ELTHAM VIC 3095

Title Particulars: Vol 9808 Fol 888

Municipality: NILLUMBIK

Advice of approved VicRoads proposals: VICROADS HAS NO APPROVED PROPOSAL 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.

Refer to the Planning Certificate for details of land reserved in the Planning Scheme for Road Proposals. VicRoads have advised that investigative studies exist which may form part of information provided on VicRoads certificates.

2014-2015 VALUATION AND RATE NOTICE
For the Period 1 July 2014 to 30 June 2015

TAX INVOICE

ASSESSMENT NUMBER

28863.0

\$664.55
Payable by
30/09/2014
(including any arrears)



030-3103 (8)

P Grubnic
Michael Katsanis
Ham Kerr Property
230 Whitehorse Rd
BALWYN VIC 3103

Date of issue: 31/07/2014

1st Instalment	2nd Instalment	3rd Instalment	4th Instalment
\$664.55	\$659.00	\$659.00	\$659.00
Due by 30/9/2014	Due by 1/12/2014	Due by 2/3/2015	Due by 1/6/2015

Property Description: Lot 7 PS 701311 PSH Nillumbik
Location: 7/2 Parsons Road, ELTHAM VIC 3095
Title Detail: CT-11486/571

Level of Valuation 2014
Valuation Operative Date 1-Jul-14
Site Value \$90,000
Capital Improved Value (CIV) \$610,000
Net Annual Value \$30,500

Council Rates and Charges and Victorian Fire Services Property Levy

Municipal Charge	\$100.30
Waste Management Charge	\$363.55
General Rate (CIV) x \$0.003287	\$2,005.05
FSPL CFA - Residential (CIV) x \$0.000109	\$66.45
FSPL CFA - Residential Fixed	\$102.00
Arrears	\$552.95
Payments	-\$548.75
TOTAL	\$2,641.55

Council rates and charges were declared on the 24 June 2014 and are to be paid by four instalments.

Payments received after 31/07/2014 have not been deducted.

Important

Please retain this notice for your records as a fee of \$11 (including GST) is payable for a further copy. To obtain a copy go to www.nillumbik.vic.gov.au

Arrears interest will accrue for all late payments at 11.5% p.a (See back of this notice for details)

Payment slip - postal delays not accepted (please return this portion only)

Payment methods accepted - see over for further information.



*869 0000288630

Council Ref:
Internet 288630



Bill Code: 18358
Ref: 288630



Billpay Code: 0869
Ref: 0000 2886 30

Pay in person at any post office, phone 13 18 16 or go to postbillpay.com.au

BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using Internet banking.
BPAY View Registration No.: 288630

Ratepayer: P Grubnic
Property address: 7/2 Parsons Road, ELTHAM VIC 3095
Amount: \$664.55



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03)9872 1353

E enquiry@yvw.com.au
yvw.com.au

19th November 2013

Mahons with Yuncken & Yuncken via SAI Global Prope
SAIGPROPERTY

Dear Mahons with Yuncken & Yuncken via SAI Global Prope,

RE: Application for Water Information Statement

Property Address:	2 PARSONS ROAD ELTHAM 3095
Applicant	Mahons with Yuncken & Yuncken via SAI Global Prope SAIGPROPERTY
Information Statement	30038306
Conveyancing Account Number	2469580000
Your Reference	RJ:2132657

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

- Yarra Valley Water Encumbrance Statement
- Melbourne Water Encumbrance Statement
- Asset Plan
- Conditions of Connection and Consent
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address enquiry@yvw.com.au. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

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

Yours sincerely,

Steve Lennox
General Manager, Billing and Contact Services



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Yarra Valley Water Encumbrance

Property Address	2 PARSONS ROAD ELTHAM 3095
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STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(3)

Existing sewer mains will be shown on the Asset Plan.

THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)

There is a backflow prevention device for containment purposes installed on the property which will require annual testing and maintenance by the owner. The selection and installation of the device shall at all times be in accordance with the Plumbing Standards Regulations 1998 (Victoria) and AS/NZS 3500:1.

This Property is a part of a development that is serviced by private water and/or sewer infrastructure. This infrastructure (or pipeline) is known as a private extension and may extend some distance in length from your property before connecting to Yarra Valley Water infrastructure. Any maintenance or supply issues associated with the private extension are the responsibility of the property owners. Yarra Valley Water is responsible for maintaining the water service from the water main up to and including the development main meter or manifold, and the sewer service from the sewer main up to the sewer branch including the inspection shaft /27 A.

Where the property is serviced through a private fire service the property owner is fully responsible for the maintenance of this service including the isolating valve connected to our water main.

Yarra Valley Water does not guarantee the continuity of service or supply, water quality or water pressure within the private extension.

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

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



YARRA VALLEY WATER
ABN 93 086 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

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E enquiry@yvw.vic.gov.au
yvw.vic.gov.au

Melbourne Water Encumbrance

Property Address	2 PARSONS ROAD ELTHAM 3095
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STATEMENT UNDER SECTION 158 WATERACT 1989

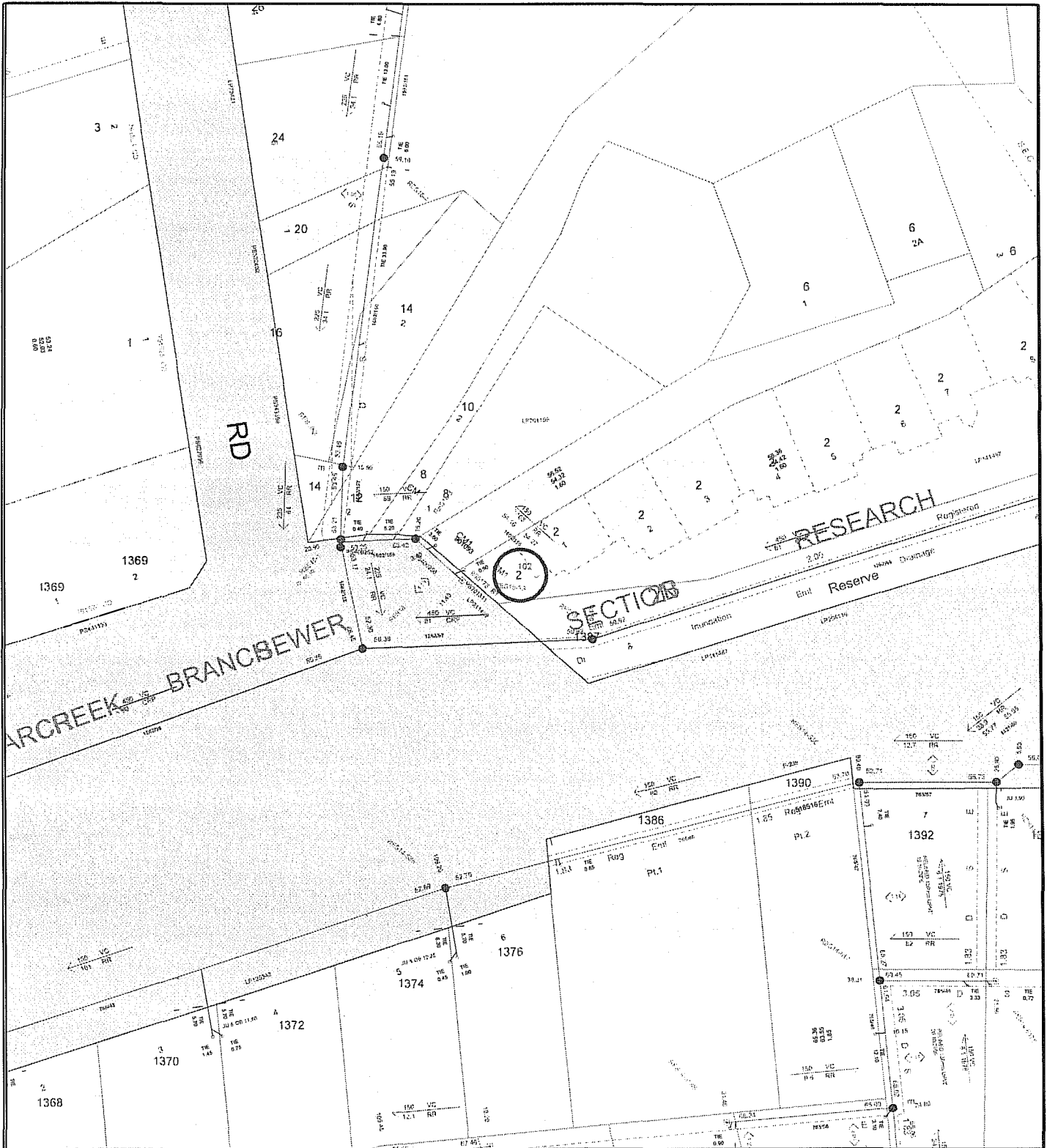
THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)

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

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

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

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



Yarra Valley Water Address 2 PARSONS ROAD ELTHAM 3095
Information Date 19/11/2013
Statement Scale 1: 1000
Number : 30038306



	Sewer Pipe Flow		Existing Title
	Sewer		Proposed Title
	Subject Property		Easement
	Access Point No.		

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



9th September 2013

Application ID: 108174

CONDITIONS OF CONNECTION

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

Approval Detail

Water

Connection Details

Product	Pipe Material	Pipe Size	Qty	Street where main located
100mm Water Service Connection	DUCTILE IRON CEMENT	100	1	Main Road

Required Services

Product	Qty
100mm Water Service Connection	1
Supply 50mm Drinking Water Meter	1
Install 20mm Drinking Water Meter Multi	9
Deliver 50mm Drinking Water Meter, Dirt Box & Valve	1
Supply 20mm Drinking Water Meter	9

Sewer

Connection Or Disconnection Details

Sewer Connection Description	PSP Number
Sewer Connection	955173

Multiple Lots

Number of Lots	9
----------------	---

Specific conditions affecting encumbrances on property:

Private Main

Backflow Prevention

Conditions of Connection Details

GENERAL

In these conditions the terms,

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

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

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

The Conditions of Connection must be handed to the Licensed Plumber. Any work which these Conditions of Connection require you to undertake must be done by a Licensed Plumber, engaged by you, at your cost. It is the Licensed Plumber's responsibility to ensure that the plumbing and drainage work is completed in accordance with the relevant plumbing regulations and to the satisfaction of the Plumbing Industry Commission.

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

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

If your property is subject to flooding you should contact Melbourne Water to confirm any actual recorded flood level and assess this information for any impact to the proposed development.

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

WATER

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

A fire service(s) is/are to be installed as referenced in the Conditions of Connection details of this document as required services. The product and main locations detail the service size and connection location required. NOTE: It is the applicant's responsibility to ensure that the private water service is of sufficient design and standard to meet all water quality and safety requirements of the occupants and users of the site and that the relevant fire authority requirements are met. NOTE: The installation of pumps on any water service to boost pressure or fill storage tanks directly from a water main is prohibited. Pumps may only be installed on the outlets of storage tanks filled under mains pressure.

The fire service must be metered by an appropriate Single Detector Check Valve which incorporates a by-pass meter. The by-pass meter must be an approved Yarra Valley Water meter with the letters -FS- suffixed to the normal water meter number. The by-pass assembly must have a backflow prevention device fitted immediately downstream of the by-pass meter and conform to the requirements of AS 2845.1 for low hazard rating.

Approval is also given for the installation of a general service which is to be taken from the fire service for general supply purposes.

The fire service is to be used for fire fighting purposes only. If the fire service is to be used for other purposes Yarra Valley Water may apply penalties under the Water Act 1989. Plumbing modifications and payment of additional fees may also be required.

All water provided to the property must be metered. This development must have a main meter with individual meters for each dwelling/lot to be taken from this supply. If you are installing shared facilities within the development such as a swimming pool or a communal laundry, then a separate meter must also be installed at that facility.

All tapplings, pluggings and metering products may be arranged directly via the easyACCESS system. Work is to be carried out in accordance with the Water Metering & Servicing Guidelines available on our website.

All meters are supplied by Yarra Valley Water after payment of the relevant fees.

If the tapping and/or plugging is required to be performed outside of business hours, either at your request or as determined by Yarra Valley Water's plumbing contractor, an additional after hours fee will apply.

Meters are not permitted to be installed inside units/dwellings. In all situations where the meter is deemed inaccessible, either by your advice, or as determined by Yarra Valley Water plumbing contractor, remote read meters must be fitted at your cost. Remote read meters must be installed in the following circumstances: high rise developments; any water meter which is located where Yarra Valley Water will have to enter a building to read the meter; where access to the meter will be restricted by gates/fences. If you are aware that remote read meters will be required, please inform the easyACCESS staff at the time of booking.

For all tapplings and/or pluggings, it is the responsibility of the person performing the excavation to obtain a Road Opening Permit from the local municipal authority before any excavation work commences. All traffic management requirements contained in the Road Opening permit must be

complied with. The excavation must expose the main at the tapping/plugging point and be made safe prior to the tapping / plugging appointment time. If you choose to have Yarra Valley Water's plumbing contractor carry out the excavation, Yarra Valley Water will organize the necessary permit.

Failure to comply with any of these requirements will result in the booking being cancelled and a rebooking fee will apply.

Yarra Valley Water's plumbing contractor can be contacted on 1300 724 858.

The plumber is required to tag all risers (meters) and the corresponding unit with the relevant unit number in order to allow tap audits to be carried out by Yarra Valley Water's contractor.

Where you have elected for your plumber to provide the excavation, you will be contacted by Yarra Valley Water within 2 working days of your booking to confirm an appointment date and time. If you have elected for Yarra Valley Water to provide the excavation, you will be contacted to confirm your preferred location for the service. Should you wish to reschedule the booking, Yarra Valley Water's plumbing contractor can be contacted on 1300 724 858. If you wish to cancel the booking you will need to return to the easyACCESS store where the booking was made (if applicable) to seek a refund. A cancellation fee may apply.

METER ASSEMBLIES & POSITIONING

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

Water meter assemblies:

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

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

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

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

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

REMOVAL OF WATER METERS

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

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

DAMAGED OR STOLEN METERS

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

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

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

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

Meter assemblies must adhere to Yarra Valley Water's metering technical drawings which can be found at www.yvw.com.au/easyACCESS

The installation of pumps on any water service to boost pressure or fill storage tanks directly from a water main is prohibited. Pumps may only be installed on the outlets of storage tanks filled under mains pressure.

SEWER

Following the completion of new or altered property sewerage drain, a copy of the updated Property Sewerage Plan must be returned within 7 days to Yarra Valley Water. The plan can be uploaded for you at one of the easyACCESS outlets, emailed to easyACCESS@yvw.com.au or faxed to 9872 1413.

Any unused sewer connection branches at the site must be cut and sealed.

AMENDMENTS

We may amend these conditions by writing to you. We may do so if we consider that any change, or

proposed change, to relevant laws or our regulatory obligations require an amendment to be made.

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

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

INDEMNITY

You must indemnify Yarra Valley Water against:

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

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

You must pay us any costs we reasonably incur in:

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

CONDITIONS OF CONSENT

The following conditions are subject to Sections 136, 268, 269 and 270 of the Water Act 1989 covering conditions of subdivision, new connections and contributions for works.

CONDITIONS RELATING TO NEW CONNECTIONS / COMPLETION OF WORKS / ISSUE OF CONSENT

This development must comply with the Guidelines for Proposed Works Over / Adjacent to Water Authority Assets up to and including 225mm diameter. If your plans of the proposed works do not comply with these conditions you must either amend your planned development to comply with these conditions or else undertake works to relocate or protect Yarra Valley Water assets in accordance with the Guidelines for Proposed Works Over / Adjacent to Water Authority Assets up to and including 225mm diameter. Note for subdivisional developments where corrective action is required and has not been undertaken a statement of compliance will not be issued to Council

All developments within our licensed area are subject to the payment of New Customer Contributions as set by the Essential Services Commission. These contributions are necessary as the development work you will be completing places increased demand on our hydraulic services. These funds are then used to further develop the network to meet the needs of the growing urban community. The fees for your development are detailed in the invoice/statement. Further details can be found by visiting the Essential Services Commission website at www.esc.vic.gov.au.

The New Customer Contribution fees remain valid for 90 days from the date of this letter and are based on the information provided in your application. Further fees may be imposed if it is found that this development involves works other than declared on your application. If there are changes to the details supplied or if the approval period expires, revised conditions of connection and additional fees will be applicable. If this occurs it will be necessary to resubmit a new application.

NOTE: These fees are for the creation of additional lots only and do not include any other works or products which may be required as a result of the development being carried out.

SUBDIVISIONAL CONDITIONS

We advise that should this development proceed to subdivision the plan of subdivision must include an Owners Corporation schedule. Should an Owners Corporation schedule not form part of the plan of subdivision, extensions to our sewer and water mains may be necessary, requiring the lodgement of a new application and payment of additional fees.

Water and sewerage services are required to be extended to each individual lot within the development. The extended property service drain must adequately control all lots.

Easements must be created over any existing or proposed Yarra Valley Water assets. Your surveyor will need to ensure that these easements are included on any plan of subdivision.

An encumbrance will be placed on lots in this subdivision advising prospective purchasers that the properties are serviced by shared sewer and/or water connections.

Yarra Valley Water will be unable to give consent to council to issue a Statement of Compliance until fees have been paid and all other conditions have been met.

22nd July 2013

Application ID: 108174

CONDITIONS OF CONNECTION

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

Approval Detail

Water

Connection Details

Product	Pipe Material	Pipe Size	Qty	Street where main located
100mm Water Service Connection	DUCTILE IRON CEMENT	100	1	Main Road

Required Services

Product	Qty
100mm Water Service Connection	1
Supply 50mm Drinking Water Meter	1
Install 20mm Drinking Water Meter Multi	9
Deliver 50mm Drinking Water Meter, Dirt Box & Valve	1
Supply 20mm Drinking Water Meter	9

Sewer

Connection Or Disconnection Details

Sewer Connection Description	PSP Number
Sewer Connection	955173

Multiple Lots

Number of Lots	9
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Specific conditions affecting encumbrances on property:

Private Main

Backflow Prevention

Conditions of Connection Details

GENERAL

In these conditions the terms,

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

The Conditions of Connection must be handed to the Licensed Plumber. Any work which these Conditions of Connection require you to undertake must be done by a Licensed Plumber, engaged by you, at your cost. It is the Licensed Plumber's responsibility to ensure that the plumbing and drainage work is completed in accordance with the relevant plumbing regulations and to the satisfaction of the Plumbing Industry Commission.

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- Plumbing Regulations 1998 (Vic);
 - Water Industry Regulations 2006 (Vic);
 - Building Act 1993 (Vic);
 - Relevant AS/NZS series of standards applicable to sewer connection branch and connecting works from time to time,
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If your property is subject to flooding you should contact Melbourne Water to confirm any actual recorded flood level and assess this information for any impact to the proposed development.

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

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The fire service must be metered by an appropriate Single Detector Check Valve which incorporates a by-pass meter. The by-pass meter must be an approved Yarra Valley Water meter with the letters -FS- suffixed to the normal water meter number. The by-pass assembly must have a backflow prevention device fitted immediately downstream of the by-pass meter and conform to the requirements of AS 2845.1 for low hazard rating.

Approval is also given for the installation of a general service which is to be taken from the fire service for general supply purposes.

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All tapplings, pluggings and metering products may be arranged directly via the easyACCESS system. Work is to be carried out in accordance with the Water Metering & Servicing Guidelines available on our website.

All meters are supplied by Yarra Valley Water after payment of the relevant fees.

If the tapping and/or plugging is required to be performed outside of business hours, either at your request or as determined by Yarra Valley Water's plumbing contractor, an additional after hours fee will apply.

Meters are not permitted to be installed inside units/dwellings. In all situations where the meter is deemed inaccessible, either by your advice, or as determined by Yarra Valley Water plumbing contractor, remote read meters must be fitted at your cost. Remote read meters must be installed in the following circumstances: high rise developments; any water meter which is located where Yarra Valley Water will have to enter a building to read the meter; where access to the meter will be restricted by gates/fences. If you are aware that remote read meters will be required, please inform the easyACCESS staff at the time of booking.

For all tapplings and/or pluggings, it is the responsibility of the person performing the excavation to obtain a Road Opening Permit from the local municipal authority before any excavation work commences. All traffic management requirements contained in the Road Opening permit must be

complied with. The excavation must expose the main at the tapping/plugging point and be made safe prior to the tapping / plugging appointment time. If you choose to have Yarra Valley Water's plumbing contractor carry out the excavation, Yarra Valley Water will organize the necessary permit.

Failure to comply with any of these requirements will result in the booking being cancelled and a rebooking fee will apply.

Yarra Valley Water's plumbing contractor can be contacted on 1300 724 858.

The plumber is required to tag all risers (meters) and the corresponding unit with the relevant unit number in order to allow tap audits to be carried out by Yarra Valley Water's contractor.

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METER ASSEMBLIES & POSITIONING

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Water meter assemblies:

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

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

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

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

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

REMOVAL OF WATER METERS

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

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

DAMAGED OR STOLEN METERS

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

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

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

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

Meter assemblies must adhere to Yarra Valley Water's metering technical drawings which can be found at www.yvw.com.au/easyACCESS

The installation of pumps on any water service to boost pressure or fill storage tanks directly from a water main is prohibited. Pumps may only be installed on the outlets of storage tanks filled under mains pressure.

SEWER

Following the completion of new or altered property sewerage drain, a copy of the updated Property Sewerage Plan must be returned within 7 days to Yarra Valley Water. The plan can be uploaded for you at one of the easyACCESS outlets, emailed to easyACCESS@yvw.com.au or faxed to 9872 1413.

Any unused sewer connection branches at the site must be cut and sealed.

AMENDMENTS

We may amend these conditions by writing to you. We may do so if we consider that any change, or

proposed change, to relevant laws or our regulatory obligations require an amendment to be made.

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

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

INDEMNITY

You must indemnify Yarra Valley Water against:

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

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

You must pay us any costs we reasonably incur in:

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

CONDITIONS OF CONSENT

The following conditions are subject to Sections 136, 268, 269 and 270 of the Water Act 1989 covering conditions of subdivision, new connections and contributions for works.

CONDITIONS RELATING TO NEW CONNECTIONS / COMPLETION OF WORKS / ISSUE OF CONSENT

This development must comply with the Guidelines for Proposed Works Over / Adjacent to Water Authority Assets up to and including 225mm diameter. If your plans of the proposed works do not comply with these conditions you must either amend your planned development to comply with these conditions or else undertake works to relocate or protect Yarra Valley Water assets in accordance with the Guidelines for Proposed Works Over / Adjacent to Water Authority Assets up to and including 225mm diameter. Note for subdivisional developments where corrective action is required and has not been undertaken a statement of compliance will not be issued to Council

All developments within our licensed area are subject to the payment of New Customer Contributions as set by the Essential Services Commission. These contributions are necessary as the development work you will be completing places increased demand on our hydraulic services. These funds are then used to further develop the network to meet the needs of the growing urban community. The fees for your development are detailed in the invoice/statement. Further details can be found by visiting the Essential Services Commission website at www.esc.vic.gov.au.

The New Customer Contribution fees remain valid for 90 days from the date of this letter and are based on the information provided in your application. Further fees may be imposed if it is found that this development involves works other than declared on your application. If there are changes to the details supplied or if the approval period expires, revised conditions of connection and additional fees will be applicable. If this occurs it will be necessary to resubmit a new application.

NOTE: These fees are for the creation of additional lots only and do not include any other works or products which may be required as a result of the development being carried out.

SUBDIVISIONAL CONDITIONS

We advise that should this development proceed to subdivision the plan of subdivision must include an Owners Corporation schedule. Should an Owners Corporation schedule not form part of the plan of subdivision, extensions to our sewer and water mains may be necessary, requiring the lodgement of a new application and payment of additional fees.

Water and sewerage services are required to be extended to each individual lot within the development. The extended property service drain must adequately control all lots.

Easements must be created over any existing or proposed Yarra Valley Water assets. Your surveyor will need to ensure that these easements are included on any plan of subdivision.

An encumbrance will be placed on lots in this subdivision advising prospective purchasers that the properties are serviced by shared sewer and/or water connections.

Yarra Valley Water will be unable to give consent to council to issue a Statement of Compliance until fees have been paid and all other conditions have been met.



YARRA VALLEY WATER
ABN 93 066 902 501

Luoknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03)9872 1353

E enquiry@yvw.com.au
yvw.com.au

Mahons with Yuncken & Yuncken via SAI Global Prope
SAIGPROPERTY
certificates@property.saiglobal.com

RATES CERTIFICATE

Account No: 1147920722
Rate Certificate No: 30038306

Date of Issue: 19/11/2013
Your Ref: RJ:2132657

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
2 PARSONS RD, ELTHAM VIC 3095	102/LP211489	1472441	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-10-2013 to 31-12-2013	\$44.34	\$44.34
Parks Fee	01-07-2013 to 30-06-2014	\$68.47	\$0.00
Drainage Fee	01-10-2013 to 31-12-2013	\$22.46	\$22.46
Other Charges:			
Interest	No interest applicable at this time		
No further charges applicable to this property			
Total Arrears			\$0.00
Total Due			\$66.80

Usage - The usage above is the last amount billed to this property, for up to date usage information, please book a special meter reading (SMR) by contacting Yarra Valley Water on 9872 1776

GENERAL MANAGER
BILLING AND CONTACT SERVICES

Note:

1. This statement details all tariffs, charges and penalties due and payable to Yarra Valley Water as at the date of this statement and also includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
2. All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchasers first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.
3. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.
4. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up to date financial information, please order a Rates Settlement Statement (at no cost) prior to settlement.
5. From 01/07/2013, Residential Water Usage is billed using the following step pricing system: 259.70 cents per kilolitre for the first 44 kilolitres; 304.69 cents per kilolitre for 44-88 kilolitres and 450.17 cents per kilolitre for anything more than 88 kilolitres

6. From 01/07/2013, Residential Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 209.08 cents per kilolitre

Land Tax Clearance Certificate

Land Tax Act 2005



MAHONS WITH YUNCKEN & YUNCKEN VIA SAI GLOBAL
PROPERTY
224 NORMANBY ROAD
SOUTHBANK VIC 3006

Your Reference: 17741585:33059502
Certificate No: 80429056
Issue Date: 19 NOV 2013
Enquiries: ESYSPROD

Land Address: 2 PARSONS ROAD ELTHAM VIC 3095

Land Id	Lot	Plan	Volume	Folio	Taxable Value	Tax Payable
REFER TO ATTACHMENT						

Vendor: COLTRAC PROPERTIES PTY LTD
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax Details	Year	Proportional Tax	Penalty/Interest	Total
REFER TO ATTACHMENT				

Arrears of Tax	Year	Proportional Tax	Penalty/Interest	Total

Comments: Refer to attachment

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully. To request an update for this certificate go to: www.sro.vic.gov.au/certificates

TAXABLE VALUE:	\$820,000
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AMOUNT PAYABLE:	\$0.00
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Paul Broderick
Commissioner of State Revenue

Land Tax Clearance Certificate - Remittance Advice

Certificate No: 80429056
Land ID: 20041078
Amount Payable: \$0.00

State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

Please return this section with your payment. For further information refer overleaf.
Do not mark below this line.

<0000000000<0000000000>080429056000<080429056000>424<424>

Notes to certificates under Section 105 of the *Land Tax Act 2005*



Certificate No: 80429056

- Under Section 96 of the Land Tax Act 2005 (the Act), land tax is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
- If land tax is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
- The amount of land tax on this certificate relates to the amount of land tax due and payable as at the date of the application only and not to any future liability or the tax status of the land.
- A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax.
- If land tax will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO within 28 days after settlement.
- If the amount in 3. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from
 - the vendor, or
 - the purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO within 28 days after settlement.
- If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
- If an amount certified is excessively high (for example, because a principal residence concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
- If no land tax is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
- If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
- The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax.

For Information Only

SINGLE OWNERSHIP CALCULATION BASED ON A TAXABLE VALUE OF \$820,000

Land Tax = \$2,075.00

Calculated as \$975 plus (\$820,000 - \$600,000) multiplied by 0.500 cents.

Further information

Internet	www.sro.vic.gov.au
Email	sro@sro.vic.gov.au (Attn: Land Tax)
Phone	13 21 61 (local call cost)
Fax	03 9628 6853
Mail	State Revenue Office GPO Box 4376 MELBOURNE VIC 3001
In person	State Revenue Office Level 2, 121 Exhibition Street Melbourne Victoria Hours of operation: Mon, Tues, Thur, and Fri - 8.30 am to 4.30 pm Wed - 8.30 am to 1.00 pm

Payment options

Make cheque payable to **State Revenue Office, Victoria** marked 'Not Negotiable' and return with the remittance advice to:



Payment by mail:

- State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001



Payment in person:

- Present this notice to the
State Revenue Office
Level 2, 121 Exhibition Street
Melbourne Victoria
- Payment by cash or cheques only
- Payments can be made between 8.30 am to 4.30 pm Mon, Tues, Thur and Fri and between 8.30 am to 1.00 pm Wed

Land Tax Clearance Certificate

Land Tax Act 2005

Certificate No: 80429056



Land Address: 2 PARSONS ROAD ELTHAM VIC 3095

Land Id	Lot	Plan	Volume	Folio	Taxable Value	Tax Payable
20041078	102	211489	9808	888	\$820,000	\$0.00

Assessed Owner	Years	Proportional Tax	Penalty/Interest	Total
COLTRAC PROPERTIES PTY LTD	2013	\$2,186.37	\$0.00	\$0.00
Total Amount Payable for Property: 20041078				\$0.00

Comments: Land Tax of \$2,186.37 has been assessed for 2013, an amount of \$2,186.37 has been paid.

Total: \$820,000 \$0.00

Owners Corporation Plan No. 1 PS 701311A

MINUTES OF MEETING held 7 August 2014 at 10.00 am at 177 Surrey Road Blackburn

1. Attendees

Anthony Collopy and Michael Katsaris

2. Chairperson / Minutetaker

Anthony Collopy

3. Attendance (with voting rights)

Kaco Pty Ltd as attorney, pursuant to Power of Attorney dated 10 July 2014, for:

Coltrac Properties Pty Ltd

Peter Grubnic

S Broccio Pty Ltd

R & L Broccio Pty Ltd

E Corp Enterprises Pty Ltd (formerly Buildcorp Enterprises Pty Ltd)

Railway Road Pty Ltd

4. Apologies: Nil

5. Proxies: Nil

6. Quorum : As there was more than 50% of the total Lots and Unit Entitlements represented, the meeting proceeded with a quorum and all decisions made would be decisions of the Owners Corporation.

7. Documentation provided pursuant to Section 67 of the Owners Corporation Act 2006

(a) The Owners Corporation Register;

(b) Any accounts or records made on behalf of the Owners Corporation;

(c) Books to enable the Owners Corporation to keep the necessary minutes, accounts and other records;

(d) The maintenance plan (if any)

(e) A copy of the plan of subdivision and all the related building plans, planning documents and other similar documents;

(f) A copy of the Owners Corporation Act 2006 and the regulations and the Subdivision Act 1988 and the regulations under that Act;

(g) Any contracts, leases and licences binding on or benefiting the Owners Corporation;

(h) Any insurance policies in force in relation to the property, including any insurance policy taken out under section 9AAA of the Sale of Land Act 1962;

(i) The names of the companies, tradespeople or suppliers who provided a warranty or other guarantee on any matter for which the Owners Corporation is responsible and copies of those warranties and guarantees;

(j) The common seal of the Owners Corporation.

8. Consideration of financial matters:

(a) Consideration of Operation Budget and Payment of Fees

The Manager took the financial statements as read. The members had no questions

Motion: "That in accordance with Division 1, Section 23 of the Owners Corporation Act 2006, the Operating Budget for the period 1 July 2014 – 30 June 2015, totalling \$9,900.00 (GST not applicable) be approved and adopted"

All in favour

Motion: "That the Operational Budget levies payable to the Owners Corporation be levied on an annual basis and is set on lot liability"

All in favour

(b) ABN Registration

Motion: "That Owners Corporation No. 1 PS 701311A registers for an ABN"

All in favour

(c) Recovery of Arrears

Motion: "That in accordance with Division 1 Section 163(2) of the Owners Corporation Act 2006, the Owners Corporation may make an application to VCAT for an order requiring a lot owners to pay an amount payable by the lot owner to the Owners Corporation if the amount is not paid 28 days after the final notice is given under Section 32 and the lot owner concerned will be responsible for all costs incurred"

All in favour

(d) Determination of Penalty Interest

Under Division 1, Section 29(1-3), the Owners Corporation is entitled to charge interest on any amount owed to it by a member that falls outside the due date for payment. The rate of interest charged must not exceed the maximum rate of interest payable under the Penalty Interest Rates Act 1983.

Motion: "That in accordance with Section 29 of the Owners Corporation Act 2006, Penalty Interest will be charged at the maximum rate allowable if any fees or accounts payable to the Owners Corporation remain outstanding for 29 days after the due date and may be waived at the discretion of the Committee of Management."

All in favour

(e) Details of Owners Corporation Insurance

Motion: "That Owners Corporation No. 1 PS 701311A takes out building insurance and public liability insurance as per the attached insurance schedule"

Insurance Company: GIO Insurance

Policy Number HGS0020770185

Buildings covered	All
Building Amount	\$3,600,000.00
Public Liability Amount	\$20,000,000.00
Renewal Date	13 December 2014

All in favour

Motion: "That the Owners Corporation will reimburse the developer on a pro-rata basis for the insurance premium paid in December 2013.

9. Common Seal

Motion: "That the common seal be adopted as the common seal of the Owners Corporation and to be only used for purposes that have been approved by the Owners Corporation, and must be done so in the presence of at least 2 members of the Owners Corporation, except for the use of the seal on an Owners Corporation Certificate where the Manager is authorised to attach the common seal to the Certificate without the presence of other members. That the Manager is to retain the seal"

All in favour.

10. Owners Corporation Manager

Motion: "That the Common Seal be applied to execute a Contract of Appointment between Owners Corporation No. 1 on Plan PS 701311A and Hamm Kerr Property an initial term of 1 year for a fee of \$2,079.00 (inclusive of GST) per annum on the terms to be concluded."

All in favour

Motion: "That all powers and functions of the Owners Corporation that are capable of being delegated and that are necessary or desirable for the Manager to provide the services be set out in of the Manager's Contract of Appointment."

All in favour

11. Owners Corporation Plaque

Motion: "It was resolved that the address of the Owners Corporation be c/- Kaco Pty Ltd, 2 Parsons Road Eltham VIC 3095 and that the Owners Corporation is to provide signage as per Regulation 17(4) of the Owners Corporation Regulations 2007".

All in favour.

12. Election of Owners Corporation Chairperson

The Chairperson asked for nominations for the Chairperson of the Committee. The following members were appointed:

Chairperson: Anthony Collopy

All in favour

13. Election of Owners Corporation Secretary

The Chairperson asked for nominations for the Secretary for the Committee. The following members were appointed:

Secretary: Michael Katsaris

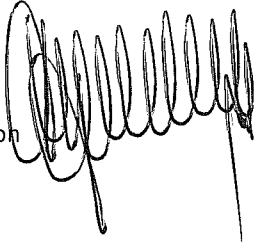
All in favour.

14. General Business

There being no more business to discuss the meeting was closed at 11.00 am

SIGNED as a correct record.

Chairperson

A handwritten signature in black ink, consisting of a series of loops and vertical strokes, positioned to the right of the word 'Chairperson'.