

# Vendor Statement

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

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

Land

Lot 1 on Proposed PS802895F, 23 Moore Avenue, Croydon 3136

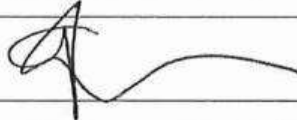
Vendor's name

Win Securities Ltd ACN 007 346 223 (as Mortgagee in Possession)

Date

29/5/20

Vendor's  
signature

 A. Ruvolo

Director/Secretary

Purchaser's  
name

Date

/ /

Purchaser's  
signature

Purchaser's  
name

Date

/ /

Purchaser's  
signature



## 1. FINANCIAL MATTERS

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

- (a) Are contained in the attached certificate/s.

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

N/A	To	
Other particulars (including dates and times of payments): N/A		

### 1.3 Terms Contract

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

Not Applicable.

### 1.4 Sale Subject to Mortgage

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

Not Applicable.

## 2. INSURANCE

### 2.1 Damage and Destruction

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

Not Applicable.

### 2.2 Owner Builder

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

Not Applicable.

## 3. LAND USE

### 3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

### 3.2 Road Access

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

☐

### 3.3 Designated Bushfire Prone Area

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

☐



### 3.4 Planning Scheme

The required specified information is as follows:

Name of planning scheme	Maroondah Planning Scheme
Name of responsible authority	Maroondah City Council
Zoning of the land	Neighbourhood Residential Zone (Nrz)
Name of planning overlay	Significant Landscape Overlay (Slo)

## 4. NOTICES

### 4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

### 4.2 Agricultural Chemicals

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

Nil.

### 4.3 Compulsory Acquisition

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

Nil.

## 5. BUILDING PERMITS

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

Are contained in the attached certificate.

## 6. OWNERS CORPORATION

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

6.1 The owners corporation is an inactive owners corporation.

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

Not applicable.

## 8. SERVICES

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

Electricity supply <input type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
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## 9. TITLE

Attached are copies of the following documents:

### 9.1 (a) Registered Title

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



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

## 10. SUBDIVISION

### 10.1 Unregistered Subdivision

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

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

### 10.2 Staged Subdivision

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

Not Applicable.

### 10.3 Further Plan of Subdivision

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

Not Applicable.

## 11. DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m<sup>2</sup>; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date);

Not Applicable.

## 12. DUE DILIGENCE CHECKLIST

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

- ☒ Vacant Residential Land or Land with a Residence
- ☒ Attach Due Diligence Checklist (this will be attached if ticked)

## 13. ATTACHMENTS

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

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

*(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)*

- |      |   |
|------|---|
| 13.1 | Due Diligence Checklist                         |
| 13.2 | Property Report                                 |
| 13.3 | Planning Property Report                        |
| 13.4 | Proposed Plan of Subdivision PS802895F          |
| 13.5 | Register Search Statement Volume 8091 Folio 692 |
| 13.6 | Plan LP021106                                   |
| 13.7 | Register Search Statement Volume 8322 Folio 095 |
| 13.8 | Plan TP336853G                                  |
| 13.9 | Mortgage AM055343J                              |



- 13.10 Notice to Pay
- 13.11 Caveat AS448174N
- 13.12 Caveat AS960580T
- 13.13 Planning Permit M:2014/405
- 13.14 Building Permit BS-U 38261/20170023/0
- 13.15 Maroondah City Land Information Certificate
- 13.16 Yarra Valley Water Information Statement
- 13.17 State Revenue Office Land Tax Clearance Certificate
- 13.18 Vicroads Certificate
- 13.19 EPA Priority Sites Register



# Due diligence checklist

## What you need to know before buying a residential property

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

## Urban living

### Moving to the inner city?

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

### Is the property subject to an owners corporation?

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

## Growth areas

### Are you moving to a growth area?

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

## Flood and fire risk

### Does this property experience flooding or bushfire?

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

## Rural properties

### Moving to the country?

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

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

### Can you build new dwellings?

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

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

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

## Soil and groundwater contamination

### Has previous land use affected the soil or groundwater?

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



## **Land boundaries**

### **Do you know the exact boundary of the property?**

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

## **Planning controls**

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

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

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

### **Are there any proposed or granted planning permits?**

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

## **Safety**

### **Is the building safe to live in?**

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

## **Building permits**

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

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

### **Are any recent building or renovation works covered by insurance?**

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

## **Utilities and essential services**

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

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

## **Buyers' rights**

### **Do you know your rights when buying a property?**

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

(04/10/2016)



## Property Report from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 08 April 2020 02:23 PM

**Address:** 23 MOORE AVENUE CROYDON 3136

**Lot and Plan Number:** This property has 2 parcels. See table below.

**Standard Parcel Identifier (SPI):** See table below.

**Local Government (Council):** MAROONDAH Council Property Number: 197743

**Directory Reference:** Melway 51 B2

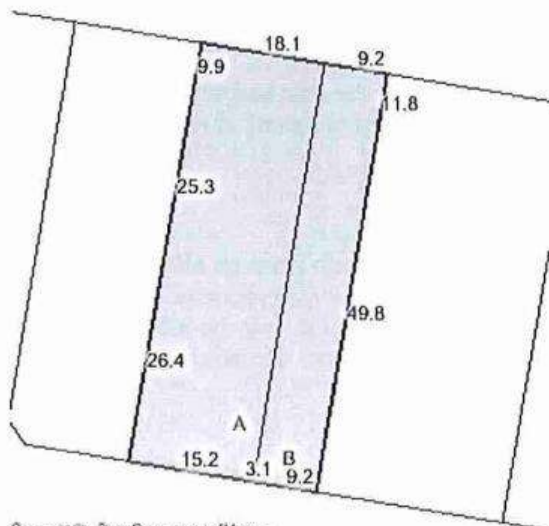
This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

### Site Dimensions

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



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### Parcel Details

Letter in first column identifies parcel in diagram above

	Lot/Plan or Crown Description	SPI
A	Lot 14 LP21106	14\LP21106
B	Lot 1 TP336853	1\TP336853

### State Electorates

**Legislative Council:** EASTERN METROPOLITAN

**Legislative Assembly:** CROYDON



## Utilities

**Rural Water Corporation:** Southern Rural Water

**Melbourne Water Retailer:** Yarra Valley Water

**Melbourne Water:** inside drainage boundary

**Power Distributor:** AUSNET (Information about [choosing an electricity retailer](#))

## Planning Zone Summary

**Planning Zone:** [NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)  
[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 3 \(NRZ3\)](#)

**Planning Overlay:** [SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)  
[SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 3 \(SLO3\)](#)

Planning scheme data last updated on 1 April 2020.

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

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

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

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

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

To obtain a Planning Certificate go to [Titles and Property Certificates](#)

The Planning Property Report includes separate maps of zones and overlays

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

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

## Area Map





# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From: [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 08 April 2020 02:28 PM

## PROPERTY DETAILS

Address: 23 MOORE AVENUE CROYDON 3136  
Lot and Plan Number: Lot 14 LP21106  
Standard Parcel Identifier (SPI): 14\LP21106  
Local Government Area (Council): MAROONDAH  
Council Property Number: 197743  
Planning Scheme: Maroondah  
Directory Reference: Melway 51 B2

[www.maroondah.vic.gov.au](http://www.maroondah.vic.gov.au)

[planning-schemes.delwp.vic.gov.au/schemes/maroondah](http://planning-schemes.delwp.vic.gov.au/schemes/maroondah)

This property has 2 parcels. For full parcel details get the free Basic Property report at [Property Reports](#)

## UTILITIES

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

## STATE ELECTORATES

Legislative Council: EASTERN METROPOLITAN  
Legislative Assembly: CROYDON

## Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 3 (NRZ3)



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NRZ - Neighbourhood Residential  
PPRZ - Public Park & Recreation  
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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# PLANNING PROPERTY REPORT

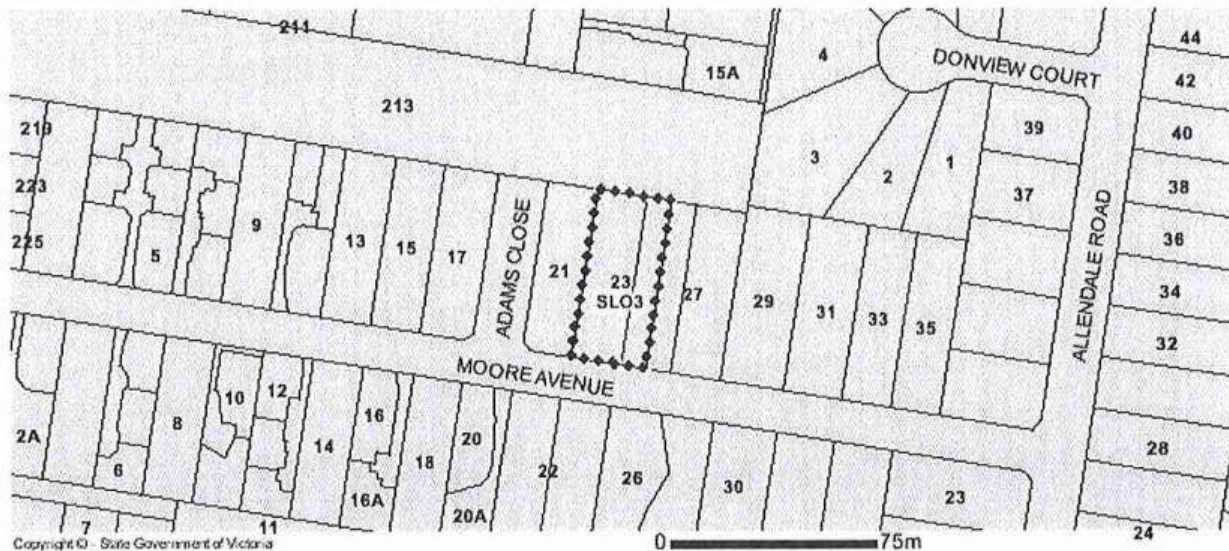


Environment,  
Land, Water  
and Planning

## Planning Overlay

### SIGNIFICANT LANDSCAPE OVERLAY (SLO)

### SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 3 (SLO3)



 SLO - Significant Landscape

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

## Further Planning Information

Planning scheme data last updated on 1 April 2020.

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

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

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

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

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



# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

## Designated Bushfire Prone Area

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



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Designated Bushfire Prone Area

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

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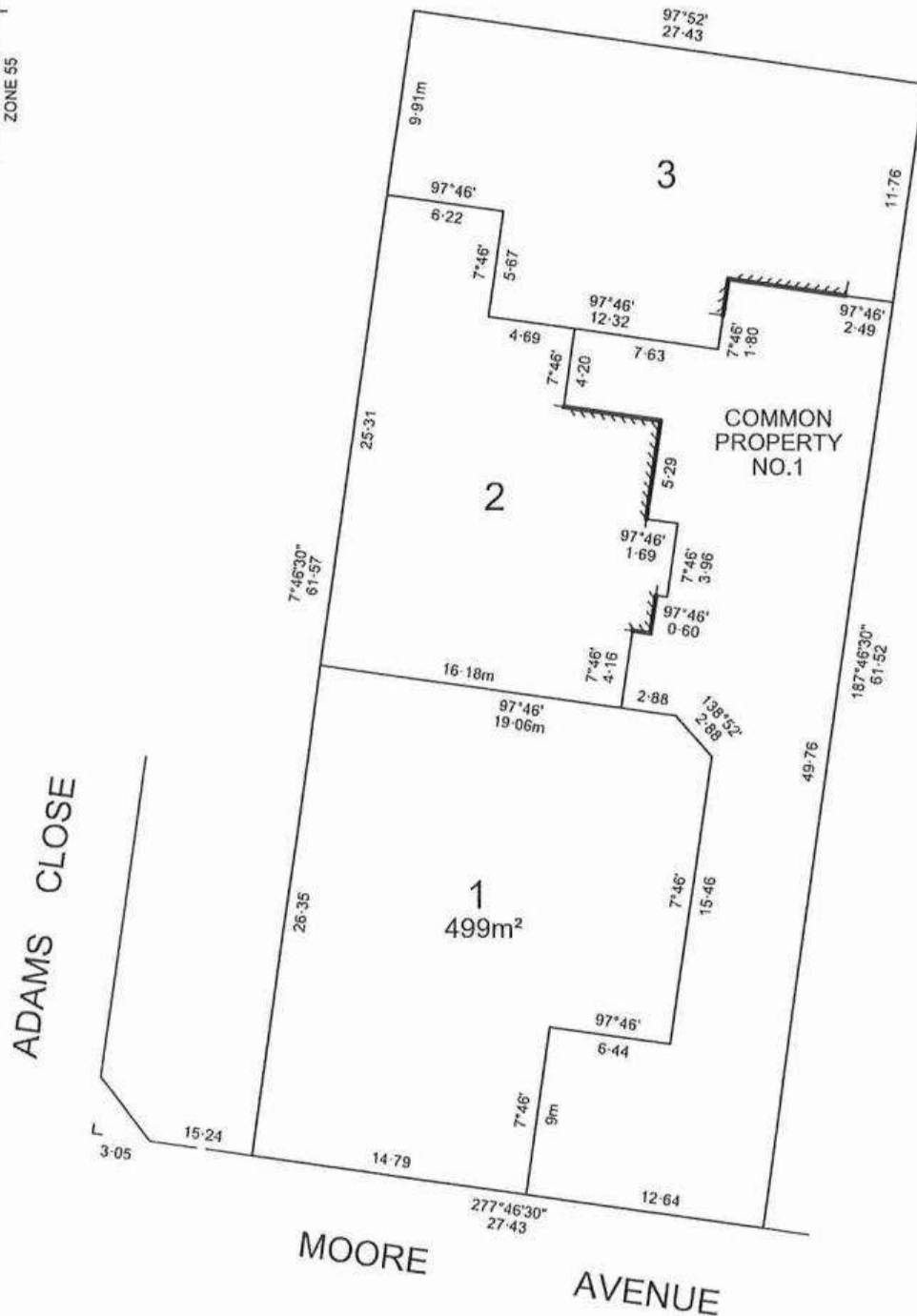
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<b>PLAN OF SUBDIVISION</b>			<b>EDITION 1</b>	<b>PS 802895F</b>
<b>LOCATION OF LAND</b> PARISH : Mooroolbark TOWNSHIP : - SECTION : - CROWN ALLOTMENT : - CROWN PORTION : 11B (Part) TITLE REFERENCE : V.8091 F.692. V.8322 F.095 LAST PLAN REFERENCE : Lot 14, LP 21106 Lot 1, TP 336853G POSTAL ADDRESS : (At time of subdivision) 23 Moore Avenue, Croydon 3136 MGA2020 Co-ordinates (of approx centre of land in plan)			Council Name: Maroondah City Council Council Reference Number: S/2016/223 Planning Permit Reference: M/2016/1208 SPEAR Reference Number: S097214C <b>Certification</b> This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Linda Arranga for Maroondah City Council on 12/02/2019	
<b>VESTING OF ROADS AND/OR RESERVES</b>			<b>NOTATIONS</b>	
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>		Lots in this plan may be affected by one or more Owners Corporations. For details of any Owners Corporations including purpose, responsibility, entitlement & liability see Owners Corporation search report, Owners Corporation additional information and if applicable Owners Corporation rules. Boundaries shown as thick continuous hatched lines are defined by buildings. Hatching within a parcel indicates that the structure of the relevant wall is contained in that parcel. Location of Boundaries defined by Buildings: Exterior face: All boundaries	
Nil	Nil			
<b>NOTATIONS</b>				
DEPTH LIMITATION - Does not apply				
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. M/2016/1208 This survey has been connected to permanent marks no(s): 95, 147, 149 In Proclaimed Survey Area No.--				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easements and rights implied by section 12(2) of the Subdivision Act 1988 apply to the whole of the land in this plan				
<b>Easement Reference</b>	<b>Purpose</b>	<b>Width (Metres)</b>	<b>Origin</b>	<b>Land Benefited/In Favour Of</b>
<b>B.R.SMITH SURVEYORS</b> P O Box 14, Ringwood East 3135 Ph: (03) 9870 6602 Fax: (03) 9870 6603 E: office@brsmith.com.au www.brsmith.com.au		SURVEYORS FILE REF: 6557 VERSION: 02 Digitally signed by: Barry Smith, Licensed Surveyor, Surveyor's Plan Version (02). 11/02/2019, SPEAR Ref: S097214C		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 2 SHEETS



PS 802895F



B.R.SMITH SURVEYORS

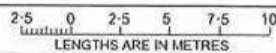
P O Box 14, Ringwood East 3135

Ph: (03) 9870 6602 Fax: (03) 9870 6603

E: [office@brsmith.com.au](mailto:office@brsmith.com.au) [www.brsmith.com.au](http://www.brsmith.com.au)

SURVEYORS FILE REF: 6557 VERSION: 02

SCALE  
1:250



Digitally signed by: Barry Smith, Licensed Surveyor,  
Surveyor's Plan Version (02),  
11/02/2019, SPEAR Ref: S097214C

ORIGINAL SHEET  
SIZE: A3

SHEET 2

Digitally signed by:  
Maroondah City Council,  
12/02/2019,  
SPEAR Ref: S097214C



## PS 802895F

Plan No. PS 802895F

Limitations on Owners Corporation: Unlimited

## Notations

## Lot Entitlement and Lot Liability

[illegible]

SHEET 1 OF 1 SHEETS

Digitally signed by:  
Maroondah City Council,  
12/02/2019,  
SPEAR Ref: S097214C

E: [office@brsmith.com.au](mailto:office@brsmith.com.au) [www.brsmith.com.au](http://www.brsmith.com.au)





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VOLUME 08091 FOLIO 692

Security no : 124082519034C  
Produced 08/04/2020 02:37 PM

## LAND DESCRIPTION

Lot 14 on Plan of Subdivision 021106.  
PARENT TITLE Volume 08062 Folio 567  
Created by instrument A039928 15/09/1955

## REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
MOORE ST (VIC) PTY LTD of 34 TERRIGAL CLOSE RINGWOOD NORTH VIC 3134  
AM055342L 24/07/2015

## ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM055343J 24/07/2015  
WIN SECURITIES LTD  
VARIATION OF MORTGAGE AN378949J 15/12/2016  
VARIATION OF MORTGAGE AS365157Y 19/07/2019

CAVEAT AS448174N 16/08/2019  
Caveator  
MANDA CAPITAL HOLDINGS PTY LTD ACN: 168795088  
Grounds of Claim  
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
15/08/2018  
Estate or Interest  
INTEREST AS CHARGE  
Prohibition  
ABSOLUTELY  
Lodged by  
MEERKIN & APEL  
Notices to  
RODNEY SAW of 56 GREVILLE STREET PRAHRAN VIC 3181

CAVEAT AS960580T 05/02/2020  
Caveator  
KOA CAPITAL PTY LTD ACN: 632014521  
Grounds of Claim  
MORTGAGE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
03/02/2020  
Estate or Interest  
INTEREST AS MORTGAGEE  
Prohibition  
ABSOLUTELY  
Lodged by  
KCL LAW  
Notices to  
SOPHIE BOYD of LEVEL 4 555 LONSDALE STREET MELBOURNE VIC 3000

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





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plan or imaged folio set out under DIAGRAM LOCATION below.

#### DIAGRAM LOCATION

SEE LP021106 FOR FURTHER DETAILS AND BOUNDARIES

#### ACTIVITY IN THE LAST 125 DAYS

NUMBER	CAVEAT	STATUS	DATE
AS960580T (E)		Registered	05/02/2020

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

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

Street Address: 23 MOORE AVENUE CROYDON VIC 3136

DOCUMENT END





## Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	<b>plan</b>
Document Identification	<b>LP021106</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>08/04/2020 15:07</b>

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PLAN OF SUBDIVISION  
PART OF CROWN PORTION 11B  
PARISH OF MOOROOLBARK  
COUNTY OF MORNINGTON

VOL. 3492 FOL. 213

Measurements are in Feet & Inches  
Conversion Factor  
FEET x 0.3048 = METRES

LP 21106

EDITION 1

PLAN MAY BE LODGED  
6-7-1951

2 SHEETS  
SHEET 1

COLOUR CODE

E-1 = BLUE  
E-2 = BROWN

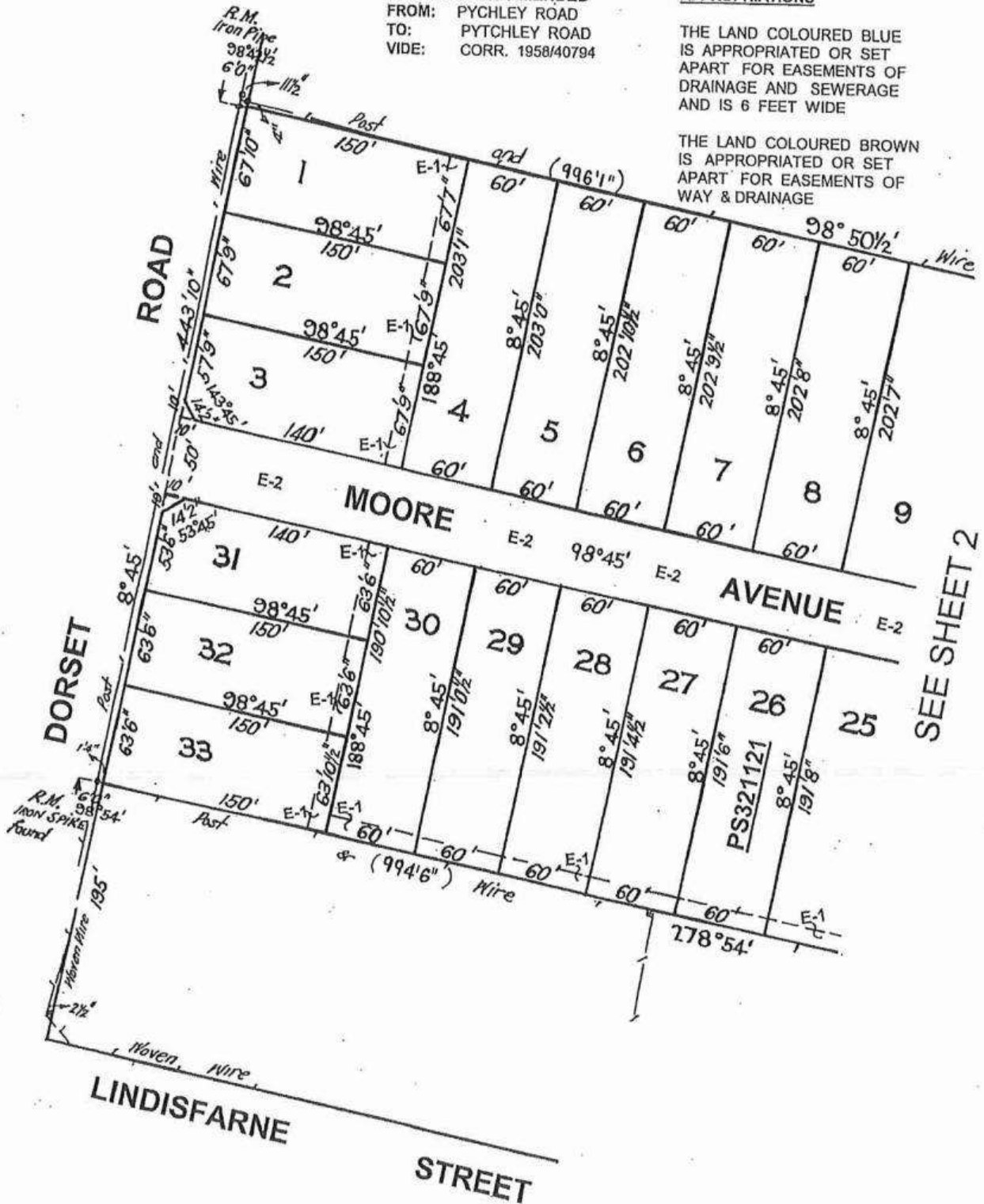
APPROPRIATIONS

THE LAND COLOURED BLUE  
IS APPROPRIATED OR SET  
APART FOR EASEMENTS OF  
DRAINAGE AND SEWERAGE  
AND IS 6 FEET WIDE

THE LAND COLOURED BROWN  
IS APPROPRIATED OR SET  
APART FOR EASEMENTS OF  
WAY & DRAINAGE

STREET NAME AMENDED

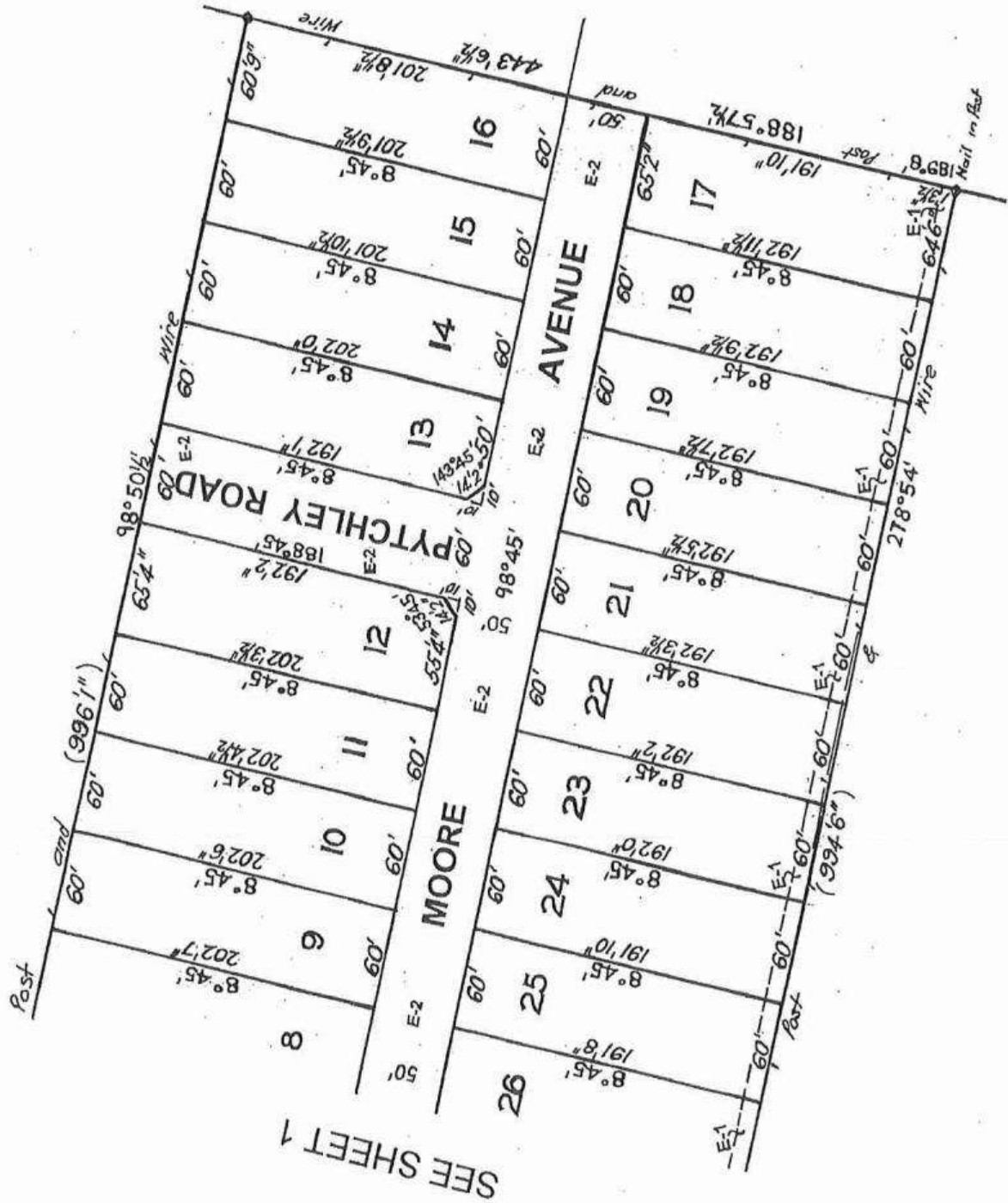
FROM: PYCHLEY ROAD  
TO: PYTCHLEY ROAD  
VIDE: CORR. 1958/40794





LP 21106

2 SHEETS  
SHEET 2







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VOLUME 08322 FOLIO 095

Security no : 124082519033B  
Produced 08/04/2020 02:37 PM

## LAND DESCRIPTION

Lot 1 on Title Plan 336853G.  
PARENT TITLE Volume 08272 Folio 471  
Created by instrument B145150 27/01/1961

## REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
MOORE ST (VIC) PTY LTD of 34 TERRIGAL CLOSE RINGWOOD NORTH VIC 3134  
AM055342L 24/07/2015

## ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM055343J 24/07/2015  
WIN SECURITIES LTD  
VARIATION OF MORTGAGE AN378949J 15/12/2016  
VARIATION OF MORTGAGE AS365157Y 19/07/2019

CAVEAT AS448174N 16/08/2019  
Caveator  
MANDA CAPITAL HOLDINGS PTY LTD ACN: 168795088  
Grounds of Claim  
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
15/08/2018  
Estate or Interest  
INTEREST AS CHARGE  
Prohibition  
ABSOLUTELY  
Lodged by  
MEERKIN & APEL  
Notices to  
RODNEY SAW of 56 GREVILLE STREET PRAHRAN VIC 3181

CAVEAT AS960580T 05/02/2020  
Caveator  
KOA CAPITAL PTY LTD ACN: 632014521  
Grounds of Claim  
MORTGAGE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
03/02/2020  
Estate or Interest  
INTEREST AS MORTGAGEE  
Prohibition  
ABSOLUTELY  
Lodged by  
KCL LAW  
Notices to  
SOPHIE BOYD of LEVEL 4 555 LONSDALE STREET MELBOURNE VIC 3000

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





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plan set out under DIAGRAM LOCATION below.

#### DIAGRAM LOCATION

SEE TP336853G FOR FURTHER DETAILS AND BOUNDARIES

#### ACTIVITY IN THE LAST 125 DAYS

NUMBER	CAVEAT	STATUS	DATE
AS960580T (E)		Registered	05/02/2020

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

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

Street Address: 23 MOORE AVENUE CROYDON VIC 3136

DOCUMENT END





## Imaged Document Cover Sheet

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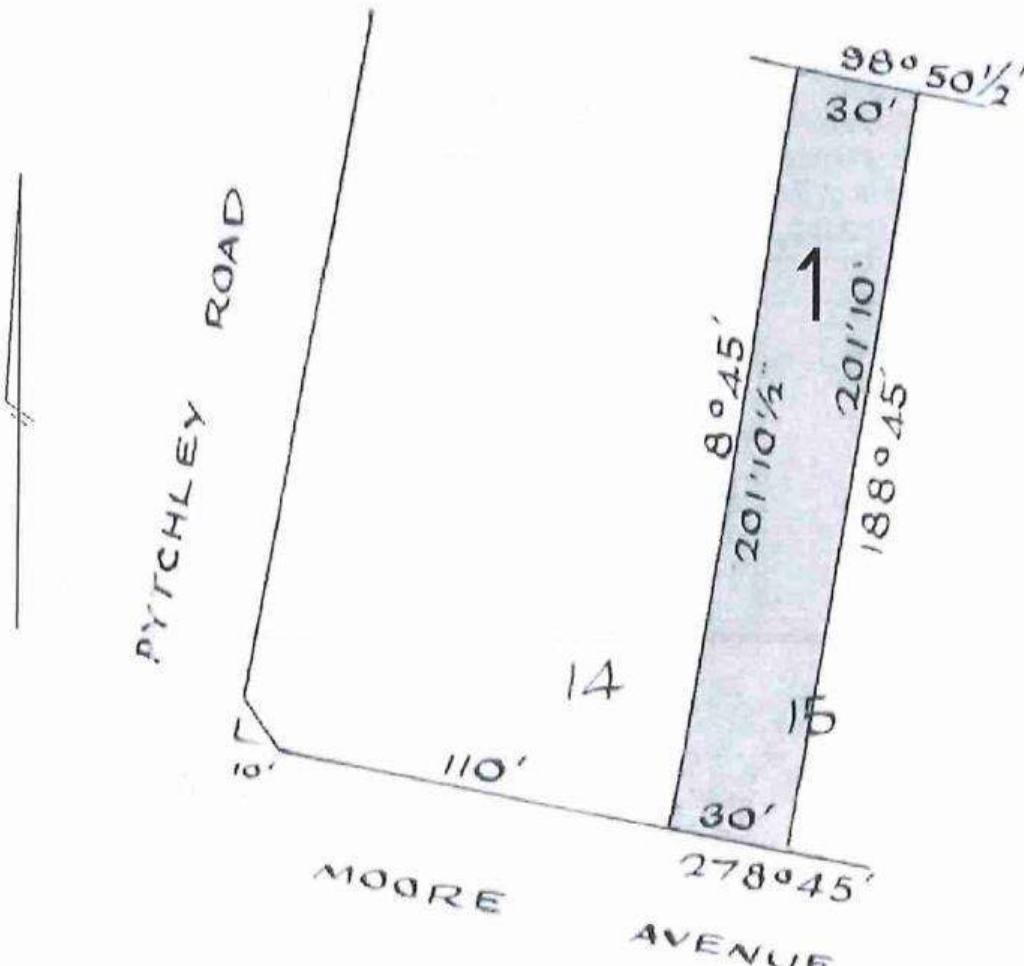
Document Type	<b>plan</b>
Document Identification	<b>TP336853G</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>08/04/2020 15:07</b>

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TITLE PLAN		EDITION 1	TP 336853G						
<b>Location of Land</b>  Parish: MOOROOLBARK Township: Section: Crown Allotment: Crown Portion:  Last Plan Reference LP 21106 Derived From: VOL 8322 FOL 095 Depth Limitation: NIL		<b>Notations</b>     ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
<b>Description of Land / Easement Information</b>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 28/02/2000 VERIFIED: HG							
									
<table border="1"><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = LOT 15 (PT) ON LP 21106</td></tr></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 15 (PT) ON LP 21106	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = LOT 15 (PT) ON LP 21106									
LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets							



# MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

Lodged by:

Name: McSwiney Green & Roman  
Phone: 03 5721 2149  
Address: 57 Reid Street, Wangaratta, Victoria, 3677  
Ref: ALR:150663  
Customer Code: 1242S

Priv The infor under stat purpose o registers :	<b>AM055343J</b>
24/07/2015	\$114 74
	

MADE AVAILABLE/CHANGE CONTROL

Office Use Only

The Mortgagor hereinafter described being registered as the proprietor of an estate and interest in fee simple in the land described subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument and duly registered in consideration of the advance hereinafter described lent or agreed to be lent to the Mortgagor or the Covenantor or both of them by the Mortgagee the said estate and interest in the said land and covenants and agrees with the Mortgagee as set out in the provisions contained in a Memorandum of Common Provisions retained by the Registrar of Titles referred to below and set out in any further provisions endorsed hereon or annexed hereto. A reference in the said Memorandum to an item in "the Schedule" is a reference to the applicable item hereunder. The Guarantor hereinafter described hereby covenants and agrees with the Mortgagee as set out in Clause 28 of the said Memorandum. The Covenantor hereinafter described hereby covenants and agrees with the Mortgagee as set out in Clause 29 of the said Memorandum.

Land being Mortgaged ✓	
Volume 8091 Folio 692 and Volume 8322 Folio 095	
Mortgagor - Full Names (Block Letters)	
Moore St (Vic) Pty Ltd ACN 605 683 743	
Mortgagee - Full Names and Addresses including Postcode (Block Letters)	
Win Securities Limited ACN 007 346 223 of 37 Reid Street, Wangaratta, VIC 3677	
Advance or other valuable consideration	
\$513,500.00	
Due Date	
At the expiration of 90 days from the commencement date or thereafter at the expiration of 30 days from the date upon which written demand by the Mortgagee to the Mortgagor requesting payment of the money secured is made.	
Guarantor - Full Names and Addresses (Block Letters)	Covenantor - Full Names and Addresses (Block Letters)
Peter Fahey Hume, Melissa Judith Hume and Humecon Pty Ltd ACN 606 034 593 all of 34 Terrigal Close, Ringwood North, VIC 3134	Not Applicable
<b>INSTALLMENTS</b>	<b>INTEREST</b>
Amount of Instalments (3.5.) N/A	Higher Rate (2.4.5.) 13.25% p.a.
	Lower Rate (2.4.5.) 9.25% p.a.
	Single Rate (3.) % p.a.
Intervals for Payment of Instalments (3.5.) N/A	Rests for Calculation of Interest (2.3.4.5.) Daily
Date of First Instalment (3.5.)	Commencing Date (2.3.4.5.) 17-7-2015
Date of this Mortgage 17-7-2015	Payment of Interest (2.4.) Monthly
The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in No. AA689 are incorporated in this mortgage.	Date of First Payment (2.4.)
This Mortgage is a -	
Law Institute of Victoria Standard Variable Mortgage (Interest Only) (2.) <input checked="" type="checkbox"/>	
Law Institute of Victoria Standard Single Rate Variable Mortgage (Instalments) (3.) <input type="checkbox"/>	
Law Institute of Victoria Standard Fixed Mortgage (Interest Only) (4.) <input type="checkbox"/>	
Law Institute of Victoria Standard Higher & Lower Rate Variable Mortgage (Instalments) (5.) <input type="checkbox"/>	

Continued on M Page 2

Approval No. 12251305A

STAMP DUTY USE ONLY

M

THE BACK OF THIS FORM MUST NOT BE USED

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



# Annexure Page

## Transfer of Land Act 1958

AM055343J



This is page 3 of Approved Form M dated 17.7.2015  
Between Wln Securities Limited ACN 007 346 223 and Moore St (Vic) Pty Ltd ACN 605 683 743

Signatures of the parties:

### INTERVALS FOR PAYMENT OF INSTALMENTS

Monthly on the last day of each month save for the first instalment.

### SPECIAL CONDITIONS

The Mortgagor covenants and agrees with the Mortgagee and declares that the provisions of the Memorandum of Common Provisions No.AA689 shall be varied as follows:-

1. Clauses 5(3)(c) and 5(5)(b) shall not apply.
2. By including the following:-
  - A. After clause 1(2)(j) add:-
    - (k) ceases to carry on business or if any cheque or bill of exchange drawn by the Mortgagor payable to the Mortgagee or its Solicitors shall be dishonoured or not met on presentation for payment;
    - (l) being a Company:-
      - (i) without the consent in writing of the Mortgagee creates or attempts or purports to create any floating charge or general charge;
      - (ii) if the Australian Securities Commission in any way investigates the affairs of the Mortgagor;
      - (iii) without the consent in writing of the Mortgagee any member of the Mortgagor shall pass or propose or call any meeting for the purpose of passing a resolution effecting any change to the Memorandum or Articles of Association of the Mortgagor; or
      - (iv) without the consent in writing of the Mortgagee any change in the directors of the Mortgagor shall occur.
  - B. AFTER clause 5(5)(a)(iii) add:-
    - (iv) the Mortgagor defaults in payment of any instalment;
  - C. AFTER clause 11(f) add:-
    - (g) of and incidental to any inspection carried out by the Mortgagee or any authorised person pursuant to clauses 16 or 22.
  - D. ADD new clause 32:-
    32. The Mortgagor shall pay to the Mortgagee such management charge or fee as the Mortgagee shall from time to time impose and such charge or fee shall form part of the moneys hereby secured.
  - E. ADD new clause 33:
    33. The Mortgagee is authorised to debit any account the Mortgagor and/or Covenantor has with the Mortgagee with all or any part of the moneys hereby secured.
  - F. ADD new clause 34:
    34. The Mortgagee is not under any obligation to marshal in favour of the Mortgagor any security held by the Mortgagee or any of the funds or assets that the Mortgagee may be entitled to receive or have a claim upon.
  - G. In clause 31(8) substitute for the words "three days" the words "one day".

Approval No. 12251505A

# A1

Page 3 of 3

1. If there is insufficient space to accommodate the required information in a panel of the attached Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.
2. The approved Annexure Pages must be properly identified and signed by the parties to the attached Form to which it is annexed.
3. All pages must be attached together by being stapled in the top left corner.

**THE BACK OF THIS FORM MUST NOT BE USED**

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



Execution and attestation;

**AM055343J**



Executed by Moore St (Vic) Pty Ltd ACN )  
605 683 743 in accordance with Section )  
127 of the *Corporations Act 2001* by being )  
signed by those persons authorised to sign  
for the Company:

Director  
Name: Peter Fahey Hume  
34 Terrigal Close, Ringwood North 3134

Director  
Melissa Judith Hume  
34 Terrigal Close, Ringwood North 3134

Signed by the Guarantors PETER FAHEY )  
HUME & MELISSA JUDITH HUME in the )  
presence of:

Executed by Humecon Pty Ltd ACN 606 )  
034 593 in accordance with Section 127 of )  
the *Corporations Act 2001* by being signed )  
by those persons authorised to sign for the  
Company:

Director  
Name: Peter Fahey Hume  
34 Terrigal Close, Ringwood North 3134

Director  
Melissa Judith Hume  
34 Terrigal Close, Ringwood North 3134

THE COMMON SEAL of WIN Securities )  
Limited ACN 007 346 223 was affixed in the )  
presence of authorised persons:

Director  
ANTONINO GIOVANNI RUVOLO  
37 Reid Street, Wangaratta



Director  
NORMAN MAURICE THOMPSON  
37 REID STREET  
WANGARATTA 3677

Approval No. 12251305A

**M Page 2**

THE BACK OF THIS FORM MUST NOT BE USED

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



---

**NOTICE TO PAY**

TO: Moore St (Vic) Pty Ltd ACN 605 683 743 as trustee for Moore St Trust  
34 Terrigal Close, Ringwood North VIC 3134

**WHEREAS:**

1. By Mortgage dated 17/07/2015 registered dealing number AM055343J, Variation of Mortgage dated 15/12/2016 registered dealing number AN378949J and Variation of Mortgage dated 18/07/2019 registered dealing number AS365157Y, you mortgaged your Property known as 23 Moore Avenue, Croydon being the whole of the land comprised in Certificates of Title Volume 8091 Folio 692 and Volume 8322 Folio 095 to Win Securities Ltd ACN 007 346 223 (the Mortgagee).
2. You have defaulted in payment of interest agreed to be paid under the mortgage to the Mortgagee and there is now owing to the Mortgagee in respect of such default the sum of \$181,514.28 as at 25/03/2020.
3. You are required by the Mortgagee to remedy the default referred to in Clause 2 above and pay the sum of \$816.31 being costs and expenses of the mortgagee in preparing and serving this notice.
4. If you fail to comply with this notice within 7 days after service of it on you, the mortgagee proposes to exercise its power of sale of 23 Moore Avenue, Croydon.

Dated this 26<sup>th</sup> day of March 2020



---

Alecia Roman – MGR Solicitors  
Solicitor for the mortgagee

---





# Department of Environment, Land, Water & Planning

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Produced 08/04/2020 03:07:10 PM

Status	Registered	Dealing Number	AS448174N
Date and Time Lodged	16/08/2019 02:40:08 PM		

### Lodger Details

Lodger Code	19614F
Name	MEERKIN & APEL
Address	
Lodger Box	
Phone	
Email	
Reference	RKS:EC:180365

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

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

### Land Title Reference

8091/692  
8322/095  
8749/656  
11688/372

### Caveator

Name	MANDA CAPITAL HOLDINGS PTY LTD
ACN	168795088

### Grounds of claim

Charge contained in an agreement with the following Parties and Date.

#### Parties

The Registered Proprietor(s)

#### Date

15/08/2018

### Estate or Interest claimed

Interest as Chargee

### Prohibition

Absolutely





# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

---

### Name and Address for Service of Notice

Rodney Saw

#### Address

Street Number	56
Street Name	GREVILLE
Street Type	STREET
Locality	PRAHRAN
State	VIC
Postcode	3181

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

### Execution

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

Executed on behalf of	MANDA CAPITAL HOLDINGS PTY LTD
Signer Name	RODNEY KEITH SAW
Signer Organisation	MEERKIN & APEL
Signer Role	LAW PRACTICE
Execution Date	16 AUGUST 2019

---

### File Notes:

NIL

---

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Statement End.





# Department of Environment, Land, Water & Planning

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Produced 08/04/2020 03:07:03 PM

Status	Registered	Dealing Number	AS960580T
Date and Time Lodged	05/02/2020 11:10:12 AM		

### Lodger Details

Lodger Code	20876Q
Name	KCL LAW
Address	
Lodger Box	
Phone	
Email	
Reference	IK: SB: 191038

## CAVEAT

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

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

### Land Title Reference

8091/692  
8322/095

### Caveator

Name	KOA CAPITAL PTY LTD
ACN	632014521

### Grounds of claim

Mortgage with the following Parties and Date.

#### Parties

The Registered Proprietor(s)

#### Date

03/02/2020

### Estate or Interest claimed

Interest as Mortgagee

### Prohibition

Absolutely

### Name and Address for Service of Notice





# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

Sophie Boyd

Address

Floor Type	LEVEL
Floor Number	4
Street Number	555
Street Name	LONSDALE
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

### Execution

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

Executed on behalf of	KOA CAPITAL PTY LTD
Signer Name	ILAN KRAUS
Signer Organisation	KCL LAW
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	05 FEBRUARY 2020

---

### File Notes:

NIL

---

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.



# PLANNING PERMIT

Permit No : M/2014/405

Page 1 of 6

Planning Scheme : Maroondah Planning Scheme

Responsible Authority : Maroondah City Council

## ADDRESS OF THE LAND:

23 MOORE AVENUE, CROYDON VIC 3136

## THE PERMIT ALLOWS:

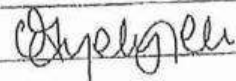
CONSTRUCTION OF THREE DOUBLE-STOREY DWELLINGS AND REMOVAL OF VEGETATION IN ACCORDANCE WITH THE ENDORSED PLANS.

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. **Amended Plans Required**  
Before the development starts, 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 the permit. The plans must be drawn to scale with dimensions and three (3) copies must be provided. The plans must be in accordance with the advertised plans with Reference No.1498, dated 14 July 2014 by DIZign Building Designers, but modified to show:
  - (a) Removal of Tree No.1 – Red Gum (*Eucalyptus camuldulensis*) in the north-west corner.
  - (b) The dimensions and locations (plotted on the plans to the satisfaction of the Responsible Authority) of all Tree Protection Zones (TPZ) and Structural Root Zones (SRZ), as determined by an accredited arborist (accurately calculated in accordance with the Australian Standard for 'Protection of trees on development sites' (AS 4970-2009), for all trees identified in the schedule.
  - (c) Employ and annotate on plans low impact construction measures to any aspect of the development which encroaches greater than 10% of a Tree Protection Zone (TPZ) of any retained on-site canopy trees or any neighbouring canopy trees and there be no encroachment within the Structural Root Zone (SRZ) of any tree unless a non-exploratory investigation under the supervision of a qualified Arborist has determined an alternative SRZ location to the satisfaction of the Responsible Authority.
  - (d) Any utility services required within the TPZ of a retained on-site canopy trees and within the TPZ of any neighbouring canopy trees they must be under bored at a depth of not less than 600mm, or alternatively dug by hand leaving the root system intact under the supervision of a qualified Arborist.
  - (e) A corner splay or area extending at least 2 metres along the frontage from the edge of the accessway and 2.5 metres along the accessway from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The landscaping or structures in these areas is to be less than 0.9 metres in height.
  - (f) The existing crossover is to be removed and kerb, channel and naturestrip is to be reinstated.

Date issued : 12-Dec-2014

Signature for the  
Responsible Authority:





## PLANNING

Permit No : M/2014/405

Page 2 of 6

## PERMIT

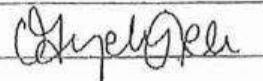
Planning Scheme : Maroondah Planning Scheme

Responsible Authority : Maroondah City Council

- (g) Shift the entire Dwelling No.3 a minimum of 2.2 metres further west and any subsequent changes to window fenestration and portico entry and boundary fencing relocation (between Dwelling Nos.2 and 3) allowed to the satisfaction of the Responsible Authority. Alternatively, alter the layout of Dwelling No.3 to provide a minimum setback of 2.5 metres from its eastern side boundary at ground-floor and a minimum setback of 5.0 metres from its eastern side boundary at first-floor and subsequent changes to its layout are allowed whilst not reducing setbacks at ground and first-floors from its northern rear boundary all to the satisfaction of the Responsible Authority.
  - (h) Provision of either: sills; a fixed screen (with a maximum permeability of 25%); or fixed obscure glazing (not film) with a maximum transparency of 25%, to a minimum height of 1.7 metres above finished floor level to the following first floor windows:
    - i. South-facing bedroom 3 window of Dwelling 3;
    - ii. South-facing bedroom 1 of Dwelling 3;
    - iii. West-facing window to bedroom 1 of Dwelling 1;
    - iv. West-facing window to the corridor of Dwelling 2; and
    - v. West-facing bedroom 3 window of Dwelling 3.
  - (i) Provision of minimum 1.95 metre high timber paling fence along the eastern and western side boundaries except for within its 9.0 metre front setback where the fence tapers down to no higher than 0.9 metres.
  - (j) Provision of minimum 1.95 metre high timber paling fence along the northern rear boundary.
  - (k) A schedule of materials, colours and finishes to the satisfaction of the Responsible Authority.
2. **Layout Not Altered – Development**  
The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. **Landscape Plan**  
Before the development starts, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the landscape 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 sites boundaries;
  - (c) details of surface finishes of pathways, paved areas and driveways;

Date issued : 12-Dec-2014

Signature for the  
Responsible Authority:





## PLANNING

Permit No : M/2014/405

Page 3 of 6

## PERMIT

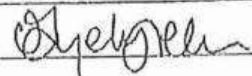
Planning Scheme : Maroondah Planning Scheme

Responsible Authority : Maroondah City Council

- 
- (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, including canopy tree plantings, garden beds and lawn areas;
  - (f) the locations of clothes lines, service and refuse bin storage areas, provided with suitable hard surfacing and access pathways;
  - (g) the location of storage facilities for each dwelling with convenient access to at least 6 cubic metres of externally accessible, secure storage space; and
  - (h) WSUD features, including rainwater tanks.
    - i. All species selected must be to the satisfaction of the Responsible Authority.
4. **Construction Plans For Paving Required**  
Before any building or works start, construction plans for all parking areas and access lanes must be submitted to and approved by the Responsible Authority. The construction plans must be consistent with the endorsed site layout, development plans and landscaping plans.
5. **Construction Plans for Drainage Required**  
Before any building or works start, drainage plans prepared by a suitably qualified person to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority (Drainage Plans). The Drainage Plans must:
- (a) Show all drainage works associated with the development including any drainage works required beyond the boundaries of the land;
  - (b) Show the nominated legal point of discharge;
  - (c) Convey stormwater runoff by means of underground drains to the nominated legal point of discharge;
  - (d) Prevent overland flows from having a detrimental effect on the environment or adjoining properties;
  - (e) Limit the permissible Site Discharge (PSD) to the equivalent of a 35% Impervious site coverage, or the pre-developed discharge rate if it is less than 35% Impervious site coverage, to the satisfaction of the Responsible Authority; and
  - (f) Provide appropriate stormwater detention storage to limit the maximum discharge rate to the PSD. The detention system must be designed to cater for a minimum of a 1 in 10 year ARI storm event.

Date issued : 12-Dec-2014

Signature for the  
Responsible Authority:





## PLANNING PERMIT

Permit No : M/2014/405

Page 4 of 6

Planning Scheme : Maroondah Planning Scheme

Responsible Authority : Maroondah City Council

### 6. WSUD

The site must include Water Sensitive Urban Design (WSUD) treatment as part of the stormwater works to mitigate and manage storm water and pollutant run-off.

- (a) The WSUD treatment may include, but not be limited to rainwater tanks (with dwelling access and reuse), permeable paving and bioretention systems (Please refer to Melbourne Water Best Practices Guidelines and <http://wsud.melbournewater.com.au/> for general information).

- i. The WSUD treatment systems must be included on the development, drainage and landscape plans.
- ii. The storm water drainage system shall be maintained at all times to ensure that the level of water quality discharged from the site is to the nominated point of discharge and to the satisfaction of the Responsible Authority.

- (b) The storm water drainage system on the site must be designed such that storm water runoff exiting the land meets the current best practice performance objectives for storm water quality, as contained in the Urban Storm water Best Practice Environmental Management Guidelines (Victorian Storm water Committee, 1999) as follows:

- ii. 80% retention of the typical annual load of suspended solids
- iii. 45% retention of the typical annual load of total phosphorus
- iv. 45% retention of the typical annual load of total nitrogen; and
- v. 70% retention of the typical annual load of gross pollutants

The proposed design response must meet these targets and the use of a consultant familiar with WSUD and MUSIC is required, to the satisfaction of the Responsible Authority.

### 7. Street Tree Removal

Before any building or works start, approval must be obtained and any relevant fees paid to Council's Depot to enable the removal of tree/s within the Moore Avenue road-reservation.

### REQUIREMENTS PRIOR TO OCCUPANCY OF DEVELOPMENT:

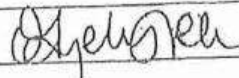
### 8. Car Park and Access Lanes

Before the development is occupied, the area(s) set aside for the parking of vehicles and access lanes as shown on the approved plan must be:

- (a) surfaced with a durable all-weather seal;
  - (b) drained to the nominated legal point of discharge;
- all to the satisfaction of the Responsible Authority.

Date issued : 12-Dec-2014

Signature for the  
Responsible Authority:





## PLANNING

Permit No : M/2014/405

Page 5 of 6

## PERMIT

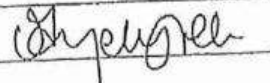
Planning Scheme : Maroondah Planning Scheme

Responsible Authority : Maroondah City Council

9. **Construction of Vehicle Crossing**  
Before the development is occupied, the owner must at its cost construct two (2) new vehicle crossings at right angles to the property boundary, to service the two (2) new driveways, to the satisfaction of the Responsible Authority. The new vehicle crossings must be a minimum 1000mm offset from any existing tree or utility service assets and 1100mm offset from either neighbouring property.
10. **Remove any Unnecessary Vehicular Crossing**  
Before the development is completed, the owner must at its cost remove any unnecessary or redundant crossover and reinstate kerb and channelling and the affected nature strip to the satisfaction of the Responsible Authority.
11. **Completion of works**  
Prior to the occupancy of the development, all buildings and works shall be constructed in accordance with the plans endorsed under Condition 1 of this permit, to the satisfaction of the Responsible Authority.
12. **Landscaping Completion**  
Prior to the occupancy of the development, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
13. **Landscaping Maintenance**  
The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.
14. **No Vegetation Removal**  
Unless with the prior written consent of the Responsible Authority, no vegetation shown on the endorsed plans to be retained may be felled, lopped, topped, ringbarked or otherwise destroyed or removed.
15. **Drainage Works Required**  
Before the development is occupied, the drainage and associated works shown on the Drainage Plans must be constructed in accordance with those Plans to the satisfaction of the Responsible Authority. Within 14 days of the completion of the works, certification by a suitably qualified engineer must be submitted to the Responsible Authority certifying that works have been completed in accordance with the Drainage Plans.
16. **Control Sediment Laden Run Off**  
During the construction of the development, methods to control sediment laden runoff as described under 'Best Practice Environmental Management Guidelines for Urban Stormwater' or similar must be implemented and used to minimise sediment laden runoff and stormwater pollution from leaving the land to the satisfaction of the Responsible Authority.
17. **Time Limit - Development only**  
This permit will expire if one of the following circumstances applies:

Date issued : 12-Dec-2014

Signature for the  
Responsible Authority:





## PLANNING PERMIT

Permit No : M/2014/405

Page 6 of 6

Planning Scheme : Maroondah Planning Scheme

Responsible Authority : Maroondah City Council

- 
- (a) the development is not started within two years of the date of this permit; or
- (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 six months afterwards if the development has not yet started, or within 12 months afterwards if the development has lawfully started before the permit expires.

### ENGINEERING NOTES:

#### Legal Point of Discharge Required

Before any building or works start, a legal point of discharge (LPD) is to be obtained in accordance with Building Regulation 610. A copy of the LPD must be submitted with the Engineering plans. Requests for an LPD must be made via Maroondah City Council's Property Information application form, which incurs a fee in accordance with the Building Regulations and is available on Maroondah City Council's website and at all Customer Service outlets.

#### Asset Protection Permit Required

Before any building or works start, an Asset Protection Permit must be obtained from Council. Council infrastructure must be maintained in a safe condition during the construction period. Any damage caused by these works to Council assets must be reinstated to the satisfaction of the Council prior to the completion of works.

### NOTES:

#### SUBMISSION OF CONDITION 1 AMENDED PLANS

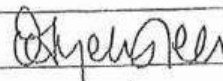
- Three full size copies (ie A1) must be provided.

#### LANDSCAPE PLAN NOTES:

- Landscape Plans, Tree Management Plans and Offset Management Plans must be submitted for assessment by Council as hardcopies.
  - (a) Landscape Plans - three full size copies (ie A1) must be provided.
  - (b) Tree Management Plans and Offset Management Plans - A4 size and in colour if required
- Following assessment, Council may seek changes to plans in order to ensure that permit requirements are met.
- Landscaping works must be completed prior to occupation of the dwellings. Please telephone 9298-4287 to arrange inspection of the landscaping works

Date issued : 12-Dec-2014

Signature for the  
Responsible Authority:







PO Box 23 Clarinda 3169  
P: 9544 1686 F: 9544 0076  
E: admin@icheckbs.com.au  
W: www.icheckbs.com.au

Project Number: 201800C69

**FORM 2**  
Building Act 1993

Building Regulations 2006 Regulation 313

**BUILDING PERMIT No. BS-U 38261/20170023/0 ISSUED 27/03/2017**  
**EXTENSION OF TIME - 26/03/2019**

**Issued to**

Owner **Moore St (Vic) Pty Ltd**  
Postal address **34 Terrigal Close, RINGWOOD NORTH**  
Telephone **0418 830 490**

Postcode **3134**

**Property details**

Number **23** Street/road **Moore Avenue**  
Lot/s **14** LP/PS **LP21106**  
Crown allotment **Section**  
Municipal District **Maroondah City Council**

City/suburb/town **CROYDON** Postcode **3136**  
Volume **08091** Folio **692**  
Parish **Mooreoolbark** County **Mornington**  
Unique Property Identifier

**Builder**

Name **Humecon Pty Ltd**  
Address **PO Box 2309 RINGWOOD NORTH**

Telephone **0418 830 490**  
Postcode **3134**

**Details of building practitioners and architects**

**a) to be engaged in the building work <sup>3</sup>**

Name:	Category/Class:	Registration No:
Peter Hume	Domestic Builder Unlimited	DB-U 40699

**b) who were engaged to prepare documents forming part of the application for this permit <sup>4</sup>**

Name:	Category/Class:	Registration No:
Diane Carter	Draftsperson Architectural	DP-AD 20007
Ratana Sar	Civil Engineer	EC 17906
Leon Chuah	Civil Engineer	EC 18942

**Details of domestic building work insurance**

The issuer or provider of the required insurance policy is **180068372BWI-14, 180068372BWI-15, 180068372BWI-16**

**Details of relevant planning permit**

Planning permit no. **M/2014/405** Date of grant of planning permit. **12/12/2014**

**Nature of building work:** Construction of three new double storey dwellings, associated garages and retaining walls

**Stage of building work permitted** All

**Cost of building work** \$856,000

**Total floor area of new building work** 495m<sup>2</sup>

**Conditions:** This building permit is issued subject to compliance with all of the conditions as listed in Appendix A

**BCA Class** 1a, 10a, 10b

**Occupation or Use of building:** An Occupancy Permit is required prior to the occupation or use of this building

**Commencement and completion:**

This building work must commence by: **27/03/2018**

This building work must be completed by: **27/03/2020**

**Inspection requirements**

The mandatory notification stages are:

Inspection of Blinding (Tree Root Barrier)

Inspection of Bored Piers RW1 Retaining Walls

Inspection of Strip Footings



Inspection of Pad Footings  
Inspection of Stump Holes  
Inspection of Sub Floor  
Inspection of Framework  
Inspection of Occupancy Permit

Relevant building surveyor  
Name: Mitroklis Jim Menelaou

Registration No. BS-U 38261

Signature: \_\_\_\_\_



1. Under regulation 317 the person in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans, specifications and documents are available for inspection at the allotment while the building works is in progress. They must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.
2. Under regulation 318 an owner of a building or land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units.
3. Include building practitioners with continuing involvement in the building work.
4. Include only building practitioners with no further involvement in the building work.
5. Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$12,000) must be covered by an insurance policy as required under section 135 of the Building Act 1993.

**Appendix "A"**  
**Conditions of Approval**  
**Building Permit No. BS-U 38261/20170023/0**

The building permit for this project has been issued subject to the following conditions and further information being submitted prior to an Occupancy Permit being issued:

1. A copy of roof truss manufacturer's specifications and layout must be submitted for approval prior to a frame inspection being called for;
2. A copy of post-strut floor joist manufacturer's specifications and layout must be submitted for approval prior to a frame inspection being called for;
3. As per Building Regulation 310 and Section 148 of the Water Act 1989, it is the building owner/s and the builders responsibility to maintain the required clearance to any service authority asset/s situated in or around the subject site;
4. A Termite protection compliance certificate must be submitted from an accredited termite protection contractor certifying that part A and part B protection has been provided in accordance with AS 3660.1;
5. A minimum 400mm bearer clearance shall be provided for termite inspection and compliance with AS 3660.1;
6. Regulation 603 dual engineering certification forms part of this building permit. The owner of this property must provide the adjoining owner/s at 21 Moore Ave, Croydon and Maroondah City Council with a copy of the dual engineering certificates provided under building regulation 603 and all documents referred to in the engineering certificates;
7. A waterproofing certificate from a registered contractor stating compliance with AS 3740 for the shower floor (no preformed base) and surrounding walls must be submitted prior to a final inspection;
8. A plumbing compliance certificate for all of the above and below ground plumbing works must be submitted prior to a final inspection;
9. A plumbing compliance for the mechanical services (including ducted heating and evaporative coolers) must be submitted prior to a final inspection;
10. An electrical compliance certificate for all of the electrical works must be submitted prior to a final inspection;
11. An insulation certificate certifying compliance with the approved building permit drawings and/or requirements of the energy rating report for a 6 star rating must be submitted prior to a final inspection;
12. A glazing certificate for the supply and installation of windows and shower screens certifying compliance with AS 1288 and AS 2047 must be submitted prior to a final inspection;
13. The building work shall be carried out wholly from within the allotment and without removing the boundary fences (unless otherwise agreed to by the adjoining owner);
14. This building permit does not include any pest or quality of workmanship inspections. The owner must ensure he/she engages a professional pest control inspection and or quality control inspection of the building/dwelling and associated buildings on the site prior to works commencing and after works are complete if the owner/s desire to do so. All dwellings must have a pest infestation inspection and or report carried out whether or not the land is in an area liable to termite infestation identified by the relevant municipal council. Inspections carried out by this office are only relevant to the mandatory inspections required by the building act 1993 and building regulations.



## LAND INFORMATION CERTIFICATE

Local Government (General) Regulations 2015  
Section 229 Local Government Act 1989



Landata Counter Services  
DX250639  
Melbourne

Certificate No: 76534  
Applicant Ref: 36652337-018-2:43216

Date: 9 April 2020

This certificate PROVIDES information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the **Local Government Act 1989**, the **Local Government Act 1958**, the **Fire Services Property Levy Act 2012** or under a Local Law of the Council.

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

This certificate is current at the time of printing however is subject to change at any time due to supplementary rates, alteration to charges, interest or legal costs being incurred. Council will only be held responsible for information provided in writing, not information provided or confirmed verbally. The validity of this Certificate is 90 days during which time Council will assist in providing up to date financial information as requested.

### SUNDRY INFORMATION

General Rates, Charges & Fire Services Property Levy: In full payments must be paid by 15 February in the year ending 30 June 2020 unless paying by instalments. Instalment due dates are 30 September, 30 November, 28 February, and 31 May of the current financial year. Any payment received at this office after the applicable due date will incur penalty interest and may result in legal action being taken for the recovery of unpaid rates. A person who becomes the owner of the land will be liable for any outstanding rates and charges whether current or in arrears including interest on late payments.

### PROPERTY INFORMATION

Assessment number:	116183
Property Location:	23 Moore Avenue Croydon VIC 3136 Lot 1 TP 336853, Lot 14 LP 21106
Title Details:	CT-8322/095, CT-8091/692
Valuations	
Site Value:	\$1,005,000
Capital Improved Value	\$1,005,000
Nett Annual Value:	\$50,250
Relevant Date:	1 <sup>st</sup> January 2019

### ADDITIONAL INFORMATION

**Please Note – This property is currently being subdivided – For information on street addressing for the proposed properties, please contact Nicholas Rocca 9294 5697.**

**Please Note: Recovery action for unpaid rates has commenced on this property – please contact Council's Revenue and Property Services prior to Settlement.**



RE: 23 Moore Avenue  
Croydon VIC 3136

Certificate No:

76534

# FINANCIAL INFORMATION

Assessment No:	1161835		
<u>RATES &amp; CHARGES</u>	<u>LEVIED</u>	<u>REBATES</u>	<u>BALANCE</u>
Arrears			2,757.14
General Rate	2,110.75	0.00	2,110.75
Waste Service Charge	324.00	0.00	324.00
State Government Fire Levy MFB	166.25	0.00	166.25
Municipal Charge	0.00	0.00	0.00
Fire Hazard Charge	0.00	0.00	0.00
Legal Costs	0.00	0.00	0.00
Copy Notice/Administration fee	0.00		0.00
Interest - Current			49.75
Interest - Arrears			171.25
Legal/Other Costs - Current			0.00
Legal/Other Costs - Arrears			0.00
Refund			0.00
Less Payments			-476.00
Less Overpayments			0.00
<u>ASSESSMENT TOTAL</u>			<u>\$5,103.14</u>

# TOTAL BALANCE

\$5,103.14

## BPAY Payment Details

Bill Code: 118992

Reference Number:0011618352

Please ensure a Notice of Acquisition  
is sent directly to Council at:

[maroondah@maroondah.vic.gov.au](mailto:maroondah@maroondah.vic.gov.au)

# POTENTIAL LIABILITIES

Note: A Notice to Comply for fire hazard clearance may be issued to all owners of vacant land during the declared fire danger period. Although there may be no charge shown on this certificate, it is possible that a charge will exist by the settlement date. Further information on any **Notices to Comply** can be obtained by contacting Local Laws on 03 9294 5653

I acknowledge having received the sum of \$27.00 being the fee for this certificate.



Delegated Officer.





YARRA VALLEY WATER  
ABN 53 066 102 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

8th April 2020

McSwiney Green & Roman C/- InfoTrack C/-  
LANDATA

Dear McSwiney Green & Roman C/- InfoTrack C/- ,

**RE: Application for Water Information Statement**

Property Address:	23 MOORE AVENUE CROYDON 3136
Applicant	McSwiney Green & Roman C/- InfoTrack C/- LANDATA
Information Statement	30529307
Conveyancing Account Number	7959580000
Your Reference	4675

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

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

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](mailto:enquiry@yvw.com.au). For further information you can also refer to the Yarra Valley Water website at [www.yvw.com.au](http://www.yvw.com.au).

Yours sincerely,

Steve Lennox  
GENERAL MANAGER  
RETAIL SERVICES



Yarra Valley Water Property Information Statement

Property Address	23 MOORE AVENUE CROYDON 3136
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STATEMENT UNDER SECTION 158 WATER ACT 1989

**THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)**

Existing sewer mains will be shown on the Asset Plan.

**THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)**

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 opening.

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 93 066 902 601

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

Melbourne Water Encumbrance

Property Address	23 MOORE AVENUE CROYDON 3136
------------------	------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 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.





<b>Yarra Valley Water</b> <b>Information Statement</b> <b>Number: 30529307</b>	Address	23 MOORE AVENUE CROYDON 3136	
	Date	08/04/2020	
	Scale	1:1000	
			
		 <b>Yarra Valley Water</b> ABN 93 066 902 501	
Existing Title	 Access Point Number	GLV2-42	MW Drainage Channel Centreline
Proposed Title	 Sewer Manhole	 MW Drainage Underground Centreline	
Easement	 Sewer Pipe Flow	 MW Drainage Manhole	
Existing Sewer	 Sewer Offset	 MW Drainage Natural Waterway	
Abandoned Sewer	 Sewer Branch		
<b>Disclaimer:</b> 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;			



7th February 2020

Application ID: 435675

### **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
25mm Connection - Drinking Water	UPVC - MODIFIED	100	1	Moore Avenue

##### **Required Services**

Product	Qty
25mm Connection - Drinking Water	1
Standard Plugging Small	1
Std 20mm DW Meter & Installation (incl meter w/lock)	3

##### **Sewer**

##### **Connection Or Disconnection Details**

Sewer Connection Description	PSP Number
Sewer Connection	684199

##### **Multiple Lots**

Number of Lots	3
----------------	---

Specific conditions affecting encumbrances on property:

Private Main



## Conditions of Connection Details

### **GENERAL**

In these conditions the terms,

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

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

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

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

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

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

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

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

### **WATER**

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

The existing service is to be disconnected and the main plugged. The meter must be returned to Yarra Valley Water. Please make sure the meter is available for our contractor to collect at the time of



disconnection. If the meter is not available for collection, the tapping may be cancelled and a rebooking fee will apply. Please note: if the plugging is for a new estate connection that has not been metered yet, there is no requirement to return the meter(s).

Water supply(s) services that are to be removed are listed in the Conditions of Connection. In a mandated recycled water area the recycled water service(s) must also be removed and are referenced in the same table.

All water provided to the property must be metered. This development must be serviced via a manifold as shown on the Yarra Valley Water website ([www.yvw.com.au](http://www.yvw.com.au)) to ensure the installations meet the required standard. No main meter is required to be installed at this development however individual meters off the manifold must be fitted for each lot at the time of the tapping. If you are installing shared facilities within the development such as a swimming pool or a communal laundry then a separate meter is required off the manifold for the shared facilities. For vacant lot subdivisions serviced via a manifold a garden tap is required to be installed within the boundary of each lot. Tap audits will be carried out to verify each lot has been provided with a water service.

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

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

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 Waters plumbing contractor carry out the excavation, Yarra Valley Water will organize the necessary permit at an additional cost on a per road opening basis.

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

Yarra Valley Waters plumbing contractor can be contacted on 1300 735 328

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.

Whether you have elected your plumber or Yarra Valley Water to carry out the excavation, please contact Yarra Valley Waters Plumbing Contractor Mondo on 1300 735 328 to schedule a date and time. Prior to our Plumbing Contractor attending on site to carry out the scheduled work you will be required to clearly mark your preferred location for the service. If the preferred location is not marked, the work will not be undertaken and you will incur a wasted site visit fee. Please note; bookings can take up to three (3) business days to generate after payment is made.

Should you wish to reschedule the booking, Yarra Valley Water's plumbing contractor can be contacted on 1300 735 328. If you cancel or reschedule a booking within 24 hours of the scheduled date / time a wasted site visit fee will apply. If you wish to cancel the booking you will need to contact Yarra Valley Water (if applicable), to seek a refund. A cancellation fee may apply.

#### **METER ASSEMBLIES & POSITIONING**

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

Water meter assemblies:

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

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



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

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

Meter assemblies must adhere to the meter installation diagrams available on the Yarra Valley Water website ([www.yvw.com.au](http://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/help-advice/develop-build/plumbers/water-metering-and-servicing](http://www.yvw.com.au/help-advice/develop-build/plumbers/water-metering-and-servicing)

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**

Where a proposed development is to be constructed boundary to boundary and there is no compliant



location for a sewer connection point within the property, Yarra Valley Water (YVW) approves the connection point of the YVW sewer to be located in a road reserve outside the property and raised to surface with an appropriate approved cover. The sewer connection point must meet the required clearances from proposed structures as per the Build Over Easement Guidelines. Approval may be required for private plumbing located in road reserves by Council or VicRoads. Any unused sewer connection points at the site must be cut and sealed by a YVW accredited live sewer contractor.

Properties being developed that are serviced by a combined drain shared with adjoining properties will require sewer works. Yarra Valley Water's development policy does not permit additional lots to connect to an existing combined drain. The developer must provide separate sewer connection points. This may require either the construction of new sewer connections or a sewer extension which will be at the developer's expense.

If this combined drain development requirement is not met a statement of compliance will not be issued to Council.

Ownership boundaries for the sewer connection point can be found at <https://www.yvw.com.au/faults-works/responsibilities/repair-responsibilities>

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

The existing sewer branch that is to service the proposed development must meet the requirements stated in WSA 02—2014-3.1 Sewerage Code of Australia, Melbourne Retail Water Agencies Edition - Version 2 - Clause 6.4.

If the existing sewer branch does not comply with these requirements, you will need to undertake additional sewer works which may include a sewer main extension, requiring lodgement of a new application and payment of additional fees.

Note for subdivisional developments where the sewer branch does not comply with these requirements, a statement of compliance will not be issued to Council until corrective action is undertaken and satisfactorily completed.

## 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](http://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 sewerage property service drain must adequately control all lots via gravity.

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 92 056 932 591

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

McSwiney Green & Roman C/- InfoTrack C/-  
LANDATA  
certificates@landata.vic.gov.au

## RATES CERTIFICATE

Account No: 3624976856  
Rate Certificate No: 30529307

Date of Issue: 08/04/2020  
Your Ref: 4675

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
23 MOORE AVE, CROYDON VIC 3136	1\TP336853	1376037	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-04-2020 to 30-06-2020	\$19.43	\$19.43
Residential Sewer Service Charge	01-04-2020 to 30-06-2020	\$113.94	\$113.94
Parks Fee	01-07-2019 to 30-06-2020	\$79.02	\$0.00
Drainage Fee	01-04-2020 to 30-06-2020	\$25.38	\$25.38
<b>Other Charges:</b>			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
Balance Brought Forward			\$0.00
Total for This Property			\$158.75
Total Due			\$158.75

### IMPORTANT NOTICE FOR SOLICITORS AND CONVEYANCERS

We have changed our BPAY biller code. Please refer to the payment options and update your bank details.

GENERAL MANAGER  
RETAIL SERVICES

### Note:

1. Invoices generated with Residential Water Usage during the period 01/07/2017 – 30/09/2017 will include a Government Water Rebate of \$100.
2. 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.
3. All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.
4. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the



purchasers account at settlement.

5. Any deferred property debt is included in the arrears figures.

6. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

7. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up to date financial information, please order a Rates Settlement Statement prior to settlement.

8. From 01/07/2019, Residential Water Usage is billed using the following step pricing system: 266.20 cents per kilolitre for the first 44 kilolitres; 317.87 cents per kilolitre for 44-88 kilolitres and 472.77 cents per kilolitre for anything more than 88 kilolitres

9. From 01/07/2019, Residential Recycled Water Usage is billed 186.34 cents per kilolitre

10. From 01/07/2019, Residential Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre

11. From 01/07/2019, Residential Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre

12. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.

**To ensure you accurately adjust the settlement amount, we strongly recommend you book a Special Meter Reading:**

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.





YARRA VALLEY WATER  
ABN 93 656 932 591

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

OX 13204

F (03) 9872 1353

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

Property No: 1376037

Address: 23 MOORE AVE, CROYDON VIC 3136

Water Information Statement Number: 30529307

#### HOW TO PAY



Biller Code: 314567  
Ref: 36249768562



Mail a Cheque with the Remittance Advice  
below to:

Yarra Valley Water  
GPO Box 2860 Melbourne VIC 3001

Amount  
Paid

Date  
Paid

Receipt  
Number

Please Note: BPAY is available for individual property settlements.

#### PROPERTY SETTLEMENT REMITTANCE ADVICE

Property No: 1376037

Address: 23 MOORE AVE, CROYDON VIC 3136

Water Information Statement Number: 30529307

Cheque Amount: \$





YARRA VALLEY WATER  
ARN 33 056 892 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

#### **Did you know?**

PEXA is a property exchange network that allows secure, online lodgment and Financial Settlement.

Property Land Titles are lodged online at settlement, whilst funds are settled through the Reserve Bank of Australia, meaning that the vendor will usually receive their cleared funds on the same day.

There's no need to wait on the phone for payout figures as transfer and Electronic Notice of Sale documents are transmitted automatically at settlement.

#### **Key benefits for you**

- Free to register
- Fast, immediate updates
- Potential to settle in minutes (not days)
- Pre-lodgement verification improves information accuracy
- Conveyancers, banks, legal firms and land registries share information
- No need to physically attend settlement
- Funds settle through the Reserve Bank of Australia

#### **Want to know more or register?**

Please visit the PEXA website or contact them directly:

<https://www.pexa.com.au/howpexaworks>

Phone: 1300 084 515 between 7am-10pm AEST/AEDT Monday to Friday excluding national public holidays

Email: [support@pexa.com.au](mailto:support@pexa.com.au)



# Land Tax Clearance Certificate

Land Tax Act 2005



INFOTRACK / MCSWINEY GREEN & ROMAN

Your Reference: 200283  
Certificate No: 37043447  
Issue Date: 08 APR 2020  
Enquiries: ESYSPROD

Land Address: 23 MOORE AVENUE CROYDON VIC 3136

Land Id	Lot	Plan	Volume	Folio	Tax Payable
9527124	1	336853	8322	95	\$7,870.00
	14	21106	8091	692	

Vendor: MOORE ST (VIC) PTY LTD

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MOORE ST (VIC) PTY LTD	2020	\$1,005,000	\$3,015.00	\$0.00	\$3,015.00

Comments: Land Tax will be payable but is not yet due - please see note 6 on reverse.

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

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
MOORE ST (VIC) PTY LTD	2019	\$4,855.00	\$0.00	\$4,855.00

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

Paul Broderick  
Commissioner of State Revenue

CAPITAL IMP VALUE:	\$1,005,000
SITE VALUE:	\$1,005,000
AMOUNT PAYABLE:	\$7,870.00



# Notes to Certificates Under Section 105 of the *Land Tax Act 2005*

Certificate No: 37043447

1. Under Section 96 of the *Land Tax Act 2005* (the Act), unpaid land tax (including special land tax and vacant residential 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.
2. A purchaser who has obtained a Certificate is only liable to a charge on the land to the amount of unpaid land tax as certified by a Certificate. A purchaser must obtain the Certificate from the Commissioner. They cannot rely on the Certificate obtained by the vendor.
3. If land tax (including special land tax and vacant residential 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.
4. The amount of land tax on this certificate relates to the amount of land tax (including special land tax and vacant residential 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.
5. A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax or vacant residential land tax.
6. If land tax (including special land tax or vacant residential 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.
7. If the amount in 4. (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:
  - a. vendor, or
  - b. purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO.
8. 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.
9. If an amount certified is excessively high (for example, because an exemption or 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.
10. If no land tax (including special land tax or vacant residential 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.
11. 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.
12. The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax (including special land tax and vacant residential land tax).
13. You can request a free update of a Land Tax Clearance Certificate via our website if:
  - there is no change to the parties involved in the transaction, and
  - the request is within 90 days of the original certificate being issued.

## For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$3,015.00

Taxable Value = \$1,005,000

Calculated as \$2,975 plus ( \$1,005,000 - \$1,000,000 )  
multiplied by 0.800 cents.

## Land Tax Clearance Certificate - Payment Options

BPAY



Billers Code: 5249  
Ref: 37043447

Telephone & Internet Banking - BPAY®

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

[www.bpay.com.au](http://www.bpay.com.au)

CARD



Ref: 37043447

Visa or Mastercard.

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

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)





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

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

McSwiney Green & Roman C/- InfoTrack  
135 King St  
SYDNEY 2000  
AUSTRALIA

Client Reference: 4675

NO PROPOSALS. As at the 8th April 2020, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

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

23 MOORE AVENUE, CROYDON 3136  
CITY OF MAROONDAH

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

Date of issue: 8th April 2020

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 36652337 - 36652337143708 '4675'



## Extract of EPA Priority Site Register

Page 1 of 2



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

### PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 23 MOORE AVENUE

SUBURB: CROYDON

MUNICIPALITY: MAROONDAH

MAP REFERENCES: Melways 40th Edition, Street Directory, Map 51 Reference B2  
Melways 40th Edition, Street Directory, Map 51 Reference C2

DATE OF SEARCH: 8th April 2020

### PRIORITY SITES REGISTER REPORT:

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

### IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER:

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

- EPA has requirements for active management of land and groundwater contamination; or
- where EPA believes it is in the community interest to be notified of a potential contaminated site and this cannot be communicated by any other legislative means.

Where EPA has requirements for active management of land and/or groundwater, appropriate clean up and management of these sites is an EPA priority, and as such, EPA has issued either a: Clean Up Notice pursuant to section 62A, or a Pollution Abatement Notice (related to land and groundwater) pursuant to section 31A or 31B of the Environment Protection Act 1970 on the occupier of the site to require active management of these sites.

The Priority Sites Register does not list all sites known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register.

Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA may not be aware of the presence of contamination. EPA has published information advising of potential contaminating land uses. Municipal planning authorities hold information about previous land uses, and it is advisable that such sources of information also be consulted.

For sites listed on the Priority Sites Register, a copy of the relevant Notice, detailing the reasons for issue of the Notice, and management requirements, is available on request from EPA for \$8 per Notice.

For more information relating to the Priority Sites Register, refer to EPA contaminated site information bulletin: Priority Sites Register Contaminated Land Audit Site Listing (EPA Publication 735). For a copy of this publication, copies of relevant Notices, or for more information relating to sites listed on the Priority Sites Register, please contact EPA as given below:

[Extract of Priority Sites Register] # 36652337 - 36652337143708  
'4675'





## Extract of EPA Priority Site Register

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

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