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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	4 LORNE TERRACE, FLORA HILL VIC 3550

Vendor's name Ella Pty Ltd (ACN 060 979 562) Date 26/11/2024 / /

Vendor's signature

Signed by:
Anthony Knox
ED1E9711A4D9408...

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) ☒ Their total does not exceed: $5,000.00

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

Not Applicable

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

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No.
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR ☒ 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):

Not Applicable

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

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements, covenants or other similar restriction.

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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 within the meaning of section 192A of the *Building Act* 1993 if the square box is marked with an 'X' ☒

3.4 **Planning Scheme**

☒ Attached is a certificate with the required specified information.

4. NOTICES

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

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

☒ Are contained in the attached certificates and/or statements

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.

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

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 ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	Telephone services ☒

9. TITLE

Attached are copies of the following documents:

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

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.

10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

Not Applicable

10.2 **Staged Subdivision**

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

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

(b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

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

NIL

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

NIL

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^2; (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.)

Is attached

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)

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

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

VOLUME 11120 FOLIO 840

Security no : 124116708765A
Produced 17/07/2024 04:34 PM

LAND DESCRIPTION

Lot 6 on Plan of Subdivision 548822Y.
PARENT TITLE Volume 10019 Folio 793
Created by instrument PS548822Y 25/02/2009

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ELLA PTY LTD of 636 MANDURANG SOUTH ROAD SEDGWICK VIC 3551
PS548822Y 25/02/2009

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987
AG025370C 13/08/2008

DIAGRAM LOCATION

SEE PS548822Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 4 LORNE TERRACE FLORA HILL VIC 3550

DOCUMENT END

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PLAN OF SUBDIVISION

Stage No. \

LR use only

EDITION 2

PS548822Y

18/02/2009 $2575 PS

Y

Location of Land

Parish: SANDHURST
Township:
Section: H
Crown Allotment: 260P2 & 547A
Crown Portion:

LR base record: DCMB
Title References:
Vol Fol

Last Plan Reference: PC 353049M
Postal Address: 8 FRISWELL AVENUE
FLORA HILL 3550

AMG Co-ordinates: E 258560
(Of approx. centre of plan) N 5925620 Zone 55

Council Certification and Endorsement

Council Name: CITY OF GREATER BENDIGO Ref:

1. ~~This plan is certified under section 6 of the Subdivision Act 1988.~~
2. This plan is certified under section 11(7) of the Subdivision Act 1988.
   Date of original certification under section 6 9/7/08
3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

Open Space

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

(ii) The requirement has been satisfied.

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

Council Delegate
~~Council seal~~

Date 10/2/09

Vesting of Roads or Reserves

Identifier	Council/Body/Person
ROAD R1	CITY OF GREATER BENDIGO

Notations

Depth Limitation:
15·24 METRES BELOW THE SURFACE APPLIES TO CROWN ALLOTMENT 547A ONLY.
15 METRES BELOW THE SURFACE APPLIES TO CROWN ALLOTMENT 260P2 ONLY.

Staging This ~~is~~ / is not a staged subdivision
Planning Permit No. DS/483/2004

Survey:- This plan is / ~~is not~~ based on survey.

To be completed where applicable.
This survey has been connected to permanent marks no(s). 1441, 1203.
In proclaimed Survey Area no. 34

Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
(E-1)	DRAINAGE	2	THIS PLAN	LOTS ON THIS PLAN AND THE CITY OF GREATER BENDIGO
(E-2)	SEWERAGE	SEE DIAG. SHEET 2	THIS PLAN	LOTS ON THIS PLAN AND COLIBAN REGION WATER CORPORATION

LR use only
Statement of Compliance / Exemption Statement
Received ✓
Date 18/2/09

LR use only
PLAN REGISTERED
TIME 5.54PM
DATE 25/2/09
K.A. Balachandiran
Assistant Registrar of Titles

Sheet 1 of 2 Sheets

GEOFF SHAW & ASSOCIATES
CONSULTING LAND SURVEYORS
8 HOPETOUN STREET BENDIGO, 3550
PH 03 54430320

LICENSED SURVEYOR (PRINT) GEOFFREY JOHN SHAW
SIGNATURE G.J.Shaw DATE 9/5/2008
REF 4405/02 VERSION 4

DATE 10/2/09
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

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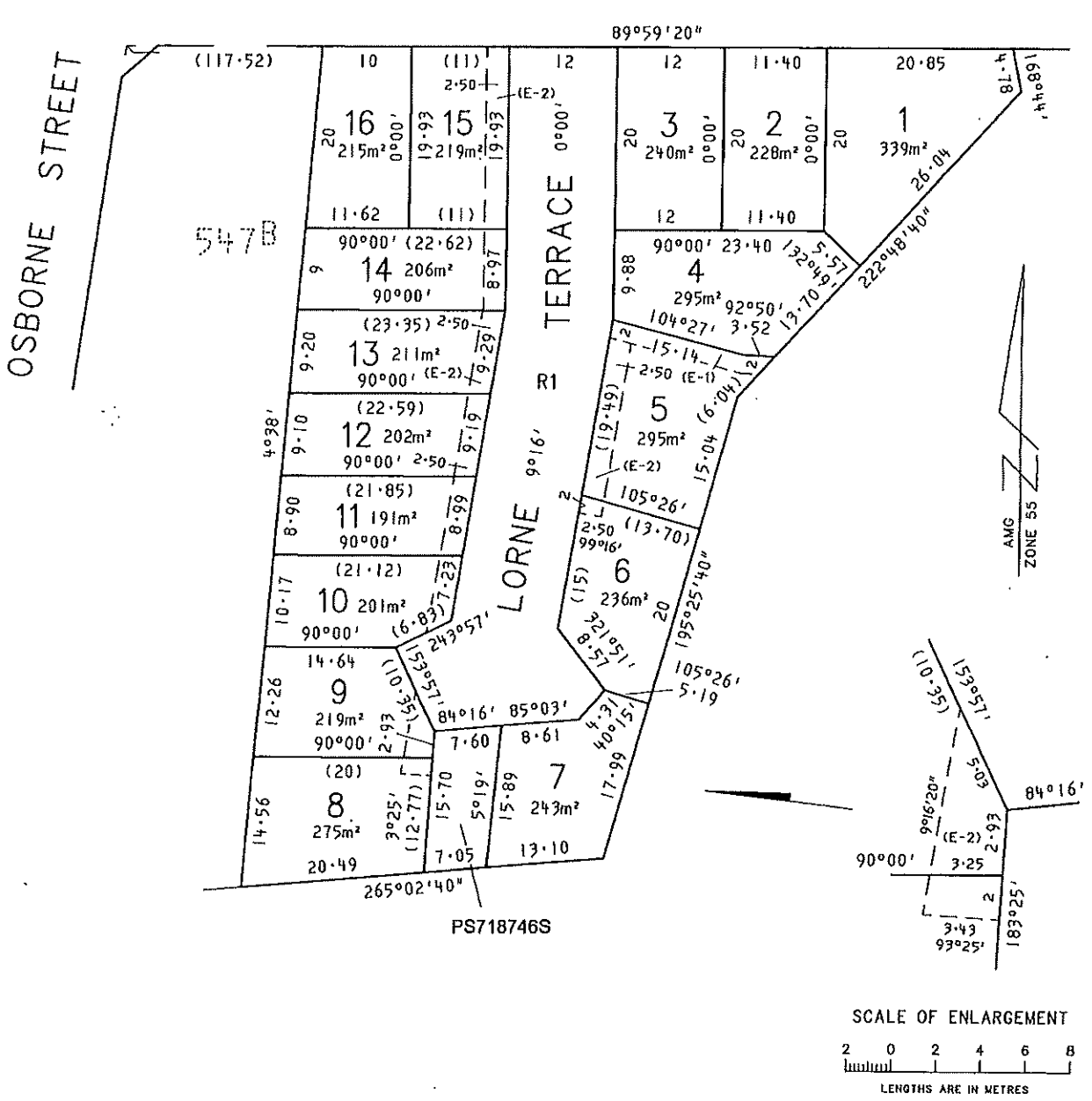
PLAN OF SUBDIVISION

Stage No. /

Plan Number PS 548822 Y



SCALE OF ENLARGEMENT

2 0 2 4 6 8

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE	SCALE	SCALE
A3	1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) GEOFFREY JOHN SHAW

SIGNATURE G.J.Shaw DATE 9/5/08

REF 4405/02 VERSION 4

SHEET 2 OF 2 SHEETS

DATE 10/3/09

COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100 110mm

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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

PS548822Y

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
RESERVE 1		REMOVAL OF RESERVE STATUS	PS718746S	18/10/13	2	RGM

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[redacted]

AG025370C
13/08/2008 $99.90 173

OFFICE OF TITLES D.N. VICTORIA

Application by the Responsible Authority for the making of a recording of an agreement

Section 181(1), Planning & Environment Act, 1987.

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

Form 13 Planning & Environment Regulations 1998

Lodged by:
Name: Cohen Johanson Douglas
Phone: 03 5442 2422
Address: Victoria Chambers, Pall Mall, Bendigo 3550
Ref: DWJ
Customer code: 647U

The authority having made an Agreement referred to in section 181 of the Planning & Environment Act, 1987 requires a recording to be made in the Register for the land.

Land: The land in Certificate of Title Volume 10019 Folio 793

Authority: City of Greater Bendigo

Section and Act under which agreement made: Section 173 of the Planning & Environment Act, 1987

A copy of the Agreement is attached to this Application:

Signature for the Authority: [signature] (delegate)

Name of the Officer: CRAIG NIEMANN

Date: 17/7/08

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

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AG025370C
13/08/2008 $99.90 173

THIS AGREEMENT is made on the 17 day of July 2008

BETWEEN:

GREATER BENDIGO CITY COUNCIL of Lyttleton Terrace Bendigo in the State of Victoria (hereinafter called "the Responsible Authority") of the one part

AND

ELLA PTY LTD (A.C.N 060 979 562) of 636 Mandurang South Road, Sedgwick in the said state (hereinafter called the Owner") of the other part.

WHEREAS

A. The Owner is the registered proprietor of ALL THAT piece of land being the land in Plan of Consolidation PC 353049 more particularly described as the land in Certificate of Title Volume 10019 Folio 793 (hereinafter called "the land").

B. The land is within the Municipality if the City of Greater Bendigo City Council and is affected by the Greater Bendigo Planning Scheme.

C. The Responsible Authority is the Responsible Authority administering the Greater Bendigo Planning Scheme.

D. On the 20 October 2005 the Responsible Authority issued a Planning Permit No. DS/483/2004 (VCAT P2836/2005) (hereinafter called "the permit") permitting the subdivision of the land in accordance with preliminary plan REF 4405/02 and compliance with the conditions of the Permit.

E. Condition 21 of the Planning Permit provides:

21. COMPLETION OF DWELLINGS

The dwellings permitted by this permit must be constructed to a state of substantial completion (i.e. "lockup" stage), prior to the issue of a Statement of Compliance for the subdivision. Where a Statement of Compliance is required prior to the completion of the buildings and works required by this permit, the owner must first enter into an agreement pursuant to Section 173 of the Planning & Environment Act 1987, covenanting that any successive owner of a lot created will construct the dwelling in accordance with this permit.

F. In pursuance of Condition 21 of the said permit, and prior to the issue of a Statement of Compliance, the Responsible Authority has requested the Owner to enter into and execute the within agreement in relation to the land which the Owner has agreed to do.

G. The Owners shall be responsible for all reasonable legal costs involved in the preparation and registration of the agreement.

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680
Delivered by LANDATA®, timestamp 17/07/2024 16:34 Page 3 of 4

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13/08/2008 $99.90 173

H. The Agreement to be registered on the relevant Certificate of Title to the land comprised in the Plan of Subdivision.

I. It is intended by the parties hereto that this Agreement is to run with the land so as to bind the Owners for themselves their heirs transferees and successors in title as Owner or Owners for the time being of the land and every part thereof.

NOW THIS DEED WITNESSES as follows:-

1. The Owner HEREBY COVENANTS AND AGREES with the Responsible Authority in respect to the provisions of Planning Permit No. DS/483/2004 (VCAT P2836/2005) as follows:

   The dwellings permitted by this permit must be constructed to a state of substantial completion (i.e. "lockup" stage), prior to the issue of a Statement of Compliance for the subdivision. Where a Statement of Compliance is required prior to the completion of the buildings and works required by this permit, the owner must first enter into an agreement pursuant to Section 173 of the Planning & Environment Act 1987, covenanting that any successive owner of a lot created will construct the dwelling in accordance with this permit.

2. The owner shall pay the reasonable legal costs and disbursements of the Responsible Authority in connection with the preparation execution and registration of this agreement.

3. The Agreement shall be registered on the relevant Certificate of Title to the land comprised in the Plan of Subdivision.

4. This agreement is to run with the land so as to bind the Owner for himself, his transferees and successors in title as Owner or Owners for the time being of the land and every part thereof.

5. The parties hereby agree as follows:

   5.1 The Responsible Authority will lodge a copy of this agreement at the Office of the Minister for the time being administering the Planning and Environment Act 1987 without delay after this agreement is executed.

   5.2 The Responsible Authority shall as soon as practicable after the execution of this agreement make application to the Registrar of Titles pursuant to Section 181 of the Planning and Environment Act 1987 to register this agreement on the relevant Certificate of Title for the land.

   5.3 Any notice hereunder shall be sufficiently served by delivering the same to the Owner for the time being of the lots the subject of this Agreement by placing the same into the post in a pre-paid envelope at the address shown

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13/08/2008 $99.90 173

on the rating records of the Responsible Authorities and any notice so posted shall be conclusively deemed to have been served on the next ordinary business day after the day of posting.

5.4 The Owner shall at his own cost and expense obtain the consent in writing of the registered proprietor of any mortgage affecting the land to this agreement.

IN WITNESS WHEREOF the parties hereto have set their hands and seals the day and year first hereinbefore written.

APPROVED UNDER THE COMMON SEAL of the GREATER BENDIGO CITY COUNCIL in the presence of:)

GREATER BENDIGO CITY COUNCIL INCORPORATED 7-4-1964 THE COMMON SEAL OF

..... Chief Executive Officer

CRAIG NIEMANN ..... Full Name

LITTLETON TERRACE ..... Usual Address
BENDIGO 3550.

THE **COMMON SEAL** OF **ELLA PTY LTD** A.C.N. 060 979 562 was affixed in the presence of authorised persons)

ELLA PTY LTD A.C.N. 060 979 562 The Common Seal Of

..... Director

..... Director/Secretary

Anthony Harvey Knox
636 Mandurang South Road,
Sedgwick 3551

Elizabeth Christine Knox
636 Mandurang South Road,
Sedgwick 3551

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

PROPERTY REPORT

Energy, Environment and Climate Action

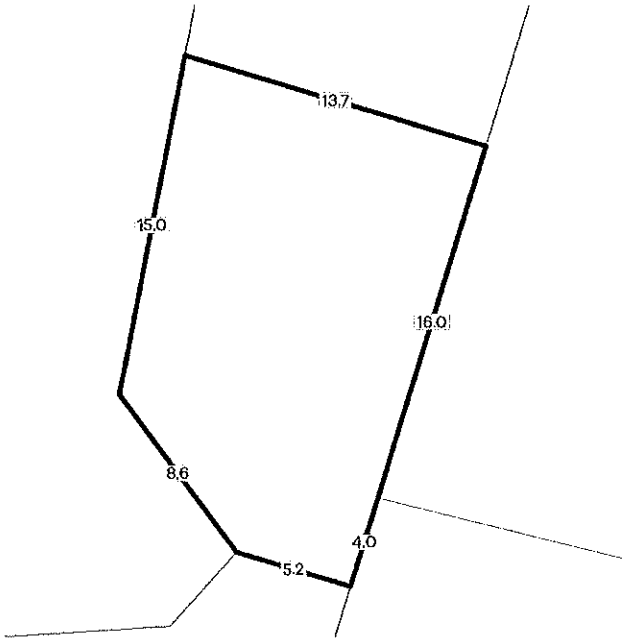
From www.land.vic.gov.au at 17 July 2024 04:37 PM

PROPERTY DETAILS

Lot and Plan Number:	**Lot 6 PS548822**
Address:	**4 LORNE TERRACE FLORA HILL 3550**
Standard Parcel Identifier (SPI):	**6\PS548822**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**229262 (Part)**
Directory Reference:	**Vicroads 608 A12**

SITE DIMENSIONS

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



Area: 236 sq. m
Perimeter: 62 m
For this property:
—— Site boundaries
—— Road frontages

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

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

For more accurate dimensions get copy of plan at Title and Property Certificates

PARCEL DETAILS

This is 1 parcel of 2 parcels comprising this property.The parcel searched for is marked with an * in the table below

	Lot/Plan or Crown Description	SPI
	Lot 4 PS548822	4\PS548822
*	Lot 6 PS548822	6\PS548822

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**BENDIGO EAST**

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PROPERTY REPORT

Energy, Environment and Climate Action

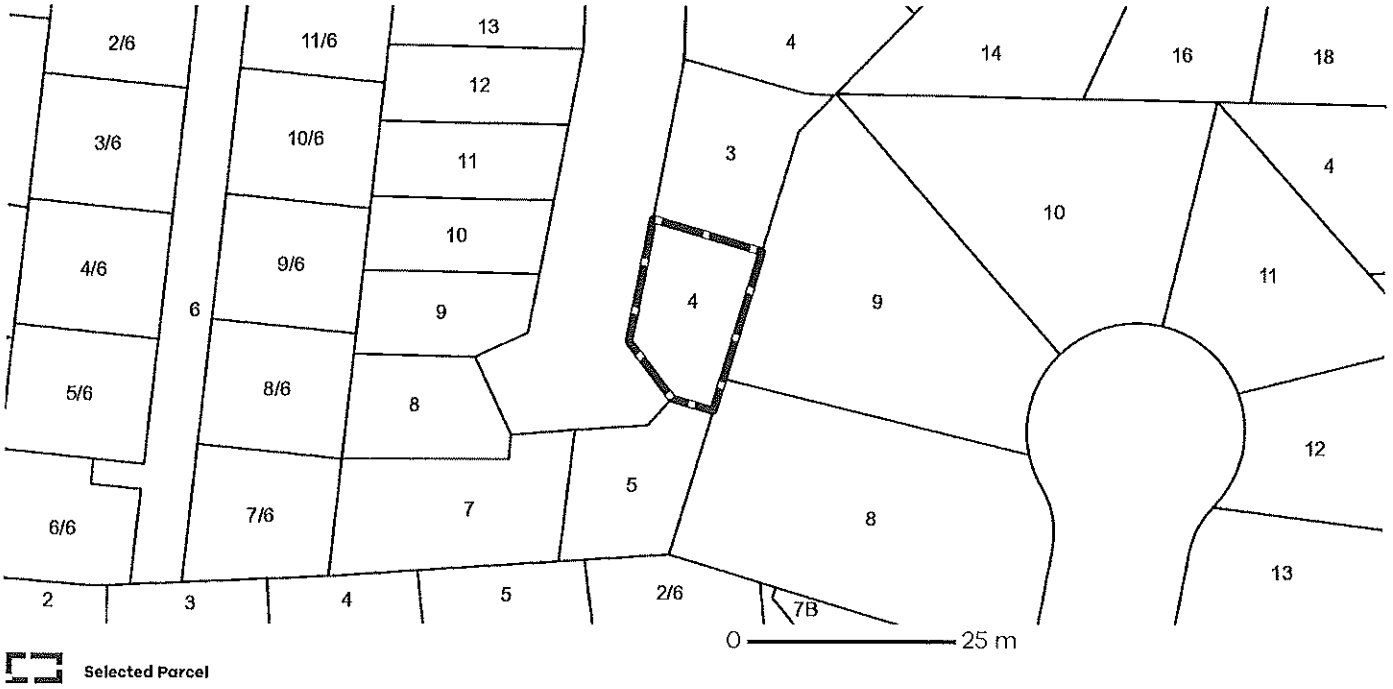
PLANNING INFORMATION

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

The Planning Property Report for this parcel can found here - Planning Property Report

Planning Property Reports can be found via these two links
Vicplan https://mapshare.vic.gov.au/vicplan/
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

Area Map



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PLANNING PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

From www.planning.vic.gov.au at 17 July 2024 04:38 PM

PROPERTY DETAILS

Lot and Plan Number:	**Lot 6 PS548822**
Address:	**4 LORNE TERRACE FLORA HILL 3550**
Standard Parcel Identifier (SPI):	**6\PS548822**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**229262 (Part)**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 608 A12**

This parcel is one of 2 parcels comprising the property. For full parcel details get the free Property report at Property Reports

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**BENDIGO EAST**

OTHER

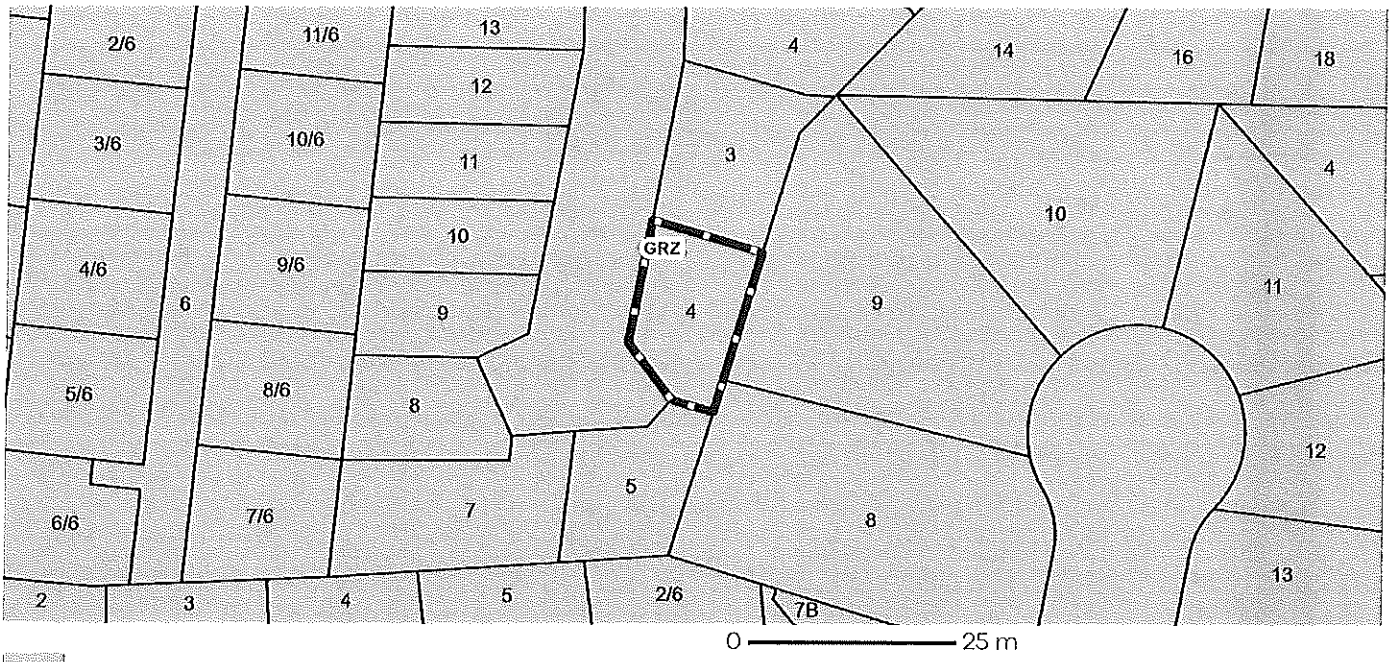
Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

SCHEDULE TO THE GENERAL RESIDENTIAL ZONE (GRZ)



GRZ - General Residential

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

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

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

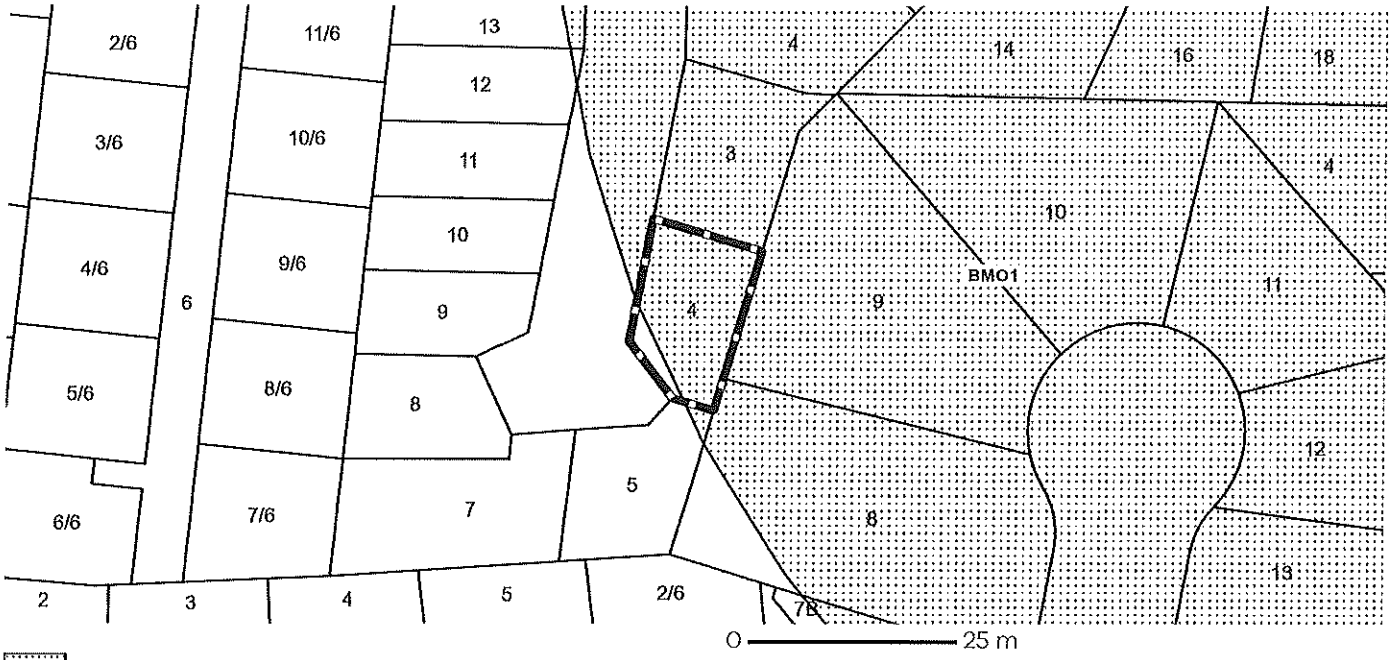
Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

PLANNING PROPERTY REPORT

Planning Overlay

BUSHFIRE MANAGEMENT OVERLAY (BMO)

BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 1 (BMO1)



BMO - Bushfire Management Overlay

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

Further Planning Information

Planning scheme data last updated on 26 June 2024.

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

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

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

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

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

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

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

PLANNING PROPERTY REPORT

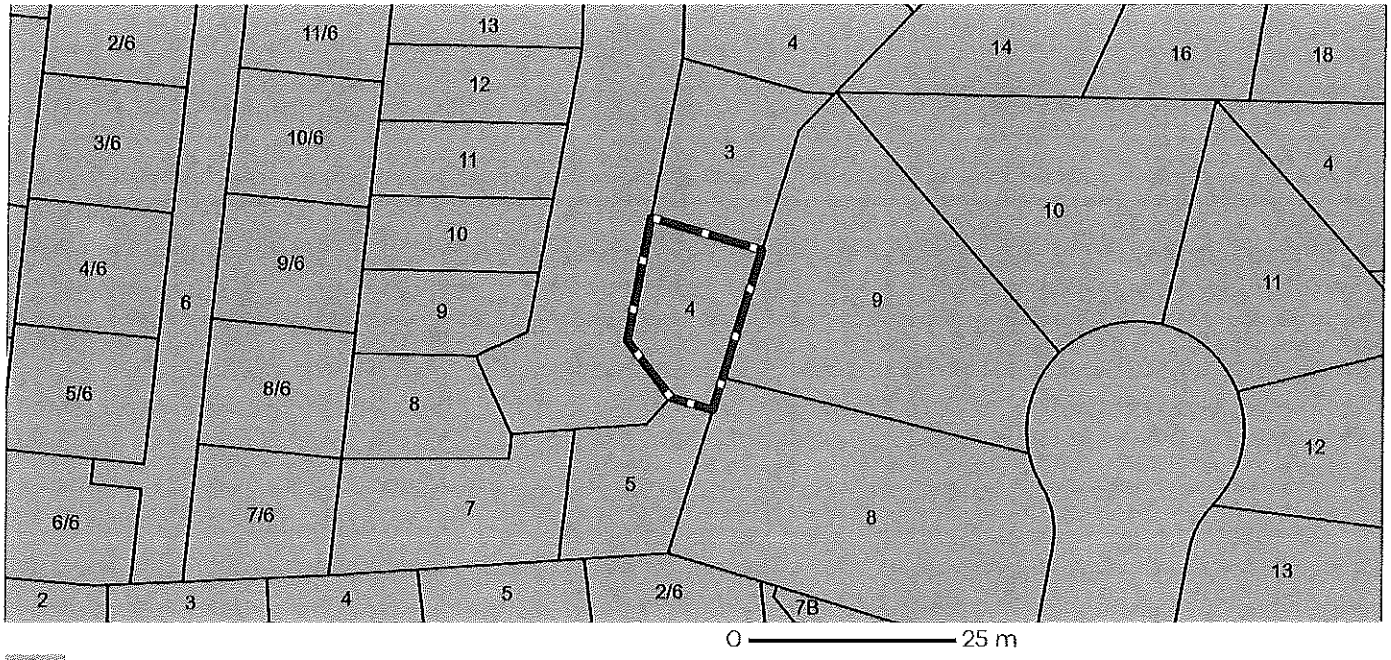
VICTORIA State Government | Environment, Land, Water and Planning

Designated Bushfire Prone Areas

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

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

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



Designated Bushfire Prone Areas

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

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

Create a BPA definition plan in VicPlan to measure the BPA.

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

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

Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system https://nvim.delwp.vic.gov.au/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

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Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

City of Greater Bendigo
PO Box 733, Bendigo VIC 3552
ABN 74 149 638 164

Rates and valuation notice

For the period 1 July, 2024 to 30 June, 2025

CITY OF GREATER BENDIGO

Tax invoice

033 19532

Internal use only

Assessment no. **191783 0**

Date of issue **13 August 2024**

Ella Pty Ltd
636 Mandurang South Rd
SEDGWICK VIC 3551

Rate enquiries

Monday, Wednesday, Thursday and Friday: 9am – 4.30pm
Tuesday: 9am – 4pm
Website www.bendigo.vic.gov.au/rates
Email ratesenquiries@bendigo.vic.gov.au
Phone 1300 002 642

Property 4 Lorne Terrace, FLORA HILL 3550

Property owner Ella Pty Ltd

Legal description Lot 6 PS 548822Y

Valued as at	**01/01/2024**	Total GST	**$0.00**
Capital Improved Value	**$610,000**	Date declared	**27/06/2024**
		Notice issued	**13/08/2024**
Site value	**$189,000**	FSPL Classification	**Residential**
Net Annual Value	**$30,500**	AVPCC	**120.4**

Particulars of rates/charges	Charges	Rateable value	Amount
General Rate	0.00287145	610,000	$1,751.55
Bins and Waste Services Charge 140L bin	$461.00	1	$461.00
Victorian Fire Services Levy - Residential	$132 + (0.000087 x	$610,000)	$185.05
Prepayment Discount			$33.25

CHQ | CARD/CASH | OTHER
DATE: 30/9/24 NO: #599-00
CODE: rates no GST
loan from A+E Knox

OPTION 1

FOUR INSTALMENTS
First instalment by 30 Sep, 2024 **$599.00**

Second by 2 Dec, 2024	$599.00
Third by 28 Feb, 2025	$599.00
Fourth by 2 Jun, 2025	$600.60

OPTION 2

Prepay by 30 Sep, 2024 to receive a 1.5% discount.

$2,364.35

Are you having trouble paying? We can help you, please get in touch with our rates team to discuss your options.

004937-019532-003-005-026673-90123

BPAY
Biller code: 1933
Ref. no: 1917830

BPOINT
Biller code: 1933
Ref. no: 1917830

POST billpay
Total Rate *360 001917830
Biller code: 0360 Ref. no: 1917 830

BPAY this payment via internet or phone banking.
BPAY View® View and pay this bill using internet banking.
BPAY View Registration No. 1917830

Pay in store at Australia Post, phone 13 18 16 or go to www.postbillpay.com.au

Register to receive notices via email.
Visit rates.bendigo.vic.gov.au

Bendigo Bank

Do not pin or staple cheques to deposit slip **CREDIT**

Bendigo and Adelaide Bank Limited, The Bendigo Centre, Bendigo, VIC

Ratepayers name: Ella Pty Ltd
Property: 4 Lorne Terrace, FLORA HILL 3550
Assessment no: 191783 0

Internal use only

Option 1 - Instalment 1 by 30/09/2024:	$599.00
Option 1 - Instalment 2 by 02/12/2024:	$599.00
Option 1 - Instalment 3 by 28/02/2025:	$599.00
Option 1 - Instalment 4 by 02/06/2025:	$600.60
Option 2 - Prepayment by 30/09/2024:	$2,364.35

Name

Teller's stamp and initials

Paid In by (signature)

TELLER USE
$100
$50
$20

Date

Notes

Coins

No. of cheques Drawer Bank Branch

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Property Clearance Certificate

Land Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / O'SULLIVAN JOHANSON LAWYERS.

Your Reference: 2022/2491
Certificate No: 79081384
Issue Date: 19 JUL 2024
Enquiries: KXM15

Land Address: 4 LORNE TERRACE FLORA HILL VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
37089540	6	548822	11120	840	$1,022.45

Vendor: TONY KNOX & ELLA PTY LTD ATF KNOX SUPER FUND
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
ELLA PTY LTD	2024	$205,000	$3,052.87	$0.00	$1,022.45

Comments: Land Tax of $3,052.87 has been assessed for 2024, an amount of $2,030.42 has been paid. Land Tax will be payable but is not yet due - please see notes on reverse.

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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$530,000
SITE VALUE:	$205,000
CURRENT LAND TAX CHARGE:	**$1,022.45**

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Notes to Certificate - Land Tax

Certificate No: 79081384

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

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

General Information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.

8. An updated Certificate may be requested free of charge via our website, if:
   - The request is within 90 days of the original Certificate's issue date, and
   - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = $975.00

Taxable Value = $205,000

Calculated as $975 plus ($205,000 - $100,000) multiplied by 0.000 cents.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 79081384

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

Ref: 79081384

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate updates are available at **sro.vic.gov.au/certificates**

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Property Clearance Certificate

Commercial and Industrial Property Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / O'SULLIVAN JOHANSON LAWYERS.

Your Reference:	2022/2491
Certificate No:	79081384
Issue Date:	19 JUL 2024
Enquires:	KXM15

Land Address: 4 LORNE TERRACE FLORA HILL VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
37089540	6	548822	11120	840	$0.00

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$530,000
SITE VALUE:	$205,000
CURRENT CIPT CHARGE:	**$0.00**

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 79081384

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Property Clearance Certificate

Windfall Gains Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / O'SULLIVAN JOHANSON LAWYERS.

Your Reference:	2022/2491
Certificate No:	79081384
Issue Date:	19 JUL 2024

Land Address: 4 LORNE TERRACE FLORA HILL VIC 3550

Lot	Plan	Volume	Folio
6	548822	11120	840

Vendor: TONY KNOX & ELLA PTY LTD ATF KNOX SUPER FUND

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:
$0.00

Paul Broderick
Commissioner of State Revenue

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Notes to Certificate - Windfall Gains Tax

Certificate No: 79081384

Power to Issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on windfall gains tax to a purchaser

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

General Information

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

Windfall Gains Tax - Payment Options

BPAY

Biller Code: 416073
Ref: 79081386

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

Ref: 79081386

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

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

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

Property Clearance Certificate updates are available at **sro.vic.gov.au/certificates**

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

CITY OF GREATER BENDIGO

Our Ref: DR/400/2020
Enquiries to: Beth Lavery
Your Ref:

22 June 2020

Ella Pty Ltd
636 Mandurang South Rd
SEDGWICK VIC 3551

Dear Sir/Madam

Planning permit application DR/400/2020
Lots 2, 4, 6 PS 548822Y - 2 & 4 Lorne Terrace and
10 Friswell Avenue, FLORA HILL
Construction of dwelling on each lot

I wish to advise you that your application for a Planning permit has been approved under the Greater Bendigo Planning Scheme and the permit is enclosed.

Please ensure that you read the conditions relating to this permit carefully as approval is subject to the proposed development complying with all permit requirements.

If you have any questions regarding this planning permit, please contact Beth Lavery on 5434 6408 or email b.lavery@bendigo.vic.gov.au.

Yours sincerely

Ross Douglas
Manager Planning

Note: *This is not a Building permit. If you are constructing or demolishing any buildings please contact the City's Building team on 5434 6347 for advice before commencing any works.*

Greater Bendigo City Council
Address: 15 Hopetoun Street, Bendigo
Postal Address: PO Box 733, Bendigo Vic 3552
T: (03) 5434 6000
E: requests@bendigo.vic.gov.au
W: www.bendigo.vic.gov.au
A.B.N. 74 149 638 164

If you are deaf, hearing or speech impaired, please call us via the National Relay Service on 133 677 or www.relayservice.com.au

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

CITY OF GREATER BENDIGO

PLANNING PERMIT

	Permit No.	**DR/400/2020**
	Planning Scheme:	**Greater Bendigo Planning Scheme**
	Responsible Authority:	**Greater Bendigo City Council**
ADDRESS OF THE LAND:	**Lots 2, 4, 6 PS 548822Y - 2 & 4 Lorne Terrace and**	
	10 Friswell Avenue, FLORA HILL **Lots 2, 4, 6 PS 548822Y, Lot 6 PS 548822Y, Lot 2 PS 548822Y**	
THE PERMIT ALLOWS:	**Construction of dwelling on each lot**	

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. NO LAYOUT ALTERATION
   The development permitted by this permit as shown on the endorsed plans and/or described in the endorsed documents must not be altered or modified (for any reason) except with the prior written consent of the responsible authority.

2. BUSHFIRE MITIGATION MEASURES
   The bushfire mitigation measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority and the relevant fire authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

3. EXPIRY
   This permit will expire if the development permitted by this permit is not completed within 2 years from the date hereof. The time within which the development must be completed may be extended, on written request to the responsible authority, before or within 6 months after the expiry of this permit where the development has not yet started or 12 months where the development has commenced.

ResCode Note
This development has been assessed and approved under the Planning Scheme provisions only. This approval does not indicate that requirements of Part 5 of the Building Regulations 2018 have been satisfied.

Signature for the Responsible Authority

Date Issued: 22 June, 2020

Document Set ID: 4418260
Version: 3, Version Date: 22/06/2020

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.
(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the *Planning & Environment Act 1987*)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the *Planning & Environment Act 1987*.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit, or
- if no date is specified, from:
  (i) the date of the decision of the Victorian Civil & Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
  (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if –
   - the development or any stage of it does not start within the time specified in the permit, or
   - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
   - the development or any stage is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within five years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.
2. A permit for the use of land expires if –
   - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
   - the use is discontinued for a period of two years.
3. A permit for the development and use of the land expires if –
   - the development or any stage of it does not start within the time specified in the permit; or
   - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
   - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
   - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 6A(2) of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision –
   - the use or development of any stage is to be taken to have started when the plan is certified; and
   - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under the permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil & Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil & Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil & Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil & Administrative Tribunal.

Document Set ID: 4418260
Version: 3, Version Date: 22/06/2020

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Coliban WATER

Our Ref: 1637530150 (BO 1974)

Contact: Thisaru Chandrasekara 54341303

27 June 2022

Ella Pty Ltd
636 Mandurang South Rd
MANDURANG SOUTH VIC 3551

Dear Customer

Consent to Erect a Structure Application – Terminal Maintenance Shaft and Property Connection Point within the Driveway.

We received your recent Consent to Erect a Structure application on 17 June 2022.

I am pleased to advise you that your application has been approved subject to the conditions outlined in the Buildover Agreement.

Please note that this approval does not constitute a building permit, which are issued by a registered building surveyor.

To formalise the application, you will need to enter into an agreement with Coliban Water that states the conditions for this structure.

We have enclosed a copy of the agreement with this letter. Please sign and return the agreement to us within 14 days or before any construction works commence.

Upon receipt of the signed agreement, Coliban Water will endorse, update our records and then return one fully signed copy to you.

If you have any questions please call your case manager, Thisaru Chandrasekara, on 54341303.

Regards

Tessa Laing
Senior Development Services Coordinator

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Coliban WATER

Buildover Consent

IN ACCORDANCE WITH SECTION 148 OF THE WATER ACT 1989

Property Services Number: **1637530150**

Upon Application by: **Ella Pty Ltd**

of: 636 Mandurang South Rd, Mandurang South Vic 3551

being the registered proprietor/s (hereinafter referred to as "the owner") of all that piece of land being

Lot 6 P/PS 548822Y being (Part of) Crown Allotment

Section Parish of Sandhurst

being the land more particularly described in Certificate of Title Volume 11120 Folio 840

situate known as **4 Lorne Terrace Flora Hill Vic 3550**

and delineated on the building approval plan annexed hereto (hereinafter referred to as "the said plan") in accordance with the provisions of Section 148 of the Water Act 1989, the Coliban Region Water Corporation (CRWC) hereby consents to the erection and/or placement of:
Terminal Maintenance Shaft and Property Connection Point within the Driveway.
(hereinafter referred to as "the said structure") near or over the sewer/water main or drain of CRWC delineated and coloured red on the said plan (hereinafter referred to as "the said sewer/water main"), subject to the owner agreeing to be bound by and complying with the following conditions:

1. The Owner will erect, construct, place, retain and/or maintain the Structure in strict conformity in all respects with the Plan and the Owner shall apply for and comply to the extent the owner is bound with the conditions of:
   (a) the building approval;
   (b) the Victorian Building Regulations;
   (c) relevant local authority by-laws or local laws;
   (d) any requirements of all other relevant statutes and regulations.
2. The Owner shall not alter in any way, change or extend the structure without the further written consent of CRWC and such consent shall not be unreasonably denied.
3. The owner will erect the said structure in strict conformity in all respects with the said plan keeping the space occupied by the said sewer/water main clear of all obstruction.
4. The owner will at all times without cost to the CRWC permit free and unobstructed access to and use of the said sewer/water main subject to the rights of the owner under this Agreement by the CRWC and its officers and/or servants for the purpose of inspection, clearing, cleansing, repairing, replacement or otherwise dealing with the said sewer/water main.
5. The owner, and the owner's successors in title, will bear all risks incidental to the erection, use and maintenance of the said structure beside or over the said sewer/water main and shall not have or prefer any claim of any kind against the CRWC arising out of the existence of the said structure and keep the CRWC indemnified against all claims, demands, proceedings, damages, expenses or costs by or at the instance of any person or body in relation to or in connection with or resulting from the said structure and the erection, use or maintenance thereof or the use of such structure as a means or way of access to or egress from the said sewer/water main or in any other way whatsoever.
6. If the said sewer/water main shall at any time require cleansing or repairing, the CRWC will as far as may be practicable carry out such work without entering upon or disturbing the said structure provided always that if and so far as it may be impracticable to reasonably execute any such work or cleansing and repair or replacement without entering upon or disturbing such structure, it shall be lawful for the CRWC, its officers and/or servants to enter upon such structure after giving 24 hours notice or in the case of an emergency, one hours notice in writing of their intention so to do and if necessary to break up the floor or any other part thereof and do all such things as may be necessary for the execution of such work committing always as little damage as possible and

BO 1974

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(a) where the repair necessary to the sewer/water main was not due to the existence of the subject structure the property owner is responsible only for the total cost of repairs to or reinstatement of the structure including any reasonable costs incurred by CRWC or its agents in accessing and repairing the sewer/water main which costs are directly attributable to the existence of the subject structure and

(b) where the repair or replacement of the sewer/water main is reasonably necessary as a direct result of the existence of the said structure the property owner is responsible for the reasonable cost of repair to the sewer/water main including access and reinstatement costs and all other losses and damages incurred by any party as a direct and reasonable consequence of the damage caused to the sewer/water main by the subject structure either during construction of the structure or any time thereafter.

7. The owner will pay all costs and expenses incidental to this agreement and any work done by the CRWC involved in or due to or arising out of the construction of the said structure over the said sewer/water main.

8. The owner will comply with any specific conditions in relation to replacement, repair or alteration of the said sewer/water main as specified in Annexure A and at no cost to the CRWC.

9. Unless the said structure is commenced within twelve months from the date of this consent or any extension of twelve months which the CRWC may in writing give to the owner, this consent shall lapse.

10. Any notice or demand required to be given to the owner shall be deemed to be received by the owner if the CRWC leaves such notice or demand at the premises the subject of this application or by posting the notice and/or demand by prepaid ordinary mail to the said premises.

11. The Owner shall not transfer ownership or possession of the Land and/or Structure without first giving notice in writing to the proposed Transferee or occupier of the existence and substance of this Agreement and in the case of a transfer by sale the Owner shall:

    (a) include a copy of the Agreement in the Vendor's Statement required by Section 32 of the Sale of Land Act 1962 (or any subsequent re-enactment thereof);

    (b) include in the Contract of Sale or any memorandum of agreement a condition whereby the proposed Transferee agrees:

        (i) to be bound and acknowledges that he is bound by all the conditions of this Agreement (including this condition) in all respects as if he was the Owner;

        (ii) to execute at the Transferee's expense in all things an agreement of the same nature as this Agreement should this be required by CRWC.

    The Owner shall give CRWC notice in writing of the transfer within 14 days of the date upon which such transfer takes effect.

12. Upon transfer of the said land in accordance with clause 11 of this Agreement, the Owner shall further be released and discharged from all obligations and liabilities in respect of this Agreement save those obligations and liabilities which exist at the time of execution of the Contract of Sale.

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Coliban WATER

Buildover Consent

IN ACCORDANCE WITH SECTION 148 OF THE WATER ACT 1989

Further Conditions (if any)

Annexure A:

Specific Conditions in relation to Clause 8.
The build over is acceptable provided the following conditions are met:

- The sewer should be located on site to ensure clearances specified can be achieved prior to construction commencing. Any changes must be notified to Coliban Water before works commence.
- The stormwater drains must maintain a minimum horizontal clearance of 300 mm and vertical cover of 150 mm from the outside edge of the Coliban Water gravity sewer and property connection branches.
- The stormwater discharge from the structure must be directed to the legal point of discharge of stormwater and not to the sewer.
- The property connection point located within the proposed driveway must be installed with a class D, trafficable, ductile iron cover which is finished flush with the final surface level of the proposed driveway. Any works required to alter the level of the sewer connection point must be completed by a licensed plumber. Photographic evidence of this must be provided to Coliban Water and must be finished satisfactorily.
- The Sewer maintenance shaft located within the proposed driveway must be raised to finish flush with the driveway as per the WSA standard drawings. The structure must be installed with a Class D, trafficable, gatic cover. Any works required to alter the level of the maintenance shaft structure must be completed by a registered and licensed plumber. Photographic evidence of this must be provided to Coliban Water and must be finished satisfactorily.

If there are any changes in the proposed design Coliban Water must be notified.

Annexed Plan:

Refer to drawings attached:

- Site Plan
- Coliban Water Asset Map (Dated: 24/06/2022)

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Coliban WATER

Buildover Consent

IN ACCORDANCE WITH SECTION 148 OF THE WATER ACT 1989

Dated the 4th day of July 2022

Signed: A Knox
(Registered Proprietor)

Witnessed: E. Knox

Signed: EC Knox
(Witness)

OR

THE COMMON SEAL of ELCA PTY LTD)
ABN 060 979 562)
was hereunto affixed by authority)
of the Directors in the presence of)

A Knox Director

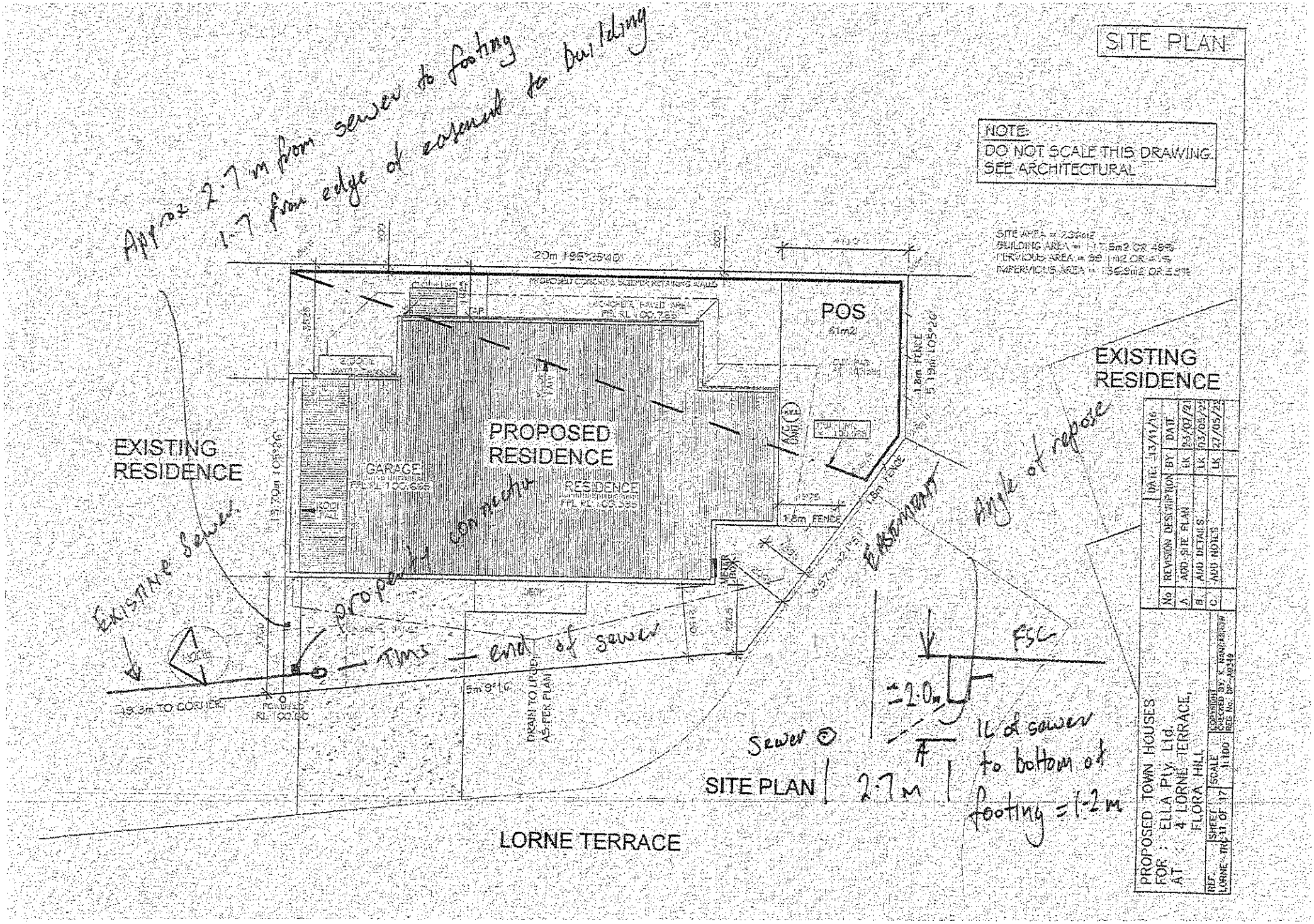
EC Knox Secretary

Approved by Coliban Region Water Corporation on:

Date: 12/07/2022

Authorised Officer (please print): Tessa Laing

Signature:



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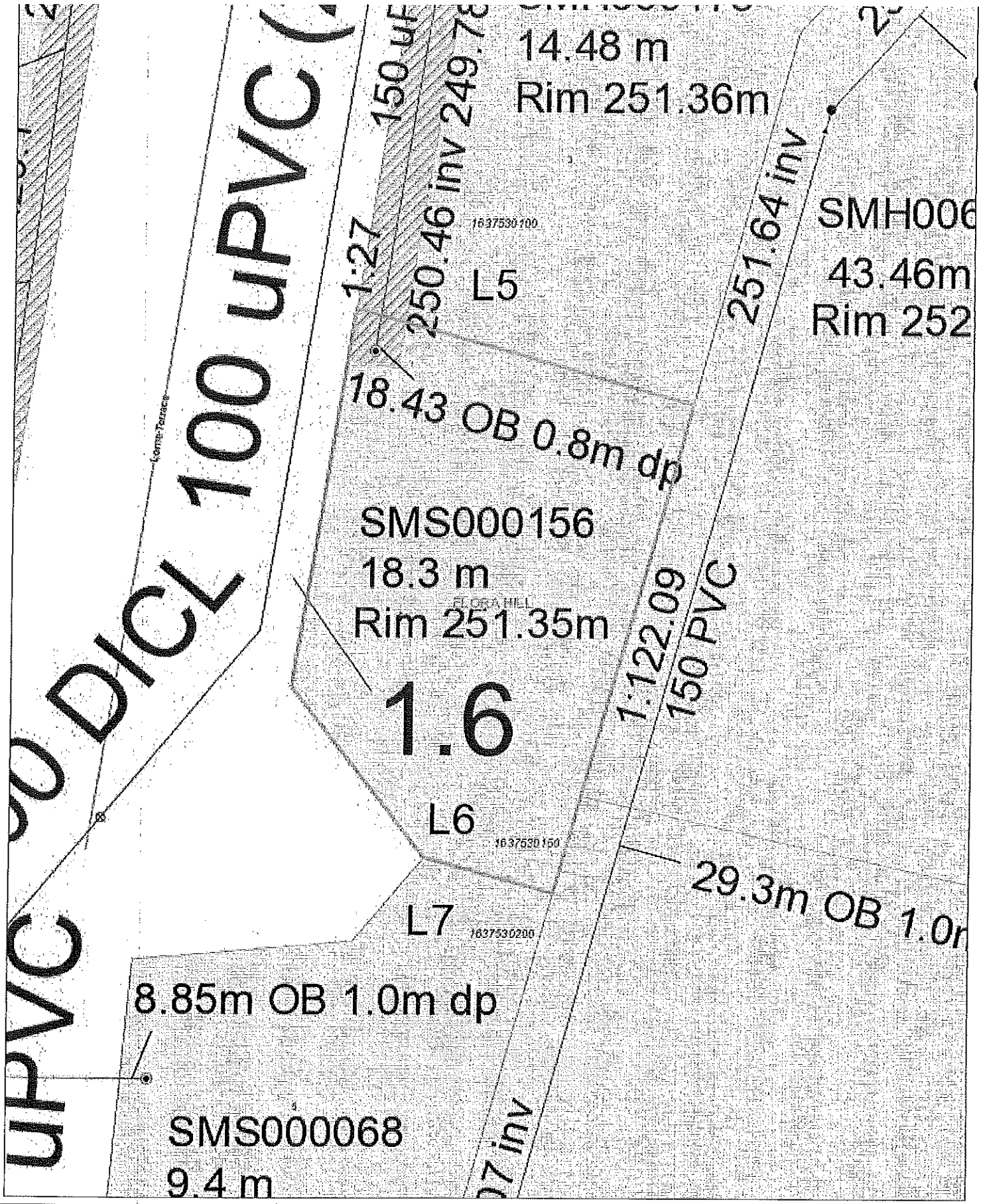


Disclaimer with respect to the information provided:

Coliban Water makes no representation or warranty regarding the accuracy or completeness of the information in this document. Coliban Water further accepts no responsibility for any omissions or inaccuracies that may exist, and disclaims all liability for any loss or damage which may arise directly or indirectly from reliance on the information in this document, whether or not that loss is caused by any negligence on the part of Coliban Water or its employees.

Coliban Region Water Corporation

4 Lorne Terrace Flora Hill VIC 3550

Scale: 1: 188 (A4)

Coliban WATER

Date: 27/06/2022

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

CITY OF GREATER BENDIGO

Our Reference: DR/400/2020
Enquiries to: Shannon Rosewarne

3 June 2022

Ella Pty Ltd
636 Mandurang South Rd
SEDGWICK VIC 3551

Dear Sir/Madam

Planning permit number DR/400/2020
Lots 2, 4, 6 PS 548822Y - 2 & 4 Lorne Terrace and
10 Friswell Avenue, FLORA HILL
Construction of dwelling on each lot

In response to your request, the following extension of time to a permit has been granted:

New expiry provision: * The development must be completed by 22 June 2024

More details about the expiry of permits under the *Planning and Environment Act 1987* are contained on the back of your original permit.

If you have any further queries please contact Shannon Rosewarne on 5434 6355.

Yours sincerely

Ross Douglas
Manager Planning

Greater Bendigo City Council
Address: 15 Hopetoun Street, Bendigo
Postal Address: PO Box 733, Bendigo Vic 3552
T: (03) 5434 6000
E: requests@bendigo.vic.gov.au
W: www.bendigo.vic.gov.au
A.B.N. 74 149 638 164

If you are deaf, hearing or speech impaired, please call us via the National Relay Service on 133 677 or www.relayservice.com.au

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

DRAWING LIST	
SHEET No.	SHEET NAME
01	GROUND FLOOR PLAN
02	FIRST FLOOR PLAN
03	ELEVATIONS
04	SECTION A-A
05	FLOOR COVERINGS PLAN
06	ELECTRICAL PLAN
07	FIRST FLOOR SUB-FLOOR LAYOUT
08	SLAB PLAN
09	BRACING PLAN
10	BRACING DETAILS
11	SITE PLAN
12	GENERAL NOTES
13	GENERAL NOTES
14	INTERNAL ELEVATIONS
15	INTERNAL ELEVATIONS
16	RETAINING WALL DETAILS
17	RETAINING WALL NOTES

COVER PAGE

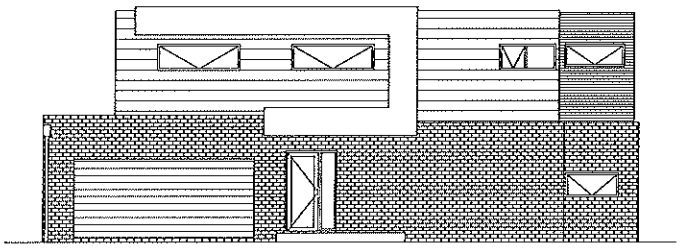
ALL WORK MUST COMPLY WITH;

BUILDING REGULATIONS 2018
BUILDING CODE OF AUSTRALIA 2019 AMD 1
AND ANY/ALL REFERENCED DOCUMENTS WITHIN

WHERE ANY DISCREPANCY IS IDENTIFIED ON THESE APPROVED PLANS, THE ABOVE DOCUMENTS MUST TAKE PRECEDENCE

ATTENTION
THESE PLANS MUST BE READ IN CONSULTATION WITH THE ENGINEERS APPROVED DESIGN

IF/WHERE INFORMATION BETWEEN THE ARCHITECTURAL DRAWINGS AND THE ENGINEERING STRUCTURAL DRAWINGS CONFLICTS, THE APPROVED ENGINEERING DESIGN MUST TAKE PRECEDENCE.



4 LORNE TERRACE, FLORA HILL
PROPOSED TOWN HOUSE

Building Regulations 2018
This document forms part of
PERMIT NO:
BS-L 58251/8742372207433
WILBY Building Consultants Pty Ltd
admin@wilbybc.com.au

PROPOSED TOWN HOUSES
FOR : ELLA Pty. Ltd.
AT : 4 LORNE TERRACE,
FLORA HILL

No	REVISION DESCRIPTION	BY	DATE
A	ADD COVER PAGE	LK	31/05/22

DATE: 13/11/16

REF. LORNE--TR | SHEET 10 OF 17 | SCALE 1:100 | COPYRIGHT CHECKED BY: K. NANCARROW REG. No: DP-AD349

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

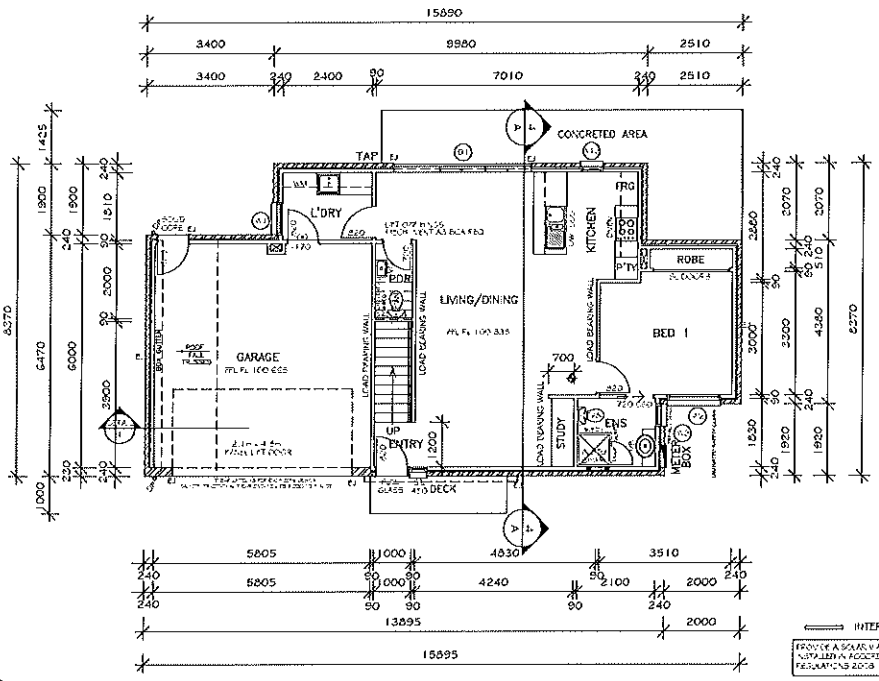
GROUND FLOOR PLAN

EXTERNAL CLADDING SCHEDULE						
NO.	LOCATION	TYPE	U VALUE	SHGC	HEIGHT	WIDTH
W1	LDRY	ES5 Awning 52 SG 4mmClr	6.02	0.78	850	600
D1	LIVING	Al Sliding Door SG 4Clr	6.34	0.75	2100	3660
W2	BED 1	SIG Fixed Lite (67mm) SG 4Clr	6.02	0.78	650	1410
W3	ENS (BED1)	ES5 Awning 52 SG 4mmClr	6.02	0.78	900	600
W4	BED 4	ES5 Awning 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	700	1490
W5	BED 3	ES5 Awning 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	700	2200
W6	BED 2	ES5 Awning 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	700	2200
W7	ENS (BED2)	ES5 Awning 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	600	1200
W8	LOUNGE	ES5 Awning 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	900	1810
W9	LOUNGE	ES5 Awning 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	900	1810
W10	WC	ES5 Awning 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	600	600
W11	BATH	ES5 Awning 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	600	1600
W12	BED 4	ES5 Awning 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	700	1200
W13	KITCHEN	SIG Fixed Lite (67mm) SG 4Clr	6.02	0.78	1800	600

Energy Rating Note:
1. Min R2.5 insulation and single sided sisalation to all external walls excluding garage
2. Min R6.0 insulation and single sided sisalation to ceiling adjoining roof spaces only excluding garage
3. Concrete Slab to Ground Floor, R2.5 insulation to First Floor joists
4. No insulation required to garage, min R2.5 insulation to stud walls separating garage and residence
5. External Doors to Residence to be weatherstripped
7. Aluminium window frames with standard single glazing to all windows and glass doors
8. Solar hot water service
9. Seal all gaps and cracks
10. All exhaust fans/downlights/strobes to be sealed
11. Colorbond Cladding in selected 'dark' colour night sky
12. Colorbond Roofing in selected 'dark' colour night sky
13. Aluminium window frames in selected 'dark' colour merument
14. External Brickwork selected 'medium' colour austral domain haven

FLOOR AREA		
GARAGE	38.44m2	4.14sqs
GROUND FLOOR	79.07m2	8.51sqs
FIRST FLOOR	93.76m2	10.08sqs
TOTAL AREA	211.27m2	22.73sqs
TOTAL LIVING AREA	172.83m2	18.60sqs

Building Regulations 2018
This document forms part of
PERMIT NO:
58261/87423/2207433
WILBY Building Consultants Pty Ltd
admin@wilbybc.com.au





GROUND FLOOR PLAN

INTERNAL WALLS TO BE INSULATED

PROVIDE A SOLAR WATER HEATING SYSTEM INSTALLED IN ACCORDANCE WITH THE PLUMBING REGULATIONS 2008

TILES TO FLOOR AND WALLS IN WET AREAS TO COMPLY WITH AS 3740
ALL DOORS TO BE 2340 HEIGH
STAINLESS STEEL HANDRAIL TO STAIR CASE

KDHW TIMBER CLOSED TREAD STAIR, RAILS 16mm SS TUBE MID POSTS 40mm SS TUBE, TOP RAILS 40mm TUBE, END POSTS 50X3 KDHW NON SLIP FINISH

No	REVISION DESCRIPTION	BY	DATE
A	ADD DECKING & FENCE	LK	04/03/17
B	GROUND FLOOR LAYOUT	LK	08/11/17
C	ADD 4 BED + ENS	LK	09/11/18
D	REVISE PDR	LK	09/11/18
E	REVISE PLANS	APC	18/3/20
F	UPDATE PLANS	LK	23/07/21
G	UPDATE PLANS	LK	01/09/21
H	WINDOWS	LK	30/03/22
I	ADD RL & DETAIL 1	LK	03/05/22
J	ADD NOTES	LK	27/05/22

DATE: 13/11/16

PROPOSED TOWN HOUSES
FOR : ELLA Pty. Ltd.
AT : 4 LORNE TERRACE, FLORA HILL

REF. LORNE-TRD1 | SHEET 1 OF 17 | SCALE 1:100 | CONCEPT CHECKED BY: K. NANCARROW REG No: BP-40348

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FIRST FLOOR PLAN

EXTERNAL GLAZING SCHEDULE						
NO.	LOCATION	TYPE	U VALUE	SHGC	HEIGHT	WIDTH
W1	LDRY	ES9 Awng 52 SG 4mmClr	6.02	0.78	850	600
D1	LIVING	Al Sliding Door SG 4Clr	6.34	0.75	2100	3660
W2	BED 1	SIG Fixed Lte (67mm) SG 4Clr	6.02	0.78	650	1410
W3	ENS (BED1)	ES9 Awng 52 SG 4mmClr	6.02	0.78	900	600
W4	BED 4	ES9 Awng 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	700	1490
W5	BED 3	ES9 Awng 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	700	2200
W6	BED 2	ES9 Awng 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	700	2200
W7	ENS (BED2)	ES9 Awng 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	600	1200
W8	LOUNGE	ES9 Awng 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	900	1810
W9	LOUNGE	ES9 Awng 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	900	1810
W10	WC	ES9 Awng 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	600	600
W11	BATH	ES9 Awng 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	600	1600
W12	BED 4	ES9 Awng 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	700	1200
W13	KITCHEN	SIG Fixed Lte (67mm) SG 4Clr	6.02	0.78	1800	600

Energy Rating Note:

1. Min R2.5 insulation and single sided reflection to all external walls excluding garage
2. Min R6.0 insulation and single sided reflection to ceiling adjoining roof spaces only excluding garage
3. Concrete Slab to Ground Floor, R2.5 insulation to First floor joists
4. No insulation required to garage, min R2.5 insulation to stud walls separating garage and residence
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9. Seal all gaps and cracks
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12. Colorbond Roofing in selected 'dark' colour right sky
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14. External Brickwork selected 'feature' colour austral domain haven

FLOOR AREA		
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GROUND FLOOR	79.07m2	8.51sqs
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TOTAL LIVING AREA	172.83m2	18.60sqs

Building Regulations 2018

This document forms part of

PERMIT NO:
58251/8742372207433

WILBY Building Consultants Pty Ltd
admin@wilbybc.com.au

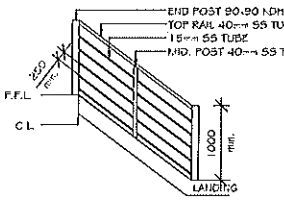
INTERNAL WALLS TO BE INSULATED

PROVIDE A SOLAR WATER HEATING SYSTEM INSTALLED IN ACCORDANCE WITH THE PLUMBING REGULATIONS 2008

TILES TO FLOOR AND WALLS IN WET AREAS TO COMPLY WITH AS 3740
ALL DOORS TO BE 2340 HEIGH
STAINLESS STEEL HANDRAIL TO STAIR CASE

NOTE:
EAVE WITH 900mm FROM BOUNDAY TO BE FIRE PROTECTED, WITH NON COMBUSTIBLE MATERIALS

XDKW TIMBER CLOSED TREAD STAIR, RAILS 15mm SS TUBE MID POSTS 40mm SS TUBE, TOP RAILS 40mm TUBE, END POSTS 90x90 XDHW NON SLIP FINISH



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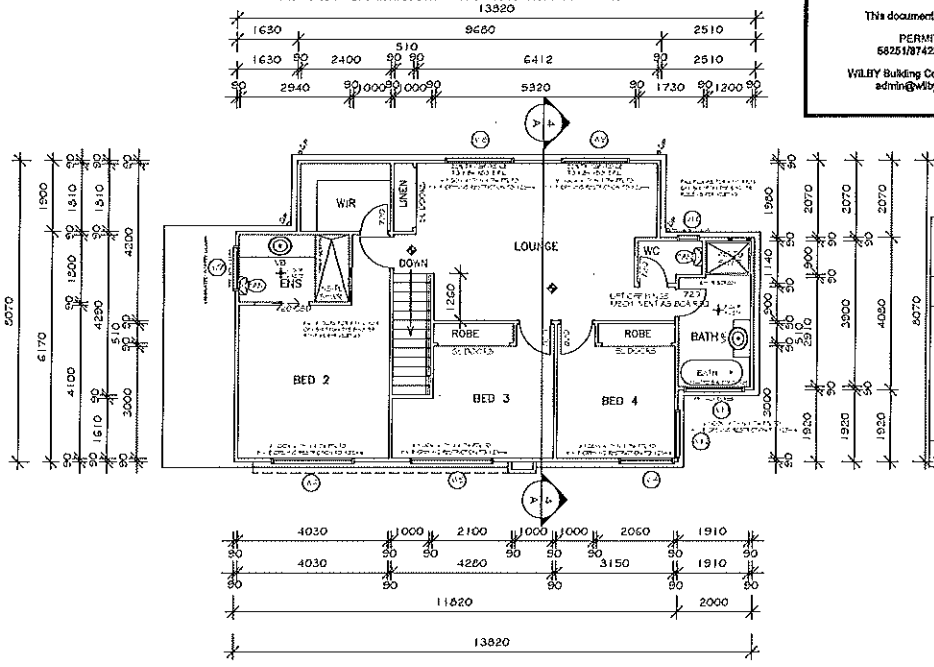

FIRST FLOOR PLAN

NORTH

No	REVISION DESCRIPTION	BY	DATE
A	ADD DECKING	LK	16/03/17
B	UPDATE ELEVATIONS	LK	05/11/17
C	UPDATE ELEVATIONS	LK	01/10/19
D	REVISE PLANS	APC	18/3/20
E	UPDATE PLANS	LK	23/07/21
F	UPDATE PLANS	LK	01/09/21
G	ADD NOTES	LK	27/05/22
H			

DATE: 13/11/16

PROPOSED TOWN HOUSES
FOR : ELLA Pty. Ltd.
AT : 4 LORNE TERRACE, FLORA HILL

REF. LORNE-TR2 | SHEET 2 OF 17 | SCALE 1:100

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ELEVATIONS

Building Regulations 2018

This document forms part of

PERMIT NO:
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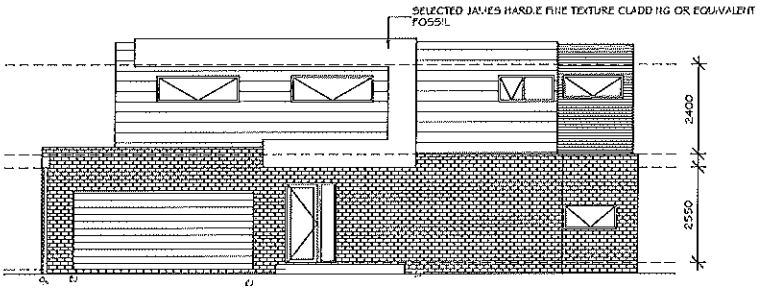
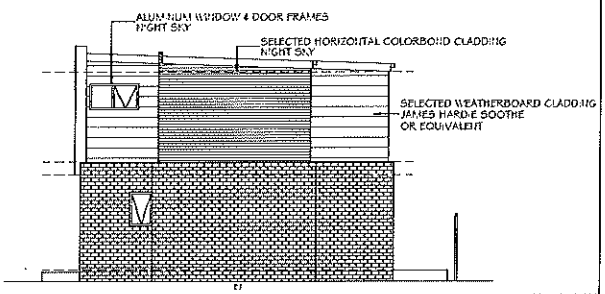
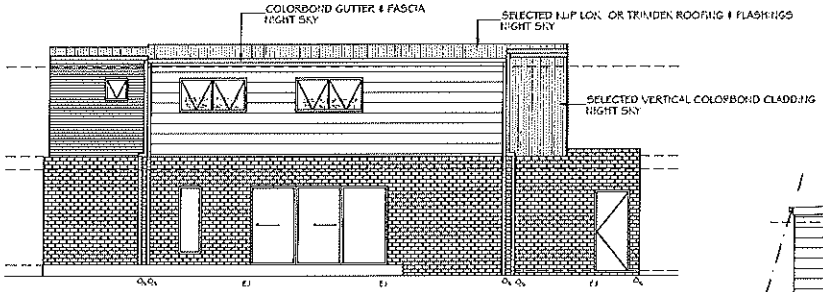


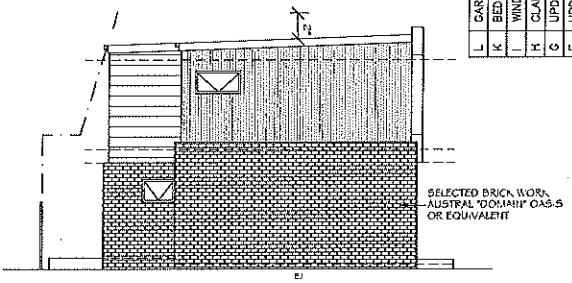
WEST (FRONT) ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

No	REVISION DESCRIPTION	BY	DATE
L	GARAGE D/P	LK	03/05/22
K	BED 4 WINDOWS	LK	06/04/22
I	WINDOWS	LK	30/03/22
H	CLADDING NOTES	LK	22/10/21
G	UPDATE COLOURS	LK	20/08/21
F	UPDATE PLANS	LK	23/07/21
			DATE: 13/11/16
A	ADD DECKING	LK	16/03/17
B	UPDATE ELEVATIONS	LK	08/11/17
C	UPDATE ELEVATIONS	LK	01/10/19
D	REVISE PLANS	APC	18/3/20

PROPOSED TOWN HOUSES
FOR : ELLA Pty. Ltd.
AT : 4 LORNE TERRACE,
FLORA HILL

REF.	SHEET	SCALE	COPYRIGHT
LORNE-TR	3 OF 17	1:100	CHECKED BY: K. NANCARROW REG No: DP-AD349

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All structural timber elements to be treated against attack from termites in accordance with AS3660.1 i.e. T2, BluePine, LOSP or the like

TRUSS DESIGN AND LAYOUT TO BE PROVIDED TO THE RELEVANT BUILDING SURVEYOR FOR REVIEW AND APPROVAL SEVEN (7) DAYS PRIOR TO THE FRAME INSPECTION

SECTION A–A

Energy Rating Note:

1. R2.5 insulation to be installed to all external walls, typ.
2. R5.0 insulation to be installed to the ceiling above roof system of building.
3. Concrete Slab to Ground Floor, R2.5 insulation to front four slabs.
4. Insulation required to garage, min R2.5 insulation to all walls adjoining garage and habitable.
5. External Doors to Garage to be weatherstripped.
6. All windows and glass doors
7. Solar hot water service
8. Seal all gaps and cracks
9. All roof ventilation to be sealed
10. Colorbond Cladding - selected dark colour slightly
11. Colorbond Roofing - selected dark colour slightly
12. All windows and doors to be selected with low E glass
13. External Brickwork - selected light colour to avoid dark colours

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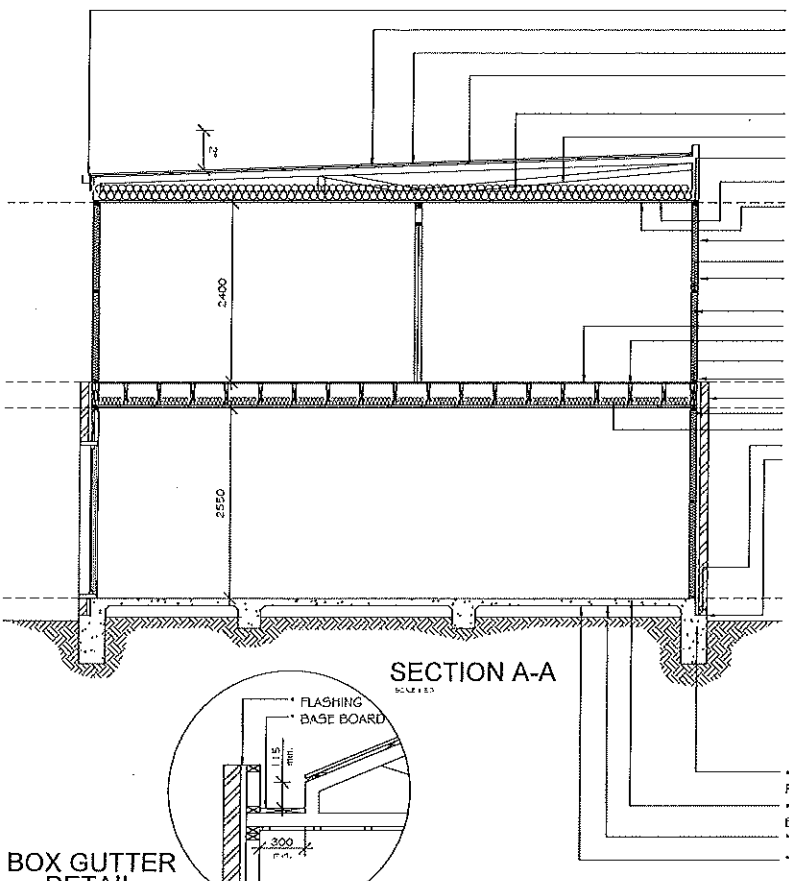
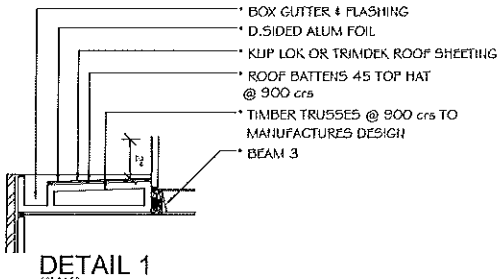


SECTION A-A



DETAIL 1

BOX GUTTER DETAIL

No	REVISION DESCRIPTION	BY	DATE: 13/11/16 DATE
A	ADD SECTION	LK	23/07/21
B	TIMBER SIZING	LK	22/10/21
C	ADD DETAIL 1	LK	03/05/22
D	ADD NOTES	LK	27/05/23

PROPOSED TOWN HOUSES
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AT : 4 LORNE TERRACE,
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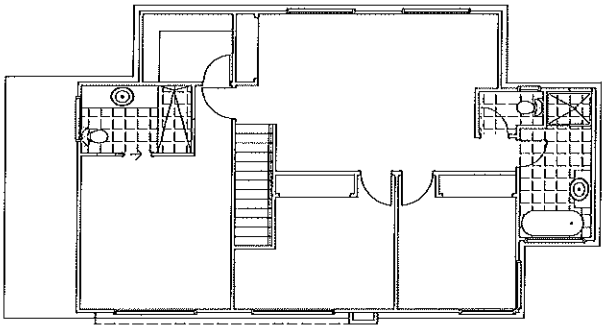
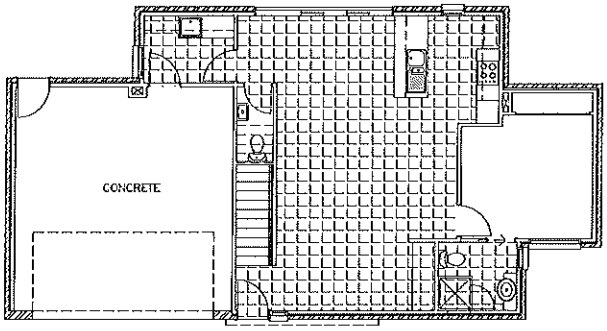
FLOOR COVERINGS PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

FLOORING LEGEND

- TILES
- CARPET
- HARDWOOD

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No	REVISION DESCRIPTION	BY	DATE
A	ADD FLOOR COVERING	LK	23/07/21
B	GROUND FLOOR	LK	30/03/22
C	FIRST FLOOR	LK	06/04/22

DATE: 13/11/16

PROPOSED TOWN HOUSES
FOR : ELLA Pty. Ltd.
AT : 4 LORNE TERRACE,
FLORA HILL

REF. LORNE-TR | SHEET 5 OF 17 | SCALE 1:100 | COPYRIGHT CHECKED BY, K. NANCARROW REG No: DP-AD349

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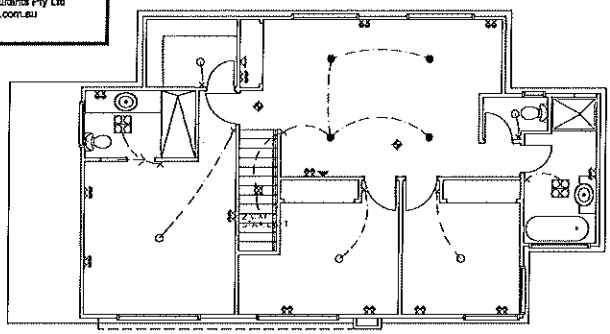
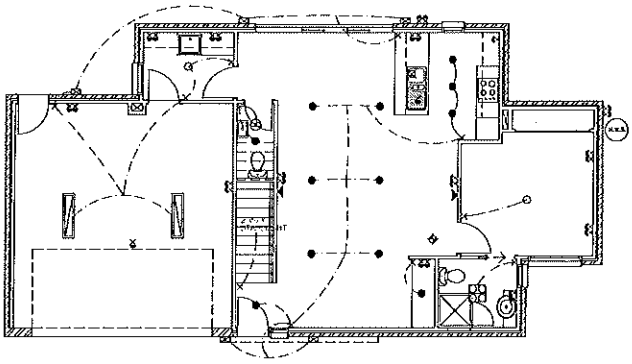


FIRST FLOOR PLAN



GROUND FLOOR PLAN

NOTE:
IC RATED SEALED DOWN LIGHTS TO BE COVERED WITH INSULATION.

ELECTRICAL PLAN

ELECTRICAL LEGEND

- LED LIGHT
- SINGLE GPO
- DOUBLE GPO
- LIGHT SWITCH
- METER BOX
- EXHAUST FAN
- LED DOWN LIGHT
- HOT WATER SERVICE
- SPOT LIGHT
- WALL MOUNTED LIGHT
- PENDANT LIGHT
- SMOKE DETECTOR
- DOOR BELL
- HEATING OUTLET
- ELECTRICAL WIRE
- TELEPHONE
- TELEVISION
- WALL FURNICE
- MIRROR LIGHT
- 2*40W FLURO LIGHT
- EXTERNAL WALL LIGHT
- 4 GLOBE HEAT LAMP

FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS

(a) AN EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF—
(i) 25 L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND
(ii) 40 L/S FOR A KITCHEN OR LAUNDRY.

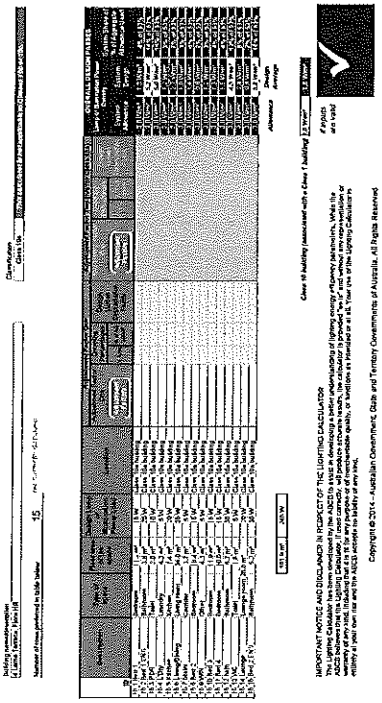
(b) EXHAUST FROM A BATHROOM, SANITARY COMPARTMENT, OR LAUNDRY MUST BE DISCHARGED—
(i) DIRECTLY OR VIA A SHAFT OR DUCT TO OUTDOOR AIR; OR
(ii) TO A ROOF SPACE THAT IS VENTILATED IN ACCORDANCE WITH 3.8.7.4.

VENTILATION OF ROOF SPACES

(a) WHERE AN EXHAUST SYSTEM COVERED BY 3.8.7.3 DISCHARGES INTO A ROOF SPACE, THE ROOF SPACE MUST BE VENTILATED TO OUTDOOR AIR THROUGH EVENLY DISTRIBUTED OPENINGS.

(b) OPENINGS REQUIRED BY (a) MUST HAVE A TOTAL UNOBSTRUCTED AREA OF 1/150 OF THE RESPECTIVE CEILING AREA IF THE ROOF PITCH IS MORE THAN 22°, OR 1/300 OF THE RESPECTIVE CEILING AREA IF THE ROOF PITCH IS NOT MORE THAN 22°.

(c) 1/3 OF THE TOTAL UNOBSTRUCTED AREA REQUIRED BY (b) MUST BE LOCATED NOT MORE THAN 900 MM BELOW THE RIDGE OR HIGHEST POINT OF THE ROOF SPACE, MEASURED VERTICALLY, WITH THE REMAINING REQUIRED AREA PROVIDED BY EAVE VENTS.



No	REVISION DESCRIPTION	BY	DATE
A	ADD ELECTRICAL	LK	23/07/21
B	GROUND FLOOR	LK	30/03/22
C	FIRST FLOOR	LK	06/04/22
D	ADD LIGHTING CALC.	LK	17/06/22

DATE: 13/11/16

PROPOSED TOWN HOUSES
FOR : ELLA Pty. Ltd.
AT : 4 LORNE TERRACE,
FLORA HILL

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FIRST FLOOR SUB-FLOOR LAYOUT

BRICK LINTELS FOR GROUND FLOOR SUPORTING SECOND FLOOR		
	OPENING	BRICK LINTEL
BL2	1000	100x100x6 GALINTEL
BL3	1200	100x100x6 GALINTEL
BL4	1500	100x100x6 GALINTEL
BL5	1800	100x100x6 GALINTEL
BL6	2100	100x100x6 GALINTEL
BL7	2400	150x100x6 GALINTEL
BL8	3600	150x100x6 GALINTEL

STEEL SCHEDULE

OPENING	REF
-> 2400	100*100*6 GAL LINTEL
2400 - 3600	150*100*6 GAL LINTEL

STEEL & TIMBER MEMBER SCHEDULE	
MARK	SECTION
B2	300PFC + 10mm PLATE
B3	310UB 40.4
B1	360x63 LVL
L1	150PFC + 10mm plate
L2a	130x45 LVL
L2b	90x45 LVL
C1	89x89x3.5 SHS

MEMBER SCHEDULE			
Mark		Size Required	Description
B1			Designed by others see engineers design
B2			Designed by others see engineers design
B3			Designed by others see engineers design
B4		150x65 18 SmartLam GL18S	Lintel - Lower Storey Lintel Supporting LBW (Single Span) Span of 1.67 mm Installation Requirements 1) Multiple members shall be laminated together as per detail LB1, LB2 or LB3. 2) Lintel shall be installed & fixed down in accordance to AS1684 or SmartLVL design guides Bearing length = 35 mm
FJG1		Floor Joists	Designed by others see engineers design
L1		300x65 18 SmartLam GL18S	Lintel - Lower Storey Lintel Supporting LBW (Single Span) Lintels 3.68m Span of 3.63 mm Timber is LOOP Tracker (1x3) Installation Requirements 1) Multiple members shall be laminated together as per detail LB1, LB2 or LB3. 2) Lintel shall be installed & fixed down in accordance to AS1684 or SmartLVL design guides Bearing length = 35 mm
L2		150x65 18 SmartLam GL18S	Lintel - Lower Storey Lintel Supporting LBW (Single Span) Lintels 1m Span of 1.62 mm Installation Requirements 1) Multiple members shall be laminated together as per detail LB1, LB2 or LB3. 2) Lintel shall be installed & fixed down in accordance to AS1684 or SmartLVL design guides Bearing length = 35 mm

INTERNAL LOAD BEARING WALLS

— — BEAMS WITH 2/90x45 MGP 10 STUDS LOCATED EACH END

- - - FLOOR JOISTS SJ36058 SmartJoist @ 450 ctrs

NOTE:
DO NOT SCALE THIS DRAWING.
SEE ARCHITECTURAL

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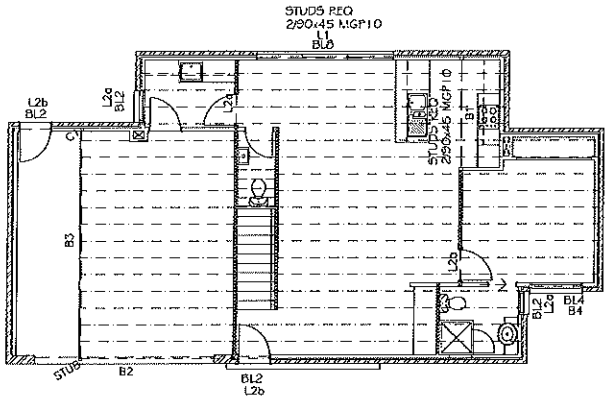

GROUND FLOOR PLAN

No	REVISION DESCRIPTION	BY	DATE
A	ADD S/F LAYOUT	LK	23/07/21
B	ALTER BEAMS	LK	20/08/21
C	ALTER LAYOUT	LK	22/10/21
D	ALTER BEAM SIZE	DL	22/10/21

DATE 13/11/16

PROPOSED TOWN HOUSES
FOR : ELLA Pty. Ltd.
AT : 4 LORNE TERRACE,
FLORA HILL

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LORNE-TRC	7 OF 16	1:100	

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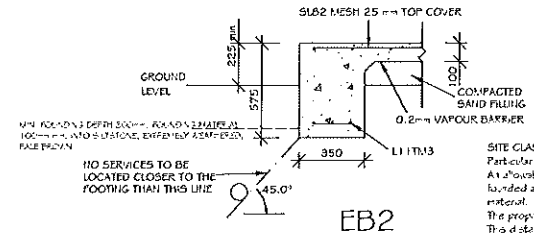
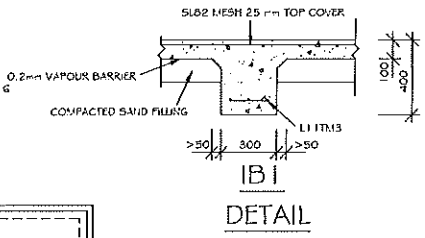


EB2 DETAIL

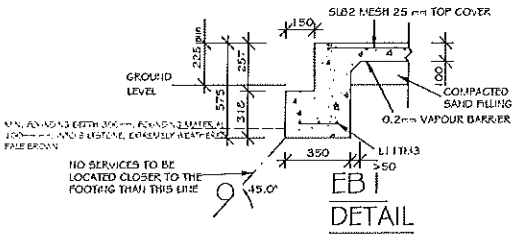
SITE CLASSIFICATION: commissioned Geotechnical Testing ServicesReport number: 16C.0090 – Lot 6
Particular attention should be paid to the design of footings as required by AS2870 – 2011.
An allowable bearing pressure of 100kPa is suitable for edge beams, strips and stump footings founded as above. All foundations should extend a minimum of 100mm into the above founding material.
The proposed dwelling should be located a minimum distance of 1 x the mature height of all trees. This distance can be increased by 50 % for groups or lines of trees. If this distance is impaled then the size and distance from the dwelling of the tree(s) needs to be taken into account when designing the foundation

NOTE:
DO NOT SCALE THIS DRAWING.
SEE ARCHITECTURAL

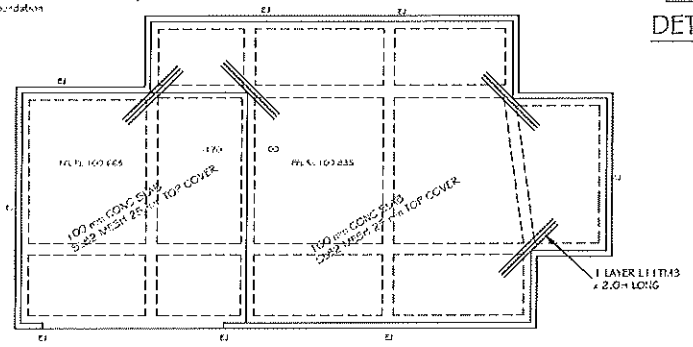
SLAB PLAN

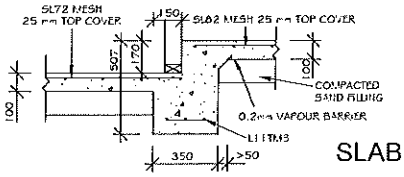


IB1 DETAIL



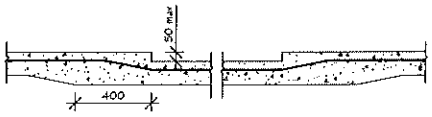
EB1 DETAIL



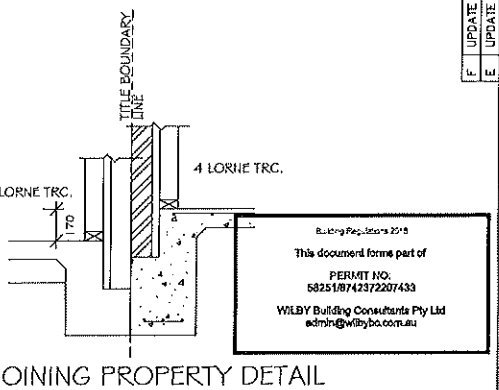


GSB1 DETAIL

SLAB PLAN
CLASSIFICATION M-D
MIN. FOUNDING DEPTH 300mm, FOUNDING MATERIAL 100mm min. INTO SILTSTONE, EXTREMELY WEATHERED, PALE BROWN MODERATELY HARD



FLOOR RECESS DETAIL



ADJOINING PROPERTY DETAIL

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WILBY Building Consultants Pty Ltd
admin@wilbybc.com.au

No	REVISION DESCRIPTION	BY	DATE
	DATE: 13/11/16		
A	ADD SLAB & DETAILS	LK	23/07/21
B	ALTER LAYOUT	LK	22/10/21
C	UPDATE BEAMS	LK	06/04/22
D	UPDATE BEAMS	LK	03/05/22
E	UPDATE BEAMS	LK	15/06/22
F	UPDATE MESH	LK	25/06/22

PROPOSED TOWN HOUSES
FOR : ELLA Pty. Ltd.
AT : 4 LORNE TERRACE, FLORA HILL

REF. LORNE--TR
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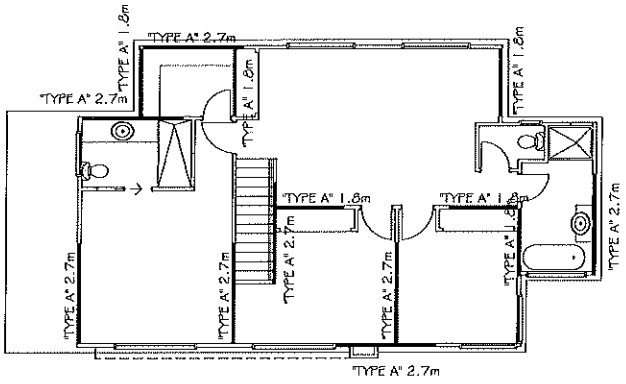
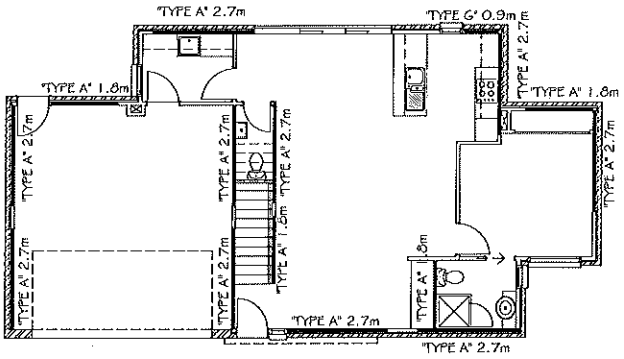
BRACING PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

GROUND FLOOR
BRACING REQUIRED
WIND DIRECTION NORTH-SOUTH

BRACING TYPE	kN/m	LENGHT METERS	TOTAL kN
A	0.6	15.3	12.24
BRICK WALLS	6.5	2.5	25 kN
TOTAL RESISTANCE			37.24 kN
REQUIRED RESISTANCE			26.47 kN

FIRST FLOOR
BRACING REQUIRED
WIND DIRECTION NORTH-SOUTH

BRACING TYPE	kN/m	LENGHT METERS	TOTAL kN
A	0.6	13.5	10.8
TOTAL RESISTANCE			10.8 kN
REQUIRED RESISTANCE			7.5 kN

GROUND FLOOR
BRACING REQUIRED
WIND DIRECTION EAST-WEST

BRACING TYPE	kN/m	LENGHT METERS	TOTAL kN
A	0.6	27.9	22.32
G	3.4	0.9	3.06
BRICK WALLS	3.5	11.25 kN	
TOTAL RESISTANCE			37.03 kN
REQUIRED RESISTANCE			34.23 kN

FIRST FLOOR
BRACING REQUIRED
WIND DIRECTION EAST-WEST

BRACING TYPE	kN/m	LENGHT METERS	TOTAL kN
A	0.6	24.3	19.44
TOTAL RESISTANCE			19.44 kN
REQUIRED RESISTANCE			7.3 kN

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No	REVISION DESCRIPTION	BY	DATE
A	ADD BRACING	LK	23/07/21
B	GROUND FLOOR	LK	30/03/22
C	FIRST FLOOR	LK	06/04/22

DATE: 13/11/18

PROPOSED TOWN HOUSES
FOR : ELLA Pty. Ltd.
AT : 4 LORNE TERRACE,
FLORA HILL

REF. LORNE--TRp9 | SHEET OF 17 | SCALE 1:100 | COPYRIGHT

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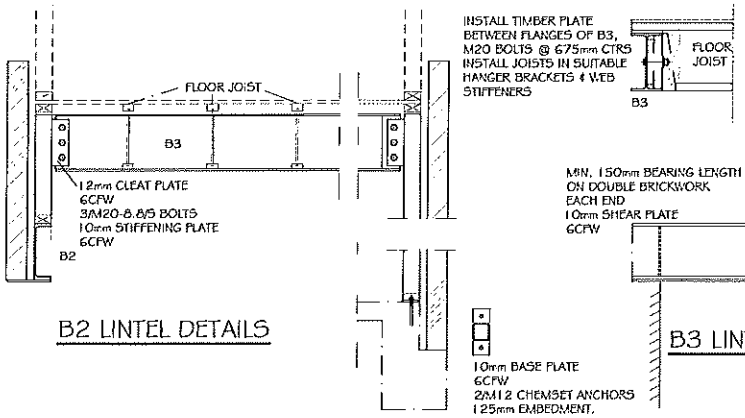
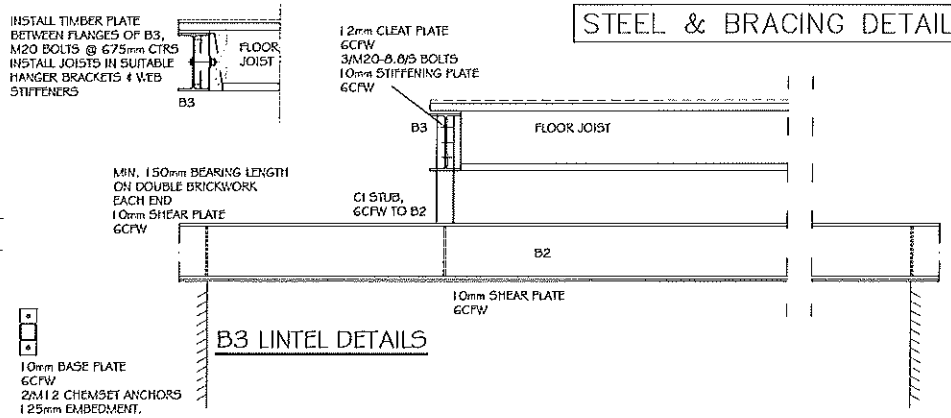
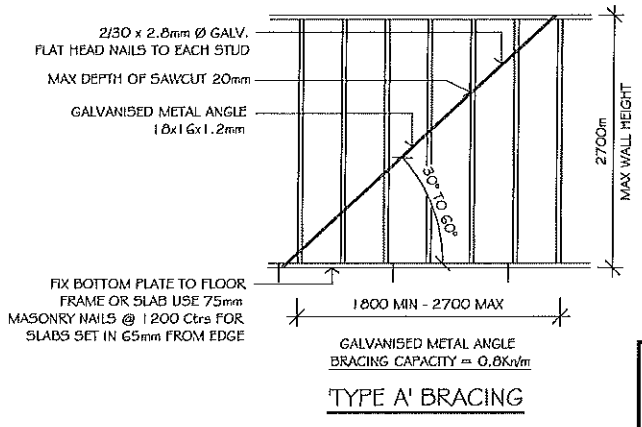
STEEL & BRACING DETAILS



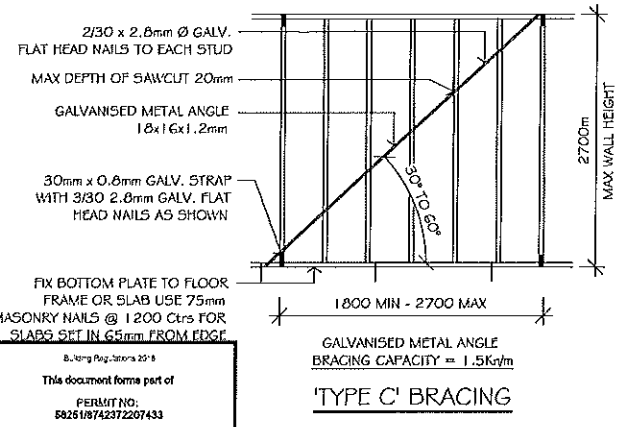
B2 LINTEL DETAILS



B3 LINTEL DETAILS



'TYPE A' BRACING



'TYPE C' BRACING

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NOTE:

FOR SINGLE STOREY OR UPPER STOREY OF TWO-STOREY CONSTRUCTION, THE MAXIMUM DISTANCE BETWEEN BRACED WALLS AT RIGHT ANGLES TO THE BUILDING LENGTH OR WIDTH SHALL NOT EXCEED 9000 MM FOR WIND CLASSIFICATIONS UP TO N2. FOR WIND CLASSIFICATIONS GREATER THAN N2, SPACING SHALL BE IN ACCORDANCE WITH TABLE 8.20 AND TABLE 8.21 FOR THE RELEVANT WIND CLASSIFICATION, CEILING DEPTH AND ROOF PITCH.

N2 WIND CLASSIFICATION

BRACING TYPES A, B, C & D AS PER TABLE 8.18 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION AS 1684.2-2010 PART 2 NON-CYCLONIC AREAS.

No	REVISION DESCRIPTION	BY	DATE
A.	ADD DEMS	LK.	23/07/21
B.	ADD STEEL DETAILS	CL	6/08/22

DATE: 13/11/16

PROPOSED TOWN HOUSES
FOR : ELLA Pty. Ltd.
AT : 4 LORNE TERRACE,
FLORA HILL

REF: LORNE.TRC | SHEET: 10 OF 14 | SCALE: 1:100 | COPYRIGHT

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SITE PLAN

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NOTE:
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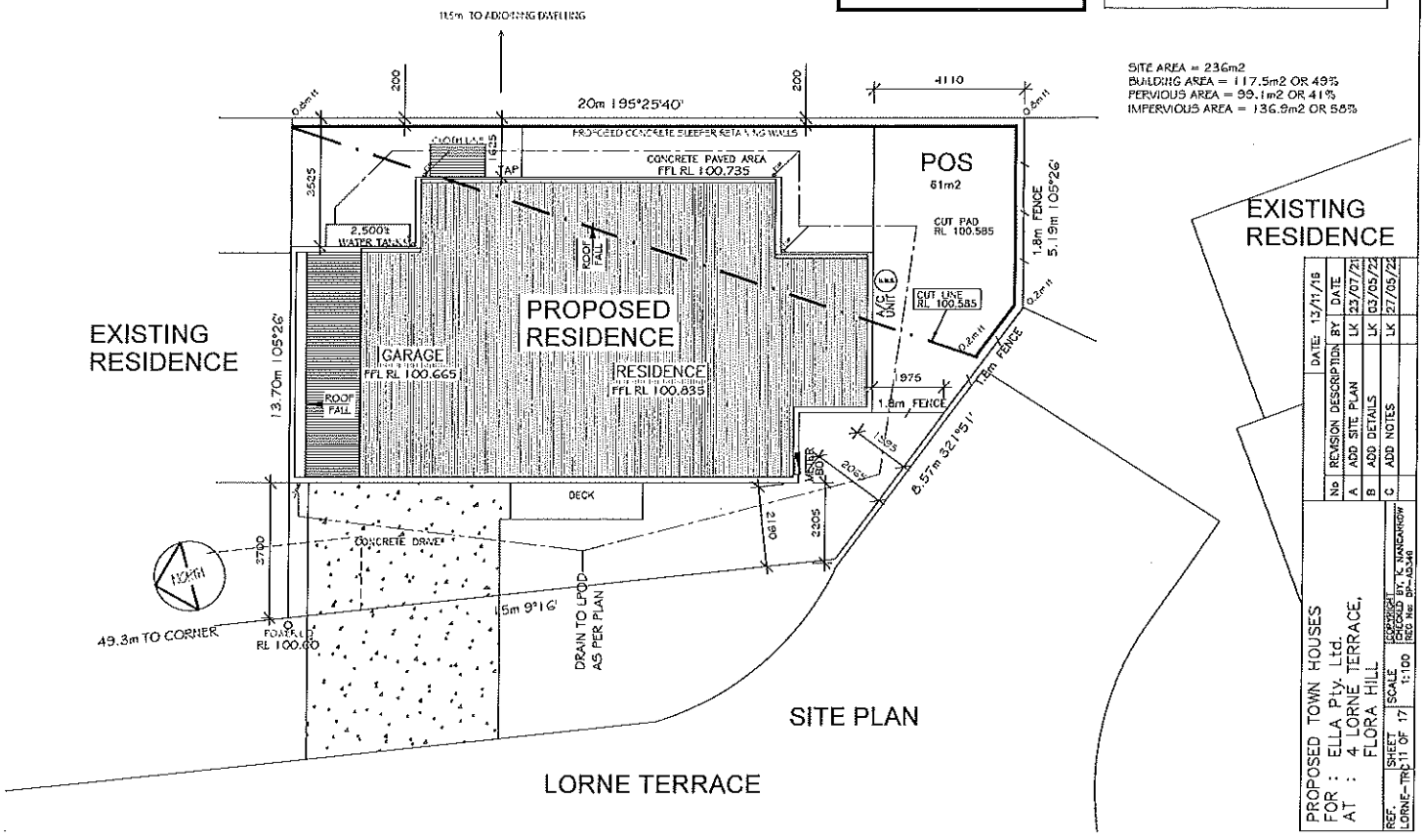
SITE AREA = 236m2
BUILDING AREA = 117.5m2 OR 49%
PERVIOUS AREA = 99.1m2 OR 41%
IMPERVIOUS AREA = 136.9m2 OR 58%



No	REVISION DESCRIPTION	BY	DATE
A	ADD SITE PLAN	LK	23/07/21
B	ADD DETAILS	LK	03/05/22
C	ADD NOTES	LK	27/05/22

DATE: 13/11/16

PROPOSED TOWN HOUSES
FOR : ELLA Pty. Ltd.
AT : 4 LORNE TERRACE,
FLORA HILL

REF. LORNE-TR | SHEET 11 OF 17 | SCALE 1:100 | COPYRIGHT CHECKED BY: K. NANCARROW REG No: DP-AD340

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GENERAL NOTES

GENERAL NOTES

1. I. ANY DISCREPANCIES OR CONFLICTING NOTATIONS ON THESE DRAWINGS ARE TO BE REFERRED TO THE DESIGNER FOR CLARIFICATION BEFORE PROCEEDING WITH ANY WORK.
2. DO NOT SCALE DRAWINGS, FIGURED DIMENSIONS TO TAKE PREFERENCE.
3. THE BUILDER SHALL CHECK ALL LEVELS, SOIL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.
4. ALL WORK TO COMPLY WITH THE CURRENT RELEVANT SAA CODES, BY-LAWS, THE BUILDING CODE OF AUSTRALIA.
5. GENERALLY COMPLY WITH:
AS. 1684 - LIGHT TIMBER FRAMING CODE.
AS. 1288 - 2006 - GLASS INSTALLATION CODE.
AS. 2870 - 2011 - RESIDENTIAL SLABS AND FOOTING CODE
AS. 3700 - BRICKWORK CODE.
6. SMOKE DETECTORS TO BE FITTED AND CONNECTED TO MAINS WITH BATTERY BACK-UP, AS 3786.
7. REFER TO SOIL REPORT FOR CORRECT FOUNDING DEPTHS AND PROCEDURES.
8. GLASS SIDE PANELS WITH IN 300mm OF A DOORWAY, LESS THAN 1200mm FROM THE FLOOR LEVEL AND GREATER THAN 0.5m2 IN AREA IS TO BE GRADE A SAFETY GLAZING IN ACCORDANCE WITH AS. 1288-2006. GLAZING LESS THAN 2000mm ABOVE THE BASE OF THE SHOWER AND WITHIN 500mm OF THE SHOWER ENCLOSURE IS TO BE SAFETY GLASS IN ACCORDANCE WITH THE ABOVE STANDARDS.
9. TREADS 240mm AND RISERS 190max with 125max GAP IF OPEN TREADS. HANDRAILS 1000mm AT LANDINGS 865mm AT STEPS, 125mm BETWEEN RAILS MUST COMPLY TO PART 3.9.1, OF BUILDING CODE OF AUSTRALIA.
10. THE BUILDER SHALL PROVIDE DAMPCOURSE THROUGHOUT ALL NEW WORKS. COMPLIANT WITH AS/NZ 2904:1995
11. CERAMIC WALL TILING TO BE LAYED OVER 6.0mm VILLA BOARD SHEET OR WATER RESISTANT PLASTERBOARD.
. TO 300mm ABOVE KITCHEN SINK, HAND BASINS, LAUNDRY TROUGH AND BATH.
. 1800mm ABOVE BASE TO ALL WALLS OF SHOWER
12. ALL CONTROL JOINTS AS ENGINEERS DESIGN (BCA 3.3.1.6)
13. CONSTRUCTION OF SANITARY COMPARTMENTS TO COMPLY WITH PART 3.8.3.3 OF THE B.C.A.
14. TERMITE TREATMENT TO BE IN ACCORDANCE WITH AS 3660

ALL STORMWATER PIPES TO BE 90mm Ø PVC @ 1 in 80 mm FALL AND TO DISCHARGE TO EXISTING STORMWATER SYSTEM TO COUNCIL & OTHER REQUIREMENTS

THE SURFACE OF THE GROUND ADJACENT THE DWELLING IS TO BE GRADED TO FALL 50mm AWAY FROM THE DWELLING OVER A DISTANCE OF 1.0m

STORM AND SURFACE WATER FROM THE BASE OF THE SITE CUT AND FROM THE BASE OF ANY FILLED AREA IS TO BE COLLECTED BY AN APPROVED DRAINAGE SYSTEM AND CONVEYED TO A LEGAL POINT OF DISCHARGE.

PROVIDE A SOLAR WATER HEATING SYSTEM INSTALLED IN ACCORDANCE WITH THE PLUMBING REGULATIONS 2008

LAMINATED SAFETY GLASS
IS REQUIRED FOR WINDOWS WITH IN 2000mm OF THE BASE OF THE BATH OR WITHIN 500mm OF A SHOWER COMPARTMENT

NOTE: THE DWELLING IS DEEMED TO BE LOCATED IN AN AREA WHICH IS SUBJECT TO TERMITE INFESTATION, THEREFORE THE DWELLING MUST BE PROTECTED IN ACCORDANCE WITH THE PROVISIONS OF AS 3660.1 SECTION 3.1.3 OF THE B.C.A. 2016

NOTE: IF FOOTING ARE IN FILLING, ALL FILLING IS TO BE REMOVED DOWN TO AND 150 mm INTO NATURAL UNDISTURBED CLAY SURFACE AND BACKFILLED WITH 15 MPa MASS CONC TO UNDERSIDE OF FOOTINGS

NOTE: ALL NEW BRICKWORK IS TO BE ARTICULATED AS PER THE METHOD GIVEN IN CEMENT & CONCRETE ASSOCIATION OF AUSTRALIA PUBLICATION, "ARTICULATED WALLING" - TECHNICAL NOTE 61 OR THE EQUIVALENT.

PROTECTIVE COATINGS TO STEEL WORK
ALL STEEL WORK SHALL HAVE
2 COATS OF ALKYD OR GLOSS, OR
HOT DIP GALVANIZED 300g/m2, OR
LINTELS IN MASONRY WITHIN 1km
FROM COAST 600g/m2

STEEL SCHEDULE

OPENING	REF
-> 2400	100*100*6 GAL LINTEL
2400 - 3600	150*100*6 GAL LINTEL

NOTE: PROVIDE CAVITY FLASHING AND WEEP HOLES TO THE EXTERNAL WALLS OF THE DWELLING AS REQUIRED BY PART 3.3.4 OF THE BUILDING CODE OF AUSTRALIA. THE WEEP HOLES ARE TO BE ABOVE THE CAVITY FLASHING AT NOT MORE THAN 1.2 METRES CENTRES.

NOTE: G.L. = GROUND LEVEL
F.F.L. = FINISHED FLOOR LEVEL

KDHW TIMBER CLOSED TREAD STAIR, RAILS, 15mm SS TUBE, M/D POSTS 40mm, SS TUBE, TOP RAILS, 40mm TUBE, END POSTS 90x90 KDHW, HOT DIP FINISH

CONDENSATION MANAGEMENT
SARKING IS CONSIDERED TO BE A PUABLE BUILDING MEMBRANE. ALL PUABLE BUILDING MEMBRANES MUST COMPLY WITH AS/NZS 4200.1 AND BE INSTALLED IN ACCORDANCE WITH AS 4200.2. IN CLIMATE ZONES 6, 7 AND 8 PUABLE MEMBRANES MUST BE VAPOUR PERMEABLE TO ASSIST IN THE TRANSFER OF MOISTURE FROM THE INTERNAL TO THE EXTERNAL ENVIRONMENT. THIS RECOGNISES THE HIGHER LEVEL OF RISK ASSOCIATED WITH THE BUILD-UP OF INTERNAL MOISTURE IN COLDER CLIMATES PARTICULARLY DUE TO THE INADEQUATE VENTILATION OF INTERNAL SPACES. ANY PUABLE BUILDING MEMBRANE MUST BE INSTALLED WITH SUITABLE PROVISION TO ALLOW FOR THE DRAINAGE OF ACCUMULATED CONDENSATE TO A DRAINAGE POINT EXTERNAL TO THE WALL.
WHERE A PUABLE BUILDING MEMBRANE IS NOT INSTALLED A DRAINED CAVITY MUST BE INSTALLED.
A KITCHEN, BATHROOM, TOILET AND LAUNDRY EXHAUST FAN MUST ACHIEVE SPECIFIED MINIMUM AIRFLOW RATES. REQUIRING HIGHER MINIMUM AIRFLOW RATES FOR KITCHENS AND LAUNDRIES RECOGNISES THE POTENTIAL FOR MUCH GREATER AIR MOISTURE IN THE ROOM AND THEREFORE THE INCREASED RISK OF CONDENSATION. THIS PROVISION ALSO REQUIRES THAT THE SPECIFIED EXHAUSTS DISCHARGE TO THE EXTERNAL ENVIRONMENT OR INTO A VENTILATED ROOF SPACE AS SPECIFIED.
A ROOF SPACE MUST BE VENTILATED WHERE EXHAUSTS ARE DISCHARGED DIRECTLY INTO IT. THE PROVISIONS REGULATE THE MINIMUM UNOBSTRUCTED VENTED AREAS AND LOCATIONS RELATIVE TO THE PITCH OF THE ROOF, PROVIDING REGULARLY DISTRIBUTED VENTS AT BOTH UPPER AND LOWER LEVELS ASSISTS IN PROVIDING ADEQUATE CROSS FLOW VENTILATION.

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			DATE 13/11/15
A	ADD NOTES	LK	23/07/21
B	ADD NOTES	LK	01/09/21
C	ADD NOTES	LK	30/03/22
D	ADD NOTES	LK	27/05/22

PROPOSED TOWN HOUSES
FOR : ELLA Pty. Ltd.
AT : 4 LORNE TERRACE,
FLORA HILL

REF. LORNE-TR
SHEET 12 OF 17
SCALE 1:100
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GENERAL NOTES

EXTERNAL GLAZING SCHEDULE						
NO.	LOCATION	TYPE	U VALUE	SHGC	HEIGHT	WIDTH
W1	LDRY	ESS Awning 52 SG 4mmClr	6.02	0.78	850	600
D1	LIVING	Al Sliding Door SG 4Clr	6.34	0.75	2100	3660
W2	BED 1	SG Fixed Lite (67mm) SG 4Clr	6.02	0.78	650	1410
W3	ENS (BED1)	ESS Awning 52 SG 4mmClr	6.02	0.78	900	600
W4	BED 4	ESS Awning 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	700	1490
W5	BED 3	ESS Awning 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	700	2200
W6	BED 2	ESS Awning 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	700	2200
W7	ENS (BED2)	ESS Awning 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	600	1200
W8	LOUNGE	ESS Awning 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	900	1810
W9	LOUNGE	ESS Awning 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	900	1810
W10	W.C	ESS Awning 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	600	600
W11	BATH	ESS Awning 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	600	1600
W12	BED 4	ESS Awning 52 SG 4mmClr OPENING RESTRICTION TO 125mm	6.02	0.78	700	1200
W13	KITCHEN	SG Fixed Lite (67mm) SG 4Clr	6.02	0.78	1800	600

ENERGY RATING NOTE:
1. MIN R2.5 INSULATION AND SINGLE SIDED SISALATION TO ALL EXTERNAL WALLS EXCLUDING GARAGE
2. MIN R6.0 INSULATION AND SINGLE SIDED SISALATION TO CEILING ADJOINING ROOF SPACES ONLY EXCLUDING GARAGE
3. CONCRETE SLAB TO GROUND FLOOR, R2.5 INSULATION TO FIRST FLOOR JOISTS
4. NO INSULATION REQUIRED TO GARAGE, MIN R2.5 INSULATION TO STUD WALLS SEPARATING GARAGE AND RESIDENCE
5. EXTERNAL DOORS TO RESIDENCE TO BE WEATHERSTRIPPED
6. ALUMINIUM WINDOW FRAMES WITH STANDARD SINGLE GLAZING TO ALL WINDOWS AND GLASS DOORS
7. SOLAR HOT WATER SERVICE
8. SEAL ALL GAPS AND CRACKS
9. ALL EXHAUST FANS/DOMELIGHTS/TASTICS TO BE SEALED
10. COLORBOND CLADDING IN SELECTED 'DARK' COLOUR 'LIGHT SKY'
11. COLORBOND ROOFING IN SELECTED 'DARK' COLOUR 'LIGHT SKY'
12. ALUMINIUM WINDOW FRAMES IN SELECTED 'DARK' COLOUR 'MONUMENT'
13. EXTERNAL BRICKWORK SELECTED 'MEDIUM' COLOUR 'AUSTRAL DOMAIN HAVEN'

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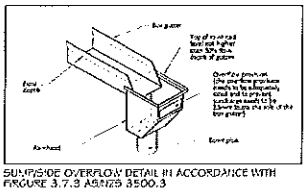

SUMPSIDE OVERFLOW DETAIL IN ACCORDANCE WITH FIGURE 3.7.3 AS/NZS 3500.3

BUSH FIRE ATTACK LEVEL
BAL-12.5
REPORT Ref. No. 21197-No.6
CONSTRUCTION REQUIREMENTS (AS PER REPORT)

A. SUB FLOOR SUPPORTS: NO SPECIAL CONSTRUCTION REQUIREMENTS
B. FLOORS: NO SPECIAL CONSTRUCTION REQUIREMENTS
C. EXTERNAL WALLS: NON-COMBUSTIBLE MATERIAL
PARTS LESS THAN 400MM ABOVE GROUND OR DECKS ECT TO BE OF NON-COMBUSTIBLE MATERIAL OR 6MM FIBRE CEMENT CLAD OR BUSHFIRE RESISTANT/NATURALLY FIRE RESISTANT TIMBER.
ALL JOINTS IN EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED TO PREVENT GAPS GREATER THAN 3MM. VENTS AND WEEPHOLES IN EXTERNAL WALLS SHALE BE SCREENED WITH MESH WITH A MAX. APERTURE OF 2MM, MADE OF COOROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM, EXCEPT WHERE THE VENTS AND WEEPHOLES ARE LESS THAN 3 MM (SEE CLAUSE 3.6), OR ARE LOCATED IN AN EXTERNAL WALL OF A SUBFLOOR SPCACE.

D. EXTERNAL WINDOWS: PROTECTED BY BUSHFIRE SHUTTERS OR COMPLATELY SCREENED WITH STEEL, BRONZE OR ALUMINIUM MESH OR 4MM A GRADE SAFETY GLASS OR GLASS BLOCKS WITH IN 400MM OF GROUND, DECK ETC. OPERABLE PORTION METAL SCREENED WITH FRAME OF METAL OR METAL REINFORCED PVC-U OR BUSHFIRE RESISTING TIMBER
E. EXTERNAL DOORS: PROTECTED BY BUSHFIRE SHUTTER OR SCREENED WITH STEEL, BRONZE OR ALUMINIUM MESH OR GLAZED WITH 5MM TOUGHENED GLASS, NON-COMBUSTIBLE OR 35MM SOLID TIMBER FOR 400MM ABOVE THRESHOLD, METAL OR BUSHFIRE RESISTING TIMBER FRAMED FOR 400MM ABOVE GROUND, DECKING ETC. TIGHT FITTING WITH WEATHER STRIPS AT BASE.
F. ROOFS: NON-COMBUSTIBLE COVERINGS. ROOF/WALL JUNCTION SEALED. OPENINGS FITTED WITH NON-COMBUSTIBLE EMBER GUARDS. ROOF TO BE FULLY SARKED.
G. VERANDAS/DECKS ETC: ENCLOSED SUB-FLOOR SPACE - NO SPECIAL REQUIREMENTS FOR MATERIALS EXCEPT WITHIN 400MM OF GROUND. NO SPECIAL REQUIREMENTS FOR SUPPOERING OR FRAMING. DECKING TO BE NON-COMBUSTIBLE OR BUSHFIRE RESISTANT WITHIN 300MM HORIZONTALLY AND 400MM VERTICALLY FROM A GLAZED ELEMENT.

FOR MORE DETAILS REFER TO AS 3959 2018

ROOF LINTEL SCHEDULE FOR SHEET ROOF REV 6000	
OPENING	LINTEL
1000	120x45 MGP10 90x45 F17
1200	120x45 MGP10 140x45 F17
1500	140x45 MGP10 140x45 F17
1800	140x45 MGP10 140x45 F17
2100	190x45 MGP10 190x45 F17
2400	190x45 MGP10 190x35 F17
2800	2/190x45 MGP10 2/190x35 F17

NOTES:
1. TRUSS MANUFACTURER TO CONFIRM GIRDER TRUSS LOCATIONS AND PROVIDE LINTELS/STUDS TO SUPPORT SAME.
2. PROVIDE BRACING TO ROOF/WALLS & SUB FLOOR IN ACCORDANCE WITH AS1684
3. ALL BEAMS/LINTELS ARE TO BE SUPPORTED ON 2/90x35 MGP10 STUDS U.N.O.

NOTE:
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No	REVISION DESCRIPTION	BY	DATE
A.	ADD NOTES	LK	31/05/22
	DATE: 13/11/16		

PROPOSED TOWN HOUSES
FOR : ELLA Pty. Ltd.
AT : 4 LORNE TERRACE, FLORA HILL

REF. LORNE-TR | SHEET 13 OF 17 | SCALE 1:100 | COPYRIGHT

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INTERNAL ELEVATIONS

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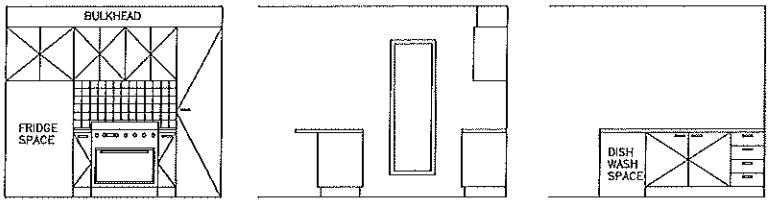
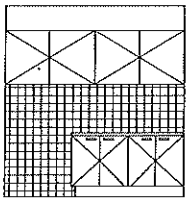
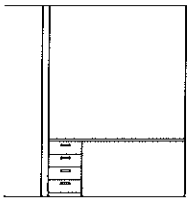


KITCHEN ELEVATIONS



L'DRY ELEVATION



STUDY ELEVATION

E	KITCHEN WINDOW	LK	30/03/22	
	DATE: 13/11/16			
No	REVISION DESCRIPTION	BY	DATE	
A	ADD DECKING	LK	16/03/17	
B	UPDATE ELEVATIONS	LK	08/11/17	
C	UPDATE ELEVATIONS	LK	01/10/19	
D	REVISE PLANS	APC	18/3/20	

PROPOSED TOWN HOUSES
FOR : ELLA Pty. Ltd.
AT : 4 LORNE TERRACE,
FLORA HILL

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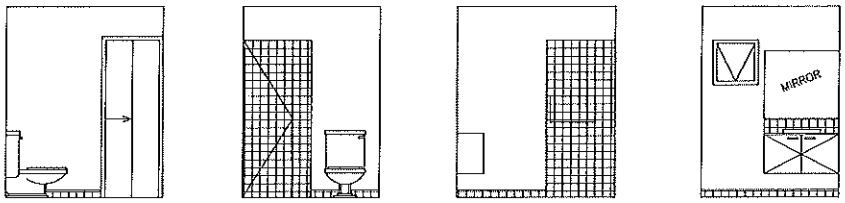
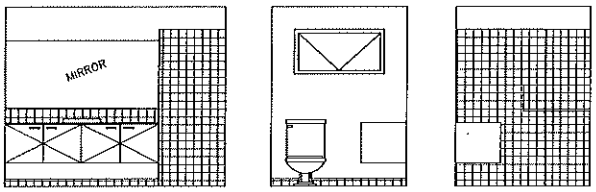


BED 1 ENS ELEVATIONS



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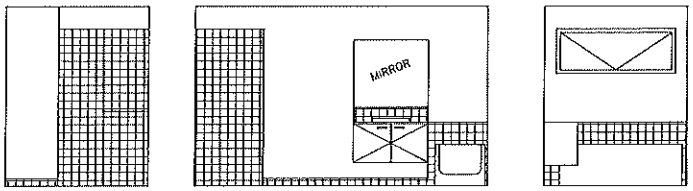

BATH ELEVATIONS

PROPOSED TOWN HOUSES
FOR : ELLA Pty. Ltd.
AT : 4 LORNE TERRACE,
FLORA HILL

DATE: 13/11/18

No	REVISION DESCRIPTION	BY	DATE
A	ADD DECKING	LK	19/03/19
B	UPDATE ELEVATIONS	LK	08/11/19
C	UPDATE ELEVATIONS	LK	01/10/19
D	REVISE PLANS	APC	18/3/20

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RETAINING WALL DETAILS

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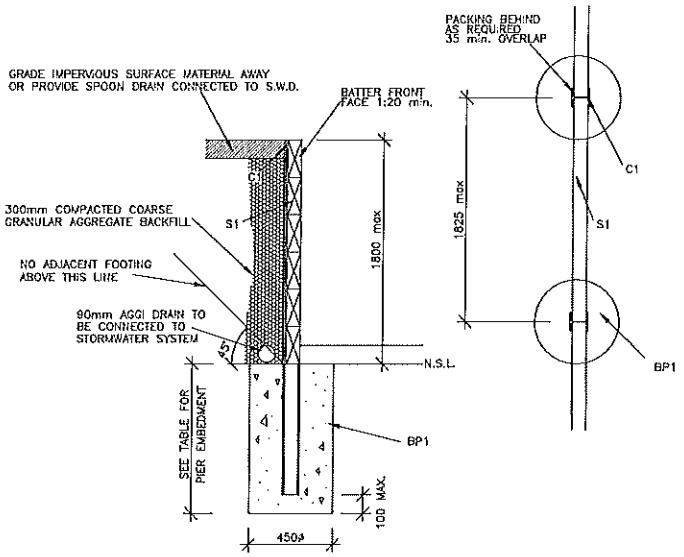

RETAINING WALL

EMBEDMENT TABLE		
WALL HEIGHT	FOOTING DEPTH BEARING CAPACITY 100kPa	FOOTING DEPTH BEARING CAPACITY 200kPa
100-500	450	450
700	600	500
900	800	600
1100	1000	750
1300	1200	900
1500	1300	1050
1700	1400	1200

MEMBER SCHEDULE		
MARK	MEMBER SIZE	NOTE
BP1	450ø REFER TO EMBEDMENT TABLE	MASS CONCRETE BORED PIER TO COLUMNS
C1	100 UC 14.8 HOT DIP GAL. 1825mm max. SPACING REFER TO EMBEDMENT TABLE	RETAINING WALL COLUMNS
S1	65mm WIDE x 200mm DEEP 1800mm max. LENGHT 3-N6 TO EXTERNAL FACE	REINFORCED CONCRETE SLEEPER STAMP REAR FACE

DATE: 13/11/16

No.	REVISION DESCRIPTION	BY	DATE
A	ADD RETAINING	LK	03/05/22

PROPOSED TOWN HOUSES
FOR : ELLA Pty. Ltd.
AT : 4 LORNE TERRACE, FLORA HILL

REF: LORNE-TRE
SHEET 17 OF 18
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GENERAL NOTES
These drawings shall be read in conjunction with all Architectural and other Consultants' drawings and specification and with such other written instructions as may be issued during the course of the contract. All discrepancies shall be referred to the Principal for decision before proceeding with the work.

All dimensions relevant to setting out and offsets shall be verified by the Contractor before construction and fabrication is commenced. The Engineer's drawings shall not be scaled, whether or not they are computer generated.

During construction, the Contractor shall be responsible for maintaining the structure in a stable condition and ensuring no part shall be overstressed under construction activities. All Victorian Workcare - Occupational Health and Safety Division Codes of Practice are to be complied with. When requested, the Contractor shall provide calculations to justify the adequacy of the structure to safely withstand any imposed loads and/or construction procedure.

Workmanship, materials and quality, to be in accordance with the relevant current S.A.A. Codes including all ISSUE, all other Codes of Practice, and the Local Statutory Authorities Regulations, except where varied by contract documents.

The approval of a substitution shall be sought from the Engineer but in not as a formation for an additional cost variation. Any variation must be approved by the Principal in writing before the work commences. The Contractor is to record all substitutions or deviations from the contract documents and submit them to the Principal as they arise.

All dimensions are in millimeters unless stated otherwise. All levels are expressed in meters.

The structural work shown on these drawings has been designed for the following live loads:

The wind forces acting on the structure have been calculated in accordance
with AS1170 Part 2. - 1989.
WIND TERRAIN CATEGORY : 2
ULTIMATE GUST WIND SPEED Vsit, m/s. 50
PERMISSIBLE GUST WIND SPEED Vsit, m/s : 41

Earthquake Design Classification : A

All props and form work for beams and slabs shall be removed before
construction of any masonry walls or partitions on the floor.

All non loadbearing walls shall be kept clear of the unders de of slabs and
beams by 20mm unless otherwise shown.

For all inspections required in these documents, a minimum of 48 hours notice is to be given.

Copyright in all drawings and other documents provided shall remain vested in - , unless specifically assigned.

Any proposed variation in the construction sequence shown or implied herein shall be taken up with the Principal or their nominated representative, by the Contractor at the time of submitting their bid.

Prior to the Contractor submitting their tender, should any portion of the building or other such item be unclear or the Contractor cannot interpret sufficiently to confidently prepare their price, then the contractor is to list any item and submit to the Principal for clarification. The Contractors enquiry and any response to such enquiry does not remove the contractor from the requirements and responsibilities of the tender.

Any defect or deviation from the contract documents that requires correction, as determined by the Engineer, is to be at the Contractors expense; including the consultants time to be charged at the nominated rate.

CONCRETE NOTES
All workmanship, materials and testing shall be in accordance with AS 3600.

Minimum cover to all reinforcement to satisfy exposure classifications where standard formwork and compaction are used shall be as follows, unless otherwise indicated on the drawings.

Sizes of concrete elements do not include thickness of applied finishes.

Beam depths are written first and include slab thickness.

No holes, chases or embedment of pipes other than those shown on the structural drawings shall be made in concrete members without prior approval of the Engineer.

Construction joints shall be properly formed and used only where shown or specifically approved by the Engineer.

Reinforcement is represented diagrammatically and not necessarily shown in true projection.

Splices in reinforcement shall be made only in the positions shown or as otherwise approved by the Engineer.

Welding of reinforcement shall be made only in the positions shown or as otherwise approved by the Engineer.

The Contractor to give the Engineer a minimum of 48 hours notification of his intention to pour concrete.

All reinforcement shall be supported in its correct position during concreting by approved bar chairs, spacers or support bars.

Reinforcement symbols:
N Hot rolled deformed bars to AS 1302.
R Structural grade plain round bar to AS 1302.
RF Hard drawn steel ribbed wire reinforcing fabric to AS 1304.
The number following the bar symbol is the nominal bar diameter in millimeters.

Camber - form work to beams and slabs shall be set to a pre determined level (allowing for immediate deflection of supporting structure and form work settlement) to give zero negative camber immediately after concrete placement. Additional positive cambers shall be as noted on the drawings. All formwork design is the responsibility of the Contractor and is to be in accordance with AS 3610.

Concrete properties shall be as follows:
FOOTINGS 20MPa
SLEEPERS 32MPa

The use of chloride additives and fly ash is expressly forbidden in all concrete.

Unless otherwise shown, provide N 12-400 distribution reinforcement, lapped 450 at splices. 2N 12 diagonal corner bars 2000 long at all re-entrant corners of openings in slabs and walls.

Fire rating requirements for the structure are specified by the Architect. The fire rating requirements may vary between areas and levels on this project. Based on information provided by the Architect specific fire covers are noted on the drawings.

All concrete on the project shall be tested in accordance with AS 3600.

All concrete on this project is to be grade N32 MPa. U.N.O.

STRUCTURAL STEELWORK NOTES
All workmanship and materials shall be in accordance with AS 4100.

All hot rolled sections are to be grade 300 plus.

All structural hollow sections are to be grade 350 MPa.

Welding shall be performed by an experienced operator in accordance with AS 1554, inspected and certified by a qualified person as described in AS 2214.

The bolting procedures and type of : 4.6/S, 8.8/S, 8.8/TF and 8.8/TB are to be in accordance with AS 1111 and AS 1252.

The Contractor shall provide and leave in place until permanent bracing elements are constructed such temporary bracing as is necessary to stabilise the structure.

Concrete encased steelwork shall be completely wrapped with FGW41 grade wrap fabric, unless otherwise shown.

The ends of all hollow section members are to be sealed with nominal 6mm closing plates and continuous fillet weld unless otherwise shown.

Unless otherwise specified, all steelwork shall be painted one shop coat of Red Oxide Zinc Phosphate primer. Members encased in concrete, fire sprayed or friction grip bolted connections must not be painted.

Footing, as specified by the Principal, shall be in accordance with AS 2312, to suit site exposure conditions.

Except where otherwise shown, welds are to be 6mm (minimum) continuous fillet welds. All welds are to be structural purpose U.N.O.

The Contractor is to allow for all the necessary turning angles and fixings to support cladding and flashings at roof or wall intersections.

Unless otherwise shown, provide single line of bolts cleated connections. 10mm cleat plate, 6mm continuous fillet weld and M20 8.8/S bolts. Provide 2 No. bolts to members 200mm deep & less. Bolts to all other members shall be in accordance with : A.I.S.C. Standardized Structural Connections.

RETAINING WALL NOTES

FOOTING NOTES
Footings are to be founded in virgin undisturbed ground having a safe bearing capacity of 350. kPa for pad footings and 300 kPa for strip footings. Before any concrete is placed, the safe bearing capacity shall be verified by a Qualified Engineer, or a Registered Building Practitioner. The Contractor is to allow in their tender price for these inspections and reporting to be undertaken by their Geotechnical Engineer. All documentation is to be submitted to the Principal within 48 hours of the inspection.

The Contractor is to undertake all of the necessary investigations to locate underground services within the site or likely to be influenced by the proposed works. The Contractor shall inform the Principal if any services are found prior to proceeding.

All foundations are to be free of water and loose material prior to pouring any concrete.

The Contractor is to allow for any additional investigations, testing, analysis or any other work to be undertaken necessary to satisfy themselves of the ground condition, such that the Contractor is responsible for determining all material quantities and construction techniques necessary to achieve the minimum safe soil bearing pressure nominated.

NOTE RE : STRUCTURAL STEEL
GALVANISING.
ALL EXPOSED STRUCTURAL STEEL SHALL BE HOT DIP GALVANISED IN ACCORDANCE WITH AS1650 WITH A MINIMUM ZINC MASS OF 600 g/m2.
ALL GALVANISING DRAIN HOLES ARE TO BE PLUGGED WITH SILICONE SEALANT. ALL SITE WELDING TO GALVANISED STEELWORK SHALL HAVE TWO COATS OF ZINC RICH PAINT.
ALL COLUMNS & BASE PLATES IN CONTACT WITH THE GROUND ARE TO HAVE TWO COATS OF TAUBMANS DURAMASTIC.

Building Regulations 2018
This document forms part of
PERMIT NO:
68261/8742372207433
WILBY Building Consultants Pty Ltd
admin@wilbybc.com.au

No	REVISION DESCRIPTION	BY	DATE
A.	ADD NOTES	LK	03/05/22
			DATE 13/11/16

PROPOSED TOWN HOUSES
FOR : ELLA Pty. Ltd.
AT : 4 LORNE TERRACE,
FLORA HILL

REF. LORNE-TR | SHEET 17 OF 17 | SCALE N.T.S. | COPYRIGHT

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Application Number: BLD20221343

FORM 2

Regulation 37(1)
Building Act 1993
Building Regulations 2018

Building Permit No. BS-L 58251/8742372207433
Date: 21 July 2022
Stage: Completion

Issued to

Owner	**Ella Pty Ltd**		
ACN/ABN	**060 979 562 / 24 060 979 562**		
Postal Address	**636 Mandurang Road Sedgwick**		Postcode **3551**
Email	**ellap.l@bigpond.com**		
Address for serving or giving of documents:	**636 Mandurang Road Sedgwick**		Postcode **3551**
Contact Person	**Tony Knox**		Telephone **0427 340022**

Property Details	**4 Lorne Terrace Flora Hill 3550**		
Lot/s **6**	LP/PS **PS548822Y**	Volume **11120**	Folio **840**
Crown allotment	Section No	Parish	County
Municipal District	**City of Greater Bendigo**		

Builder

Name	**Gary Somerville**	Telephone **0418 507 126**
ACN/ABN	**40270655818**	
Building practitioner registration no.	**DB-U 6965**	
Postal Address	**125 Williams Road Myers Flat**	Postcode **3556**

This builder is specified under section 24B(4) of the Building Act 1993 for the building work to be carried out under this permit

Natural Person for service of directions, notices and orders (if builder is a body corporate) N/A

Building practitioners or architects engaged to prepare documents for this permit

Name	Category/class	Registration Number
Keith Nancarrow	Draftsperson - Building Design	DP-AD 349
Dennis Looijen	Professional engineer - civil	PE0002009

Details of Domestic Building Work Insurance

Name of builder:	**Gary Somerville**
Name of issuer or provider:	**VMIA**
Insurance policy number :	**C710448**
Insurance policy cover :	**$330000.00**

Details of Relevant Planning Permit

Planning Permit No: DR/400/2020 Date of grant of Planning Permit: 22 June 2020

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Nature of Building Work

Description:	**Construction of new dwelling, attached garage and retaining wall**
Storeys contained:	**2**
Rise in storeys (Class 2-9 buildings only):	**NA**
Effective height:	**NA**
Type of construction:	**NA**
Version of BCA applicable to permit:	**2019 Amd 1**
Stage of building work permitted:	**Completion**
Cost of building work:	**$330,000.00**
Total floor area of new building work in m^2:	**118**

Building Classification

Part of building: **dwelling (whole)** BCA classification: **1a(a)**
Part of building: **attached garage** BCA classification: **10a**
Part of building: **retaining wall** BCA classification: **10b**

Prescribed Reporting Authorities

The following bodies are Prescribed Reporting Authorities for the purpose of the application for this permit in relation to the matters set out below:

Reporting Authority	Matter Reported On Or Consented To	Regulation
City of Greater Bendigo	Property information	51(2)
City of Greater Bendigo	Legal point of discharge	133(2)

Protection Work

Protection work is required in relation to the building work proposed in this permit.

Inspection Requirements

The mandatory inspection notification stages are:

1. Inspection for footings for slab
2. Inspection for footings for retaining wall
3. Inspection for steel for slab
4. Inspection for framework
5. Inspection for occupancy

Occupation or Use of Building: An occupancy permit is required prior to the occupation or use of this building.
If an occupancy permit is required, the permit is required for the part of the building in relation to which the building work is carried out.

Commencement and Completion

This building work must commence by 21 July 2023

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

This building work must be completed by 21 July 2024

If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

Conditions

This permit (Building Permit No. BS-L 58251/8742372207433 Issued 21 July 2022) is subject to the following conditions and further information being submitted prior to a Final Certificate or Occupancy Permit being issued:

The building permit for this project has been issued subject to the following conditions:

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

1. Your attention is drawn to the fact that the property is subject to a Section 173 Agreement under the Planning and Environment Act 1987 No: AG025370C dated 13/08/2008. This agreement may have conditions which control this building. The approval hereby given does not in any way exempt the necessity to comply with any covenant that may affect the land or any condition on any applicable planning approval.
2. Your attention is drawn to the fact that the property is subject to Planning Permit No: DR/400/2020. This document may have conditions which control this building. The approval hereby given does not in any way exempt the necessity to comply with any conditions that may affect the land or any condition on the planning approval.
3. All works authorised by this Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2018, National Construction Code of Australia, other relevant codes and any Local Laws of the Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder is responsible to obtain any other relevant permits or consents prior to commencing work (including Asset Protection Permit if applicable). The approval hereby given is based on the information provided. If at any stage any discrepancies or non compliant issues are identified, the owner/builder is responsible to correct these abnormalities prior to continuation of the works.
4. The owner and/or builder is responsible to define the boundaries of the allotment.
5. Any changes from approved plans including but not limited to structural changes, involving member sizes, stress grades will require the submission and approval of these amended plans by the relevant building surveyor. Please note these such documents will incur a fee associated with this amendment.
6. This building permit shall be read in conjunction with the approved plans and supporting documentation.
7. It is the owner/s and/or builder's responsibility to check the exact location of any assets and easements within the property prior to carrying out any building work.
   Where any discrepancy is found between the location of any easement and/or asset/s and the approved drawings, the Relevant Building Surveyor must be notified without delay.
8. The person in charge of the building site and building works must display a sign on the allotment for the duration of the works showing the names and contact details of the builder, relevant building surveyor and the building permit number and date of issue.
9. Provide a copy of the truss layout, design and fixing a minimum of seven (7) working days prior to requesting a frame inspection. The above design details must be signed by the designer and be submitted for approval by the relevant building surveyor.

Required Certificates

1. Builder/ owner to supply a statement stating that the requirements for construction in a bushfire prone area have been met in accordance with the approved plans and AS3959
2. Certificate of compliance for any electrical work relating to works authorised by this permit
3. Builder/owner builder to submit a signed and dated statement that works required by the accredited energy rater (part of the building permit) have been complied with
4. Builder/ owner to supply a statement and/ or Certificate from manufacturer stating that all Glazing has been manufactured and installed in accordance with Part 3.6 BCA Vol.2 and AS1288 and AS2047
5. Application for Occupancy Permit in accordance with Form 15 Regulation 186 (1)
6. Certificate of compliance for plumbing work relating to works authorised by this permit if the building work exceeds $750 in value including materials, labour, equipment and plant.
7. Builder/ owner to supply a statement and/ or certificate stating that Termite Treatment has been installed in accordance with the approved building permit documents and AS3660.1
8. Builder and/or owner builder to submit a signed and dated compliance statement that all wet area construction measures are in accordance with BCA Volume 2 Part 3.8.1

Relevant Building Surveyor

Name:	**Ben Wilby**
ACN/ABN:	**ACN 626 671 387**
Address:	**175A Lyttleton Terrace Bendigo Victoria 3550**
Email:	**admin@wilbybc.com.au**
Building practitioner registration no.:	**BS-L 58251**
Municipal district:	**City of Greater Bendigo**
Permit no.:	**BS-L 58251/8742372207433**
Date of issue of permit:	**21 July 2022**
Signature:	

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

WILBY
BUILDING CONSULTANTS

Application Number: BLD20221343

FORM 16

Regulation 192
Building Act 1993
Building Regulations 2018

OCCUPANCY PERMIT

Property Details

Number: **4**	Street/Road: **Lorne Terrace**	Suburb: **Flora Hill**	Postcode: **3550**
Lot/s: **6**	LP/PS: **PS548822Y**	Volume: **11120**	Folio: **840**
Crown: allotment	Section: No	Parish:	County:
Municipal District:	**City of Greater Bendigo**		

Building permit details

Building permit number: **BS-L 58251/8742372207433**
Version of BCA applicable to building permit: **2019 Amd 1**

Building Details

Part of building to which permit applies:	**dwelling (whole)**
Permitted use:	**dwelling**
BCA Class of building:	**1a(a)**
Maximum permissible floor live load:	**1.5kPa**
Maximum number of people to be accommodated:	**NA**

Part of building to which permit applies:	**attached garage**
Permitted use:	**garage**
BCA Class of building:	**10a**
Maximum permissible floor live load:	**1.5kPa**
Maximum number of people to be accommodated:	**NA**

Part of building to which permit applies:	**retaining wall**
Permitted use:	**retaining wall**
BCA Class of building:	**10b**
Maximum permissible floor live load:	**NA**
Maximum number of people to be accommodated:	**NA**

Storeys contained: **2**
Effective height: **NA**
Rise in storeys (for Class 2-9 buildings): **NA**
Type of construction: **NA**

Reporting authorities

The following bodies are reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

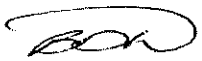
Reporting Authority	Matter reported on or consented to	Relevant regulation no.
City of Greater Bendigo	Property information	51(2)
City of Greater Bendigo	Legal point of discharge	133(2)

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Suitability for occupation

At the date this occupancy permit is issued, the building to which this permit applies is suitable for occupation.

Relevant building surveyor

Name:	**Ben Wilby**
Address:	**175A Lyttleton Terrace Bendigo Victoria 3550**
Email:	**admin@wilbybc.com.au**
Building practitioner registration no.:	**BS-L 58251**
Municipal district name:	**City of Greater Bendigo**
Occupancy Permit no.	**BS-L 58251/8742372207433**
Date of issue:	**9 June 2023**
Date of final inspection	**7 June 2023**
Signature:	

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

WILBY
BUILDING CONSULTANTS

Inspection Record

BPN BS-L 58251/8742372207433:

Property Details

Number: **4**	Street/Road: **Lorne Terrace**	Suburb: **Flora Hill**	Postcode: **3550**
Lot/s: **6**	LP/PS: **PS548822Y**	Volume: **11120**	Folio: **840**
Crown allotment:	Section: No	Parish:	County:
Municipal District:	**City of Greater Bendigo**		

Inspection Description	Date	Time	Inspector	Result
Inspection for footings - retaining wall	20/09/2022	10.50am	Damien Turnbull IN-L 38455	Approved
Inspection for footings for slab	27/09/2022	8:00am	Ben Wilby BS-L 58251	Approved
Inspection for steel for slab	28/09/2022	2:10pm	Ben Wilby BS-L 58251	Approved
Inspection for framework	20/10/2022	10:50am	Ben Wilby BS-L 58251	Approved
Inspection for occupancy	07/06/2023	5:20pm	Ben Wilby BS-L 58251	Approved

Building Act 1993 46 (2) An occupancy permit is not evidence that the building or part of a building to which it applies comp lies with this Act or the building regulations

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

MASTER BUILDERS INSURANCE BROKERS PTY LTD
Level 3, 332 Albert Street
East Melbourne VIC 3002
mbib.com.au
1800 150 888

Domestic Building Insurance

Certificate of Insurance

Ella P/L

636 Mandurang South Rd
SEDGWICK
VIC 3551

Policy Number:
C710448

Policy Inception Date:
22/06/2022

Builder Account Number:
189407

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Policy Schedule Details

Domestic Building Work:	**C01: New Single Dwelling Construction**
At the property:	**4 Lorne Tce FLORA HILL VIC 3550 Australia**
Carried out by the builder:	**GARY JOHN SOMERVILLE**
Builder ABN:	**40270655818**

! If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact the VMIA. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s):	**Ella P/L**
Pursuant to a domestic building contract dated:	**16/05/2022**
For the contract price of:	**$ 330,000.00**
Type of Cover:	**Cover is only provided if GARY JOHN SOMERVILLE has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***
The maximum policy limit for claims made under this policy is:	**$300,000 all inclusive of costs and expenses ***
The maximum policy limit for non-completion claims made under this policy is:	**20% of the contract price limited to the maximum policy limit for all claims under the policy***

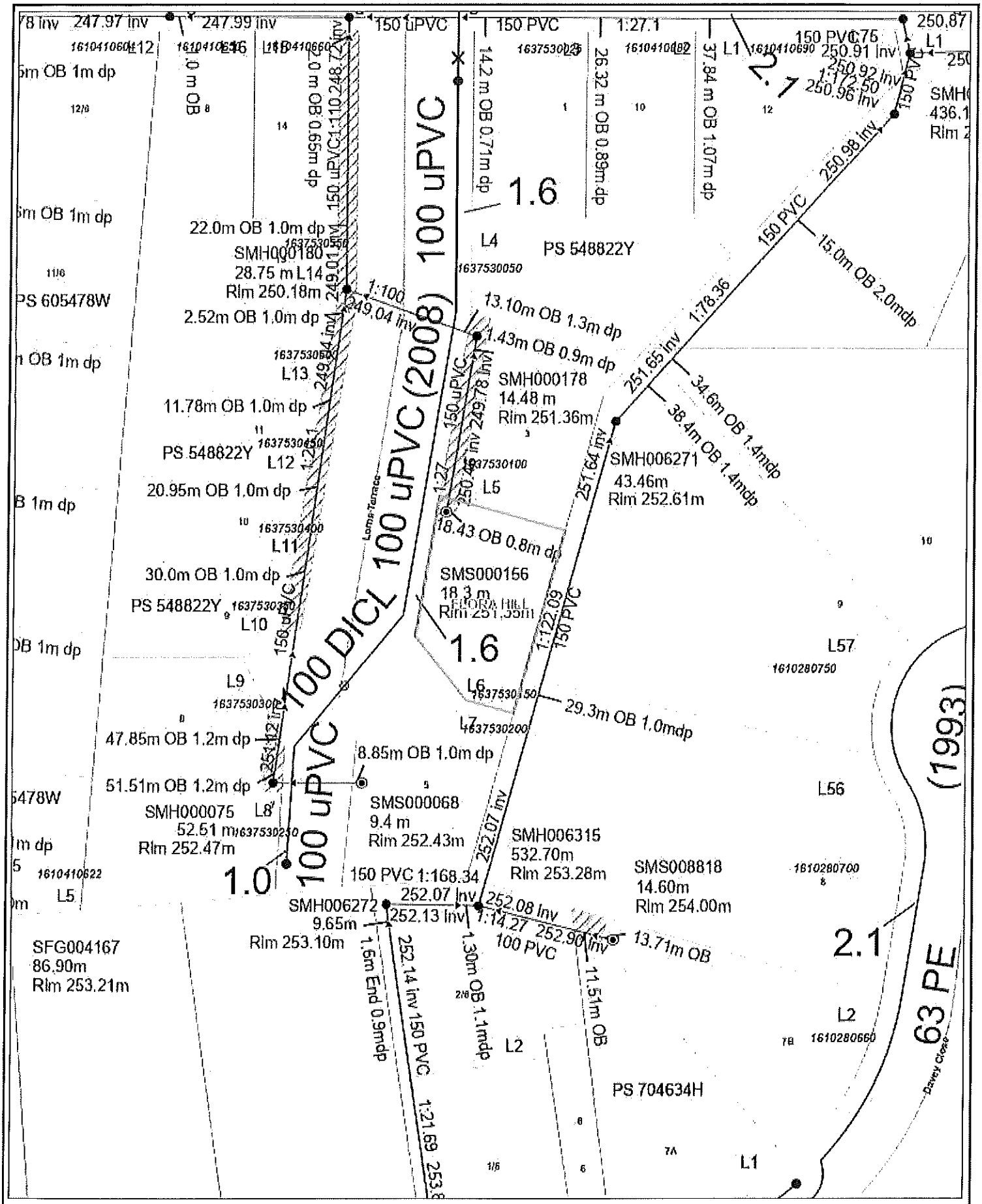
PLEASE CHECK
If the information on this certificate does not match what's on your domestic building contract, please contact the VMIA immediately on 1300 363 424 or email dbi@vmia.vic.gov.au

IMPORTANT
This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

* The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the policy terms and conditions.

Victorian Managed Insurance Authority
ABN 39 882 497 841
PO Box 18409, Collins Street East Victoria 8003
P: 1300 363 424

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680



Disclaimer with respect to the information provided:

Coliban Water makes no representation or warranty regarding the accuracy or completeness of the information in this document. Coliban Water further accepts no responsibility for any omissions or inaccuracies that may exist, and disclaims all liability for any loss or damage which may arise directly or indirectly from reliance on the information in this document, whether or not that loss is caused by any negligence on the part of Coliban Water or its employees.

Coliban Region Water Corporation

4 LORNE TERRACE FLORA HILL
3550

Scale: 1: 500 (A4)

Coliban WATER

Date: 19/07/2024

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

HISTORIC MINING ACTIVITY
Form No. 692

17 July, 2024

Property Information:

Address: 4 LORNE TERRACE FLORA HILL 3550

It is advised that:

Our records do not indicate the existence of any mining activity on or under this site, but the site is within an area of past prospecting or mining activity. Note that there may be unrecorded mine workings present. (3)

NOTE: Historic Mining activity information is provided from plans and records that may be incomplete and may not be entirely free from errors. It is provided for information only and should not be relied upon as definitive of the status of any area of land. It is provided on the basis that all persons accessing it undertake responsibility for assessing the relevance and accuracy of its content.
The State of Victoria and its officers, agents or employees do not guarantee that the work is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this work.

For queries, contact:

Department of Energy, Environment and Climate Action
E-mail: gsv_info@deeca.vic.gov.au

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

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 (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.

(04/10/2016)

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

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.

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WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property
29 Mundy Street,
Bendigo, VIC 3550

P: 03 5454 1999
E: reception@phproperty.com.au
ABN: 57121254500

Residential Rental Agreement

for

4 Lorne Terrace, Flora Hill VIC 3550

This agreement is between **Ella Pty Ltd** and **Romain Seyer, Stéphanie Bellier**.

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Residential Rental Agreement of no more than 5 years

Residential Tenancies Act 1997 Section 26(1)

Regulation 10(1)

Part A - General

This agreement is between the residential rental provider (rental provider) and the renter listed on this form.

1. Date of agreement

This is the date the agreement is signed

Wed 09/10/2024

If the agreement is signed by the parties on different days, the date of the agreement is the date the last person signs the agreement.

2. Premises let by the rental provider

Address of premises

4 Lorne Terrace, Flora Hill VIC **Postcode** 3550

3. Rental provider details

Full name or company name of rental provider	Ella Pty Ltd
Address (if no agent is acting for the rental provider)	**Postcode**
Phone number	
ACN (if applicable)	
Email address	

Rental provider's agent details (if applicable)

Full name	WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property
Address	29 Mundy Street, Bendigo, VIC **Postcode** 3550
Phone number	03 5454 1999
ACN (if applicable)	
Email address	reception@phproperty.com.au

Note: The rental provider must notify the renter within 7 days if any of this information changes.

4. Renter details

Each renter that is a party to the agreement must provide their details here.

Full name of **renter 1**	Romain Seyer
Current Address:	**Postcode**
Phone number:	04xxxxxxxx
Email:	xxxxx@xxxxx.fr
Full name of **renter 2**	Stéphanie Bellier
Current Address:	**Postcode**
Phone number:	04xxxxxxxx
Email:	xxxxx@xxxxx.fr
Full name of **renter 3**	
Current Address:	**Postcode**
Phone number:	
Email:	
Full name of **renter 4**	
Current Address:	**Postcode**
Phone number:	
Email:	

5. Length of the agreement

☑ Fixed term agreement — Start date: Tue 22/10/2024 — End date: Mon 20/10/2025 (this is the date the agreement starts and you may move in)

☐ Periodic agreement (monthly) — Start date:

Note: If a fixed term agreement ends and the renter and rental provider do not enter into a new fixed term agreement, and the renter continues to occupy the premises, a periodic (e.g. month by month) residential rental agreement will be formed.

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6. Rent

Rent amount($) (payable in advance)	3120.00
To be paid per	☐ week ☐ fortnight ☑ calendar month
Day rent is to be paid (e.g. each Thursday or the 11th of each month)	22nd day of each month
Date first rent payment due	Tue 22/10/2024

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7. Bond

The Renter has paid the bond specified below

Unless the rent is greater than $900 (per week), the maximum bond is one month's rent. In some cases, the rental provider may ask the Victorian Civil and Administrative Tribunal (VCAT) to increase this limit. The rental provider or their agent must lodge the bond with the Residential Tenancies Bond Authority (RTBA). The bond must be lodged within 10 business days after receiving payment. The RTBA will send the renter a receipt for the bond.

If the renter does not receive a receipt within 15 business days from when they paid the bond, they may —
email rtba@justice.vic.gov.au, or
call the RTBA on 1300 13 71 64

Rental bond amount($)	3128
Bond lodgement date	Wed 09/10/2024
Bond Lodgement No.	

Part B – Standard terms

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8. Rental provider's preferred method of rent payment

Note: The rental provider must permit a fee-free (other than the renter's own bank fees) payment method and must allow the renter to use Centrepay or another form of electronic funds transfer.

Note: The renter is entitled to receive a receipt from the rental provider confirming payment of rent.

(Rental provider to tick permitted methods of rent payment)

☐ direct debit ☑ bank deposit ☐ cash ☐ cheque ☐ money order ☐ BPay

☐ other electronic form of payment, including Centrepay

Payment details (if applicable)

BSB:	633-000
Account:	12864 1172
Account name:	PH Property Trust Account
Bank Reference:	LORN4

9. Service of notices and other documents by electronic methods

Electronic service of documents must be in accordance with the requirements of the ***Electronic Transactions (Victoria) Act 2000***.

Just because someone responds to an email or other electronic communications does not mean they have consented to the service of notices and other documents by electronic methods.

The rental provider and renter must notify the other party in writing if they no longer wish to receive notices or other documents by electronic methods.

The rental provider and renter must immediately notify the other party in writing if their contact details change.

9.1 Does the rental provider agree to the service of notices and other documents by electronic methods such as email?

The rental provider must complete this section before giving the agreement to the renter.
(Rental provider to tick as appropriate)

☑ Yes — Catherine Beecroft: catherine@phproperty.com.au

☐ No

9.2 Does the renter agree to the service of notices and other documents by electronic methods such as email?

(Renter to tick as appropriate)

Renter 1 ☑ Yes — Romain Seyer: xxxxx@xxxxx.fr

☐ No

Renter 2 ☑ Yes — Stéphanie Bellier: xxxxx@xxxxx.fr

☐ No

Renter 3 ☐ Yes

☐ No

Renter 4 ☐ Yes

☐ No

10. Urgent repairs

- The rental provider must ensure that the rental property is provided and maintained in good repair.
- If there is a need for an urgent repair, the renter should notify the rental provider in writing.

For further information on seeking repairs see **Part D** (below).

Details of person the renter should contact for an urgent repair
(rental provider to insert details)

Emergency contact name	PH Property
Emergency phone number	03 5454 1999
Emergency email address	reception@phproperty.com.au

11. Professional cleaning

The rental provider must not require the renter to arrange professional cleaning or cleaning to a professional standard at the end of the tenancy unless —

- professional cleaning or cleaning to a professional standard was carried out to the rented premises immediately before the start of the tenancy and the renter was advised that professional cleaning or cleaning to a professional standard had been carried out to those premises immediately before the start of the tenancy; or
- professional cleaning or cleaning to a professional standard is required to restore the rented premises to the same condition they were in immediately before the start of the tenancy, having regard to the condition report and taking into account fair wear and tear.

The renter must have all or part of the rented premises professionally cleaned, or pay the cost of having all or part of the rented premises professional cleaned, if professional cleaning becomes required to restore the premises to the condition they were in immediately before the start of the tenancy, having regard to the condition report and taking into account fair wear and tear.

12. Owners corporation

Do owners corporation rules apply to the premises?
If yes, the rental provider must attach a copy of the rules to this agreement.
(Rental provider to tick as appropriate)

- [x] No
- [ ] Yes

13. Condition report

The renter must be given 2 copies of the condition report (or one emailed copy) on or before the date the renter moves into the rented premises.
(rental provider to tick as appropriate)

- [ ] The condition report has been provided
- [x] The condition report will be provided to the renter on or before the date the agreement starts

Part C – Safety related activities

14 Electrical safety activities

(a) The rental provider must ensure an electrical safety check of all electrical installations, appliances and fittings provided by a rental provider in the rented premises is conducted every 2 years by a licensed or registered electrician and must provide the renter with the date of the most recent safety check, in writing, on request of the renter.

(b) If an electrical safety check of the rented premises has not been conducted within the last two years at the time the renter occupies the premises, the rental provider must arrange an electrical safety check as soon as practicable.

15 Gas safety activities

This safety-related activity only applies if the rented premises contains any appliances, fixtures or fittings which use or supply gas.

(a) The rental provider must ensure that a gas safety check of all gas installations and fittings in the rented premises is conducted every 2 years by a licensed or registered gasfitter and must provide the renter with the date of the most recent safety check, in writing, on request of the renter.

(b) If a gas safety check has not been conducted within the last two years at the time the renter occupies the premises, the rental provider must arrange a gas safety check as soon as practicable.

16 Smoke alarm safety activities

(a) The rental provider must ensure that:
   i. any smoke alarm is correctly installed and in working condition; and
   ii. any smoke alarm is tested according to the manufacturer's instructions at least once every 12 months, and
   iii. the batteries in each smoke alarm are replaced as required.

(b) The rental provider must immediately arrange for a smoke alarm to be repaired or replaced as an urgent repair if they are notified by the renter that it is not in working order.
Note: Repair or replacement of a hard-wired smoke alarm must be undertaken by a suitably qualified person.

(c) The rental provider, on or before the occupation date, must provide the renter with the following information in writing:
   i. information about how each smoke alarm in the rented premises operates;
   ii. information about how to test each smoke alarm in the rented premises;
   iii. information about the renter's obligations to not tamper with any smoke alarms and to report if a smoke alarm in the rented premises is not in working order.

(d) The renter must give written notice to the rental provider as soon as practicable after becoming aware that a smoke alarm in the rented premises is not in working order.

Note: Regulations made under the **Building Act 1993** require smoke alarms to be installed in all residential buildings.

17 Swimming pool barrier safety activities

These safety-related activities only apply if the rented premises contains a swimming pool.

(a) The rental provider must ensure that the swimming pool barrier is maintained in good repair.

(b) The renter must give written notice to the rental provider as soon as practicable after becoming aware that the swimming pool barrier is not in working order.

(c) The rental provider must arrange for a swimming pool barrier to be immediately repaired or replaced as an urgent repair if they are notified by the renter that it is not in working order.

(d) The rental provider must provide the renter with a copy of the most recent certificate of swimming pool barrier compliance issued under the **Building Act 1993** on the request of the renter.

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18 Relocatable pool safety activities

These safety-related activities only apply if a relocatable swimming pool is erected, or is intended to be erected, on the rented premises.

(a) The renter must not erect a relocatable swimming pool without giving written notice to the rental provider before erecting the pool.

(b) The renter must obtain any necessary approvals before erecting a relocatable swimming pool.

Note: Regulations made under **Building Act 1993** apply to any person erecting a relocatable swimming pool. This safety-related activity only applies to swimming pools or spas that hold water deeper than 300 mm.

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19 Bushfire prone area activities

This safety-related activity only applies if the rented premises is in a bushfire prone area and is required to have a water tank for bushfire safety.

If the rented premises is in a designated bushfire prone area under section 192A of the **Building Act 1993** and a water tank is required for firefighting purposes, the rental provider must ensure the water tank and any connected infrastructure is maintained in good repair as required.

The water tank must be full and clean at the commencement of the agreement.

Part D – Rights and obligations

This is a summary of selected rights and obligations of **renters** and **rental providers** under the Act.

Any reference to VCAT refers to the Victorian Civil and Administrative Tribunal.

For more information, visit consumer.vic.gov.au/renting.

20. Use of the premises

The renter:

- is entitled to quiet enjoyment of the premises. The rental provider may only enter the premises in accordance with the Act; and
- must not use the premises for illegal purposes; and
- must not cause a nuisance or interfere with the reasonable peace, comfort or privacy of neighbours; and
- must avoid damaging the premises and common areas. Common areas include hallways, driveways, gardens and stairwells. Where damage occurs, the renter must notify the rental provider in writing; and
- must keep the premises reasonably clean.

21. Condition of the premises

The rental provider:

- must ensure that the premises comply with the rental minimum standards, and is vacant and reasonably clean when the renter moves in; and
- must maintain the premises in good repair and in a fit condition for occupation; and
- agrees to do all the safety-related maintenance and repair activities set out in **Part C** of the agreement.

The renter:

- The renter must follow all safety-related activities set out in **Part C** of the agreement and not remove, deactivate or otherwise interfere with the operation of prescribed safety devices on the premises.

22. Modifications

The renter:

- may make some modifications without seeking the rental provider's consent. These modifications are listed on the Consumer Affairs Victoria website; and
- must seek the rental provider's consent before installing any other fixtures or additions; and
- may apply to VCAT if they believe that the rental provider has unreasonably refused consent for a modification mentioned in the Act; and
- at the end of the agreement, must restore the premises to the condition it was in before they moved in (excluding fair wear and tear). This includes removing all modifications, unless the parties agree they do not need to be removed.

The rental provider:

- must not unreasonably refuse consent for certain modifications.

A list of the modifications that the rental provider cannot unreasonably refuse consent for is available on the Consumer Affairs Victoria website consumer.vic.gov.au/renting.

23. Locks

- The rental provider must ensure the premises has:
  - locks to secure all windows capable of having a lock, and
  - has deadlocks (a deadlock is a deadlatch with at least one cylinder) for external doors that are able to be secured with a functioning deadlock; and
  - meets the rental minimum standards for locks and window locks.
- External doors which are not able to be secured with a functioning deadlock must at least be fitted with a locking device that—
  - is operated by a key from the outside; and
  - may be unlocked from the inside with or without a key
- The renter must obtain consent from the rental provider to change a lock in the master key system.
- The rental provider must not unreasonably refuse consent for a renter seeking to change a lock in the master key system.
- The rental provider must not give a key to a person excluded from the premises under a:
  - a family violence intervention order; or
  - a family violence safety notice; or
  - a recognised non-local DVO; or
  - personal safety intervention order.

24. Repairs

- Only a suitably qualified person may do repairs—both urgent and non-urgent

25. Urgent repairs

Section 3(1) of the Act defines **urgent repairs**. Refer to the Consumer Affairs Victoria website for the full list of urgent repairs and for more information, visit consumer.vic.gov.au/urgentrepairs.

Urgent repairs include failure or breakdown of any essential service or appliance provided for hot water, cooking, heating or laundering supplied by the rental provider.
The rental provider must carry out urgent repairs after being notified. A renter may arrange for urgent repairs to be done if the renter has taken reasonable steps to arrange for the rental provider to immediately do the repairs and the rental provider has not carried out the repairs.
If the renter has arranged for urgent repairs, the renter may be reimbursed directly by the rental provider for the reasonable cost of repairs up to $2500.

The renter may apply to VCAT for an order requiring the rental provider to carry out urgent repairs if—

(a) the renter cannot meet the cost of the repairs; or

(b) the cost of repairs is more than $2500; or

(c) the rental provider refuses to pay the cost of repairs if it is carried out by the renter.

26. Non-urgent repairs

- The renter must notify the rental provider, in writing, as soon as practicable of —
  - damage to the premises; and
  - a breakdown of facilities, fixtures, furniture or equipment supplied by the rental provider.
- The rental provider must carry out non-urgent repairs in reasonable time.
- The renter may apply to VCAT for an order requiring the rental provider to do the repairs if the rental provider has not carried out the repairs within 14 days of receiving notice of the need for repair.

27. Assignment or sub-letting

The renter:

- The renter must not assign (transfer to another person) or sub-let the whole or any part of the premises without the written consent of the rental provider. The rental provider may give the renter notice to vacate if the renter assigns or sub-lets the premises without consent.

The rental provider:

- cannot unreasonably withhold consent to assign or sub-let the premises; and
- must not demand or receive a fee or payment for consent, other than any reasonable expenses incurred by the assignment.

28. Rent

- The rental provider must give the renter at least 60 days written notice of a proposed rent increase
- Rent cannot be increased more than once every 12 months.
- If the rental provider or agent does not provide a receipt for rent, then renter may request a receipt.
- The rental provider must not increase the rent under a fixed term agreement unless the agreement provides for an increase by specifying the amount of increase or the method of calculating the rent increase.

29. Access and entry

- The rental provider may enter the premises—
  - at any time, if the renter has agreed within the last 7 days; and
  - to do an inspection, but not more than once every 6 months; and
  - to comply with the rental provider's duties under the Act; and
  - to show the premises or conduct an open inspection to sell, rent or value the premises; and
  - to take images or video for advertising a property that is for sale or rent; and
  - if they believe the renter has failed to follow their duties under the Act; and
  - to do a pre-termination inspection where the renter has applied to have the agreement terminated because of family violence or personal violence.
- The renter must allow entry to the premises where the rental provider has followed proper procedure.
- The renter is entitled to a set amount of compensation for each sales inspection.

30. Pets

- The renter must seek consent from the rental provider before keeping a pet on the premises.
- The rental provider must not unreasonably refuse a request to keep a pet.

Part E - Additional terms

31. Additional terms (if any)

List any additional terms to this agreement. The terms listed must not exclude, restrict or modify any of the rights and duties included in the Act.
Additional terms must also comply with the Australian Consumer Law (Victoria). For example, they cannot be unfair terms, which will have no effect. Contact Consumer Affairs Victoria on 1300 558 181 for further information or visit consumer.vic.gov.au/products-andservices/business-practices/contracts/unfair-contract-terms.

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32. **Residential Tenancy Database**
    In accord with Section 439 (I) of the Act WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property will, within 14 days of receipt of a written request, provide a copy of any listing located on a residential tenancy database used by WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property subject to the Act.
33. **Rental Provider Obligations**
    The Rental Provider may issue a notice to vacate in accord with the Act during the term of this Agreement and the Renter must vacate the Premises at the expiration of the notice period given in the notice to vacate.
    The Rental Provider or WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property may during the last month of the term of this Agreement place a 'to let' notice on the Premises. The Rental Provider or WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property may put on the Premises a notice or notices 'for sale' or 'auction' at any time during the term of this Agreement.
    The Rental Provider must not increase the Rental more than once in every 12 months.
    Unless this Agreement is specified in Item 5 of Part A to be for a fixed term the Rental Provider may, in accord with the provisions of Section 44 of the Act, increase the Rental by giving the Renter at least 60 day's notice of the increase.
    This Agreement may only be amended in writing signed by the Rental Provider and the Renter.
    Where the Premises form part of a building, the Rental Provider has the right to make and/or alter rules and regulations for the Premises and the Renter will be bound by such rules and regulations of the Act.
34. **Availability of Premises**
    WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property will use its best endeavours so that the Premises are available on the Commencement Date.
35. **Payment of Services (Ref: S.52 of the Residential Tenancies Act)**
    The Renter shall pay all charges in respect of the consumption of water, electricity, gas, oil, national broadband network ("NBN") and telephone where the Premises are separately metered for these services as stipulated in the Act.
    It is the Renter's responsibility to turn the main switch off to allow the power to be connected as required by the electricity provider. No claim shall be made against the Rental Provider or WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property should the power not be connected at the commencement of this Agreement.
    The Renter acknowledges that all arrangements for connection of a telephone line or national broadband network ("NBN") connection to the Premises shall be at the cost of the Rental Provider.
36. **Contents Insurance**
    The Renter is not required to take out any insurance. Notwithstanding this, the Renter acknowledges that any insurance policy of the Rental Provider does not provide cover for the personal possessions of the Renter. It is strongly recommended that the Renter should take out contents insurance to adequately cover those possessions.
37. **Use of Premises (including restrictions on operating a Business from the Premises, & or Short - Term Letting or Subletting without Prior Written Consent from the Rental provider)**
    The Renter shall only use the Premises for residential purposes unless the prior written consent of the Rental Provider has been obtained for any other use. The Rental Provider may impose reasonable terms and conditions on giving any consent. Any other use may be subject to council or other approval and any costs associated with such approvals will be the responsibility of the Renter. The Renter must not permit any short term or long term letting or licencing the use and/or occupation of any part of the Premises without the prior written consent of the Rental Provider. Any request for consent must be made in writing to WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property.

38. **No Representations**
    The Renter acknowledges that no promise, representation, warranty or undertaking has been given by the Rental Provider or WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property in relation to the suitability of the Premises for the purposes of the Renter otherwise than as provided in this Agreement. Without limiting Item 21 of Part D of this Agreement, the Rental Provider must ensure that the Premises comply with the rental minimum standards (as set out in Schedule 4 of the Residential Tenancies Regulations 2021), and further that the Premises are vacant and reasonably clean when the Renter moves in.
39. **Condition Report (Ref: S.35 of the Residential Tenancies Act)**
    The Renter must be given 2 copies of the Condition Report (or one emailed copy) on or before the date the Renter moves into the Premises.
    The Renter acknowledges having received before entering into occupation of the Premises two copies of the Condition Report signed by or on behalf of the Rental Provider as well as a written statement setting out the rights and duties of the Rental Provider and Renter under a tenancy agreement ('Renting a Home - A Guide for Renters'). The Renter acknowledges that the Condition Report provided at the commencement of the tenancy must be signed and returned to WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property within 5 business days after entering into occupation of the Premises. If the Condition Report is not returned, the copy held by WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property will be accepted as conclusive evidence of the state of repair or general condition of the Premises, at the commencement of this Agreement.
40. **No Promise of Renewal**
    The Renter acknowledges that no promise, representation or warranty has been given by the Rental Provider or WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property in relation to any further renewal of this Agreement. Without limiting the generality of clause 5 in Part A of this Agreement, the Renter acknowledges that if this Agreement is specificed in Part A, Item 5 of this Agreement as being for a fixed period, then it shall commence on the Commencement Date and end on the Expiry Date.
41. **Rental Provider Termination (Ref: S.91 of the Residential Tenancies Act)** The Renter acknowledges that the Rental Provider may require possession of the Premises at the termination of this Agreement and may issue a notice to vacate in accord with the Act requiring vacant possession on the expiry of this Agreement.
42. **Lost Keys**
    The Renter is responsible for the replacement of any lost key, auto remote control and the provision of any additional key and any locksmith's charge where any key is mislaid or lost. WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property does not guarantee that it holds a spare set of keys to the Premises at its offices.
43. **Extra Keys (Ref: S.54A of the Residential Tenancies Act)** The Renter acknowledges that should the Renter wish to order any extra key, auto remote control or other access device for the Premises it will be at the expense of the Renter. The Renter acknowledges that copies of all keys/auto remote controls and access devices must be returned to WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property at the end of the tenancy without reimbursement.
44. **Floor Protection**
    If the Premises include polished floorboards/floating floor, it shall be the responsibility of the Renter to fit floor protectors to all items of furniture to protect the floorboards from scratching. Stiletto shoes must not be worn at any time by any occupant and/or invitee of the Renter throughout the tenancy to prevent indentation being caused to the floors.
45. **Changing Locks (Ref: S.70 of the Residential Tenancies Act)**
    The Renter may change any lock security alarm code and/or other security device at the Premises. If the Renter changes any lock security alarm code and/or other security device, the Renter must give the Rental Provider or WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property a duplicate key and/or new security alarm code and/or other access device as soon as practicable.

46. **Comply with Insurance**
    Subject to the Renter having been provided with a copy of any insurance policy maintained by the Rental Provider, the Renter must not knowingly do or allow anything to be done at the Premises that may invalidate any insurance policy or result in the premium being increased above the normal rate. For the avoidance of doubt the Rental Provider is responsible for payment of insurance, and nothing in this clause requires the Renter to take out or pay for any insurance.
47. **No Invalidating Insurance**
    The Renter shall not do or allow anything to be done which would invalidate any insurance policy on the Premises or increase the premium including (but not limited to) the storage of flammable liquids or the use of any kerosene or oil burning heater at the Premises. For the avoidance of doubt the Rental Provider is responsible for payment of insurance, and nothing in this clause requires the Renter to take out or pay for any insurance.
48. **Protection Against Damage**
    The Renter must take reasonable measures so that anyone that the Renter has allowed or permitted to be at the Premises does not cause damage to the Premises. This obligation shall not extend to the Rental Provider or WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property or their respective contractors.
49. **Shared Services**
    The Renter shall not do or allow to be done anything at the Premises that will cause the shared service facilities including (but not limited to) any driveway, lift or stairwell to become obstructed, untidy, damaged or used for any purpose other than for which it may be intended.
50. **No Servicing Vehicles**
    The Renter must not service or repair or allow the service or repair of any motor vehicle, motorcycle, boat or caravan at the Premises except minor routine maintenance and cleaning, other than greasing and changing oil.
51. **Report Damage or Injury (Ref: S.62 of the Residential Tenancies Act)**
    The Renter shall notify WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property immediately in writing on becoming aware of any damage to or defects in the Premises or breakdown of facilities, whether or not it might injure a person or cause damage to the Premises.
52. **Notify Blockages**
    The Renter must as soon as practicable notify the Rental Provider or WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property of any blockage or defect in any drain, water service or sanitary system. No item that could cause a blockage including (but not limited to) any feminine hygiene product, disposable nappy or excessive amounts of toilet paper may be flushed down the sewerage septic stormwater or drainage systems. The Renter must pay the Rental Provider all reasonable expenses that are incurred in rectifying any defect or blockage that may be caused by the Renter or a person that the Renter has allowed or permitted to be at the Premises. This obligation shall not extend to any defect or blockage caused by the Rental Provider or WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property or their respective contractors.
53. **Alterations**
    The Renter shall not paint or affix any sign or any antenna or cabling onto the Premises without the prior written consent of the Rental Provider. The consent of the Rental Provider will not be unreasonably withheld. The consent of the Rental Provider may be made subject to any reasonable condition including (but not limited to) removal of the thing affixed when the tenancy is terminated. The Renter's rights and obligations in relation to modifications are set out in Part D, Item 22 of this Agreement. The Rental Provider may require the Renter to remove such items affixed and make good any damage caused by such removal.
54. **Rubbish**
    The Renter shall deposit all rubbish including any carton and newspaper in a proper rubbish receptacle with a close fitting lid as required by the local council. Such rubbish receptacle shall be kept only in the

place provided and placed out by the Renter for collection and returned to its allotted place in accord with local council by-laws and/or good practice.

55. **Pests (Ref: S.72 of the Residential Tenancies Act)**
The extermination of all pests including (but not limited to) any rat, cockroach, mouse, flea, ant or other pest that may infest the Premises is considered an urgent repair and shall be dealt with in accordance with Part D, Item 25 of this Agreement.
56. **Hanging Clothes**
The Renter shall not hang any clothes outside the Premises other than where provision for the hanging of clothes has been provided. The Renter must use any clothes drying facilities in the manner required by the Rental Provider or any owner's corporation.
57. **Replace Light Globes**
The Renter shall, at the Renter's expense, replace with a similar type style and feature/attribute any lighting tube, globe and down-light (including any starter ballast or transformer) at the Premises which become defective during the term or any extension of this Agreement unless the defect is proven to be caused by faulty wiring or a defective fitting.
58. **Smoke Free Zone**
The Renter acknowledges that the Premises are a 'Smoke Free Zone' and the Renter will ensure that the Renter and any invitees do not smoke inside the Premises.
59. **Payment of Rental**
All payments of Rental shall be made without demand by or on behalf of the Rental Provider and on time. No part payment will be accepted. All payments of Rental are to be made by the method advised in Item 8 in Part B of this Agreement or as notified in writing by WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property from time to time. Any dishonour fees will be recovered from the Renter. The Renter shall be responsible for any bank charges due to dishonoured cheques.
60. **Fees and Changes**
If the Renter fails to make a payment under the terms of this Agreement on or before the due date for payment and the Rental Provider or WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property incurs fees and/or charges as a consequence of that failure, the Renter must reimburse the Rental Provider and/or WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property the full amount of those fees and charges on demand. Fees and/or charges include (but not limited to) any additional interest paid or payable by the Rental Provider and/or WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property to an authorised deposit taking institution, financier, service provider or contractor.
61. **Rental Increase**
If the Renter disagrees with a Rental increase sought by the Rental Provider, the Renter may apply to the Director of Consumer Affairs Victoria for an investigation, provided the application to the Director of Consumer Affairs Victoria is made within 30 days after the notice of the Rental increase is given by or on behalf of the Rental Provider.
62. **Maintain Garden**
The Renter must maintain any garden at or adjacent to the Premises including the mowing and edging of any lawn, light trimming/pruning of small trees, shrubs and taking care of plants. Garden beds, paths and paving are to be maintained by the Renter in a neat and tidy condition, free of weeds and so far as is reasonably possible, free of garden pests and properly watered. When watering any garden, the Renter must comply with any government watering restrictions in place, from time to time. It is the responsibility of the Renter to maintain any water feature/fountain or pond at the Premises. The Renter must maintain the water quality and keep the water feature/fountain or pond clean as per the Condition Report at the commencement of the tenancy and taking into account fair wear and tear.
63. **Watering System**
If any garden is watered by a watering system and/or via any tank water, the Renter must maintain the system and/or tank in the state of repair and condition it was in at the start of this Agreement (fair wear and tear excepted). The Renter is not required to repair damage to the watering system caused

by the Rental Provider, WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property or their contractors.

64. **Rental Provider Repairs (Ref: S.68 & 68A of the Residential Tenancies Act)** The Renter acknowledges that the Premises may require maintenance during the tenancy due to unforeseen acts of nature, wear and tear or other causes. Should this occur, the Rental Provider will use best endeavours to rectify any damage in a timely manner and in conjunction with any insurer and/or tradespeople appointed by any insurer. The Renter agrees to allow the Rental Provider or any tradespeople reasonable access to carry out any such repairs.
    The Rental Provider must ensure that the Premises are provided and maintained in good repair. If there is a need for an urgent repair the Renter must notify WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property in writing.
65. **Urgent Repairs**
    The Renter acknowledges that WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property is authorised to attend to urgent repairs to a maximum of $2,500.00 (including GST) and the Renter agrees to use all reasonable efforts to contact WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property during business hours or after hours information service on 03 5454
    1999 or WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property approved after hours emergency tradespeople before any urgent repairs are completed. Please refer to the booklet 'Renting a Home - A guide for Renters' as provided for classification of urgent repairs.
66. **Vehicle Parking**
    The Renter shall not park or allow any vehicle to be parked on the Premises or in any garage facilities made available for use by the Renter as part of this Agreement which leaks oil unless a suitable oil drip tray is provided. No visitor cars are permitted to be parked at the Premises unless any dedicated visitor parking is provided by the Rental Provider or any owner's corporation. The Renter acknowledges that if the Premises are advertised without any off-street parking being made available, it shall be the responsibility of the Renter to enquire with the local council whether any parking permit is required for on-street parking in the vicinity of the Premises and/or otherwise make independent arrangements for the parking of any motor vehicle.
67. **Pets**
    The Renter must not keep any animal, bird, or other pet at the Premises without first obtaining the written permission of the Rental Provider or WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property. Permission will not be unreasonably withheld. In giving permission, the Rental Provider or WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property may impose reasonable conditions. It is not unreasonable for the Rental Provider or WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property to withhold permission if the rules of an owner's corporation prohibit pets being on common property or kept on the Premises. If an occupant of the Premises is blind, permission will not be required for the occupant to have a trained guide dog at the Premises (unless permission must be obtained from an owner's corporation). To seek the written permission of the Rental Provider or WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property to keep a pet at the Premises the Renter must complete and provide a pet request form.
68. **Pools and Water Features**
    The Renter must not install any pool, spa, pond or any other water retaining device (either inflatable or constructed) at the Premises without the express written permission of the Rental Provider. The Renter also agrees that should any such permission be granted it will be conditional on the Renter obtaining and providing evidence to the Rental Provider, of compliance with Council or any other regulations relating to pool installation or pool fencing requirements prior to the installation taking place
69. **Rental Provider Notice**
    If the Rental Provider requires possession of the Premises when the tenancy ends, the Rental Provider will give the Renter the notice required by and in the manner prescribed by the Act.

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70. **Renter Notice (Ref: S.85 & 86 of the Residential Tenancies Act).** If the Renter wishes to vacate the Premises at the expiration of this Agreement the Renter must give the Rental Provider written notice of the intention of the Renter to vacate at least 28 days prior to the expiration of this Agreement.
71. **Periodic Tenancy**
    If the Renter remains in occupation of the Premises after the expiration of this Agreement and does not enter into a new fixed term Agreement the tenancy reverts to a periodic tenancy such that the Renter must give written notice of the intention of the Renter to vacate the Premises specifying a termination date that is not earlier than 28 days after the day on which the Renter gives written notice.
72. **Return Keys**
    The Renter acknowledges that it is the responsibility of the Renter on the termination of this Agreement to deliver all keys and any auto remote controls for the Premises to WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property during business hours and to continue paying Rental until such time as all keys and auto remote controls are delivered.
73. **No Set-Off (Ref: S.91Z & 211 of the Residential Tenancies Act)** The Renter acknowledges that pursuant to the Act, the Renter cannot refuse to pay Rental on the grounds that the Renter intends to regard any part of the Bond as rent paid by the Renter. The Renter acknowledges that failure to comply with the Act may render the Renter liable to a penalty.
74. **Remove Personal Property**
    The Renter shall be responsible for the removal of any furniture, fitting, personal property, motorcycle, car or boat spare parts or any other equipment at the termination of the tenancy, and shall reinstate the Premises or the land on which it is situated to the condition which existed at the commencement of the tenancy subject only to fair wear and tear.
75. **Window Cleaning (Ref: S.27C & R.12 of the Residential Tenancies Act)** If required in order to return the Premises to the state evidenced in the condition report or if otherwise required due to the size, location or inaccessibility of the windows at the Premises, the Renter agrees to have all windows at the Premises cleaned (both internally and externally) in a professional manner at the Renter's own cost immediately prior to vacating the Premises and taking into account fair wear and tear.
76. **Carpet Cleaning (Ref: S.27C & R.12 of the Residential Tenancies Act)**If required in order to return the Premises to the state evidenced in the condition report, the Renter will at the termination of the tenancy (whatever the cause of the termination might be) arrange for the carpet or rugs in the Premises to be professionally steam cleaned or dry cleaned (at the direction of the Rental Provider) by a reputable carpet cleaning contractor at the Renter's own cost and provide WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property with an invoice/receipt for such work. The cleanliness of the carpet as stated on the ingoing condition report completed at the commencement of the tenancy will be taken into consideration in assessing the quality or outcome of such cleaning and taking into account fair wear and tear.
77. **Definitions and Interpretation**
    All terms used in this Agreement shall have the meanings given to them in the Schedule which shall form part of this Agreement and Act means Residential Tenancies Act 1997 including any subordinate regulations and Schedule means the schedule to this Agreement and Agreement means this document incorporating the Schedule and all attachments to this document.
78. **Electronic Notices**
    The Renter acknowledges that the Renter is entering into a binding Agreement if this Agreement is signed utilising an electronic signature. Unless indicated to the contrary in the Item 9 of Part B of this Agreement, the Renter consents to the electronic service of notices and other documents in accord with the requirements of the Electronic Transactions (Victoria) Act 2000. The Rental Provider consents to the electronic service of notices and other documents in accord with the requirements of the Electronic Transactions (Victoria) Act 2000 at the email address of WWW.PHPROPERTY.COM.AU PTY

LTD trading as PH Property. If the Renter has not consented to the electronic service of notices and other documents in accord with the requirements of the Electronic Transactions (Victoria) Act 2000 the Rental Provider shall not infer consent to the electronic service from the receipt or response to emails or other electronic communications.

79. **Change of Electronic Address**
    The Rental Provider and the Renter must give immediate written notice to the Other Party and WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property if the email address for the electronic service of Notices or other documents is changed or any other contact details are changed.
80. **Withdraw Consent**
    The Renter may withdraw consent to the electronic service of notices or other documents by giving written notice to the Rental Provider or WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property but such notice shall only become effective on receipt by the Rental Provider or WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property.
81. **Furnishings - (if applicable to this Tenancy)**
    If the Premises are let fully furnished or semi-furnished the Renter acknowledges that any furniture, fittings and chattels included in the Premises are listed in an attachment to this Agreement or in the Condition Report and the Renter further acknowledges that all such items are in good condition as at the date of this Agreement unless specifically noted to the contrary.
82. **Care for Furnishings (if applicable to this Tenancy) (Ref: S.72AA of the Residential Tenancies Act)**
    The Renter agrees to care for and maintain any items of furniture, fittings and chattels leased with the Premises during the tenancy and deliver them to the Rental Provider at the end of the tenancy in the same condition as at the Commencement Date (fair wear and tear excepted). The Renter must follow any care or manufacturer's instruction manuals provided to properly care for any such furniture fittings and chattels leased with the Premises.
83. **Repair/Replacement of Furnishings (Ref: S.33 of the Residential Tenancies Act)** At the end of the tenancy, the Renter must replace with items of equivalent quality features functionality and condition any of the items of furniture fittings and chattels leased with the Premises which have been damaged destroyed or rendered inoperable/useful during the term of this Agreement (fair wear and tear excepted).
84. **Cost of Repairs/Replacements (Ref: S.33 of the Residential Tenancies Act)**The Renter acknowledges that the Renter may be liable for any repairs or maintenance costs to any furniture fittings and chattels leased with the Premises if the Renter has failed to comply with any manufacturer's recommendations if it results in loss or damage to any item of furniture fittings or chattels leased with the Premises.
85. **Owners Corporation**
    A copy of the rules of any Owner's Corporation affecting the Premises are attached to this Agreement. The Renter must comply with the rules of the owner's corporation or any amending/superseding rules, a copy of which are provided to the Renter. The Renter is not obliged to contribute to owner's corporation capital costs or other owner's corporation expenses that would but for this clause be payable by the Rental Provider.
86. **Disclosure Statement** Copy of the Disclosure statement affecting the Premises are attached to this agreement.
87. **Assignment and Sub-Letting (Ref: S.81 & 84(3) of the Residential Tenancies Act)** If during the term of the tenancy the people in occupation of the Premises change -
    The Renter must as soon as practicable notify the Rental Provider or PH Property in writing and comply with clause 27 in Part D of this Agreement.
    The Renter acknowledges that the Renter will be required to reimburse the Rental Provider or PH Property for any cost or charge incurred in preparing a written transfer of this Agreement in accord with the fees within the Rental Provider's appointment of PH Property as agent to manage the Premises.

88. **Rental Provider Expenses (Renter Break Lease Fees & Obligations) (Ref: S.91Z & 211 of the Residential Tenancies Act)**
If the Renter decides to vacate the Premises during the term of this Agreement for whatever reason, the Renter shall be responsible for reimbursing to the Rental Provider or WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property the following costs:

1. A pro rata letting fee;
2. Marketing costs as incurred by WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property;
3. National tenancy database checks on each applicant or as required;
4. The continued payment of Rental until the first to occur of the Premises being relet or the current term of this Agreement expiring;
5. If the Premises are re-let at a lower Rental, the Renter must pay to the Rental Provider any difference or shortfall as required for the unexpired portion of the term of this agreement subject to legal requirements.

2.

Assignment and Sub-Letting (Ref: S.81 & 84(3) of the Residential Tenancies Act) If during the term of the tenancy the people in occupation of the Premises change -

a. The Renter must not assign (transfer to another person) or sub-let the whole or any part of the premises without the PRIOR written consent of the Rental Provider. The Rental Provider may give the Renter notice to vacate of not less than 14 Days after the date in which the notice is given, if the Renter assigns or sub-lets the premises without consent
b. The Rental Provider / Agent must not demand or receive any fee or payment for the consent, except to reimburse the Rental Provider in full, with respect of any fees, costs, or charges incurred by the Rental Provider from the Agent / Agency in relation to the preparation of a written assignment of the agreement
c. The Rental Provider has agreed to accept, & will incur a Renter Transfer & Assignment Fee of $330.00 (incl. GST) in order to transfer a Renter within an existing agreement, with the expectation of being reimbursed 100% of this fee by the Renter
d. The Renter is required to Reimburse the Rental Provider the full amount, of the costs incurred, to reinstate the Tenancy to the same position
e. The Renter will be liable for payment of rent until the commencement date of the new Renter's Agreement, or their original Rent Agreement expiry / end date, whichever comes first
f. The Assignment / Transfer reimbursement requirement is only applicable during the First Fixed Term Rental Agreement

RTA 1997 - Sect 81 - Assignment and sub-letting by a Renter

RTA 1997 - Sect 84 -Residential Rental Provider cannot ask for a fee for giving consent

RTA 1997 - Sect 91ZV - Assignment and sub-letting without consent

Renter Acknowledgement

1. *Romain Seyer viewed and acknowledged at Wed, 09/10/2024 23:12*
2. *Stéphanie Bellier viewed and acknowledged at Wed, 09/10/2024 23:22*

3.

Renter Initiated Break of Lease within Fixed Term Agreement (Ref: - Additional term #88 - Rental Provider Expenses)

If the Renter decides to vacate the Premises during the term of this Agreement for whatever reason, the Renter shall be responsible for reimbursing to the Rental Provider or WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property the following costs:

1. A pro rata letting fee;
2. Marketing costs as incurred by WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property;
3. National tenancy database checks on each applicant or as required;
4. The continued payment of Rental until the first to occur of the Premises being relet or the current term of this Agreement expiring;
5. If the Premises are re-let at a lower Rental, the Renter must pay to the Rental Provider any difference or shortfall as required for the unexpired portion of the term of this agreement subject to legal requirements.

Renter Acknowledgement

1. *Romain Seyer viewed and acknowledged at Wed, 09/10/2024 23:12*
2. *Stéphanie Bellier viewed and acknowledged at Wed, 09/10/2024 23:22*

4. **Property for sale**

The renter acknowledges the property will remain for sale. They agree they will need to allow open for inspection. The lease will remain on a fixed term agreement and if sold, new owner will need to honour the lease terms. Renter will be reimbursed $51.43 per open inspection completed.

Renter Acknowledgement

1. *Romain Seyer viewed and acknowledged at Wed, 09/10/2024 23:13*
2. *Stéphanie Bellier viewed and acknowledged at Wed, 09/10/2024 23:22*

Privacy Collection Notice

As professional property managers **WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property** collects personal information about you. To ascertain what personal information we have about you, you can contact us on: 03 5454 1999

Primary Purpose

As professional property managers, **WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property** collect your personal information to assess the risk in providing you with the lease / tenancy of the **Premises** you have requested, and if the risk is considered acceptable, to provide you with the lease / tenancy of the **Premises**.

To carry out this role, and during the term of your tenancy, we usually disclose your personal information to:

- The **Rental Provider**
- The **Rental Provider**'s lawyers
- The **Rental Provider**'s mortgagee
- Referees you have nominated
- Organisations / Tradespeople required to carry out maintenance to the **Premises**
- Third party organisations required to provide **WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property** services
- Rental Bond Authorities
- Residential Tenancy Tribunals / Courts
- Collection Agents
- National Tenancy Database (National Tenancy Database is a division of Equifax Pty Ltd) for purposes of checking an applicant's tenancy history.
  The database operator can be contacted for information on the service or to request a copy of the data held via email at info@tenancydatabase.com.au or by submitting the request form on their website at the following address
  https://www.tenancydatabase.com.au/contact-us
- Other Real Estate Agents, **Rental Providers** and Valuers

Secondary Purpose

WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property also collect your personal information to:

- Enable us, or the **Rental Provider**'s lawyers, to prepare the lease / tenancy documents for the **Premises**.
- Allow organisations / tradespeople to contact you in relation to maintenance matters relating to the **Premises**.
- Pay / release rental bonds to / from Rental Bond Authorities (where applicable).
- Refer to Tribunals, Courts and Statutory Authorities (where necessary).
- Refer to Collection Agent / Lawyers (where default / enforcement action is required).
- Provide confirmation details for organisations contacting us on your behalf i.e. Banks, Utilities (Gas, Electricity, Water, Phone), Employers, etc.

If your personal information is not provided to us and you do not consent to the uses to which we put your personal information, **WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property** cannot properly assess the risk to our client, or carry out our duties as professional property managers. Consequently, we then cannot provide you with the lease / tenancy of the **Premises**. You also acknowledge that our related financial services company may contact you from time to time to explain other services that this company may be able to provide.

Our privacy policy contains information about how you may access the personal information we hold about you, including information about how to seek correction of such information. We are unlikely to disclose any of your personal information to overseas recipients.

The **WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property** privacy policy contains information about how you may complain about an alleged breach of the Australian Privacy Principles, and how we will deal with such a complaint.

The **WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property** privacy policy can be viewed without charge on the **WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property** website; or contact your local **WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property** office and we will send or email you a free copy.

Disclaimer

WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property its directors partners employees and related entities responsible for preparing this **Agreement** believe that the information contained in this **Agreement** is up to date and correct. However no representation or warranty of any nature can be given

intended or implied and the **Rental Provider** and the **Renter** should rely on their own enquiries as to the accuracy of any information or material incorporated in this **Agreement**. The law is subject to change without notice and terms and conditions in this **Agreement** may be amended as a result. **WWW.PHPROPERTY.COM.AU PTY LTD trading as PH Property** disclaims all liability and responsibility including for negligence for any direct or indirect loss or damage suffered by any person arising out of any use and/or reliance on this **Agreement** or any information incorporated in it.

Signatures

This agreement is made under the Act.
Before signing you must read **Part D – Rights and obligations** of this form.

Rental Provider's Agent

Rental Provider's Agent : **Catherine Beecroft** on behalf of **Ella Pty Ltd** (Rental Provider)

Catherine Beecroft

Signed at Wed, 09/10/2024 12:32

Renter(s)

Renter 1: **Romain Seyer**

Romain Seyer

Signed at Wed, 09/10/2024 23:14

Renter 2: **Stéphanie Bellier**

Stéphanie Bellier

Signed at Wed, 09/10/2024 23:22

AUDIT TRAIL

Catherine Beecroft (Rental Provider's Agent)

Wed, 09/10/2024 12:32 - Catherine Beecroft stamped saved signature the Residential Rental Agreement
Wed, 09/10/2024 12:32 - Catherine Beecroft submitted the Residential Rental Agreement

Romain Seyer (Renter)

Wed, 09/10/2024 16:41 - Romain Seyer clicked 'start' button to view the Residential Rental Agreement
Wed, 09/10/2024 22:55 - Romain Seyer clicked 'start' button to view the Residential Rental Agreement
Wed, 09/10/2024 23:14 - Romain Seyer stamped saved signature the Residential Rental Agreement
Wed, 09/10/2024 23:14 - Romain Seyer submitted the Residential Rental Agreement

Stéphanie Bellier (Renter)

Wed, 09/10/2024 23:19 - Stéphanie Bellier clicked 'start' button to view the Residential Rental Agreement
Wed, 09/10/2024 23:20 - Stéphanie Bellier clicked 'start' button to view the Residential Rental Agreement
Wed, 09/10/2024 23:22 - Stéphanie Bellier stamped saved signature the Residential Rental Agreement

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Wed, 09/10/2024 23:22 - Stéphanie Bellier submitted the Residential Rental Agreement

AGREEMENT END

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depreciator

Depreciation Schedule

PROFESSIONALLY PREPARED FOR JOB #137351
Client Name:Tony Knox
This depreciation schedule is applicable only to
4 Lorne Terrace FLORA HILL VIC 3550.
This property was exchanged on 01/10/2023 and was first available to let on 22/10/2024.
Depreciation calculations for the first financial year are based on 251 days.

Tax
Depreciation
Schedule
Specialists

CAPITAL CITIES PLUS REGIONAL AREAS
www.depreciator.com.au

AIQS

TAX PRACTITIONERS BOARD REGISTERED

STAFF ARE MEMBERS OF THE AIQS TAX AGENT 26741008

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depreciator

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A note from the Head Quantity Surveyor

Dear Tony,

To begin... thank you for choosing Depreciator.

I'd like to offer you some tips when reading through your Tax Depreciation Schedule. The tables of most interest to you will be the summaries on pages 8 & 9. These set out the depreciation claimable over 40 years using the Diminishing Value or Prime Cost methods. The calculations pages that make up the bulk of the report list all your assets.

There are 3 areas of depreciation that are taken into account when compiling a complete Tax Depreciation Schedule:

(i) **The Building Allowance.** This is the actual building – walls, doors, windows, plumbing, wiring etc. Buildings constructed after 18th July 1985, can be depreciated, as can renovations carried out after this date.

(ii) **Depreciating Assets.** These can be loosely classed as anything that can be easily removed from the property, such as appliances, furnishings, floor coverings etc. Items worth under $300 are written-off in the first year.

(iii) **The Low Value Pool.** Low Cost Assets have a starting value of between $300 and $1,000. These are depreciated at 18.75% in the first year, and 37.5% each year in subsequent years.

Finally, if you are pleased with the results in this report, the greatest compliment you can pay us is to refer us to your colleagues and friends. And yes, we do have a referral rewards programme.

We look forward to hearing from you when you purchase your next investment, or renovate this one.

Sincerely,
The team at Depreciator
Registered Tax Agent #: 26741008
Staff are members of the Australian Institute of Quantity Surveyors (AIQS)

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Official information and Disclaimers

We believe strongly in taking the technical jargon out of your report as much as possible, so we have provided a definition of terms to aid in your understanding of the entire process. However, as with many taxation and finance related documents, there is always a degree of information you need to be familiar with before interpreting any written results. Please read through carefully as there may be some distinctions contained in this page that you were not aware of. Please also consult your qualified advisors for distinctions and how they may relate to your personal position.

- The contents of the depreciation schedule should not be treated as advice in taxation, investment or financial strategy. Nor should the contents be viewed as legal or accounting advice. Please consult with your qualified and registered advisors before acting on the contents of this report in any way.

- You must choose only ONE method of depreciation (prime cost or diminishing value). The two options have been summarised in two separate tables for ease of use. However, technically the difference only applies to the Depreciating Assets. The Building Allowances are always calculated with the Prime Cost Method, and the Low Value Pool is always calculated with the Diminishing Value Method. Please ensure your accountant is aware of this fact and uses each and every Depreciator annual total for your tax returns. If only the 1st year is utilised and your accountant's software package calculates subsequent years, your return may be inaccurate and possibly undervalued. Your accountant will be able to help you decide which method represents the best strategy for you.

- This Depreciation schedule is compiled and calculated in accordance with legislation in effect at the time of delivery. It is based on a professional "interpretation" of the Income Tax Assessment Act of 1997, tax rulings and an understanding of the intent ruled by the Commissioner of Taxation.

- As advised in our booking process, it is your responsibility to advise Depreciator when you know actual costs as we are required by the ATO to use actual costs when they are known. If you would like us to amend any part of this schedule in light of this so that it reflects actual receipted costs, please contact us.

- The values of the individual items contained in this depreciation schedule are "estimations" prepared by a person deemed to be appropriately qualified by the ATO, and as such are recognised under legislation by the ATO to be an accurate and fair value for those assets. Individual items represent estimated values and collectively are indicative of the overall depreciable allowance of your investment property.

- Your depreciation schedule was prepared for the sole purpose of depreciation claims and is not to be used for any other purpose.

- Your depreciation schedule may need to be updated if your investment property is altered in the future in any way. If you alter your property in any way, we will be pleased to re-inspect and provide an updated schedule for a fee. Alternatively, we could update your depreciation schedule using actual costs provided by you. Please notify us when considering alterations to your property as we may provide valuable information affecting the resultant depreciation on your additions or renovations.

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Official information and Disclaimers

- This depreciation schedule has been prepared on the basis that no other schedule of depreciation has been used for this property or exists as a condition of your purchase documents.
- Construction expenditure is determined on the basis of the actual cost incurred in relation to the construction of a building, structural improvements, extension, etc. Construction expenditure includes preliminary expenses such as architects' fees, engineering fees, surveying fees, building fees, costs associated with obtaining the necessary building approvals and the cost of foundation excavations.
- The value of an owner/builder's contribution to capital works (such as labour and expertise) and any notional profit element are not included in construction expenditure.
- Certain types of capital expenditure are specifically excluded from being construction expenditure. These are a) the cost of acquiring land; b) the cost of demolishing existing structures; c) the cost of preparing a construction site before carrying out excavation works; d) the cost of landscaping.
- Your report has been prepared on the assumption that you are not entitled to input tax credits and therefore GST is included in the appropriate items.
- This schedule was compiled from information given to us by you and/or from data gathered during an inspection. If we have included items that you or your accountant intend claiming as a repair, or items that have already been claimed, it is your responsibility to delete them from the schedule. It is your responsibility to adjust any items that are sold or disposed of that are included in this depreciation schedule.

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Definition of Terms

Depreciating Assets	Sometimes known as "Plant and Equipment", Depreciating Assets can be defined as items with a limited effective life that are reasonably expected to decline in value. They are also loosely defined as items that are "easily" removed from a property as opposed to being "permanently fixed" or built-in.
Installed Cost	Any fees associated with installing the asset or items into its final position. These costs might include labour or fees etc.
Effective Life	The period an asset can be used to produce income which is determined by the Commissioner of Tax. For the purposes of Prime Cost calculations, the effective life is divided by 100 to provide a percentage rate. The effective life is divided by 200 to acquire the Diminishing Value method percentage rate.
Diminishing Value Method	A method of calculating the Decline in Value that uses an opening adjusted value as the base for the calculation as you would find in the previous date period.
Prime Cost Method	A method of calculating Decline in Value that uses a constant opening cost base that you would find at the beginning of the depreciation period.
Decline in Value	The amount of depreciation between any two date periods.
Adjusted Value	The value of an asset after some period of decline in value. (Previously referred to as written down value or WDV)
Immediate Write-Off	Any Depreciating Asset with a cost to the investor of less than $300 can be immediately written-off. i.e. depreciated at 100%. This is only available where the item is not part of a set (e.g. there are no identical items present or a table and chair setting) costing more than $300.
Low Value Pool	Low Cost Assets have a starting value of between $300 and $1,000. These are depreciated at 18.75% in the first year, and 37% each year in subsequent years. The Diminishing Value Low Value Pool also includes assets that fall below $1000, which are called Low Value Assets.
Low Cost Asset	A depreciable asset with an installed cost of less than $1000.
Low Value Asset	A depreciable asset that has an adjusted value of less than $1000.
Black Hole Expenditure	The portion of a purchase that is not claimable due to the age of a building or type of asset.

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Prime Cost Method

The "Prime Cost" method of depreciation can be defined as "depreciating items at a constant rate every year" derived from the initial value of an asset at the time eligible for depreciation.

For example: If a carpet is valued at $5,000 when the property was first available for lease and the effective life assigned by the Tax Commissioner is 10 years, then you will be entitled to claim $500 every year for 10 years.

100 ÷ 10 years = 10%
The 10% rate is then applied to the $5,000 value to result in a $500 depreciation amount every year for carpet.

Year 1	Year 2	Year 3	Year 4	Year 5
$500.00	$500.00	$500.00	$500.00	$500.00

Diminishing Value Method

The "Diminishing Value" method of Depreciation is the most popular with investors as the percentage rate in the beginning phase of Depreciation is greater than the prime cost method for the same period. The percentage rates then scale in line with the total depreciation value of the item for the remaining depreciation period.

For example: The same internal blinds would have a slightly different percentage rate applied. 200 is divided by the effective life and then the rate is applied to the previous year's adjusted value.

200 ÷ 10 years= 20%

Year 1	Year 2	Year 3	Year 4	Year 5
$1000.00	$800.00	$640.00	$512.00	$409.60

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value Method Summary

NOTES The first year of depreciation is apportioned (pro rata) to the number of days the property was available for lease in the 1st financial year. The figures in grey italics denote items belonging to the common area of the building if applicable. These items are added to your property total depreciation to derive a grand total deduction.

	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34
Depreciating Assets	10567.04	6122.13	4755.62	3389.28	2840.41	2225.51	1350.86	1048.16	729.42	645.68
Common Area	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
Low Value Pool	3198.16	6617.44	4852.87	3975.95	2484.97	1921.22	2278.90	1763.47	1437.94	898.71
Common Area	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
Total Div 40	***13765.20***	***12739.57***	***9608.49***	***7365.23***	***5325.38***	***4146.73***	***3629.76***	***2811.63***	***2167.36***	***1544.39***
Building Allowance	5850.19	8507.25	8507.25	8507.25	8507.25	8507.25	8507.25	8507.25	8507.25	8507.25
Common Area	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
Total Div 43	***5850.19***	***8507.25***	***8507.25***	***8507.25***	***8507.25***	***8507.25***	***8507.25***	***8507.25***	***8507.25***	***8507.25***
Total Depreciation	**19615.39**	**21246.82**	**18115.74**	**15872.48**	**13832.63**	**12653.98**	**12137.01**	**11318.88**	**10674.61**	**10051.64**

	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40	→ 30/6/41	→ 30/6/42	→ 30/6/43	→ 30/6/44
Depreciating Assets	571.74	506.44	448.76	397.79	352.72	103.54	0.00	0.00	0.00	0.00
Common Area	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
Low Value Pool	561.68	351.07	219.42	137.69	89.53	729.09	803.72	500.48	313.55	195.60
Common Area	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
Total Div 40	***1133.42***	***857.51***	***668.18***	***535.48***	***442.25***	***832.63***	***803.72***	***500.48***	***313.55***	***195.60***
Building Allowance	8507.25	8507.25	8507.25	8507.25	8507.25	8507.25	8507.25	8507.25	8507.25	8507.25
Common Area	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
Total Div 43	***8507.25***	***8507.25***	***8507.25***	***8507.25***	***8507.25***	***8507.25***	***8507.25***	***8507.25***	***8507.25***	***8507.25***
Total Depreciation	**9640.67**	**9364.76**	**9175.43**	**9042.73**	**8949.50**	**9339.88**	**9310.97**	**9007.73**	**8820.80**	**8702.85**

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost Method Summary

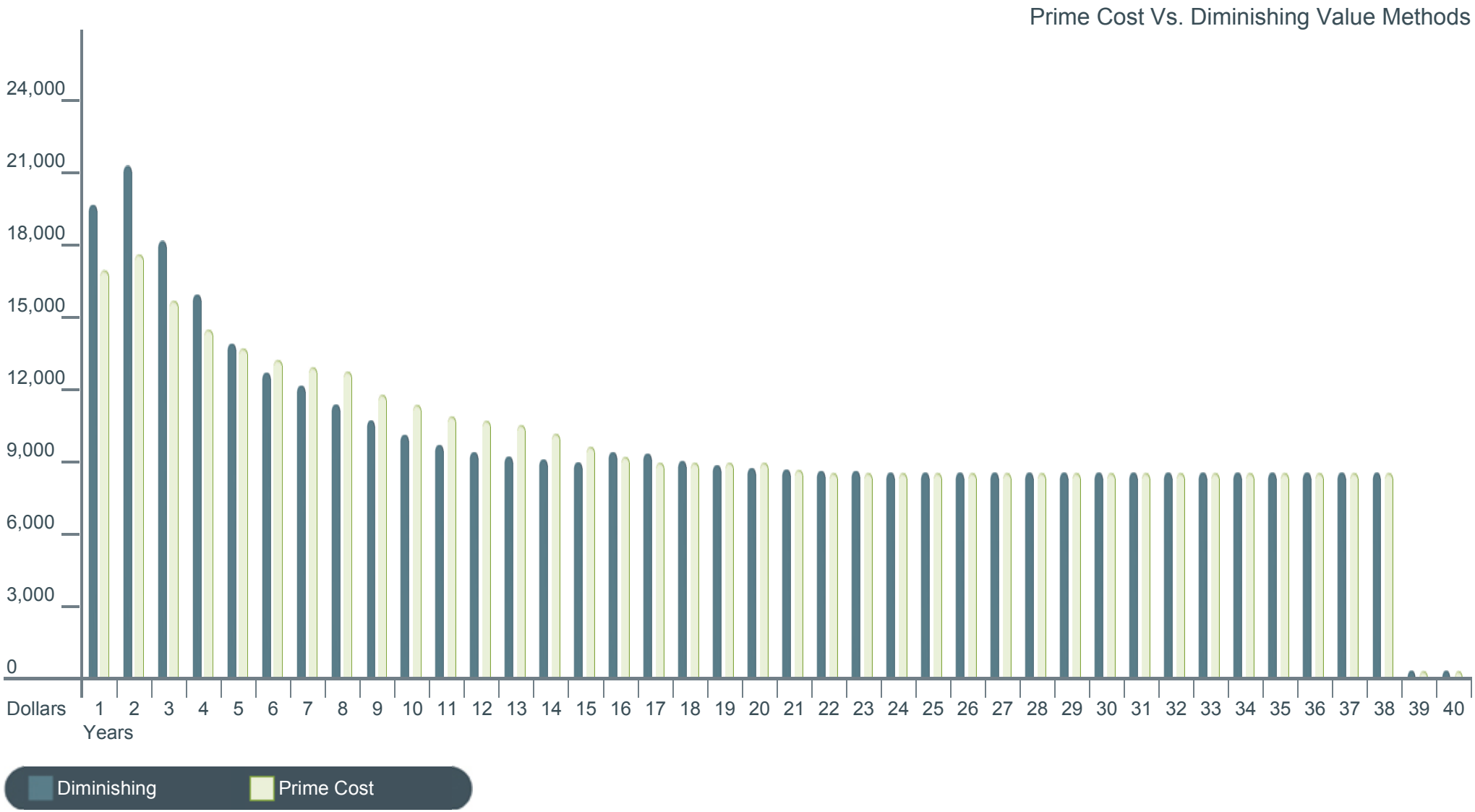
NOTES The first year of depreciation is apportioned (pro rata) to the number of days the property was available for lease in the 1st financial year. The figures in grey italics denote items belonging to the common area of the building if applicable. These items are added to your property total depreciation to derive a grand total deduction.

	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34
Depreciating Assets	7887.52	3896.52	3896.52	3896.52	3896.52	3896.52	3896.52	3896.52	3076.18	2703.64
Common Area	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
Low Value Pool	3198.16	5197.05	3248.16	2030.10	1268.80	793.02	495.66	309.75	193.62	121.02
Common Area	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
Building Allowance	5850.19	8507.25	8507.25	8507.25	8507.25	8507.25	8507.25	8507.25	8507.25	8507.25
Common Area	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
Total Depreciation	**16935.87**	**17600.82**	**15651.93**	**14433.87**	**13672.57**	**13196.79**	**12899.43**	**12713.52**	**11777.05**	**11331.91**

	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40	→ 30/6/41	→ 30/6/42	→ 30/6/43	→ 30/6/44
Depreciating Assets	2292.20	2105.34	1973.63	1624.61	1097.54	655.45	454.80	454.80	454.80	454.80
Common Area	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
Low Value Pool	75.62	47.29	29.55	19.02	15.37	9.37	3.49	1.31	0.64	0.00
Common Area	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
Building Allowance	8507.25	8507.25	8507.25	8507.25	8507.25	8507.25	8507.25	8507.25	8507.25	8507.25
Common Area	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
Total Depreciation	**10875.07**	**10659.88**	**10510.43**	**10150.88**	**9620.16**	**9172.07**	**8965.54**	**8963.36**	**8962.69**	**8962.05**

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Comparative Graph



Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Building Allowances Calculator [Years 1-40]

Years 1-10	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34
Your Property	$5850.19	$8507.25	$8507.25	$8507.25	$8507.25	$8507.25	$8507.25	$8507.25	$8507.25	$8507.25
Common areas	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*

Years 11-20	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40	→ 30/6/41	→ 30/6/42	→ 30/6/43	→ 30/6/44
Your Property	$8507.25	$8507.25	$8507.25	$8507.25	$8507.25	$8507.25	$8507.25	$8507.25	$8507.25	$8507.25
Common areas	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*

Years 21-30	→ 30/6/45	→ 30/6/46	→ 30/6/47	→ 30/6/48	→ 30/6/49	→ 30/6/50	→ 30/6/51	→ 30/6/52	→ 30/6/53	→ 30/6/54
Your Property	$8507.25	$8507.25	$8507.25	$8507.25	$8507.25	$8507.25	$8507.25	$8507.25	$8507.25	$8507.25
Common areas	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*

Years 31-40	→ 30/6/55	→ 30/6/56	→ 30/6/57	→ 30/6/58	→ 30/6/59	→ 30/6/60	→ 30/6/61	→ 30/6/62	→ 30/6/63	→ 30/6/64
Your Property	$8507.25	$8507.25	$8507.25	$8507.25	$8507.25	$8507.25	$8507.25	$8507.25	$0.00	$0.00
Common areas	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*

NOTES
- Your property's estimated construction cost in 2022 is $340290.00 is depreciable at 2.5% over 40 years. The date that you are eligible to start claiming this deduction is 22-10-2024.
- If the cost above shows $0 that is because the depreciation allowance on the building has expired and / or the renovation or additional items refers to assets, not structural works.

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value Assets - Depreciating Assets [Years 1-10]

	Cost Element	Rate	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34
Appliances												
Dishwasher *	1096.00	25.00%	188.42	LVA								
Dryer *	779.00	28.57%	LVA									
Electric Clocks *	79.00	100.00%	79.00									
Microwave Oven *	452.00	25.00%	LVA									
Rangehood	750.00	16.67%	LVA									
Refrigerators *	929.00	16.67%	LVA									
Stove	2299.00	16.67%	263.49	339.25	282.71	235.59	196.33	LVA				
Television Sets *	3452.00	25.00%	593.46	714.64	535.98	LVA						
Washing Machine *	575.00	25.00%	LVA									
Electrical Services												
Garage door - Remote	224.00	100.00%	224.00									
Garage door / boom gate motors	1033.00	20.00%	142.07	LVA								
Fire Services												
Smoke Detectors	558.00	10.00%	LVA									
Floor Coverings												
Carpet	4995.00	25.00%	858.73	1034.07	775.55	581.66	436.25	327.18	LVA			
Vinyl Floor	4950.00	20.00%	680.79	853.84	683.07	546.46	437.17	349.73	279.79	223.83	LVA	
Furniture & Fittings												
Art Work *	250.00	100.00%	250.00									
Bathroom Linens *	90.00	100.00%	90.00									
Beds - double *	849.00	15.00%	LVA									
Beds - king *	459.00	15.00%	LVA									
Beds - mattress *	2326.00	15.00%	LVA									
Beds - queen *	999.00	15.00%	LVA									

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
* denotes that the item price was supplied by the client

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Diminishing Value Assets - Depreciating Assets [Years 1-10]

	Cost Element	Rate	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34
Beds - single *	399.00	15.00%	LVA									
Blankets - double *	100.00	100.00%	100.00									
Blankets - king *	100.00	100.00%	100.00									
Blankets - queen *	100.00	100.00%	100.00									
Blankets - single *	100.00	100.00%	100.00									
Bookshelves *	39.00	100.00%	39.00									
Bucket *	10.00	100.00%	10.00									
Cabinets *	2508.00	15.00%	258.70	337.40	LVA							
Cabinets - bedside *	316.00	15.00%	LVA									
Cabinets - television *	2218.00	15.00%	228.79	LVA								
Chairs *	1374.00	15.00%	LVA									
Cleaning Items *	150.00	100.00%	150.00									
Cleaning Items *	50.00	100.00%	50.00									
Clocks (Alarm, etc.) *	49.00	100.00%	49.00									
Cooking Utensils *	500.00	15.00%	LVA									
Crockery *	375.00	40.00%	LVA									
Cutlery *	159.00	100.00%	159.00									
Dining Table & Chairs Set *	1399.00	15.00%	144.31	188.20	159.97	LVA						
Dinner Sets *	79.00	100.00%	79.00									
Doonas - double *	159.00	100.00%	159.00									
Doonas - king *	149.00	100.00%	149.00									
Doonas - queen *	189.00	100.00%	189.00									
Doonas - single *	159.00	100.00%	159.00									
Door Mat *	30.00	100.00%	30.00									
Glasses Set *	30.00	100.00%	30.00									
Kettle *	79.00	100.00%	79.00									

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Diminishing Value Assets - Depreciating Assets [Years 1-10]

	Cost Element	Rate	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34
Lamps *	159.00	100.00%	159.00									
Laundry Basket *	15.00	100.00%	15.00									
Mattress Protectors *	396.00	40.00%	LVA									
Pillow Cases *	96.00	100.00%	96.00									
Pillows / Cushions *	180.00	100.00%	180.00									
Pillows / Cushions - bed *	68.00	100.00%	68.00									
Pillows / Cushions - scatter *	45.00	100.00%	45.00									
Place Mats *	69.00	100.00%	69.00									
Quilts / Quilt Covers - double *	110.00	100.00%	110.00									
Quilts / Quilt Covers - king *	110.00	100.00%	110.00									
Quilts / Quilt Covers - queen *	110.00	100.00%	110.00									
Quilts / Quilt Covers - single *	160.00	100.00%	160.00									
Sheets - double *	160.00	100.00%	160.00									
Sheets - king *	160.00	100.00%	160.00									
Sheets - queen *	160.00	100.00%	160.00									
Sheets - single *	150.00	100.00%	150.00									
Soap Dispenser *	45.00	100.00%	45.00									
Sofas - 3 person *	4758.00	15.00%	490.79	640.08	544.07	462.46	393.09	334.13	LVA			
Tables *	522.00	15.00%	LVA									
Tables - coffee *	99.00	100.00%	99.00									
Tea Cups / Coffee Mugs *	89.00	100.00%	89.00									
Tea Towels *	16.00	100.00%	16.00									
Toaster *	49.00	100.00%	49.00									
Vacuum Cleaner *	499.00	20.00%	LVA									
Vase *	100.00	100.00%	100.00									
Hydraulic Services												

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Diminishing Value Assets - Depreciating Assets [Years 1-10]

	Cost Element	Rate	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34
Hot Water Service - Solar	7291.00	13.33%	668.51	883.00	765.27	663.23	574.80	498.16	431.74	374.17	324.28	281.05
Rainwater tanks - Poly	2350.00	13.33%	215.47	284.60	246.66	213.77	185.27	160.56	139.16	LVA		
Water pumps - for rainwater tanks	608.00	40.00%	LVA									
Mechanical Services												
Air Conditioning Central	4860.00	10.00%	334.21	452.58	407.32	366.59	329.93	296.94	267.24	240.52	216.47	194.82
Air Conditioning Central	4236.00	10.00%	291.30	394.47	355.02	319.52	287.57	258.81	232.93	209.64	188.67	169.81
Exhaust Fans	692.00	20.00%	LVA									
Exhaust Fans	162.00	100.00%	162.00									
Other												
Bathroom Accessories - freestanding	298.00	100.00%	298.00									
Garbage bins	224.00	100.00%	224.00									
Synthetic Lawn Surface	600.00	40.00%	LVA									
Window Coverings												
Curtains, Drapes *	2100.00	30.00%	LVA									
Total	**69710.00**		**10567.04**	**6122.13**	**4755.62**	**3389.28**	**2840.41**	**2225.51**	**1350.86**	**1048.16**	**729.42**	**645.68**

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Diminishing Value Assets - Depreciating Assets [Years 11-20]

	Cost Element	Rate	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40	→ 30/6/41	→ 30/6/42	→ 30/6/43	→ 30/6/44
Appliances												
Dishwasher *	1096.00	25.00%										
Dryer *	779.00	28.57%										
Electric Clocks *	79.00	100.00%										
Microwave Oven *	452.00	25.00%										
Rangehood	750.00	16.67%										
Refrigerators *	929.00	16.67%										
Stove	2299.00	16.67%										
Television Sets *	3452.00	25.00%										
Washing Machine *	575.00	25.00%										
Electrical Services												
Garage door - Remote	224.00	100.00%										
Garage door / boom gate motors	1033.00	20.00%										
Fire Services												
Smoke Detectors	558.00	10.00%										
Floor Coverings												
Carpet	4995.00	25.00%										
Vinyl Floor	4950.00	20.00%										
Furniture & Fittings												
Art Work *	250.00	100.00%										
Bathroom Linens *	90.00	100.00%										
Beds - double *	849.00	15.00%										
Beds - king *	459.00	15.00%										
Beds - mattress *	2326.00	15.00%										
Beds - queen *	999.00	15.00%										

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Diminishing Value Assets - Depreciating Assets [Years 11-20]

	Cost Element	Rate	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40	→ 30/6/41	→ 30/6/42	→ 30/6/43	→ 30/6/44
Beds - single *	399.00	15.00%										
Blankets - double *	100.00	100.00%										
Blankets - king *	100.00	100.00%										
Blankets - queen *	100.00	100.00%										
Blankets - single *	100.00	100.00%										
Bookshelves *	39.00	100.00%										
Bucket *	10.00	100.00%										
Cabinets *	2508.00	15.00%										
Cabinets - bedside *	316.00	15.00%										
Cabinets - television *	2218.00	15.00%										
Chairs *	1374.00	15.00%										
Cleaning Items *	150.00	100.00%										
Cleaning Items *	50.00	100.00%										
Clocks (Alarm, etc.) *	49.00	100.00%										
Cooking Utensils *	500.00	15.00%										
Crockery *	375.00	40.00%										
Cutlery *	159.00	100.00%										
Dining Table & Chairs Set *	1399.00	15.00%										
Dinner Sets *	79.00	100.00%										
Doonas - double *	159.00	100.00%										
Doonas - king *	149.00	100.00%										
Doonas - queen *	189.00	100.00%										
Doonas - single *	159.00	100.00%										
Door Mat *	30.00	100.00%										
Glasses Set *	30.00	100.00%										
Kettle *	79.00	100.00%										

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Diminishing Value Assets - Depreciating Assets [Years 11-20]

	Cost Element	Rate	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40	→ 30/6/41	→ 30/6/42	→ 30/6/43	→ 30/6/44
Lamps *	159.00	100.00%										
Laundry Basket *	15.00	100.00%										
Mattress Protectors *	396.00	40.00%										
Pillow Cases *	96.00	100.00%										
Pillows / Cushions *	180.00	100.00%										
Pillows / Cushions - bed *	68.00	100.00%										
Pillows / Cushions - scatter *	45.00	100.00%										
Place Mats *	69.00	100.00%										
Quilts / Quilt Covers - double *	110.00	100.00%										
Quilts / Quilt Covers - king *	110.00	100.00%										
Quilts / Quilt Covers - queen *	110.00	100.00%										
Quilts / Quilt Covers - single *	160.00	100.00%										
Sheets - double *	160.00	100.00%										
Sheets - king *	160.00	100.00%										
Sheets - queen *	160.00	100.00%										
Sheets - single *	150.00	100.00%										
Soap Dispenser *	45.00	100.00%										
Sofas - 3 person *	4758.00	15.00%										
Tables *	522.00	15.00%										
Tables - coffee *	99.00	100.00%										
Tea Cups / Coffee Mugs *	89.00	100.00%										
Tea Towels *	16.00	100.00%										
Toaster *	49.00	100.00%										
Vacuum Cleaner *	499.00	20.00%										
Vase *	100.00	100.00%										
Hydraulic Services												

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value Assets - Depreciating Assets [Years 11-20]

	Cost Element	Rate	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40	→ 30/6/41	→ 30/6/42	→ 30/6/43	→ 30/6/44
Hot Water Service - Solar	7291.00	13.33%	243.57	211.10	182.95	158.56	137.41	LVA				
Rainwater tanks - Poly	2350.00	13.33%										
Water pumps - for rainwater tanks	608.00	40.00%										
Mechanical Services												
Air Conditioning Central	4860.00	10.00%	175.34	157.80	142.02	127.82	115.04	103.54	LVA			
Air Conditioning Central	4236.00	10.00%	152.83	137.54	123.79	111.41	100.27	LVA				
Exhaust Fans	692.00	20.00%										
Exhaust Fans	162.00	100.00%										
Other												
Bathroom Accessories - freestanding	298.00	100.00%										
Garbage bins	224.00	100.00%										
Synthetic Lawn Surface	600.00	40.00%										
Window Coverings												
Curtains, Drapes *	2100.00	30.00%										
Total	**69710.00**		**571.74**	**506.44**	**448.76**	**397.79**	**352.72**	**103.54**				

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value Assets - Depreciating Assets [Years 21-30]

	Cost Element	Rate	→ 30/6/45	→ 30/6/46	→ 30/6/47	→ 30/6/48	→ 30/6/49	→ 30/6/50	→ 30/6/51	→ 30/6/52	→ 30/6/53	→ 30/6/54
Appliances												
Dishwasher *	1096.00	25.00%										
Dryer *	779.00	28.57%										
Electric Clocks *	79.00	100.00%										
Microwave Oven *	452.00	25.00%										
Rangehood	750.00	16.67%										
Refrigerators *	929.00	16.67%										
Stove	2299.00	16.67%										
Television Sets *	3452.00	25.00%										
Washing Machine *	575.00	25.00%										
Electrical Services												
Garage door - Remote	224.00	100.00%										
Garage door / boom gate motors	1033.00	20.00%										
Fire Services												
Smoke Detectors	558.00	10.00%										
Floor Coverings												
Carpet	4995.00	25.00%										
Vinyl Floor	4950.00	20.00%										
Furniture & Fittings												
Art Work *	250.00	100.00%										
Bathroom Linens *	90.00	100.00%										
Beds - double *	849.00	15.00%										
Beds - king *	459.00	15.00%										
Beds - mattress *	2326.00	15.00%										
Beds - queen *	999.00	15.00%										

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value Assets - Depreciating Assets [Years 21-30]

	Cost Element	Rate	→ 30/6/45	→ 30/6/46	→ 30/6/47	→ 30/6/48	→ 30/6/49	→ 30/6/50	→ 30/6/51	→ 30/6/52	→ 30/6/53	→ 30/6/54
Beds - single *	399.00	15.00%										
Blankets - double *	100.00	100.00%										
Blankets - king *	100.00	100.00%										
Blankets - queen *	100.00	100.00%										
Blankets - single *	100.00	100.00%										
Bookshelves *	39.00	100.00%										
Bucket *	10.00	100.00%										
Cabinets *	2508.00	15.00%										
Cabinets - bedside *	316.00	15.00%										
Cabinets - television *	2218.00	15.00%										
Chairs *	1374.00	15.00%										
Cleaning Items *	150.00	100.00%										
Cleaning Items *	50.00	100.00%										
Clocks (Alarm, etc.) *	49.00	100.00%										
Cooking Utensils *	500.00	15.00%										
Crockery *	375.00	40.00%										
Cutlery *	159.00	100.00%										
Dining Table & Chairs Set *	1399.00	15.00%										
Dinner Sets *	79.00	100.00%										
Doonas - double *	159.00	100.00%										
Doonas - king *	149.00	100.00%										
Doonas - queen *	189.00	100.00%										
Doonas - single *	159.00	100.00%										
Door Mat *	30.00	100.00%										
Glasses Set *	30.00	100.00%										
Kettle *	79.00	100.00%										

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* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value Assets - Depreciating Assets [Years 21-30]

	Cost Element	Rate	→ 30/6/45	→ 30/6/46	→ 30/6/47	→ 30/6/48	→ 30/6/49	→ 30/6/50	→ 30/6/51	→ 30/6/52	→ 30/6/53	→ 30/6/54
Lamps *	159.00	100.00%										
Laundry Basket *	15.00	100.00%										
Mattress Protectors *	396.00	40.00%										
Pillow Cases *	96.00	100.00%										
Pillows / Cushions *	180.00	100.00%										
Pillows / Cushions - bed *	68.00	100.00%										
Pillows / Cushions - scatter *	45.00	100.00%										
Place Mats *	69.00	100.00%										
Quilts / Quilt Covers - double *	110.00	100.00%										
Quilts / Quilt Covers - king *	110.00	100.00%										
Quilts / Quilt Covers - queen *	110.00	100.00%										
Quilts / Quilt Covers - single *	160.00	100.00%										
Sheets - double *	160.00	100.00%										
Sheets - king *	160.00	100.00%										
Sheets - queen *	160.00	100.00%										
Sheets - single *	150.00	100.00%										
Soap Dispenser *	45.00	100.00%										
Sofas - 3 person *	4758.00	15.00%										
Tables *	522.00	15.00%										
Tables - coffee *	99.00	100.00%										
Tea Cups / Coffee Mugs *	89.00	100.00%										
Tea Towels *	16.00	100.00%										
Toaster *	49.00	100.00%										
Vacuum Cleaner *	499.00	20.00%										
Vase *	100.00	100.00%										
Hydraulic Services												

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* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value Assets - Depreciating Assets [Years 21-30]

	Cost Element	Rate	→ 30/6/45	→ 30/6/46	→ 30/6/47	→ 30/6/48	→ 30/6/49	→ 30/6/50	→ 30/6/51	→ 30/6/52	→ 30/6/53	→ 30/6/54
Hot Water Service - Solar	7291.00	13.33%										
Rainwater tanks - Poly	2350.00	13.33%										
Water pumps - for rainwater tanks	608.00	40.00%										
Mechanical Services												
Air Conditioning Central	4860.00	10.00%										
Air Conditioning Central	4236.00	10.00%										
Exhaust Fans	692.00	20.00%										
Exhaust Fans	162.00	100.00%										
Other												
Bathroom Accessories - freestanding	298.00	100.00%										
Garbage bins	224.00	100.00%										
Synthetic Lawn Surface	600.00	40.00%										
Window Coverings												
Curtains, Drapes *	2100.00	30.00%										
Total	**69710.00**											

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value Assets - Depreciating Assets [Years 31-40]

	Cost Element	Rate	→ 30/6/55	→ 30/6/56	→ 30/6/57	→ 30/6/58	→ 30/6/59	→ 30/6/60	→ 30/6/61	→ 30/6/62	→ 30/6/63	→ 30/6/64
Appliances												
Dishwasher *	1096.00	25.00%										
Dryer *	779.00	28.57%										
Electric Clocks *	79.00	100.00%										
Microwave Oven *	452.00	25.00%										
Rangehood	750.00	16.67%										
Refrigerators *	929.00	16.67%										
Stove	2299.00	16.67%										
Television Sets *	3452.00	25.00%										
Washing Machine *	575.00	25.00%										
Electrical Services												
Garage door - Remote	224.00	100.00%										
Garage door / boom gate motors	1033.00	20.00%										
Fire Services												
Smoke Detectors	558.00	10.00%										
Floor Coverings												
Carpet	4995.00	25.00%										
Vinyl Floor	4950.00	20.00%										
Furniture & Fittings												
Art Work *	250.00	100.00%										
Bathroom Linens *	90.00	100.00%										
Beds - double *	849.00	15.00%										
Beds - king *	459.00	15.00%										
Beds - mattress *	2326.00	15.00%										
Beds - queen *	999.00	15.00%										

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value Assets - Depreciating Assets [Years 31-40]

	Cost Element	Rate	→ 30/6/55	→ 30/6/56	→ 30/6/57	→ 30/6/58	→ 30/6/59	→ 30/6/60	→ 30/6/61	→ 30/6/62	→ 30/6/63	→ 30/6/64
Beds - single *	399.00	15.00%										
Blankets - double *	100.00	100.00%										
Blankets - king *	100.00	100.00%										
Blankets - queen *	100.00	100.00%										
Blankets - single *	100.00	100.00%										
Bookshelves *	39.00	100.00%										
Bucket *	10.00	100.00%										
Cabinets *	2508.00	15.00%										
Cabinets - bedside *	316.00	15.00%										
Cabinets - television *	2218.00	15.00%										
Chairs *	1374.00	15.00%										
Cleaning Items *	150.00	100.00%										
Cleaning Items *	50.00	100.00%										
Clocks (Alarm, etc.) *	49.00	100.00%										
Cooking Utensils *	500.00	15.00%										
Crockery *	375.00	40.00%										
Cutlery *	159.00	100.00%										
Dining Table & Chairs Set *	1399.00	15.00%										
Dinner Sets *	79.00	100.00%										
Doonas - double *	159.00	100.00%										
Doonas - king *	149.00	100.00%										
Doonas - queen *	189.00	100.00%										
Doonas - single *	159.00	100.00%										
Door Mat *	30.00	100.00%										
Glasses Set *	30.00	100.00%										
Kettle *	79.00	100.00%										

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value Assets - Depreciating Assets [Years 31-40]

	Cost Element	Rate	→ 30/6/55	→ 30/6/56	→ 30/6/57	→ 30/6/58	→ 30/6/59	→ 30/6/60	→ 30/6/61	→ 30/6/62	→ 30/6/63	→ 30/6/64
Lamps *	159.00	100.00%										
Laundry Basket *	15.00	100.00%										
Mattress Protectors *	396.00	40.00%										
Pillow Cases *	96.00	100.00%										
Pillows / Cushions *	180.00	100.00%										
Pillows / Cushions - bed *	68.00	100.00%										
Pillows / Cushions - scatter *	45.00	100.00%										
Place Mats *	69.00	100.00%										
Quilts / Quilt Covers - double *	110.00	100.00%										
Quilts / Quilt Covers - king *	110.00	100.00%										
Quilts / Quilt Covers - queen *	110.00	100.00%										
Quilts / Quilt Covers - single *	160.00	100.00%										
Sheets - double *	160.00	100.00%										
Sheets - king *	160.00	100.00%										
Sheets - queen *	160.00	100.00%										
Sheets - single *	150.00	100.00%										
Soap Dispenser *	45.00	100.00%										
Sofas - 3 person *	4758.00	15.00%										
Tables *	522.00	15.00%										
Tables - coffee *	99.00	100.00%										
Tea Cups / Coffee Mugs *	89.00	100.00%										
Tea Towels *	16.00	100.00%										
Toaster *	49.00	100.00%										
Vacuum Cleaner *	499.00	20.00%										
Vase *	100.00	100.00%										
Hydraulic Services												

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value Assets - Depreciating Assets [Years 31-40]

	Cost Element	Rate	→ 30/6/55	→ 30/6/56	→ 30/6/57	→ 30/6/58	→ 30/6/59	→ 30/6/60	→ 30/6/61	→ 30/6/62	→ 30/6/63	→ 30/6/64
Hot Water Service - Solar	7291.00	13.33%										
Rainwater tanks - Poly	2350.00	13.33%										
Water pumps - for rainwater tanks	608.00	40.00%										
Mechanical Services												
Air Conditioning Central	4860.00	10.00%										
Air Conditioning Central	4236.00	10.00%										
Exhaust Fans	692.00	20.00%										
Exhaust Fans	162.00	100.00%										
Other												
Bathroom Accessories - freestanding	298.00	100.00%										
Garbage bins	224.00	100.00%										
Synthetic Lawn Surface	600.00	40.00%										
Window Coverings												
Curtains, Drapes *	2100.00	30.00%										
Total	**69710.00**											

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value - Low Value Pool - Depreciating Assets [Years 1-10]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34
Appliances											
Dishwasher *	1096.00		340.34	212.72	132.94	83.09	51.93	32.46	20.29	12.68	7.92
Dryer *	779.00	146.06	237.35	148.35	92.72	57.95	36.21	22.64	14.14	8.84	5.53
Electric Clocks *	79.00										
Microwave Oven *	452.00	84.75	137.72	86.07	53.80	33.62	21.02	13.13	8.21	5.13	3.21
Rangehood	750.00	140.62	228.52	142.82	89.26	55.79	34.87	21.80	13.62	8.51	5.32
Refrigerators *	929.00	174.19	283.05	176.91	110.57	69.10	43.19	27.00	16.87	10.54	6.59
Stove	2299.00						368.11	230.07	143.79	89.87	56.17
Television Sets *	3452.00				602.97	376.86	235.53	147.21	92.01	57.50	35.94
Washing Machine *	575.00	107.81	175.20	109.50	68.43	42.77	26.73	16.71	10.44	6.53	4.08
Electrical Services											
Garage door - Remote	224.00										
Garage door / boom gate motors	1033.00		334.10	208.81	130.51	81.57	50.98	31.86	19.91	12.45	7.78
Fire Services											
Smoke Detectors	558.00	104.62	170.02	106.26	66.41	41.51	25.94	16.22	10.13	6.33	3.96
Floor Coverings											
Carpet	4995.00							368.08	230.06	143.78	89.86
Vinyl Floor	4950.00									335.74	209.84
Furniture & Fittings											
Art Work *	250.00										
Bathroom Linens *	90.00										
Beds - double *	849.00	159.19	258.68	161.67	101.05	63.15	39.47	24.67	15.42	9.64	6.02
Beds - king *	459.00	86.06	139.85	87.41	54.63	34.14	21.34	13.34	8.34	5.21	3.26
Beds - mattress *	2326.00	436.12	708.70	442.94	276.84	173.02	108.14	67.59	42.24	26.40	16.50
Beds - queen *	999.00	187.31	304.38	190.24	118.90	74.31	46.45	29.03	18.14	11.34	7.09

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value - Low Value Pool - Depreciating Assets [Years 1-10]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34
Beds - single *	399.00	74.81	121.57	75.98	47.49	29.68	18.55	11.60	7.24	4.53	2.83
Blankets - double *	100.00										
Blankets - king *	100.00										
Blankets - queen *	100.00										
Blankets - single *	100.00										
Bookshelves *	39.00										
Bucket *	10.00										
Cabinets *	2508.00			716.96	448.10	280.06	175.04	109.40	68.38	42.74	26.71
Cabinets - bedside *	316.00	59.25	96.28	60.18	37.61	23.50	14.69	9.18	5.74	3.59	2.24
Cabinets - television *	2218.00		745.95	466.22	291.39	182.12	113.82	71.14	44.46	27.79	17.37
Chairs *	1374.00	257.62	418.64	261.65	163.53	102.21	63.88	39.93	24.95	15.60	9.75
Cleaning Items *	150.00										
Cleaning Items *	50.00										
Clocks (Alarm, etc.) *	49.00										
Cooking Utensils *	500.00	93.75	152.34	95.22	59.51	37.19	23.25	14.53	9.08	5.67	3.55
Crockery *	375.00	70.31	114.26	71.41	44.63	27.90	17.43	10.90	6.81	4.26	2.66
Cutlery *	159.00										
Dining Table & Chairs Set *	1399.00				339.94	212.47	132.79	83.00	51.87	32.42	20.26
Dinner Sets *	79.00										
Doonas - double *	159.00										
Doonas - king *	149.00										
Doonas - queen *	189.00										
Doonas - single *	159.00										
Door Mat *	30.00										
Glasses Set *	30.00										
Kettle *	79.00										

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value - Low Value Pool - Depreciating Assets [Years 1-10]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34
Lamps *	159.00										
Laundry Basket *	15.00										
Mattress Protectors *	396.00	74.25	120.66	75.41	47.13	29.46	18.41	11.50	7.19	4.50	2.81
Pillow Cases *	96.00										
Pillows / Cushions *	180.00										
Pillows / Cushions - bed *	68.00										
Pillows / Cushions - scatter *	45.00										
Place Mats *	69.00										
Quilts / Quilt Covers - double *	110.00										
Quilts / Quilt Covers - king *	110.00										
Quilts / Quilt Covers - queen *	110.00										
Quilts / Quilt Covers - single *	160.00										
Sheets - double *	160.00										
Sheets - king *	160.00										
Sheets - queen *	160.00										
Sheets - single *	150.00										
Soap Dispenser *	45.00										
Sofas - 3 person *	4758.00							710.02	443.76	277.35	173.34
Tables *	522.00	97.88	159.05	99.40	62.13	38.83	24.27	15.16	9.48	5.93	3.70
Tables - coffee *	99.00										
Tea Cups / Coffee Mugs *	89.00										
Tea Towels *	16.00										
Toaster *	49.00										
Vacuum Cleaner *	499.00	93.56	152.04	95.02	59.39	37.12	23.20	14.50	9.06	5.67	3.54
Vase *	100.00										
Hydraulic Services											

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value - Low Value Pool - Depreciating Assets [Years 1-10]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34
Hot Water Service - Solar	7291.00										
Rainwater tanks - Poly	2350.00								339.19	212.00	132.50
Water pumps - for rainwater tanks	608.00	114.00	185.25	115.78	72.36	45.23	28.27	17.67	11.04	6.90	4.31
Mechanical Services											
Air Conditioning Central	4860.00										
Air Conditioning Central	4236.00										
Exhaust Fans	692.00	129.75	210.84	131.78	82.36	51.48	32.17	20.11	12.57	7.85	4.91
Exhaust Fans	162.00										
Other											
Bathroom Accessories - freestanding	298.00										
Garbage bins	224.00										
Synthetic Lawn Surface	600.00	112.50	182.81	114.26	71.41	44.63	27.90	17.43	10.90	6.81	4.26
Window Coverings											
Curtains, Drapes *	2100.00	393.75	639.84	399.90	249.94	156.21	97.64	61.02	38.14	23.84	14.90
Total	**69710.00**	**3198.16**	**6617.44**	**4852.87**	**3975.95**	**2484.97**	**1921.22**	**2278.90**	**1763.47**	**1437.94**	**898.71**

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value - Low Value Pool - Depreciating Assets [Years 11-20]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40	→ 30/6/41	→ 30/6/42	→ 30/6/43	→ 30/6/44
Appliances											
Dishwasher *	1096.00	4.95	3.10	1.94	1.21	0.75	0.47	0.79			
Dryer *	779.00	3.45	2.16	1.35	0.84	0.53	0.88				
Electric Clocks *	79.00										
Microwave Oven *	452.00	2.00	1.25	0.78	0.49	0.82					
Rangehood	750.00	3.33	2.08	1.30	0.81	0.51	0.84				
Refrigerators *	929.00	4.12	2.58	1.61	1.01	0.63	0.39	0.65			
Stove	2299.00	35.11	21.94	13.71	8.57	5.36	3.35	2.09	1.31	0.82	0.51
Television Sets *	3452.00	22.46	14.04	8.77	5.49	3.43	2.14	1.34	0.84	0.52	0.87
Washing Machine *	575.00	2.55	1.59	1.00	0.62	0.39	0.65				
Electrical Services											
Garage door - Remote	224.00										
Garage door / boom gate motors	1033.00	4.86	3.04	1.90	1.18	0.74	0.46	0.78			
Fire Services											
Smoke Detectors	558.00	2.47	1.55	0.97	0.60	0.38	0.63				
Floor Coverings											
Carpet	4995.00	56.17	35.10	21.94	13.71	8.57	5.36	3.35	2.09	1.31	0.82
Vinyl Floor	4950.00	131.15	81.97	51.23	32.02	20.01	12.51	7.82	4.89	3.05	1.91
Furniture & Fittings											
Art Work *	250.00										
Bathroom Linens *	90.00										
Beds - double *	849.00	3.76	2.36	1.47	0.92	0.57	0.96				
Beds - king *	459.00	2.03	1.27	0.80	0.50	0.82					
Beds - mattress *	2326.00	10.32	6.45	4.03	2.52	1.57	0.98	0.62	0.38	0.64	
Beds - queen *	999.00	4.43	2.77	1.73	1.08	0.68	0.42	0.70			

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value - Low Value Pool - Depreciating Assets [Years 11-20]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40	→ 30/6/41	→ 30/6/42	→ 30/6/43	→ 30/6/44
Beds - single *	399.00	1.77	1.11	0.69	0.43	0.72					
Blankets - double *	100.00										
Blankets - king *	100.00										
Blankets - queen *	100.00										
Blankets - single *	100.00										
Bookshelves *	39.00										
Bucket *	10.00										
Cabinets *	2508.00	16.69	10.43	6.52	4.08	2.55	1.59	0.99	0.62	0.39	0.65
Cabinets - bedside *	316.00	1.40	0.88	0.55	0.91						
Cabinets - television *	2218.00	10.86	6.78	4.24	2.65	1.66	1.03	0.65	0.40	0.68	
Chairs *	1374.00	6.09	3.81	2.38	1.48	0.93	0.58	0.97			
Cleaning Items *	150.00										
Cleaning Items *	50.00										
Clocks (Alarm, etc.) *	49.00										
Cooking Utensils *	500.00	2.22	1.38	0.87	0.54	0.90					
Crockery *	375.00	1.66	1.04	0.65	0.40	0.68					
Cutlery *	159.00										
Dining Table & Chairs Set *	1399.00	12.66	7.92	4.95	3.09	1.93	1.21	0.75	0.47	0.79	
Dinner Sets *	79.00										
Doonas - double *	159.00										
Doonas - king *	149.00										
Doonas - queen *	189.00										
Doonas - single *	159.00										
Door Mat *	30.00										
Glasses Set *	30.00										
Kettle *	79.00										

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value - Low Value Pool - Depreciating Assets [Years 11-20]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40	→ 30/6/41	→ 30/6/42	→ 30/6/43	→ 30/6/44
Lamps *	159.00										
Laundry Basket *	15.00										
Mattress Protectors *	396.00	1.76	1.10	0.68	0.43	0.71					
Pillow Cases *	96.00										
Pillows / Cushions *	180.00										
Pillows / Cushions - bed *	68.00										
Pillows / Cushions - scatter *	45.00										
Place Mats *	69.00										
Quilts / Quilt Covers - double *	110.00										
Quilts / Quilt Covers - king *	110.00										
Quilts / Quilt Covers - queen *	110.00										
Quilts / Quilt Covers - single *	160.00										
Sheets - double *	160.00										
Sheets - king *	160.00										
Sheets - queen *	160.00										
Sheets - single *	150.00										
Soap Dispenser *	45.00										
Sofas - 3 person *	4758.00	108.34	67.71	42.32	26.45	16.53	10.34	6.46	4.04	2.52	1.58
Tables *	522.00	2.31	1.45	0.90	0.57	0.94					
Tables - coffee *	99.00										
Tea Cups / Coffee Mugs *	89.00										
Tea Towels *	16.00										
Toaster *	49.00										
Vacuum Cleaner *	499.00	2.21	1.38	0.87	0.54	0.90					
Vase *	100.00										
Hydraulic Services											

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value - Low Value Pool - Depreciating Assets [Years 11-20]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40	→ 30/6/41	→ 30/6/42	→ 30/6/43	→ 30/6/44
Hot Water Service - Solar	7291.00						334.95	209.34	130.84	81.78	51.11
Rainwater tanks - Poly	2350.00	82.81	51.75	32.35	20.22	12.63	7.90	4.94	3.08	1.93	1.20
Water pumps - for rainwater tanks	608.00	2.70	1.68	1.05	0.66	0.41	0.69				
Mechanical Services											
Air Conditioning Central	4860.00							349.43	218.40	136.50	85.31
Air Conditioning Central	4236.00						338.41	211.50	132.19	82.62	51.64
Exhaust Fans	692.00	3.07	1.92	1.20	0.75	0.46	0.78				
Exhaust Fans	162.00										
Other											
Bathroom Accessories - freestanding	298.00										
Garbage bins	224.00										
Synthetic Lawn Surface	600.00	2.66	1.66	1.04	0.65	0.40	0.68				
Window Coverings											
Curtains, Drapes *	2100.00	9.31	5.82	3.63	2.27	1.42	0.89	0.55	0.93		
Total	**69710.00**	**561.68**	**351.07**	**219.42**	**137.69**	**89.53**	**729.09**	**803.72**	**500.48**	**313.55**	**195.60**

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value - Low Value Pool - Depreciating Assets [Years 21-30]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/45	→ 30/6/46	→ 30/6/47	→ 30/6/48	→ 30/6/49	→ 30/6/50	→ 30/6/51	→ 30/6/52	→ 30/6/53	→ 30/6/54
Appliances											
Dishwasher *	1096.00										
Dryer *	779.00										
Electric Clocks *	79.00										
Microwave Oven *	452.00										
Rangehood	750.00										
Refrigerators *	929.00										
Stove	2299.00	0.85									
Television Sets *	3452.00										
Washing Machine *	575.00										
Electrical Services											
Garage door - Remote	224.00										
Garage door / boom gate motors	1033.00										
Fire Services											
Smoke Detectors	558.00										
Floor Coverings											
Carpet	4995.00	0.51	0.85								
Vinyl Floor	4950.00	1.19	0.75	0.46	0.78						
Furniture & Fittings											
Art Work *	250.00										
Bathroom Linens *	90.00										
Beds - double *	849.00										
Beds - king *	459.00										
Beds - mattress *	2326.00										
Beds - queen *	999.00										

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value - Low Value Pool - Depreciating Assets [Years 21-30]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/45	→ 30/6/46	→ 30/6/47	→ 30/6/48	→ 30/6/49	→ 30/6/50	→ 30/6/51	→ 30/6/52	→ 30/6/53	→ 30/6/54
Beds - single *	399.00										
Blankets - double *	100.00										
Blankets - king *	100.00										
Blankets - queen *	100.00										
Blankets - single *	100.00										
Bookshelves *	39.00										
Bucket *	10.00										
Cabinets *	2508.00										
Cabinets - bedside *	316.00										
Cabinets - television *	2218.00										
Chairs *	1374.00										
Cleaning Items *	150.00										
Cleaning Items *	50.00										
Clocks (Alarm, etc.) *	49.00										
Cooking Utensils *	500.00										
Crockery *	375.00										
Cutlery *	159.00										
Dining Table & Chairs Set *	1399.00										
Dinner Sets *	79.00										
Doonas - double *	159.00										
Doonas - king *	149.00										
Doonas - queen *	189.00										
Doonas - single *	159.00										
Door Mat *	30.00										
Glasses Set *	30.00										
Kettle *	79.00										

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value - Low Value Pool - Depreciating Assets [Years 21-30]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/45	→ 30/6/46	→ 30/6/47	→ 30/6/48	→ 30/6/49	→ 30/6/50	→ 30/6/51	→ 30/6/52	→ 30/6/53	→ 30/6/54
Lamps *	159.00										
Laundry Basket *	15.00										
Mattress Protectors *	396.00										
Pillow Cases *	96.00										
Pillows / Cushions *	180.00										
Pillows / Cushions - bed *	68.00										
Pillows / Cushions - scatter *	45.00										
Place Mats *	69.00										
Quilts / Quilt Covers - double *	110.00										
Quilts / Quilt Covers - king *	110.00										
Quilts / Quilt Covers - queen *	110.00										
Quilts / Quilt Covers - single *	160.00										
Sheets - double *	160.00										
Sheets - king *	160.00										
Sheets - queen *	160.00										
Sheets - single *	150.00										
Soap Dispenser *	45.00										
Sofas - 3 person *	4758.00	0.98	0.62	0.38	0.64						
Tables *	522.00										
Tables - coffee *	99.00										
Tea Cups / Coffee Mugs *	89.00										
Tea Towels *	16.00										
Toaster *	49.00										
Vacuum Cleaner *	499.00										
Vase *	100.00										
Hydraulic Services											

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value - Low Value Pool - Depreciating Assets [Years 21-30]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/45	→ 30/6/46	→ 30/6/47	→ 30/6/48	→ 30/6/49	→ 30/6/50	→ 30/6/51	→ 30/6/52	→ 30/6/53	→ 30/6/54
Hot Water Service - Solar	7291.00	31.94	19.96	12.48	7.80	4.88	3.04	1.90	1.19	0.75	0.46
Rainwater tanks - Poly	2350.00	0.75	0.47	0.79							
Water pumps - for rainwater tanks	608.00										
Mechanical Services											
Air Conditioning Central	4860.00	53.32	33.32	20.83	13.02	8.13	5.08	3.18	1.99	1.24	0.78
Air Conditioning Central	4236.00	32.27	20.17	12.61	7.88	4.92	3.08	1.92	1.20	0.75	0.47
Exhaust Fans	692.00										
Exhaust Fans	162.00										
Other											
Bathroom Accessories - freestanding	298.00										
Garbage bins	224.00										
Synthetic Lawn Surface	600.00										
Window Coverings											
Curtains, Drapes *	2100.00										
Total	**69710.00**	**121.81**	**76.14**	**47.55**	**30.12**	**17.93**	**11.20**	**7.00**	**4.38**	**2.74**	**1.71**

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value - Low Value Pool - Depreciating Assets [Years 31-40]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/55	→ 30/6/56	→ 30/6/57	→ 30/6/58	→ 30/6/60	→ 30/6/60	→ 30/6/61	→ 30/6/62	→ 30/6/63	→ 30/6/64
Appliances											
Dishwasher *	1096.00										
Dryer *	779.00										
Electric Clocks *	79.00										
Microwave Oven *	452.00										
Rangehood	750.00										
Refrigerators *	929.00										
Stove	2299.00										
Television Sets *	3452.00										
Washing Machine *	575.00										
Electrical Services											
Garage door - Remote	224.00										
Garage door / boom gate motors	1033.00										
Fire Services											
Smoke Detectors	558.00										
Floor Coverings											
Carpet	4995.00										
Vinyl Floor	4950.00										
Furniture & Fittings											
Art Work *	250.00										
Bathroom Linens *	90.00										
Beds - double *	849.00										
Beds - king *	459.00										
Beds - mattress *	2326.00										
Beds - queen *	999.00										

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value - Low Value Pool - Depreciating Assets [Years 31-40]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/55	→ 30/6/56	→ 30/6/57	→ 30/6/58	→ 30/6/60	→ 30/6/60	→ 30/6/61	→ 30/6/62	→ 30/6/63	→ 30/6/64
Beds - single *	399.00										
Blankets - double *	100.00										
Blankets - king *	100.00										
Blankets - queen *	100.00										
Blankets - single *	100.00										
Bookshelves *	39.00										
Bucket *	10.00										
Cabinets *	2508.00										
Cabinets - bedside *	316.00										
Cabinets - television *	2218.00										
Chairs *	1374.00										
Cleaning Items *	150.00										
Cleaning Items *	50.00										
Clocks (Alarm, etc.) *	49.00										
Cooking Utensils *	500.00										
Crockery *	375.00										
Cutlery *	159.00										
Dining Table & Chairs Set *	1399.00										
Dinner Sets *	79.00										
Doonas - double *	159.00										
Doonas - king *	149.00										
Doonas - queen *	189.00										
Doonas - single *	159.00										
Door Mat *	30.00										
Glasses Set *	30.00										
Kettle *	79.00										

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value - Low Value Pool - Depreciating Assets [Years 31-40]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/55	→ 30/6/56	→ 30/6/57	→ 30/6/58	→ 30/6/60	→ 30/6/60	→ 30/6/61	→ 30/6/62	→ 30/6/63	→ 30/6/64
Lamps *	159.00										
Laundry Basket *	15.00										
Mattress Protectors *	396.00										
Pillow Cases *	96.00										
Pillows / Cushions *	180.00										
Pillows / Cushions - bed *	68.00										
Pillows / Cushions - scatter *	45.00										
Place Mats *	69.00										
Quilts / Quilt Covers - double *	110.00										
Quilts / Quilt Covers - king *	110.00										
Quilts / Quilt Covers - queen *	110.00										
Quilts / Quilt Covers - single *	160.00										
Sheets - double *	160.00										
Sheets - king *	160.00										
Sheets - queen *	160.00										
Sheets - single *	150.00										
Soap Dispenser *	45.00										
Sofas - 3 person *	4758.00										
Tables *	522.00										
Tables - coffee *	99.00										
Tea Cups / Coffee Mugs *	89.00										
Tea Towels *	16.00										
Toaster *	49.00										
Vacuum Cleaner *	499.00										
Vase *	100.00										
Hydraulic Services											

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Diminishing Value - Low Value Pool - Depreciating Assets [Years 31-40]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/55	→ 30/6/56	→ 30/6/57	→ 30/6/58	→ 30/6/60	→ 30/6/60	→ 30/6/61	→ 30/6/62	→ 30/6/63	→ 30/6/64
Hot Water Service - Solar	7291.00	0.78									
Rainwater tanks - Poly	2350.00										
Water pumps - for rainwater tanks	608.00										
Mechanical Services											
Air Conditioning Central	4860.00	0.48	0.81								
Air Conditioning Central	4236.00	0.79									
Exhaust Fans	692.00										
Exhaust Fans	162.00										
Other											
Bathroom Accessories - freestanding	298.00										
Garbage bins	224.00										
Synthetic Lawn Surface	600.00										
Window Coverings											
Curtains, Drapes *	2100.00										
Total	**69710.00**	**2.05**	**0.81**								

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost Assets - Depreciating Assets [Years 1-10]

	Cost Element	Rate	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34
Appliances												
Dishwasher *	1096.00	12.50%	94.21	137.00	137.00	137.00	137.00	137.00	137.00	137.00	42.79	
Dryer *	779.00	14.29%	LVA									
Electric Clocks *	79.00	100.00%	79.00									
Microwave Oven *	452.00	12.50%	LVA									
Rangehood	750.00	8.33%	LVA									
Refrigerators *	929.00	8.33%	LVA									
Stove	2299.00	8.33%	131.75	191.58	191.58	191.58	191.58	191.58	191.58	191.58	191.58	191.58
Television Sets *	3452.00	12.50%	296.73	431.50	431.50	431.50	431.50	431.50	431.50	431.50	134.77	
Washing Machine *	575.00	12.50%	LVA									
Electrical Services												
Garage door - Remote	224.00	100.00%	224.00									
Garage door / boom gate motors	1033.00	10.00%	71.04	103.30	103.30	103.30	103.30	103.30	103.30	103.30	103.30	103.30
Fire Services												
Smoke Detectors	558.00	5.00%	LVA									
Floor Coverings												
Carpet	4995.00	12.50%	429.36	624.38	624.38	624.38	624.38	624.38	624.38	624.38	194.98	
Vinyl Floor	4950.00	10.00%	340.40	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00	495.00
Furniture & Fittings												
Art Work *	250.00	100.00%	250.00									
Bathroom Linens *	90.00	100.00%	90.00									
Beds - double *	849.00	7.50%	LVA									
Beds - king *	459.00	7.50%	LVA									
Beds - mattress *	2326.00	7.50%	LVA									
Beds - queen *	999.00	7.50%	LVA									

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost Assets - Depreciating Assets [Years 1-10]

	Cost Element	Rate	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34
Beds - single *	399.00	7.50%	LVA									
Blankets - double *	100.00	100.00%	100.00									
Blankets - king *	100.00	100.00%	100.00									
Blankets - queen *	100.00	100.00%	100.00									
Blankets - single *	100.00	100.00%	100.00									
Bookshelves *	39.00	100.00%	39.00									
Bucket *	10.00	100.00%	10.00									
Cabinets *	2508.00	7.50%	129.35	188.10	188.10	188.10	188.10	188.10	188.10	188.10	188.10	188.10
Cabinets - bedside *	316.00	7.50%	LVA									
Cabinets - television *	2218.00	7.50%	114.39	166.35	166.35	166.35	166.35	166.35	166.35	166.35	166.35	166.35
Chairs *	1374.00	7.50%	LVA									
Cleaning Items *	150.00	100.00%	150.00									
Cleaning Items *	50.00	100.00%	50.00									
Clocks (Alarm, etc.) *	49.00	100.00%	49.00									
Cooking Utensils *	500.00	7.50%	LVA									
Crockery *	375.00	20.00%	LVA									
Cutlery *	159.00	100.00%	159.00									
Dining Table & Chairs Set *	1399.00	7.50%	72.15	104.92	104.92	104.92	104.92	104.92	104.92	104.92	104.92	104.92
Dinner Sets *	79.00	100.00%	79.00									
Doonas - double *	159.00	100.00%	159.00									
Doonas - king *	149.00	100.00%	149.00									
Doonas - queen *	189.00	100.00%	189.00									
Doonas - single *	159.00	100.00%	159.00									
Door Mat *	30.00	100.00%	30.00									
Glasses Set *	30.00	100.00%	30.00									
Kettle *	79.00	100.00%	79.00									

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost Assets - Depreciating Assets [Years 1-10]

	Cost Element	Rate	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34
Lamps *	159.00	100.00%	159.00									
Laundry Basket *	15.00	100.00%	15.00									
Mattress Protectors *	396.00	20.00%	LVA									
Pillow Cases *	96.00	100.00%	96.00									
Pillows / Cushions *	180.00	100.00%	180.00									
Pillows / Cushions - bed *	68.00	100.00%	68.00									
Pillows / Cushions - scatter *	45.00	100.00%	45.00									
Place Mats *	69.00	100.00%	69.00									
Quilts / Quilt Covers - double *	110.00	100.00%	110.00									
Quilts / Quilt Covers - king *	110.00	100.00%	110.00									
Quilts / Quilt Covers - queen *	110.00	100.00%	110.00									
Quilts / Quilt Covers - single *	160.00	100.00%	160.00									
Sheets - double *	160.00	100.00%	160.00									
Sheets - king *	160.00	100.00%	160.00									
Sheets - queen *	160.00	100.00%	160.00									
Sheets - single *	150.00	100.00%	150.00									
Soap Dispenser *	45.00	100.00%	45.00									
Sofas - 3 person *	4758.00	7.50%	245.40	356.85	356.85	356.85	356.85	356.85	356.85	356.85	356.85	356.85
Tables *	522.00	7.50%	LVA									
Tables - coffee *	99.00	100.00%	99.00									
Tea Cups / Coffee Mugs *	89.00	100.00%	89.00									
Tea Towels *	16.00	100.00%	16.00									
Toaster *	49.00	100.00%	49.00									
Vacuum Cleaner *	499.00	10.00%	LVA									
Vase *	100.00	100.00%	100.00									
Hydraulic Services												

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost Assets - Depreciating Assets [Years 1-10]

	Cost Element	Rate	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34
Hot Water Service - Solar	7291.00	6.67%	334.25	486.07	486.07	486.07	486.07	486.07	486.07	486.07	486.07	486.07
Rainwater tanks - Poly	2350.00	6.67%	107.74	156.67	156.67	156.67	156.67	156.67	156.67	156.67	156.67	156.67
Water pumps - for rainwater tanks	608.00	20.00%	LVA									
Mechanical Services												
Air Conditioning Central	4860.00	5.00%	167.10	243.00	243.00	243.00	243.00	243.00	243.00	243.00	243.00	243.00
Air Conditioning Central	4236.00	5.00%	145.65	211.80	211.80	211.80	211.80	211.80	211.80	211.80	211.80	211.80
Exhaust Fans	692.00	10.00%	LVA									
Exhaust Fans	162.00	100.00%	162.00									
Other												
Bathroom Accessories - freestanding	298.00	100.00%	298.00									
Garbage bins	224.00	100.00%	224.00									
Synthetic Lawn Surface	600.00	20.00%	LVA									
Window Coverings												
Curtains, Drapes *	2100.00	15.00%	LVA									
Total	**69710.00**		**7887.52**	**3896.52**	**3896.52**	**3896.52**	**3896.52**	**3896.52**	**3896.52**	**3896.52**	**3076.18**	**2703.64**

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost Assets - Depreciating Assets [Years 11-20]

	Cost Element	Rate	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40	→ 30/6/41	→ 30/6/42	→ 30/6/43	→ 30/6/44
Appliances												
Dishwasher *	1096.00	12.50%										
Dryer *	779.00	14.29%										
Electric Clocks *	79.00	100.00%										
Microwave Oven *	452.00	12.50%										
Rangehood	750.00	8.33%										
Refrigerators *	929.00	8.33%										
Stove	2299.00	8.33%	191.58	191.58	59.87							
Television Sets *	3452.00	12.50%										
Washing Machine *	575.00	12.50%										
Electrical Services												
Garage door - Remote	224.00	100.00%										
Garage door / boom gate motors	1033.00	10.00%	32.26									
Fire Services												
Smoke Detectors	558.00	5.00%										
Floor Coverings												
Carpet	4995.00	12.50%										
Vinyl Floor	4950.00	10.00%	154.60									
Furniture & Fittings												
Art Work *	250.00	100.00%										
Bathroom Linens *	90.00	100.00%										
Beds - double *	849.00	7.50%										
Beds - king *	459.00	7.50%										
Beds - mattress *	2326.00	7.50%										
Beds - queen *	999.00	7.50%										

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost Assets - Depreciating Assets [Years 11-20]

	Cost Element	Rate	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40	→ 30/6/41	→ 30/6/42	→ 30/6/43	→ 30/6/44
Beds - single *	399.00	7.50%										
Blankets - double *	100.00	100.00%										
Blankets - king *	100.00	100.00%										
Blankets - queen *	100.00	100.00%										
Blankets - single *	100.00	100.00%										
Bookshelves *	39.00	100.00%										
Bucket *	10.00	100.00%										
Cabinets *	2508.00	7.50%	188.10	188.10	188.10	121.45						
Cabinets - bedside *	316.00	7.50%										
Cabinets - television *	2218.00	7.50%	166.35	166.35	166.35	107.41						
Chairs *	1374.00	7.50%										
Cleaning Items *	150.00	100.00%										
Cleaning Items *	50.00	100.00%										
Clocks (Alarm, etc.) *	49.00	100.00%										
Cooking Utensils *	500.00	7.50%										
Crockery *	375.00	20.00%										
Cutlery *	159.00	100.00%										
Dining Table & Chairs Set *	1399.00	7.50%	104.92	104.92	104.92	67.81						
Dinner Sets *	79.00	100.00%										
Doonas - double *	159.00	100.00%										
Doonas - king *	149.00	100.00%										
Doonas - queen *	189.00	100.00%										
Doonas - single *	159.00	100.00%										
Door Mat *	30.00	100.00%										
Glasses Set *	30.00	100.00%										
Kettle *	79.00	100.00%										

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* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost Assets - Depreciating Assets [Years 11-20]

	Cost Element	Rate	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40	→ 30/6/41	→ 30/6/42	→ 30/6/43	→ 30/6/44
Lamps *	159.00	100.00%										
Laundry Basket *	15.00	100.00%										
Mattress Protectors *	396.00	20.00%										
Pillow Cases *	96.00	100.00%										
Pillows / Cushions *	180.00	100.00%										
Pillows / Cushions - bed *	68.00	100.00%										
Pillows / Cushions - scatter *	45.00	100.00%										
Place Mats *	69.00	100.00%										
Quilts / Quilt Covers - double *	110.00	100.00%										
Quilts / Quilt Covers - king *	110.00	100.00%										
Quilts / Quilt Covers - queen *	110.00	100.00%										
Quilts / Quilt Covers - single *	160.00	100.00%										
Sheets - double *	160.00	100.00%										
Sheets - king *	160.00	100.00%										
Sheets - queen *	160.00	100.00%										
Sheets - single *	150.00	100.00%										
Soap Dispenser *	45.00	100.00%										
Sofas - 3 person *	4758.00	7.50%	356.85	356.85	356.85	230.40						
Tables *	522.00	7.50%										
Tables - coffee *	99.00	100.00%										
Tea Cups / Coffee Mugs *	89.00	100.00%										
Tea Towels *	16.00	100.00%										
Toaster *	49.00	100.00%										
Vacuum Cleaner *	499.00	10.00%										
Vase *	100.00	100.00%										
Hydraulic Services												

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* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost Assets - Depreciating Assets [Years 11-20]

	Cost Element	Rate	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40	→ 30/6/41	→ 30/6/42	→ 30/6/43	→ 30/6/44
Hot Water Service - Solar	7291.00	6.67%	486.07	486.07	486.07	486.07	486.07	151.77				
Rainwater tanks - Poly	2350.00	6.67%	156.67	156.67	156.67	156.67	156.67	48.88				
Water pumps - for rainwater tanks	608.00	20.00%										
Mechanical Services												
Air Conditioning Central	4860.00	5.00%	243.00	243.00	243.00	243.00	243.00	243.00	243.00	243.00	243.00	243.00
Air Conditioning Central	4236.00	5.00%	211.80	211.80	211.80	211.80	211.80	211.80	211.80	211.80	211.80	211.80
Exhaust Fans	692.00	10.00%										
Exhaust Fans	162.00	100.00%										
Other												
Bathroom Accessories - freestanding	298.00	100.00%										
Garbage bins	224.00	100.00%										
Synthetic Lawn Surface	600.00	20.00%										
Window Coverings												
Curtains, Drapes *	2100.00	15.00%										
Total	**69710.00**		**2292.20**	**2105.34**	**1973.63**	**1624.61**	**1097.54**	**655.45**	**454.80**	**454.80**	**454.80**	**454.80**

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* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost Assets - Depreciating Assets [Years 21-30]

	Cost Element	Rate	→ 30/6/45	→ 30/6/46	→ 30/6/47	→ 30/6/48	→ 30/6/49	→ 30/6/50	→ 30/6/51	→ 30/6/52	→ 30/6/53	→ 30/6/54
Appliances												
Dishwasher *	1096.00	12.50%										
Dryer *	779.00	14.29%										
Electric Clocks *	79.00	100.00%										
Microwave Oven *	452.00	12.50%										
Rangehood	750.00	8.33%										
Refrigerators *	929.00	8.33%										
Stove	2299.00	8.33%										
Television Sets *	3452.00	12.50%										
Washing Machine *	575.00	12.50%										
Electrical Services												
Garage door - Remote	224.00	100.00%										
Garage door / boom gate motors	1033.00	10.00%										
Fire Services												
Smoke Detectors	558.00	5.00%										
Floor Coverings												
Carpet	4995.00	12.50%										
Vinyl Floor	4950.00	10.00%										
Furniture & Fittings												
Art Work *	250.00	100.00%										
Bathroom Linens *	90.00	100.00%										
Beds - double *	849.00	7.50%										
Beds - king *	459.00	7.50%										
Beds - mattress *	2326.00	7.50%										
Beds - queen *	999.00	7.50%										

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost Assets - Depreciating Assets [Years 21-30]

	Cost Element	Rate	→ 30/6/45	→ 30/6/46	→ 30/6/47	→ 30/6/48	→ 30/6/49	→ 30/6/50	→ 30/6/51	→ 30/6/52	→ 30/6/53	→ 30/6/54
Beds - single *	399.00	7.50%										
Blankets - double *	100.00	100.00%										
Blankets - king *	100.00	100.00%										
Blankets - queen *	100.00	100.00%										
Blankets - single *	100.00	100.00%										
Bookshelves *	39.00	100.00%										
Bucket *	10.00	100.00%										
Cabinets *	2508.00	7.50%										
Cabinets - bedside *	316.00	7.50%										
Cabinets - television *	2218.00	7.50%										
Chairs *	1374.00	7.50%										
Cleaning Items *	150.00	100.00%										
Cleaning Items *	50.00	100.00%										
Clocks (Alarm, etc.) *	49.00	100.00%										
Cooking Utensils *	500.00	7.50%										
Crockery *	375.00	20.00%										
Cutlery *	159.00	100.00%										
Dining Table & Chairs Set *	1399.00	7.50%										
Dinner Sets *	79.00	100.00%										
Doonas - double *	159.00	100.00%										
Doonas - king *	149.00	100.00%										
Doonas - queen *	189.00	100.00%										
Doonas - single *	159.00	100.00%										
Door Mat *	30.00	100.00%										
Glasses Set *	30.00	100.00%										
Kettle *	79.00	100.00%										

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* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost Assets - Depreciating Assets [Years 21-30]

	Cost Element	Rate	→ 30/6/45	→ 30/6/46	→ 30/6/47	→ 30/6/48	→ 30/6/49	→ 30/6/50	→ 30/6/51	→ 30/6/52	→ 30/6/53	→ 30/6/54
Lamps *	159.00	100.00%										
Laundry Basket *	15.00	100.00%										
Mattress Protectors *	396.00	20.00%										
Pillow Cases *	96.00	100.00%										
Pillows / Cushions *	180.00	100.00%										
Pillows / Cushions - bed *	68.00	100.00%										
Pillows / Cushions - scatter *	45.00	100.00%										
Place Mats *	69.00	100.00%										
Quilts / Quilt Covers - double *	110.00	100.00%										
Quilts / Quilt Covers - king *	110.00	100.00%										
Quilts / Quilt Covers - queen *	110.00	100.00%										
Quilts / Quilt Covers - single *	160.00	100.00%										
Sheets - double *	160.00	100.00%										
Sheets - king *	160.00	100.00%										
Sheets - queen *	160.00	100.00%										
Sheets - single *	150.00	100.00%										
Soap Dispenser *	45.00	100.00%										
Sofas - 3 person *	4758.00	7.50%										
Tables *	522.00	7.50%										
Tables - coffee *	99.00	100.00%										
Tea Cups / Coffee Mugs *	89.00	100.00%										
Tea Towels *	16.00	100.00%										
Toaster *	49.00	100.00%										
Vacuum Cleaner *	499.00	10.00%										
Vase *	100.00	100.00%										
Hydraulic Services												

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost Assets - Depreciating Assets [Years 21-30]

	Cost Element	Rate	→ 30/6/45	→ 30/6/46	→ 30/6/47	→ 30/6/48	→ 30/6/49	→ 30/6/50	→ 30/6/51	→ 30/6/52	→ 30/6/53	→ 30/6/54
Hot Water Service - Solar	7291.00	6.67%										
Rainwater tanks - Poly	2350.00	6.67%										
Water pumps - for rainwater tanks	608.00	20.00%										
Mechanical Services												
Air Conditioning Central	4860.00	5.00%	75.90									
Air Conditioning Central	4236.00	5.00%	66.15									
Exhaust Fans	692.00	10.00%										
Exhaust Fans	162.00	100.00%										
Other												
Bathroom Accessories - freestanding	298.00	100.00%										
Garbage bins	224.00	100.00%										
Synthetic Lawn Surface	600.00	20.00%										
Window Coverings												
Curtains, Drapes *	2100.00	15.00%										
Total	**69710.00**		**142.05**									

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost Assets - Depreciating Assets [Years 31-40]

	Cost Element	Rate	→ 30/6/55	→ 30/6/56	→ 30/6/57	→ 30/6/58	→ 30/6/59	→ 30/6/60	→ 30/6/61	→ 30/6/62	→ 30/6/63	→ 30/6/64
Appliances												
Dishwasher *	1096.00	12.50%										
Dryer *	779.00	14.29%										
Electric Clocks *	79.00	100.00%										
Microwave Oven *	452.00	12.50%										
Rangehood	750.00	8.33%										
Refrigerators *	929.00	8.33%										
Stove	2299.00	8.33%										
Television Sets *	3452.00	12.50%										
Washing Machine *	575.00	12.50%										
Electrical Services												
Garage door - Remote	224.00	100.00%										
Garage door / boom gate motors	1033.00	10.00%										
Fire Services												
Smoke Detectors	558.00	5.00%										
Floor Coverings												
Carpet	4995.00	12.50%										
Vinyl Floor	4950.00	10.00%										
Furniture & Fittings												
Art Work *	250.00	100.00%										
Bathroom Linens *	90.00	100.00%										
Beds - double *	849.00	7.50%										
Beds - king *	459.00	7.50%										
Beds - mattress *	2326.00	7.50%										
Beds - queen *	999.00	7.50%										

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost Assets - Depreciating Assets [Years 31-40]

	Cost Element	Rate	→ 30/6/55	→ 30/6/56	→ 30/6/57	→ 30/6/58	→ 30/6/59	→ 30/6/60	→ 30/6/61	→ 30/6/62	→ 30/6/63	→ 30/6/64
Beds - single *	399.00	7.50%										
Blankets - double *	100.00	100.00%										
Blankets - king *	100.00	100.00%										
Blankets - queen *	100.00	100.00%										
Blankets - single *	100.00	100.00%										
Bookshelves *	39.00	100.00%										
Bucket *	10.00	100.00%										
Cabinets *	2508.00	7.50%										
Cabinets - bedside *	316.00	7.50%										
Cabinets - television *	2218.00	7.50%										
Chairs *	1374.00	7.50%										
Cleaning Items *	150.00	100.00%										
Cleaning Items *	50.00	100.00%										
Clocks (Alarm, etc.) *	49.00	100.00%										
Cooking Utensils *	500.00	7.50%										
Crockery *	375.00	20.00%										
Cutlery *	159.00	100.00%										
Dining Table & Chairs Set *	1399.00	7.50%										
Dinner Sets *	79.00	100.00%										
Doonas - double *	159.00	100.00%										
Doonas - king *	149.00	100.00%										
Doonas - queen *	189.00	100.00%										
Doonas - single *	159.00	100.00%										
Door Mat *	30.00	100.00%										
Glasses Set *	30.00	100.00%										
Kettle *	79.00	100.00%										

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost Assets - Depreciating Assets [Years 31-40]

	Cost Element	Rate	→ 30/6/55	→ 30/6/56	→ 30/6/57	→ 30/6/58	→ 30/6/59	→ 30/6/60	→ 30/6/61	→ 30/6/62	→ 30/6/63	→ 30/6/64
Lamps *	159.00	100.00%										
Laundry Basket *	15.00	100.00%										
Mattress Protectors *	396.00	20.00%										
Pillow Cases *	96.00	100.00%										
Pillows / Cushions *	180.00	100.00%										
Pillows / Cushions - bed *	68.00	100.00%										
Pillows / Cushions - scatter *	45.00	100.00%										
Place Mats *	69.00	100.00%										
Quilts / Quilt Covers - double *	110.00	100.00%										
Quilts / Quilt Covers - king *	110.00	100.00%										
Quilts / Quilt Covers - queen *	110.00	100.00%										
Quilts / Quilt Covers - single *	160.00	100.00%										
Sheets - double *	160.00	100.00%										
Sheets - king *	160.00	100.00%										
Sheets - queen *	160.00	100.00%										
Sheets - single *	150.00	100.00%										
Soap Dispenser *	45.00	100.00%										
Sofas - 3 person *	4758.00	7.50%										
Tables *	522.00	7.50%										
Tables - coffee *	99.00	100.00%										
Tea Cups / Coffee Mugs *	89.00	100.00%										
Tea Towels *	16.00	100.00%										
Toaster *	49.00	100.00%										
Vacuum Cleaner *	499.00	10.00%										
Vase *	100.00	100.00%										
Hydraulic Services												

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost Assets - Depreciating Assets [Years 31-40]

	Cost Element	Rate	→ 30/6/55	→ 30/6/56	→ 30/6/57	→ 30/6/58	→ 30/6/59	→ 30/6/60	→ 30/6/61	→ 30/6/62	→ 30/6/63	→ 30/6/64
Hot Water Service - Solar	7291.00	6.67%										
Rainwater tanks - Poly	2350.00	6.67%										
Water pumps - for rainwater tanks	608.00	20.00%										
Mechanical Services												
Air Conditioning Central	4860.00	5.00%										
Air Conditioning Central	4236.00	5.00%										
Exhaust Fans	692.00	10.00%										
Exhaust Fans	162.00	100.00%										
Other												
Bathroom Accessories - freestanding	298.00	100.00%										
Garbage bins	224.00	100.00%										
Synthetic Lawn Surface	600.00	20.00%										
Window Coverings												
Curtains, Drapes *	2100.00	15.00%										
Total	**69710.00**											

LVA denotes that the item is a Low Value Asset and falls into the Low Value Pool
* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost - Low Cost Pool - Depreciating Assets [Years 1-10]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34
Appliances											
Dishwasher *	1096.00										
Dryer *	779.00	146.06	237.35	148.35	92.72	57.95	36.21	22.64	14.14	8.84	5.53
Electric Clocks *	79.00										
Microwave Oven *	452.00	84.75	137.72	86.07	53.80	33.62	21.02	13.13	8.21	5.13	3.21
Rangehood	750.00	140.62	228.52	142.82	89.26	55.79	34.87	21.80	13.62	8.51	5.32
Refrigerators *	929.00	174.19	283.05	176.91	110.57	69.10	43.19	27.00	16.87	10.54	6.59
Stove	2299.00										
Television Sets *	3452.00										
Washing Machine *	575.00	107.81	175.20	109.50	68.43	42.77	26.73	16.71	10.44	6.53	4.08
Electrical Services											
Garage door - Remote	224.00										
Garage door / boom gate motors	1033.00										
Fire Services											
Smoke Detectors	558.00	104.62	170.02	106.26	66.41	41.51	25.94	16.22	10.13	6.33	3.96
Floor Coverings											
Carpet	4995.00										
Vinyl Floor	4950.00										
Furniture & Fittings											
Art Work *	250.00										
Bathroom Linens *	90.00										
Beds - double *	849.00	159.19	258.68	161.67	101.05	63.15	39.47	24.67	15.42	9.64	6.02
Beds - king *	459.00	86.06	139.85	87.41	54.63	34.14	21.34	13.34	8.34	5.21	3.26
Beds - mattress *	2326.00	436.12	708.70	442.94	276.84	173.02	108.14	67.59	42.24	26.40	16.50
Beds - queen *	999.00	187.31	304.38	190.24	118.90	74.31	46.45	29.03	18.14	11.34	7.09

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost - Low Cost Pool - Depreciating Assets [Years 1-10]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34
Beds - single *	399.00	74.81	121.57	75.98	47.49	29.68	18.55	11.60	7.24	4.53	2.83
Blankets - double *	100.00										
Blankets - king *	100.00										
Blankets - queen *	100.00										
Blankets - single *	100.00										
Bookshelves *	39.00										
Bucket *	10.00										
Cabinets *	2508.00										
Cabinets - bedside *	316.00	59.25	96.28	60.18	37.61	23.50	14.69	9.18	5.74	3.59	2.24
Cabinets - television *	2218.00										
Chairs *	1374.00	257.62	418.64	261.65	163.53	102.21	63.88	39.93	24.95	15.60	9.75
Cleaning Items *	150.00										
Cleaning Items *	50.00										
Clocks (Alarm, etc.) *	49.00										
Cooking Utensils *	500.00	93.75	152.34	95.22	59.51	37.19	23.25	14.53	9.08	5.67	3.55
Crockery *	375.00	70.31	114.26	71.41	44.63	27.90	17.43	10.90	6.81	4.26	2.66
Cutlery *	159.00										
Dining Table & Chairs Set *	1399.00										
Dinner Sets *	79.00										
Doonas - double *	159.00										
Doonas - king *	149.00										
Doonas - queen *	189.00										
Doonas - single *	159.00										
Door Mat *	30.00										
Glasses Set *	30.00										
Kettle *	79.00										

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost - Low Cost Pool - Depreciating Assets [Years 1-10]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34
Lamps *	159.00										
Laundry Basket *	15.00										
Mattress Protectors *	396.00	74.25	120.66	75.41	47.13	29.46	18.41	11.50	7.19	4.50	2.81
Pillow Cases *	96.00										
Pillows / Cushions *	180.00										
Pillows / Cushions - bed *	68.00										
Pillows / Cushions - scatter *	45.00										
Place Mats *	69.00										
Quilts / Quilt Covers - double *	110.00										
Quilts / Quilt Covers - king *	110.00										
Quilts / Quilt Covers - queen *	110.00										
Quilts / Quilt Covers - single *	160.00										
Sheets - double *	160.00										
Sheets - king *	160.00										
Sheets - queen *	160.00										
Sheets - single *	150.00										
Soap Dispenser *	45.00										
Sofas - 3 person *	4758.00										
Tables *	522.00	97.88	159.05	99.40	62.13	38.83	24.27	15.16	9.48	5.93	3.70
Tables - coffee *	99.00										
Tea Cups / Coffee Mugs *	89.00										
Tea Towels *	16.00										
Toaster *	49.00										
Vacuum Cleaner *	499.00	93.56	152.04	95.02	59.39	37.12	23.20	14.50	9.06	5.67	3.54
Vase *	100.00										
Hydraulic Services											

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost - Low Cost Pool - Depreciating Assets [Years 1-10]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/25	→ 30/6/26	→ 30/6/27	→ 30/6/28	→ 30/6/29	→ 30/6/30	→ 30/6/31	→ 30/6/32	→ 30/6/33	→ 30/6/34
Hot Water Service - Solar	7291.00										
Rainwater tanks - Poly	2350.00										
Water pumps - for rainwater tanks	608.00	114.00	185.25	115.78	72.36	45.23	28.27	17.67	11.04	6.90	4.31
Mechanical Services											
Air Conditioning Central	4860.00										
Air Conditioning Central	4236.00										
Exhaust Fans	692.00	129.75	210.84	131.78	82.36	51.48	32.17	20.11	12.57	7.85	4.91
Exhaust Fans	162.00										
Other											
Bathroom Accessories - freestanding	298.00										
Garbage bins	224.00										
Synthetic Lawn Surface	600.00	112.50	182.81	114.26	71.41	44.63	27.90	17.43	10.90	6.81	4.26
Window Coverings											
Curtains, Drapes *	2100.00	393.75	639.84	399.90	249.94	156.21	97.64	61.02	38.14	23.84	14.90
Total	**69710.00**	**3198.16**	**5197.05**	**3248.16**	**2030.10**	**1268.80**	**793.02**	**495.66**	**309.75**	**193.62**	**121.02**

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost - Low Cost Pool - Depreciating Assets [Years 11-20]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40	→ 30/6/41	→ 30/6/42	→ 30/6/43	→ 30/6/44
Appliances											
Dishwasher *	1096.00										
Dryer *	779.00	3.45	2.16	1.35	0.84	0.53	0.88				
Electric Clocks *	79.00										
Microwave Oven *	452.00	2.00	1.25	0.78	0.49	0.82					
Rangehood	750.00	3.33	2.08	1.30	0.81	0.51	0.84				
Refrigerators *	929.00	4.12	2.58	1.61	1.01	0.63	0.39	0.65			
Stove	2299.00										
Television Sets *	3452.00										
Washing Machine *	575.00	2.55	1.59	1.00	0.62	0.39	0.65				
Electrical Services											
Garage door - Remote	224.00										
Garage door / boom gate motors	1033.00										
Fire Services											
Smoke Detectors	558.00	2.47	1.55	0.97	0.60	0.38	0.63				
Floor Coverings											
Carpet	4995.00										
Vinyl Floor	4950.00										
Furniture & Fittings											
Art Work *	250.00										
Bathroom Linens *	90.00										
Beds - double *	849.00	3.76	2.36	1.47	0.92	0.57	0.96				
Beds - king *	459.00	2.03	1.27	0.80	0.50	0.82					
Beds - mattress *	2326.00	10.32	6.45	4.03	2.52	1.57	0.98	0.62	0.38	0.64	
Beds - queen *	999.00	4.43	2.77	1.73	1.08	0.68	0.42	0.70			

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost - Low Cost Pool - Depreciating Assets [Years 11-20]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40	→ 30/6/41	→ 30/6/42	→ 30/6/43	→ 30/6/44
Beds - single *	399.00	1.77	1.11	0.69	0.43	0.72					
Blankets - double *	100.00										
Blankets - king *	100.00										
Blankets - queen *	100.00										
Blankets - single *	100.00										
Bookshelves *	39.00										
Bucket *	10.00										
Cabinets *	2508.00										
Cabinets - bedside *	316.00	1.40	0.88	0.55	0.91						
Cabinets - television *	2218.00										
Chairs *	1374.00	6.09	3.81	2.38	1.48	0.93	0.58	0.97			
Cleaning Items *	150.00										
Cleaning Items *	50.00										
Clocks (Alarm, etc.) *	49.00										
Cooking Utensils *	500.00	2.22	1.38	0.87	0.54	0.90					
Crockery *	375.00	1.66	1.04	0.65	0.40	0.68					
Cutlery *	159.00										
Dining Table & Chairs Set *	1399.00										
Dinner Sets *	79.00										
Doonas - double *	159.00										
Doonas - king *	149.00										
Doonas - queen *	189.00										
Doonas - single *	159.00										
Door Mat *	30.00										
Glasses Set *	30.00										
Kettle *	79.00										

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost - Low Cost Pool - Depreciating Assets [Years 11-20]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40	→ 30/6/41	→ 30/6/42	→ 30/6/43	→ 30/6/44
Lamps *	159.00										
Laundry Basket *	15.00										
Mattress Protectors *	396.00	1.76	1.10	0.68	0.43	0.71					
Pillow Cases *	96.00										
Pillows / Cushions *	180.00										
Pillows / Cushions - bed *	68.00										
Pillows / Cushions - scatter *	45.00										
Place Mats *	69.00										
Quilts / Quilt Covers - double *	110.00										
Quilts / Quilt Covers - king *	110.00										
Quilts / Quilt Covers - queen *	110.00										
Quilts / Quilt Covers - single *	160.00										
Sheets - double *	160.00										
Sheets - king *	160.00										
Sheets - queen *	160.00										
Sheets - single *	150.00										
Soap Dispenser *	45.00										
Sofas - 3 person *	4758.00										
Tables *	522.00	2.31	1.45	0.90	0.57	0.94					
Tables - coffee *	99.00										
Tea Cups / Coffee Mugs *	89.00										
Tea Towels *	16.00										
Toaster *	49.00										
Vacuum Cleaner *	499.00	2.21	1.38	0.87	0.54	0.90					
Vase *	100.00										
Hydraulic Services											

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost - Low Cost Pool - Depreciating Assets [Years 11-20]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/35	→ 30/6/36	→ 30/6/37	→ 30/6/38	→ 30/6/39	→ 30/6/40	→ 30/6/41	→ 30/6/42	→ 30/6/43	→ 30/6/44
Hot Water Service - Solar	7291.00										
Rainwater tanks - Poly	2350.00										
Water pumps - for rainwater tanks	608.00	2.70	1.68	1.05	0.66	0.41	0.69				
Mechanical Services											
Air Conditioning Central	4860.00										
Air Conditioning Central	4236.00										
Exhaust Fans	692.00	3.07	1.92	1.20	0.75	0.46	0.78				
Exhaust Fans	162.00										
Other											
Bathroom Accessories - freestanding	298.00										
Garbage bins	224.00										
Synthetic Lawn Surface	600.00	2.66	1.66	1.04	0.65	0.40	0.68				
Window Coverings											
Curtains, Drapes *	2100.00	9.31	5.82	3.63	2.27	1.42	0.89	0.55	0.93		
Total	**69710.00**	**75.62**	**47.29**	**29.55**	**19.02**	**15.37**	**9.37**	**3.49**	**1.31**	**0.64**	

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost - Low Cost Pool - Depreciating Assets [Years 21-40]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/45	→ 30/6/46	→ 30/6/47	→ 30/6/48	→ 30/6/49	→ 30/6/50	→ 30/6/51	→ 30/6/52	→ 30/6/53	→ 30/6/54
Appliances											
Dishwasher *	1096.00										
Dryer *	779.00										
Electric Clocks *	79.00										
Microwave Oven *	452.00										
Rangehood	750.00										
Refrigerators *	929.00										
Stove	2299.00										
Television Sets *	3452.00										
Washing Machine *	575.00										
Electrical Services											
Garage door - Remote	224.00										
Garage door / boom gate motors	1033.00										
Fire Services											
Smoke Detectors	558.00										
Floor Coverings											
Carpet	4995.00										
Vinyl Floor	4950.00										
Furniture & Fittings											
Art Work *	250.00										
Bathroom Linens *	90.00										
Beds - double *	849.00										
Beds - king *	459.00										
Beds - mattress *	2326.00										
Beds - queen *	999.00										

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost - Low Cost Pool - Depreciating Assets [Years 21-40]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/45	→ 30/6/46	→ 30/6/47	→ 30/6/48	→ 30/6/49	→ 30/6/50	→ 30/6/51	→ 30/6/52	→ 30/6/53	→ 30/6/54
Beds - single *	399.00										
Blankets - double *	100.00										
Blankets - king *	100.00										
Blankets - queen *	100.00										
Blankets - single *	100.00										
Bookshelves *	39.00										
Bucket *	10.00										
Cabinets *	2508.00										
Cabinets - bedside *	316.00										
Cabinets - television *	2218.00										
Chairs *	1374.00										
Cleaning Items *	150.00										
Cleaning Items *	50.00										
Clocks (Alarm, etc.) *	49.00										
Cooking Utensils *	500.00										
Crockery *	375.00										
Cutlery *	159.00										
Dining Table & Chairs Set *	1399.00										
Dinner Sets *	79.00										
Doonas - double *	159.00										
Doonas - king *	149.00										
Doonas - queen *	189.00										
Doonas - single *	159.00										
Door Mat *	30.00										
Glasses Set *	30.00										
Kettle *	79.00										

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost - Low Cost Pool - Depreciating Assets [Years 21-40]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/45	→ 30/6/46	→ 30/6/47	→ 30/6/48	→ 30/6/49	→ 30/6/50	→ 30/6/51	→ 30/6/52	→ 30/6/53	→ 30/6/54
Lamps *	159.00										
Laundry Basket *	15.00										
Mattress Protectors *	396.00										
Pillow Cases *	96.00										
Pillows / Cushions *	180.00										
Pillows / Cushions - bed *	68.00										
Pillows / Cushions - scatter *	45.00										
Place Mats *	69.00										
Quilts / Quilt Covers - double *	110.00										
Quilts / Quilt Covers - king *	110.00										
Quilts / Quilt Covers - queen *	110.00										
Quilts / Quilt Covers - single *	160.00										
Sheets - double *	160.00										
Sheets - king *	160.00										
Sheets - queen *	160.00										
Sheets - single *	150.00										
Soap Dispenser *	45.00										
Sofas - 3 person *	4758.00										
Tables *	522.00										
Tables - coffee *	99.00										
Tea Cups / Coffee Mugs *	89.00										
Tea Towels *	16.00										
Toaster *	49.00										
Vacuum Cleaner *	499.00										
Vase *	100.00										
Hydraulic Services											

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost - Low Cost Pool - Depreciating Assets [Years 21-40]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/45	→ 30/6/46	→ 30/6/47	→ 30/6/48	→ 30/6/49	→ 30/6/50	→ 30/6/51	→ 30/6/52	→ 30/6/53	→ 30/6/54
Hot Water Service - Solar	7291.00										
Rainwater tanks - Poly	2350.00										
Water pumps - for rainwater tanks	608.00										
Mechanical Services											
Air Conditioning Central	4860.00										
Air Conditioning Central	4236.00										
Exhaust Fans	692.00										
Exhaust Fans	162.00										
Other											
Bathroom Accessories - freestanding	298.00										
Garbage bins	224.00										
Synthetic Lawn Surface	600.00										
Window Coverings											
Curtains, Drapes *	2100.00										
Total	**69710.00**										

* denotes that the item price was supplied by the client

Docusign Envelope ID: FDB57B1A-D931-4C04-BDC2-BA357A62E680

Prime Cost - Low Cost Pool - Depreciating Assets [Years 31-40]

The Low Value Pool is depreciated at 18.75% for the first year and 37.50% each year after

	Cost Element	→ 30/6/55	→ 30/6/56	→ 30/6/57	→ 30/6/58	→ 30/6/59	→ 30/6/60	→ 30/6/61	→ 30/6/62	→ 30/6/63	→ 30/6/64
Appliances											
Dishwasher *	1096.00										
Dryer *	779.00										
Electric Clocks *	79.00										
Microwave Oven *	452.00										
Rangehood	750.00										
Refrigerators *	929.00										
Stove	2299.00										
Television Sets *	3452.00										
Washing Machine *	575.00										
Electrical Services											
Garage door - Remote	224.00										
Garage door / boom gate motors	1033.00										
Fire Services											
Smoke Detectors	558.00										
Floor Coverings											
Carpet	4995.00										
Vinyl Floor	4950.00										
Furniture & Fittings											
Art Work *	250.00										
Bathroom Linens *	90.00										
Beds - double *	849.00										
Beds - king *	459.00										
Beds - mattress *	2326.00										
Beds - queen *	999.00										

* denotes that the item price was supplied by the client

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	Cost Element	→ 30/6/55	→ 30/6/56	→ 30/6/57	→ 30/6/58	→ 30/6/59	→ 30/6/60	→ 30/6/61	→ 30/6/62	→ 30/6/63	→ 30/6/64
Beds - single *	399.00										
Blankets - double *	100.00										
Blankets - king *	100.00										
Blankets - queen *	100.00										
Blankets - single *	100.00										
Bookshelves *	39.00										
Bucket *	10.00										
Cabinets *	2508.00										
Cabinets - bedside *	316.00										
Cabinets - television *	2218.00										
Chairs *	1374.00										
Cleaning Items *	150.00										
Cleaning Items *	50.00										
Clocks (Alarm, etc.) *	49.00										
Cooking Utensils *	500.00										
Crockery *	375.00										
Cutlery *	159.00										
Dining Table & Chairs Set *	1399.00										
Dinner Sets *	79.00										
Doonas - double *	159.00										
Doonas - king *	149.00										
Doonas - queen *	189.00										
Doonas - single *	159.00										
Door Mat *	30.00										
Glasses Set *	30.00										
Kettle *	79.00										

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Lamps *	159.00										
Laundry Basket *	15.00										
Mattress Protectors *	396.00										
Pillow Cases *	96.00										
Pillows / Cushions *	180.00										
Pillows / Cushions - bed *	68.00										
Pillows / Cushions - scatter *	45.00										
Place Mats *	69.00										
Quilts / Quilt Covers - double *	110.00										
Quilts / Quilt Covers - king *	110.00										
Quilts / Quilt Covers - queen *	110.00										
Quilts / Quilt Covers - single *	160.00										
Sheets - double *	160.00										
Sheets - king *	160.00										
Sheets - queen *	160.00										
Sheets - single *	150.00										
Soap Dispenser *	45.00										
Sofas - 3 person *	4758.00										
Tables *	522.00										
Tables - coffee *	99.00										
Tea Cups / Coffee Mugs *	89.00										
Tea Towels *	16.00										
Toaster *	49.00										
Vacuum Cleaner *	499.00										
Vase *	100.00										
Hydraulic Services											

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Hot Water Service - Solar	7291.00										
Rainwater tanks - Poly	2350.00										
Water pumps - for rainwater tanks	608.00										
Mechanical Services											
Air Conditioning Central	4860.00										
Air Conditioning Central	4236.00										
Exhaust Fans	692.00										
Exhaust Fans	162.00										
Other											
Bathroom Accessories - freestanding	298.00										
Garbage bins	224.00										
Synthetic Lawn Surface	600.00										
Window Coverings											
Curtains, Drapes *	2100.00										
Total	**69710.00**										

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