

DATED

2023

ROSE CORAL THOMAS

VENDORS STATEMENT

Property: **87 Bursaria Ave, Ferntree Gully 3156**

Portelli & Co.
Lawyers
127 Carinish Road
Clayton VIC 3168
Tel: 9544 5322
Fax: 9544 6040
DX 16802 Clayton
Ref: DD:AC:236902

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	87 Bursaria Ave, Ferntree Gully 3156	
Vendor's name	Rose Coral Thomas	Date / / 2023
Vendor's signature		
Purchaser's name		Date / / 2023
Purchaser's signature		
Purchaser's name		Date / / 2023
Purchaser's signature		

1 FINANCIAL MATTERS

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

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

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

None to the knowledge of the vendor other than the usual rate adjustments at settlement, inc. land tax if applicable

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

None to the knowledge of the vendor

To

Other particulars (including dates and times of payments):

1.3 Terms Contract

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

Not Applicable

1.4 Sale Subject to Mortgage

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

Not Applicable

2 INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3 LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered): - As per title documents attached.

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

None to the knowledge of the vendor

3.2. Road Access

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

☐

3.3. Designated Bushfire Prone Area

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

☐

3.4. Planning Scheme

Attached is a certificate with the required specified information.

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 as follows:

None to the knowledge of the vendor

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:

Not applicable

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:

None to the knowledge of the vendor

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 as follows:

As per attached copy Building Permit issued 20/02/2017

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 - Plan of Subdivision number 801558F is a two lot subdivision and is exempt pursuant to Section 7A of the Owners Corporation Act 2006 from compliance with the Owners Corporation requirements

7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not Applicable.

8 SERVICES

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

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

Attached are copies of the following documents:

9.1 (a) Registered Title

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

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*.

Not Applicable.

10.3. Further Plan of Subdivision

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

Not Applicable.

11 DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12 DUE DILIGENCE CHECKLIST

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

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

13 ATTACHMENTS

- 1 Register Search Statement (Volume: 11968 Folio: 054);
- 2 Plan of Subdivision (PS 801558F);
- 3 Property Report;
- 4 Planning Certificate;
- 5 City of Knox Information Certificate;
- 6 South East Water Information Statement;
- 7 State Revenue Office Land Tax Clearance Certificate;
- 8 Vic Roads Property Certificate;
- 9 Planning Permit
- 10 Builders Warranty Insurance
- 11 Building Permit
- 12 Occupancy Permit

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- **TITLE SEARCH –VOLUME 11968 FOLIO 054**
- **PS 801558F**

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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 11968 FOLIO 054

Security no : 124105334568H
Produced 13/04/2023 10:11 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 801558F.
PARENT TITLE Volume 09455 Folio 383
Created by instrument PS801558F 15/03/2018

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ROSE CORAL THOMAS of 87 BURSARIA AVENUE FERNTREE GULLY VIC 3156
AQ887228H 04/04/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR135947L 15/06/2018
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

DIAGRAM LOCATION

SEE PS801558F 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: 87 BURSARIA AVENUE FERNTREE GULLY VIC 3156

ADMINISTRATIVE NOTICES

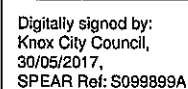
NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 15/06/2018

DOCUMENT END

Delivered from the LANDATA® System by GlobalX Pty Ltd

PLAN OF SUBDIVISION			EDITION 1		PS 801558 F	
<p style="text-align: center;">LOCATION OF LAND</p> <p>PARISH: SCORESBY</p> <p>TOWNSHIP:</p> <p>SECTION:</p> <p>CROWN ALLOTMENT: 54A (PART)</p> <p>CROWN PORTION:</p> <p>TITLE REFERENCES: VOL. 9455 FOL. 383</p> <p>LAST PLAN REFERENCE/S: LOT 44, LP 51117</p> <p>POSTAL ADDRESS: 21 Mc MAHON'S ROAD, (At time of subdivision) FERN TREE GULLY, 3156.</p> <p>MGA 94 Co-ordinates E 347 770 ZONE : 55 (of approx. centre of land N 5 806 420 in plan)</p>			<p>Council Name: Knox City Council</p> <p>Council Reference Number: CRT/2017/8025 Planning Permit Reference: P/2017/6111 SPEAR Reference Number: S099899A</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Marina Paola Pegoraro for Knox City Council on 30/05/2017</p> <p>Statement Of Compliance issued: 23/01/2018</p>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON				
NIL		NIL				
NOTATIONS						
DEPTH LIMITATION: DOES NOT APPLY						
<p>SURVEY: This plan is based on survey</p> <p>STAGING This is not a staged subdivision Planning permit No.</p> <p>This survey has been connected to permanent marks No(s): 390 In Proclaimed Survey Area No.</p>						
EASEMENT INFORMATION						
<p>LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)</p> <p>Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to the whole on the land on this plan.</p>						
Easement Reference	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of		
E-1	PARTY WALL	0.20	THIS PLAN	LOT 1 ON THIS PLAN		
E-2	PARTY WALL	0.20	THIS PLAN	LOT 2 ON THIS PLAN		
E-3	DRAINAGE AND SEWERAGE	2.44	LP 51117	LOTS ON LP 51117		
<p>BRIAN MOXHAM SURVEYING P.L. Licensed Land Surveyor, 80 Moores Road, Monbulk, 3793 Ph. 9752 0361 Fax. 9756 6366</p>		<p>SURVEYORS FILE REF: 16-11-12</p> <p>Digitally signed by: Brian David Moxham (Brian Moxham Surveying Pty Ltd), Surveyor's Plan Version (03), 08/05/2017, SPEAR Ref: S099899A</p>		ORIGINAL SHEET SIZE A3	SHEET 1 OF 2 SHEETS	
<p>PLAN REGISTERED TIME: 2.10pm DATE: 15 / 3 / 2018 Rod Speer Assistant Registrar of Titles</p>						



VARIOUS CERTIFICATES:

- **PLANNING CERTIFICATE**
- **LAND INFORMATION CERTIFICATE**
- **SOUTH EAST WATER INFORMATION STATEMENT**
- **VIC ROADS**
- **LAND TAX PROPERTY CLEARANCE CERTIFICATE**

PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

921685

APPLICANT'S NAME & ADDRESS

DAVID DORAZIO C/- GXS
MELBOURNE

VENDOR

THOMAS, ROSE CORAL

PURCHASER

SALE PURPOSES

REFERENCE

236902 ROSE THOMAS

This certificate is issued for:

LOT 2 PLAN PS801558 ALSO KNOWN AS 87 BURSARIA AVENUE FERNTREE GULLY
KNOX CITY

The land is covered by the:

KNOX PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4

A detailed definition of the applicable Planning Scheme is available at :
(<http://planningschemes.dpcd.vic.gov.au/schemes/knox>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian
Heritage Register at:
<http://vhd.heritage.vic.gov.au/>

13 April 2023

Sonya Kilkenny
Minister for Planning

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be
checked carefully.

The above information includes all
amendments to planning scheme maps
placed on public exhibition up to the date
of issue of this certificate and which are
still the subject of active consideration

Copies of Planning Schemes and
Amendments can be inspected at the
relevant municipal offices.

LANDATA@
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



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Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria. Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.

PROPERTY REPORT

From www.planning.vic.gov.au at 13 April 2023 10:17 AM

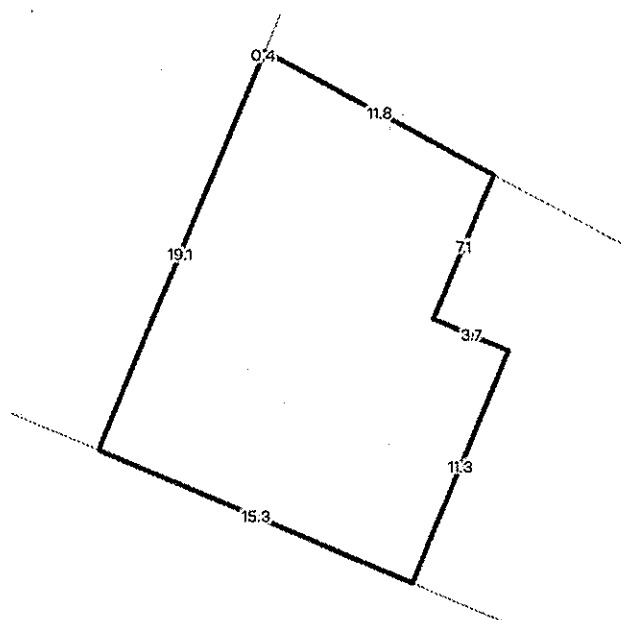
PROPERTY DETAILS

Address: **87 BURSARIA AVENUE FERNTREE GULLY 3156**
Lot and Plan Number: **Lot 2 PS801558**
Standard Parcel Identifier (SPI): **2\PS801558**
Local Government Area (Council): **KNOX**
Council Property Number: **180491**
Directory Reference: **Melway 73 G1**

www.knox.vic.gov.au

SITE DIMENSIONS

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



Area: 263 sq. m

Perimeter: 69 m

For this property:

— Site boundaries

— Road frontages

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

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

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

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

STATE ELECTORATES

Legislative Council: **NORTH-EASTERN METROPOLITAN**
Legislative Assembly: **BAYSWATER**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

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

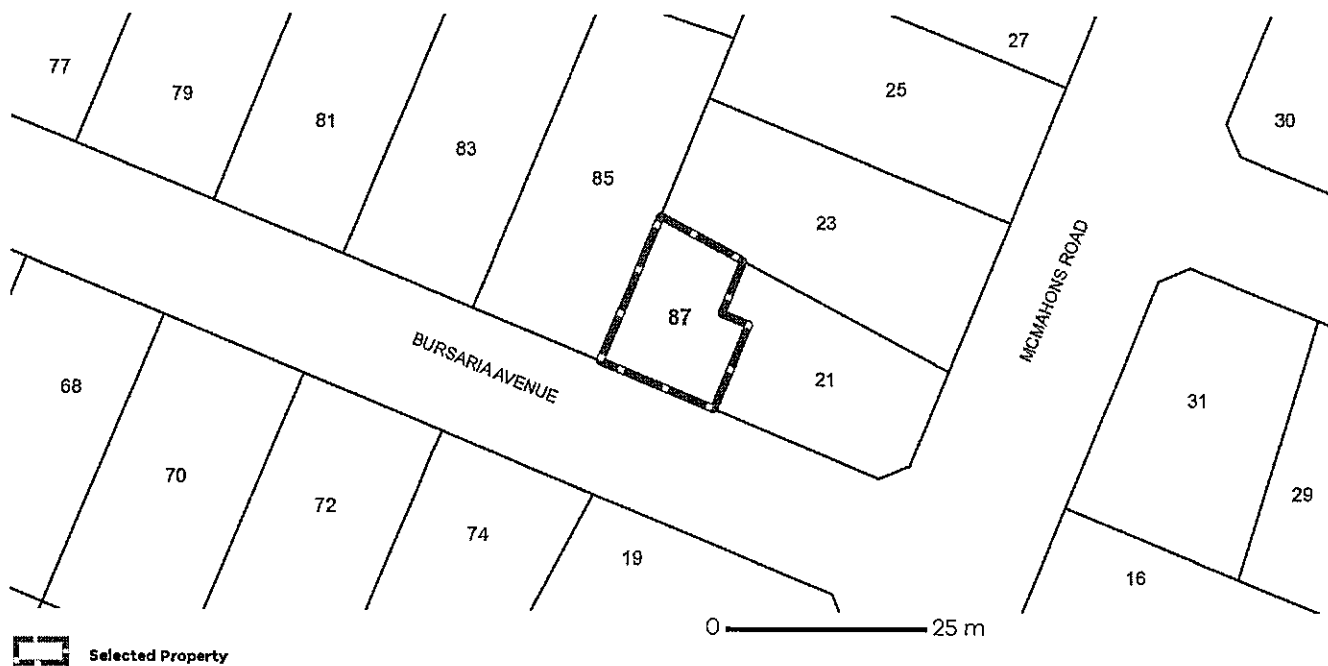
Planning Property Reports can be found via these two links

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

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

PROPERTY REPORT

Area Map



PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 13 April 2023 10:18 AM

PROPERTY DETAILS

Address: **87 BURSARIA AVENUE FERNTREE GULLY 3156**
Lot and Plan Number: **Lot 2 PS801558**
Standard Parcel Identifier (SPI): **2\PS801558**
Local Government Area (Council): **KNOX**
Council Property Number: **180491**
Planning Scheme: **Knox**
Directory Reference: **Melway 73 G1**

www.knox.vic.gov.au

[Planning Scheme - Knox](#)

UTILITIES

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

STATE ELECTORATES

Legislative Council: **NORTH-EASTERN METROPOLITAN**
Legislative Assembly: **BAYSWATER**

OTHER

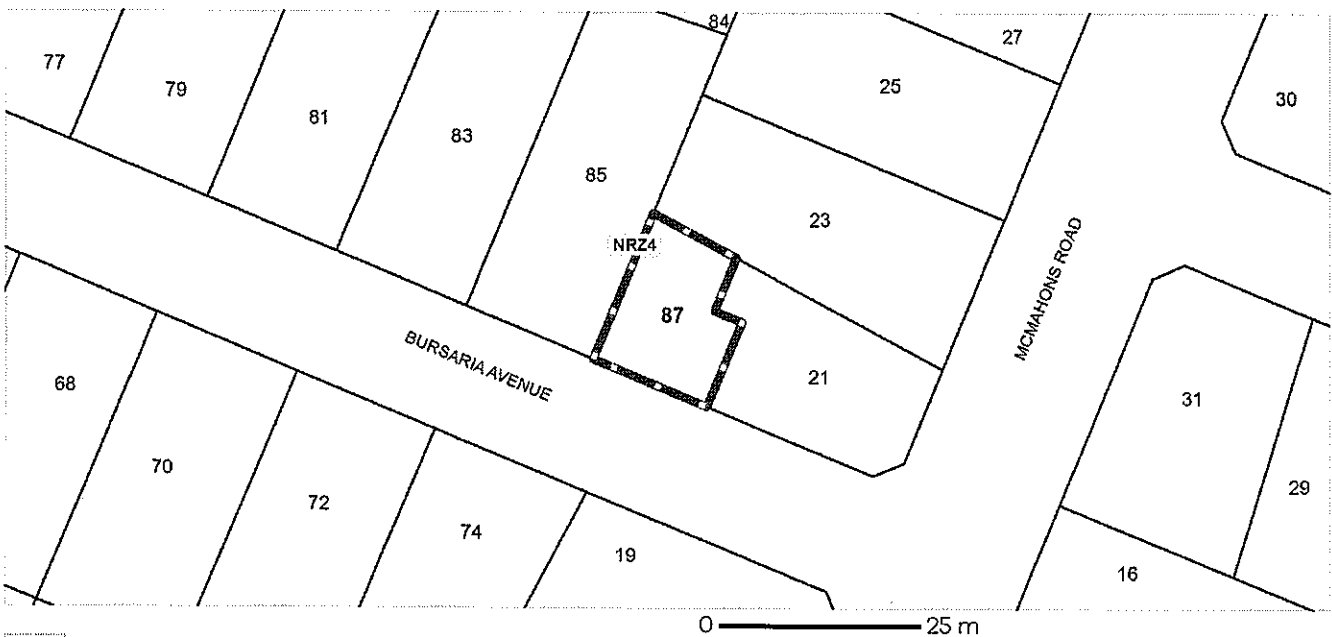
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural
Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



NRZ - Neighbourhood Residential

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

Planning Overlays

No planning overlay found

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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).

Further Planning Information

Planning scheme data last updated on 5 April 2023.

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

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

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

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

It does not include information about exhibited planning scheme amendments, or zonings that may 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://maashare.maps.vic.gov.au/vicplan>

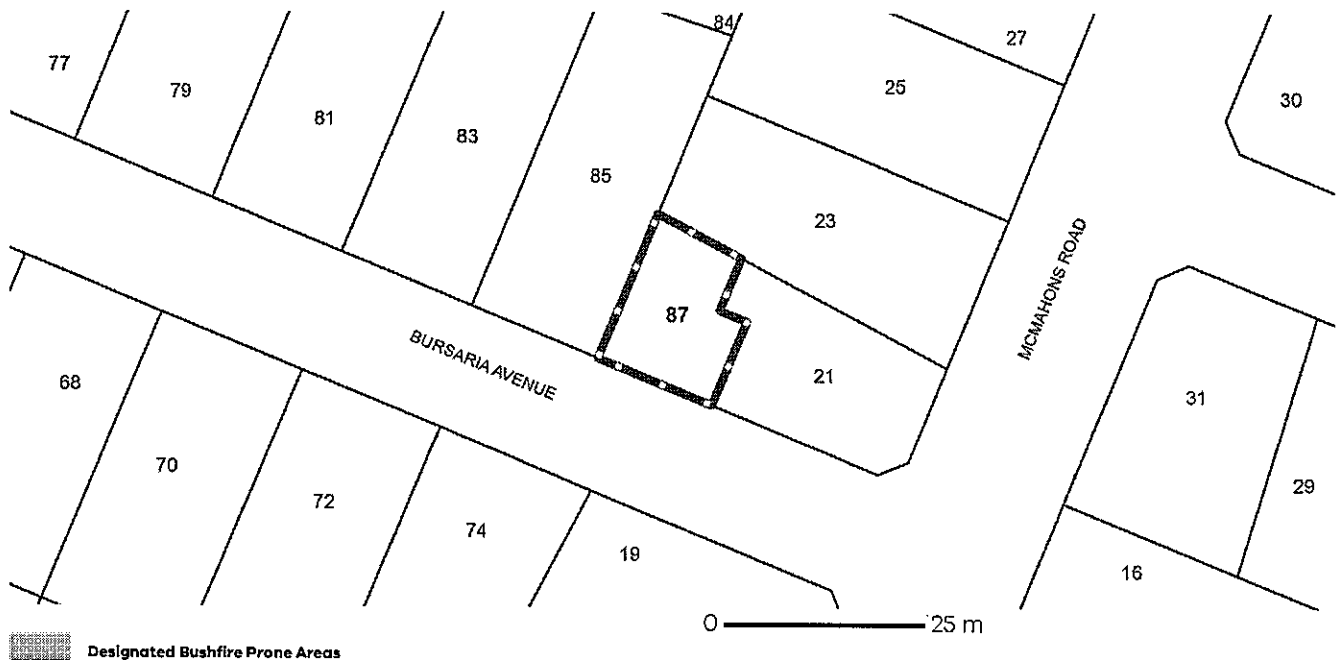
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

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

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

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

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

APPLICANT REFERENCE: 68536048-011-4:43487
DATE: 13-Apr-2023
CERTIFICATE NO. 97133



BILLER CODE: 18077
REF. NO. 1804914

KNOX
 your city



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

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

ASSESSMENT NO: 1804914

PROPERTY LOCATION: 87 Bursaria Avenue
 FERNTREE GULLY VIC 3156

VALUATIONS

SITE VALUE: \$460,000

CAPITAL IMPROVED VALUE: \$785,000

NET ANNUAL VALUE: \$39,250

RELEVANT DATE: 01/01/2022

OPERATIVE DATE: 01/07/2022

TITLE DETAILS: Lot 2 PS 801558

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

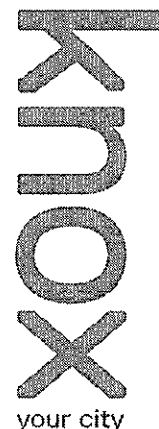
CERTIFICATE SHOULD BE UPDATED IMMEDIATELY PRIOR TO SETTLEMENT. INCORRECT SETTLEMENT CHEQUES MAY BE RETURNED.

PROPERTY RATES & CHARGES FOR THE FINANCIAL YEAR ENDING 30/6/2023

<u>RATES & CHARGES</u>	<u>LEVIED</u> \$	<u>BALANCE</u> \$
ARREARS (RATES, WASTE, INTEREST, FSPL, LLCC) B/F 30/6/2022 DUE AND PAYABLE IMMEDIATELY		\$0.00
INTEREST	\$0.00	
LEGAL COSTS	\$0.00	
GENERAL RATES	\$1,201.55	
RESIDENTIAL GARBAGE CHARGE	\$298.00	
STATE GOVT FIRE SERVICES PROPERTY LEVY	\$158.60	
SUB TOTAL RATES AND CHARGES DUE	\$1,658.15	\$1,658.15
PENSION REBATE	\$0.00	
RECEIPTS	\$-1,658.15	
TOTAL RATES AND CHARGES DUE		\$0.00
SPECIAL RATES /SPECIAL CHARGES		
		\$0.00
OPEN SPACE CONTRIBUTION		
TOTAL OUTSTANDING		\$ 0.00

RATES NOT BEING PAID BY INSTALMENTS ARE DUE AND PAYABLE IN FULL BY 15 FEBRUARY 2023 AND INTEREST AT THE RATE OF 10% WILL CONTINUE TO ACCRUE ON ANY OVERDUE RATES AND CHARGES UNTIL PAID IN FULL

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



CERTIFICATE NO: 97133

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

PROPERTY LOCATION Lot 2 PS 801558

NOTICES AND ORDERS

There are no conditions associated with this property.

FLOOD LEVEL

THIS COUNCIL DOES NOT SPECIFY FLOOD LEVELS

Information in regard to any designated Flood Level may be obtained from Land Development Team Melbourne Water.

POTENTIAL LIABILITIES

Notices and Orders issued as described above:

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

ADDITIONAL INFORMATION

I acknowledge having received the sum of \$27.80 being the fee for this certificate.

Delegated Officer: .

Authorised By: S Furnston

Property Clearance Certificate

Taxation Administration Act 1997



DAVID DORAZIO

Your Reference: LD:68536048-008-4.236902 R

Certificate No: 63068289

Issue Date: 13 APR 2023

Enquiries: ESYSPROD

Land Address: 87 BURSARIA AVENUE FERNTREE GULLY VIC 3156

Land Id	Lot	Plan	Volume	Folio	Tax Payable
44815724	2	801558	11968	54	\$0.00

Vendor: ROSE THOMAS

Purchaser: SALE PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MS ROSE CORAL THOMAS	2023	\$460,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMP VALUE:	\$785,000
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SITE VALUE:	\$460,000
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AMOUNT PAYABLE:	\$0.00
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Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

Certificate No: 63068289

Power to issue Certificate

1. The Commissioner of State Revenue can 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. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. 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.

General information

6. 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.
7. 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 = \$695.00

Taxable Value = \$460,000

Calculated as \$375 plus (\$460,000 - \$300,000) multiplied by 0.200 cents.

Property Clearance Certificate - Payment Options

BPAY



Billers Code: 5249
Ref: 63068289

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

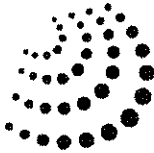


Ref: 63068289

Visa or Mastercard

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

sro.vic.gov.au/paylandtax



David Dorazio
E-mail: certificates@landata.vic.gov.au

Statement for property:
LOT 2 87 BURSARIA AVENUE
FERNTREE GULLY 3156
2 PS 801558

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
56M//17607/00085	LANDATA CER 68536048-021-3	13 APRIL 2023	43842352

1. Statement of Fees Imposed

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

(a) By Other Authorities			
Parks Victoria - Parks Service Charge	01/07/2022 to 30/06/2023	\$81.60	
Melbourne Water Corporation Total Service Charges	01/04/2023 to 30/06/2023	\$27.42	
(b) By South East Water			
Subtotal Service Charges		\$109.02	
Payments		\$54.20	
TOTAL UNPAID BALANCE		\$54.82	

- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): <https://secureapp.southeastwater.com.au/PropertyConnect/#/order/info/update>

* Please Note: if usage charges appear above, the amount shown includes one or more of the following:

Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.

Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at www.southeastwater.com.au.
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.

AUTHORISED OFFICER:

MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

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

- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (Disposition of Land) Regulations 2010. Please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

2. Encumbrance Summary

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

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

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

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

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

Important Warnings

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

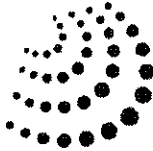
Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

AUTHORISED OFFICER:



MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

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



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

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

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

3. Disclaimer

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

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

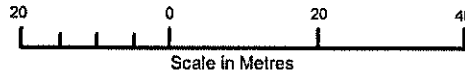
AUTHORISED OFFICER:

MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

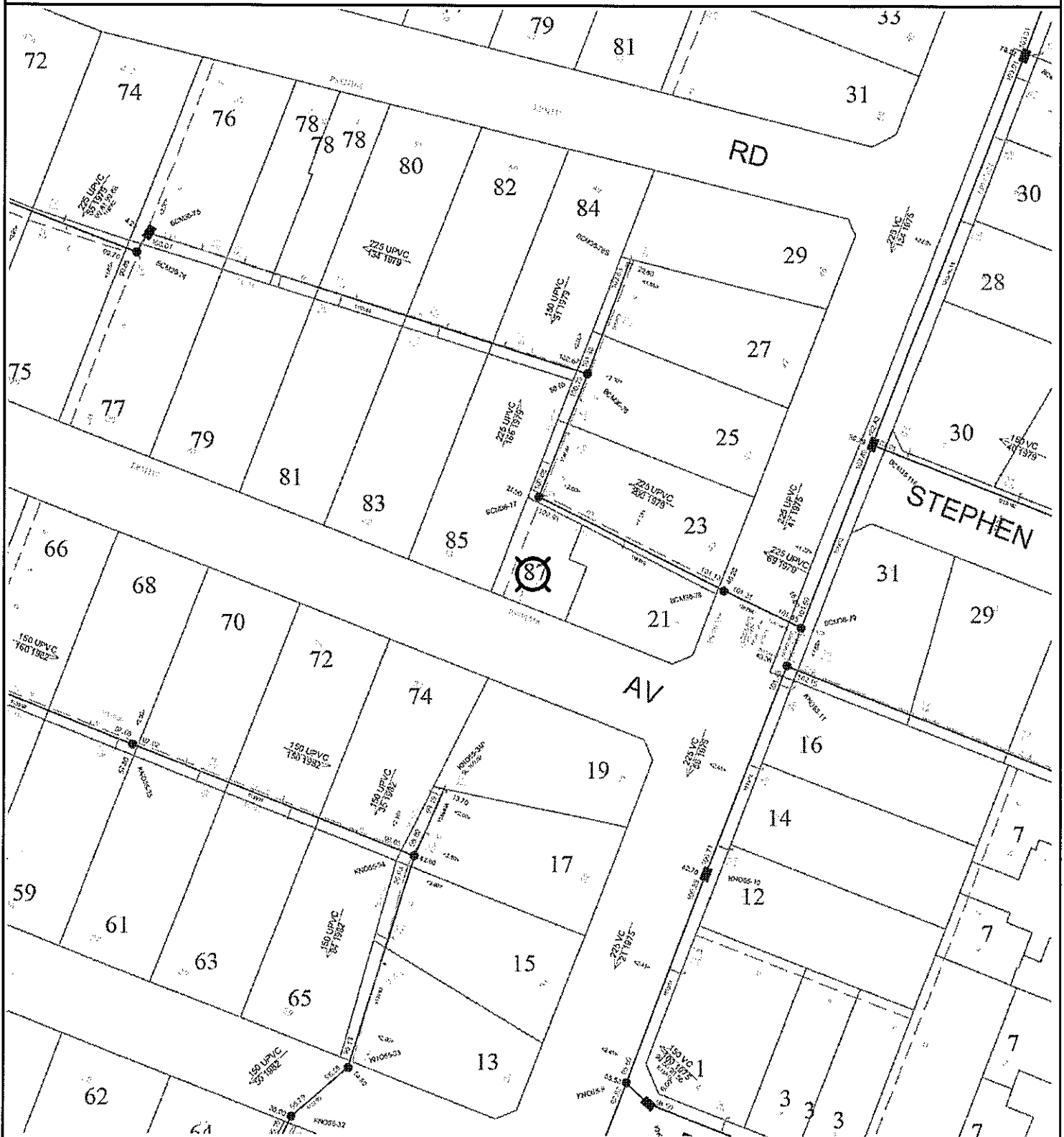
South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198



Case Number: 43842352



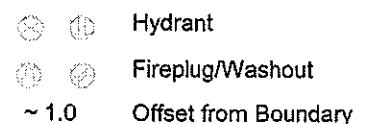
Date: 13APRIL2023



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

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

Date: 13APRIL2023









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

LEGEND

- Title/Road Boundary
 Proposed Title/Road
 Easement



- Subject Property
Recycled Water Main Valve
Recycled Water Main & Services

-   Hydrant
  Fireplug/Washout
 ~ 1.0 Offset from Boundary



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

David Dorazio
PO Box 5202
CLAYTON 3168

Client Reference: 236902 ROSE THOMAS

NO PROPOSALS. As at the 13th April 2023, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

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

87 BURSARIA AVENUE, FERNTREE GULLY 3156
CITY OF KNOX

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

Date of issue: 13th April 2023

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 68536048 - 68536048101114 '236902 ROSE THOMAS'

- **PLANNING PERMIT P/2015/6593 ISSUED
16/11/2015**
- **BUILDERS WARRANTY INSURANCE**
- **BUILDING PERMIT ISSUED 20/02/2017**
- **OCCUPANCY PERMIT**



PLANNING PERMIT

Form 4 – Sections 63, 64, 64A and 66

Permit No: P/2015/6593
Planning Scheme: Knox
Responsible Authority: Knox City Council

ADDRESS OF THE LAND:

21 McMahons Road, FERNTREE GULLY VIC 3156

THE PERMIT ALLOWS:

Development of land for double storey dwelling at the rear of existing
in accordance with the endorsed Plan(s)

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans

1. Prior to the commencement of any buildings or works, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - 1.1 Letterboxes and all other structures (including meter boxes) constructed to a maximum height of 900mm or relocated clear of a splayed area (2m X 2.5m) in accordance with AS2890.1, Clause 3.2.4 to ensure safe sight distances. Letterboxes to face towards street frontage.
 - 1.2 The garage to Dwelling 2 to be changed to an open carport with removable concrete slabs over the easement, or a 2400mmX2400mm roller door provided to the rear of the garage with removable concrete slabs over the easement.
 - 1.3 The proposed crossover to Dwelling 1 to be a minimum of 1 metre clear of power pole. Any existing kerb outlet to be located clear of the crossing.
 - 1.4 Drainage plans in accordance with Condition 2.
 - 1.5 Landscape plans in accordance with Condition 3.To the satisfaction of the Responsible Authority.

Drainage

2. Prior to commencement of any buildings or works, three copies of drainage plans and computations must be submitted to and approved by the Responsible Authority. Construction of the drainage is to be in accordance with these plans. The plans must show the following:

Date Issued: 16 November 2015

Signature for the
Responsible Authority



Knox City Council

PLANNING PERMIT

Permit No: P/2015/6593
Planning Scheme: Knox
Responsible Authority: Knox City Council

- 2.1 All stormwater drainage discharge from the site connected to a legal point of discharge.
- 2.2 The internal drains of the dwellings to be independent of each other.
- 2.3 An on-site detention system designed by a suitably qualified Civil Engineering Consultant to ensure no net increase in stormwater discharge from the proposed development.
- 2.4 The on-site detention system to be installed in a suitable location for easy access and maintenance.
- 2.5 A suitable overland flow path for the entire site to the satisfaction of the Responsible Authority. Details of the overland flow path are to be included on the plans.
- 2.6 All levels to be to AHD (Australian Height Datum).

To the satisfaction of the Responsible Authority.

Landscaping

3. Prior to the commencement of any buildings or works, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must show:
 - 3.1 A survey (including botanical names, height and width) of all existing vegetation to be retained and / or removed.
 - 3.2 The identification and removal of all vegetation identified as an environmental weed in Knox (as outlined in Appendix 2 of Council's Landscape Guidelines for Planning Permits).
 - 3.3 Buildings and trees (including botanical names, height and width) on neighbouring properties within three metres of the boundary.
 - 3.4 Details of the surface finishes of pathways and driveways.
 - 3.5 Details and location of all existing and proposed services including above and below ground lines, cables and pipes.
 - 3.6 A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
 - 3.7 Landscaping and planting within all open areas of the site (including additional planting within open space areas of the existing dwelling and along the proposed driveways).

To the satisfaction of the Responsible Authority.

Date Issued: 16 November 2015

Signature for the
Responsible Authority



PLANNING PERMIT

Permit No: P/2015/6593
Planning Scheme: Knox
Responsible Authority: Knox City Council

4. Before the occupation of the development, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.
5. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority. Any dead, diseased or damaged plants are to be replaced.

General

6. All development must be in accordance with the endorsed plans.
7. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
8. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
9. Prior to the occupation of the dwellings the development is to be completed in accordance with the endorsed plan/s to the satisfaction of the Responsible Authority.
10. All walls on the boundaries of adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.

Street Tree Removal

11. All works associated with the removal and replacement of the street tree/s must be undertaken by Council and the owner/developer must bear all costs associated with these works. The owner/developer must pay all costs to Council prior to the commencement of any works approved under this permit.

Car Parking & Accessways

12. Before the dwellings are occupied, driveways and car parking areas must be:
 - 12.1 Fully constructed to the minimum standard of 100mm reinforced concrete and available for use in accordance with the plans submitted to and approved by the Responsible Authority; and
 - 12.2 Formed to such levels and drained so that they can be used in accordance with the approved plan; and
 - 12.3 Treated with an all-weather seal or some other durable surface; andTo the satisfaction of the Responsible Authority.
13. Parking areas and driveways must be kept available and maintained for these purposes at all times to the satisfaction of the Responsible Authority.

Fencing

Date Issued: 16 November 2015

Signature for the
Responsible Authority



PLANNING PERMIT

Knox City Council

Permit No: P/2015/6593
Planning Scheme: Knox
Responsible Authority: Knox City Council

14. All costs associated with the provision of the fencing are to be borne by the owner/developer under this permit.
15. Prior to the occupancy of the development all fencing shall be in a good condition to the satisfaction of the Responsible Authority.

Amenity During Construction

16. Upon commencement and until conclusion of the development, the developer shall ensure that the development does not adversely affect the amenity of the area in any way, including:
 - 16.1 the appearance of building, works or materials on the land
 - 16.2 parking of motor vehicles
 - 16.3 transporting of materials or goods to or from the site
 - 16.4 hours of operation
 - 16.5 stockpiling of top soil or fill materials
 - 16.6 air borne dust emanating from the site
 - 16.7 noise
 - 16.8 rubbish and litter
 - 16.9 sediment runoff
 - 16.10 vibration

Should the development cause undue detriment to the amenity of the area then immediate remedial measures must be undertaken to address the issue as directed by, and to the satisfaction of, the Responsible Authority.

Stormwater

17. Stormwater runoff from all buildings and hardstanding surfaces shall be properly collected and discharged in a complete and effective system of drains within the property and shall not cause or create a nuisance to abutting properties.

Permit Expiry

18. This permit will expire if one of the following circumstances applies:
 - 18.1 The development is not started within two years of the date of this permit.
 - 18.2 The development is not completed within four years of the date of this permit.

Date Issued: 16 November 2015

Signature for the
Responsible Authority



PLANNING PERMIT

Permit No: P/2015/6593
 Planning Scheme: Knox
 Responsible Authority: Knox City Council

Pursuant to Section 69 of the Planning & Environment Act 1987, the Responsible Authority may extend:

- The commencement date referred to if a request is made in writing before the permit expires or within six (6) months afterwards.
- The completion date referred to if a request is made in writing within 12 months after the permit expires and the development started lawfully before the permit expired.

NOTES

Drainage Notes (to be read in conjunction with the above drainage conditions):

- Applicant shall engage a certified Engineering Consultant to analyse the site's existing drainage to determine type and size of the Onsite Detention (OSD) system. This shall be designed in accordance with the Knox City Council (Responsible Authority) Stormwater Drainage Guidelines, (copy available on Council's website), and approved drainage design methods specified in the current edition of Australian Rainfall and Runoff. It should be located preferably in a common area to the dwellings, and be easily accessible for maintenance.
- The total Permissible Site Discharge for the property including all dwellings is 3.8L/s to the existing Council drainage system for a 100 year ARI event.
- Applicant is to direct all stormwater to the kerb and channel near the south western corner of the property as this represents the Legal Point of Discharge (LPD) for the property. Applicant is to verify this on site. Connect all stormwater discharge from the site to the LPD via an Onsite Detention (OSD) system. The internal drains for the dwellings are to be independent of each other.
- Structures shown over the easement on the attached plan will not be supported in their current state as indicated on the plan as part of a Building Over Easement application. Structures over the easement are required to be removed from the easement or altered in agreement with conditions set by the stormwater team. The proposed garage and storage area of Dwelling 2 is not supported as it inhibits access to the easement.
- Inadequate overland flow path through the property is shown. The applicant must demonstrate how overland flow for the 100 year ARI will be appropriately managed to Council's satisfaction – details must be included in the engineering stormwater design plans.
- A road opening permit is required to be obtained to connect to Council assets. Please visit the Council website for more information.

Date Issued: 16 November 2015

Signature for the
Responsible Authority



PLANNING PERMIT

Permit No: P/2015/6593
Planning Scheme: Knox
Responsible Authority: Knox City Council

- The Applicant is required to use Australian Height Datum (AHD) to present levels in all future plans. Applicant must ensure that levels on the plan are accurate.
- The use of stormwater quality improvement systems (or water sensitive urban design) is required to be considered for this development. The use of rainwater tanks, raingardens and vegetated swales can be value adding features to the development and should be incorporated in the stormwater drainage design plans.
- Drainage works in the Road reserve or in the Council easement will require a road opening permit.
- Drainage system designed so as to avoid impact on any vegetation shown on the endorsed plans as being retained.
- Water Sensitive Urban Design (WSUD) should be addressed as part of this development, eg water storage tanks, swale drains, etc.

Other Notes:

- Council encourages the consideration of water storage tanks for all existing and proposed residential developments.
- A building permit must be obtained before development is commenced.
- The dwelling/s must achieve a minimum 6-Star Energy Rating.
- Indigenous plants can be purchased through approved indigenous nurseries, as listed in the Knox City Council 'Preferred Local Replacement Plants' Information Sheet.
- A minimum of 80% of all new vegetation (both canopy trees and understorey) should be indigenous species.
- To arrange the timing of the removal and replacement of the street tree along Bursaria Avenue please contact Council's Parks Service Team on (03) 9298 8423. The total cost for removal of the street tree along Bursaria Avenue will be \$651.89.
- All litter and rubbish associated with the construction must be contained on site at all times.

Date Issued: 16 November 2015

Signature for the
Responsible Authority



Phone: 1300 363 424

Domestic Building Insurance
Certificate of Insurance

Policy Number 410007697BWI-196

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



NAJLA NAOUFAL
3 HABITAT PARK DR
DONCASTER EAST 3109

Account Number
41BWARROW
Date Issued
14/02/2017

Policy Schedule Details

Certificate In Respect of Insurance

Domestic Building Contract

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 QBE Insurance (Australia) Limited ABN 78 003 191 035 for and on behalf of 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

Domestic Building Work

NEW SINGLE DWELLING CONSTRUCTION CONTRACT

At the property

2/21 MCMAHONS ROAD
FERNTREE GULLY VIC 3156

Carried out by the builder

PASCUZZI CONSTRUCTION PTY LTD
ACN: 007 387 215



Important note: 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 QBE IMMEDIATELY. If these details are incorrect, the domestic building work will not be covered.

For the building owner

NAJLA NAOUFAL

Pursuant to a domestic building contract dated

02/02/2017

For the contract price of

\$230,000.00

Type of cover

Cover is only provided if PASCUZZI CONSTRUCTION PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order*

Period of cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

The maximum policy limit for all claims made under this policy is

\$300,000 all inclusive of costs and expenses*

The maximum policy limit for all claims for non-completion of the domestic building works is

20% of the contract price*

*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, limitations and exclusions contained in the policy terms and conditions.



Watershed Building Consultants

Watershed Building Consultants ACN 118 532 755

Suite 2 / 75 Robinson Street DANDENONG VIC 3175
PO Box 7004 DANDENONG VIC 3175
P 03 9791 3355 F 03 9791 4495 E dandenong@watershedbc.com.au

5a Seymour Street TRARALGON VIC 3844
PO Box 9282 TRARALGON VIC 3844
P 03 5176 5888 F 03 5176 5999 E gippsland@watershedbc.com.au
W watershedbc.com.au

FORM 2

Building Act 1993 Building Regulations 2006, Regulation 313

BUILDING PERMIT No. BS-U 39290/20170313/0 ISSUED 20/02/2017

JOB NUMBER: 16/01936

Issued to

Agent of owner Peter Thomas of Peter Thomas Building Design
Postal address 12 Edinburgh Drive, BEACONSFIELD

Telephone 0413 731 101

Postcode 3807

Ownership details

Owner Najla Naoufal Telephone 0434 665 533
Postal address 4 Coromandel Crescent, KNOXFIELD

Postcode 3180

Property details

Number 21	Street/road McMahons Road	City/suburb/town FERN TREE GULLY	Postcode 3156
Lot/s 1	LP/PS TP97895	Volume 09455	Folio 383
Crown allotment	Section	Parish	County
Municipal District Knox City Council		Unique Property Identifier	

Builder¹

Name Ralph Pascuzzi of Pascuzzi Construction Pty Ltd
Address 118 Hansworth Street, MULGRAVE

Telephone 0414 511 114
Postcode 3170

Details of building practitioners and architects

(a) to be engaged in the building work²

Name	Company	Category / Class	Registration No.
Ralph Pascuzzi	Pascuzzi Construction Pty Ltd	Builder	DB-U 7242

(b) who were engaged to prepare documents forming part of the application for this permit³

Name	Company	Category / Class	Registration No.
Peter Thomas	Peter Thomas Building Design	Drafting	DP-AD 1670
Mark Steller	Mark Steller & Associates P/L	Civil Engineer	EC 1102
Stephen Jury	SJF & Associates	Civil Engineer	EC 1392

Details of domestic building work insurance⁴

The issuer or provider of the required insurance policy is QBE Insurance and the policy number is 41007697BWJ-196.

Details of relevant planning permit

Planning permit no. P/2016/6593

Date of grant of planning permit. 16/11/2015

Nature of building work

Description of building work second dwelling and two garages Cost of building work for project: \$230,000

Stage of building work permitted All

Cost of building work for this stage: \$230,000

Total floor area of new building work 274 m²

Building Classification

BCA BCA Description

1ai Detached house

10ai Appurtenant to a class 1, 2 or 3 for domestic use

NOW

New Building

New Building

Part

second dwelling

Two Garages

Alternative Solutions

An Alternative Solution was used to determine compliance with the following Performance Requirements of the BCA that relate to this project:

Performance Requirements P2.1 (Structure) and P2.2.2 (Weatherproofing) of the National Construction Code Series Building Code Of Australia 2016 Volume 2 - To allow 'RMAX Orange board External Polystyrene Insulated Cladding System' (BRAC Cert No. V10/03A) to be used as external cladding.

Prescribed reporting authorities

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

Date Approved	Authority	Matter	Regulation
23 Mar 2016	Council	Consent to build over easement	310
16 Sep 2015	Sewer Authority	Consent to build over easement	310
11 May 2016	Council	LPOD Info from Council	610

Commencement and completion:

This building work must commence by: 20/02/2018

This building work must be completed by: 20/02/2019

Inspection requirements

The mandatory notification stages are:

Foundation - pre-slab
Prior to placing a footing - strip footing
Prior to placing a footing - concrete pads
Prior to placing a footing - slab reinforcement
Completion of subfloor frame - deck
Completion of frame
Final upon completion of all building work

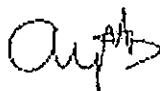
Occupation or use of building

An occupation permit is required prior to the occupation or use of this building.

Relevant building surveyor

Name: Ari Loupatatzis

Registration No. BS-U 39290



Signature: _____

NOTES

- Note 1: Under regulation 317 the person in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans, specifications and documents are available for inspection at the allotment while the building work is in progress. They must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.
- Note 2: Under regulation 318 an owner of a building or land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units.
- Note 3: Include building practitioners with continuing involvement in the building work.
- Note 4: Include only building practitioners with no further involvement in the building work.
- Note 5: Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$16,000) must be covered by an insurance policy as required under section 135 of the Building Act 1993.

Conditions of Approval**Building Permit No. BS-U 39290/20170313/0**

- The building permit has been issued pursuant to the *Building Act 1993*, the *Building Regulations 2006* and the *National Construction Code Series Building Code of Australia 2016 - Volume 2 (BCA)*; and
- Pursuant to Regulation 604, a temporary fence/barricade with a minimum height of 1.8 metres is to be erected around the building works area to protect the safety of the public during the building works. The temporary fencing and hoarding is to comply with AS4687-2007. Before and during the carrying out of building work, all excavations must be fenced or otherwise guarded against being a danger to life or property; and
- Building is located in an area designated as prone to termite attack. As such termite protection is to be provided in accordance with AS3660; and
- It is not the responsibility of the relevant building surveyor to confirm compliance with any covenant, section 173 agreement or memorandum of common provisions or any other restriction which may exist on the property title. The owner is responsible to ensure compliance with any of the above restrictions and to obtain developer's approval (if required) prior to the commencement of the proposed building work; and
- Contrary to what is shown on the approved plans, building work is only included as part of this building permit if it is written on the Form 2 building permit; and
- Excavations and fill utilising unprotected embankments to comply with Part 3.1.1.1 of BCA, Volume 2 and Table 3.1.1.1; and
- The following information and/or certificates are to be provided with the application for Occupancy Permit or a request for a Certificate of Final Inspection:
 - All plumbing compliance certificates from the plumber(s) engaged in the works; and

- (b) An electrical safety certificate from an electrician engaged in the works; and
 - (c) A glazing & windows certificate from the window manufacturer/supplier; and
 - (d) A termite protection compliance certificate from an accredited termite protection contractor certifying that Part A and Part B protection has been provided in accordance with AS3600.1 (if required / if mentioned in a condition above); and
 - (e) A certificate or statement from the builder confirming the stair treads have a surface with a slip-resistance classification not less than P3 or R10 (dry surface condition) and P4 or R11 (wet surface condition).
 - (f) A statement of compliance from the builder which confirms compliance with the relevant Australian Standards and approved plans and reports for matters such as wet areas, polystyrene wall cladding systems, artificial lighting plan, energy report and fire ratings for external and separating walls; and
- 8. This permit does not remove or replace the need for an asset protection permit or equivalent consent or approval that may be required from the relevant council and a fee and/or a security that may be required to be paid under a Local Law of the relevant Council; and
 - 9. If a polystyrene wall cladding system has been used for external walls, the system must be installed in accordance with the manufacturer's specifications; and
 - 10. The 'Fences Act 1968' usually requires written permission from an adjoining owner prior to altering or removing a dividing boundary fence. This permit does not authorise the altering or removal of a dividing boundary fence without the adjoining owner's agreement; and
 - 11. The building work shall be carried out wholly from within the allotment and without removing the boundary fences (unless otherwise agreed to by adjoining owner). It is the responsibility of the owner (or his or her agent) to check the location of boundaries and obtain a re-establishment survey and to seek legal advice before construction commences if there are any boundary discrepancies. The relevant building surveyor does not take any responsibility for any boundary discrepancies or building encroachments. This building permit does not authorise the demolition of any existing adjoining property building that encroaches the title boundary; and
 - 12. Manufacturer's floor and roof truss layouts and computations are to be submitted for approval prior to commencing work on the frame; and
 - 13. Building work authorised under this permit requires an Occupancy Permit prior to lawful occupation of the building. An application for an Occupancy Permit (Form 5) must be submitted to our office together with the required compliance certificates.

FORM 16
Regulation 192
Building Act 1993
Building Regulations 2018

Occupancy Permit
For Building Permit Number: BS-U 39290/20170313/0
Job No. 16/01936

Property details (include Title details as and if applicable)

Number 21	Street/road McMahons Road	City/suburb/town FERNTREE GULLY	Postcode 3156
Lot/s 1	LP/PS TP97895	Volume 09455	Folio 383
Crown allotment	Section	Parish	County
Municipal District Knox City Council		Unique Property Identifier	

Building permit details

Building permit number **20170313/0**

Version of BCA applicable to building permit 2016

Description of building work: **second dwelling and two garages**

BCA	BCA Description	NOW	Part
1ai	Detached house	New Building	second dwelling
10ai	Appurtenant to a class 1, 2 or 3 for domestic use	New Building	Two Garages

Performance Solution (delete if inapplicable)

A performance solution was used to determine compliance with the following performance requirements of the BCA that relate to the building to which this permit applies:

Performance Requirements P2.1 (Structure) and P2.2.2 (Weatherproofing) of the National Construction Code Series Building Code Of Australia 2016 Volume 2 - To allow 'RMAX Orange board External Polystyrene Insulated Cladding System' (BRAC Cert No. V10/03A) to be used as external cladding.

Reporting authorities

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

Date Approved	Authority	Matter	Regulation
23 Mar 2016	Council	Consent to build over easement	310
16 Sep 2015	Sewer Authority	Consent to build over easement	310
11 May 2016	Council	LPOD info from Council	610

Suitability for occupancy

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

Relevant Building Surveyor

Name: **Ari Loupatatzis**

Registration No. **BS-U 39290**

Signature:



Certificate Number: **20170313/0** Date Of Issue: **12 July 2018**

Date of final inspection: **28 June 2018**

Conditions:

1. This occupancy permit is invalid if the cooking appliances, hot water service and rain water tank (if applicable) are not installed prior

to 'hand over' between the builder and the owner. The owner must contact Watershed Building Consultants on 9791 3355 (Dandenong) or 5176 5888 (Traralgon) if this condition is not met so that the Occupancy Permit can be cancelled immediately.

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

(04/10/2016)