

SECTION 32

STATEMENT

PURSUANT TO DIVISION 2 OF PART II
SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

Vendor:	Anthony La Rosa and Rosetta La Rosa
Property:	UNIT 2, 18 CULLIS PARADE, BAYSWATER VIC 3153



VENDORS REPRESENTATIVE

Awesome Conveyancing

Tel: 03 9727 4429

Email: info@awesomeconveyancing.com.au

Ref: KOT:25/4196

SECTION 32 STATEMENT
UNIT 2, 18 CULLIS PARADE, BAYSWATER VIC 3153

32A FINANCIAL MATTERS

Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is contained in the attached certificate/s and as follows-

Their total does not exceed \$6,000.00

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- None to the Vendors knowledge

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

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

- (a) The land is NOT tax reform scheme land within the meaning of the Commercial and Industrial Property Reform Act 2024.
- (b) The AVPCC number is :- Not Applicable
- (c) The Entry Date of the land was :- Not Applicable

32B INSURANCE

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable

32C LAND USE

(a) **RESTRICTIONS**

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:-

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

(b) **BUSHFIRE**

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

(c) **ROAD ACCESS**

There is access to the Property by Road.

SECTION 32 STATEMENT
UNIT 2, 18 CULLIS PARADE, BAYSWATER VIC 3153

- (d) **PLANNING**
Planning Scheme: See attached Property Report
Responsible Authority:
Zoning:
Planning Overlay/s:

32D NOTICES

Other than those disclosed in the attachments (if any), the Vendor is not aware of any Notices, Declarations, Property Management Plans, Reports, Recommendations or Orders in respect of the land issued by a Government Department or Public Authority or any approved proposal directly and currently affecting the land however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor.

32E BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):-

Is contained in the attached Certificate/s.

The Vendor gives no warranties as to any additions and/or alterations to the property prior to becoming proprietor thereof and the Purchaser indemnifies the Vendor in this regard.

The Vendor will not be required to procure any building permit, building approval, final inspection, certificate of occupancy, or any other permits approvals or inspections in relation to the land or any improvements and the Purchaser shall not make any requisition or claim any compensation from the Vendor on that ground.

32F OWNERS CORPORATION

Attached is a copy of the current Owners Corporation Certificate issued in respect of the land together with all documents and information required under section 151 of the *Owners Corporations Act 2006*.

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

- (1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –
- land that is to be transferred under the agreement.
 - land on which works are to be carried out under the agreement (other than Crown land).
 - land in respect of which a GAIC is imposed

32H SERVICES

Service	Status
Electricity supply	Connected
Gas supply	Connected
Water supply	Connected
Sewerage	Connected
Telephone services	Not Connected

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate any account with a service provider before settlement, and the purchaser may need to have the service reconnected.

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32I TITLE

Attached are the following document/s concerning Title:

A copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.

DATE OF THIS STATEMENT

	/		/20	
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Name of the Vendor

Anthony La Rosa and Rosetta La Rosa

Signature/s of the Vendor

x

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

The Purchaser further acknowledges being directed to the DUE DILIGENCE CHECKLIST.

DATE OF THIS ACKNOWLEDGMENT

	/		/20	
--	---	--	-----	--

Name of the Purchaser

Signature/s of the Purchaser

x

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.

(04/10/2016)

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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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 12632 FOLIO 444

Security no : 124129190147F

Produced 21/10/2025 02:41 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 926294R.
PARENT TITLE Volume 08166 Folio 240
Created by instrument PS926294R 05/09/2025

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

ANTHONY LA ROSA of 2 NARRUMBURN ROAD CLAYTON SOUTH VIC 3169

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

ROSETTA LA ROSA of 2 NARRUMBURN ROAD CLAYTON SOUTH VIC 3169

PS926294R 05/09/2025

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.

DIAGRAM LOCATION

SEE PS926294R FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS926294R (B)		Registered	05/09/2025

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

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

Street Address: UNIT 2 18 CULLIS PARADE BAYSWATER VIC 3153

ADMINISTRATIVE NOTICES

NIL

eCT Control 20126M STEFANIE DONNA SUMMERS
Effective from 05/09/2025

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS926294R

DOCUMENT END

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Document Type	Plan
Document Identification	PS926294R
Number of Pages (excluding this cover sheet)	2
Document Assembled	21/10/2025 15:35

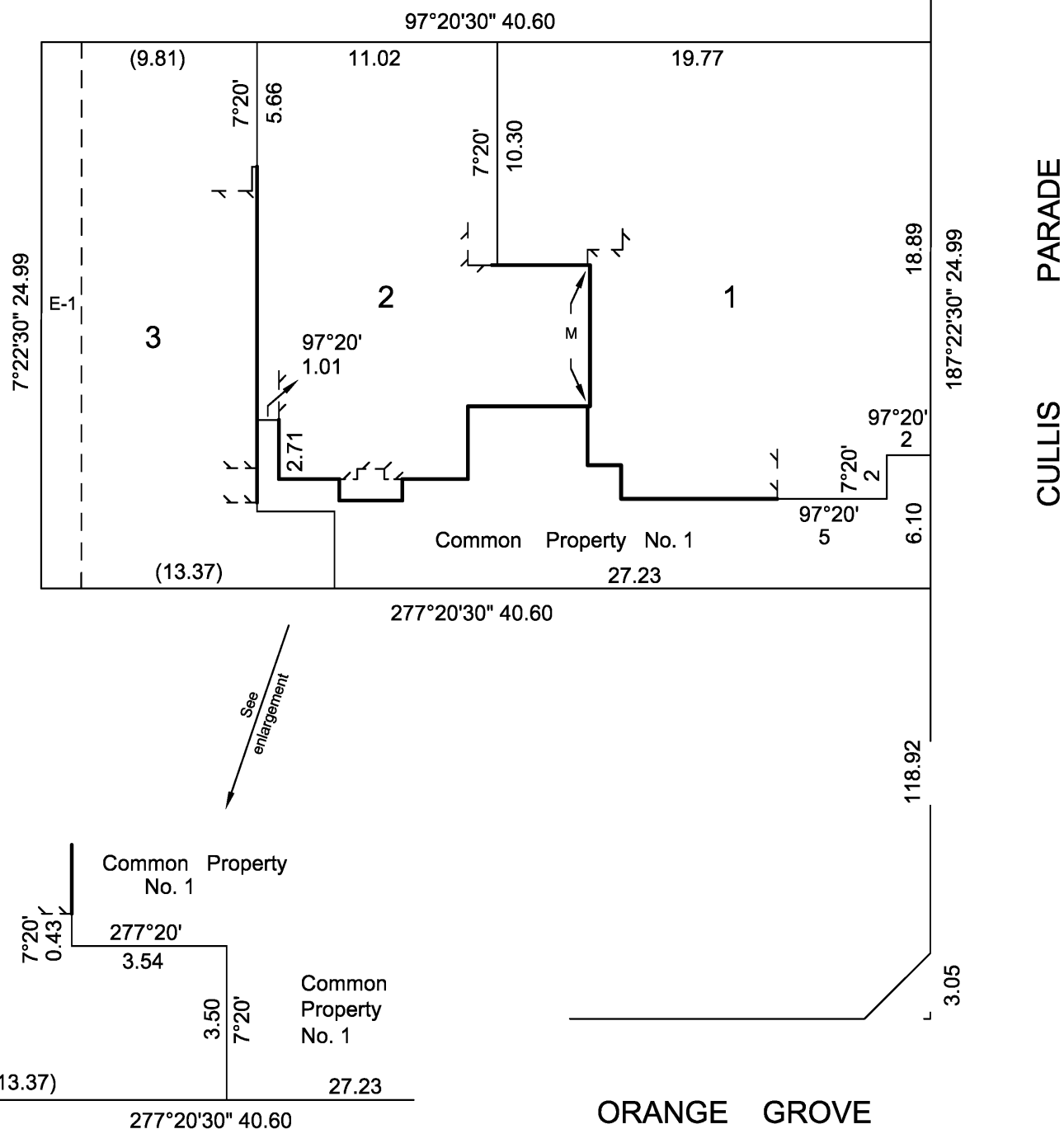
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PLAN OF SUBDIVISION				EDITION 1		PS 926294R	
LOCATION OF LAND PARISH: SCORESBY TOWNSHIP: SECTION: CROWN ALLOTMENT: 31 (PART) CROWN PORTION: TITLE REFERENCES: VOL. 8166 FOL. 240 LAST PLAN REFERENCE/S: LOT 9, LP 11208 POSTAL ADDRESS: 18 CULLIS PARADE, (At time of subdivision) BAYSWATER, 3153. MGA 2020 Co-ordinates E 347 540 ZONE : 55 (of approx. centre of land N 5 809 770 in plan)				Council Name: Knox City Council Council Reference Number: CRT/2024/8133 Planning Permit Reference: P/2024/6545 SPEAR Reference Number: S240464S Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Marina Paola Pegoraro for Knox City Council on 12/06/2025 Statement of Compliance issued: 01/08/2025 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. For details of Owners Corporation(s) including: purpose, responsibility and entitlement and liability, see Owners Corporation search report, Owners Corporation rules and Owners Corporation additional information. Boundaries shown by thick continuous lines are defined by buildings. Location of boundaries defined by buildings: Median: Boundaries shown marked 'M' Exterior Face: All other boundaries			
NIL		NIL					
NOTATIONS							
DEPTH LIMITATION : DOES NOT APPLY							
SURVEY: This plan is based on survey STAGING This is not a staged subdivision Planning permit No. This survey has been connected to permanent marks No(s): 196 In Proclaimed Survey Area No. 21							
EASEMENT INFORMATION							
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to the whole on the land on this plan.							
Easement Reference	Purpose	Width (metres)	Origin	Land Benefited/In Favour Of			
E-1	DRAINAGE	1.83	LP 11208	LOTS ON LP 11208			
BRIAN MOXHAM SURVEYING P.L Licensed Land Surveyor, 80 Moores Road, Monbulk, 3793 Ph. 9752 0361		SURVEYORS FILE REF: 23-01-03		ORIGINAL SHEET SIZE A3		SHEET 1 OF 2 SHEETS	
		Digitally signed by: Brian Moxham, Licensed Surveyor, Surveyor's Plan Version (02), 08/06/2025, SPEAR Ref: S240464S		Land Use Victoria Plan Registered 11:28 AM 05/09/2025 Assistant Registrar of Titles			

M.G.A. 2020 Zone 55

~~N~~

Enlargement not to scale

Digitally signed by:
Knox City Council,
12/06/2025,
SPEAR Ref: S240464S



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS926294R

The land in PS926294R is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 1, Lots 1 - 3.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

18 CULLIS PARADE BAYSWATER VIC 3153

PS926294R 05/09/2025

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

PS926294R 05/09/2025

Notations:

NIL

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 1	30	30
Lot 2	30	30
Lot 3	30	30
Total	90.00	90.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 21/10/2025 03:35:27 PM

OWNERS CORPORATION 1
PLAN NO. PS926294R

Statement End.

PROPERTY REPORT

Created at 06 November 2025 04:01 PM

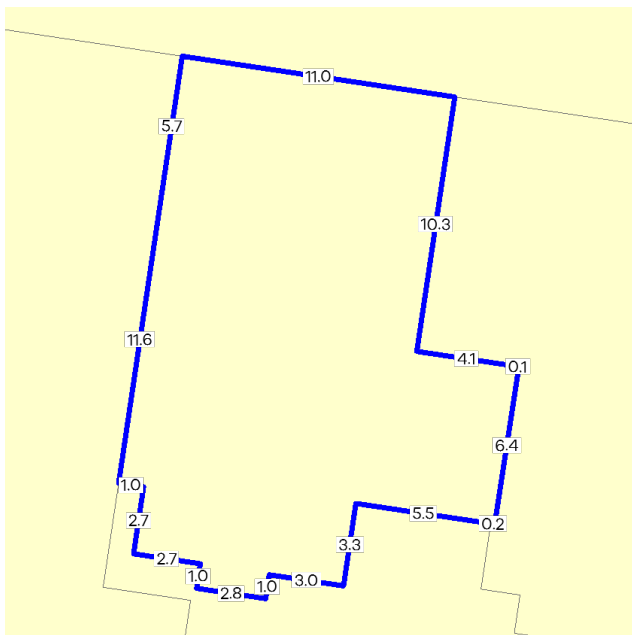
PROPERTY DETAILS

Address: **2/18 CULLIS PARADE BAYSWATER 3153**
Lot and Plan Number: **Lot 2 PS926294**
Standard Parcel Identifier (SPI): **2\PS926294**
Local Government Area (Council): **KNOX**
Council Property Number: **188050**
Directory Reference: **Melway 64 F5**

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: 242 sq. m

Perimeter: 72 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 avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

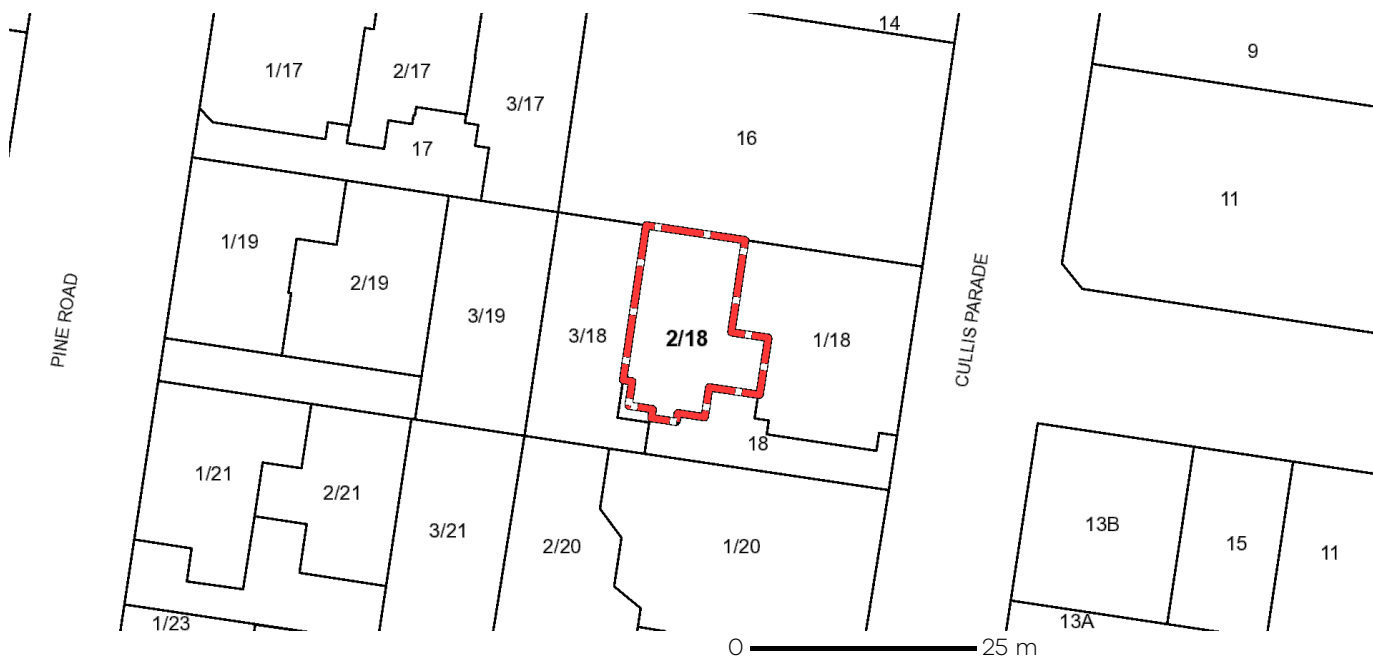
The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

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

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

Area Map



Selected Property

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1191458

APPLICANT'S NAME & ADDRESS

AWESOME CONVEYANCING C/- TRICONVEY (RESELLER) C/-
LANDATA

MELBOURNE

VENDOR

LA ROSA, ANTHONY

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

364059

This certificate is issued for:

LOT 2 PLAN PS926294 ALSO KNOWN AS 2/18 CULLIS PARADE BAYSWATER
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/>

21 October 2025

Sonya Kilkeny
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.

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

Statement for property:
UNIT 2 LOT 2 18 CULLIS PARADE
BAYSWATER 3153
2 PS 926294

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
56F//17026/00072	LANDATA CER 78501793-024-2	21 OCTOBER 2025	50597229

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	01/10/2025 to 31/12/2025	\$22.45
Melbourne Water Corporation Total Service Charges	01/10/2025 to 31/12/2025	\$31.25

(b) By South East Water

Water Service Charge	01/10/2025 to 31/12/2025	\$21.97
Sewerage Service Charge	01/10/2025 to 31/12/2025	\$100.41
Subtotal Service Charges		\$176.08
Payments		\$176.08
TOTAL UNPAID BALANCE		\$0.00

- The meter at the property was last read on 07/10/2025. Fees accrued since that date may be estimated by reference to the following historical information about the property:

Water Usage Charge **\$0.95 per day**

- 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.

AUTHORISED OFFICER:



LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

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

- 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.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (General) Regulations 2021, please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

2. Encumbrance Summary

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

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

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.

AUTHORISED OFFICER:

A handwritten signature in black ink, appearing to read "Lara Salembier".

LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

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

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.

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.

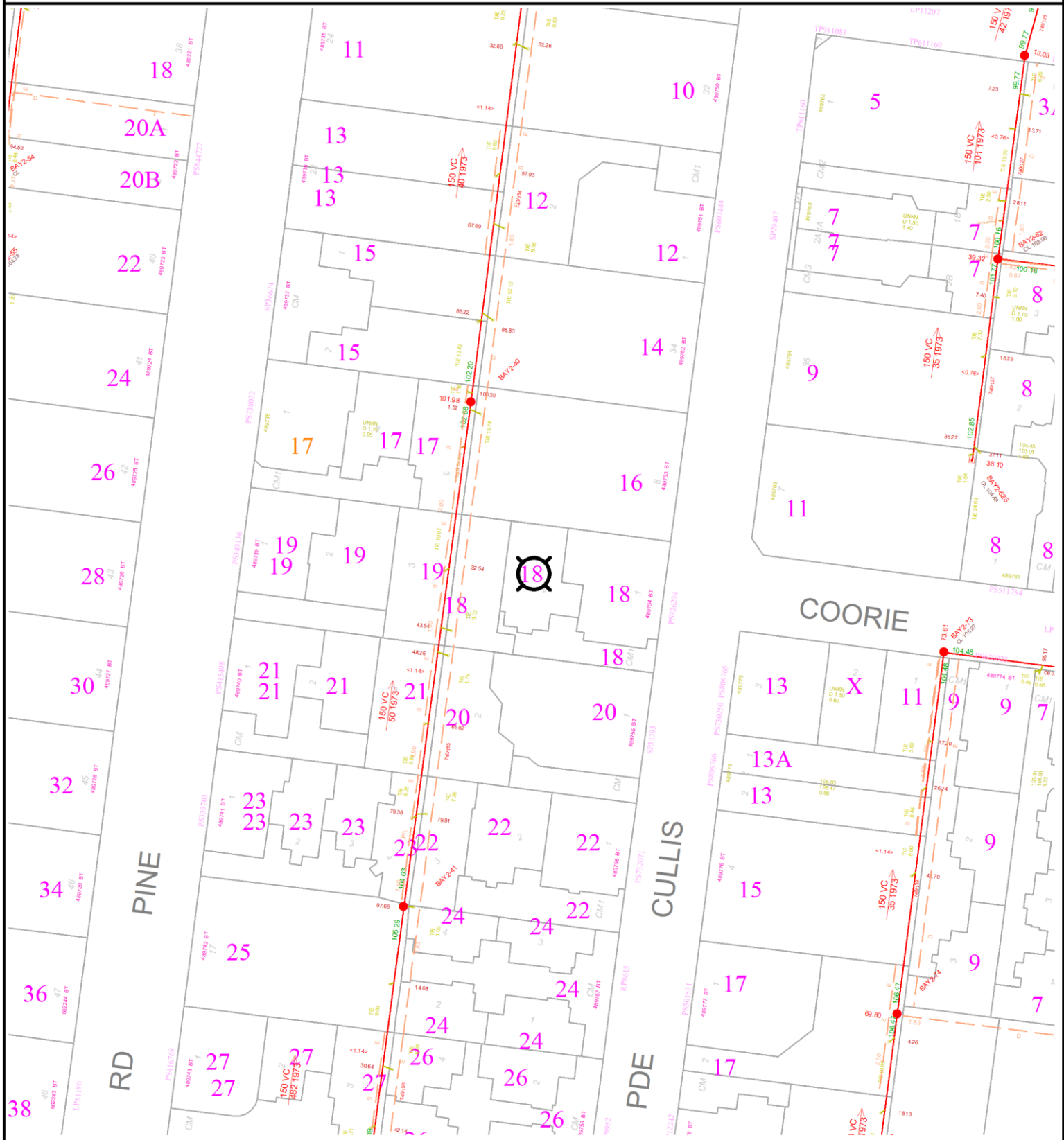
South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian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

AUTHORISED OFFICER:

A handwritten signature in black ink, appearing to read "Lara Salembier".

LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

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

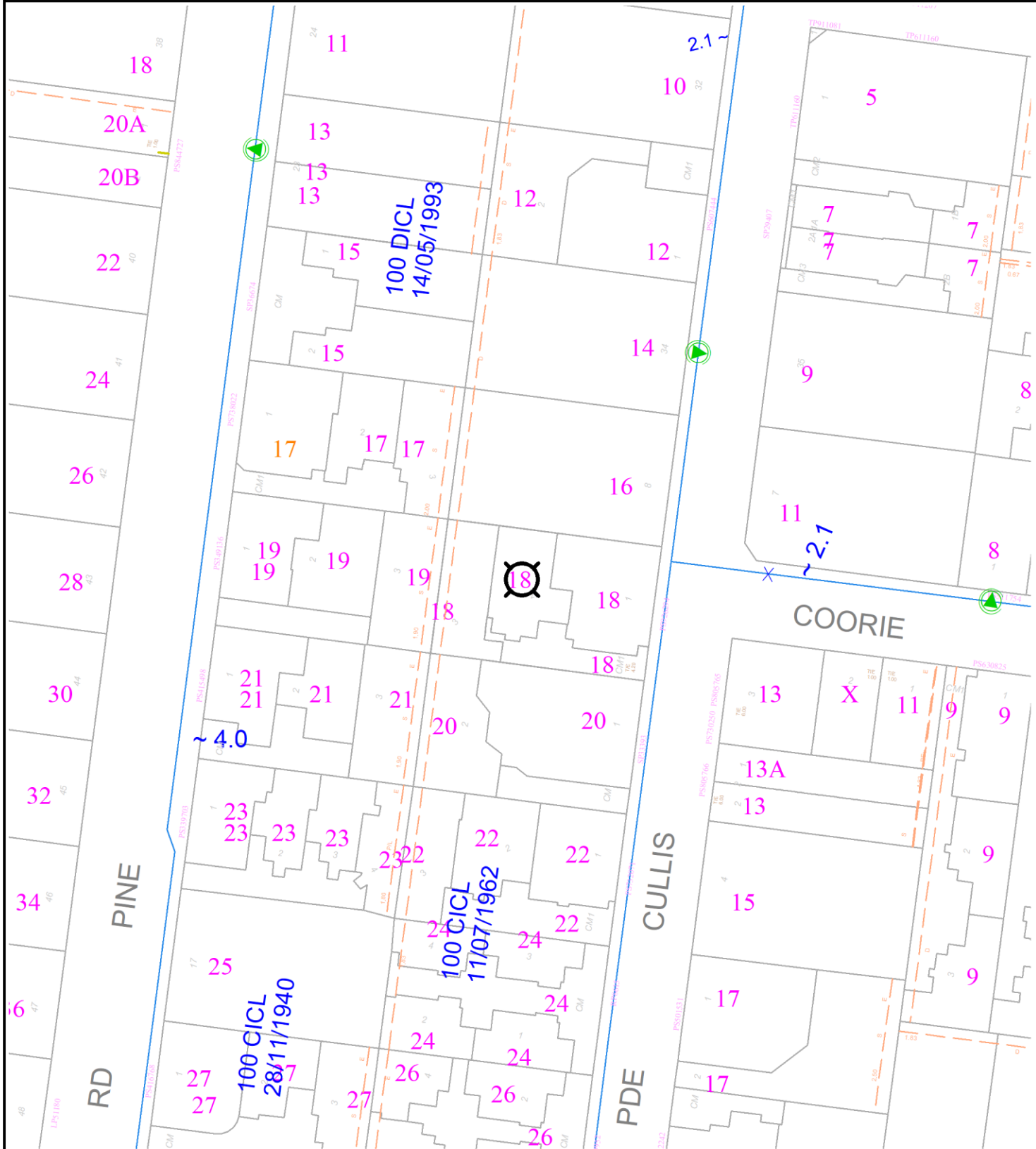


WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly,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

— Title/Road Boundary		Subject Property	● Maintenance Hole	✕✕✕ Abandoned Sewer
- - - - - Proposed Title/Road		Sewer Main & Property Connections	□ Inspection Shaft	
- - - - - Easement		Direction of Flow	<1.0> Offset from Boundary	

Melbourne Water Assets

--- Sewer Main	--- Underground Drain	--- Natural Waterway
● Maintenance Hole	--- Channel Drain	□ Underground Drain M.H.



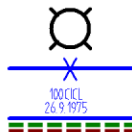
WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly,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

LEGEND

— Title/Road Boundary

- - - Proposed Title/Road

- - - Easement



Subject Property

Water Main Valve

Water Main & Services



Hydrant



Fireplug/Washout

~ 1.0

Offset from Boundary



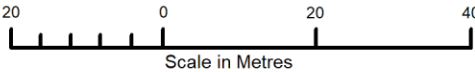
ASSET INFORMATION - RECYCLED WATER

(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

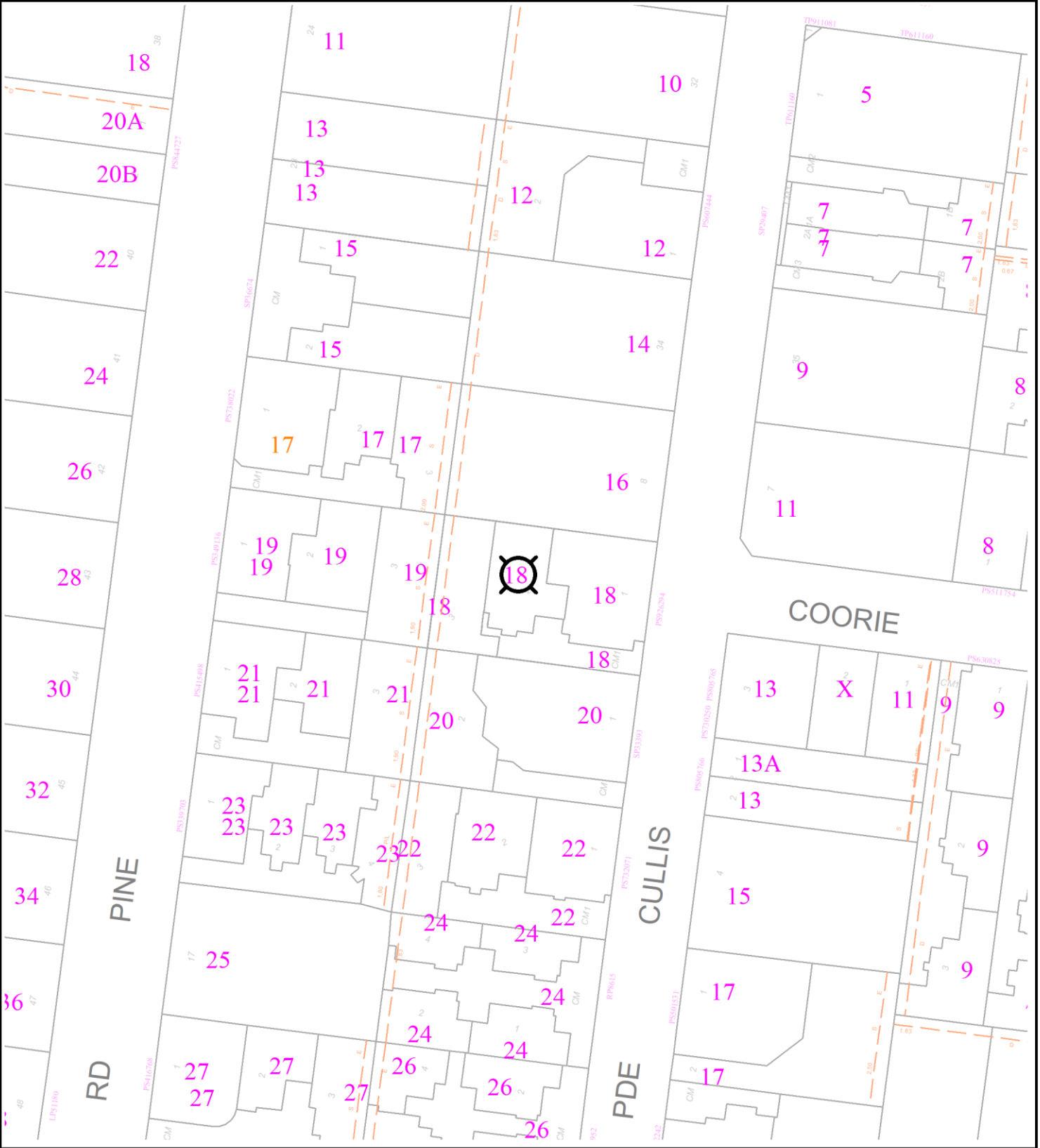
Property: Lot 2 UNIT 2 18 CULLIS PARADE BAYSWATER 3153



Case Number: 50597229



Date: 21OCTOBER2025



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

LEGEND			
	Title/Road Boundary		Subject Property
	Proposed Title/Road		Recycled Water Main Valve
	Easement		Recycled Water Main & Services
			Hydrant
			Fireplug/Washout
			Offset from Boundary ~ 1.0

Knox City Council Land Information Certificate

For the period 1 July 2025 to 30 June 2026

Section 121 Local Government Act 2020

Local Government (Land Information) Regulations 2021



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

Assessment number 188050
Applicant reference 78501793-014-3:60270
Issue date 22-Oct-2025
Certificate number 110500
Page 1 of 2
Verbal update 03 9298 8000

Certificate validity

This certificate is **valid for 3 months** from the issue date. Verbal updates can be obtained within the 3 months. Once expired, no updates will be given and a new application must be submitted to Council for further updates.

Property and valuation details

Property location	2/18 Cullis Parade BAYSWATER VIC 3153		
Property title details	Lot 2 PS 926294		
AVPCC	120 Single Unit Villa Unit Townhouse		
Valuation type	Site value	Capital Improved value	Net Annual value
Current year valuations	\$295,000	\$760,000	\$38,000
Valuations effective from	01/07/2025		
Valuations relevant date	01/01/2025		

Rates and charges	Levied	Balance
Overdue as at 30/6/2025 (rates, waste, interest, fire service, land clearance)		\$0.00
Penalty interest charges balance	\$0.00	
Legal costs balance	\$0.00	
Municipal Rates	\$860.60	
Residential Waste Charges	\$310.50	
Supplementary rated from 1/10/2025		
	\$	
	\$	
Emergency Services Volunteers Fund	\$200.00	
Sub total	\$1,371.10	\$1,371.10
Less Pensioner concession/rebate	\$0.00	
Less Payments received	\$-675.20	
Total balance payable		\$695.90



BILLER CODE: 18077

REF. NO. 188050 0

Penalty interest charges at 10% will be added if the total due is not received by 15 February 2026 and will continue to accrue until paid in full.

If paying by four instalments, penalty interest charges will be added on each instalment that is not paid by its due date until it is paid.

Additional notes.

Nil

This certificate **provides** information regarding valuations, rates, charges, other monies 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.

All overdue amounts are to be paid at sale settlement as per section 175 of the *Local Government Act 1989*.

Property location Lot 2 PS 926294

Flood level.

This Council does not specify flood levels.

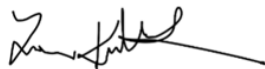
Information regarding any designated flood level can be obtained from Melbourne Water.

Notices, orders and potential liabilities.

During the high fire danger period all owners of vacant land are issued with written directions to clear any fire hazards on their land. Although there may be no charge shown on this Certificate it is possible that a charge will exist by the settlement date.

There are no conditions associated with this property.

We have received the fee sum of **\$30.60** for this certificate.



Delegated Officer: . Zoran Krstevski

Authorised By: Sandra Furmston

Property Clearance Certificate

Land Tax



INFOTRACK / AWESOME CONVEYANCING

Your Reference:	25/4196
Certificate No:	93830713
Issue Date:	22 OCT 2025
Enquiries:	JXD11

Land Address:	UNIT 2, 18 CULLIS PARADE BAYSWATER VIC 3153
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Land Id	Lot	Plan	Volume	Folio	Tax Payable
REFER TO ATTACHMENT					

Vendor: ROSETTA LA ROSA & ANTHONY LA ROSA
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
REFER TO ATTACHMENT				

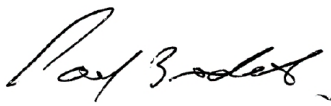
Comments: Refer to attachment

Current Vacant Residential Land Tax	Year Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total
REFER TO ATTACHMENT				

Comments: Refer to attachment

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 (CIV):	\$417,188
SITE VALUE (SV):	\$417,188
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 93830713

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 and Vacant Residential 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 including vacant residential land tax, interest and penalty 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 = \$1,701.56

Taxable Value = \$417,188

Calculated as \$1,350 plus (\$417,188 - \$300,000) multiplied by 0.300 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$4,171.88

Taxable Value = \$417,188

Calculated as \$417,188 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 93830713

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: 93830713

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

Land Tax

Certificate No: 93830713

Land Address: UNIT 2, 18 CULLIS PARADE BAYSWATER VIC 3153

Land Id	Lot	Plan	Volume	Folio	Tax Payable
712502	2	926294	12632	444	\$0.00

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MRS ROSETTA LA ROSA	2025	\$208,594	\$1,035.89	\$0.00	\$0.00

Comments: Land Tax of \$1,035.89 has been assessed for 2025, an amount of \$1,035.89 has been paid.

Vacant Residential Land Tax Details	Year	Taxable Value	Tax Liability	Penalty/Interest	Total
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Comments:

Current Land Tax Charge: 712502 \$0.00

Land Address: UNIT 2, 18 CULLIS PARADE BAYSWATER VIC 3153

Land Id	Lot	Plan	Volume	Folio	Tax Payable
6741020	2	926294	12632	444	\$0.00

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MRS ROSETTA LA ROSA	2025	\$208,594	\$1,035.89	\$0.00	\$0.00

Comments: Land Tax of \$1,035.89 has been assessed for 2025, an amount of \$1,035.89 has been paid.

Vacant Residential Land Tax Details	Year	Taxable Value	Tax Liability	Penalty/Interest	Total
-------------------------------------	------	---------------	---------------	------------------	-------

Comments:

Current Land Tax Charge: 6741020 \$0.00

Total: \$0.00

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / AWESOME CONVEYANCING

Your Reference: 25/4196

Certificate No: 93830713

Issue Date: 22 OCT 2025

Enquires: JXD11

Land Address: UNIT 2, 18 CULLIS PARADE BAYSWATER VIC 3153

Land Id	Lot	Plan	Volume	Folio	Tax Payable
712502	2	926294	12632	444	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
N/A	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.	

Land Address: UNIT 2, 18 CULLIS PARADE BAYSWATER VIC 3153

Land Id	Lot	Plan	Volume	Folio	Tax Payable
6741020	2	926294	12632	444	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
N/A	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: \$417,188

SITE VALUE: \$417,188

CURRENT CIPT CHARGE: \$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 93830713

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.

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / AWESOME CONVEYANCING

Your Reference:	25/4196
Certificate No:	93830713
Issue Date:	22 OCT 2025

Land Address:	UNIT 2, 18 CULLIS PARADE BAYSWATER VIC 3153				
Lot	Plan	Volume	Folio		
2	926294	12632	444		
Vendor:	ROSETTA LA ROSA & ANTHONY LA ROSA				
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.

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00



Notes to Certificate - Windfall Gains Tax

Certificate No: 93830713

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  Billers Code: 416073 Ref: 93830719 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: 93830719 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.
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OWNERS CORPORATION CERTIFICATE

s.151(4)(a) Owners Corporation Act 2006 and r.16 Owners Corporations Regulations 2018

Urban Body Corporate Management
P.O. Box 8130 Burwood Heights Victoria 3151

Owners Corporation Number: PS 902582V

Address of Property: Lot 2 / 18 Cullis Parade Bayswater VIC 3153

Postal Address: P.O. Box 8130 Burwood Heights Victoria 3151

Applicant for this certificate: **InfoTrack on behalf of Awesome Conveyancing**
ownerscorp@infotrack.com.au

Ref: 25/4196

Vendor: Anthony La Rosa & Rosetta La Rosa

Purchaser:

This Certificate is issued for Lot 2 on Owners Corporation Plan No. PS 926294R. The postal address of which is Unit 2 / 18 Cullis Parade Bayswater VIC 3153 on 22nd October 2025

1. The present contribution fees for the above are \$2,098.00 per annum payable in advance quarterly \$524.50 (including \$Nil Sinking Fund) on 19th day of September, December, March & June each year
- 2 The fees are paid up to **Nil**
- 3 Fee outstanding: \$1,775.43 (including interest \$15.91)
- 3a The following are the total funds held by the Owner Corporation as at 22nd October 2025

Administration Funds	\$1,410.02
Sinking Fund	\$0.00
Total Fund	\$1,410.02
- 4 The following special fees or levies have been struck and are payable on the dates indicated below: Nil
- 5 The Owners Corporation has performed or is about to perform the following repairs, work or act which may incur an additional charge to that set out above: Nil
- 6 The Owners Corporation presently has the following insurance cover:

Brokers:	Body Corporate Brokers Pty Ltd
Insures:	Flex Insurance
Kind of Policy:	Strata Insurance
Policy No:	HS0006153999
Buildings:	\$1,500,000.00
Public Liability:	\$20,000,000.00
Office Bearers:	\$100,000.00
Fidelity Guarantee:	\$100,000.00
Excess:	Refer Policy
Renewal Date:	12.09.26

Telephone: 1300 887 695
Email: admin@ubcm.com.au

PO Box 8130 Burwood Heights 1
Victoria 3151.

- 6a Has the owner's corporation resolved that the members may arrange their own insurance under section 61A of the act? If so, provide the date of that resolution: No
- 7 The Owners Corporation has not submitted any additional rules to the Registrar of Titles. *Standard Model Rules apply*
- 8 The Owners Corporation has not any contingent liabilities not otherwise shown or budgeted for in Items 1, 4 and 5.
- 9 The Owners Corporation has not granted any lease, contract license or special privilege affecting the common property.
- 9a There is a contract of appointment to provide Owners Corporation Management services is currently held with Urban Body Corporate Management:
- 10 The following are the details of any current agreement to provide services to lot owners, occupiers or the public: Nil
- 11 The Owners Corporation is not party to any proceedings or aware of any circumstances which may give rise to proceedings.
- 11a Are there any notices or orders served on the owner's corporation in the last 12 months that have not been satisfied? Nil
- 12 No proposal has been made for the appointment of an administrator.
- 13 The Owners Corporation has resolved to appoint a manager.
Urban Body Corporate Management
Po Box 8130, Burwood Heights, Vic, 3151
Phone: 1300 887 695
Email: admin@ubcm.com.au
- 14 Information has been provided with the attached documents further information on prescribed matters can be obtained by inspection of the owner's corporation register. (Upon payment of appropriate fee with a written request must be made prior to inspection). Attached documents:
- A copy of the minutes of the last Annual General Meeting of the Owners Corporation
- A copy of the model rules
- A copy of schedule 3 of the Owners Corporations Regulations 2018 – "Statement of Advice and Information for Prospective Purchasers and Lot Owners"
- 15 The common seal of Owners Corporation No PS926294R was affixed and witnessed by and in the presence of the registered manager in accordance with Section 20(1) and Section 21(2A) of the Owners Corporations Act 2006.



.....
Harry Singh
Dated 22nd October 2025
On behalf of Owners Corporation

Registered Manager
Urban Body Corporate Management
PO Box 8130 Burwood Heights VIC 3151

Telephone: 1300 887 695
Email: admin@ubcm.com.au



PO Box 8130 Burwood Heights 2
Victoria 3151.

THIS CERTIFICATE IS ISSUED ON THE FOLLOWING BASIS:

The information provided within this certificate is correct to the best of our knowledge as at the date of issue and valid on the date issued. Circumstances can change daily and information may be altered without notice and without our control or knowledge. Urban Body Corporate Management accept no liability whatsoever for information that is incorrectly provided. The onus is on Vendors/Purchasers to verify the status of fees outstanding (1300 887 695) and request a new certificate prior to settlement

1. Information contained in this certificate is correct to the best of our knowledge at the date of issue.
2. This information is subject to change without notice. It may be prudent to obtain a written update prior to settlement of the property. An update will be provided, however please note it may incur a cost. Once that 60-day period has lapsed an application must be made for a new certificate.
3. No other information given in relation to this certificate will be acknowledged as correct unless it is provided by the signatory.

Statement of advice and information for prospective purchasers and lot owners

Schedule 3, Regulation 17, Owners Corporations Regulations 2018

What is an owners corporation?

The lot you are considering buying is part of an owners corporation. Whenever a plan of subdivision creates common property, an owners corporation is responsible for managing the common property. A purchaser of a lot that is part of an owners corporation automatically becomes a member of the owners corporation when the transfer of that lot to the purchaser has been registered with Land Victoria.

If you buy into an owners corporation, you will be purchasing not only the individual property, but also ownership of, and the right to use, the common property as set out in the plan of subdivision. This common property may include driveways, stairs, paths, passages, lifts, lobbies, common garden areas and other facilities set up for use by owners and occupiers. In order to identify the boundary between the individual lot you are purchasing (for which the owner is solely responsible) and the common property (for which all members of the owners corporation are responsible), you should closely inspect the plan of subdivision.

How are decisions made by an owners corporation?

As an owner, you will be required to make financial contributions to the owners corporation, in particular for the repair, maintenance and management of the common property. Decisions as to the management of this common property will be the subject of collective decision making. Decisions as to these financial contributions, which may involve significant expenditure, will be decided by a vote.

Owners corporation rules

The owners corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, occupiers or guests and grievance procedures.

You should look at the owners corporation rules to consider any restrictions imposed by the rules.

Lot entitlement and lot liability

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of owners corporation expenses that each lot owner is required to pay.

Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

Further information

If you are interested in finding out more about living in an owners corporation, you can contact Consumer Affairs Victoria. If you require further information about the particular owners corporation you are buying into you can inspect that owners corporation's information register.

Management of an owners corporation

An owners corporation may be self-managed by the lot owners or professionally managed by an owners corporation manager. If an owners corporation chooses to appoint a professional manager, it must be a manager registered with the Business Licensing Authority (BLA).

If you are uncertain about any aspect of the owners corporation or the documents you have received from the owners corporation, you should seek expert advice.

Model rules for an owners corporation

1. Health, safety and security

1.1 Health, safety and security of lot owners, occupiers of lots and others

A lot owner or occupier must not use the lot, or permit it to be used, so as to cause a hazard to the health, safety and security of an owner, occupier, or user of another lot.

1.2 Storage of flammable liquids and other dangerous substances and materials

(1) Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.

(2) This rule does not apply to—

(a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or

(b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

An owner or occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers or users of other lots.

1.4 Smoke penetration

A lot owner or occupier in a multi-level development must ensure that smoke caused by the smoking of tobacco or any other substance by the owner or occupier, or any invitee of the owner or occupier, on the lot does not penetrate to the common property or any other lot.

1.5 Fire safety information

A lot owner must ensure that any occupier of the lot owner's lot is provided with a copy of fire safety advice and any emergency preparedness plan that exists in relation to the lot prior to the occupier commencing occupation of the lot.

2. Committees and sub-committees

2.1 Functions, powers and reporting of committees and sub-committees

A committee may appoint members to a sub committee without reference to the owners corporation.

3. Management and administration

3.1 Metering of services and apportionment of costs of services

- (1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.
- (2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.
- (3) Subrule (2) does not apply if the concession or rebate—
 - (a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or
 - (b) is paid directly to the lot owner or occupier as a refund.

4. Use of common property

4.1 Use of common property

- (1) An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.
- (2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for the owner or occupier's own purposes as a garden any portion of the common property.
- (3) An approval under subrule (2) may state a period for which the approval is granted.
- (4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.
- (5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.
- (6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.
- (7) The owners corporation may impose reasonable conditions on a lot owner's right or an occupier's right to access or use common property to protect the quiet enjoyment, safety and security of other lot owners, including but not limited to imposing operating hours on facilities such as gymnasiums and swimming pools.

4.2 Vehicles and parking on common property

An owner or occupier of a lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle—

- (a) to be parked or left in parking spaces situated on common property and allocated for other lots; or
- (b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or
- (c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

4.3 Damage to common property

- (1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.
- (2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.
- (3) An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.
- (4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.
- (5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

5. Lots

5.1 Change of use of lots

An owner or occupier of a lot must give written notification to the owners corporation if the owner or occupier changes the existing use of the lot in a way that will affect the insurance premiums for the owners corporation.

Example

If the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes.

5.2 External appearance of lots

- (1) An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.
- (2) An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.
- (3) The owners corporation cannot unreasonably prohibit the installation of sustainability items on the exterior of the lot, including by prohibiting the installation of a sustainability item only on aesthetic grounds.
- (4) The owners corporation may require that the location of a sustainability item, or the works involved in installing a sustainability item, must not unreasonably disrupt the quiet enjoyment of other lot owners or occupiers or impede reasonable access to, or the use of, any other lot or the common property.
- (5) The owners corporation may impose reasonable conditions on the installation of a sustainability item on the exterior of the lot related to the colour, mounting and location of the sustainability item provided that these conditions do not increase the cost of installing the sustainability item or reduce its impact as a sustainability item.

5.3 Requiring notice to the owners corporation of renovations to lots

An owner or occupier of a lot must notify the owners corporation when undertaking any renovations or other works that may affect the common property and/or other lot owners' or occupiers' enjoyment of the common property.

6. Behaviour of persons

6.1 Behaviour of owners, occupiers and invitees on common property

An owner or occupier of a lot must take all reasonable steps to ensure that guests of the owner or occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

6.2 Noise and other nuisance control

(1) An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.

(2) Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

7. Dispute resolution

(1) The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.

(2) The party making the complaint must prepare a written statement in the approved form.

(3) If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.

(4) If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.

(5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 14 working days after the dispute comes to the attention of all the parties.

(5A) A meeting under subrule (5) may be held in person or by teleconferencing, including by videoconference.

(6) A party to the dispute may appoint a person to act or appear on the party's behalf at the meeting.

(6A) Subject to subrule (6B), the grievance committee may elect to obtain expert evidence to assist with the resolution of the dispute.

(6B) The grievance committee may obtain expert evidence to assist with the resolution of a dispute if the owners corporation or the parties to the dispute agree in writing to pay for the cost of obtaining that expert evidence.

(7) If the dispute is not resolved, the grievance committee or owners corporation must notify each party of the party's right to take further action under Part 10 of the *Owners Corporations Act 2006*.

(8) This process is separate from and does not limit any further action under Part 10 of the *Owners Corporations Act 2006*.

MINUTES OF INAUGURAL GENERAL MEETING Tuesday, 16 September 2025



**PS926294R
18 Cullis Parade
Bayswater VIC 3153**

MINUTES OF INAUGURAL MEETING OF OWNERS CORPORATION 1
Owners Corporations Act 2006, Owners Corporations Regulations 2018.

OWNERS CORPORATION No 1
PLAN NO. PS 926294R
19 Cullis Parade Bayswater VIC 3153

HELD AT: **LOCATION:** **Teleconference, Urban Body Corporate Management**
DATE: **Tuesday 16th September 2025**
TIME: **01.00pm**

1 Attendance

It was noted that the plan of subdivision number PS 926294R has been registered by the Registrar of Titles and that the registered proprietor of all Lots is Anthony la Rosa and Rosetta La Rosa, who is the only member of the Owners Corporation and the requirement for 14 days' notice before this Inaugural General Meeting is hereby waived. Accordingly, Anthony la Rosa and Rosetta La Rosa has all the voting entitlements of the Owners Corporation.

Members Present:

Lots 1-3, Anthony on behalf of Anthony la Rosa & Rosetta La Rosa

Proxies Presented

Nil

Non-Members In Attendance:

Nil

Harry Singh representing Urban Body Corporate Management Pty Ltd

2 Appointment of Chairperson and Minute Taker

Harry Singh was elected to chair the meeting and record the minutes of the meeting for distribution to the members of the Owners Corporation.

For: Unanimous	Against: 0	Outcome: Passed
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3 Entitlement to Vote

All lot owners and/or their proxies as present are entitled to vote.

4 Voting method

Pursuant to Section 91 and 92 (1) the voting method will be by show of hands.

For: Unanimous	Against: 0	Outcome: Passed
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5 Quorum Declaration

Upon presentation of all proxies and noting the people present, it was declared that;
Upon presentation of all proxies and noting the people present, it was declared that; a quorum was present, and that all ordinary, special, and unanimous resolutions would be final, in accordance with Section 77, 92, 95 & 96 of the Owners Corporation Act.

6 Tabling of Documents:

The following documents tabled at the meeting as required under Section 67 of the Owners Corporation Act:

- a) the owners corporation register;
- b) any accounts or records made on behalf of the owners corporation;
- c) books to enable the owners corporation to keep the necessary minutes, accounts and other records;
- d) the maintenance plan (if any);
- e) a copy of the plan of subdivision and all related building plans, planning documents and other similar documents;
- f) a copy of the Owners Corporations Act 2006 and Owners Corporations Regulations 2018 and the Subdivision Act 1988 and the Regulations Subdivision (Permit and Certification Fees) Regulations 2000, Subdivision (Procedures) Regulations 2000, Subdivision (Registrar's Fees) Regulations 2004;
- g) all contracts, leases and licenses binding on or benefiting the owners corporation;
- h) Insurance policies in force taken out under section 9AAA of the Sale of Land Act 1962;
- i) the names of the companies, tradespeople or suppliers who provided a warranty or other guarantee on any matter for which the owners corporation is responsible and copies of those warranties and guarantees if applicable
- j) the common seal of the owners corporation.

The following ordinary resolutions were passed:

7 Resolution 1 - Appointment of Manager

That the Owners Corporation appoint Owners Urban Body Corporate Management Pty Ltd in accordance with the Contract of Appointment for an initial Term of three (3) years and that the Owners Corporation execute and affix its common seal in accordance with Sections 20 and 21 of the *Owners Corporations Act 2006* to the contract of appointment for the owners corporation manager.

For: Unanimous	Against: 0	Outcome: Passed
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8 Resolution 2 – Delegation

That the Owners Corporation delegates to the Manager in accordance with Sections 11 & 120 of the Owners Corporation Act 2006, all the powers and functions that may be delegated under these sections to enable the Manager to perform the duties and make decisions on the behalf of the Owners Corporation under the Contract of Appointment to ensure the efficient and effective operation of the Owners Corporation. The delegation does not include a power or function that requires a Unanimous or Special resolution. The delegation includes the power to sign and seal on behalf of the Owners Corporation, certificates in accordance with Owners Corporation Certificate and Notice of Address Change in the Schedule to the Regulations and any other contracts or documents not requiring the seal of the Owners Corporation.

For: Unanimous	Against: 0	Outcome: Passed
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9 Resolution 3 - Owners Corporation Sign

In accordance with Regulation 17 of the *Owners Corporations Regulations 2018* that a sign displaying the managers name and mailing address of the Owners Corporation be displayed at an appropriate place (as determined by the Manager) on the common property.

For: Unanimous	Against: 0	Outcome: Passed
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10 Resolution 4 –Insurance

That the Manager arrange Insurance cover for the Owners Corporation and any other limited Owners Corporations where OC1 is required to do so by its functions and obligations as listed in Section 27C of the *Subdivision Act 1988* as required and by Part 3, Division 6 of the *Owners Corporations Act 2006*, and that where necessary the premium be adjusted by the purchasers of the lots at settlement.

Details of which are outlined below:

Name of Broker:	Body Corporate Brokers Pty Ltd
Name of Company:	Flex Insurance
Policy Number:	HS0006153999
Building Insurance	\$1,500,000.00
Public Liability	20,000,000.00
Renewal date:	12 th September 2026

Members may contact Brokers directly to obtain a Certificate of Currency for their Mortgagees.

- Lot Owners, please make note to arrange your own Landlords/contents Insurance as applicable

For: Unanimous	Against: 0	Outcome: Passed
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11 Resolution 5 - Insurance Disclosure

That the Owners Corporation Manager may receive a commission not greater than 15% of the base premium from year to year for the management of the insurance.

Product Disclosure Statement

In accordance with the Financial Services Reform Act, the manager presented the new Product Disclosure Statement from Body Corporate Brokers Pty Ltd for the insurance policy to the Chairperson of the Owners Corporation.

For: Unanimous	Against: 0	Outcome: Passed
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12 Resolution 6 – Collection of Fees and Bank Account

That the Manager (or the Manager's delegate), pursuant to its appointment as Manager for the Owners Corporation, is authorized to collect the fees for the Owners Corporation and to operate a bank account (as defined by Section 3 of the *Owners Corporations Act 2006*) on behalf of the Owners Corporation.

For: Unanimous	Against: 0	Outcome: Passed
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13 Resolution 7 - Penalty Interest and Fee for Arrears

Pursuant to Section 29 of the *Owners Corporations Act 2006* that the Owners Corporation charge the penalty interest rate prescribed by Section 2 of the *Penalty Interest Rates Act 1983* on any fees owed by a member of the Owners Corporation after the due date for fees and charges.

For: Unanimous	Against: 0	Outcome: Passed
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14 Resolution 8 – Recovery of Fees & Levies

Pursuant to Section 30 of the *Owners Corporations Act 2006* that the Owners Corporation delegates the Manager authority to seek arrears (recovery of outstanding fees) through the engagement of a debt collection company and those costs incurred by Owners Corporation in recovering fees and levies due under Section 32 of Owners Corporation Act 2006 Act No. 69/2006, will be fully recoverable from the indebted lot owner. This includes administrative fees charged to the Owners Corporation by the Manager and all legal fees incurred as a result of the failure to pay levies, fees and charges due.

For: Unanimous	Against: 0	Outcome: Passed
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15 Resolution 9 - Building Valuation

Pursuant to Section 65 of the *Owners Corporations Act 2006* that the Owners Corporation not obtain a building valuation, utilizing the developer's valuation for current building value, and review requirement for new valuation at the proposed General Meeting with owners in 2026.

For: Unanimous	Against: 0	Outcome: Passed
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16 Resolution 10– Maintenance Plan

Pursuant to Section 36 of the *Owners Corporations Act 2006* that the Owners Corporation prepare a Maintenance Plan forecast or a Maintenance Plan and implement a Maintenance Plan if required to do so.

For: Unanimous	Against: 0	Outcome: Passed
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17 Resolution 11- Appointment of Committee and Office Bearers

Pursuant to Sections 100 of the *Owners Corporations Act 2006* that the Owners Corporation appoint a Committee; and

That the following members be appointed to the committee.

No committee was selected

Pursuant to Section 11 of the *Owners Corporations Act 2006* that the committee appoints Mr Anthony la Rosa as Chairperson of the Owners Corporation Committee and The Manager as Secretary of the Owners Corporation Committee; and

Pursuant to Section 11 of the *Owners Corporations Act 2006* that the Owners Corporation delegate all the powers and functions of the Owners Corporation that can be delegated (other than a power or function that requires a Special or Unanimous Resolution) to the Committee of the Owners Corporation.

For: Unanimous	Against: 0	Outcome: Passed
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18 Resolution 12- Annual Budget & Owners Corporation Fees

Pursuant to Section 23 of the *Owners Corporations Act 2006* the Owners Corporation adopted the budget totaling \$7,440.00 (incl GST) for the administration fund and \$0.00 (incl GST) for the maintenance fund for Owners Corporation 1 and

that the Owners Corporation Financial Year will be from 1 September 2025; to 31 August 2026;; and

that the administrative contributions be set at \$7,440.00 (incl GST) per annum to commence on the 1 September 2025 on a pro rata basis for OC 1; and that the administrative contributions be set at \$7,440.00 (incl GST) per annum to commence on the 1 September 2025; that the maintenance contributions be set at \$0.00 (incl GST) per annum to commence on the 1 September 2025; and

that the administrative contributions be paid in advance in quarterly, instalment/s, the first instalment being due on 1 September 2025; and that the standard quarterly contributions will be due on the first day of September, December, March and June each year; and

MOTION: It was resolved that the contributions be set at \$7,440.00 (inclusive GST) for OC 1 per annum to commence on the 1 September 2025; and that the contributions be paid in advance in Quarterly instalments, the first instalment being due on 1 September 2025 and will continue at the same rate on a quarterly basis until changed by a resolution of the Owners Corporation; and that no adjustment levy is required for the administration fund in this financial year.

That the Owners Corporation register for ABN /GST as applicable, and that the Manager will arrange for the Business Activity Statements to be completed and lodged each quarter if applicable

Notation: The developer has paid the first-year insurance premium in full. The insurance will be disbursed at settlement on a pro-rata basis for the first-year insurance.

For: Unanimous	Against: 0	Outcome: Passed
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19 Resolution 13 –Receiving Fee Notices & Correspondence

MOTION: It was resolved To ensure lot owners receive timely information from the Owners Corporation and reduce the impact to the environment, all notices and correspondence have been set up to be issued via email. However, if you wish to receive hard copy of notices and or/correspondence, please email your details to admin@ubcm.com.au and we will update your preference on your behalf

For: Unanimous	Against: 0	Outcome: Passed
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20 Resolution 14 –Caretaking services

It was resolved that to appoint caretakers for Owners corporation/ common areas as applicable

For: Unanimous	Against: 0	Outcome: Passed
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21 Resolution 15 – Owners Corporation Certificate

Pursuant to section 151 of the Owners Corporations Act 2006 that the Owners Corporation charge the maximum prescribed fee for the supply of the Owners Corporation certificate within the time specified.

For: Unanimous	Against: 0	Outcome: Passed

22 Resolution 16 – Owners Corporation Certificate

That the Owners Corporation engage the following contractors for the indicated services; TBA

For: Unanimous	Against: 0	Outcome: Passed
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23 Next Meeting

The next Annual General Meeting of the Owners Corporation is to be held at a time and date to be set by the Manager at the end of the financial period.

For: Unanimous	Against: 0	Outcome: Passed
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There being no more business to discuss, the meeting was closed at 01.30 pm.

Manager: Harry Singh for and on behalf of Owners Corporation No 1 Plan No. PS 926294R

Residential Strata Insurance

Certificate of Currency



Policy Number: HS0006153999

Certificate Date 15 September, 2025
Insurer(s) certain underwriters at Lloyd's (100%)
UMR B123024FLE1451

Important Information

This certificate confirms that from the certificate date noted above, a Policy existed for the sums insured shown.

It is not intended to amend, extend, replace or override the Policy terms and conditions. This certificate is issued as a matter of information only and confers no rights on the certificate holder.

Period of Insurance 12/09/2025 to 12/09/2026 at 4:00pm
Insured Owners Corporation Plan No. PS 926294
Interested Parties None
Situation 18 Cullis Parade, BAYSWATER, VIC, 3153

Cover

Insured Property	Insured
Building	\$1,500,000
Common Area Contents	\$15,000
Loss of Rent & Temporary Accommodation (total payable)	\$225,000
Floating Floorboards	Selected

Liability to Others	Insured
Limit of Liability	\$20,000,000

Voluntary Workers	Insured
Death	\$200,000
Total Disablement (per week)	\$2,000

Fidelity Guarantee	Insured
Sum Insured	\$100,000

Office Bearers Legal Liability	Insured
Limit of Liability	\$100,000

Machinery Breakdown	Not Insured
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Catastrophe Insurance	Not Insured
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Government Audit and Related Covers	Insured
Government Audit Costs	\$25,000
Appeal expenses - common property health & safety breaches	\$100,000
Legal Defence Expenses	\$50,000

Lot Owners Fixtures and Improvements (per lot)	Insured
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Residential Strata Insurance

Certificate of Currency



Policy Number: HS0006153999

Sum Insured	\$250,000
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Flood Cover	Insured
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Flex+ Optional Benefits

Exploratory Costs	Selected
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Extended Temporary Accommodation & Loss of Rent	Selected
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Fusion	Selected
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Fallen Trees	Selected
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Landscaping	Selected
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Fire extinguishing	Selected
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Personal Property of Others	Selected
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Removal, storage costs	Selected
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Temporary Accommodation/Rent/contributions/storage	Selected
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Emergency accommodation	Selected
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Arson reward	Selected
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Electricity, gas, water and similar charges – excess costs	Selected
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Keys, lock replacement	Selected
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Court appearance	Selected
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21 October 2025

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

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



Property Address:	Lot 2 PS 926294 2/18 Cullis Parade BAYSWATER VIC 3153
Your Ref:	78501793-016-7:60269
Council Ref:	20032252

Details of any Permit or Certificate of Final Inspection issued by Council in the preceding ten (10) years:

No discoveries have been made.

Details of any Permit or Certificate of Final Inspection issued by Private Building Surveyors in the preceding ten (10) years:

Building Permits and Occupancy Permit/Final Certificates				
Council Reference	Final/Occ No	Description of Building Works	Issued By	Issue/Approval Date
PBSS30/2024/397 PBS - Occupancy Permit Issued	No. 027718/3 Unit 3	Construction of three (3) single storey dwellings	Building Surveying Victoria	10-Jul-2025
PBSS30/2024/291 PBS Final Certificate Issued	No. 7016184309154	Demolition of dwellings and carport	Diverse Building Surveyors	30-Apr-2024

Details of any current Notice or Order issued by the relevant building surveyor under the Building Act:

No discoveries have been made.

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

Details of any consents for demolition issued:

Report and consent Section 29a Demolition consent Please check for PBS prior to 2016				
Council Reference	Description	Approved By	Decision	Issue Date
RC/2024/52	Full demolition of a brick dwelling and outbuildings	Jason McNulty BS U 40204 Municipal Building Surveyor	Application Completed	14-Feb-2024

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

Regards,

Business Support - City Planning and Building
Knox City Council

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

BUILDING PERMIT - FORM 2

Building Act 1993, Building Regulations 2018, Regulation 37

Job Reference Number: 027718

Building Permit Number: 1006479429169 Issued: 01/05/2024

Property Details:

Address: **18 Cullis Parade, BAYSWATER**
Allotment: **9**
Municipality: **Knox City Council**

Postcode: **3153**
LP/PS: **LP11208**

Issued To:

Name: Peter Thomas Building Design
Address: 12 Edinburgh Drive, BEACONSFIELD
Email: peter@ptbuildingdesign.com.au

Phone: 0413 731 101
Postcode: 3807

The above address is the 'Address for Serving or Giving of Documents' unless noted otherwise.

Ownership Details:

Name: Anthony & Rosetta La Rosa
Address: 9 Narrumburn Road, CLAYTON SOUTH
Email: anthonylarosa867@gmail.com

Phone: 0416 239 867
Postcode: 3169

Builder:

Name: Anthony La Rosa
Address: 9 Narrumburn Road, CLAYTON SOUTH
Building practitioner registration no: DB-U 46964

Phone: 0416 239 867
Postcode: 3169

Building practitioner or architects engaged to prepare documents for this permit:

Name	Category / Class	Registration number
Peter Thomas	Drafting	DP-AD 1670
Mark Steller	Civil Engineer	PE0003363
Stephen Jury	Civil Engineer	PE0001423

Nature of Building Works: Construction of three (3) single storey dwellings

Building Classification:	Part of Building	BCA Classification
	Dwelling	1a(a)
	Garage	10a

Total new floor area:	499m ²	Stage of work permitted:	All
Cost of building works:	\$699,000	Version of BCA applicable:	NCC 2019

Details of Relevant Planning Permit (if applicable): Planning Permit No: P/2023/6152 Date: 25/07/2023
Details of Domestic Building Work Insurance: VMIA C875116/C875117/C875118

PHONE 9707 4443 TO BOOK INSPECTIONS - MINIMUM 24 HOURS NOTICE REQUIRED

The mandatory notification stages for inspection are:

BORED PIERS
PRE-SLAB
SLAB STEEL & FOOTINGS
STUMP HOLES (Decks)
FRAME
FINAL

Commencement and Completions:

This building work must commence by: **01/05/2025**

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 must be completed by: **01/05/2026**

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.

Occupancy of Building:

An Occupancy Permit (whole) is required prior to the occupation or use of this building in relation to which the building work is carried out.

Protection work:

Protection work is not required in relation to the building work proposed in this permit.

Where the above indicates protection works are not required, this is based on the documentation provided at time of assessment indicating that no risk of significant damage to any adjoining property was evident. In this instance, the person in charge of carrying out building works is to notify the relevant building surveyor should a risk of significant damage become apparent.

General Building Permit Conditions

1. Under Regulation 41, the person in charge of carrying out of the building work on an allotment must ensure that a copy of approved documents are available on-site at all times and take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and date of issue of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.
2. The mandatory inspection notification stages of work are (a) before placing a footing; (b) before pouring an in situ reinforced concrete member; (c) the completion of framework; (e) final, on the completion of all building work. Inspection requirements listed on the previous page are common terms used to describe the mandatory stages but do not over-ride these requirements. Building work must not continue past a mandatory notification stage without written approval of that stage first being issued by BSV (s33(2)).
3. The relevant building surveyor must be notified without delay after completion of each mandatory stage including any additional stage specified in this permit.
4. All materials & work practices shall comply with, but not limited to, the Building Regulations 2018, the National Construction Code and all relevant current Australian Standards (as amended) referred to therein.
5. The person in charge of carrying out the building work must ensure that the building work does not encroach over the title boundaries of the subject allotment.
6. Where plumbing and/or electrical work for which required the issue of a compliance certificate is carried out in conjunction with the building work included in this permit, a copy of that certificate must be supplied to the relevant building surveyor along with the application for occupancy permit (Form 15) prior to the issue of any Occupancy Permit.
7. Where insulation and energy efficiency requirements are applicable, certificates / declaration must be provided to the building surveyor prior to the issuance of a final certificate / occupancy permit.
8. Where waterproofing of wet area works are carried out a certificate must be provided to the building surveyor prior to the issuance of a final certificate / occupancy permit.
9. **Where any prefabricated items such as Roof trusses, Wall framing and/or Floor joists are applicable the layouts and design certificate must be provided to BSV prior to the frame inspection being undertaken.**
10. Where a termite management system is required it shall be carried out in accordance with AS 3660.1 - 2014. If there is any doubt regarding methods required to achieve compliance the relevant building surveyor must be consulted. Certificates showing the system/s used and locations installed must be provided to the building surveyor prior to a final certificate / occupancy permit being able to be issued. It is the owners responsibility to carry out regular inspections of the building for evidence of termite activity.

Prescribed reporting authority

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

Reporting authority	Regulation number	Matter reported on or consented to
Knox City Council	Reg. 130(1)	Consent to build over an easement
South East Water	Reg. 130(1)	Consent to build over an easement
Knox City Council	Reg. 133(2)	Point of discharge of storm water

Additional Permit Conditions / Notes

Section 10(2) of the Building Act 1993 has been applied as NCC 2019 will be adopted for this project on the basis that substantial design had progressed prior to the 01 May 2023 when NCC 2022 was adopted.

Floor area: Dwelling 1 - 176m2, Dwelling 2 - 173m2 and Dwelling 3 - 150m2

Relevant Building Surveyor: BRETT THRELFALL

Registration No: BS-U 30045

Signature: 

Date of Issue: 01/05/2024

OCCUPANCY PERMIT - FORM 16

Building Act 1993, Building Regulations 2018, Regulation 192

For Building Permit Number: 1006479429169 UNIT 2

Property Details: 18 Cullis Parade
BAYSWATER 3153
Lot: 9 LP/PS: LP11208
Municipal district: Knox City Council

Nature of Building Works Construction of three (3) single storey dwellings
Allowable Floor Loading: 1.5 kPa
Version of BCA NCC 2019

Building Description	Part of Building	BCA Class
	Dwelling	1a(a)
	Garage	10a

Reporting Authority	Matter Reported On	Regulations
Knox City Council	Consent to build over an easement	Reg. 130(1)
South East Water	Consent to build over an easement	Reg. 130(1)
Knox City Council	Point of discharge of storm water	Reg. 133(2)

Maintenance Determination

The requirement for maintenance determinations does not apply to these works, as such a maintenance determination is **not** required to be prepared in accordance with regulation 215 of the Building Regulations 2018.

Conditions

- All cooking appliances, hot water appliances and if applicable the rain water tank to be operational prior to occupation. All services to be connected prior to occupation.
- All landscaping works to maintain a minimum distance from below weep holes of 150mm to soil; or 75mm to paving; or 50mm to paving graded away from the building with a roof covering.
- The owner's attention is drawn to the document published by the Victorian Building Authority - 'Minimising Foundation Movement and Damage to Your House' and further to the requirements of AS 2870, both of which indicate the owner's responsibilities with regard to the regular maintenance of the building, site drainage, plumbing leaks, excessive or irregular watering of gardens adjacent to the building, and vegetation plantation and growth.

Suitability for Occupation

- At the date this occupancy permit is issued, the building to which this permit applies is suitable for occupation.
- This Occupancy Permit does not constitute a statement of compliance with the Building Act 1993 or the Building Regulations 2018.

Certificate Number: 027718/2

Relevant Building Surveyor: BRETT THRELFALL

Registration No: BS-U 30045

Signature:



Date of Issue: 10 July 2025

Inspection Approval Dates**Inspection Type**

BORED PIERS & PRE-SLAB
SLAB STEEL & FOOTINGS
FRAME
STUMP HOLES (Decks)
FINAL

Approval Date

04/06/2024
05/06/2024
15/08/2024
15/08/2024
01/07/2025

Domestic Building Insurance

Certificate of Insurance

Policy Number:
C875117

Policy Inception Date:
25/04/2024

Builder Account Number:
079986

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: **C03: New Multi-Dwelling Construction**

At the property: **Unit 2 18 Cullis Pde BAYSWATER VIC 3153 Australia**

Carried out by the builder: **ANTHONY LA ROSA**

Builder ABN: **91311445633**

! 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):

Pursuant to a domestic building contract dated: **23/04/2024**

For the contract price of: **\$ 233,000.00**

Type of Cover: **Cover is only provided if ANTHONY LA ROSA 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.

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*

Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the building owner named in the domestic building contract and to the successors in title to the building owner in relation to the domestic building work undertaken by the Builder.

Issued by Victorian Managed Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	\$4,522.00
GST:	\$452.20
Stamp Duty:	\$497.42
Total:	\$5,471.62

If the information on the certificate does not match exactly what is on your domestic building contract, please contact VMIA on 1300 363 424
Below are some example of what to look for

