

Sargeants - Murrindindi

Conveyancing and Property Transfer Specialists

P.O. Box 226 ALEXANDRA 3714

Tel: (03) 5772 2500

Email: debra@sargeantsm.com.au Our Ref: DL:TB:24-7874

VENDOR STATEMENT

VENDOR: Lachlan Jeffrey Collard and Lisa Joan Collard

STREET ADDRESS 8 Brodrick Road, Macclesfield VIC 3782

LAND BEING SOLD The land which is presently fenced and/or occupied by the Vendor and contained only within the land described in Certificate of Title Volume 9098 Folio 595

IMPORTANT NOTICES TO PURCHASER

The vendor makes this statement in respect of the land in accordance with Section 32 of the *Sale of Land Act* 1962. The statement must be signed by the vendor either personally or by his electronic signature.

FINANCIAL MATTERS

Particulars of any rates, taxes, charges or other similar outgoings (and any interest on them) including any water usage, sewerage disposal charges or other charges based on a user pay system.

- (a) Their total does not exceed **\$6,900.00** payable to **Yarra Ranges Shire Council and Yarra Valley Water**.
- (b) There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge, which are not included in the above amount.
- (c) Particulars of any charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under that charge are as follows: - **NOT APPLICABLE**

INSURANCE

Damage or Destruction

The property remains at the risk of the vendor until the purchaser becomes entitled to possession or receipt of the rents and profits.

Owner Builder

Where there is a residence on the land which was constructed within the preceding 6 years and section 137B of the *Building Act* 1993 applies to the residence.

Attached is a copy or extract of any policy of the required insurance or full particulars of such insurance (if relevant).

LAND USE - RESTRICTIONS

Information concerning any easement, covenant or other similar restriction affecting the land (registered or unregistered)

- (a) Easements affecting the land - as set out in the documents attached (if any)
- (b) Covenants affecting the land - as set out in the documents attached (if any)
- (c) Leases affecting the land - as set out in the documents attached (if any)
- (d) Other similar restrictions affecting the land - as set out in the documents attached (if any)

Particulars of any existing failure to comply with the terms of any Easement, Covenant, Lease or other similar restriction are: -

NONE TO THE VENDORS KNOWLEDGE

However please note that underground electricity cables, water and gas pipes, sewers or drains may be laid outside registered easements.

ROAD ACCESS

There is access to the property by road

BUSHFIRE - PRONE AREA

- (1) The property is in a bushfire prone area within the meaning of the Regulations made under the *Building Act 1993* unless the attached Bushfire Prone Area Report states otherwise.
- (2) If the property is in a designated bushfire prone area the designation will be shown on the attached Bushfire Prone Area Report and special bushfire construction requirements, Planning provisions and Country Fire Authority requirements may apply. However, you should conduct your own due diligence by searching the Victorian Government's Land Channel website.

PLANNING AND ROAD ACCESS - Information concerning any planning instrument -

- (a) Name of planning scheme is: Yarra Ranges Shire Council Planning Scheme
- (b) The name of the responsible authority is: Yarra Ranges Shire Council
- (c) The zoning of the land is: SEE ATTACHED
- (d) The name of any planning overlay affecting the land: SEE ATTACHED

Overlays - Landslip - Vegetation - Mining - or other General information - AS ATTACHED (if any)

The Land may have been declared by a relevant authority to be in an area which is liable to flooding, mine subsidence, land slip or pest infestation.

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

- (a) Any notice affecting the Owners Corporation and any liabilities (whether contingent, proposed or otherwise) where the property is in a subdivision that includes common property including any relating to the undertaking of repairs to the property
- (b) Any Quarantine or stock order imposed under the Stock Disease Act 1968 (whether or not the Quarantine Order it still in force)
- (c) **Agricultural chemicals**
Particulars of any notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes and any land use restriction notice given in relation to the land under the Agricultural and Veterinary Chemicals Act 1992.
- (d) Particulars of any mining licence granted under the Mineral Resources Development Act 1990.
- (e) **Compulsory acquisition**
Particulars of any notice of intention to acquire served pursuant to Section 6 of *the Land Acquisition and Compensation Act 1986*.
- (f) Notice issued by the Environment Protection Authority
- (g) Any notice or order pursuant to the Domestic Building Contracts and Tribunal Act 1995

NONE TO THE VENDORS KNOWLEDGE save as disclosed herein or in any Owners Corporation Certificate.

The land is in a Municipal District specified by the Minister administering the Mineral Resources (Sustainable Development) Act 1990.

Particulars of any Mining Licenses affecting the land are as follows: - **NOT APPLICABLE**

BUILDING APPROVALS

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

AS ATTACHED

OWNERS CORPORATION NOT APPLICABLE

GROWTH AREA INFRASTRUCTURE CONTRIBUTION NOT APPLICABLE

SERVICES - Information concerning the supply of the following services -

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

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

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 their account with the service provider before the settlement and the purchaser will have to pay to have the service reconnected.

TITLE

Attached are copies of the following documents:

A Register Search Statement

The document or part of the document referred to as the "diagram location" in that statement which identifies the land and its location.

SUBDIVISION

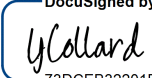
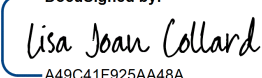
Not applicable

DISCLOSURE OF ENERGY EFFICIENCY INFORMATION

NOT APPLICABLE

DATE OF THIS STATEMENT: 6/6/2024

SIGNATURE/S OF VENDOR /S

<p>DocuSigned by:  <small>73DCEB32201B41F...</small></p>	<p>DocuSigned by:  <small>A49C41F925AA48A...</small></p>
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NAME/S OF THE VENDOR/S

Lachlan Jeffrey Collard and Lisa Joan Collard

I agree that this Section 32 Statement and the documents herewith (including the Register Search Statement) must be updated at the expiration of six calendar months from the date of the Register Search Statement herewith. I will not hold Sargeants responsible if the Vendors Statement is not so updated or if it is used by any Real Estate Agent other than the one to whom it is first forwarded to by Sargeants. I confirm that this statement has been printed solely in accordance with my instructions and from the information and documents provided or approved by me and are true and correct.

I undertake that I will exercise all possible diligence and provide full and honest disclosure or all relevant information of which I am aware or might reasonably be expected to be aware of. I am aware that Sargeants have only been retained to fill up this document in accordance with my said instructions and the information and documents provided or approved by me. I certify that I am not aware of: - (a) any variation between the land occupied by me and the land described in the Certificate/s of Title. (b) any registered or unregistered encumbrances not disclosed in this document. (c) any failure to obtain any necessary planning, building or other permits. (d) the property being affected by any environmental, Landslip, mining, flooding, fill, latent defects, bushfire attack or historical significance issues. (e) any contingent or proposed liabilities affecting any Owners Corporation including any relating to the undertaking of repairs to the property. (f) my occupation of any adjacent land which is not contained in the land being sold. (g) any buildings erected over any easements (h) any rights over any other land (i.e., a roadway or walkway) other than those disclosed herein and (h) any proposal in relation to any other land which may directly and currently affect the property being sold. I acknowledge that I have read the statement, all the documents and the representations and warranties given by me in lieu of requisitions and I accept sole responsibility for the accuracy of all the information and documents and for providing or omitting all or any of the information, conditions, Titles, notices or documents including, but without limiting the generality of the forgoing, any information, conditions, Titles or documents required or that later may be deemed to be required by Section 32 of the Sale of Land Act 1996 as amended and/or any other Act or regulation.

INSURANCE

I the vendor undertake to keep the property and all improvements thereon and therein, fully insured for their full replacement value (new for old) until the final settlement of any sale of the property.

PURCHASER'S ACKNOWLEDGMENTS

The purchaser hereby acknowledges being given this statement signed by the vendor with all the attached documents and a **DUE DILIGENCE CHECKLIST** before the purchaser signed the contract

DATE OF THIS ACKNOWLEDGEMENT:

SIGNATURE OF THE PURCHASER/S

NAME/S OF PURCHASER/S (PLEASE PRINT)

NOTICE The vendor gives notice to the purchaser that in the event that the purchaser fails to complete the purchase of the property on the due date specified in the contract between the vendor and the purchaser ("the contract") for the payment of the residue as defined in the contract ("the due date") or any other date for the payment of the residue, which date shall be deemed to be the due date, as a result of the alteration of the due date as specified in the contract, the vendor will or may suffer the following **reasonably foreseeable losses** and expenses which the purchaser shall be required to pay to the vendor in addition to any interest payable in accordance with the terms of the contract.

- (a) All costs associated with obtaining bridging finance to complete the vendor's purchase of another property or business and interest charged on such bridging finance;
- (b) Interest payable by the vendor under any existing mortgage over the property sold, calculated from the due date;
- (c) Accommodation and additional storage and removal expenses necessarily incurred by the vendor;
- (d) Costs and expenses as between vendor's conveyancer and/or solicitor and the vendor.
- (e) Penalties, interest or charges payable by the vendor to any third party as a result of any delay in the completion of the vendor's purchase, whether they are in relation to the purchase of another property, business or any other transaction dependent on the funds from the sale of the property.
- (f) all commissions, fees and advertising expenses payable to the vendor's Real Estate Agent.

GST WITHHOLDING NOTICE

Purchaser must make a GST Withholding Payment: No Yes
(If Yes, vendor must provide further details).

If further details are not fully completed at the Contract Date, the vendor must provide all these details in a separate notice at least 14 days before the due date for settlement.

GST Withholding Payment Details

Frequently the supplier will be the Vendor. However, sometimes further information will be required as to which entity is liable for GST, for example, if the Vendor is part of a GST group or a participant in a joint venture.

Supplier's Name: _____

Supplier's ABN _____

Supplier's Business Address: _____

Supplier's Email Address: _____

Supplier's Phone Number: _____

Supplier's proportion of the GST Withholding Payment: _____

If more than one supplier, provide the details above for each supplier.

Amount purchaser must pay – price multiplied by the GST withholding rate:

Amount must be paid at completion at another time (specify):

Is any consideration not expressed as an amount in money No Yes

*If yes, the GST inclusive market value of the non-monetary consideration:

Other details (including those required by regulation or the ATO forms):

Signature – Vendor/s

DocuSigned by:

L Collard

73DCEB32201B41F.....

DocuSigned by:

Lisa Joan Collard

A49C41F925AA48A.....

Lachlan Jeffrey Collard and Lisa Joan Collard



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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 09098 FOLIO 595

Security no : 124114777278S
Produced 08/05/2024 09:44 AM

LAND DESCRIPTION

Lot 10 on Plan of Subdivision 115152.
PARENT TITLES :
Volume 08776 Folio 168 Volume 08795 Folio 171
Created by instrument LP115152 15/08/1975

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
LISA JOAN COLLARD
LACHLAN JEFFREY COLLARD both of 8 BRODRICK ROAD MACCLESFIELD VIC 3782
AV471096Y 28/03/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV471097W 28/03/2022
COMMONWEALTH BANK OF AUSTRALIA

COVENANT J465073 18/05/1981

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

DIAGRAM LOCATION

SEE LP115152 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 8 BRODRICK ROAD MACCLESFIELD VIC 3782

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 28/03/2022

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP115152
Number of Pages (excluding this cover sheet)	3
Document Assembled	08/05/2024 09:44

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PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENTS 73^C, 73^D AND 73^G PARISH OF NANGANA

COUNTY OF EVELYN

VOL 8795 FOL 171 VOL 8776 FOL 168

MEASUREMENTS ARE IN
METRES

DEPTH LIMITATION: 15.24 M

LP 115152

EDITION 1

PLAN APPROVED 10/06/1974

2 SHEETS
SHEET 1.

COLOUR CODE

E-1 = BLUE

R1 = BROWN

APPROPRIATIONS

THE LAND COLOURED BLUE IS
APPROPRIATED OR SET APART
FOR EASEMENTS OF ELECTRICITY
SUPPLY

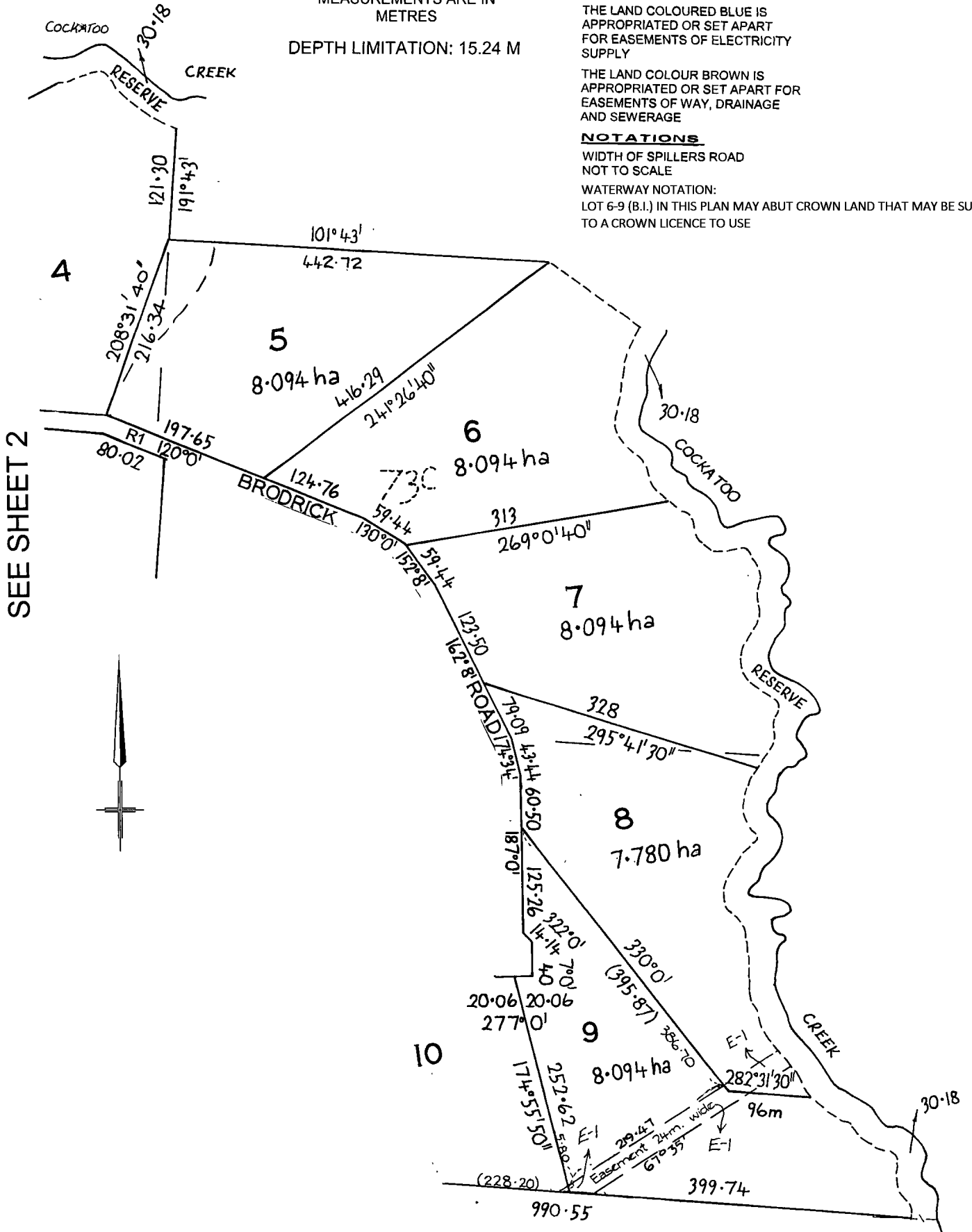
THE LAND COLOUR BROWN IS
APPROPRIATED OR SET APART FOR
EASEMENTS OF WAY, DRAINAGE
AND SEWERAGE

NOTATIONS

WIDTH OF SPILLERS ROAD
NOT TO SCALE

WATERWAY NOTATION:

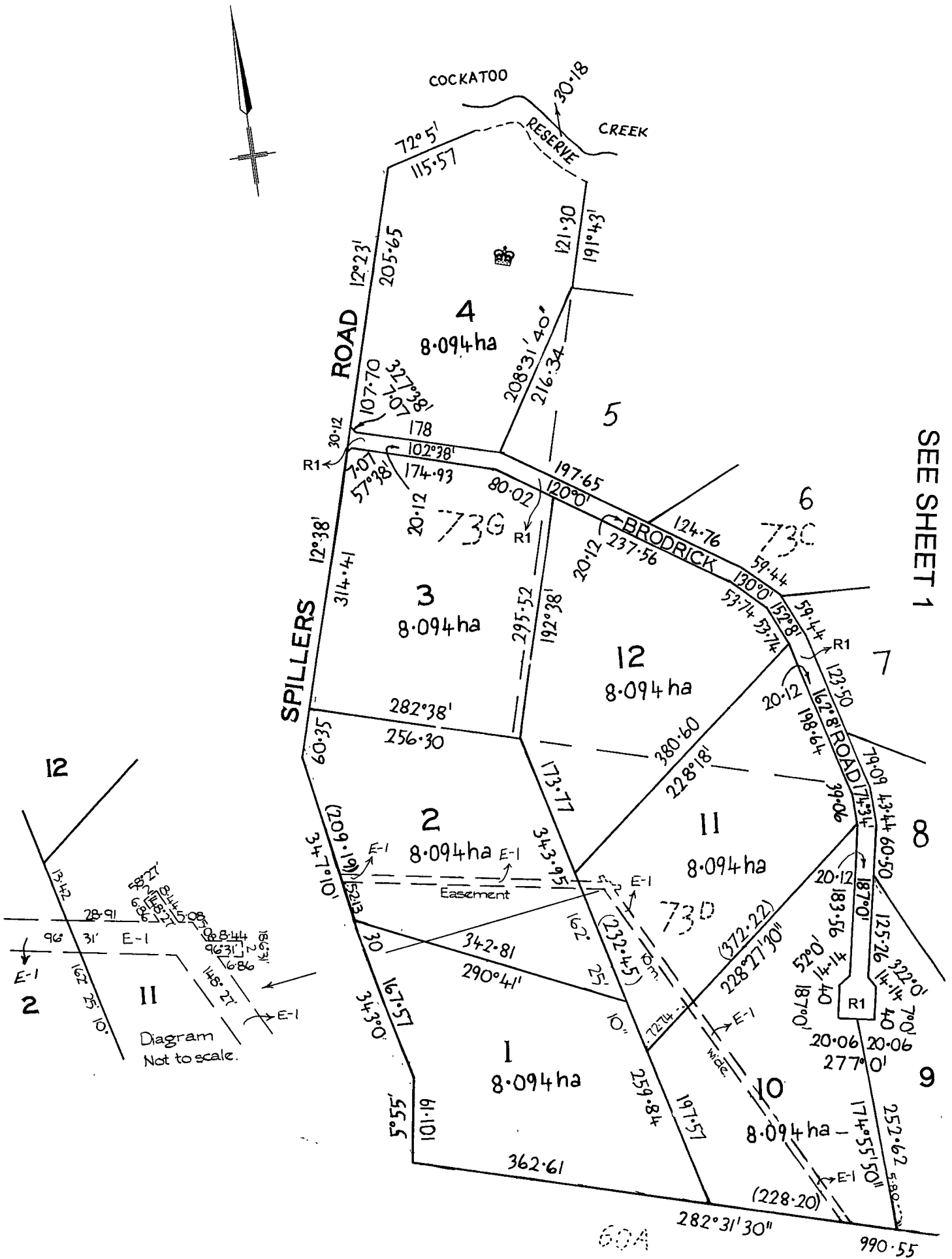
LOT 6-9 (B.I.) IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT
TO A CROWN LICENCE TO USE



SEE SHEET 2

LP 115152

2 SHEETS
SHEET 2



SEE SHEET 1



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Document Type	Instrument
Document Identification	J465073
Number of Pages (excluding this cover sheet)	4
Document Assembled	08/05/2024 09:44

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889

J465073

Frank J. Horvat & Co.

J465073

FRANK J. HORVAT & CO.,

CF.

REGD

790

799.00 B RT

10-21 662064 1118 21 A

+ P/A

TRANSFER OF LAND

formerley
LEPANTO PTY LIMITED / of 1 York Street, Sydney, New South Wales
but now of 449 Swanston Street, Melbourne, Victoria being registered
as the proprietor of an estate in fee simple in the land hereinafter

STAMP DUTY VICTORIA
TRANS-43938 S.D.V. 4
RECEIPT 4805 11A
MAY 81
\$VVVVVV 790.00

described subject to the encumbrances notified hereunder IN CONSIDERATION
of the sum of THIRTY NINE THOUSAND FIVE HUNDRED DOLLARS (\$39,500.00)

paid to it by MICHAEL JAMES TAYLOR, Insurance Broker and CHRISTINE LYNDA
TAYLOR Married Woman both of 17 Delatite Court, Vermont

~~to the said MICHAEL JAMES TAYLOR and CHRISTINE LYNDA TAYLOR~~ all its estate and
interest in ALL THAT piece of land being Lot 10 on Plan of Subdivision

No 115152 Parish of Nangana and being the whole of the land more particularly
described in Certificate of Title Volume 9098 Folio 595 And the Transferees

with the intent that the benefit of these covenants shall be attached to and
run at law and in equity with each and any of the said lots on the said Plan

of Subdivision other than the lot hereby transferred and that the burden of
these covenants shall be annexed to and run at law and in equity with the

land hereby transferred DO HEREBY for themselves their executors heirs
administrators and transferees the registered proprietor or proprietors of

the land hereby transferred and as separate covenants COVENANT with the
Transferor its successors assigns and other registered proprietor or

proprietors for the time being of the land comprised in the said Plan of
Subdivision and each and every part thereof other than the lot hereby

transferred that they the Transferees the registered proprietor or
proprietors for the time being of the land hereby transferred shall not

at any time:-
(a) Build any dwelling house which is not constructed of brick,
brick veneer or stone and which does not contain a floor area of
not less than 93 square metres;

(b) Permit the said lot or any part thereof to become or remain in any
unsightly condition or appearance nor permit any part of the said
lot to be used in any such manner as constitutes an annoyance
nuisance or disturbance to the owners and occupiers of the said land

for the time being comprised in the said Plan of Subdivision and of
each and every part thereof;

(c) ~~Remove or destroy any tree or trees growing on any part of the said~~
lot save for those trees it shall be reasonably necessary to remove or
destroy;

(d) Bring in or permit to be brought on to the said lot for use as a
dwelling or temporary dwelling any caravan tent or temporary
dwelling of any nature whatsoever without the prior written approval
of Lepanto Pty. Limited.

AND the whole of the lots on the said Plan of Subdivision shall be subject to
a building scheme and the transfer of each lot or any part or parts thereof shall
contain covenants to the effect of the covenants hereinbefore contained.

A memorandum of the within instrument
has been entered in the Register Book.

AMENDED
14 JUL 1981
With consent
Solicitor for
Parties



9 12/1/81

DATED the 8th day of February 1981

EXECUTED by LEPANTO PTY.LTD.
by being SIGNED SEALED AND
DELIVERED by its Attorney
STANLEY WILLIAM GRANT
who certifies that he is
the MANAGER,
for the time being of
DEPOSIT AND INVESTMENT
COMPANY LIMITED under
Power of Attorney No. 262111
in the presence of:

Grant

[Signature]

SIGNED by the said MICHAEL JAMES TAYLOR
and CHRISTINE LYNDIA TAYLOR in Victoria
in the presence of: *[Signature]*

[Signature]
M. J. Taylor
[Signature]
C. L. Taylor

ENCUMBRANCES REFERRED TO

The easements (if any) affecting the said land and the encumbrances (if any) set out at the foot of the Certificate of Title to the said land.



DJ465073-2-1

DATED

1981

LEPANTO PTY LIMITED

to

TAYLOR

TRANSFER OF LAND

FRANK J HORVAT & CO.,
SOLICITORS
86 WHEATSHEAF ROAD
GLENNROY 3046
FJH:PM
tel: 300 1077

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 08 May 2024 09:39 AM

PROPERTY DETAILS

Address: **8 BRODRICK ROAD MACCLESFIELD 3782**

Lot and Plan Number: **Lot 10 LP115152**

Standard Parcel Identifier (SPI): **10\LP115152**

Local Government Area (Council): **YARRA RANGES**

Council Property Number: **226072**

Planning Scheme: **Yarra Ranges**

Directory Reference: **Melway 308 D11**

www.yarraranges.vic.gov.au

[Planning Scheme - Yarra Ranges](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **Yarra Valley Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **MONBULK**

OTHER

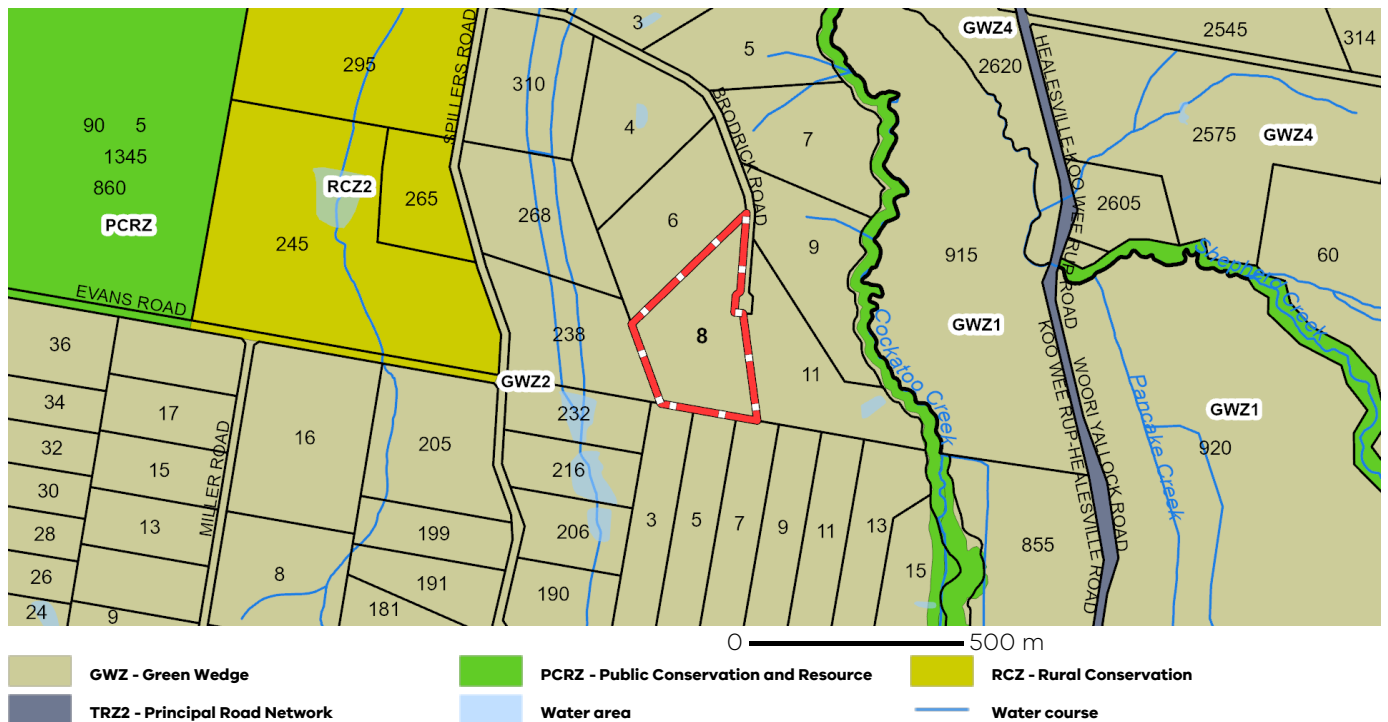
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GREEN WEDGE ZONE \(GWZ\) \(YARRA RANGES\)](#)

[GREEN WEDGE ZONE - SCHEDULE 2 \(GWZ2\) \(YARRA RANGES\)](#)



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

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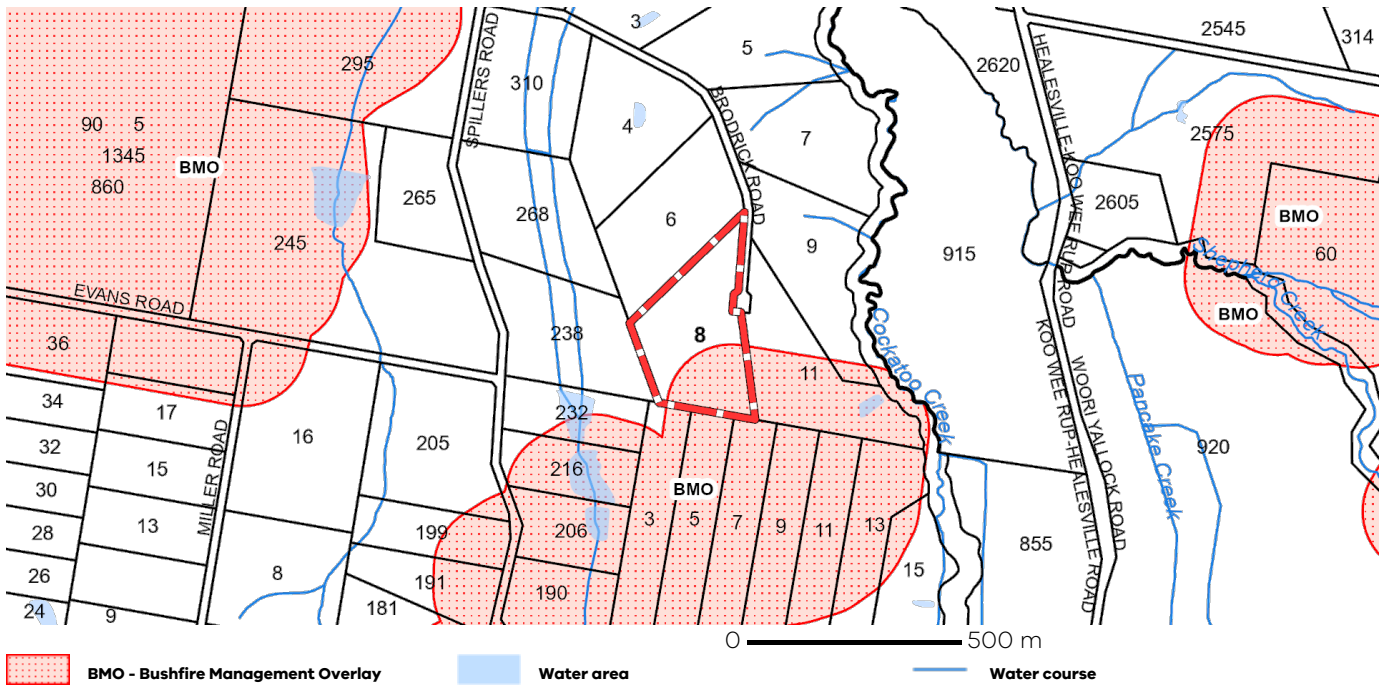
Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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

PLANNING PROPERTY REPORT

Planning Overlays

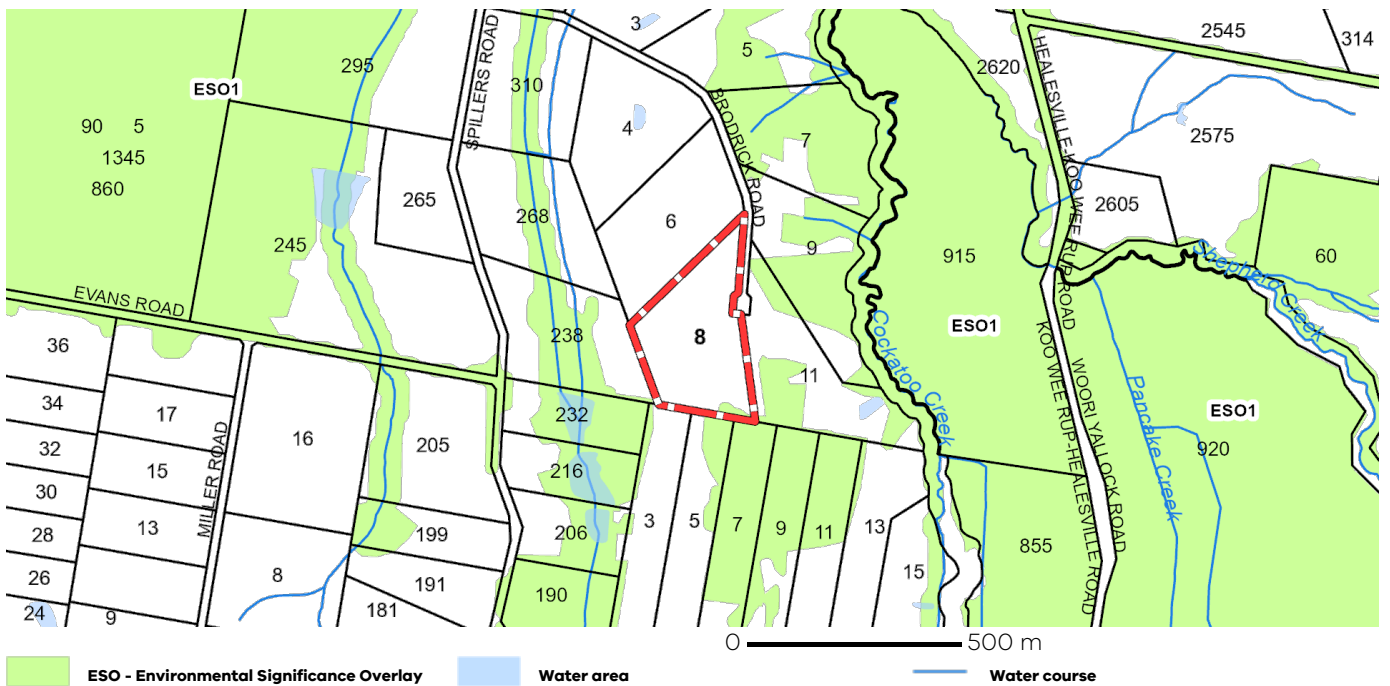
BUSHFIRE MANAGEMENT OVERLAY (BMO) (YARRA RANGES)



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

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) (YARRA RANGES)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO) (YARRA RANGES)



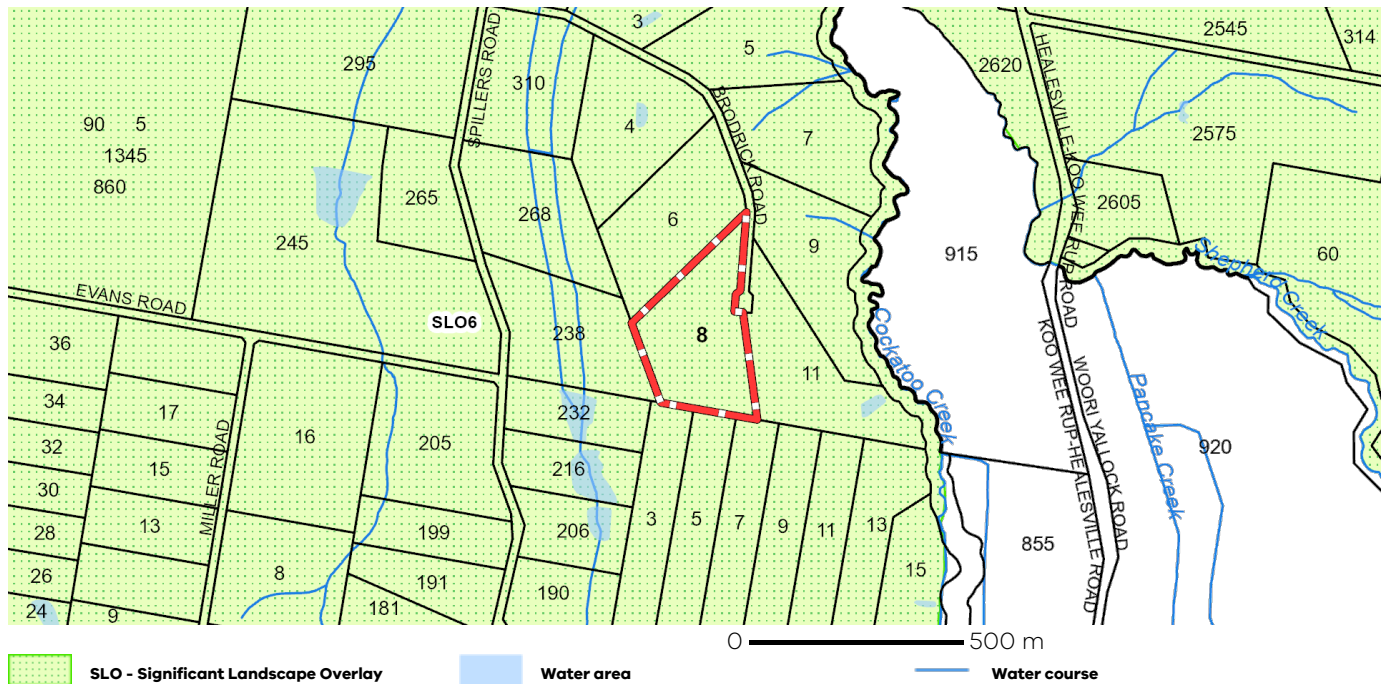
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

PLANNING PROPERTY REPORT

Planning Overlays

[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\) \(YARRA RANGES\)](#)

[SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 6 \(SLO6\) \(YARRA RANGES\)](#)



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

Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

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

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

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

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

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

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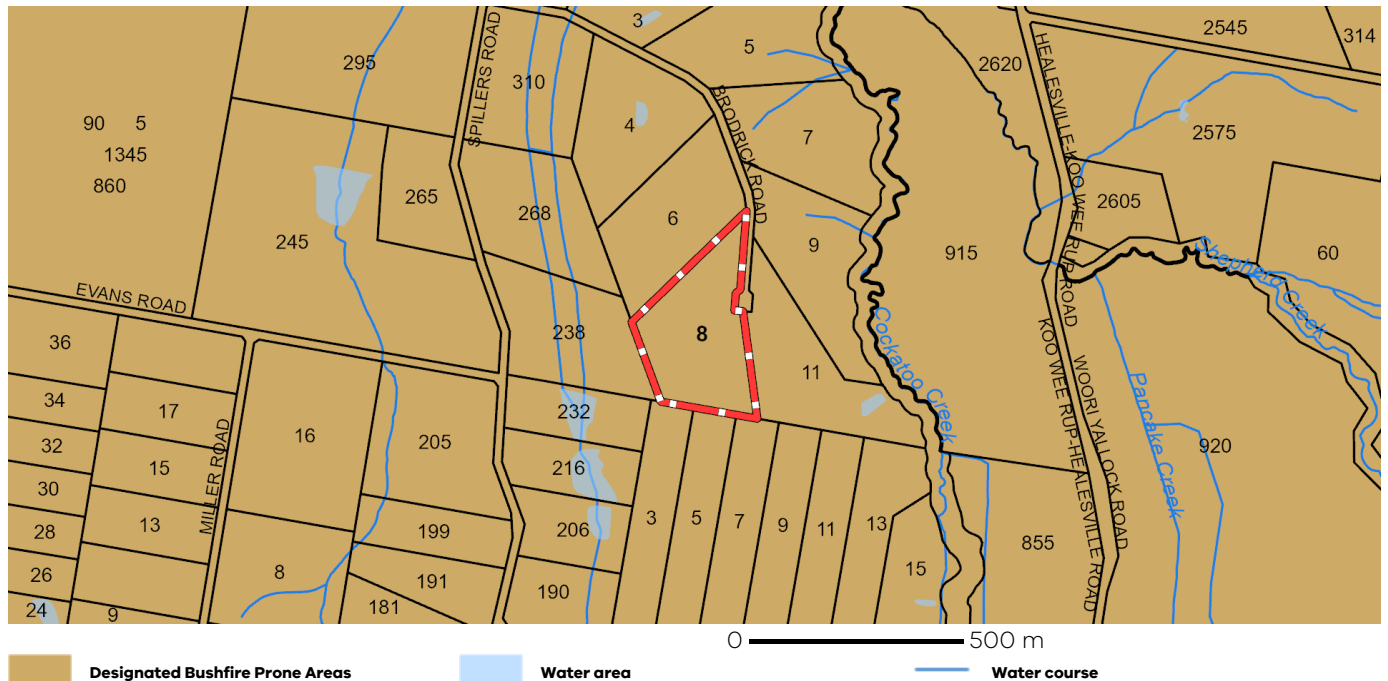
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

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

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

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Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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

PROPERTY REPORT

From www.land.vic.gov.au at 08 May 2024 09:40 AM

PROPERTY DETAILS

Address: **8 BRODRICK ROAD MACCLESFIELD 3782**

Lot and Plan Number: **Lot 10 LP115152**

Standard Parcel Identifier (SPI): **10\LP115152**

Local Government Area (Council): **YARRA RANGES**

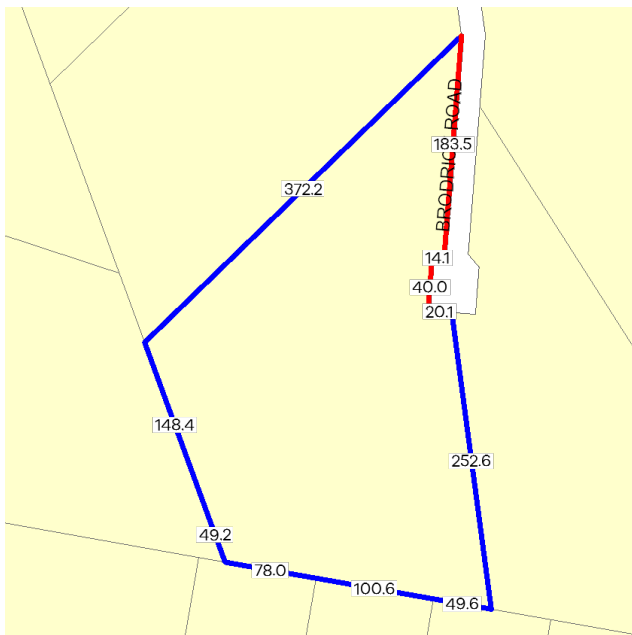
Council Property Number: **226072**

Directory Reference: **Melway 308 D11**

www.yarraranges.vic.gov.au

SITE DIMENSIONS

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



Area: 80930 sq. m (8.09 ha)

Perimeter: 1308 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: **Yarra Valley Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **MONBULK**

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/>

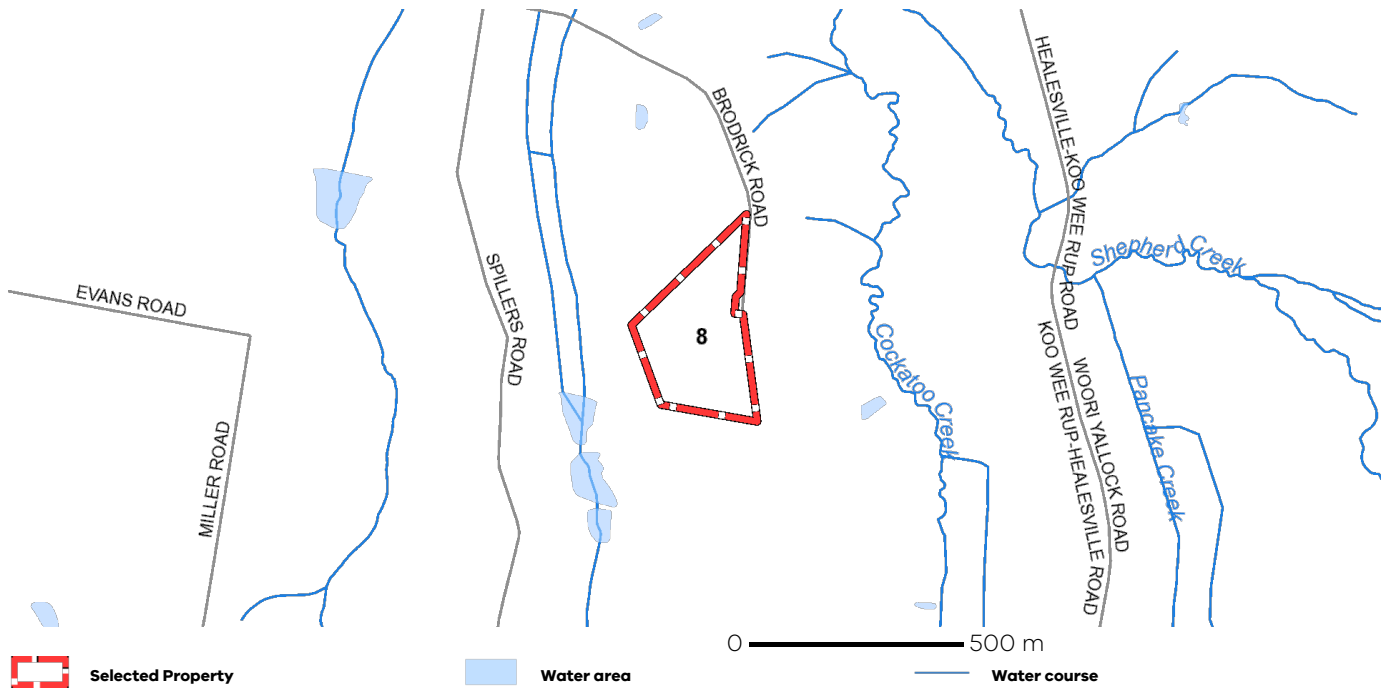
Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

PROPERTY REPORT



Energy, Environment and Climate Action

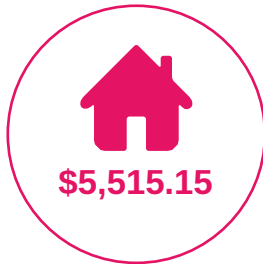
Area Map



VALUATION & RATE NOTICE 2023-2024

Issue date - 15 August 2023
Assessment number - 63643/8

Mrs L J Collard and Mr L J Collard
8 Brodrick Road
MACCLESFIELD VIC 3782



Rates and charges at your property - 1 July 2023 - 30 June 2024

Assessment number 63643/8 8 Brodrick Road, Macclesfield VIC 3782 Lot 10 LP115152 Ca 73C PNangana	
Property Owners Mrs L J Collard & Mr L J Collard	
Property Valuations - Valuation Date 1 January 2023 - Valuation first used 1 July 2023	
Capital improved value (CIV) - (the CIV is used to calculate your rates)	2,200,000
Site value - (the site value is included in the CIV)	1,100,000
Net annual value	110,000
FSPL Classification: Residential. AVPCC: 117 Description: Residential Rural/Rural Lifestyle	

General Rate - 2023-2024 Residential Rate (0.0025069 x \$2,200,000.00)	\$5,515.15
Waste charge including State Government EPA levy Pack1 Res 240L FOGO 240L Recycle 120L Rubbish** (\$427 x 1) <i>*For more information regarding your waste charges please refer to Page 3 of this notice.</i>	\$427.00
State Government Fire Services Property Levy - Residential Fire Services Property Levy (125 + 0.000046 x \$2,200,000.00)	\$226.20

Total amount due

\$6,168.35



How to pay

To qualify for one of the instalment options, **you must pay the correct amount of the first instalment by 30 September 2023**. If you are having difficulties paying, please contact us on 1300 368 333.

Pay in full	Four instalments	Monthly instalments																										
<p>\$6,168.35 by 15 February 2024</p>  <p>Australia Post use only</p>	<table border="1"> <tr> <td>30 September 2023</td> <td>\$1,542.35</td> </tr> <tr> <td>30 November 2023</td> <td>\$1,542.00</td> </tr> <tr> <td>29 February 2024</td> <td>\$1,542.00</td> </tr> <tr> <td>31 May 2024</td> <td>\$1,542.00</td> </tr> </table>  <p>Australia Post use only</p>	30 September 2023	\$1,542.35	30 November 2023	\$1,542.00	29 February 2024	\$1,542.00	31 May 2024	\$1,542.00	<table border="1"> <tr> <td>30 September 2023</td> <td>\$688.35</td> </tr> <tr> <td>31 October 2023</td> <td>\$685.00</td> </tr> <tr> <td>30 November 2023</td> <td>\$685.00</td> </tr> <tr> <td>31 December 2023</td> <td>\$685.00</td> </tr> <tr> <td>31 January 2024</td> <td>\$685.00</td> </tr> <tr> <td>29 February 2024</td> <td>\$685.00</td> </tr> <tr> <td>31 March 2024</td> <td>\$685.00</td> </tr> <tr> <td>30 April 2024</td> <td>\$685.00</td> </tr> <tr> <td>31 May 2024</td> <td>\$685.00</td> </tr> </table>  <p>Australia Post use only</p>	30 September 2023	\$688.35	31 October 2023	\$685.00	30 November 2023	\$685.00	31 December 2023	\$685.00	31 January 2024	\$685.00	29 February 2024	\$685.00	31 March 2024	\$685.00	30 April 2024	\$685.00	31 May 2024	\$685.00
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31 May 2024	\$685.00																											

Payment methods

Online	BPAY	Post BILLPAY
<p>www.yarraranges.vic.gov.au/payments</p> <p>Reference: 636438 Visa or MasterCard payments only</p>	<p>Billcode: 8979 Reference: 636438</p> <p>BPAY View Reference: 636438</p>	<p>Billcode: 0335 Reference: 636438</p> <p>Pay in person at any post office, call 13 18 16 or visit postbillpay.com.au</p>

You can also pay at our community links. Visit www.yarraranges.vic.gov.au/contact or mail to PO Box 105 Lilydale, Vic 3140.

Having trouble paying?

If you are currently experiencing hardship, we have a number of initiatives in place that may assist:

Payment Plans

Payments can be made on a frequency and amount that suits your budget, provided your current years rates are paid within 12 months.

Hardship Agreements

If you are in a position of Hardship, you may be eligible for a Hardship Agreement. If your application is successful, payment of rates and charges will be deferred for 24 months with no late payment interest charged and no legal action taken to recover rates and charges during this time.

Our rates team is here for you should you be experiencing any challenges paying your rates. Please visit our website at www.yarraranges.vic.gov.au/ratesrelief for more information and to apply for one of the above options. Alternatively call 1300 368 333.

How rates are calculated



General rates, payments, rebates and other charges

Your general rate charge is the capital improved value of the property multiplied by the rate in the dollar. The rate in the dollar is calculated by dividing the income required from rates with the total value of all rateable properties in Yarra Ranges.

The rate in the dollar differs depending on the property type (residential, commercial, industrial, farmland).

Your total may also include additional charges and deductions related to your property, such as a special charge scheme, overdue rates and credits (such as pension rebates).

For more information regarding how your rates and charges are calculated and spent including information regarding the "Fair Go Rates System", please visit <https://www.yarraranges.vic.gov.au/Council/Rates>

Rate Type	Rate per \$CIV	Valuation	Rates(\$)
► Residential	0.0025069	2,200,000	\$5,515.15
Farmland	0.0017548	2,200,000	\$3,860.55
Commercial	0.0037604	2,200,000	\$8,272.85
Industrial	0.0037604	2,200,000	\$8,272.85
Vacant Sub Standard	0.0025069	2,200,000	\$5,515.15



Waste charges including State Government EPA levy

In 2023/2024 changes to both State Government and Council policy reflect how Council collects and charges for waste services. Your Residential waste package has been determined by the services currently at the property and the AVPCC code that is allocated by the state government's Valuation Authority: 117 - Residential Rural/Rural Lifestyle

Your waste charges cover the cost of waste services across all of the community and include: kerbside waste collections of recycling and general rubbish, minor landfill works, waste education, street and park litter bins and administration.

A Food & Garden Organics collection will begin from October 2023 and a new FOGO bin will be delivered to the property prior to this date.

Your charge also includes the State Government Landfill Levy, which council must pay when waste is disposed in landfill. Waste charges are not subject to rate capping.



Fire Services Property Levy

The Fire Services Property Levy is collected by Council and passed on to the State Government to fund fire agencies. This amount is set by the State Government. The Fires Services Property Levy is not subject to rate capping.

Connect with us

[instagram.com/ycouncil](https://www.instagram.com/ycouncil)
twitter.com/ycouncil
[yarraranges.vic.gov.au](https://www.yarraranges.vic.gov.au)
mail@yarraranges.vic.gov.au

PO Box 105 Lilydale
 VIC 3140
 PH 1300 368 333
 ABN: 21 973 226 012

Know your property

Learn more about the planning zones and overlays that apply to your property
 Enter your address at VicPlan to find out more.

mapshare.vic.gov.au/Vicplan/

Digital Rates notice

To receive your rates notice via email, BpayView or your preferred accounting software please visit www.yarraranges.vic.gov.au



Payment of rates

Payment of rates can be made:

1. Annually, by a lump sum payment made on or before 15 February, 2024.
2. Four (4) times yearly by four (4) instalments:
The first instalment must be paid on or before 30 September, 2023. The remaining instalments must be paid as follows:
Second Instalment on or before 30 November, 2023.
Third Instalment on or before 29 February, 2024.
Fourth Instalment on or before 31 May, 2024
3. By nine (9) monthly instalments made on or before the last working day of each month beginning 30 September, 2023 and concluding 31 May, 2024.

Please note in order to qualify to pay rates by one of the instalment options, the first instalment amount as shown on your rate notice must be paid by 30 September, 2023. Any payment received after this date will be processed as a part payment with the balance due by 15 February, 2024.

Council will not be held responsible for delays in Postal Services or Bank Transfers.

Penalties for failing to pay

Late or non-payment of rates and charges will incur a penalty of 10% per annum as set out under Section (2) of the Penalty Interest Rates Act 1983. Late payment of the lump sum Annual Payment due to be paid on or before 15 February, 2024 will accrue penalty interest at the penalty interest rate mentioned above. Interest will be charged on all amounts outstanding after the 15 February 2024, as though the rates were being paid by instalments until paid. Late payment of the quarterly instalment of rates and charges due to be paid on the dates listed above will accrue penalty interest from the due date of the instalment until paid. Interest will not be charged on monthly instalments until the ratepayer has defaulted by two (2) monthly instalment payments. In the case of default, the monthly arrangement will lapse and rates will become payable in full and subject to the same penalty interest as the lump sum annual payment.

Council may recover any outstanding amounts plus interest in a Magistrates Court by suing for debt. If the rates and charges levied by this notice are unpaid, the rates and charges and any costs awarded are a first charge on your land.

All payments will be allocated as follows:

1. Legal Costs Owing (if any)
 2. Interest Owing (if any)
 3. Arrears Owing (if any)
 4. Current Rates Owing
- Penalty interest on any arrears of rates and charges will continue to accrue until full payment of the outstanding amount and interest accrued to the date of payment is received.

Right of objection to rates and charges

Under S184 of the Local Government Act 1989, aggrieved persons have a right of appeal to the County Court on rates and charges on specific grounds. Please contact the Rates Office for further information. An aggrieved person also has the right under S183 of the Local Government Act 1989 for a review in relation to the differential rate applied to their property. Information pertaining to Council's differential rates can be found on Council's website.

Change of ownership or address

It is the responsibility of the owner of a property to notify Council of changes of address, ownership or occupancy. You can do so completing the online form at www.yarraranges.vic.gov.au/updateyourdetails or in writing to Council. When ownership of a property changes, liability for payment of rates and charges becomes that of the new owners.

Pensioner Rate Rebate

If you are a Pensioner and have a current Pension Concession Card issued by Centrelink/Veteran Affairs or a current Veteran Affairs Gold Card specifying 'War Widow' or 'TPI' and have not previously applied to Council, you may be eligible for a rebate on the current rates and charges for your principal place of residence. To obtain an application form please contact Council on 1300 368 333 or visit our website www.yarraranges.vic.gov.au/pensionerratebate

Fire services property levy/waiver/deferment

The State Government has determined that a person may apply for a waiver or deferment of the Fire Services Property Levy from Council.

This only applies if Council has agreed to waive or defer the whole or any part of any Rate, Charge or interest in accordance with the Local Government Act.

Notice of valuation

1. Notice is hereby given that the property described herein, owned and occupied by you has been valued as at 1st January, 2023, as set out herein.
2. The Valuations shown may be used by other Rating Authorities for the purpose of rate or tax.
3. Supplementary Rate – if an amendment is made to the valuation to include any changes to the property, additional rates could be payable, and a supplementary rate notice will be served.

Objection to valuation

The Valuation of Land Act 1960 provides that where notice of a valuation has been given by Council, any person who wishes to object against the valuation must lodge the objection with Council within two months after the notice is given. Regardless of any objection to the valuation, the rates must be paid as assessed by the due date, otherwise interest will be charged. Any overpayment that may occur will be refunded.

Personal information

Personal information collected by Council is used for municipal purposes as specified in the Local Government Act 1989. The personal information will be used solely by Council for these purposes and or directly related purposes. Council may disclose this information if required by legislation. The information will be amended, if necessary, upon receipt of written instruction either by yourself or from parties authorised to act on your behalf.

Relevant legislation

This notice has been issued in accordance with the provisions of the Local Government Act 1989, the Fire Services Property Levy Act 2012, the Penalty Interest Rates Act 1983 and the Valuation of Land Act 1960.

State government rate capping

Council has complied with the Victorian Government's rates cap of 3.50 per cent. The cap applies to the average annual increase of rates and charges.

The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons—

(i) the valuation of your property relative to the valuation of other properties in the municipal district;

(ii) the application of any differential rate by Council;

(iii) the inclusion of other rates and charges not covered by the Victorian Government's rates cap.



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

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

8th May 2024

Sargeants - Murrindindi

Dear Sargeants - Murrindindi,

RE: Application for Water Information Statement

Property Address:	8 BRODRICK ROAD MACCLESFIELD 3782
Applicant	Sargeants - Murrindindi
Information Statement	30848755
Conveyancing Account Number	4600680000
Your Reference	

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

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Rates Certificate

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

Yours sincerely,

A handwritten signature in black ink, appearing to read "C. Brace".

Chris Brace
GENERAL MANAGER
RETAIL SERVICES



YARRA VALLEY WATER
ABN 93 066 902 501

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yvw.com.au

Yarra Valley Water Property Information Statement

Property Address	8 BRODRICK ROAD MACCLESFIELD 3782
------------------	-----------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

Existing sewer mains will be shown on the Asset Plan.

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

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



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yvw.com.au

Melbourne Water Property Information Statement

Property Address	8 BRODRICK ROAD MACCLESFIELD 3782
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STATEMENT UNDER SECTION 158 WATER ACT 1989

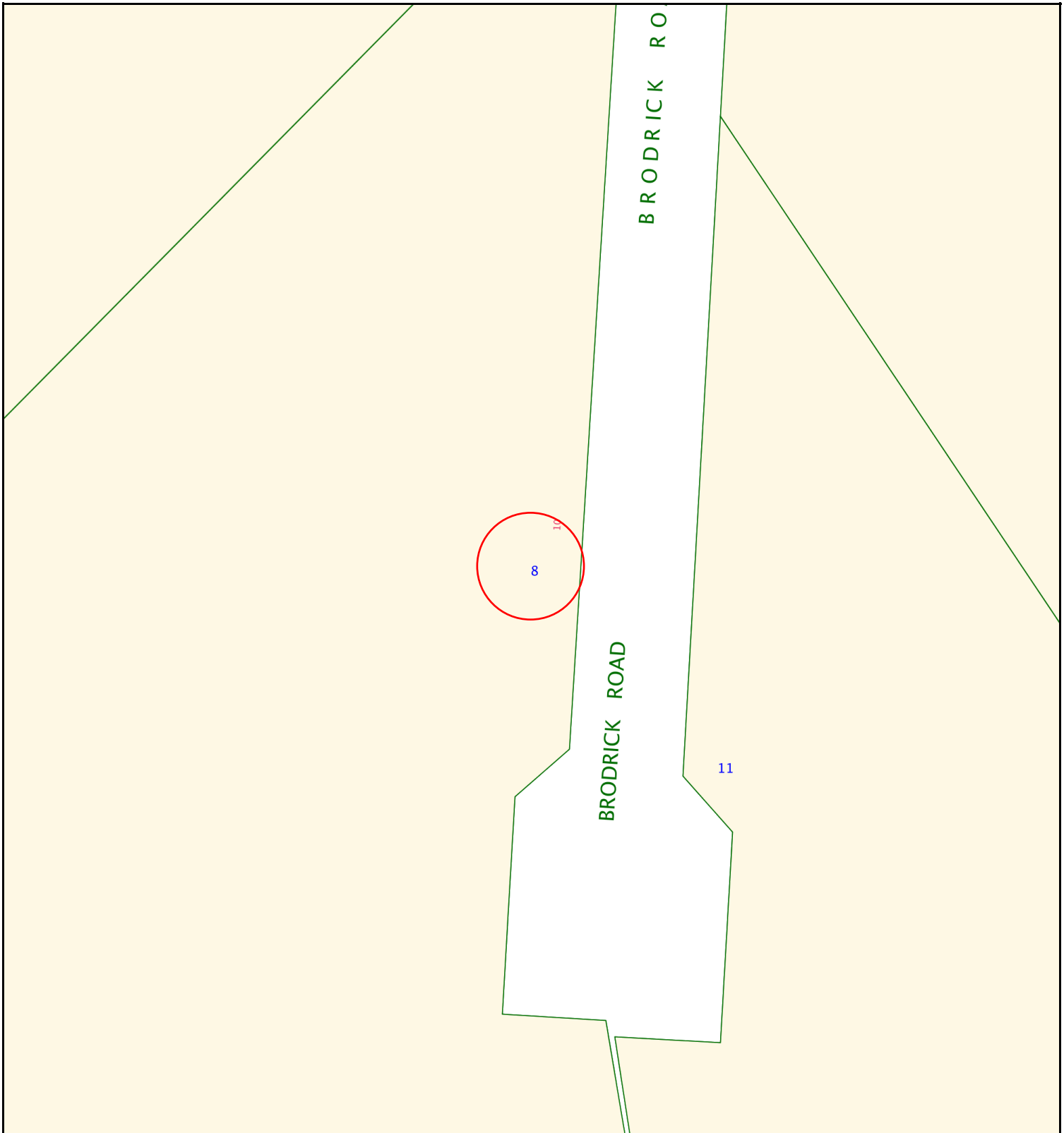
THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)




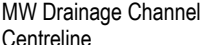













Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

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

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

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



Yarra Valley Water Information Statement Number: 30848755	Address	8 BRODRICK ROAD MACCLESFIELD 3782			 Yarra Valley Water ABN 93 066 902 501
	Date	08/05/2024			
	Scale	1:1000			
Existing Title	 Access Point Number	GLV2-42	 MW Drainage Channel Centreline		Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd: - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets; - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information; - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;
Proposed Title	 Sewer Manhole	 MW Drainage Underground Centreline			
Easement	 Sewer Pipe Flow	 MW Drainage Manhole			
Existing Sewer	 Sewer Offset	 MW Drainage Natural Waterway			
Abandoned Sewer	 Sewer Branch				



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yvw.com.au

Sargeants - Murrindindi
trudie@sargeantsm.com.au

RATES CERTIFICATE

Account No: 0150079541
Rate Certificate No: 30848755

Date of Issue: 08/05/2024
Your Ref:

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
8 BRODRICK RD, MACCLESFIELD VIC 3782	10\LP115152	1382765	Residential

Agreement Type	Period	Charges	Outstanding
Parks Fee *	01-04-2024 to 30-06-2024	\$22.24	\$22.24
Drainage Fee	01-04-2024 to 30-06-2024	\$16.13	\$16.13
Other Charges:			
Interest	No interest applicable at this time		
No further charges applicable to this property			
Balance Brought Forward			\$0.00
Total for This Property			\$38.37

* Please note, from 1 July 2023 the Parks fee will be charged quarterly instead of annually.

GENERAL MANAGER
RETAIL SERVICES

Note:

- From 1 July 2023, the Parks Fee will be charged quarterly instead of annually.
- From 1 July 2023, for properties that have water and sewer services, the Residential Water and Sewer Usage charge replaces the Residential Water Usage and Residential Sewer Usage charges.
- This statement details all tariffs, charges, and penalties due and payable to Yarra Valley Water as of the date of this statement and includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
- All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.
- If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchaser's account at settlement.
- Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an

agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

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

8. From 01/07/2023, Residential Water Usage is billed using the following step pricing system: 249.56 cents per kilolitre for the first 44 kilolitres; 318.98 cents per kilolitre for 44-88 kilolitres and 472.56 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for properties with water service only.

9. From 01/07/2023, Residential Water and Sewer Usage is billed using the following step pricing system: 334.38 cents per kilolitre for the first 44 kilolitres; 438.73 cents per kilolitre for 44-88 kilolitres and 509.73 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for residential properties with both water and sewer services.

10. From 01/07/2023, Residential Recycled Water Usage is billed 188.71 cents per kilolitre.

11. From 01/07/2022 up to 30/06/2023, Residential Sewer Usage was calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (/kl) 1.1540 per kilolitre. From 1 July 2023, this charge will no longer be applicable for residential customers with both water and sewer services.

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



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ABN 93 066 902 501

Lucknow Street
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Private Bag 1
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E enquiry@yvw.com.au
yvw.com.au

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

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

Property No: 1382765

Address: 8 BRODRICK RD, MACCLESFIELD VIC 3782

Water Information Statement Number: 30848755

HOW TO PAY



Bill Code: 314567
Ref: 01500795414

**Amount
Paid**

**Date
Paid**

**Receipt
Number**

Property Clearance Certificate

Land Tax



SARGEANTS MURRINDINDI

Your Reference: 24-7874

Certificate No: 76303729

Issue Date: 08 MAY 2024

Enquiries: ESYSPROD

Land Address: 8 BRODRICK ROAD MACCLESFIELD VIC 3782

Land Id	Lot	Plan	Volume	Folio	Tax Payable
2795205	10	115152	9098	595	\$0.00

Vendor: LACHLAN COLLARD & LISA COLLARD

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
LISA JOAN COLLARD	2024	\$1,100,000	\$0.00	\$0.00	\$0.00

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

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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
---------------------	------	------------------	------------------	-------

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE: \$2,200,000

SITE VALUE: \$1,100,000

CURRENT LAND TAX CHARGE: \$0.00

Notes to Certificate - Land Tax

Certificate No: 76303729

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

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

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
8. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$5,550.00

Taxable Value = \$1,100,000

Calculated as \$4,650 plus (\$1,100,000 - \$1,000,000) multiplied by 0.900 cents.

Land Tax - Payment Options

BPAY	
	Biller Code: 5249 Ref: 76303729
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: 76303729
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

Windfall Gains Tax



SARGEANTS MURRINDINDI

Your Reference: 24-7874**Certificate No:** 76303729**Issue Date:** 08 MAY 2024**Land Address:** 8 BRODRICK ROAD MACCLESFIELD VIC 3782

Lot	Plan	Volume	Folio
10	115152	9098	595

Vendor: LACHLAN COLLARD & LISA COLLARD**Purchaser:** FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:**\$0.00**

A handwritten signature in black ink, appearing to read "Paul Broderick".

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 76303729

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

<p>BPAY</p>  <p>Billers Code: 416073 Ref: 76303726</p> <p>Telephone & Internet Banking - BPAY®</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p>www.bpay.com.au</p>	<p>CARD</p>  <p>Ref: 76303726</p> <p>Visa or Mastercard</p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p>sro.vic.gov.au/payment-options</p>	<p>Important payment information</p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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Lorenzini Group

Building Permit

Form 2 Building Act 1993 Building Regulations 2006 – Regulation 313

Permit No: BS-U 1091 20170187/0

Issued To:

D Prothero-Parsons & S Parsons
8 Brodrick Road
MACCLESFIELD, VIC 3782

Address for Serving of Notices or Giving of Documents:

8 Brodrick Road MACCLESFIELD VIC 3782

Ownership Details:

D Prothero-Parsons & S Parsons
8 Brodrick Road
MACCLESFIELD, VIC 3782

Property Details: Lot (10) 8 Brodrick Road MACCLESFIELD VIC 3782

Title Details: Vol: 09098, Folio: 595

Municipal District: Yarra Ranges Shire Council

Builder:

David McLinden
PO Box 112
MONBULK, VIC 3793
Contact: David McLinden

Details of Building Practitioners and Architects:

Name	Registration No.	Role	Category/Class
David McLinden	DB-U 18090	Engaged in the building work	Builder - Domestic - Unlimited
Richard John Castricum	DP-AD 10	Engaged to prepare documents	Draftsperson - Architectural

Details of Domestic Building Work Insurance:

The issuer or provider of the required insurance policy is:

Insurance Provider: QBE Insurance
Policy Number: 410020663BWI-4
Policy Issued: 30/06/2017

Nature of Building Works:

Additions & Alterations to Dwelling

BCA Class:

1ai

Stage of Building Work Permitted: As shown on the approved plans

Total floor area of new building work in m² 23.0
Cost of building work (all stages) \$48,473
Number of storeys 2

Alternative Solutions

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

No	Performance Requirement	Alternative Solution
1	P2.4.1	To permit the deletion of the floor waste to an unenclosed shower.

Mandatory Inspections

The mandatory notification stages are -

- Frame
- Final

Occupation / Use of Building

A Certificate of Final Inspection is required prior to the occupation or use of this building.

Commencement and Completion:

This building work must commence by: 18/07/2018

This building work must be completed by: 18/07/2019

Permit Conditions

This building permit is subject to the following conditions –

No	Condition
1	Note: It is the owner/builders responsibility to ensure that endorsed plans are kept on site during construction. These plans must be made available to relevant contractors at all times, to ensure compliance.
2	Note: Appropriate signage must be displayed at the front of the property, visible to the public advising: <ul style="list-style-type: none">- Builders name, Registration number and contact details- Building Permit number and Date of Issue- Building Surveyors name, Registration Number and Contact Details
3	Termite Protection is to be provided in accordance with AS3660.1
4	A handrail must be installed down one side of each flight of stairs.
5	The Certificate of Title has a Covenant on it. The Owner must ensure that the Covenant will not affect the proposed building works.

Relevant Building Surveyor

Signed:



Building Surveyor: Alan Lorenzini
Registration No: BS-U 1091
Permit No: BS-U 1091 20170187/0
Date of issue of permit: 18/07/2017

Notes:

Note 1: Under regulation 318, an owner of a building or land for which a building permit has been issued must notify the relevant building surveyor within 14 day after any change in the name or address of the owner or of the building surveyor carrying out the building work.

Note 2: Under regulation 317, the person in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans, specifications and documents are available for inspection at the allotment while the building work is in progress. The person must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.

Note 3: Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$16,000) must be covered by an insurance policy as required under section 135 of the **Building Act 1993**.



Lorenzini Group

30 June 2020

File No: 20170250/0

David McLinden
PO Box 112
MONBULK, VIC 3793

Dear Sir/Madam,

Final Inspection

Building Permit: **20170187/0**

Property Details: **Lot (10) 8 Brodrick Road MACCLESFIELD VIC 3782**

Project Description:
Additions & Alterations to Dwelling

Please find attached the Certificate of Final Inspection for the project above.

The following inspections have been carried out and approved.

Inspection Type	Inspection Result	Inspection Date
Frame	Approved	22/08/2017
Final	Approved	23/06/2020

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Lorenzini', is written over a light grey rectangular background.

Alan Lorenzini BS-U 1091
RELEVANT BUILDING SURVEYOR



Lorenzini Group

Certificate of Final Inspection

Form 17 Building Act 1993 Building Regulations 2018 – Regulation 200

Certificate No: BS-U 1091 20170187/0

Property Details: Lot (10) 8 Brodrick Road MACCLESFIELD VIC 3782

Title Details: Vol: 09098, Folio: 595
Municipal District: YARRA RANGES SHIRE COUNCIL

Building Permit Details

Building Permit No.: BS-U 1091 20170187/0
Version of BCA applicable to Building Permit: BCA 2016 Volume 2

Description of Building Work:

Part of Building	Permitted Use	BCA Class
Additions & Alterations to	Dwelling	1ai

Maintenance Determination

A Maintenance Determination is not required to be prepared in accordance with Regulation 215 of the Building Regulations 2018.

Directions to Fix Building Work

All directions to fix building work under Part 4 of the **Building Act 1993** have been complied with.

Relevant Building Surveyor

Signature:

Name:

Alan Lorenzini

Address:

Suite 1, 13-25 Church Street
HAWTHORN VIC 3122

Email:

mail@lorenzinigroup.com.au

Building Practitioner Registration No.:

BS-U 1091

Certificate No.:

BS-U 1091 20170187/0

Date of Issue:

30/06/2020



Domestic Building Insurance

Policy Number 410020663BWI-4

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



028

D PROTHERO & S PARSONS
8 BRODRICK RD
MACCLESFIELD 3782

Account Number
41BWLPI00
Date Issued
30/06/2017

Dear D PROTHERO & S PARSONS

Your builder has requested that QBE Insurance (Australia) Limited issue domestic building insurance for the building works you have agreed to have the builder carry out. The Victorian Managed Insurance Authority (VMIA) underwrites this cover and will handle any claim that may arise under this policy.

Enclosed you will find the following documents that you should read and keep in a safe place:

- Certificate of Insurance
- Frequently asked questions (FAQs) about this cover
- Policy wording that details the cover provided

The certificate is issued in line with information given to us at the time the builder requested cover.

What do I need to do?

You will need to carefully review the information contained on the Certificate of Insurance and ensure that it accurately reflects the building works being performed. In particular, you should check the information listed on the Certificate of Insurance against your building contract as follows:

- Is the builder name correct?
- Is the 'declared contract price' on the certificate the same as the price listed in your building contract?

If the answer to either of these questions is no, or you are unsure, please contact QBE on 1300 790 723 for advice.

What does this insurance cover?

Domestic building insurance is designed to protect you and any subsequent purchaser(s) of the property, subject to the terms and conditions of the policy, in the event that you sustain loss or damage ONLY IF the compensation for that loss or damage is not recoverable from the builder due to the builder's death, disappearance or insolvency, or because the builder fails to comply with a Tribunal or Court Order.

You should also read the frequently asked questions (FAQs) and the policy wording to find out what this policy does and does not cover.

If you have any questions, please contact QBE on 1300 790 723.

Yours sincerely
QBE Insurance (Australia) Limited



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QM1712-1207



Domestic Building Insurance Certificate of Insurance

Policy Number 410020663BWI-4

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



D PROTHERO & S PARSONS
8 BRODRICK RD
MACCLESFIELD 3782

Account Number
41BWLPI00
Date Issued
30/06/2017

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 for and on behalf of the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Domestic Building Work

ALTERATIONS AND ADDITIONS STRUCTURAL

At the property

8 BRODRICK ROAD
MACCLESFIELD VIC 3782

Carried out by the builder

DAVID JOHN MCLINDEN
ABN: 30 682 427 282

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

For the building owner

D PROTHERO & S PARSONS

Pursuant to a domestic building contract dated

29/06/2017

For the contract price of

\$48,473.00

Type of cover

Cover is only provided if DAVID JOHN MCLINDEN has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order*

Period of cover

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

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

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

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

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

20% of the contract price*

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

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QM1824-1207



Domestic Building Insurance Certificate of Insurance

Policy Number 410020663BWI-4

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



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 QBE Insurance (Australia) Limited for and on behalf of

Victorian Managed Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Table with 2 columns: Description and Amount. Rows include Base DBI Premium (\$500.00), GST (\$50.00), Stamp Duty (\$55.00), and Total (\$605.00).

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.

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QM1824-1207



Domestic Building Insurance Certificate of Insurance

Policy Number 410020663BWI-4

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



If the information on this Certificate does not match what's on your domestic building contract, please contact QBE IMMEDIATELY on 1300 790 723

Below are some examples of what to look for:

CERTIFICATE OF INSURANCE	MATCH	YOUR DOMESTIC BUILDING CONTRACT
<p>Owner: _____</p> <p>Carried out by the builder: → ACME CONSTRUCTIONS PTY LTD → ACN: 12 345 678</p>	<p>Both name of builder and ACN or ABN match</p> <p>✓</p>	<p>Owner: _____</p> <p>Builder: → ACME CONSTRUCTIONS PTY LTD → ACN: 12 345 678</p>
<p>Owner: _____</p> <p>Carried out by the builder: → JOHN CITIZEN ABN: 12 345 678 910</p>	<p>NO MATCH</p> <p>Call QBE, name of builder does not match</p> <p>✗</p>	<p>Owner: _____</p> <p>Builder: → CITIZEN CONSTRUCTIONS PTY LTD ACN: 12 345 678</p>
<p>Owner: _____</p> <p>Carried out by the builder: ACME CONSTRUCTIONS PTY LTD → ACN: 12 345 678</p>	<p>NO MATCH</p> <p>Call QBE, ABN or ACN does not match</p> <p>✗</p>	<p>Owner: _____</p> <p>Builder: ACME CONSTRUCTIONS PTY LTD → ACN: 87 956 123</p>



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QM1824-1207

FORM 23

Regulations 147Y(4), 147ZB(2)

Building Act 1993

Building Regulations 2018

CERTIFICATE OF POOL AND SPA BARRIER COMPLIANCE

Sch. 4
Form 23
inserted by
S.R. No.
116/2019
reg. 15.

Issued to:

1. Name of owner of the land (the *property*) on which the swimming pool or spa is located:

Mrs L J Collard and Mr L J Collard

2. Postal address: 8 Brodrick Road MACCLESFIELD VIC 3782
3. Telephone number: 0417268657
4. Email address: ljcollard@bigpond.com

Property details:

8 Brodrick Road MACCLESFIELD VIC 3782

Type of swimming pool or spa: *[please tick]*

- Permanent swimming pool
Permanent spa
Relocatable swimming pool
Relocatable spa

5. Date of construction of the swimming pool or spa: 18 January 1982
6. Applicable barrier standard: Division 2 of Part 9A of the Building Regulations 2018
7. The applicable barrier standard applies under: *[please tick]*
 - Division 2 of Part 9A of the Building Regulations 2018
 - Relevant deemed to satisfy provisions of the BCA
 - A performance solution in accordance with the BCA
8. Date(s) of inspection(s) of the swimming pool or spa barrier: 17/05/2024

Certification of compliance

Following inspection of the swimming pool barrier on the date(s) referred to in item 8 of this certificate, I certify that the barrier complies with the applicable barrier standard.

Signature of swimming pool and spa inspector



Date: 17/05/2024

9. I confirm that I did not carry out building work on the barrier to address identified non-compliance of the barrier prior to certifying the barrier's compliance with the applicable barrier standard.

Inspector details

10. Name of registered building practitioner: PRASHANT MAKADIA
11. ACN: 648 022 440
12. Address: PO BOX 378 MERNDA VIC 3754
13. Email: info@poolbarrierinspection.com.au
14. Building practitioner registration no.: IN-PS 70456

Building Regulations 2018 Part 9A

Division 3—Maintenance and operation of barriers for swimming pools and spas

147F Swimming pool and spa barrier maintenance

The owner of the land on which a swimming pool or spa is located must take all reasonable steps to ensure that a barrier restricting access to the swimming pool or spa is properly maintained.

Penalty:50 penalty units.

Reg. 147F
inserted by
S.R. No.
116/2019
reg. 11.

147G Swimming pool and spa barrier operation

An occupier of the land on which a swimming pool or spa is located must take all reasonable steps to ensure that a barrier restricting access to the swimming pool or spa is operating effectively.

Penalty:50 penalty units.

Reg. 147G
inserted by
S.R. No.
116/2019
reg. 11.

147H Swimming pool and spa barrier gate must remain closed

- (1) An occupier of the land on which a swimming pool or spa is located must take all reasonable steps to ensure that any gate or door forming part of a barrier restricting access to the swimming pool or spa remains closed except when a person is entering or leaving the part of the land on which the swimming pool or spa is located.

Penalty:50 penalty units.

- (2) A person who opens a gate or door forming part of a barrier restricting access to the swimming pool or spa must ensure that the gate or door is closed immediately after entering or leaving the part of the land on which the swimming pool or spa is located.

Penalty:50 penalty units.

Reg. 147H
inserted by
S.R. No.
116/2019
reg. 11.



Excel Building Inspections

OWNER BUILDER INSPECTION REPORT

Section 137B (2) (a) of the Building Act 1993.

INSPECTION DETAILS

Registered Practitioners Name: Heath Watkinson — APPROVED by Excel Building Inspections

Registration Number: IN – L 65779

Phone: 0409 323 804

Email: heath@excelbuildinginspections.com.au

Date of Inspection: 27/05/2024

Time of Inspection: 12:00pm

Weather Conditions: Fine

Date of Report: 27/05/2024

Practitioners Signature:

A handwritten signature in black ink, appearing to read 'H. Watkinson'.

DETAILS OF OWNER BUILDER(S)

Name(s): Lachlan Collard and Lisa Collard

Contact Address: 8 Brodrick Road, Macclesfield 3872





OWNER BUILDER PROPERTY LOCATION

Street/Road: 8 Brodrick Road

Suburb/Town: Macclesfield

Postcode: 3872

Municipal District: Yarra Ranges Shire Council

BUILDING APPROVAL DETAILS

Building Permit Number: NA.

Issuing Building Surveyor: NA

Building Permit Issue Date: NA

Certificate of Final Inspection Date: NA

ENTRY HALL:		ENSUITE:		FLOORING THROUGHOUT DWELLING:	
PASSAGE:		LAUNDRY:		DECK:	
LOUNGE/LIVING:		BEDROOMS:		BALCONY:	
SEPARATE DINING:		BATHROOM:	✓	KITCHEN:	✓
PATIO:		WC:		RETAINING WALLS:	
PERGOLA:		STAIRS:		VERANDAH:	

ROOMS/STRUCTURES COVERED BY THIS REPORT



DEFECTS IN THE RESIDENTIAL BUILDING WORKS

Nil

INACCESSIBLE AREAS AT THE TIME OF INSPECTION

No access was obtained into any other rooms/buildings on site.

No access was obtained on to the roof or into the roof void, wall, or subfloor cavities

SECONDHAND MATERIALS USED (AS CONFIRMED BY OWNER BUILDER AND VISUALLY)

None disclosed

CONDITIONS & STATUS OF INCOMPLETE WORK

None sighted

OTHER RELEVANT COMMENTS

Bathroom:

Renovation to the bathroom includes the installation of new floor & wall tiling, bath, shower, WC, vanity, basin, bench top, and tapware.

Kitchen:

Renovation to the kitchen includes the installation of new wall tiling, cabinetry, sink, tapware, and bench tops.





Australian Institute of Building
Surveyors



Excel Building Inspections



MEMBER



SCOPE, PURPOSE, AND LIMITATIONS OF THIS REPORT

A copy of any building permits issued, any occupancy permits, certificates of compliance, or certificates of final inspection issued (as applicable), must be attached to this report or the section 32.

This report has been prepared for the client named herein for the purposes of reporting on the Owner Builder works and for obtaining warranty insurance for Owner Builder works, if the value of works undertaken exceeds \$ 16,000.

The purpose of the report is to provide a condition report in accordance with section 137b of the Building Act where Owner Builder works have been undertaken. It is not a guarantee that works are free from latent or other defects.

The scope of the report is a visual inspection of the works to identify significant defects in the works and to form an opinion regarding the condition of the works at the time of inspection. The property report was obtained by visual means where reasonable access was granted.

Reasonable access is defined in AS 4349.1 and includes in part, Subfloor access through 400 X 500mm openings and subfloor crawl spaces 400mm high. Roof interior crawl spaces 600 X 600 accessible with a 3.6m ladder Roof exteriors accessible with a 3.6m ladder placed on the ground.

The plumbing and electrical systems were not tested.

This report does not include assessment of any matter beyond the consultant's expertise.

This report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, or by law. This report does not warrant that works detailed herein have been constructed in accordance with The Building Act and Building Regulations. No warranty is given that building permits and other approvals were correctly obtained and potential purchasers should make their own enquiries with Council.

This report is not a warranty or insurance policy against and problems developing with the building/s in the present or near future.

No excavations were made, and no items of furniture have been moved to obtain the information for this report.

No investigation or detection of wood destroying insects such as termites and wood borers has been undertaken.

No investigation of any appliances such as dishwashers, ovens etc has been done. There is no guarantee that all faults and or defects have been identified by this report.

End of Report





AOBW 202406-0011

Certificate Of Insurance

Building Act 1993 Section 135

Domestic Building Insurance Order Certificate in respect of Insurance

Domestic Building Contract

A Contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under section 135 of the Building Act 1993 has been issued by Assetinsure Pty Ltd (ABN 65 066 463 803)

In respect of: Non-Structural Improvements
At: 8 Brodrick Road, Macclesfield, VIC, 3782, AUSTRALIA
Carried out by: Lachlan Collard
For: The Purchaser
Building Permit: None
Construction Complete Date: 01/07/2023
Defects Inspection Report: Heath Watkinson INL65779
Defects Inspection Date: 27/05/2024

Subject to the Building Act 1993, the Ministerial Order and the conditions of the insurance contract, cover will be provided to the purchaser named in the Contract of Sale and to the successors in title to the purchaser.

Authorisation: In witness whereof, the insurer issuing this policy has caused this policy to be signed by the Authorised Signatory of the insurer's agent.

Signed at Seaford on Tuesday, 4 June 2024

A handwritten signature in black ink, appearing to read 'Philip Crawford', is written over a light blue horizontal line.

Cover is only provided if the owner builder noted in this certificate has died, disappeared or become insolvent. 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 wording.

Important notice: This certificate must be read in conjunction with the policy wording and kept in a safe place. These documents are very important and must be retained by you and any successive owner s of the property for the duration of the statutory period of cover.

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](https://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.