

SECTION 32

STATEMENT

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

Vendor:	KATHARINA STOREY
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Property:	UNIT 2, 119A UNDERWOOD ROAD, FERNTREE GULLY, VIC, 3156
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VENDORS REPRESENTATIVE
MOUNTAIN CONVEYANCING

Tel: 03 9754 7615
Email: office@mountainconveyancing.com.au

Ref: 25-7765

SECTION 32 STATEMENT
UNIT 2, 119A UNDERWOOD ROAD, FERNTREE GULLY VIC 3156

32A FINANCIAL MATTERS

32A(a) Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is contained in the attached certificate/s and as follows-

Provider	Amount (& interest if any)	Period
Knox City Council	See attached certificate	Per annum
South East Water	See attached certificate	Per annum
Owners Corporation #RP007050	See attached certificate	Per annum

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

Their total does not exceed \$5,000.00

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

32A(b) The 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 the charge are as follows:- Not Applicable

32A(ca) **Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)**

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No:120
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input checked="" type="checkbox"/> NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	<input checked="" type="checkbox"/> Not applicable

32B INSURANCE

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

(b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:- Not Applicable

32C LAND USE

(a) **RESTRICTIONS**

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

SECTION 32 STATEMENT
UNIT 2, 119A UNDERWOOD ROAD, FERNTREE GULLY VIC 3156

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

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

(b) BUSHFIRE

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

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme:	Knox Planning Scheme
Responsible Authority:	Knox City Council
Zoning:	See attached certificate
Planning Overlay/s:	See attached certificate

32D NOTICES

- (a) Particulars of any Notice, Order, Declaration, Report or recommendation of a Public Authority or Government Department or approved proposal directly and currently affecting the land of which the Vendor might reasonably be expected to have knowledge are:- if applicable see attached otherwise none to the Vendors knowledge. However the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor
- (b) The Vendor is not aware 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.
- (c) Particulars of any Notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act, 1986* are: Not Applicable
- (d) If the property sold includes a swimming pool as defined in the Building Regulations 2006 (Vic) (the "Regulations") in respect of which suitable barriers as defined in the Regulations have not been provided, then the purchaser does hereby acknowledge, agree and declare that it shall be the purchaser's responsibility at their sole cost and expense to construct suitable barriers in compliance with the Regulations and to the satisfaction of the responsible authority with the time prescribed in the Regulations.

32E BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):- Is contained in the attached Certificate/s.

SECTION 32 STATEMENT
UNIT 2, 119A UNDERWOOD ROAD, FERNTREE GULLY VIC 3156

32F OWNERS CORPORATION

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

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

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

32H SERVICES

The following are **not** connected if mark with X

Electricity ☐ Gas supply ☐ Water supply ☐ Sewerage ☐ Telephone services ☐

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 settlement, and the purchaser will have to have the service reconnected.

32I TITLE

Attached are the following document/s concerning Title:

- (a) In the case of land under the *Transfer of Land Act 1958* a copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.
- (b) In any other case, a copy of -
 - (i) the last conveyance in the Chain of Title to the land; or
 - (ii) any other document which gives evidence of the Vendors title to the land.
- (c) Where the Vendor is not the registered proprietor or the owner of the estate in fee simple, copies of the documents bearing evidence of the Vendor's right or power to sell the land.
- (d) In the case of land that is subject to a subdivision -
 - (i) a copy of the Plan of Subdivision which has been certified by the relevant municipal council (if the Plan of Subdivision has not been registered), or
 - (ii) a copy of the latest version of the plan (if the Plan of Subdivision has not been certified).

ATTACHMENTS

Attached to this Section 32 Statement please find:-

- All documents noted as attached within this Section 32 Statement
- **Due Diligence Checklist**

DATE OF THIS STATEMENT

/ /20

Name of the Vendor

KATHARINA STOREY

Signature/s of the Vendor

x

SECTION 32 STATEMENT
UNIT 2, 119A UNDERWOOD ROAD, FERNTREE GULLY VIC 3156

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

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

DATE OF THIS ACKNOWLEDGMENT

	/		/20	
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Name of the Purchaser

--

Signature/s of the Purchaser

x

Due Diligence Checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.

Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.

Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

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.



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

Page 1 of 1

VOLUME 09129 FOLIO 775

Security no : 124124111868Y
Produced 02/05/2025 10:06 AM

LAND DESCRIPTION

Lot 2 on Registered Plan of Strata Subdivision 007050.
REGISTRATION OF DEALINGS WITH THIS LOT IS RESTRICTED
PARENT TITLE Volume 08975 Folio 907
Created by instrument G9307 23/02/1976

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
KATHARINA STOREY of UNDERWOOD ROAD FERNTREE GULLY VIC 3156
AT616768N 18/09/2020

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP007050 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: UNIT 2 119A UNDERWOOD ROAD FERNTREE GULLY VIC 3156

ADMINISTRATIVE NOTICES

NIL

eCT Control 19097Y MOUNTAIN CONVEYANCING
Effective from 18/09/2020

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP007050

DOCUMENT END

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

Page 1 of 1

VOLUME 09129 FOLIO 778

Security no : 124124112235A
Produced 02/05/2025 10:13 AM

LAND DESCRIPTION

Lot 5 on Registered Plan of Strata Subdivision 007050.
CAR PARK
PARENT TITLE Volume 08975 Folio 907
Created by instrument G9307 23/02/1976

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
KATHARINA STOREY of UNDERWOOD ROAD FERNTREE GULLY VIC 3156
AT616768N 18/09/2020

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP007050 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: UNDERWOOD ROAD FERNTREE GULLY VIC 3156

ADMINISTRATIVE NOTICES

NIL

eCT Control 19097Y MOUNTAIN CONVEYANCING
Effective from 18/09/2020

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP007050

DOCUMENT END

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Document Identification	RP007050
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PLAN OF STRATA SUBDIVISION		EDITION 1	RP007050
LOCATION OF LAND PARISH: SCORESBY TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 53G (PART) CROWN PORTION: - TITLE REFERENCE: VOL. 8975 FOL. 907 LAST PLAN REFERENCE: LOT 35 ON LP 6353 DEPTH LIMITATION: DOES NOT APPLY POSTAL ADDRESS: 119A UNDERWOOD ROAD, FERNTREE GULLY 3156		FOR CURRENT OWNERS CORPORATION DETAILS AND ADDRESS FOR SERVICE OF NOTICE SEE OWNERS CORPORATION SEARCH REPORT	
		SURVEYOR'S CERTIFICATE Surveyor: IAN HUGH QUAKE Certification Date: 13/08/1975 SEAL OF MUNICIPALITY AND ENDORSEMENT Sealed pursuant to Section 6 (1) of the Strata Titles Act 1967 by CITY OF KNOX on 21/10/1975 REGISTERED DATE: 23/02/1976 PLAN UPDATED BY REGISTRAR IN AN661031Q: 14/03/2019	

LEGEND

THE BUILDING IN THE PARCEL CONTAINED IN LOTS 1 TO 8 IS A SINGLE STOREY BUILDING.

THE UPPER BOUNDARY OF LOTS 1 TO 8 IS SIX METRES ABOVE THAT PART OF THE SITE OF THE RELEVANT LOT.
 THE LOWER BOUNDARY OF THESE LOTS IS ONE METRE BELOW THAT PART OF THE SITE.

LOTS 5 TO 8 ARE ACCESSORY LOTS.

COMMON PROPERTY IS ALL OF THE LAND IN THE PLAN EXCEPT THE LOTS AND MAY INCLUDE LAND ABOVE
 AND BELOW THE LOTS. COMMON PROPERTY MAY BE SHOWN AS "CP" ON DIAGRAMS.

BOUNDARIES DEFINED BY STRUCTURE OR BUILDING ARE SHOWN AS THICK CONTINUOUS LINES.

LOCATION OF BOUNDARIES DEFINED BY STRUCTURE OR BUILDING:

MEDIAN: ALL BOUNDARIES

NOTICE OF RESTRICTION

THE LOTS SPECIFIED IN COLUMN 1 HEREUNDER ARE RESTRICTED LOTS.

THE LOTS SPECIFIED IN COLUMN 2 HEREUNDER ARE CAR PARK LOTS

COLUMN 1
 LOTS 1 TO 4

COLUMN 2
 LOTS 5 TO 8

REGISTRATION OF DEALINGS WITH THE LOTS SPECIFIED IN COLUMN 1 IS RESTRICTED.

EASEMENT INFORMATION

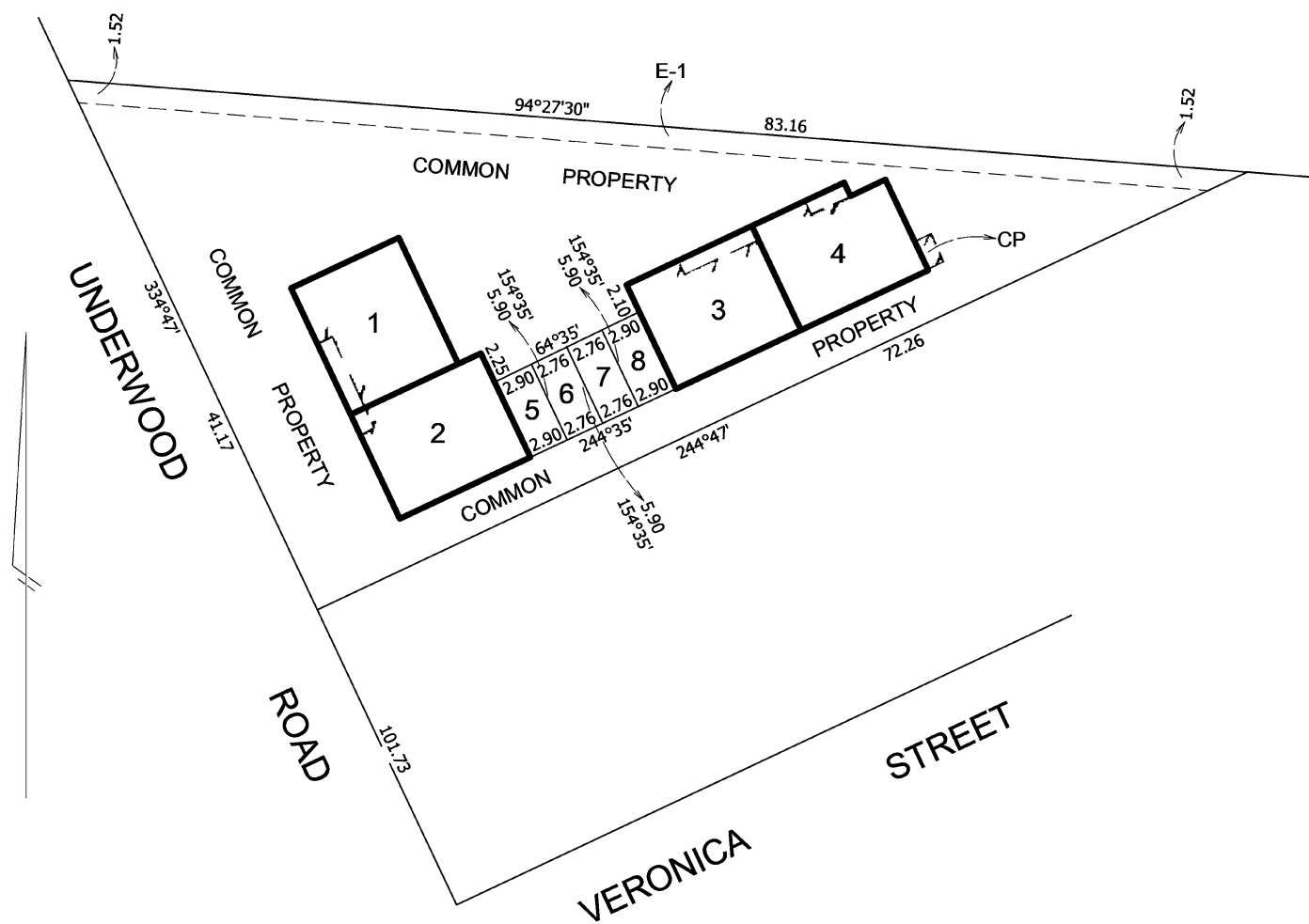
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

ENCUMBRANCES REFERRED TO IN SECTION 12 (2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN

Easement Reference	Purpose	Width	Origin	Land Benefitted /In Favour Of	Plan Parcel Affected
E-1	DRAINAGE	1.52m	LP 6353	LOTS ON LP 6353	COMMON PROPERTY
E-1	ANY EASEMENTS	1.52m	SEE VOL. 8975 FOL. 907	UNSPECIFIED	COMMON PROPERTY

PLAN OF STRATA SUBDIVISION

RP007050



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Document Type	Plan
Document Identification	RP007050
Number of Pages (excluding this cover sheet)	2
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PLAN OF STRATA SUBDIVISION		EDITION 1	RP007050
LOCATION OF LAND PARISH: SCORESBY TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 53G (PART) CROWN PORTION: - TITLE REFERENCE: VOL. 8975 FOL. 907 LAST PLAN REFERENCE: LOT 35 ON LP 6353 DEPTH LIMITATION: DOES NOT APPLY POSTAL ADDRESS: 119A UNDERWOOD ROAD, FERNTREE GULLY 3156		FOR CURRENT OWNERS CORPORATION DETAILS AND ADDRESS FOR SERVICE OF NOTICE SEE OWNERS CORPORATION SEARCH REPORT	
		SURVEYOR'S CERTIFICATE Surveyor: IAN HUGH QUAKE Certification Date: 13/08/1975 SEAL OF MUNICIPALITY AND ENDORSEMENT Sealed pursuant to Section 6 (1) of the Strata Titles Act 1967 by CITY OF KNOX on 21/10/1975 REGISTERED DATE: 23/02/1976 PLAN UPDATED BY REGISTRAR IN AN661031Q: 14/03/2019	

LEGEND

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THE LOWER BOUNDARY OF THESE LOTS IS ONE METRE BELOW THAT PART OF THE SITE.

LOTS 5 TO 8 ARE ACCESSORY LOTS.

COMMON PROPERTY IS ALL OF THE LAND IN THE PLAN EXCEPT THE LOTS AND MAY INCLUDE LAND ABOVE
AND BELOW THE LOTS. COMMON PROPERTY MAY BE SHOWN AS "CP" ON DIAGRAMS.

BOUNDARIES DEFINED BY STRUCTURE OR BUILDING ARE SHOWN AS THICK CONTINUOUS LINES.

LOCATION OF BOUNDARIES DEFINED BY STRUCTURE OR BUILDING:

MEDIAN: ALL BOUNDARIES

NOTICE OF RESTRICTION

THE LOTS SPECIFIED IN COLUMN 1 HEREUNDER ARE RESTRICTED LOTS.

THE LOTS SPECIFIED IN COLUMN 2 HEREUNDER ARE CAR PARK LOTS

COLUMN 1
LOTS 1 TO 4

COLUMN 2
LOTS 5 TO 8

REGISTRATION OF DEALINGS WITH THE LOTS SPECIFIED IN COLUMN 1 IS RESTRICTED.

EASEMENT INFORMATION

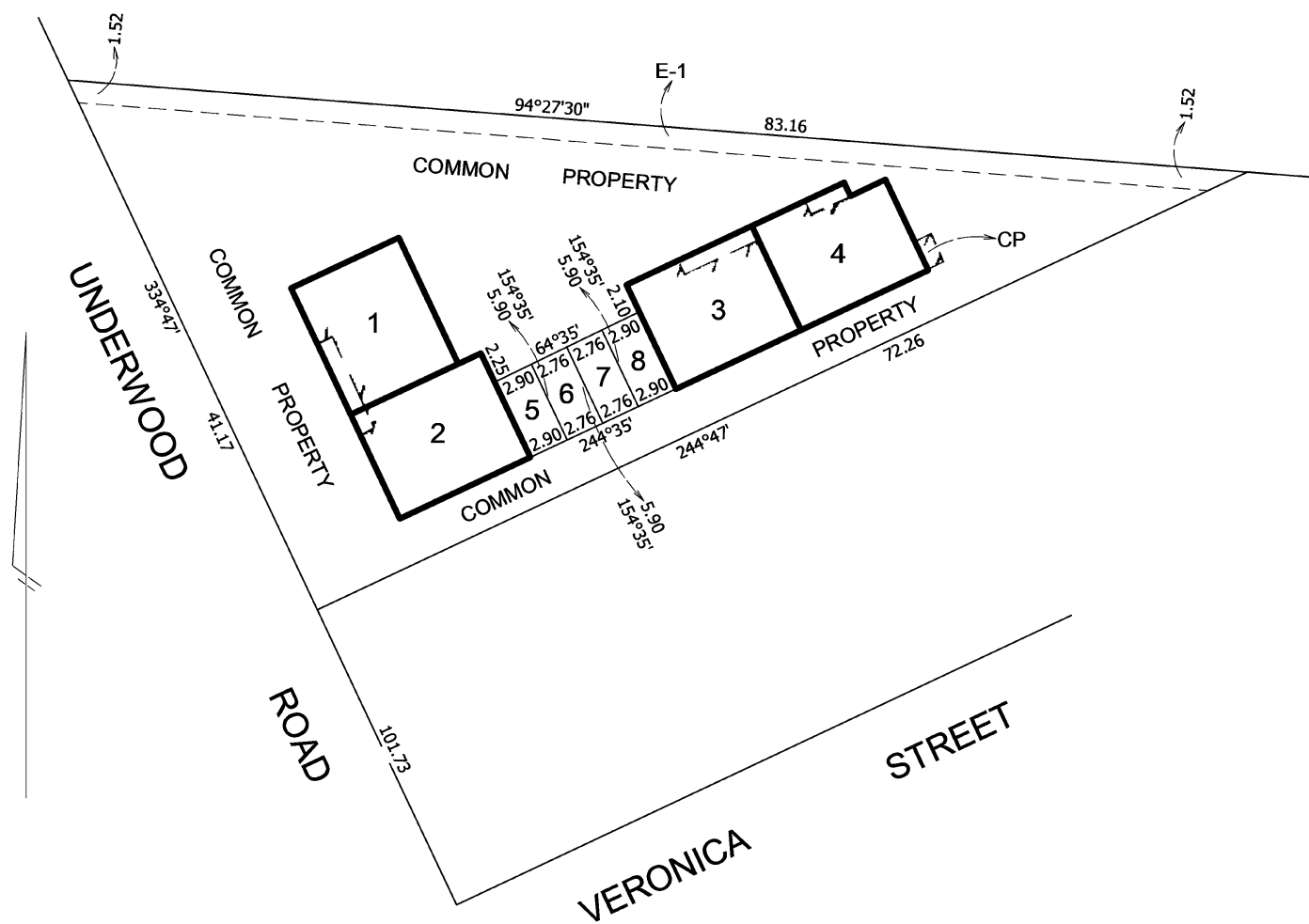
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

ENCUMBRANCES REFERRED TO IN SECTION 12 (2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN

Easement Reference	Purpose	Width	Origin	Land Benefitted /In Favour Of	Plan Parcel Affected
E-1	DRAINAGE	1.52m	LP 6353	LOTS ON LP 6353	COMMON PROPERTY
E-1	ANY EASEMENTS	1.52m	SEE VOL. 8975 FOL. 907	UNSPECIFIED	COMMON PROPERTY

PLAN OF STRATA SUBDIVISION

RP007050





Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Produced: 02/05/2025 10:06:21 AM

**OWNERS CORPORATION
PLAN NO. RP007050**

The land in RP007050 is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property, Lots 1 - 8.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

12/54 BAKERS ROAD COBURG NORTH VIC 3058

AX599850J 16/01/2024

Owners Corporation Manager:

NIL

Rules:

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

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

NIL

Notations:

NIL

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Common Property	0	0
Lot 1	24	24
Lot 2	24	24
Lot 3	24	24
Lot 4	24	24
Lot 5	1	1
Lot 6	1	1



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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**OWNERS CORPORATION
PLAN NO. RP007050**

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 7	1	1
Lot 8	1	1
Total	100.00	100.00

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

Statement End.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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**OWNERS CORPORATION
PLAN NO. RP007050**

The land in RP007050 is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property, Lots 1 - 8.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

12/54 BAKERS ROAD COBURG NORTH VIC 3058

AX599850J 16/01/2024

Owners Corporation Manager:

NIL

Rules:

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

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

NIL

Notations:

NIL

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Common Property	0	0
Lot 1	24	24
Lot 2	24	24
Lot 3	24	24
Lot 4	24	24
Lot 5	1	1
Lot 6	1	1



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION
PLAN NO. RP007050

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 7	1	1
Lot 8	1	1
Total	100.00	100.00

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

Statement End.

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1134490

APPLICANT'S NAME & ADDRESS

MELANIA SERWYLO C/- LANDATA
MELBOURNE

VENDOR

STOREY, KATHARINA

PURCHASER

NOT APPLICABLE, NOT APPLICABLE

REFERENCE

STOREY 7765

This certificate is issued for:

LOT 2 PLAN RP7050 ALSO KNOWN AS 2/119A UNDERWOOD ROAD FERNTREE GULLY
KNOX CITY

The land is covered by the:

KNOX PLANNING SCHEME

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

The land:

- is included in a NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1
- is within a SPECIAL BUILDING OVERLAY
- and a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3
- and a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 2
- and a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 3

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

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

02 May 2025

Sonya Kilkenny
Minister for Planning

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

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

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

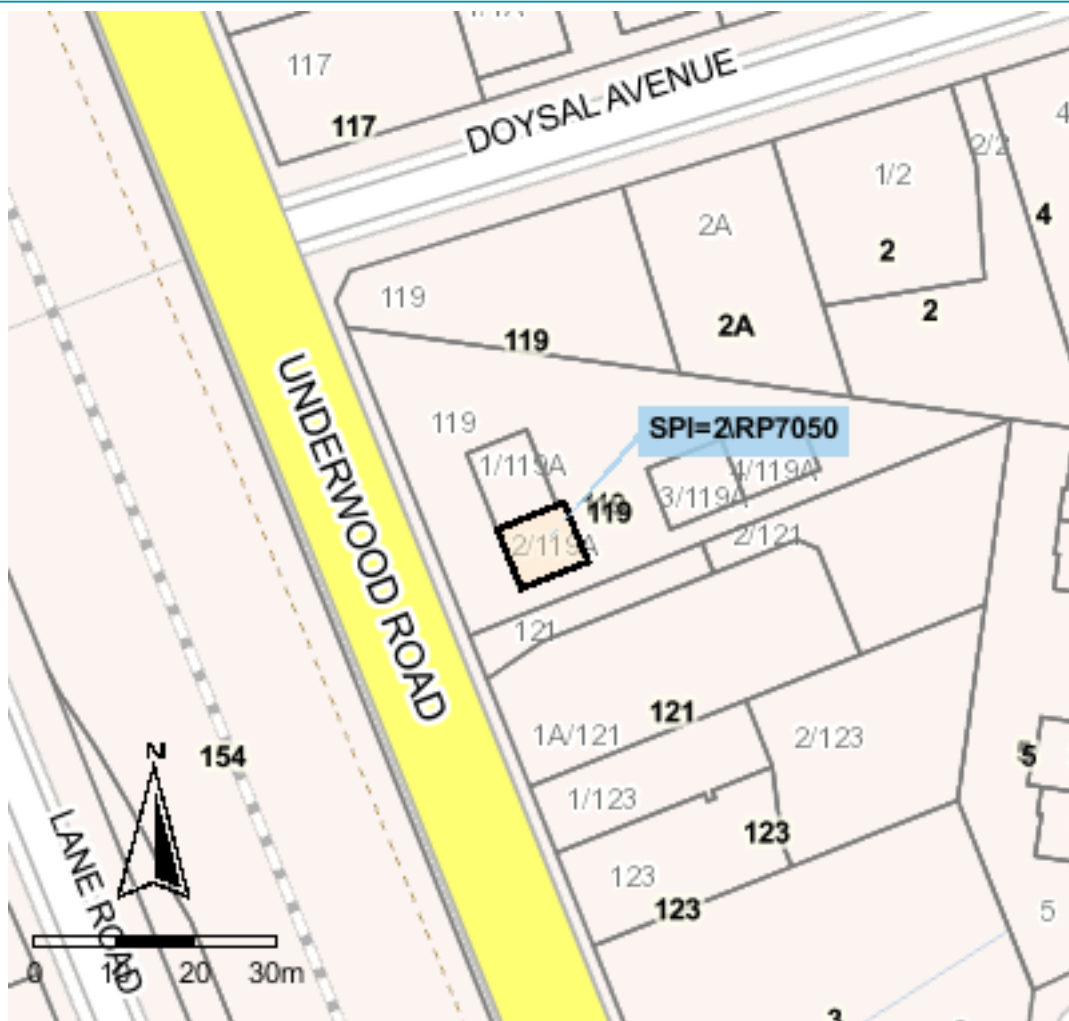
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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

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

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

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



Copyright © State Government of Victoria. Service provided by maps.land.vic.gov.au

Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.

Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

Privacy Statement

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

PLANNING PROPERTY REPORT



VICTORIA
State
Government

Department
of Transport
and Planning

From www.planning.vic.gov.au at 07 May 2025 02:52 PM

PROPERTY DETAILS

Address: **2/119A UNDERWOOD ROAD FERNTREE GULLY 3156**
Lot and Plan Number: **Lot 2 RP7050**
Standard Parcel Identifier (SPI): **2\RP7050**
Local Government Area (Council): **KNOX**
Council Property Number: **141444**
Planning Scheme: **Knox**
Directory Reference: **Melway 74 B1**

www.knox.vic.gov.au

[Planning Scheme - Knox](#)

UTILITIES

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

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **MONBULK**

OTHER

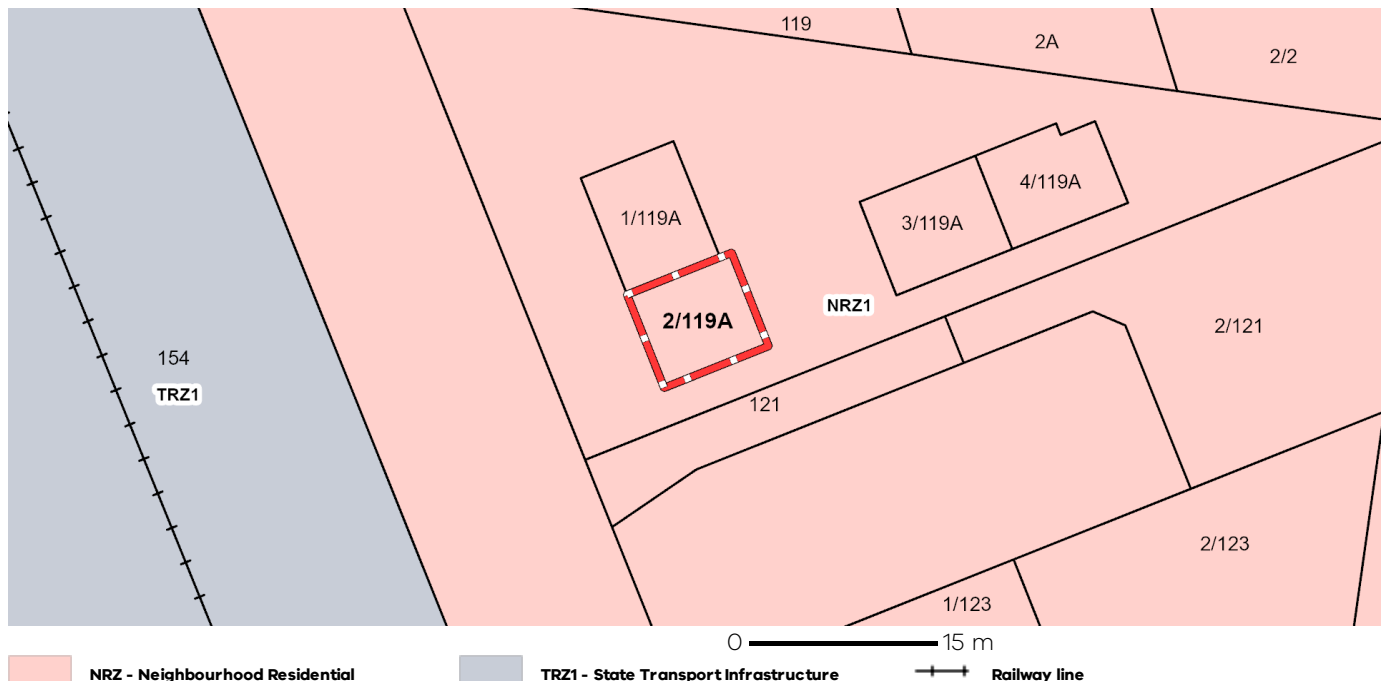
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural
Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)

[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1 \(NRZ1\)](#)



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

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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.

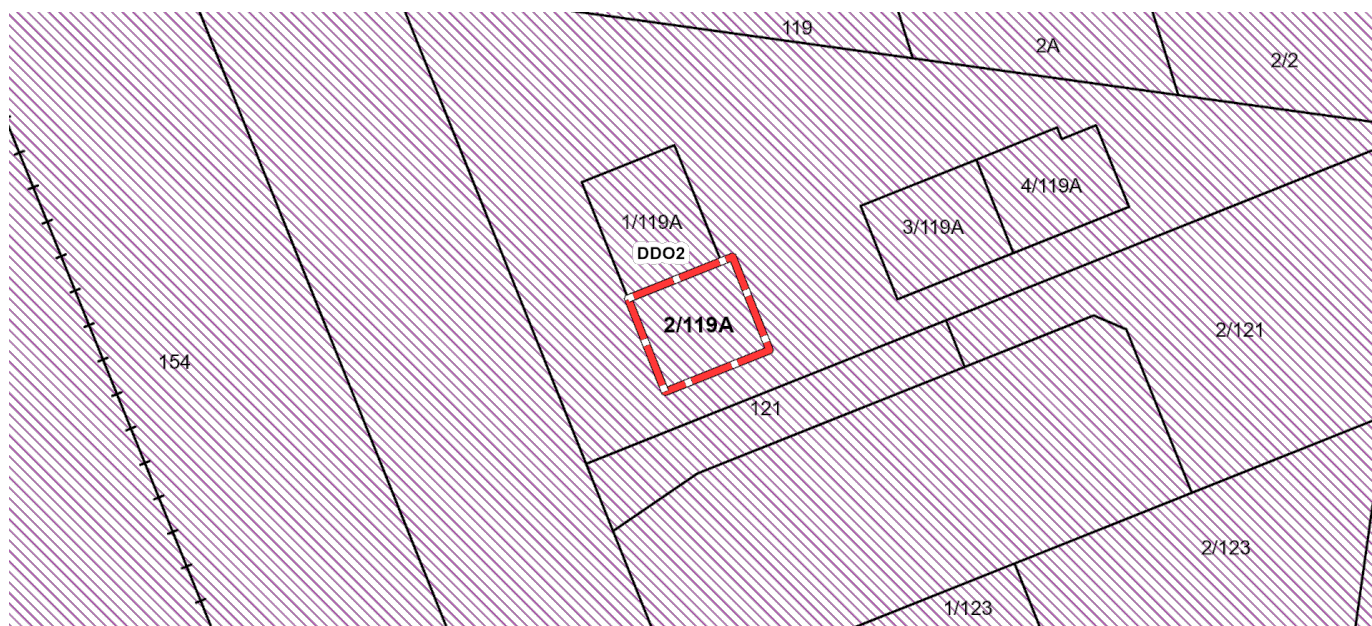
Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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).

Planning Overlays

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 2 \(DDO2\)](#)

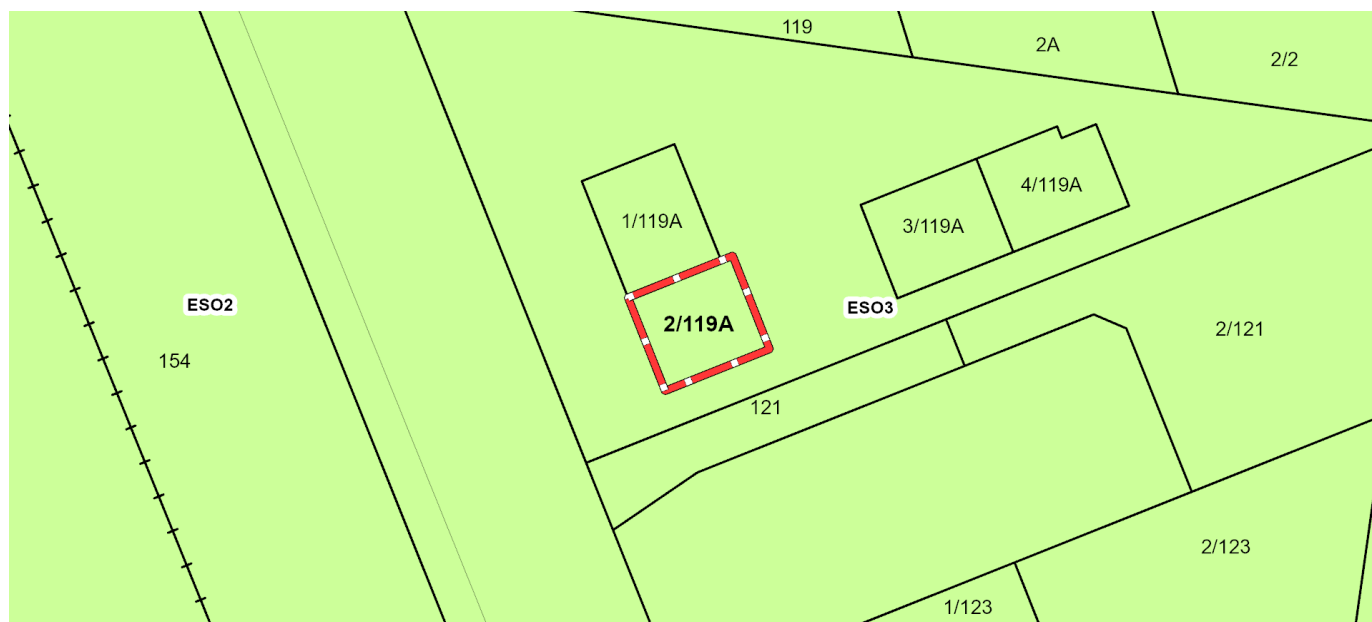


 **DDO - Design and Development Overlay**  **Railway line**

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

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3 \(ESO3\)](#)



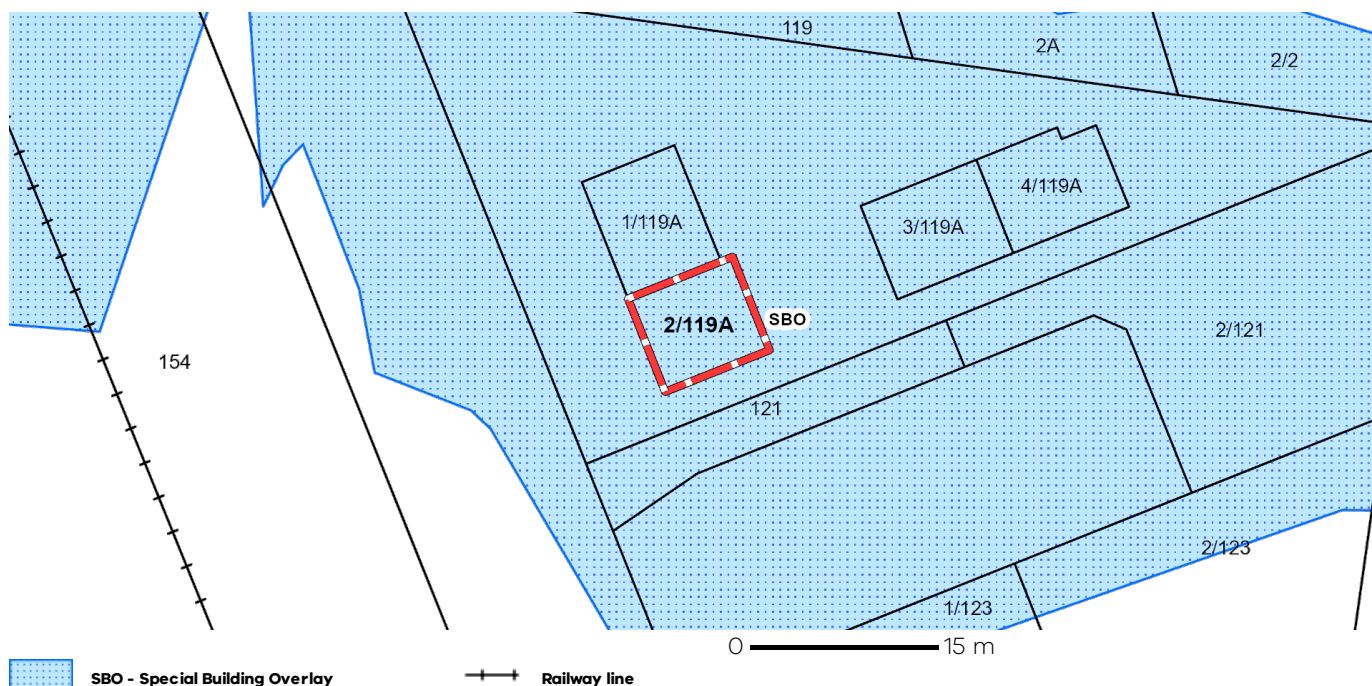
 **ESO - Environmental Significance Overlay**  **Railway line**

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

Planning Overlays

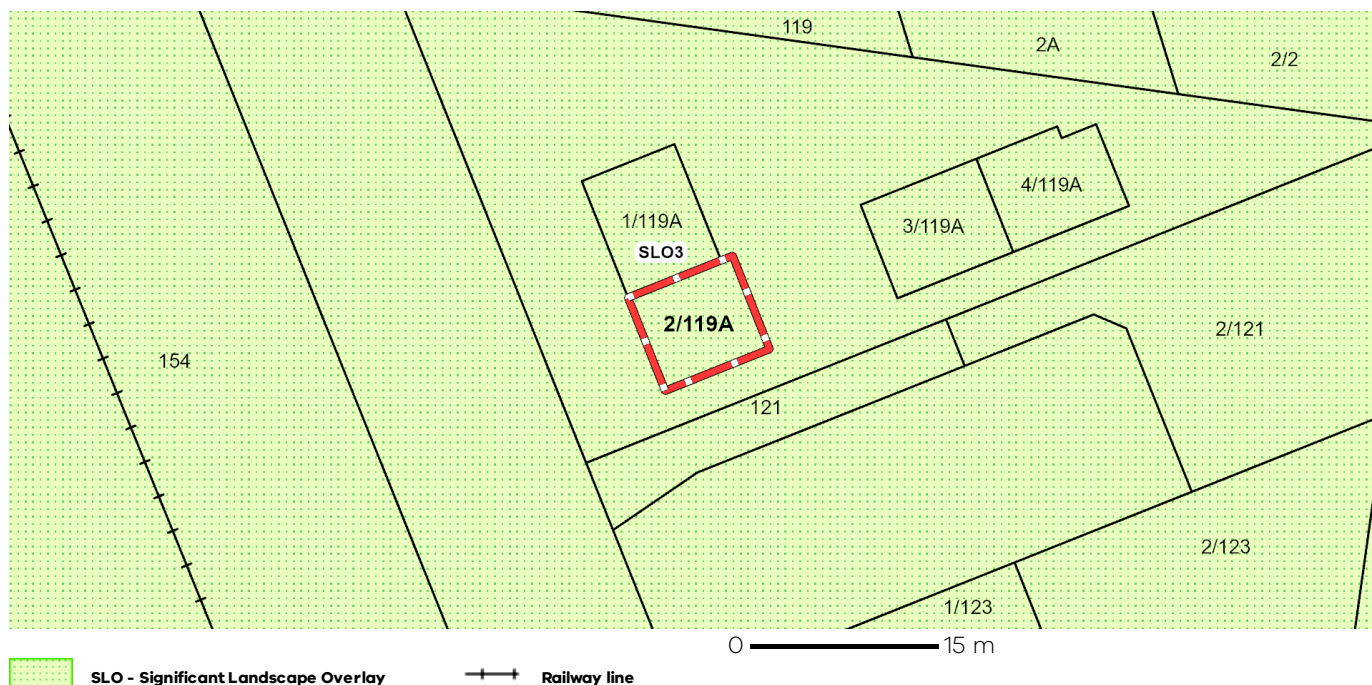
SPECIAL BUILDING OVERLAY (SBO)

SPECIAL BUILDING OVERLAY SCHEDULE (SBO)



SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 3 (SLO3)



Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

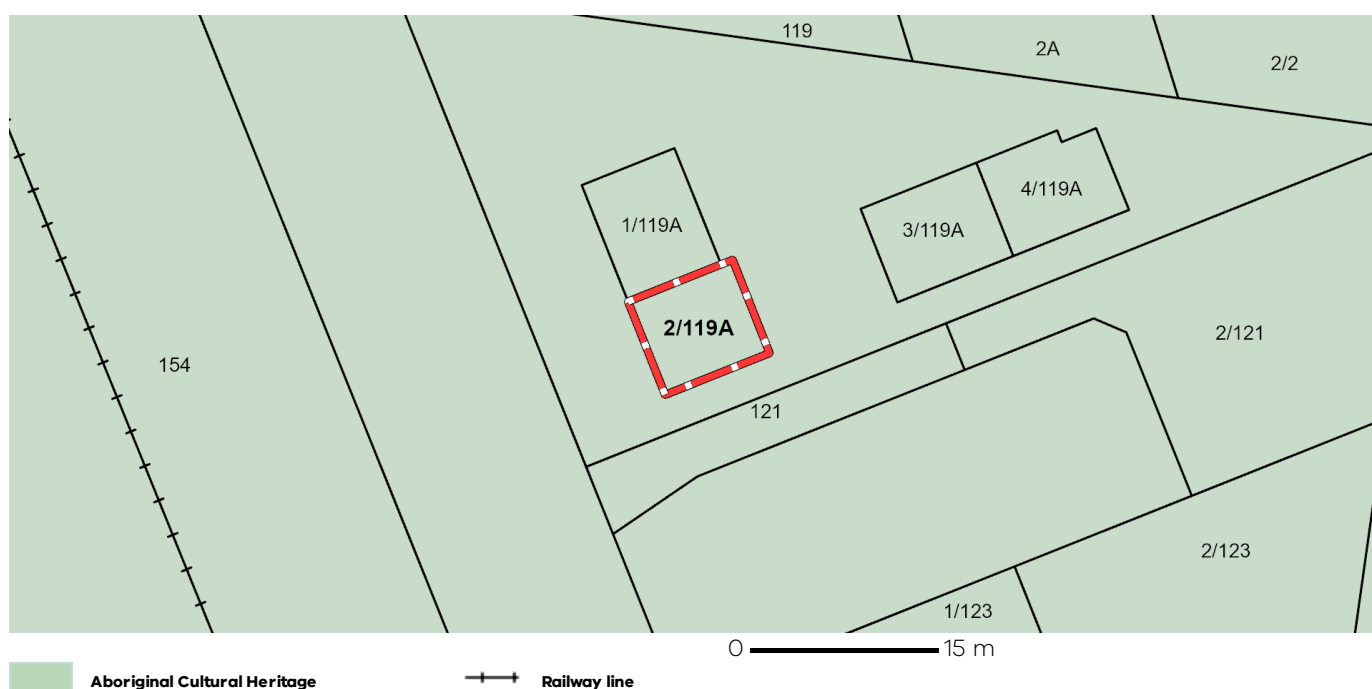
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 01 May 2025.

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>

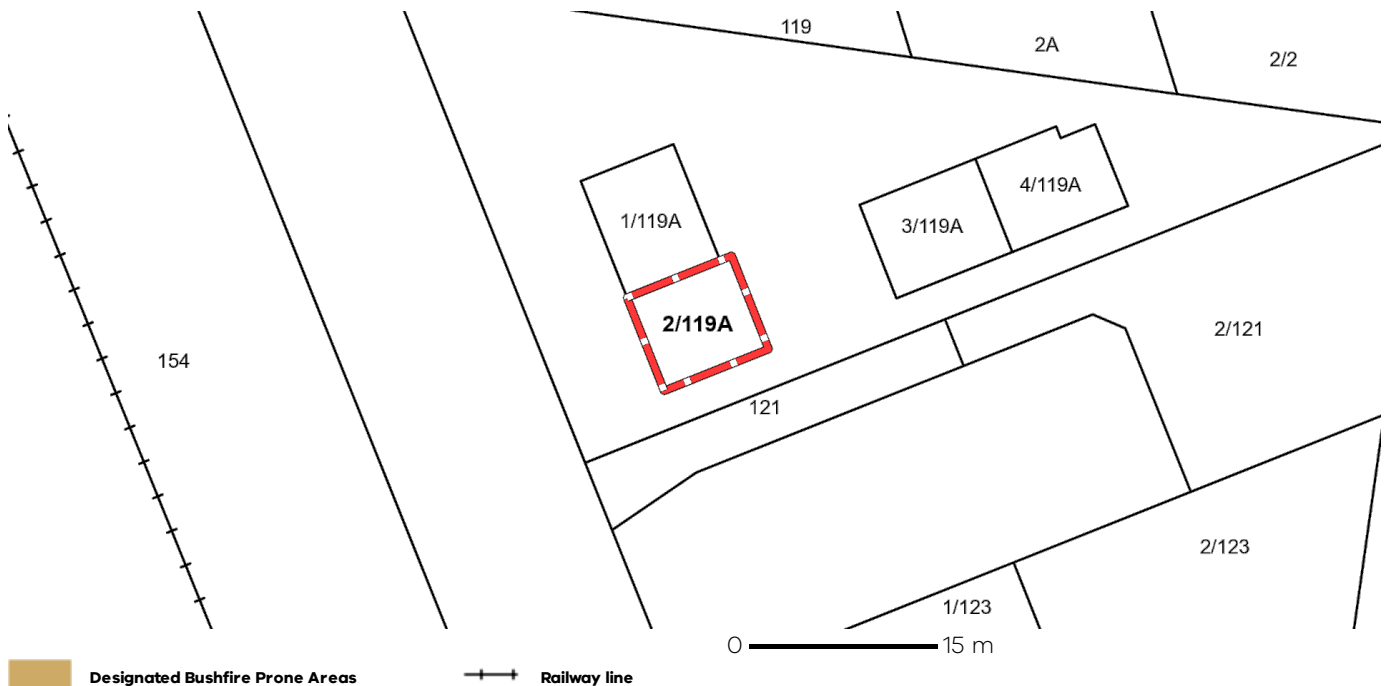
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

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

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

5 May 2025

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

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

Property Address:	Lot 2 LP 7050, Lot 5 LP 7050 2/119A Underwood Road FERNTREE GULLY VIC 3156
Your Ref:	76646876-020-6:55311
Council Ref:	20030668

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

No discoveries have been made.

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

No discoveries have been made.

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

No discoveries have been made.

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

Details of any consents for demolition issued:

No discoveries have been made.

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

Regards,
Business Support - City Planning and Building
Knox City Council

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

Property Clearance Certificate

Land Tax



MELANIA SERWYLO

Your Reference:	LD:76646876-014-5.STOREY
Certificate No:	90352465
Issue Date:	05 MAY 2025
Enquiries:	CXN2

Land Address:	UNIT 2, 119A UNDERWOOD ROAD FERNTREE GULLY VIC 3156
---------------	---

Land Id	Lot	Plan	Volume	Folio	Tax Payable
10160781	2	7050	9129	775	\$975.00

Vendor: KATHARINA STOREY
Purchaser: NOT APPLICABLE NOT APPLICABLE

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MISS KATHARINA STOREY	2025	\$270,000	\$975.00	\$0.00	\$975.00

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

Current Vacant Residential Land Tax	Year Taxable Value (CIV)	Tax Liability	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 (CIV):	\$575,000
SITE VALUE (SV):	\$270,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$975.00



Notes to Certificate - Land Tax

Certificate No: 90352465

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

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

General information

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

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$975.00

Taxable Value = \$270,000

Calculated as \$975 plus (\$270,000 - \$100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$5,750.00

Taxable Value = \$575,000

Calculated as \$575,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 90352465

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: 90352465

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

Commercial and Industrial Property Tax



MELANIA SERWYLO

Your Reference: LD:76646876-014-5.STOREY 7765

Certificate No: 90352465

Issue Date: 05 MAY 2025

Enquires: CXN2

Land Address: UNIT 2, 119A UNDERWOOD ROAD FERNTREE GULLY VIC 3156

Land Id	Lot	Plan	Volume	Folio	Tax Payable
10160781	2	7050	9129	775	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
120	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.	

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE: \$575,000

SITE VALUE: \$270,000

CURRENT CIPT CHARGE: \$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 90352465

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

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

must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Property Clearance Certificate

Windfall Gains Tax



MELANIA SERWYLO

Your	LD:76646876-014-5.STOREY
Reference:	7765
Certificate No:	90352465
Issue Date:	05 MAY 2025

Land Address: UNIT 2, 119A UNDERWOOD ROAD FERNTREE GULLY VIC 3156

Lot	Plan	Volume	Folio
2	7050	9129	775

Vendor: KATHARINA STOREY
Purchaser: NOT APPLICABLE NOT APPLICABLE

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

Comments: No windfall gains tax liability identified.

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

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00



Notes to Certificate - Windfall Gains Tax

Certificate No: 90352465

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

<div><div><div>BPAY</div><div></div></div><div><div>Billers Code: 416073</div><div>Ref: 90352469</div></div></div> <div><div>Telephone & Internet Banking - BPAY®</div><div>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</div><div>www.bpay.com.au</div></div>	<div><div><div>CARD</div><div></div></div><div><div>Ref: 90352469</div></div></div> <div><div>Visa or Mastercard</div><div>Pay via our website or phone 13 21 61.</div><div>A card payment fee applies.</div><div>sro.vic.gov.au/payment-options</div></div>	<div><div>Important payment information</div><div>Windfall gains tax payments must be made using only these specific payment references.</div><div>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</div></div>
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LAND INFORMATION CERTIFICATE
SECTION 121 LOCAL GOVERNMENT ACT 2020
LOCAL GOVERNMENT (LAND INFORMATION) REGULATIONS 2021

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

APPLICANT REFERENCE: 76646876-018-3:55310
DATE: 02-May-2025
CERTIFICATE NO. 107669



BILLER CODE: 18077
REF. NO. 1414441

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

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

ASSESSMENT NO: 1414441

PROPERTY LOCATION: 2/119A Underwood Road
 FERNTREE GULLY VIC 3156

VALUATIONS

SITE VALUE: \$270,000

CAPITAL IMPROVED VALUE: \$575,000

NET ANNUAL VALUE: \$28,750

RELEVANT DATE: 01/01/2024

OPERATIVE DATE: 01/07/2024

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

PROPERTY RATES & CHARGES FOR THE FINANCIAL YEAR ENDING 30/6/2025

<u>RATES & CHARGES</u>	<u>LEVIED</u> \$	<u>BALANCE</u> \$
ARREARS (RATES, WASTE, INTEREST, FSPL, LLCC) B/F 30/6/2024 DUE AND PAYABLE IMMEDIATELY		\$0.00
INTEREST	\$0.00	
LEGAL COSTS	\$0.00	
Municipal Rates	\$842.35	
Optional Waste Charges	\$53.10	
Residential Waste Charges	\$428.20	
State Landfill Levy	\$0.00	
State Fire Services Property Levy	\$182.00	
	\$	
SUB TOTAL RATES AND CHARGES DUE	\$1,505.65	\$1,505.65
PENSION REBATE	\$0.00	
RECEIPTS	\$-1,505.65	
TOTAL RATES AND CHARGES DUE		\$0.00
SPECIAL RATES /SPECIAL CHARGES		
		\$0.00
OPEN SPACE CONTRIBUTION		
TOTAL OUTSTANDING		\$ 0.00

RATES NOT BEING PAID BY INSTALMENTS ARE DUE AND PAYABLE IN FULL BY 15 FEBRUARY 2025 AND INTEREST AT THE RATE OF 10% WILL CONTINUE TO ACCRUE ON ANY OVERDUE RATES AND CHARGES UNTIL PAID IN FULL

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

CERTIFICATE NO: 107669

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

PROPERTY LOCATION Lot 2 LP 7050, Lot 5 LP 7050

AVPCC 120 Single Unit Villa Unit Townhouse

NOTICES AND ORDERS

FLOOD LEVEL

THIS COUNCIL DOES NOT SPECIFY FLOOD LEVELS
Information in regard to any designated Flood Level may be obtained from Land Development Team Melbourne Water.

POTENTIAL LIABILITIES

Notices and Orders issued as described above:

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

ADDITIONAL INFORMATION

I acknowledge having received the sum of \$29.70 being the fee for this certificate.

Delegated Officer:  Authorised By: Dianne Harrod

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

Statement for property:
UNIT 2 LOT 2 119A UNDERWOOD
ROAD FERNTREE GULLY 3156
2 RP 7050

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
56Q/17970/26	LANDATA CER 76646876-030-5	02 MAY 2025	49221034

1. Statement of Fees Imposed

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

(a) By Other Authorities

Parks Victoria - Parks Service Charge	01/04/2025 to 30/06/2025	\$21.79
Melbourne Water Corporation Total Service Charges	01/04/2025 to 30/06/2025	\$30.52

(b) By South East Water

Water Service Charge	01/04/2025 to 30/06/2025	\$22.58
Sewerage Service Charge	01/04/2025 to 30/06/2025	\$98.05
Subtotal Service Charges		<u>\$172.94</u>
Payments		\$0.04
TOTAL UNPAID BALANCE		\$172.90

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

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

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

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

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at www.southeastwater.com.au.
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.

AUTHORISED OFFICER:



LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

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

- If this property has recently been subdivided from a “parent” title, there may be service or other charges owing on the “parent” which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (General) Regulations 2021, please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

2. Encumbrance Summary

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

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

Melbourne Water provides main drainage services to this property, consistent with the standards that applied at the time Melbourne Water drainage system was constructed. In the event of a storm exceeding the design capacity of the underground drain /open drain, this property will be affected by overland flows. The estimated flood level for this property that has a probability of 1% in any one year is RL 122.2 metres to Australian Height Datum (AHD). A licensed surveyor should be engaged to determine the exact effect of the applicable flood level on the property. For any further information contact Melbourne Water on 9679-7517.

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

AUTHORISED OFFICER:

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

LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

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

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

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

Important Warnings

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

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

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

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

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

3. Disclaimer

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

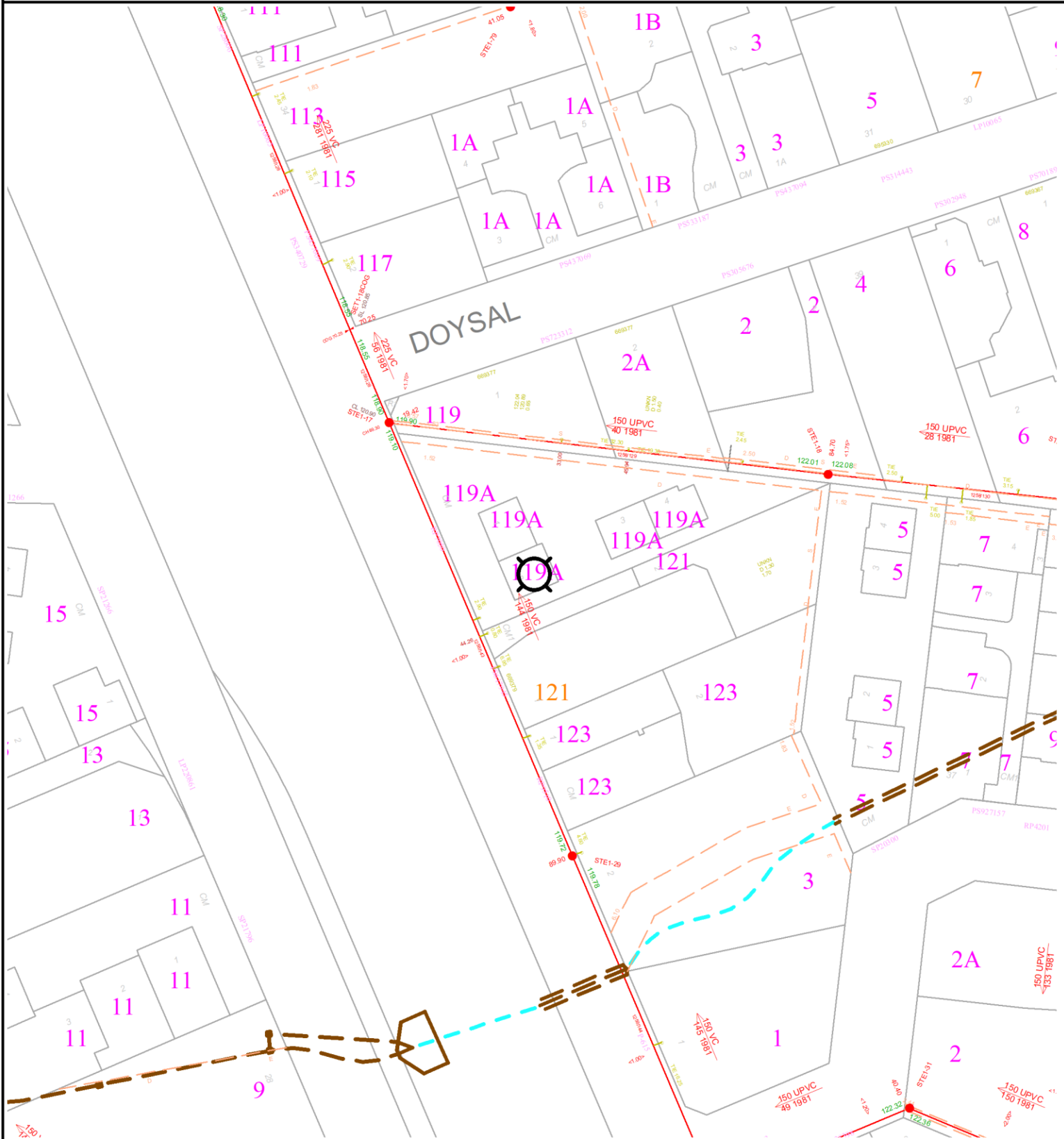
South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian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

AUTHORISED OFFICER:

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

LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

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



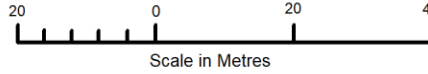
WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly,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

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

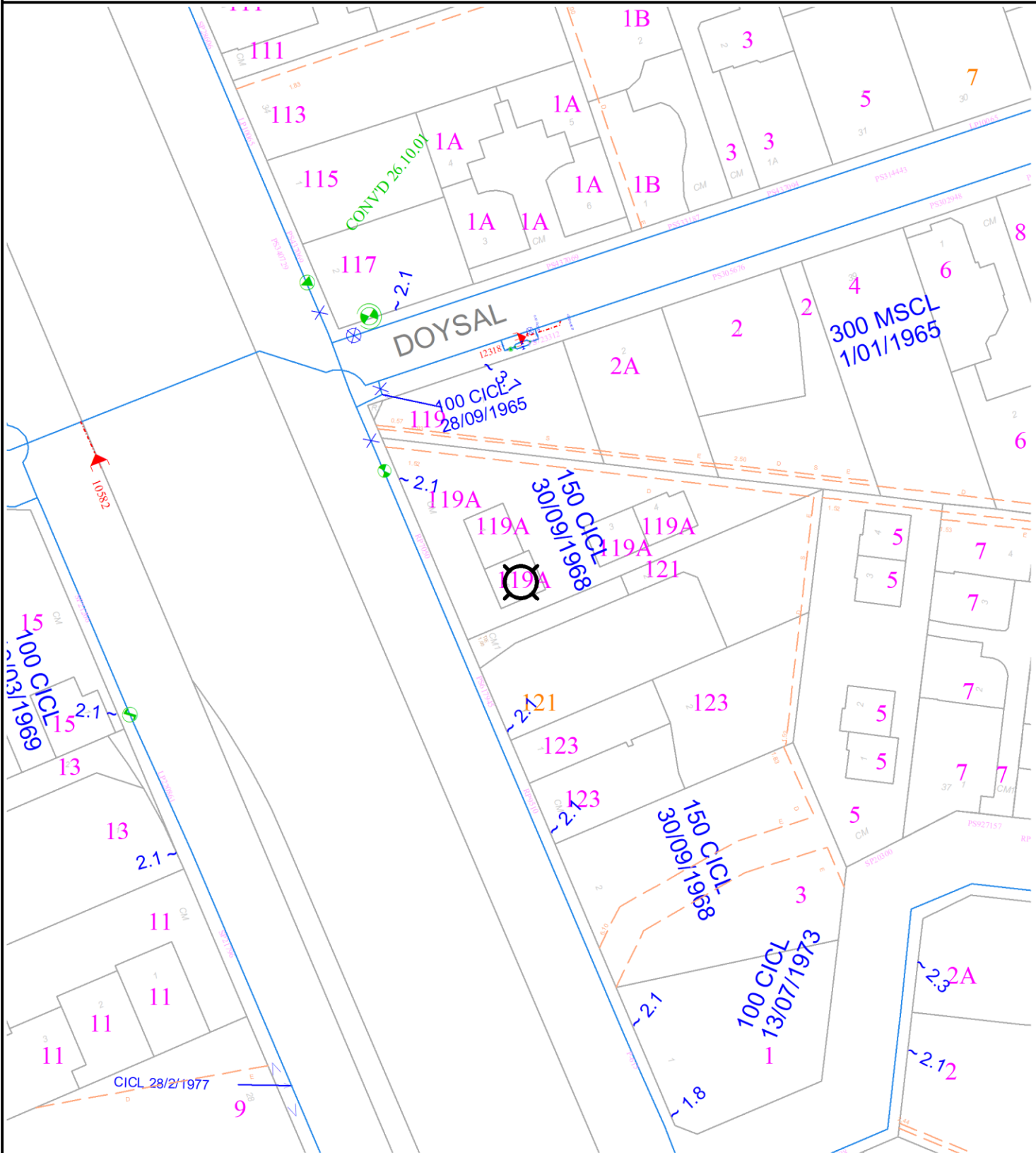


Property: Lot 2 UNIT 2 119A UNDERWOOD ROAD FERNTREE GULLY 3156

Case Number: 49221034



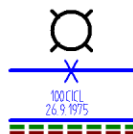
Date: 02MAY2025



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

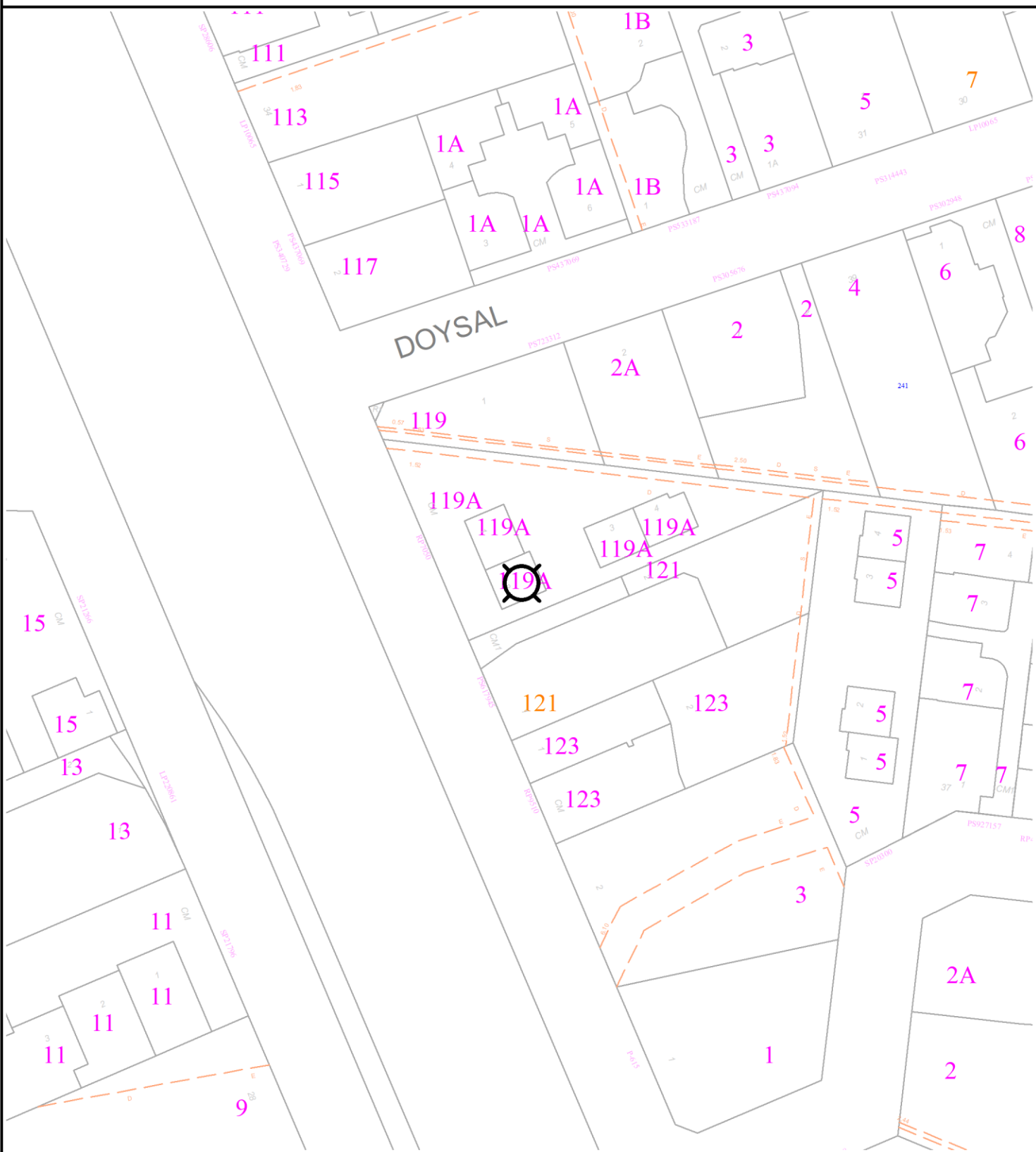
LEGEND

- Title/Road Boundary
- Proposed Title/Road
- Easement












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

- Hydrant
- Fireplug/Washout
- Offset from Boundary



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

LEGEND

- | | | | | | | |
|--|---------------------|---|--------------------------------|---|---|----------------------|
| | Title/Road Boundary |  | Subject Property |  |  | Hydrant |
| | Proposed Title/Road | | Recycled Water Main Valve |  |  | Fireplug/Washout |
|  | Easement |  | Recycled Water Main & Services |  |  | Offset from Boundary |



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Melania Serwylo
4/1567 Burwood highway
TECOMA 3160

Client Reference: STOREY 7765

NO PROPOSALS. As at the 2th May 2025, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

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

Unit 2 119A UNDERWOOD ROAD, FERNTREE GULLY 3156
CITY OF KNOX

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

Date of issue: 2th May 2025

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 76646876 - 76646876100220 'STOREY 7765'

Owners Corporation Certificate

Section 151 Owners Corporations Act 2006 and Reg 11 Owners Corporations Regulations 2007
Subdivision Act 1988

As at 07/05/2025

This certificate consolidates all information and all financial liabilities for the lot in relation to the owners corporations named on this form.

IMPORTANT: The information in this certificate is issued on **07/05/2025**.
You should obtain an update over the phone immediately prior to settlement.

1. OWNERS CORPORATION DETAILS

Plan Number: **RP 7050**
Address of Plan: **119A Underwood Road, Ferntree Gully**

Lot Number this Statement relates to: **Lot 2**

2. CERTIFICATE DETAILS

Vendor: **Katharina Storey**
Purchaser:
Address:
Phone/Email:

3. CURRENT ANNUAL LEVY FEES FOR LOT 2

The present fees for the above Lot are **\$\$1,982.00** per annum.
For the year **(01/01/2025 - 31/12/2025)** paid **Quarterly**.

Period	Amount	Due Date	Status	Outstanding
01/01/2025 - 31/03/2025	\$495.50	01/01/2025	Paid	\$0.00
01/04/2025 - 30/06/2025	\$495.50	01/04/2025	Paid	\$0.00
01/07/2025 - 30/09/2025	\$495.50	01/07/2025	Not due yet	\$0.00
01/10/2025 - 31/12/2025	\$495.50	01/10/2025	Not due yet	\$0.00

If settlement should occur on or after any due date the next fee instalment will also be due and payable plus a top up fee if the budget increased at the AGM.

4. Unpaid fees and levies presently total **\$0.00**,
Plus penalty interest totalling **\$0.00**
This Lot is in Credit in the amount of \$0.00

5. SPECIAL LEVIES

The following Special Levies have been raised and are payable on the dates indicated below:-

Due Date	Amount	Details	Status

6. OTHER CHARGES

There are currently no additional charges payable by Lot 2 that relate to work performed by the Owners Corporation or some other act that incurs additional charges.

7. FUNDS HELD BY OWNERS CORPORATION

The Owners Corporation holds the following funds as at 07/05/2025

Cash at Bank	Amount
Administrative Fund	\$273.59
Maintenance Fund	\$0.00

8. The Owners Corporation currently has the following insurance cover in place:

Policy No	Insurer	Type	Sum	Premium
HS0006122934 22/03/2025 - 22/03/2026	CHU Strata Insurance	Building/Common Property	\$1,400,000.00	\$3,376.55
		Loss of Rent/Temp Accommodation	\$210,000.00	Water Damage: \$2,500
		Community Property	\$14,000.00	
		Public Liability	\$20,000,000.00	
		Voluntary Workers	\$200,000.00 (\$2,000.00 per week)	
		Fidelity	\$250,000.00	
		Government Audit Costs	\$25,000.00	
		Appeals Expenses	\$100,000.00	
		Legal Expenses	\$50,000.00	
		Lot Owners Fixtures & Improvements	\$250,000.00	

9. The Owners Corporation has not resolved that members may arrange their own insurance under Section 63 of the Act. Where the Owners Corporation has done so, the date the resolution was made is .

10. CONTINGENT LIABILITIES

Are there any liabilities of the Owners Corporation that are not covered by annual fees, specials levies and repairs and maintenance as set out in (3) to (6) above? If so, then provide details: Any Occupational Health and Safety hazards or Essential Services repairs reported are not accounted for in the budget and may be funded by striking a special levy. - **NIL**

11. CONTRACTS OR AGREEMENTS AFFECTING COMMON PROPERTY

- Electricity - 1st Energy
- Water - South East Water

12. AUTHORITIES OR DEALINGS AFFECTING COMMON PROPERTY

The Owners Corporation has not granted any authorities or dealings affecting the Common Property.

13. AGREEMENTS TO PROVIDE SERVICES

The Owners Corporation has made agreements to provide services to members and occupiers for a fee as follows - **NIL**

14. NOTICES OR ORDERS

The Owners Corporation has no notices or been served orders in the last 12 months that have not been satisfied.

15. CURRENT OR FUTURE PROCEEDINGS

The Owners Corporation is party to any proceedings or aware of any notices or orders which may give rise to proceedings as follows - **NIL**

16. APPOINTMENT OF AN ADMINISTRATOR

The owners corporation is not aware of an application or a proposal for the appointment of an administrator.

17. PROFESSIONAL MANAGER DETAILS

Name of Manager:	GIA Owners Corporation Pty Ltd
Address of Manager:	PO Box 352, BATMAN VIC 3058
Telephone:	03 9355 8767
Email Address:	info@giaownerscorp.com.au

18. DOCUMENTS REQUIRED - To be attached to the Owners Corporation Certificate are:

A copy of the Minutes of the last Annual General Meeting of the Owners Corporation

A copy of the consolidated rules registered at Land Victoria

A copy of Schedule 3 of the Owners Corporation regulations 2007 entitled "statement of advice and information for prospective purchasers and Lot Owners"

NOTE:

More information on prescribed matters may be obtained from an inspection of the Owners Corporation register by making written application to the Manager.

*Further information on prescribed matters can be obtained by inspection of the owners corporation register.
An applicable fee to provide this service will apply.*

IMPORTANT

1. Information contained in this certificate is correct to the best of our knowledge at the date of issue.
2. This information is subject to change without notice.
It may be prudent to obtain a verbal update prior to settlement of the property. An update will be provided at no cost if requested within 90 days of the issue date. Once that 90 day period has lapsed an application must be made for a new certificate.
3. No other information given in relation to this certificate will be acknowledged as correct unless it is provided by the signatory.

*The owners corporation register can be inspected for additional information.
A fee applies pursuant to Section 150 of the Owners Corporation Act 2006.*

Saad Saleem

Date of Issue:

07/05/2025

Ph: 03 9355 8767
saad@giaownerscorp.com.au

*Signed in the capacity of Manager pursuant to an
instrument of delegation made by the Owners
Corporation*

Prepared By: Saad Saleem

Payment Details:



**Biller Code: 96503
Ref: 24127715136385**

Mobile & Internet Banking - BPAY
Make this payment from your preferred bank account

Owners Corporations Regulations 2007
SCHEDULE 2

Form 2

Owners Corporations Regulations 2007 Reg. 12

**STATEMENT OF ADVICE AND INFORMATION FOR PROSPECTIVE
PURCHASERS AND LOT OWNERS**

What is an owners corporation?

The lot you are considering buying is part of an owners corporation. Whenever a plan of subdivision creates common property, an owners corporation is responsible for managing the common property. When purchasing a lot that is part of an owners corporation, buyers automatically become members of the owners corporation.

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

How are decisions made by an owners corporation?

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

Owners corporation rules

The owners corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, occupiers or guests and grievance procedures. You should look at the owners corporation rules to consider any restrictions imposed by the rules.

Lot entitlement and lot liability

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of owners corporation expenses that each lot owner is required to pay. Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

Further information

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

Management of an owners corporation.

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

IF YOU ARE UNCERTAIN ABOUT ANY ASPECT OF THE OWNERS CORPORATION
OR THE DOCUMENTS YOU HAVE RECEIVED FROM THE OWNERS
CORPORATION, YOU SHOULD SEEK EXPERT ADVICE.

GIA OWNERS CORPORATION

PO BOX 352, Batman VIC 3058

P. 03 9355 8767

info@giaownerscorp.com.au

www.giaowners corp.com.au



Friday, 21 March 2025

Minutes of the Annual General Meeting

Held on Thursday, 20 March 2025 at
via Microsoft Teams at 4:00PM

OWNERS CORPORATION 1 PLAN NO. RP7050
119A Underwood Road, FERNTREE GULLY, VIC 3156

1.0 ELECT A CHAIRPERSON OF THE MEETING

- 1.1 It was agreed that Mr Fazli Ibrahim chair the meeting.
- 1.2 It was agreed that Mr Fazli Ibrahim be authorised to take the minutes.
- 1.3 The meeting commenced at 4:03PM

2.0 ATTENDANCE, APOLOGIES AND PROXIES

- 2.1 **Non-Member in Attendance:** Mr Fazli Ibrahim from GIA Owners Corporation.
- 2.2 **Apologies:** Lot 3 - Beck Chiang Lee & Susan Geck Kong Lee
- 2.3 **Proxies & Attendance:**

Lot No.	Lot Entitlement	Member Name	Present / Proxy	Proxy
1	25	Mr Geoffrey Michael Baker	Present	

3.0 QUORUM

The members are advised that the meeting did not achieve the quorum required by Section 77 of the Owners Corporations Act 2006, as there were less than 50% of the lot owners present, in person or proxy, and less than 50% of the lot entitlement present.

Pursuant to Section 78, of the *Owners Corporations Act 2006*, the meeting proceeds without a quorum and all decisions made are interim decisions.

The minutes must be distributed within 14 days and, unless members representing 25% of voting entitlement petition within a further 14 days for a further meeting, the interim decisions become binding decisions.

4.0 MINUTES

The members of the Owners Corporation resolved to accept the minutes of the Annual General Meeting held on 18 September 2024.

Voting: For: 1 Against: 0 Outcome: Passed

5.0 MANAGER'S REPORT

The members resolved to accept the Manager's Report.

Voting: For: 1 Against: 0 Outcome: Passed

6.0 COMMITTEE'S REPORT

There was no Committee's Report Presented at the meeting.

7.0 INSURANCE REVIEW

The members of the Owners Corporation resolved to accept the current level of insurance cover.

Voting: For: 1 Against: 0 Outcome: Passed

8.0 INSURANCE VALUATION

- a. The last insurance valuation that was conducted on the 18th of March 2022 with a value at that time of \$1,400,000.00. was tabled and reviewed.
- b. It was resolved not to obtain an insurance valuation this year but to consider the matter at the next Annual General Meeting.

Voting: For: 1 Against: 0 Outcome: Passed

9.0 FINANCIAL STATEMENTS

The members of the Owners Corporation resolved to adopt the Financial Statements presented by the manager for the year ended 31/12/2024.

Voting: For: 1 Against: 0 Outcome: Passed

10.0 BUDGET – ADMINISTRATION FUND

The members of the Owners Corporation resolved to set the annual budget at \$7,000.00.

The members further resolved that the accepted administration budget be levied in accordance with Section 23 of the *Owners Corporations Act 2006* based on lot liability, by notice from the manager, quarterly in advance, on the due date being the first day of January, April, July and October 2025.

Voting: For: 1 Against: 0 Outcome: Passed

Note, an adjustment may be required to the periodic charges to enable collection of the full amount of the agreed budget within the financial year.

11.0 BUDGET – MAINTENANCE FUND

The members of the Owners Corporation resolved not to establish a maintenance fund.

Voting: For: 1 Against: 0 Outcome: Passed

Note, an adjustment may be required to the periodic charges to enable collection of the full amount of the agreed budget within the financial year.

12.0 PENALTY INTEREST

The members of the Owners Corporation resolved that interest is to be charged on fees in arrears greater than 30 days at the interest rate payable under the *Penalty Interest Rates Act 1983* (currently 10%). It was resolved that this item will not be included at the next AGM agenda.

Voting: For: 1 Against: 0 Outcome: Passed

13.0 DEBT COLLECTION AND COST RECOVERY

The members of the Owners Corporation resolved to engage the services of a debt collection agency and/or legal firm for the purpose of collecting overdue Owners Corporation fees, and that should it be required the matter can be filed with a court of competent jurisdiction which may include but not be limited to, the Victorian Civil Administrative Tribunal or the Magistrates Court of Victoria and the County Court of Victoria.

The members of the Owners Corporation resolved that the costs incurred by the Owners Corporation, in recovering fees and levies due under Section 32 of the *Owners Corporations Act 2006*, will be fully recoverable from the indebted lot by striking a special levy against that lot.

Voting: For: 1 Against: 0 Outcome: Passed

14.0 GENERAL MAINTENANCE

Lot owners were advised that failure to carry out necessary maintenance (e.g. gutter & pit cleaning) may impact the insurance coverage i.e. claims arising due to overlooking general maintenance may be denied.

15.0 MAINTENANCE WORKS FOR INDIVIDUAL UNITS & EMERGENCY REPAIRS

The members of the Owners Corporation resolved that in the event of an emergency and/or enforced maintenance repairs, the manager will organise for an appropriate tradesperson to attend to and rectify the problem. The lot owner identified to be responsible for rectifying the issue will pay the cost of repairs. Similarly, the Owners Corporation will pay the cost of repairs if the Owners Corporation is identified as being responsible for rectifying the issue.

Voting: For: 1 Against: 0 Outcome: Passed

The members of the Owners Corporation resolved that the manager would strike a special levy if expenses for emergency repairs and maintenance have not been budgeted for.

Voting: For: 1 Against: 0 Outcome: Passed

16.0 COMMITTEE ELECTION & DELEGATION OF POWERS TO THE COMMITTEE

Pursuant to Section 98(1) of the *Owners Corporations Act 2006*, if an owners corporation does not have a committee, the lot owners must elect a member to be the chairperson of the owners corporation. Therefore, the members resolved to appoint the following member to be the Chairperson of the Owners Corporation.

- Mr Geoffrey Michael Baker

17.0 GENERAL BUSINESS

No general business was brought forward.

18.0 CLOSE OF MEETING

The Chairperson declared the meeting closed at 4:17PM

NOTICE SETTING OUT THE EFFECT OF SECTION 78 (SUBSECTION 4) WHEN A QUORUM IS NOT MET AT THE GENERAL MEETING

Under Section 77 of the *Owners Corporations Act 2006* a quorum for a General Meeting is at least 50% of the total votes or if 50% is not available the quorum is at least 50% of the lot entitlement.

Subject to Section 78 (subsection 4) of the *Owners Corporations Act 2006* if there is not a quorum, the General Meeting may proceed but all resolutions are Interim resolutions.

Section 78 (subsection 4) states Interim resolutions become resolutions of the Owners Corporation

- (a) Subject to paragraphs (b) and (c), 29 Days from the date of the interim resolution: or
- (b) If notice of a special general meeting is given within that 29-day period and the meeting is held within 28 days after the notice is given only if confirmed at the meeting: or
- (c) If notice of a special general meeting is given within that 29-day period and the meeting is held within 28 days after the notice is given, at the end of that 28-day period.

Note: The effect of subsection (4) is that an interim resolution cannot be acted on for 29 days after it is made but if notice of a special general meeting is given within that 29-day period, the interim cannot be acted on until the resolution is confirmed at the meeting (which must be held within 28 days after the notice is given) or if the meeting is not held, until the end of that 28-day period.

Section 78 (subsection 5) states that an interim resolution cannot be made under this section in respect of a matter requiring a unanimous resolution or a special resolution.

Model rules for an owners corporation

Regulation 11 | Owners Corporations Regulations 2018

1. Health, safety and security

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

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

1.2 Storage of flammable liquids and other dangerous substances and materials

- (1) Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.
- (2) This rule does not apply to—
 - (a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or
 - (b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

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

1.4 Smoke penetration

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

1.5 Fire safety information

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

2. Committees and sub-committees

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

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

3. Management and administration

3.1 Metering of services and apportionment of costs of services

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

4. Use of common property

4.1 Use of common property

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

4.2 Vehicles and parking on common property

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

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

4.3 Damage to common property

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

5. Lots

5.1 Change of use of lots

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

Example

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

5.2 External appearance of lots

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

5.3 Requiring notice to the owners corporation of renovations to lots

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

6. Behaviour of persons

6.1 Behaviour of owners, occupiers and invitees on common property

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

6.2 Noise and other nuisance control

- (1) An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.
- (2) Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

7. Dispute resolution

- (1) The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.
- (2) The party making the complaint must prepare a written statement in the approved form.
- (3) If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.
- (4) If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.
- (5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 28 working days after the dispute comes to the attention of all the parties.
 - (a) A meeting under subrule (5) may be held in person or by teleconferencing, including by videoconference.
- (6) A party to the dispute may appoint a person to act or appear on the party's behalf at the meeting.
 - (a) Subject to subrule (6b), the grievance committee may elect to obtain expert evidence to assist with the resolution of the dispute.
 - (b) The grievance committee may obtain expert evidence to assist with the resolution of a dispute if the owners corporation or the parties to the dispute agree in writing to pay for the cost of obtaining that expert evidence.
- (7) If the dispute is not resolved, the grievance committee or owners corporation must notify each party of the party's right to take further action under Part 10 of the *Owners Corporations Act 2006*.
- (8) This process is separate from and does not limit any further action under Part 10 of the *Owners Corporations Act 2006*.



GIA OWNERS CORPORATION

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LEASE OF COMMON PROPERTY

OF

OWNERS CORPORATION RP7050

119A UNDERWOOD ROAD, FERNTREE GULLY, VIC 3156

BETWEEN

OWNERS CORPORATION RP 7050

AND

OWNER OF LOT "2" – KATHARINA STOREY

DATED 12 JUNE 2025

LEASE OF COMMON PROPERTY

PARTIES

Lessor:

Owners Corporation No. RP7050
of 119A UNDERWOOD ROAD, FERNTREE GULLY, VIC 3156
("the Lessor")

Lessee:

KATHARINE SOTREY
of 2/119A UNDERWOOD ROAD, FERNTREE GULLY, VIC 3156
("the Lessee")

RECITALS

- A.** The Lessor is responsible for the management and control of the common property at 119A UNDERWOOD ROAD, FERNTREE GULLY, VIC 3156 pursuant to Plan of Subdivision No. RP 7050 ("the Plan").
- B.** The Lessee is the registered Lot owner of Lot 2 under the Plan.
- C.** The Lessor has agreed to lease to the Lessee exclusive possession of the portion of common property shown and marked "Lot 2 LA" on the attached Lease Plan ("the Leased Area"), upon the terms and conditions set out in this Lease.

OPERATIVE PROVISIONS

1. Definitions and Interpretation

This Lease is to be interpreted according to the following rules.

1.1 Defined Terms

Expression	Meaning
Act	Owners Corporations Act 2006 (Vic) and any regulations or instruments made under it.
Lessor	The Owners Corporation named in this Lease, or any person or body entitled to enforce the terms of this Lease.
Lessee	The person or entity named as the Lessee in this Lease, including any permitted transferee or assignee.

Leased Area	The portion of common property shown and marked "Lot 2 LA" on the Lease Plan attached to this Lease.
Lease Plan	The plan extract, annexed to and forming part of this Lease, identifying the Leased Area.
Term	The period of the Lease as stated in clause 1, including any extension or renewal period.
Rent	The amount specified in clause 2 of this Lease or as varied in writing by agreement of the parties.

1.2 Interpretation Rules

- A. Words importing the singular include the plural and vice versa; words importing a gender include all other genders.
- B. References to laws or legislation include regulations, rules, and instruments made under them, and any laws which amend, consolidate, re-enact or replace them.
- C. Clause headings are for reference only and do not affect interpretation.
- D. An obligation imposed by this Lease on or in favor of more than one person binds or benefits all of them jointly and each of them individually.
- E. A reference to a "person" includes a corporation, body corporate, statutory authority, or other legal entity.
- F. A reference to a party includes that party's executors, administrators, successors and permitted assigns.
- G. If any provision of this Lease is found to be unenforceable, it must be read down to the extent necessary to be enforceable. If it cannot be read down, it is severed without affecting the remainder of the Lease.
- H. This Lease is governed by and interpreted in accordance with the laws of the State of Victoria.

2. Term

The term of this Lease shall be 99 years, commencing on, 19th June 2019 subject to earlier termination as set out in this Lease.

3. Rent

The Lessee shall pay to the Lessor nominal rent of \$1.00 per annum, payable on the anniversary of the commencement date each year.

4. Use of Leased Area

The Leased Area is to be used exclusively for the ordinary uses enjoyed by a lot-owner adhering to the rules of the owners corporation, and for no other purpose without prior written consent of the Lessor.

5. Maintenance and Repair

The Lessee shall, at its own expense, keep the Leased Area in a clean and properly maintained condition to a standard reasonably required by the Lessor and shall not seek contribution from the Lessor for such works.

6. Alterations

The Lessee shall not make any alterations or additions to the Leased Area without the prior written consent of the Lessor.

7. Right of Access by Lessor

The Lessor and its agents, employees or contractors shall have the right to enter the Leased Area at any time and without notice for the purpose of inspection, maintenance, repair or other duties relating to the management of the common property in accordance with the Owners Corporations Act 2006. The Lessee must not obstruct or prevent such access and shall take all reasonable steps to facilitate it.

8. Indemnity for Damage During Access

In the event that the Lessor or its agents, while accessing or carrying out works to the common property, causes damage to any fence, structure or other improvement erected by or for the benefit of the Lessee within the Leased Area, the Lessee shall indemnify and keep indemnified the Lessor against any liability, cost or expense incurred by the Lessor in rectifying or repairing such damage, provided such access and resulting damage was reasonably necessary and not caused by the wilful misconduct or negligence of the Lessor.

9. Insurance

The Lessee must, at its own cost, take out and maintain appropriate insurance over the Leased Area for the duration of the Lease, including public liability insurance and coverage for any fixtures, structures or improvements placed by the Lessee. The Lessee must, upon written request by the Lessor, provide evidence of current insurance policies and certificates of currency.

10. Variation

This Lease may be varied by a resolution passed at a general meeting of the Owners Corporation and notified in writing to the Lessee. Any such variation shall be binding on the Lessee, provided the variation is reasonable and not inconsistent with the terms of the Owners Corporations Act 2006 or any other applicable law.

11. Termination

This Lease may be terminated:

- A. By the Lessee upon giving three months' written notice.
- B. By the Lessor upon breach of this Lease by the Lessee, provided the Lessee fails to rectify the breach within 28 days of written notice.
- C. Automatically, if the Lessee ceases to be the registered proprietor or occupier of the associated Lot.

12. Reinstatement

Upon termination or expiration, the Lessee must, at its own cost, reinstate the Leased Area to its original condition unless the Lessor agrees otherwise in writing.

13. Nature of Interest

This Lease grants exclusive possession of the Leased Area for the term stated and does not confer ownership or any estate beyond the rights expressly granted herein. The Lessee must not assign, sublease or otherwise transfer its rights without the written consent of the Lessor. Consent can be provided by the Owners Corporation Manager in writing.

14. Environmental Restrictions

The Lessee must not store or use any hazardous, flammable, or environmentally harmful materials in the Leased Area.

15. Dispute Resolution

Any dispute arising under this Lease shall be resolved in accordance with the dispute resolution procedures set out in the Owners Corporations Act 2006, including referral to the Victorian Civil and Administrative Tribunal (VCAT) if necessary.

16. Notices

Any notice required under this Lease must be in writing and may be served personally, by post, or by email to the last known address of the party.

14. EXECUTED AS A DEED

Executed by the Lessor:

THE COMMON SEAL of OWNERS CORPORATION NO. [RP7050]

was affixed in accordance with the Owners Corporations Act 2006 on 03/06/2025.



AUTHORISED BY THE SPECIAL RESOLUTION OF THE OWNERS CORPORATION AT AGM DATED 18 JUNE 2019.

Executed by the Lessee:

Signature

Katharina Storey

Name

Katharina Storey.

Role

Lot 2 Owner

Date

13/6/2025

A copy of the subdivision plan with the Leased Area clearly marked green.

