Contract of Sale of Land

Property address:	80 Urban Drive, Williams Landing VIC 3027

The vendor agrees to sell and the purchaser agrees to buy the property, being the land and the goods, for the price and on the terms set out in this contract.

The terms of this contract are contained in the:

- Particulars of sale; and
- Special conditions, if any; and
- General conditions

in that order of priority.

IMPORTANT NOTICE TO PURCHASERS

Cooling-off period

Section 31, Sale of Land Act 1962

You may end this contract within 3 clear business days of the day that you sign the contract if none of the exceptions listed below applies to you.

You must either give the vendor or the vendor's agent written notice that you are ending the contract or leave the notice at the address of the vendor or the vendor's agent to end this contract within this time in accordance with this cooling-off provision.

You are entitled to a refund of all the money you paid **except** for $100 or 0.2% of the purchase price (whichever is more) if you end the contract in this way.

Exceptions

The 3-day cooling-off period does not apply if:

- you bought the property at or within 3 clear business days before or after a publicly advertised auction; or
- the property is used primarily for industrial or commercial purposes; or
- the property is more than 20 hectares in size and is used primarily for farming; or
- you and the vendor have previously signed a contract for the sale of the same land in substantially the same terms; or
- you are an estate agent or a corporate body.

Notice to purchasers of property “off-the-plan”

Section 9AA(1A), *Sale of Land Act 1962*

You may negotiate with the vendor about the amount of the deposit moneys payable under the contract of sale, up to 10 per cent of the purchase price.

A substantial period of time may elapse between the day on which you sign the contract of sale and the day on which you become the registered proprietor of the lot.

The value of the lot may change between the day on which you sign the contract of sale of that lot and the day on which you become the registered proprietor.

Signing of this contract

WARNING: THIS IS A LEGALLY BINDING CONTRACT. YOU SHOULD READ THIS CONTRACT BEFORE SIGNING IT.

Purchasers should ensure that prior to signing this contract, they have received:

- a copy of the section 32 statement required to be given by a vendor under section 32 of the *Sale of Land Act 1962* in accordance with Division 2 of Part II of that Act. In this contract, "section 32 statement" means the statement required to be given by a vendor under section 32 of the *Sale of Land Act* 1962: and
- a copy of the full terms of this contract.

The authority of a person signing:

- under power of attorney; or
- as director of a corporation; or
- as an agent authorised in writing by one of the parties must be noted beneath the signature.

Any person whose signature is secured by an estate agent acknowledges being given by the agent at the time of signing a copy of the terms of this contract.

Signed by the purchaser	
on dd/mm/yyyy	
Print name(s) of person(s) signing	
State nature of authority if applicable e.g. 'director', 'attorney under power of attorney'	

This offer will lapse unless accepted within [ ] clear business days (3 clear business days if none specified).

Signed by the vendor	
on dd/mm/yyyy	
Print name(s) of person(s) signing	Sarah Diane Battye and Bradley John Armstrong
State nature of authority if applicable e.g. 'director', 'attorney under power of attorney'	

The **day of sale** is the date by which both parties have signed this contract.

Table of Contents

PARTICULARS OF SALE **3**
SPECIAL CONDITIONS **8**
GENERAL CONDITIONS **10**
1. ELECTRONIC SIGNATURE 10
2. LIABILITY OF SIGNATORY 10
3. GUARANTEE 10
4. NOMINEE 10
5. ENCUMBRANCES 10
6. VENDOR WARRANTIES 11
7. IDENTITY OF THE LAND 12
8. SERVICES 12
9. CONSENTS 12
10. TRANSFER AND DUTY 12
11. RELEASE OF SECURITY INTEREST 12
12. BUILDER WARRANTY INSURANCE 14
13. GENERAL LAND LAW 14
14. DEPOSIT 15
15. DEPOSIT BOND 16
16. BANK GUARANTEE 17
17. SETTLEMENT 17
18. ELECTRONIC SETTLEMENT 18
19. GST 19
20. LOAN 20
21. BUILDING REPORT 20
22. PEST REPORT 21
23. ADJUSTMENTS 21
24. FOREIGN RESIDENTIAL CAPITAL GAINS WITHHOLDING 21
25. GST WITHHOLDING 22
26. TIME & CO-OPERATION 25
27. SERVICE 25
28. NOTICES 25
29. INSPECTION 26
30. TERMS CONTRACT 26
31. LOSS OR DAMAGE BEFORE SETTLEMENT 26
32. BREACH 27
33. INTEREST 27
34. DEFAULT NOTICE 27
35. DEFAULT NOT REMEDIED 27
GUARANTEE & INDEMNITY **29**
GENERAL RULES FOR THE CONDUCT OF PUBLIC AUCTIONS OF LAND **30**

Particulars of sale

Vendor's estate agent

Name:	Everywhere Real Estate
Address:	
Telephone:	
Fax:	
Email:	elena@everywhere.com.au

Vendor

Name(s):	Sarah Diane Battye and Bradley John Armstrong
Address:	

Vendor's legal practitioner or conveyancer

Name:	Homecall Conveyancing
Address:	4/265 High Street, Melton, VIC 3337
Telephone:	03 9743 2080
Fax:	
Email:	enquire@homecall.com.au

Purchaser

Name(s):	
Address:	

Purchaser's legal practitioner or conveyancer

Name:	
Address:	
Telephone:	
Fax:	
Email:	

Land (general conditions 7 and 13)

The land is described in the following table.

Certificate of Title reference				being lot	on plan
Volume	10831	Folio	408	6`4	PS PS509588A

or

described in the copy title(s) and plan(s) as attached to the Vendor's Statement if no title or plan references are recorded in the table above or if the land is general law land.

The land includes all improvements and fixtures.

Property address The address of the land	80 Urban Drive, Williams Landing VIC 3027
Goods sold with the land General condition 6.3(f). List or attach schedule.	All fixed floor coverings, light fittings, window furnishings and all fixtures and fittings of a permanent nature. (or attach Schedule)

Payment

Price	
Deposit	
by dd/mm/yyyy	
(of which [amount] has been paid)	
Balance payable at settlement	

Deposit bond

☐ General condition 15 applies only if the box is checked

Bank guarantee

☐ General condition 16 applies only if the box is checked

GST (general condition 19)

The price includes GST (if any) unless the words '**plus GST**' appear in this box:	
If this is a sale of a 'farming business' or 'going concern" then add the words '**farming business**' or '**going concern**' in this box:	
If the margin scheme will be used to calculate GST then add the words 'margin scheme' in this box	

Settlement (general condition 17 and 26.2)

Is due on: dd/mm/yyyy	

unless the land is a lot on an unregistered plan of subdivision, in which case settlement is due on the later of:

- the above date; or
- 14 days after the vendor gives notice in writing to the purchaser of registration of the plan of subdivision.

Lease (general condition 5.1)

At settlement the purchaser is entitled to vacant possession of the property unless the words '**subject to lease**' appear in this box:	

in which case refer to general condition 4.1. If '**subject to lease**' then particulars of the lease are:

(only complete the one that applies. Check tenancy agreement/lease before completing details.

****Residential tenancy agreement for a fixed term ending

****Periodic residential tenancy agreement determinable by notice

****Lease for a term ending…….with…….option to renew, each of…… years

Terms contract (general condition 30)

If this contract is intended to be a terms contract within the meaning of the *Sale of Land Act 1962* then add the words '**terms contract**' in this box	

and refer to general condition 30 and add any further provisions by way of special conditions.

Loan (general condition 20) – NOT APPLICABLE AT AUCTION

The following details apply if this contract is subject to a loan being approved:

Lender	
Loan amount	
Approval date	

Building report

☐ General condition 21 applies only if the box is checked

Pest report

☐ General condition 22 applies only if the box is checked

Special conditions

This contract does not include any special conditions unless the words '**special conditions**' appear in this box:	**SPECIAL CONDITIONS**

SPECIAL CONDITIONS

1. General Conditions Amended

The General Conditions are varied as follows:-

a) General Condition 23.1 is amended to read, "All periodic outgoings payable by thevendor, with the exception of Land Tax, and any rent and other income received inrespect of the property must be apportioned between the parties on the settlement date and any adjustments paid and received as appropriate."

b) General Condition 23.2b is deleted.

c) General Condition 23.3 Is amended to include the word "current" after the word "provide". The Purchaser will be in default of the Contract unless this condition is adhered to, which does not merge upon Settlement.

d) General Condition 28 does not apply to any amounts to which section 10G or 10 H ofthe Sale of Land Act 1962 applies.

e) General Condition 31.4, 31.5 and 31.6 are deleted.

f) General Condition 33 of this Contract is amended to provide that the interest rateshall be 6% per annum plus the rate for the time being fixed by section 2 of the Penalty Interest Rates Act 1983.

2. Vendor Statement

The Purchaser acknowledges before paying any money or signing any document in relationto this sale, the Purchaser received a copy of this Contract and a Vendor's Statement (Section 32) executed by the Vendor.

3. For Sale by Auction

If the Property is offered for sale by public auction, subject to the Vendor's reserve price, theRules for the conduct of the auction shall be as set out in Schedule 1 of the Sale of Land Registrations 2014 or any rules prescribed by regulation which modify or replace those Rules.

4. Restrictions Affecting the Land

The Purchaser buys the land subject to any prohibition or restriction affecting the land or the use of the development of it whether imposed by any act, ordinance, regulation, by-law, planning scheme, interim development order or other statutory enactment or order of court ofotherwise and whether actual or potential or otherwise.

5. Purchaser Enquiries

The purchaser acknowledges that they are purchasing the property as a result of their ownenquiries and inspection and not relying upon any representation made by the vendor or anyother person on the vendor's behalf:

a) In its present condition;

b) Subject to all defects latent and patent;

c) Subject to any infestations and dilapidation;

d) Subject to all existing, water, sewerage, drainage and plumbing services and connections in respect of the property;

e) Subject to any Section 173 Agreement entered into by the Vendor, registered on title;

f) Subject to any statute, order, regulation, by-law and local law, restriction and condition imposed on the Property by or with the authority of any Authority including under the Planning Permit or as a result of any Section 173 Agreement or under anyapplicable planning scheme and any other applicable planning controls.

g) Subject to any non-compliance, that is disclosed herein, with the Local GovernmentAct or

any Ordinance under that Act in respect of any building on the land.

h) The Purchaser has made their own enquiries as to the current state of repair and general condition of any solar panels and associated equipment that may be includedwith the sale, and will not hold the Vendor liable to reinstate any solar panels or associated equipment that may not be working as at day of sale or upon Settlementof the matter. This special condition does not merge upon completion.

6. Purchaser May Not Rescind

The purchaser agrees not to seek to terminate rescind or make any objection requisition or claim for compensation arising out any of the matters covered by Special Condition 5, whichdoes not merge upon completion.

7. Misdescription

The Purchaser must not make any objection or claim for compensation, or refuse or delaypayment of the Purchase Price because of:

a) Any misdescription of the Land;
b) Any deficiency in its area or measurement
c) Any failure to comply with a law relating to the Property or a requirement of any Government Agency; or
d) Any improvements not being erected within the boundaries of the Land

8. Purchaser Guarantee

If the purchaser shall be or include a Company the Company will forthwith after execution ofthis Contract procure the execution by each of its directors on the part of the Contract intended to be held the Vendor of the Guarantee annexed to this Contract.

9. Joint & Several

If there is more than one Purchaser the agreements and the obligations of the Purchasersunder this Contract shall bind them jointly and each of them severally.

10. The Proportions

If there is more than one purchaser it is the purchasers' responsibility to ensure the Contract correctly records at the date of sale the proportions in which they are buying the property ("the proportions").

11. Additional Duty

If the proportions recorded in the Transfer differ from those recorded in the Contract, it is the Purchasers' responsibility to pay any additional Duty which may be assessed as a result ofthe variation.

12. Vendor Indemnity

The Purchasers' fully indemnify the Vendor, the Vendor's agent's and the Vendor's legal practitioner against any claims or demands which may be against any or all of them in relation to any additional Duty payable as a result of the proportions in the Transfer differingfrom those in the Contract.

This Special Condition will not merge on completion.

13. Vendor Entitlements

If the Purchaser defaults in compliance with any of the terms and conditions of this contract then in addition to any rights the Vendor is entitled to under this Contract the Purchaser shallpay:

a) Interest as provided in this Contract,
b) All expenses incurred by the Vendor as a result of such breach including interest,fees and

charges payable by the Vendor to a mortgagee of the Land;

c) Any penalty payable by the vendor through any delay in completion of the vendor's purchase of another property;

d) All expenses incurred by the vendor of bridging finance in connection with the purchase of another property, including interest, fees and charges; and

e) All legal costs incurred by the Vendor, including but not limited to the costs of an incidental to the preparation and service of a notice of default, calculated on a Solicitor/Conveyancer and own client basis.

f) should the purchaser delay settlement under the date stipulated in this contract orany other date as agreed by the parties, the Purchaser accepts a rebooking fee of $275.00 will be payable to the vendor by the Purchaser at settlement.

14. Services

The Purchaser must pay the connection fee for any service not connected to the Property at Settlement. The Purchaser must pay the reconnection fee (if any) for any service disconnected prior to Settlement.

15. GST Withholding Residential Premises or Potential Residential Land The propertyincludes residential premises or potential residential land and Subdivision 14-E TaxationAdministration Act 1953 applies

Withholding payment is required to be made ☐ 10% or ☐ 7%of the purchase price	
■ No withholding payment for residential premises because	☐ No withholding payment for potential residential land because
■ The premises are not new	☐ The land is vacant
☐ The premises were created by substantial renovation	☐ The land includes a building used for commercial purposes
☐ The premises are commercial residential premises	☐ The purchaser is registered for GST and acquires the property for a creditable purpose

The following conditions apply of this sale includes a taxable supply of residential premisesor potential residential land as defined in the GST Act;

16. Vendor's notice

a) If the table indicates that no GST withholding sub-division 14-E Taxation Administration Act 1953 is payable, the vendor hereby gives notices under section 14-255 that the purchaser is not required to make a GST withholding payment under section 14-250 for the reason indicated in the table; otherwise

b) The vendor shall give the purchaser notice of the GST withholding amount and particulars required by section 14-255 at least 14 days prior to settlement.

17. Amount to be withheld by the purchaser

a) Where the margin scheme applies 7% of the purchase price; Otherwise

b) 1/11th of the consideration inclusive of GST (which may include non-cash consideration)

18. Purchaser to notify Australian Taxation Office

The purchaser must notify the Australian Taxation Office and obtain a payment referencenumber to accompany payment.

19. Purchaser to remit withheld amount

a) If settlement is conducted through an electronic conveyancing platform, the purchaser must remit the withheld amount to the Australian Taxation Office on settlement; and otherwise

b) The purchaser must give the vendor on settlement a cheque for the withheld amount; payable to the Australian Taxation Office and drawn on an authorised deposit taking

institution. The vendor must immediately forward that cheque to the Australian Taxation Office with the payment reference number.

20. Amendment of General Conditions 21 and 22

a) General Condition 21.2 is amended so that the words "14 days are replaced with theword "7 days".

b) General Condition 22.2 is amended so that the words "14 days" are replaced with theword "7 days".

21.Swimming Pool and/or Spa (IF APPLICABLE)

In the event of the land herein described contains an unfenced swimming pool, spa or bodyof water, that is required to be fenced or otherwise protected, the purchaser will be requiredto at their own expense comply with the provisions of the Building Act 1993, the Building Regulations 2006, Swimming Pool and Spa regulations 2019 and any other laws or regulations.

22. Entire Agreement

The Purchaser admits that this Contract constitutes to the whole of the agreement made between the Vendor and the Purchaser. The Purchaser acknowledges that there are no conditions, obligations, representations, terms or warranties (except those contained herein) relating to the sale of the property, including any made by the Vendor or its agents unless these are set out in the Contract.

Contract of Sale of Land - General Conditions

Contract Signing

1 ELECTRONIC SIGNATURE

1.1 In this general condition “electronic signature “means a digital signature or a visual representation of a person’s handwritten signature or mark which is placed on a physical or electronic copy of this contract by electronic or mechanical means, and “electronically signed” has a corresponding meaning.

1.2 The parties consent to this contract being signed by or on behalf of a party by an electronic signature.

1.3 Where this contract is electronically signed by or on behalf of a party, the party warrants and agrees that the electronic signature has been used to identify the person signing and to indicate that the party intends to be bound by the electronic signature.

1.4 This contract may be electronically signed in any number of counterparts which together will constitute the one document.

1.5 Each party consents to the exchange of counterparts of this contract by delivery by email or such other electronic means as may be agreed in writing.

1.6 Each party must upon request promptly deliver a physical counterpart of this contract with the handwritten signature or signatures of the party and all written evidence of the authority of a person signing on their behalf, but a failure to comply with the request does not affect the validity of this contract.

2. LIABILITY OF SIGNATORY

Any signatory for a proprietary limited company purchaser is personally liable for the due performance of the purchaser's obligations as if the signatory were the purchaser in the case of a default by a proprietary limited company purchaser.

3. GUARANTEE

The vendor may require one or more directors of the purchaser to guarantee the purchaser's performance of this contract if the purchaser is a proprietary limited company.

4. NOMINEE

The purchaser may nominate a substitute or additional transferee, but the named purchaser remains personally liable for the due performance of all the purchaser's obligations under this contract.

Title

5. ENCUMBRANCES

5.1 The purchaser buys the property subject to:

(a) any encumbrance shown in the section 32 statement other than mortgages or caveats; and
(b) any reservations, exceptions and conditions in the crown grant; and
(c) any lease or tenancy referred to in the particulars of sale.

5.2 The purchaser indemnifies the vendor against all obligations under any lease or tenancy that are to be performed by the landlord after settlement.

6. VENDOR WARRANTIES

6.1 The vendor warrants that these general conditions 1 to 35 are identical to the general conditions 1 to 35 in the form of contract of sale of land published by the Law Institute of Victoria Limited and the Real Estate Institute of Victoria Ltd in the month and year set out the header of this page

6.2 The warranties in general conditions 6.3 and 6.4 replace the purchaser's right to make requisitions and inquiries.

6.3 The vendor warrants that the vendor:

(a) has, or by the due date for settlement will have, the right to sell the land; and

(b) is under no legal disability; and

(c) is in possession of the land, either personally or through a tenant; and

(d) has not previously sold or granted any option to purchase, agreed to a lease or granted a pre-emptive right which is current over the land and which gives another party rights which have priority over the interest of the purchaser; and

(e) will at settlement be the holder of an unencumbered estate in fee simple in the land; and

(f) will at settlement be the unencumbered owner of any improvements, fixtures, fittings and goods sold with the land.

6.4 The vendor further warrants that the vendor has no knowledge of any of the following:

(a) public rights of way over the land;

(b) easements over the land;

(c) lease or other possessory agreement affecting the land;

(d) notice or order directly and currently affecting the land which will not be dealt with at settlement, other than the usual rate notices and any land tax notices;

(e) legal proceedings which would render the sale of the land void or voidable or capable of being set aside.

6.5 The warranties in general conditions 6.3 and 6.4 are subject to any contrary provisions in this contract and disclosures in the section 32 statement.

6.6 If sections 137B and 137C of the *Building Act* 1993 apply to this contract, the vendor warrants that:

(a) all domestic building work carried out in relation to the construction by or on behalf of the vendor of the home was carried out in a proper and workmanlike manner; and

(b) all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and

(c) domestic building work was carried out in accordance with all laws and legal requirements, including, without limiting the generality of this warranty, the *Building Act* 1993 and regulations made under the *Building Act* 1993.

6.7 Words and phrases used in general condition 6.6 which are defined in the *Building Act* 1993 have the same meaning in general condition 6.6.

7. IDENTITY OF THE LAND

7.1 An omission or mistake in the description of the property or any deficiency in the area, description or measurements of the land does not invalidate the sale.

7.2 The purchaser may not:

(a) make any objection or claim for compensation for any alleged misdescription of the property or any deficiency in its area or measurements; or

(b) require the vendor to amend title or pay any cost of amending title.

8. SERVICES

8.1 The vendor does not represent that the services are adequate for the purchaser's proposed use of the property and the vendor advises the purchaser to make appropriate inquiries. The condition of the services may change between the day of sale and settlement and the vendor does not promise that the services will be in the same condition at settlement as they were on the day of sale.

8.2 The purchaser is responsible for the connection of all services to the property after settlement and the payment of any associated cost.

9. CONSENTS

The vendor must obtain any necessary consent or licence required for the vendor to sell the property. The contract will be at an end and all money paid must be refunded if any necessary consent or licence is not obtained by settlement.

10. TRANSFER & DUTY

10.1 The purchaser must prepare and deliver to the vendor at least 7 days before the due date for settlement any paper transfer of land document which is necessary for this transaction. The delivery of the transfer of land document is not acceptance of title.

10.2 The vendor must promptly initiate the Duties on Line or other form required by the State Revenue Office in respect of this transaction, and both parties must co-operate to complete it as soon as practicable.

11. RELEASE OF SECURITY INTEREST

11.1 This general condition applies if any part of the property is subject to a security interest to which the *Personal Property Securities Act* 2009 (Cth) applies.

11.2 For the purposes of enabling the purchaser to search the Personal Property Securities Register for any security interests affecting any personal property for which the purchaser may be entitled to a release, statement, approval or correction in accordance with general condition 11.4, the purchaser may request the vendor to provide the vendor's date of birth to the purchaser. The vendor must comply with a request made by the purchaser under this condition if the purchaser makes the request at least 21 days before the due date for settlement.

11.3 If the purchaser is given the details of the vendor's date of birth under general condition 11.2, the purchaser must

(a) only use the vendor's date of birth for the purposes specified in general condition 11.2; and

(b) keep the date of birth of the vendor secure and confidential.

11.4 The vendor must ensure that at or before settlement, the purchaser receives—

(a) a release from the secured party releasing the property from the security interest; or

(b) a statement in writing in accordance with section 275(1)(b) of the *Personal Property Securities Act* 2009 (Cth) setting out that the amount or obligation that is secured is nil at settlement; or

(c) a written approval or correction in accordance with section 275(1)(c) of the *Personal Property Securities Act* 2009 (Cth) indicating that, on settlement, the personal property included in the contract is not or will not be property in which the security interest is granted.

11.5 Subject to general condition 11.6, the vendor is not obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property—

(a) that—

(i) the purchaser intends to use predominantly for personal, domestic or household purposes; and

(ii) has a market value of not more than $5000 or, if a greater amount has been prescribed for the purposes of section 47(1) of the *Personal Property Securities Act* 2009 (Cth), not more than that prescribed amount; or

(b) that is sold in the ordinary course of the vendor's business of selling personal property of that kind.

11.6 The vendor is obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property described in general condition 11.5 if—

(a) the personal property is of a kind that may or must be described by serial number in the Personal Property Securities Register; or

(b) the purchaser has actual or constructive knowledge that the sale constitutes a breach of the security agreement that provides for the security interest.

11.7 A release for the purposes of general condition 11.4(a) must be in writing.

11.8 A release for the purposes of general condition 11.4(a) must be effective in releasing the goods from the security interest and be in a form which allows the purchaser to take title to the goods free of that security interest.

11.9 If the purchaser receives a release under general condition 11.4(a) the purchaser must provide the vendor with a copy of the release at or as soon as practicable after settlement.

11.10 In addition to ensuring that a release is received under general condition 11.4(a), the vendor must ensure that at or before settlement the purchaser receives a written undertaking from a secured party to register a financing change statement to reflect that release if the property being released includes goods of a kind that are described by serial number in the Personal Property Securities Register.

11.11 The purchaser must advise the vendor of any security interest that is registered on or before the day of sale on the Personal Property Securities Register, which the purchaser reasonably requires to be released, at least 21 days before the due date for settlement.

11.12 The vendor may delay settlement until 21 days after the purchaser advises the vendor of the security interests that the purchaser reasonably requires to be released if the purchaser does not provide an advice under general condition 11.11.

11.13 If settlement is delayed under general condition 11.12 the purchaser must pay the vendor—
(a) interest from the due date for settlement until the date on which settlement occurs or 21 days after the vendor receives the advice, whichever is the earlier; and
(b) any reasonable costs incurred by the vendor as a result of the delay—
as though the purchaser was in default.

11.14 The vendor is not required to ensure that the purchaser receives a release in respect of the land. This general condition 11.14 applies despite general condition 11.1.

11.15 Words and phrases which are defined in the *Personal Property Securities Act* 2009 (Cth) have the same meaning in general condition 11 unless the context requires otherwise.

12. BUILDER WARRANTY INSURANCE

The vendor warrants that the vendor will provide at settlement details of any current builder warranty insurance in the vendor's possession relating to the property if requested in writing to do so at least 21 days before settlement.

13. GENERAL LAW LAND

13.1 The vendor must complete a conversion of title in accordance with section 14 of the *Transfer of Land Act 1958* before settlement if the land is the subject of a provisional folio under section 23 of that Act.

13.2 The remaining provisions of this general condition 13 only apply if any part of the land is not under the operation of the *Transfer of Land Act* 1958.

13.3 The vendor is taken to be the holder of an unencumbered estate in fee simple in the land if there is an unbroken chain of title starting at least 30 years before the day of sale proving on the face of the documents the ownership of the entire legal and equitable estate without the aid of other evidence.

13.4 The purchaser is entitled to inspect the vendor's chain of title on request at such place in Victoria as the vendor nominates.

13.5 The purchaser is taken to have accepted the vendor's title if:

(a) 21 days have elapsed since the day of sale; and

(b) the purchaser has not reasonably objected to the title or reasonably required the vendor to remedy a defect in the title.

13.6 The contract will be at an end if:

(a) the vendor gives the purchaser a notice that the vendor is unable or unwilling to satisfy the purchaser's objection or requirement and that the contract will end if the objection or requirement is not withdrawn within 14 days of the giving of the notice; and

(b) the objection or requirement is not withdrawn in that time.

13.7 If the contract ends in accordance with general condition 13.6, the deposit must be returned to the purchaser and neither party has a claim against the other in damages.

13.10 General condition 17.1 [settlement] should be read as if the reference to 'registered proprietor' is a reference to 'owner' in respect of that part of the land which is not under the operation of the *Transfer of Land Act* 1958.

Money

14. DEPOSIT

14.1 The purchaser must pay the deposit:

(a) to the vendor's licensed estate agent; or

(b) if there is no estate agent, to the vendor's legal practitioner or conveyancer; or

(c) if the vendor directs, into a special purpose account in an authorised deposit-taking institution in Victoria specified by the vendor in the joint names of the purchaser and the vendor.

14.2 If the land sold is a lot on an unregistered plan of subdivision, the deposit:

(a) must not exceed 10% of the price; and

(b) must be paid to the vendor's estate agent, legal practitioner or conveyancer and held by the estate agent, legal practitioner or conveyancer on trust for the purchaser until the registration of the plan of subdivision.

14.3 The deposit must be released to the vendor if:

(a) the vendor provides particulars, to the satisfaction of the purchaser, that either-

(i) there are no debts secured against the property; or

(ii) if there are any debts, the total amount of those debts together with any amounts to be withheld in accordance with general conditions 24 and 25 does not exceed 80% of the sale price; and

(b) at least 28 days have elapsed since the particulars were given to the purchaser under paragraph (a); and

(c) all conditions of section 27 of the *Sale of Land Act* 1962 have been satisfied.

14.4 The stakeholder must pay the deposit and any interest to the party entitled when the deposit is released, the contract is settled, or the contract is ended.

14.5 The stakeholder may pay the deposit and any interest into court if it is reasonable to do so.

14.6 Where the purchaser is deemed by section 27(7) of the *Sale of Land Act* 1962 to have given the deposit release authorisation referred to in section 27(1), the purchaser is also deemed to have accepted title in the absence of any prior express objection to title.

14.7 Payment of the deposit may be made or tendered:

(a) in cash up to $1,000 or 0.2% of the price, whichever is greater; or

(b) by cheque drawn on an authorised deposit-taking institution; or

(c) by electronic funds transfer to a recipient having the appropriate facilities for receipt.

However, unless otherwise agreed:

(d) payment may not be made by credit card, debit card or any other financial transfer system that allows for any chargeback or funds reversal other than for fraud or mistaken payment, and

(e) any financial transfer or similar fees or deductions from the funds transferred, other than any fees charged by the recipient's authorised deposit-taking institution, must be paid by the remitter.

14.8 Payment by electronic funds transfer is made when cleared funds are received in the recipient's bank account.

14.9 Before the funds are electronically transferred the intended recipient must be notified in writing and given sufficient particulars to readily identify the relevant transaction.

14.10 As soon as the funds have been electronically transferred the intended recipient must be provided with the relevant transaction number or reference details.

14.11 For the purpose of this general condition 'authorised deposit-taking institution' means a body corporate for which an authority under section 9(3) of the *Banking Act 1959 (Cth)* is in force.

15. DEPOSIT BOND

15.1 This general condition only applies if the applicable box in the particulars of sale is checked.

15.2 In this general condition "deposit bond" means an irrevocable undertaking to pay on demand an amount equal to the deposit or any unpaid part of the deposit. The issuer and the form of the deposit bond must be satisfactory to the vendor. The deposit bond must have an expiry date at least 45 days after the due date for settlement.

15.3 The purchaser may deliver a deposit bond to the vendor's estate agent, legal practitioner or conveyancer within 7 days after the day of sale.

15.4 The purchaser may at least 45 days before a current deposit bond expires deliver a replacement deposit bond on the same terms and conditions.

15.5 Where a deposit bond is delivered, the purchaser must pay the deposit to the vendor's legal practitioner or conveyancer on the first to occur of:

(a) settlement;

(b) the date that is 45 days before the deposit bond or any replacement deposit bond expires;

(c) the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and

(d) the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.

15.6 The vendor may claim on the deposit bond without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the issuer satisfies the obligations of the purchaser under general condition 15.5 to the extent of the payment.

15.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract, except as provided in general condition 15.6.

15.8 This general condition is subject to general condition 14.2 [deposit].

16. BANK GUARANTEE

16.1 This general condition only applies if the applicable box in the particulars of sale is checked.

16.2 In this general condition:

(a) "bank guarantee" means an unconditional and irrevocable guarantee or undertaking by a bank in a form satisfactory to the vendor to pay on demand any amount under this contract agreed in writing, and

(b) "bank" means an authorised deposit-taking institution under the *Banking Act 1959 (Cth)*.

16.3 The purchaser may deliver a bank guarantee to the vendor's legal practitioner or conveyancer.

16.4 The purchaser must pay the amount secured by the bank guarantee to the vendor's legal practitioner or conveyancer on the first to occur of:

(a) settlement;

(b) the date that is 45 days before the bank guarantee expires;

(c) the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and

(d) the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.

16.5 The vendor must return the bank guarantee document to the purchaser when the purchaser pays the amount secured by the bank guarantee in accordance with general condition 16.4.

16.6 The vendor may claim on the bank guarantee without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the bank satisfies the obligations of the purchaser under general condition 16.4 to the extent of the payment.

16.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract except as provided in general condition 16.6.

16.8 This general condition is subject to general condition 14.2 [deposit].

17. SETTLEMENT

17.1 At settlement:

(a) the purchaser must pay the balance; and

(b) the vendor must:

(i) do all things necessary to enable the purchaser to become the registered proprietor of the land; and

(ii) give either vacant possession or receipt of rents and profits in accordance with the particulars of sale.

17.2 Settlement must be conducted between the hours of 10.00 am and 4.00 pm unless the parties agree otherwise.

17.3 The purchaser must pay all money other than the deposit in accordance with a written direction of the vendor or the vendor's legal practitioner or conveyancer.

18. ELECTRONIC SETTLEMENT

18.1 Settlement and lodgment of the instruments necessary to record the purchaser as registered proprietor of the land will be conducted electronically in accordance with the Electronic Conveyancing National Law. This general condition 18 has priority over any other provision of this contract to the extent of any inconsistency.

18.2 A party must immediately give written notice if that party reasonably believes that settlement and lodgment can no longer be conducted electronically. General condition 18 ceases to apply from when such a notice is given.

18.3 Each party must:

(a) be, or engage a representative who is, a subscriber for the purposes of the Electronic Conveyancing National Law,

(b) ensure that all other persons for whom that party is responsible and who are associated with this transaction are, or engage, a subscriber for the purposes of the Electronic Conveyancing National Law, and

(c) conduct the transaction in accordance with the Electronic Conveyancing National Law.

18.4 The vendor must open the electronic workspace (“workspace”) as soon as reasonably practicable and nominate a date and time for settlement. The inclusion of a specific date and time for settlement in a workspace is not of itself a promise to settle on that date or at that time. The workspace is an

electronic address for the service of notices and for written communications for the purposes of any electronic transactions legislation.

18.5 This general condition 18.5 applies if there is more than one electronic lodgment network operator in respect of the transaction. In this general condition 18.5 "the transaction" means this sale and purchase and any associated transaction involving any of the same subscribers.

To the extent that any interoperability rules governing the relationship between electronic lodgment network operators do not provide otherwise:

(a) the electronic lodgement network operator to conduct all the financial and lodgment aspects of the transaction after the workspace locks must be one which is willing and able to conduct such aspects of the transaction in accordance with the instructions of all the subscribers in the workspaces of all the electronic lodgement network operators after the workspace locks;

(b) if two or more electronic lodgement network operators meet that description, one may be selected by purchaser's incoming mortgagee having the highest priority but if there is no mortgagee of the purchaser, the vendor must make the selection.

18.6 Settlement occurs when the workspace records that:

(a) there has been an exchange of funds or value between the exchange settlement account or accounts in the Reserve Bank of Australia of the relevant financial institutions or their financial settlement agents in accordance with the instructions of the parties; or

(b) if there is no exchange of funds or value, the documents necessary to enable the purchaser to become registered proprietor of the land have been accepted for electronic lodgment.

18.7 The parties must do everything reasonably necessary to effect settlement:

(a) electronically on the next business day, or

(b) at the option of either party, otherwise than electronically as soon as possible –

if, after the locking of the workspace at the nominated settlement time, settlement in accordance with general condition 18.6 has not occurred by 4.00 pm, or 6.00 pm if the nominated time for settlement is after 4.00 pm.

18.8 Each party must do everything reasonably necessary to assist the other party to trace and identify the recipient of any missing or mistaken payment and to recover the missing or mistaken payment.

18.9 The vendor must before settlement:

(a) deliver any keys, security devices and codes ("keys") to the estate agent named in the contract,

(b) direct the estate agent to give the keys to the purchaser or the purchaser's nominee on notification of settlement by the vendor, the vendor's subscriber or the electronic lodgment network operator;

(c) deliver all other physical documents and items (other than the goods sold by the contract) to which the purchaser is entitled at settlement, and any keys if not delivered to the estate agent, to the vendor's subscriber or, if there is no vendor's subscriber, confirm in writing to the purchaser that the vendor holds those documents, items and keys at the vendor's address set out in the contract, and

give, or direct its subscriber to give, all those documents and items and any such keys to the purchaser or the purchaser's nominee on notification by the electronic lodgment network operator of settlement.

19. GST

19.1 The purchaser does not have to pay the vendor any amount in respect of GST in addition to the price if the particulars of sale specify that the price includes GST (if any).

19.2 The purchaser must pay to the vendor any GST payable by the vendor in respect of a taxable supply made under this contract in addition to the price if:

(a) the particulars of sale specify that GST (if any) must be paid in addition to the price; or

(b) GST is payable solely as a result of any action taken or intended to be taken by the purchaser after the day of sale, including a change of use; or

(c) the particulars of sale specify that the supply made under this contract is of land on which a 'farming business' is carried on and the supply (or part of it) does not satisfy the requirements of section 38-480 of the GST Act; or

(d) the particulars of sale specify that the supply made under this contract is of a going concern and the supply (or a part of it) does not satisfy the requirements of section 38-325 of the GST Act.

19.3 The purchaser is not obliged to pay any GST under this contract until a tax invoice has been given to the purchaser.

19.4 If the particulars of sale specify that the supply made under this contract is of land on which a 'farming business' is carried on:

(a) the vendor warrants that the property is land on which a farming business has been carried on for the period of 5 years preceding the date of supply; and

(b) the purchaser warrants that the purchaser intends that a farming business will be carried on after settlement on the property.

19.5 If the particulars of sale specify that the supply made under this contract is a 'going concern':

(a) the parties agree that this contract is for the supply of a going concern; and

(b) the purchaser warrants that the purchaser is, or prior to settlement will be, registered for GST; and

(c) the vendor warrants that the vendor will carry on the going concern until the date of supply.

19.6 If the particulars of sale specify that the supply made under this contract is a 'margin scheme' supply, the parties agree that the margin scheme applies to this contract.

19.7 In this general condition:

(a) 'GST Act' means *A New Tax System (Goods and Services Tax) Act* 1999 (Cth); and

(b) 'GST' includes penalties and interest.

20. LOAN

20.1 If the particulars of sale specify that this contract is subject to a loan being approved, this contract is subject to the lender approving the loan on the security of the property by the approval date or any later date allowed by the vendor.

20.2 The purchaser may end the contract if the loan is not approved by the approval date, but only if the purchaser:

(a) immediately applied for the loan; and

(b) did everything reasonably required to obtain approval of the loan; and

(c) serves written notice ending the contract, together with written evidence of rejection or non-approval of the loan, on the vendor within 2 clear business days after the approval date or any later date allowed by the vendor; and

(d) is not in default under any other condition of this contract when the notice is given.

20.3 All money must be immediately refunded to the purchaser if the contract is ended.

21. BUILDING REPORT

21.1 This general condition only applies if the applicable box in the particulars of sale is checked.

21.2 The purchaser may end this contract within 14 days from the day of sale if the purchaser:

(a) obtains a written report from a registered building practitioner or architect which discloses a current defect in a structure on the land and designates it as a major building defect;

(b) gives the vendor a copy of the report and a written notice ending this contract; and

(c) is not then in default.

21.3 All money paid must be immediately refunded to the purchaser if the contract ends in accordance with this general condition.

21.4 A notice under this general condition may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.

21.5 The registered building practitioner may inspect the property at any reasonable time for the purpose of preparing the report.

22. PEST REPORT

22.1 This general condition only applies if the applicable box in the particulars of sale is checked.

22.2 The purchaser may end this contract within 14 days from the day of sale if the purchaser:

(a) obtains a written report from a pest control operator licensed under Victorian law which discloses a current pest infestation on the land and designates it as a major infestation affecting the structure of a building on the land;

(b) gives the vendor a copy of the report and a written notice ending this contract; and

(c) is not then in default.

22.3 All money paid must be immediately refunded to the purchaser if the contract ends in accordance with this general condition.

22.4 A notice under this general condition may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.

22.5 The pest control operator may inspect the property at any reasonable time for the purpose of preparing the report.

23. ADJUSTMENTS

23.1 All periodic outgoings payable by the vendor, and any rent and other income received in respect of the property must be apportioned between the parties on the settlement date and any adjustments paid and received as appropriate.

23.2 The periodic outgoings and rent and other income must be apportioned on the following basis:

(a) the vendor is liable for the periodic outgoings and entitled to the rent and other income up to and including the day of settlement; and

(b) the land is treated as the only land of which the vendor is owner (as defined in the *Land Tax Act* 2005); and

(c) the vendor is taken to own the land as a resident Australian beneficial owner; and

(d) any personal statutory benefit available to each party is disregarded in calculating apportionment.

23.3 The purchaser must provide copies of all certificates and other information used to calculate the adjustments under general condition 23, if requested by the vendor.

24. FOREIGN RESIDENT CAPITAL GAINS WITHHOLDING

24.1 Words defined or used in Subdivision 14-D of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* have the same meaning in this general condition unless the context requires otherwise.

24.2 Every vendor under this contract is a foreign resident for the purposes of this general condition unless the vendor gives the purchaser a clearance certificate issued by the Commissioner under section 14-220 (1) of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*. The specified period in the clearance certificate must include the actual date of settlement.

24.3 The remaining provisions of this general condition 24 only apply if the purchaser is required to pay the Commissioner an amount in accordance with section 14-200(3) or section 14-235 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* ("the amount") because one or more of the vendors is a foreign resident, the property has or will have a market value not less than the amount set out in section 14-215 of the legislation just after the transaction, and the transaction is not excluded under section 14-215(1) of the legislation.

24.4 The amount is to be deducted from the vendor's entitlement to the contract consideration. The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.

24.5 The purchaser must:

(a) engage a legal practitioner or conveyancer ("representative") to conduct all the legal aspects of settlement, including the performance of the purchaser's obligations under the legislation and this general condition; and

(b) ensure that the representative does so.

24.6 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests and instructions that the representative must:

(a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition if the sale of the property settles;

(b) promptly provide the vendor with proof of payment; and

(c) otherwise comply, or ensure compliance, with this general condition;

despite:

(d) any contrary instructions, other than from both the purchaser and the vendor; and

(e) any other provision in this contract to the contrary.

24.7 The representative is taken to have complied with the requirements of general condition 24.6 if:

(a) the settlement is conducted through an electronic lodgment network; and

(b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.

24.8 Any clearance certificate or document evidencing variation of the amount in accordance with section 14-235(2) of Schedule 1 to the *Taxation Administration Act 1953 (Cth*) must be given to the purchaser at least 5 business days before the due date for settlement.

24.9 The vendor must provide the purchaser with such information as the purchaser requires to comply with the purchaser's obligation to pay the amount in accordance with section 14-200 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*. The information must be provided within 5 business days of request by the purchaser. The vendor warrants that the information the vendor provides is true and correct.

24.10 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of late payment of the amount.

25. GST WITHHOLDING

25.1 Words and expressions defined or used in Subdivision 14-E of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* or in *A New Tax System (Goods and Services Tax) Act 1999 (Cth)* have the same meaning in this general condition unless the context requires otherwise. Words and expressions first used in this general condition and shown in italics and marked with an asterisk are defined or described in at least one of those Acts.

25.2 The purchaser must notify the vendor in writing of the name of the recipient of the *supply for the purposes of section 14-255 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* at least 21 days before the due date for settlement unless the recipient is the purchaser named in the contract.

25.3 The vendor must at least 14 days before the due date for settlement provide the purchaser and any person nominated by the purchaser under general condition 4 with a GST withholding notice in accordance with section 14-255 of Schedule 1 to the *Taxation Administration Act 1953 (Cth),* and must provide all information required by the purchaser or any person so nominated to confirm the accuracy of the notice.

25.4 The remaining provisions of this general condition 25 apply if the purchaser is or may be required to pay the Commissioner an *amount in accordance with section 14-250 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* because the property is *new residential premises or *potential residential land in either case falling within the parameters of that section, and also if the sale attracts the operation of section 14-255 of the legislation. Nothing in this general condition 25 is to be taken as relieving the vendor from compliance with section 14-255.

25.5 The amount is to be deducted from the vendor's entitlement to the contract *consideration and is then taken to be paid to the vendor, whether or not the vendor provides the purchaser with a GST withholding notice in accordance with section 14-255 of Schedule 1 to the *Taxation Administration Act*

1953 (Cth). The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.

25.6 The purchaser must:

(a) engage a legal practitioner or conveyancer ("representative") to conduct all the legal aspects of settlement, including the performance of the purchaser's obligations under the legislation and this general condition; and

(b) ensure that the representative does so.

25.7 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests relating to the payment of the amount to the Commissioner and instructions that the representative must:

(a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition on settlement of the sale of the property;

(b) promptly provide the vendor with evidence of payment, including any notification or other document provided by the purchaser to the Commissioner relating to payment; and

(c) otherwise comply, or ensure compliance, with this general condition;

despite:

(d) any contrary instructions, other than from both the purchaser and the vendor; and

(e) any other provision in this contract to the contrary.

25.8 The representative is taken to have complied with the requirements of general condition 25.7 if:

(a) settlement is conducted through an electronic lodgment network; and

(b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.

25.9 The purchaser may at settlement give the vendor a bank cheque for the amount in accordance with section 16-30 (3) of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*, but only if:

(a) so agreed by the vendor in writing; and

(b) the settlement is not conducted through an electronic lodgment network.

However, if the purchaser gives the bank cheque in accordance with this general condition 25.9, the vendor must:

(c) immediately after settlement provide the bank cheque to the Commissioner to pay the amount in relation to the supply; and

(d) give the purchaser a receipt for the bank cheque which identifies the transaction and includes particulars of the bank cheque, at the same time the purchaser gives the vendor the bank cheque.

25.10 A party must provide the other party with such information as the other party requires to:

(a) decide if an amount is required to be paid or the quantum of it, or

(b) comply with the purchaser's obligation to pay the amount,

in accordance with section 14-250 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*. The information must be provided within 5 business days of a written request. The party providing the information warrants that it is true and correct.

25.11 The vendor warrants that:

(a) at settlement, the property is not new residential premises or potential residential land in either case falling within the parameters of section 14-250 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* if the vendor gives the purchaser a written notice under section 14-255 to the effect that the purchaser will not be required to make a payment under section 14-250 in respect of the supply, or fails to give a written notice as required by and within the time specified in section 14-255; and

(b) the amount described in a written notice given by the vendor to the purchaser under section 14-255 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* is the correct amount required to be paid under section 14-250 of the legislation.

25.12 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of non-payment or late payment of the amount, except to the extent that:

(a) the penalties or interest arise from any failure on the part of the vendor, including breach of a warranty in general condition 25.11; or

(b) the purchaser has a reasonable belief that the property is neither new residential premises nor potential residential land requiring the purchaser to pay an amount to the Commissioner in accordance with section 14-250 (1) of Schedule 1 to the *Taxation Administration Act 1953 (Cth)*.

The vendor is responsible for any penalties or interest payable to the Commissioner on account of non-payment or late payment of the amount if either exception applies.

Transactional

26. TIME & CO OPERATION

26.1 Time is of the essence of this contract.

26.2 Time is extended until the next business day if the time for performing any action falls on a day which is not a business day.

26.3 Each party must do all things reasonably necessary to enable this contract to proceed to settlement, and must act in a prompt and efficient manner.

26.4 Any unfulfilled obligation will not merge on settlement.

27. SERVICE

27.1 Any document required to be served by or on any party may be served by or on the legal practitioner or conveyancer for that party.

27.2 A cooling off notice under section 31 of the *Sale of Land Act 1962* or a notice under general condition 20 [loan approval], 21 [building report] or 22 [pest report] may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.

27.3 A document is sufficiently served:

(a) personally, or

(b) by pre-paid post, or

(c) in any manner authorized by law or by the Supreme Court for service of documents, including any manner authorised for service on or by a legal practitioner, whether or not the person serving or receiving the document is a legal practitioner, or

(d) by email.

27.4 Any document properly sent by:

(a) express post is taken to have been served on the next business day after posting, unless proved otherwise;

(b) priority post is taken to have been served on the fourth business day after posting, unless proved otherwise;

(c) regular post is taken to have been served on the sixth business day after posting, unless proved otherwise;

(d) email is taken to have been served at the time of receipt within the meaning of section 13A of the *Electronic Transactions (Victoria) Act 2000*.

27.5 In this contract 'document' includes 'demand' and 'notice', 'serve' includes 'give', and 'served' and 'service' have corresponding meanings.

28. NOTICES

28.1 The vendor is responsible for any notice, order, demand or levy imposing liability on the property that is issued or made before the day of sale, and does not relate to periodic outgoings.

28.2 The purchaser is responsible for any notice, order, demand or levy imposing liability on the property that is issued or made on or after the day of sale, and does not relate to periodic outgoings.

28.3 The purchaser may enter the property to comply with that responsibility where action is required before settlement.

29. INSPECTION

The purchaser and/or another person authorised by the purchaser may inspect the property at any reasonable time during the 7 days preceding and including the settlement day.

30. TERMS CONTRACT

30.1 If this is a 'terms contract' as defined in the *Sale of Land Act 1962*:

(a) any mortgage affecting the land sold must be discharged as to that land before the purchaser becomes entitled to possession or to the receipt of rents and profits unless the vendor satisfies section 29M of the *Sale of Land Act* 1962; and

(b) the deposit and all other money payable under the contract (other than any money payable in excess of the amount required to so discharge the mortgage) must be paid to a legal practitioner or conveyancer or a licensed estate agent to be applied in or towards discharging the mortgage.

30.2 While any money remains owing each of the following applies:

(a) the purchaser must maintain full damage and destruction insurance of the property and public risk insurance noting all parties having an insurable interest with an insurer approved in writing by the vendor;

(b) the purchaser must deliver copies of the signed insurance application forms, the policies and the insurance receipts to the vendor not less than 10 days before taking possession of the property or becoming entitled to receipt of the rents and profits;

(c) the purchaser must deliver copies of any amendments to the policies and the insurance receipts on each amendment or renewal as evidence of the status of the policies from time to time;

(d) the vendor may pay any renewal premiums or take out the insurance if the purchaser fails to meet these obligations;

(e) insurance costs paid by the vendor under paragraph (d) must be refunded by the purchaser on demand without affecting the vendor's other rights under this contract;

(f) the purchaser must maintain and operate the property in good repair (fair wear and tear excepted) and keep the property safe, lawful, structurally sound, weatherproof and free from contaminations and dangerous substances;

(g) the property must not be altered in any way without the written consent of the vendor which must not be unreasonably refused or delayed;

(h) the purchaser must observe all obligations that affect owners or occupiers of land;

(i) the vendor and/or other person authorised by the vendor may enter the property at any reasonable time to inspect it on giving 7 days written notice, but not more than twice in a year.

31. LOSS OR DAMAGE BEFORE SETTLEMENT

31.1 The vendor carries the risk of loss or damage to the property until settlement.

31.2 The vendor must deliver the property to the purchaser at settlement in the same condition it was in on the day of sale, except for fair wear and tear.

31.3 The purchaser must not delay settlement because one or more of the goods is not in the condition required by general condition 31.2 but may claim compensation from the vendor after settlement.

31.4 The purchaser may nominate an amount not exceeding $5,000 to be held by a stakeholder to be appointed by the parties if the property is not in the condition required by general condition 31.2 at settlement.

31.5 The nominated amount may be deducted from the amount due to the vendor at settlement and paid to the stakeholder, but only if the purchaser also pays an amount equal to the nominated amount to the stakeholder.

31.6 The stakeholder must pay the amounts referred to in general condition 31.5 in accordance with the determination of the dispute, including any order for payment of the costs of the resolution of the dispute.

32. BREACH

A party who breaches this contract must pay to the other party on demand:

(a) compensation for any reasonably foreseeable loss to the other party resulting from the breach; and

(b) any interest due under this contract as a result of the breach.

Default

33. INTEREST

Interest at a rate of 2% per annum plus the rate for the time being fixed by section 2 of the *Penalty Interest*

Rates Act 1983 is payable at settlement on any money owing under the contract during the period of default, without affecting any other rights of the offended party.

34. DEFAULT NOTICE

34.1 A party is not entitled to exercise any rights arising from the other party's default, other than the right to receive interest and the right to sue for money owing, until the other party is given and fails to comply with a written default notice.

34.2 The default notice must:

(a) specify the particulars of the default; and

(b) state that it is the offended party's intention to exercise the rights arising from the default unless, within 14 days of the notice being given -

(i) the default is remedied; and

(ii) the reasonable costs incurred as a result of the default and any interest payable are paid.

35. DEFAULT NOT REMEDIED

35.1 All unpaid money under the contract becomes immediately payable to the vendor if the default has been made by the purchaser and is not remedied and the costs and interest are not paid.

35.2 The contract immediately ends if:

(a) the default notice also states that unless the default is remedied and the reasonable costs and interest are paid, the contract will be ended in accordance with this general condition; and

(b) the default is not remedied and the reasonable costs and interest are not paid by the end of the period of the default notice.

35.3 If the contract ends by a default notice given by the purchaser:

(a) the purchaser must be repaid any money paid under the contract and be paid any interest and reasonable costs payable under the contract; and

(b) all those amounts are a charge on the land until payment; and

(c) the purchaser may also recover any loss otherwise recoverable.

35.4 If the contract ends by a default notice given by the vendor:

(a) the deposit up to 10% of the price is forfeited to the vendor as the vendor's absolute property, whether the deposit has been paid or not; and

(b) the vendor is entitled to possession of the property; and

(c) in addition to any other remedy, the vendor may within one year of the contract ending either:

(i) retain the property and sue for damages for breach of contract; or

(ii) resell the property in any manner and recover any deficiency in the price on the resale and any resulting expenses by way of liquidated damages; and

(d) the vendor may retain any part of the price paid until the vendor's damages have been determined and may apply that money towards those damages; and

(e) any determination of the vendor's damages must take into account the amount forfeited to the vendor.

35.5 The ending of the contract does not affect the rights of the offended party as a consequence of the default.

GUARANTEE and INDEMNITY

I/We _____ **of** _____

And _____ **of** _____

being the **Sole Director / Directors of** _____ **ACN** _____

(Called the "Guarantors") IN CONSIDERATION of the Vendor selling to the Purchaser at our request the Land described in this Contract of Sale for the price and upon the terms and conditions contained therein **DO** for ourselves and our respective executors and administrators **JOINTLY AND SEVERALLY COVENANT** with the said Vendor and their assigns that if at any time default shall be made in payment of the Deposit Money or residue of Purchase Money or interest or any other moneys payable by the Purchaser to the Vendor under this Contract or in the performance or observance of any term or condition of this Contract to be performed or observed by the Purchaser I/we will immediately on demand by the Vendor pay to the Vendor the whole of the Deposit Money, residue of Purchase Money, interest or other moneys which shall then be due and payable to the Vendor and indemnify and agree to keep the Vendor indemnified against all loss of Deposit Money, residue of Purchase Money, interest and other moneys payable under the within Contract and all losses, costs, charges and expenses whatsoever which the Vendor may incur by reason of any default on the part of the Purchaser. This Guarantee shall be a continuing Guarantee and Indemnity and shall not be released by:-

a) any neglect or forbearance on the part of the Vendor in enforcing payment of any of the moneys payable under the within Contract;

b) the performance or observance of any of the agreements, obligations or conditions under the within Contract;

c) by time given to the Purchaser for any such payment performance or observance;

d) by reason of the Vendor assigning his, her or their rights under the said Contract; and

e) by any other thing which under the law relating to sureties would but for this provision have the effect of releasing me/us, my/our executors or administrators.

IN WITNESS whereof the parties hereto have set their hands and seals

This _____ Day of _____ 20 _____

SIGNED SEALED AND DELIVERED by the said

Print Name _____ _____

In the presence of Director(Sign)

Witness _____

SIGNED SEALED AND DELIVERED by the said

Print Name _____ _____

In the presence of Director(Sign)

Witness _____

SCHEDULE 1

Regulations 5, 6 and 7

GENERAL RULES FOR THE CONDUCT OF PUBLIC AUCTIONS OF LAND

1. The auctioneer may make one or more bids on behalf of the vendor of the land at any time during the auction.

2. The auctioneer may refuse any bid.

3. The auctioneer may determine the amount by which the bidding is to be advanced.

4. The auctioneer may withdraw the property from sale at any time.

5. The auctioneer may refer a bid to the vendor at any time before the conclusion of the auction.

6. In the event of a dispute concerning a bid, the auctioneer may re-submit the property for sale at the last undisputed bid or start the bidding again.

7. The auctioneer must not accept any bid or offer for a property that is made after the property has been knocked down to the successful bidder, unless the vendor or successful bidder at the auction refuses to sign the contract of sale following the auction.

8. If a reserve price has been set for the property and the property is passed in below that reserve price, the vendor will first negotiate with the highest bidder for the purchase of the property.

Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act* 1962.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	80 URBAN DRIVE, WILLIAMS LANDING VIC 3027

Vendor's name	Sarah Diane Battye	Date / /
Vendor's signature		
Vendor's name	Bradley John Armstrong	Date / /
Vendor's signature		

Purchaser's name	Date / /
Purchaser's signature	
Purchaser's name	Date / /
Purchaser's signature	

1. FINANCIAL MATTERS

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

(a) ☒ Their total does not exceed: $7,000.00

1.2 **Particulars of any Charge** (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

$0.00	To	

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

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

Not Applicable

1.4 **Sale Subject to Mortgage**

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

Not Applicable

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No. 110
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR ☒ Not applicable

2. INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable

2.2 **Owner Builder**

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

Not Applicable

3. LAND USE

3.1 **Easements, Covenants or Other Similar Restrictions**

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or

unregistered):

☒ Is in the attached copies of title document/s

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

Not Applicable

3.2 **Road Access**

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

3.3 **Designated Bushfire Prone Area**

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

3.4 **Planning Scheme**

☒ Attached is a certificate with the required specified information.

4. NOTICES

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

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

☒ Are contained in the attached certificates and/or statements

4.2 **Agricultural Chemicals**

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

NIL

4.3 **Compulsory Acquisition**

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act* 1986 are as follows:

NIL

5. BUILDING PERMITS

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

Not Applicable

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act* 2006.

6.1 ☒ Attached is a current owners corporation certificate with its required accompanying documents and statements, issued in accordance with section 151 of the Owners Corporations Act 2006.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

8. SERVICES

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

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

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

9.2 ☒ Evidence of the vendor's right or power to sell (where the vendor is not the registered proprietor or the owner in fee simple).

10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

Not Applicable

10.2 **Staged Subdivision**

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

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

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

NIL

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

NIL

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

NIL

10.3 **Further Plan of Subdivision**

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

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

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

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

(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and

(b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is attached

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

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

VOLUME 10831 FOLIO 408

Security no : 124138203309Q
Produced 02/09/2026 04:39 PM

LAND DESCRIPTION

Lot 614 on Plan of Subdivision 509588A.
PARENT TITLE Volume 10816 Folio 237
Created by instrument PS509588A Stage 6 29/09/2004

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
SARAH DIANE BATTYE
BRADLEY JOHN ARMSTRONG both of 80 URBAN DRIVE WILLIAMS LANDING VIC 3027
AV978501R 19/08/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV978502P 19/08/2022
MACQUARIE BANK LTD

COVENANT AD988635T 09/11/2005

CAVEAT BA761052C 24/08/2026
Caveator
OXFORD PARTNERS LAWYERS PTY LTD ACN: 160096668
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
BRADLEY JOHN ARMSTRONG
Date
03/08/2026
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
OXFORD PARTNERS LAWYERS
Notices to
CHRISTINA MANIATIS of LEVEL 9 533 LITTLE LONSDALE STREET MELBOURNE VIC 3000

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

AGREEMENT Section 173 Planning and Environment Act 1987
AB900320J 24/02/2003

DIAGRAM LOCATION

SEE PS509588A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
BA761052C (E)	CAVEAT	Registered	24/08/2026

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

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

Street Address: 80 URBAN DRIVE WILLIAMS LANDING VIC 3027

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 19/08/2022

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS509588A

DOCUMENT END

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Department of Transport and Planning

Owners Corporation Search Report (Premium)

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OWNERS CORPORATION 1
PLAN NO. PS509588A

The land in PS509588A is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 1, Lots 101 - 152, 201 - 243, 301 - 341, 401 - 445, 501 - 537, 601 - 625, 630 - 642, 701 - 731, 801 - 844, 901 - 927, 1001 - 1027, 1101 - 1133, 1201 - 1222, 1301 - 1328, 1401 - 1421, 1430 - 1444, 1501 - 1519, 1526 - 1534, 1601 - 1621, 1701 - 1707, 1801 - 1816, 1901 - 1918, 2901 - 2909, 3101 - 3109, 3201 - 3204, 3401 - 3406, 3501 - 3504, 4201 - 4205, 4301 - 4307, 5501 - 5542, 5601 - 5635, 5701 - 5736, 5801 - 5807, 5813 - 5822, 5825 - 5835, 5838 - 5848, 5903 - 5925, 5930 - 5942.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

SUITE 12 LEVEL 2 100 OVERTON ROAD WILLIAMS LANDING VIC 3027

AS315777Y 02/07/2019

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:

1. AG691926K 26/08/2009

Additional Owners Corporation Information:

NIL

Notations:

NIL

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Common Property 1	10816/266	0	0
Lot 101	10816/180	10	10
Lot 102	10816/181	10	10
Lot 103	10816/182	10	10
Lot 104	10816/183	10	10
Lot 105	10816/184	10	10

Owners Corporation Search Report (Premium)

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OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 106	10816/185	10	10
Lot 107	10816/186	10	10
Lot 108	10816/187	10	10
Lot 109	10816/188	10	10
Lot 110	10816/189	10	10
Lot 111	10816/190	10	10
Lot 112	10816/191	10	10
Lot 113	10816/192	10	10
Lot 114	10816/193	10	10
Lot 115	10816/194	10	10
Lot 116	10816/195	10	10
Lot 117	10816/196	10	10
Lot 118	10816/197	10	10
Lot 119	10816/198	10	10
Lot 120	10816/199	10	10
Lot 121	10816/200	10	10
Lot 122	10816/201	10	10
Lot 123	10816/202	10	10
Lot 124	10816/203	10	10
Lot 125	10816/204	10	10
Lot 126	10816/205	10	10
Lot 127	10816/206	10	10
Lot 128	10816/207	10	10
Lot 129	10816/208	10	10
Lot 130	10816/209	10	10
Lot 131	10816/210	10	10
Lot 132	10816/211	10	10
Lot 133	10816/212	10	10
Lot 134	10816/213	10	10

Owners Corporation Search Report (Premium)

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OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 135	10816/214	10	10
Lot 136	10816/215	10	10
Lot 137	10816/216	10	10
Lot 138	10816/217	10	10
Lot 139	10816/218	10	10
Lot 140	10816/219	10	10
Lot 141	10816/220	10	10
Lot 142	10816/221	10	10
Lot 143	10816/222	10	10
Lot 144	10816/223	10	10
Lot 145	10816/224	10	10
Lot 146	10816/225	10	10
Lot 147	12371/677	10	10
Lot 148	10816/227	10	10
Lot 149	10816/228	10	10
Lot 150	10816/229	10	10
Lot 151	10816/230	10	10
Lot 152	10816/231	10	10
Lot 201	10855/371	10	10
Lot 202	10855/372	10	10
Lot 203	10855/373	10	10
Lot 204	10855/374	10	10
Lot 205	10855/375	10	10
Lot 206	10855/376	10	10
Lot 207	11232/388	10	10
Lot 208	10855/378	10	10
Lot 209	10855/379	10	10
Lot 210	10855/380	10	10
Lot 211	10855/381	10	10

Owners Corporation Search Report (Premium)

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OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 212	10855/382	10	10
Lot 213	10855/383	10	10
Lot 214	10855/384	10	10
Lot 215	10855/385	10	10
Lot 216	10855/386	10	10
Lot 217	10855/387	10	10
Lot 218	10855/388	10	10
Lot 219	10855/389	10	10
Lot 220	10855/390	10	10
Lot 221	10855/391	10	10
Lot 222	10855/392	10	10
Lot 223	10855/393	10	10
Lot 224	10855/394	10	10
Lot 225	10855/395	10	10
Lot 226	10855/396	10	10
Lot 227	10855/397	10	10
Lot 228	10855/398	10	10
Lot 229	10855/399	10	10
Lot 230	10855/400	10	10
Lot 231	10855/401	10	10
Lot 232	10855/402	10	10
Lot 233	10855/403	10	10
Lot 234	10855/404	10	10
Lot 235	10855/405	10	10
Lot 236	10855/406	10	10
Lot 237	10855/407	10	10
Lot 238	10855/408	10	10
Lot 239	10855/409	10	10
Lot 240	10855/410	10	10

Owners Corporation Search Report (Premium)

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OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 241	10855/411	10	10
Lot 242	10855/412	10	10
Lot 243	10855/413	10	10
Lot 301	10818/751	10	10
Lot 302	10818/752	10	10
Lot 303	10818/753	10	10
Lot 304	10818/754	10	10
Lot 305	10818/755	10	10
Lot 306	10818/756	10	10
Lot 307	10818/757	10	10
Lot 308	10818/758	10	10
Lot 309	10818/759	10	10
Lot 310	10818/760	10	10
Lot 311	10818/761	10	10
Lot 312	10818/762	10	10
Lot 313	10818/763	10	10
Lot 314	10818/764	10	10
Lot 315	10818/765	10	10
Lot 316	10818/766	10	10
Lot 317	10818/767	10	10
Lot 318	10818/768	10	10
Lot 319	10818/769	10	10
Lot 320	10818/770	10	10
Lot 321	11542/754	10	10
Lot 322	10818/772	10	10
Lot 323	10818/773	10	10
Lot 324	10818/774	10	10
Lot 325	10818/775	10	10
Lot 326	10818/776	10	10

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OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 327	10818/777	10	10
Lot 328	10818/778	10	10
Lot 329	10818/779	10	10
Lot 330	10818/780	10	10
Lot 331	10818/781	10	10
Lot 332	10818/782	10	10
Lot 333	10818/783	10	10
Lot 334	10818/784	10	10
Lot 335	10818/785	10	10
Lot 336	10818/786	10	10
Lot 337	10818/787	10	10
Lot 338	10818/788	10	10
Lot 339	10818/789	10	10
Lot 340	10818/790	10	10
Lot 341	10818/791	10	10
Lot 401	10818/795	10	10
Lot 402	10818/796	10	10
Lot 403	10818/797	10	10
Lot 404	10818/798	10	10
Lot 405	10818/799	10	10
Lot 406	10818/800	10	10
Lot 407	10818/801	10	10
Lot 408	10818/802	10	10
Lot 409	10818/803	10	10
Lot 410	10818/804	10	10
Lot 411	10818/805	10	10
Lot 412	10818/806	10	10
Lot 413	10818/807	10	10
Lot 414	10818/808	10	10

Owners Corporation Search Report (Premium)

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 415	10818/809	10	10
Lot 416	10818/810	10	10
Lot 417	10818/811	10	10
Lot 418	10818/812	10	10
Lot 419	10818/813	10	10
Lot 420	10818/814	10	10
Lot 421	10818/815	10	10
Lot 422	10818/816	10	10
Lot 423	10818/817	10	10
Lot 424	10818/818	10	10
Lot 425	10818/819	10	10
Lot 426	10818/820	10	10
Lot 427	10818/821	10	10
Lot 428	11574/871	10	10
Lot 429	10818/823	10	10
Lot 430	10818/824	10	10
Lot 431	10818/825	10	10
Lot 432	10818/826	10	10
Lot 433	10818/827	10	10
Lot 434	10818/828	10	10
Lot 435	10818/829	10	10
Lot 436	10818/830	10	10
Lot 437	10818/831	10	10
Lot 438	10818/832	10	10
Lot 439	10818/833	10	10
Lot 440	10818/834	10	10
Lot 441	10818/835	10	10
Lot 442	10818/836	10	10
Lot 443	10818/837	10	10

Owners Corporation Search Report (Premium)

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 444	10818/838	10	10
Lot 445	10818/839	10	10
Lot 501	10823/599	10	10
Lot 502	10823/600	10	10
Lot 503	10823/601	10	10
Lot 504	10823/602	10	10
Lot 505	10823/603	10	10
Lot 506	10823/604	10	10
Lot 507	10823/605	10	10
Lot 508	10823/606	10	10
Lot 509	10823/607	10	10
Lot 510	10823/608	10	10
Lot 511	10823/609	10	10
Lot 512	10823/610	10	10
Lot 513	10823/611	10	10
Lot 514	10823/612	10	10
Lot 515	10823/613	10	10
Lot 516	10823/614	10	10
Lot 517	10823/615	10	10
Lot 518	10823/616	10	10
Lot 519	10823/617	10	10
Lot 520	10823/618	10	10
Lot 521	10823/619	10	10
Lot 522	10823/620	10	10
Lot 523	10823/621	10	10
Lot 524	10823/622	10	10
Lot 525	10823/623	10	10
Lot 526	10823/624	10	10
Lot 527	10823/625	10	10

Owners Corporation Search Report (Premium)

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 528	10823/626	10	10
Lot 529	10823/627	10	10
Lot 530	10823/628	10	10
Lot 531	10823/629	10	10
Lot 532	10823/630	10	10
Lot 533	10823/631	10	10
Lot 534	10823/632	10	10
Lot 535	10823/633	10	10
Lot 536	10823/634	10	10
Lot 537	10827/520	10	10
Lot 601	10831/395	10	10
Lot 602	10831/396	10	10
Lot 603	10831/397	10	10
Lot 604	10831/398	10	10
Lot 605	10831/399	10	10
Lot 606	10831/400	10	10
Lot 607	10831/401	10	10
Lot 608	10831/402	10	10
Lot 609	10831/403	10	10
Lot 610	10831/404	10	10
Lot 611	10831/405	10	10
Lot 612	10831/406	10	10
Lot 613	10831/407	10	10
Lot 614	10831/408	10	10
Lot 615	10831/409	10	10
Lot 616	10831/410	10	10
Lot 617	10831/411	10	10
Lot 618	10831/412	10	10
Lot 619	10831/413	10	10

Owners Corporation Search Report (Premium)

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 620	10831/414	10	10
Lot 621	10831/415	10	10
Lot 622	10831/416	10	10
Lot 623	10831/417	10	10
Lot 624	10831/418	10	10
Lot 625	10831/419	10	10
Lot 630	10831/420	10	10
Lot 631	10831/421	10	10
Lot 632	10831/422	10	10
Lot 633	10831/423	10	10
Lot 634	11172/619	10	10
Lot 635	10831/425	10	10
Lot 636	10831/426	10	10
Lot 637	10831/427	10	10
Lot 638	10831/428	10	10
Lot 639	10831/429	10	10
Lot 640	10831/430	10	10
Lot 641	10831/431	10	10
Lot 642	10831/432	10	10
Lot 701	10840/044	10	10
Lot 702	10840/045	10	10
Lot 703	10840/046	10	10
Lot 704	10840/047	10	10
Lot 705	10840/048	10	10
Lot 706	10840/049	10	10
Lot 707	10840/050	10	10
Lot 708	10840/051	10	10
Lot 709	10840/052	10	10
Lot 710	10840/053	10	10

Owners Corporation Search Report (Premium)

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 711	10840/054	10	10
Lot 712	10840/055	10	10
Lot 713	10840/056	10	10
Lot 714	10840/057	10	10
Lot 715	10840/058	10	10
Lot 716	10840/059	10	10
Lot 717	10840/060	10	10
Lot 718	10840/061	10	10
Lot 719	10840/062	10	10
Lot 720	10840/063	10	10
Lot 721	10840/064	10	10
Lot 722	10840/065	10	10
Lot 723	10840/066	10	10
Lot 724	10840/067	10	10
Lot 725	10840/068	10	10
Lot 726	10840/069	10	10
Lot 727	10840/070	10	10
Lot 728	10840/071	10	10
Lot 729	10840/072	10	10
Lot 730	10840/073	10	10
Lot 731	10840/074	10	10
Lot 801	10846/184	10	10
Lot 802	10846/185	10	10
Lot 803	10846/186	10	10
Lot 804	10846/187	10	10
Lot 805	10846/188	10	10
Lot 806	10846/189	10	10
Lot 807	10846/190	10	10
Lot 808	10846/191	10	10

Owners Corporation Search Report (Premium)

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 809	10846/192	10	10
Lot 810	10846/193	10	10
Lot 811	10846/194	10	10
Lot 812	10846/195	10	10
Lot 813	11185/378	10	10
Lot 814	10846/197	10	10
Lot 815	10846/198	10	10
Lot 816	10846/199	10	10
Lot 817	10846/200	10	10
Lot 818	10846/201	10	10
Lot 819	10846/202	10	10
Lot 820	10846/203	10	10
Lot 821	10846/204	10	10
Lot 822	10846/205	10	10
Lot 823	10846/206	10	10
Lot 824	10846/207	10	10
Lot 825	10846/208	10	10
Lot 826	10846/209	10	10
Lot 827	10846/210	10	10
Lot 828	10846/211	10	10
Lot 829	10846/212	10	10
Lot 830	10846/213	10	10
Lot 831	10846/214	10	10
Lot 832	10846/215	10	10
Lot 833	11133/377	10	10
Lot 834	10846/217	10	10
Lot 835	10846/218	10	10
Lot 836	10846/219	10	10
Lot 837	10846/220	10	10

Owners Corporation Search Report (Premium)

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 838	10846/221	10	10
Lot 839	10846/222	10	10
Lot 840	10846/223	10	10
Lot 841	10846/224	10	10
Lot 842	10846/225	10	10
Lot 843	10846/226	10	10
Lot 844	10846/227	10	10
Lot 901	10858/309	10	10
Lot 902	10858/310	10	10
Lot 903	10858/311	10	10
Lot 904	10858/312	10	10
Lot 905	10858/313	10	10
Lot 906	10858/314	10	10
Lot 907	10858/315	10	10
Lot 908	10858/316	10	10
Lot 909	10858/317	10	10
Lot 910	10858/318	10	10
Lot 911	10858/319	10	10
Lot 912	10858/320	10	10
Lot 913	10858/321	10	10
Lot 914	10858/322	10	10
Lot 915	10858/323	10	10
Lot 916	10858/324	10	10
Lot 917	10858/325	10	10
Lot 918	10858/326	10	10
Lot 919	10858/327	10	10
Lot 920	10858/328	10	10
Lot 921	10858/329	10	10
Lot 922	10858/330	10	10

Owners Corporation Search Report (Premium)

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 923	10858/331	10	10
Lot 924	10858/332	10	10
Lot 925	10858/333	10	10
Lot 926	10858/334	10	10
Lot 927	10858/335	10	10
Lot 1001	10853/698	10	10
Lot 1002	10853/699	10	10
Lot 1003	10853/700	10	10
Lot 1004	10853/701	10	10
Lot 1005	10853/702	10	10
Lot 1006	10853/703	10	10
Lot 1007	10853/704	10	10
Lot 1008	10853/705	10	10
Lot 1009	10853/706	10	10
Lot 1010	10853/707	10	10
Lot 1011	10853/708	10	10
Lot 1012	10853/709	10	10
Lot 1013	10853/710	10	10
Lot 1014	10853/711	10	10
Lot 1015	10853/712	10	10
Lot 1016	10853/713	10	10
Lot 1017	10853/714	10	10
Lot 1018	10853/715	10	10
Lot 1019	10853/716	10	10
Lot 1020	10853/717	10	10
Lot 1021	10853/718	10	10
Lot 1022	10853/719	10	10
Lot 1023	10853/720	10	10
Lot 1024	11270/702	10	10

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Owners Corporation Search Report (Premium)

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 1025	10853/722	10	10
Lot 1026	10853/723	10	10
Lot 1027	10853/724	10	10
Lot 1101	10874/523	10	10
Lot 1102	10874/524	10	10
Lot 1103	10874/525	10	10
Lot 1104	10874/526	10	10
Lot 1105	10874/527	10	10
Lot 1106	10874/528	10	10
Lot 1107	10874/529	10	10
Lot 1108	10874/530	10	10
Lot 1109	10874/531	10	10
Lot 1110	10874/532	10	10
Lot 1111	10874/533	10	10
Lot 1112	11691/419	10	10
Lot 1113	10874/535	10	10
Lot 1114	10874/536	10	10
Lot 1115	10874/537	10	10
Lot 1116	10874/538	10	10
Lot 1117	10874/539	10	10
Lot 1118	10874/540	10	10
Lot 1119	10874/541	10	10
Lot 1120	10874/542	10	10
Lot 1121	10874/543	10	10
Lot 1122	10874/544	10	10
Lot 1123	10874/545	10	10
Lot 1124	10874/546	10	10
Lot 1125	10874/547	10	10
Lot 1126	10874/548	10	10

Owners Corporation Search Report (Premium)

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 1127	10874/549	10	10
Lot 1128	10874/550	10	10
Lot 1129	10874/551	10	10
Lot 1130	10874/552	10	10
Lot 1131	10874/553	10	10
Lot 1132	10874/554	10	10
Lot 1133	10874/555	10	10
Lot 1201	10858/775	10	10
Lot 1202	10858/776	10	10
Lot 1203	10858/777	10	10
Lot 1204	10858/778	10	10
Lot 1205	10858/779	10	10
Lot 1206	10858/780	10	10
Lot 1207	10858/781	10	10
Lot 1208	10858/782	10	10
Lot 1209	10858/783	10	10
Lot 1210	10858/784	10	10
Lot 1211	10858/785	10	10
Lot 1212	10858/786	10	10
Lot 1213	10858/787	10	10
Lot 1214	10858/788	10	10
Lot 1215	10858/789	10	10
Lot 1216	10858/790	10	10
Lot 1217	10858/791	10	10
Lot 1218	10858/792	10	10
Lot 1219	10858/793	10	10
Lot 1220	10858/794	10	10
Lot 1221	10858/795	10	10
Lot 1222	10858/796	10	10

Owners Corporation Search Report (Premium)

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 1301	10864/904	10	10
Lot 1302	10864/905	10	10
Lot 1303	10864/906	10	10
Lot 1304	10864/907	10	10
Lot 1305	10864/908	10	10
Lot 1306	10864/909	10	10
Lot 1307	10864/910	10	10
Lot 1308	10864/911	10	10
Lot 1309	10864/912	10	10
Lot 1310	10864/913	10	10
Lot 1311	10864/914	10	10
Lot 1312	10864/915	10	10
Lot 1313	10864/916	10	10
Lot 1314	10864/917	10	10
Lot 1315	10864/918	10	10
Lot 1316	10864/919	10	10
Lot 1317	10864/920	10	10
Lot 1318	10864/921	10	10
Lot 1319	10864/922	10	10
Lot 1320	10864/923	10	10
Lot 1321	10864/924	10	10
Lot 1322	10864/925	10	10
Lot 1323	10864/926	10	10
Lot 1324	10864/927	10	10
Lot 1325	10864/928	10	10
Lot 1326	10864/929	10	10
Lot 1327	10864/930	10	10
Lot 1328	10864/931	10	10
Lot 1401	10882/494	10	10

Owners Corporation Search Report (Premium)

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 1402	10882/495	10	10
Lot 1403	10882/496	10	10
Lot 1404	10882/497	10	10
Lot 1405	10882/498	10	10
Lot 1406	10882/499	10	10
Lot 1407	10882/500	10	10
Lot 1408	10882/501	10	10
Lot 1409	10882/502	10	10
Lot 1410	10882/503	10	10
Lot 1411	10882/504	10	10
Lot 1412	10882/505	10	10
Lot 1413	10882/506	10	10
Lot 1414	10882/507	10	10
Lot 1415	10882/508	10	10
Lot 1416	11847/291	10	10
Lot 1417	10882/510	10	10
Lot 1418	10882/511	10	10
Lot 1419	10882/512	10	10
Lot 1420	10882/513	10	10
Lot 1421	10882/514	10	10
Lot 1430	10882/515	10	10
Lot 1431	10882/516	10	10
Lot 1432	10882/517	10	10
Lot 1433	10882/518	10	10
Lot 1434	10882/519	10	10
Lot 1435	10882/520	10	10
Lot 1436	10882/521	10	10
Lot 1437	10882/522	10	10
Lot 1438	10882/523	10	10

Owners Corporation Search Report (Premium)

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 1439	10882/524	10	10
Lot 1440	10882/525	10	10
Lot 1441	10882/526	10	10
Lot 1442	10882/527	10	10
Lot 1443	10882/528	10	10
Lot 1444	10882/529	10	10
Lot 1501	10879/023	10	10
Lot 1502	10879/024	10	10
Lot 1503	10879/025	10	10
Lot 1504	10879/026	10	10
Lot 1505	10879/027	10	10
Lot 1506	10879/028	10	10
Lot 1507	10879/029	10	10
Lot 1508	10879/030	10	10
Lot 1509	10879/031	10	10
Lot 1510	10879/032	10	10
Lot 1511	10879/033	10	10
Lot 1512	10879/034	10	10
Lot 1513	10879/035	10	10
Lot 1514	10879/036	10	10
Lot 1515	10879/037	10	10
Lot 1516	11429/947	10	10
Lot 1517	10879/039	10	10
Lot 1518	10879/040	10	10
Lot 1519	10879/041	10	10
Lot 1526	11621/428	10	10
Lot 1527	10879/043	10	10
Lot 1528	10879/044	10	10
Lot 1529	10879/045	10	10

Owners Corporation Search Report (Premium)

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 1530	10879/046	10	10
Lot 1531	10879/047	10	10
Lot 1532	10879/048	10	10
Lot 1533	10879/049	10	10
Lot 1534	10879/050	10	10
Lot 1601	10864/982	10	10
Lot 1602	10864/983	10	10
Lot 1603	10864/984	10	10
Lot 1604	10864/985	10	10
Lot 1605	10864/986	10	10
Lot 1606	10864/987	10	10
Lot 1607	10864/988	10	10
Lot 1608	10864/989	10	10
Lot 1609	10864/990	10	10
Lot 1610	10864/991	10	10
Lot 1611	10864/992	10	10
Lot 1612	10864/993	10	10
Lot 1613	10864/994	10	10
Lot 1614	10864/995	10	10
Lot 1615	10864/996	10	10
Lot 1616	10864/997	10	10
Lot 1617	10864/998	10	10
Lot 1618	10864/999	10	10
Lot 1619	10865/000	10	10
Lot 1620	10865/001	10	10
Lot 1621	10865/002	10	10
Lot 1701	10975/609	10	10
Lot 1702	10975/610	10	10
Lot 1703	10975/611	10	10

Owners Corporation Search Report (Premium)

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 1704	10975/612	10	10
Lot 1705	10942/304	10	10
Lot 1706	10942/305	10	10
Lot 1707	10942/306	10	10
Lot 1801	10975/613	10	10
Lot 1802	10975/614	10	10
Lot 1803	10975/615	10	10
Lot 1804	10975/616	10	10
Lot 1805	10934/301	10	10
Lot 1806	10934/302	10	10
Lot 1807	10934/303	10	10
Lot 1808	10934/304	10	10
Lot 1809	10934/305	10	10
Lot 1810	10934/306	10	10
Lot 1811	10934/307	10	10
Lot 1812	10934/308	10	10
Lot 1813	10934/309	10	10
Lot 1814	10934/310	10	10
Lot 1815	10934/311	10	10
Lot 1816	10934/312	10	10
Lot 1901	10934/363	10	10
Lot 1902	10934/364	10	10
Lot 1903	10934/365	10	10
Lot 1904	10934/366	10	10
Lot 1905	10934/367	10	10
Lot 1906	10934/368	10	10
Lot 1907	10934/369	10	10
Lot 1908	10934/370	10	10
Lot 1909	10934/371	10	10

Owners Corporation Search Report (Premium)

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 1910	10934/372	10	10
Lot 1911	10934/373	10	10
Lot 1912	10934/374	10	10
Lot 1913	11049/312	10	10
Lot 1914	10934/375	10	10
Lot 1915	10934/376	10	10
Lot 1916	10934/377	10	10
Lot 1917	10934/378	10	10
Lot 1918	11049/313	10	10
Lot 2901	10934/316	10	10
Lot 2902	10934/317	10	10
Lot 2903	10934/318	10	10
Lot 2904	10934/319	10	10
Lot 2905	11040/914	10	10
Lot 2906	10934/321	10	10
Lot 2907	10934/322	10	10
Lot 2908	10934/323	10	10
Lot 2909	10934/324	10	10
Lot 3101	10934/383	10	10
Lot 3102	10934/384	10	10
Lot 3103	10934/385	10	10
Lot 3104	10934/386	10	10
Lot 3105	10934/387	10	10
Lot 3106	10934/388	10	10
Lot 3107	10934/389	10	10
Lot 3108	10934/390	10	10
Lot 3109	10934/391	10	10
Lot 3201	10941/158	10	10
Lot 3202	10941/159	10	10

Department of Transport and Planning

Owners Corporation Search Report (Premium)

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 3203	10941/160	10	10
Lot 3204	10941/161	10	10
Lot 3401	10942/310	10	10
Lot 3402	10942/311	10	10
Lot 3403	10942/312	10	10
Lot 3404	10942/313	10	10
Lot 3405	10942/314	10	10
Lot 3406	10942/315	10	10
Lot 3501	10942/318	10	10
Lot 3502	10942/319	10	10
Lot 3503	10942/320	10	10
Lot 3504	10942/321	10	10
Lot 4201	10943/493	10	10
Lot 4202	10943/494	10	10
Lot 4203	10943/495	10	10
Lot 4204	10943/496	10	10
Lot 4205	10943/497	10	10
Lot 4301	10943/498	10	10
Lot 4302	10943/499	10	10
Lot 4303	10943/500	10	10
Lot 4304	10943/501	10	10
Lot 4305	10943/502	10	10
Lot 4306	10975/617	10	10
Lot 4307	10975/618	10	10
Lot 5501	11082/306	10	10
Lot 5502	11082/307	10	10
Lot 5503	11082/308	10	10
Lot 5504	11082/309	10	10
Lot 5505	11082/310	10	10

Owners Corporation Search Report (Premium)

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 5506	11082/311	10	10
Lot 5507	11082/312	10	10
Lot 5508	11082/313	10	10
Lot 5509	11082/314	10	10
Lot 5510	11082/315	10	10
Lot 5511	11082/316	10	10
Lot 5512	11082/317	10	10
Lot 5513	11082/318	10	10
Lot 5514	11082/319	10	10
Lot 5515	11082/320	10	10
Lot 5516	11082/321	10	10
Lot 5517	11082/322	10	10
Lot 5518	11082/323	10	10
Lot 5519	11082/324	10	10
Lot 5520	11082/325	10	10
Lot 5521	11082/326	10	10
Lot 5522	12314/496	10	10
Lot 5523	11082/328	10	10
Lot 5524	11082/329	10	10
Lot 5525	11082/330	10	10
Lot 5526	11082/331	10	10
Lot 5527	11082/332	10	10
Lot 5528	11082/333	10	10
Lot 5529	11082/334	10	10
Lot 5530	11082/335	10	10
Lot 5531	11082/336	10	10
Lot 5532	11082/337	10	10
Lot 5533	11082/338	10	10
Lot 5534	11082/339	10	10

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Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 5535	11082/340	10	10
Lot 5536	11082/341	10	10
Lot 5537	11082/342	10	10
Lot 5538	11082/343	10	10
Lot 5539	11082/344	10	10
Lot 5540	11082/345	10	10
Lot 5541	11082/346	10	10
Lot 5542	11082/347	10	10
Lot 5601	11122/372	10	10
Lot 5602	11122/373	10	10
Lot 5603	11122/374	10	10
Lot 5604	11122/375	10	10
Lot 5605	11122/376	10	10
Lot 5606	11122/377	10	10
Lot 5607	11122/378	10	10
Lot 5608	11122/379	10	10
Lot 5609	11122/380	10	10
Lot 5610	11122/381	10	10
Lot 5611	11122/382	10	10
Lot 5612	11122/383	10	10
Lot 5613	11122/384	10	10
Lot 5614	11122/385	10	10
Lot 5615	11122/386	10	10
Lot 5616	11122/387	10	10
Lot 5617	11122/388	10	10
Lot 5618	11122/389	10	10
Lot 5619	11122/390	10	10
Lot 5620	11122/391	10	10
Lot 5621	11122/392	10	10

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OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 5622	11122/393	10	10
Lot 5623	11122/394	10	10
Lot 5624	11122/395	10	10
Lot 5625	11122/396	10	10
Lot 5626	11122/397	10	10
Lot 5627	11122/398	10	10
Lot 5628	11122/399	10	10
Lot 5629	11122/400	10	10
Lot 5630	11122/401	10	10
Lot 5631	11122/402	10	10
Lot 5632	11122/403	10	10
Lot 5633	11122/404	10	10
Lot 5634	11122/405	10	10
Lot 5635	11122/406	10	10
Lot 5701	11128/499	10	10
Lot 5702	11128/500	10	10
Lot 5703	11128/501	10	10
Lot 5704	11128/502	10	10
Lot 5705	11128/503	10	10
Lot 5706	11128/504	10	10
Lot 5707	11128/505	10	10
Lot 5708	11128/506	10	10
Lot 5709	11128/507	10	10
Lot 5710	11128/508	10	10
Lot 5711	11128/509	10	10
Lot 5712	11128/510	10	10
Lot 5713	11128/511	10	10
Lot 5714	11128/512	10	10
Lot 5715	11128/513	10	10

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Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 5716	11128/514	10	10
Lot 5717	11128/515	10	10
Lot 5718	11128/516	10	10
Lot 5719	11128/517	10	10
Lot 5720	11128/518	10	10
Lot 5721	11128/519	10	10
Lot 5722	11128/520	10	10
Lot 5723	11128/521	10	10
Lot 5724	11128/522	10	10
Lot 5725	11128/523	10	10
Lot 5726	11128/524	10	10
Lot 5727	11128/525	10	10
Lot 5728	11128/526	10	10
Lot 5729	11128/527	10	10
Lot 5730	11128/528	10	10
Lot 5731	11128/529	10	10
Lot 5732	11128/530	10	10
Lot 5733	11128/531	10	10
Lot 5734	11128/532	10	10
Lot 5735	11128/533	10	10
Lot 5736	11128/534	10	10
Lot 5801	11156/895	10	10
Lot 5802	11156/896	10	10
Lot 5803	11156/897	10	10
Lot 5804	11156/898	10	10
Lot 5805	11156/899	10	10
Lot 5806	11156/900	10	10
Lot 5807	11156/901	10	10
Lot 5813	11156/902	10	10

Department of Transport and Planning

Owners Corporation Search Report (Premium)

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 5814	11156/903	10	10
Lot 5815	11156/904	10	10
Lot 5816	11156/905	10	10
Lot 5817	11156/906	10	10
Lot 5818	11156/907	10	10
Lot 5819	11156/908	10	10
Lot 5820	11156/909	10	10
Lot 5821	11156/910	10	10
Lot 5822	11156/911	10	10
Lot 5825	11156/912	10	10
Lot 5826	11156/913	10	10
Lot 5827	11156/914	10	10
Lot 5828	11156/915	10	10
Lot 5829	11156/916	10	10
Lot 5830	11156/917	10	10
Lot 5831	11156/918	10	10
Lot 5832	11156/919	10	10
Lot 5833	11156/920	10	10
Lot 5834	11156/921	10	10
Lot 5835	11156/922	10	10
Lot 5838	11156/923	10	10
Lot 5839	11156/924	10	10
Lot 5840	12019/453	10	10
Lot 5841	11156/926	10	10
Lot 5842	11156/927	10	10
Lot 5843	11156/928	10	10
Lot 5844	11156/929	10	10
Lot 5845	11156/930	10	10
Lot 5846	11156/931	10	10

Owners Corporation Search Report (Premium)

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OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 5847	11156/932	10	10
Lot 5848	11156/933	10	10
Lot 5903	11136/402	10	10
Lot 5904	11136/403	10	10
Lot 5905	11136/404	10	10
Lot 5906	11136/405	10	10
Lot 5907	11136/406	10	10
Lot 5908	11136/407	10	10
Lot 5909	11136/408	10	10
Lot 5910	11136/409	10	10
Lot 5911	11136/410	10	10
Lot 5912	11136/411	10	10
Lot 5913	11136/412	10	10
Lot 5914	11136/413	10	10
Lot 5915	11136/414	10	10
Lot 5916	11136/415	10	10
Lot 5917	11136/416	10	10
Lot 5918	11136/417	10	10
Lot 5919	11136/418	10	10
Lot 5920	11136/419	10	10
Lot 5921	11136/420	10	10
Lot 5922	11136/421	10	10
Lot 5923	11136/422	10	10
Lot 5924	11136/423	10	10
Lot 5925	11136/424	10	10
Lot 5930	11136/425	10	10
Lot 5931	11136/426	10	10
Lot 5932	11136/427	10	10
Lot 5933	11136/428	10	10

Department of Transport and Planning

Owners Corporation Search Report (Premium)

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 5934	11136/429	10	10
Lot 5935	11136/430	10	10
Lot 5936	11136/431	10	10
Lot 5937	11136/432	10	10
Lot 5938	11136/433	10	10
Lot 5939	11136/434	10	10
Lot 5940	11136/435	10	10
Lot 5941	11136/436	10	10
Lot 5942	11136/437	10	10
	Total	**8260.00**	**8260.00**

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 Transport and Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS509588A

The land in PS509588A is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property 1, Lots 101 - 152, 201 - 243, 301 - 341, 401 - 445, 501 - 537, 601 - 625, 630 - 642, 701 - 731, 801 - 844, 901 - 927, 1001 - 1027, 1101 - 1133, 1201 - 1222, 1301 - 1328, 1401 - 1421, 1430 - 1444, 1501 - 1519, 1526 - 1534, 1601 - 1621, 1701 - 1707, 1801 - 1816, 1901 - 1918, 2901 - 2909, 3101 - 3109, 3201 - 3204, 3401 - 3406, 3501 - 3504, 4201 - 4205, 4301 - 4307, 5501 - 5542, 5601 - 5635, 5701 - 5736, 5801 - 5807, 5813 - 5822, 5825 - 5835, 5838 - 5848, 5903 - 5925, 5930 - 5942.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
SUITE 12 LEVEL 2 100 OVERTON ROAD WILLIAMS LANDING VIC 3027

AS315777Y 02/07/2019

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:
1. AG691926K 26/08/2009

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 1	0	0
Lot 101	10	10
Lot 102	10	10
Lot 103	10	10
Lot 104	10	10

Department of Transport and Planning

Owners Corporation Search Report

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 105	10	10
Lot 106	10	10
Lot 107	10	10
Lot 108	10	10
Lot 109	10	10
Lot 110	10	10
Lot 111	10	10
Lot 112	10	10
Lot 113	10	10
Lot 114	10	10
Lot 115	10	10
Lot 116	10	10
Lot 117	10	10
Lot 118	10	10
Lot 119	10	10
Lot 120	10	10
Lot 121	10	10
Lot 122	10	10
Lot 123	10	10
Lot 124	10	10
Lot 125	10	10
Lot 126	10	10
Lot 127	10	10
Lot 128	10	10
Lot 129	10	10
Lot 130	10	10
Lot 131	10	10
Lot 132	10	10
Lot 133	10	10

Department of Transport and Planning

Owners Corporation Search Report

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:
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Land Parcel	Entitlement	Liability
Lot 134	10	10
Lot 135	10	10
Lot 136	10	10
Lot 137	10	10
Lot 138	10	10
Lot 139	10	10
Lot 140	10	10
Lot 141	10	10
Lot 142	10	10
Lot 143	10	10
Lot 144	10	10
Lot 145	10	10
Lot 146	10	10
Lot 147	10	10
Lot 148	10	10
Lot 149	10	10
Lot 150	10	10
Lot 151	10	10
Lot 152	10	10
Lot 201	10	10
Lot 202	10	10
Lot 203	10	10
Lot 204	10	10
Lot 205	10	10
Lot 206	10	10
Lot 207	10	10
Lot 208	10	10
Lot 209	10	10
Lot 210	10	10

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Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:
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Land Parcel	Entitlement	Liability
Lot 211	10	10
Lot 212	10	10
Lot 213	10	10
Lot 214	10	10
Lot 215	10	10
Lot 216	10	10
Lot 217	10	10
Lot 218	10	10
Lot 219	10	10
Lot 220	10	10
Lot 221	10	10
Lot 222	10	10
Lot 223	10	10
Lot 224	10	10
Lot 225	10	10
Lot 226	10	10
Lot 227	10	10
Lot 228	10	10
Lot 229	10	10
Lot 230	10	10
Lot 231	10	10
Lot 232	10	10
Lot 233	10	10
Lot 234	10	10
Lot 235	10	10
Lot 236	10	10
Lot 237	10	10
Lot 238	10	10
Lot 239	10	10

Department of Transport and Planning

Owners Corporation Search Report

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:
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Land Parcel	Entitlement	Liability
Lot 240	10	10
Lot 241	10	10
Lot 242	10	10
Lot 243	10	10
Lot 301	10	10
Lot 302	10	10
Lot 303	10	10
Lot 304	10	10
Lot 305	10	10
Lot 306	10	10
Lot 307	10	10
Lot 308	10	10
Lot 309	10	10
Lot 310	10	10
Lot 311	10	10
Lot 312	10	10
Lot 313	10	10
Lot 314	10	10
Lot 315	10	10
Lot 316	10	10
Lot 317	10	10
Lot 318	10	10
Lot 319	10	10
Lot 320	10	10
Lot 321	10	10
Lot 322	10	10
Lot 323	10	10
Lot 324	10	10
Lot 325	10	10

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OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 326	10	10
Lot 327	10	10
Lot 328	10	10
Lot 329	10	10
Lot 330	10	10
Lot 331	10	10
Lot 332	10	10
Lot 333	10	10
Lot 334	10	10
Lot 335	10	10
Lot 336	10	10
Lot 337	10	10
Lot 338	10	10
Lot 339	10	10
Lot 340	10	10
Lot 341	10	10
Lot 401	10	10
Lot 402	10	10
Lot 403	10	10
Lot 404	10	10
Lot 405	10	10
Lot 406	10	10
Lot 407	10	10
Lot 408	10	10
Lot 409	10	10
Lot 410	10	10
Lot 411	10	10
Lot 412	10	10
Lot 413	10	10

Department of Transport and Planning

Owners Corporation Search Report

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:
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Land Parcel	Entitlement	Liability
Lot 414	10	10
Lot 415	10	10
Lot 416	10	10
Lot 417	10	10
Lot 418	10	10
Lot 419	10	10
Lot 420	10	10
Lot 421	10	10
Lot 422	10	10
Lot 423	10	10
Lot 424	10	10
Lot 425	10	10
Lot 426	10	10
Lot 427	10	10
Lot 428	10	10
Lot 429	10	10
Lot 430	10	10
Lot 431	10	10
Lot 432	10	10
Lot 433	10	10
Lot 434	10	10
Lot 435	10	10
Lot 436	10	10
Lot 437	10	10
Lot 438	10	10
Lot 439	10	10
Lot 440	10	10
Lot 441	10	10
Lot 442	10	10

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Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:
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Land Parcel	Entitlement	Liability
Lot 443	10	10
Lot 444	10	10
Lot 445	10	10
Lot 501	10	10
Lot 502	10	10
Lot 503	10	10
Lot 504	10	10
Lot 505	10	10
Lot 506	10	10
Lot 507	10	10
Lot 508	10	10
Lot 509	10	10
Lot 510	10	10
Lot 511	10	10
Lot 512	10	10
Lot 513	10	10
Lot 514	10	10
Lot 515	10	10
Lot 516	10	10
Lot 517	10	10
Lot 518	10	10
Lot 519	10	10
Lot 520	10	10
Lot 521	10	10
Lot 522	10	10
Lot 523	10	10
Lot 524	10	10
Lot 525	10	10
Lot 526	10	10

Owners Corporation Search Report

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 527	10	10
Lot 528	10	10
Lot 529	10	10
Lot 530	10	10
Lot 531	10	10
Lot 532	10	10
Lot 533	10	10
Lot 534	10	10
Lot 535	10	10
Lot 536	10	10
Lot 537	10	10
Lot 601	10	10
Lot 602	10	10
Lot 603	10	10
Lot 604	10	10
Lot 605	10	10
Lot 606	10	10
Lot 607	10	10
Lot 608	10	10
Lot 609	10	10
Lot 610	10	10
Lot 611	10	10
Lot 612	10	10
Lot 613	10	10
Lot 614	10	10
Lot 615	10	10
Lot 616	10	10
Lot 617	10	10
Lot 618	10	10

Department of Transport and Planning

Owners Corporation Search Report

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 619	10	10
Lot 620	10	10
Lot 621	10	10
Lot 622	10	10
Lot 623	10	10
Lot 624	10	10
Lot 625	10	10
Lot 630	10	10
Lot 631	10	10
Lot 632	10	10
Lot 633	10	10
Lot 634	10	10
Lot 635	10	10
Lot 636	10	10
Lot 637	10	10
Lot 638	10	10
Lot 639	10	10
Lot 640	10	10
Lot 641	10	10
Lot 642	10	10
Lot 701	10	10
Lot 702	10	10
Lot 703	10	10
Lot 704	10	10
Lot 705	10	10
Lot 706	10	10
Lot 707	10	10
Lot 708	10	10
Lot 709	10	10

Department of Transport and Planning

Owners Corporation Search Report

Produced: 02/09/2026 04:39:06 PM

OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:
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Land Parcel	Entitlement	Liability
Lot 710	10	10
Lot 711	10	10
Lot 712	10	10
Lot 713	10	10
Lot 714	10	10
Lot 715	10	10
Lot 716	10	10
Lot 717	10	10
Lot 718	10	10
Lot 719	10	10
Lot 720	10	10
Lot 721	10	10
Lot 722	10	10
Lot 723	10	10
Lot 724	10	10
Lot 725	10	10
Lot 726	10	10
Lot 727	10	10
Lot 728	10	10
Lot 729	10	10
Lot 730	10	10
Lot 731	10	10
Lot 801	10	10
Lot 802	10	10
Lot 803	10	10
Lot 804	10	10
Lot 805	10	10
Lot 806	10	10
Lot 807	10	10

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OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:
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Land Parcel	Entitlement	Liability
Lot 808	10	10
Lot 809	10	10
Lot 810	10	10
Lot 811	10	10
Lot 812	10	10
Lot 813	10	10
Lot 814	10	10
Lot 815	10	10
Lot 816	10	10
Lot 817	10	10
Lot 818	10	10
Lot 819	10	10
Lot 820	10	10
Lot 821	10	10
Lot 822	10	10
Lot 823	10	10
Lot 824	10	10
Lot 825	10	10
Lot 826	10	10
Lot 827	10	10
Lot 828	10	10
Lot 829	10	10
Lot 830	10	10
Lot 831	10	10
Lot 832	10	10
Lot 833	10	10
Lot 834	10	10
Lot 835	10	10
Lot 836	10	10

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OWNERS CORPORATION 1
PLAN NO. PS509588A

Entitlement and Liability:

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Land Parcel	Entitlement	Liability
Lot 837	10	10
Lot 838	10	10
Lot 839	10	10
Lot 840	10	10
Lot 841	10	10
Lot 842	10	10
Lot 843	10	10
Lot 844	10	10
Lot 901	10	10
Lot 902	10	10
Lot 903	10	10
Lot 904	10	10
Lot 905	10	10
Lot 906	10	10
Lot 907	10	10
Lot 908	10	10
Lot 909	10	10
Lot 910	10	10
Lot 911	10	10
Lot 912	10	10
Lot 913	10	10
Lot 914	10	10
Lot 915	10	10
Lot 916	10	10
Lot 917	10	10
Lot 918	10	10
Lot 919	10	10
Lot 920	10	10
Lot 921	10	10

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Entitlement and Liability:
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Land Parcel	Entitlement	Liability
Lot 922	10	10
Lot 923	10	10
Lot 924	10	10
Lot 925	10	10
Lot 926	10	10
Lot 927	10	10
Lot 1001	10	10
Lot 1002	10	10
Lot 1003	10	10
Lot 1004	10	10
Lot 1005	10	10
Lot 1006	10	10
Lot 1007	10	10
Lot 1008	10	10
Lot 1009	10	10
Lot 1010	10	10
Lot 1011	10	10
Lot 1012	10	10
Lot 1013	10	10
Lot 1014	10	10
Lot 1015	10	10
Lot 1016	10	10
Lot 1017	10	10
Lot 1018	10	10
Lot 1019	10	10
Lot 1020	10	10
Lot 1021	10	10
Lot 1022	10	10
Lot 1023	10	10

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Land Parcel	Entitlement	Liability
Lot 1024	10	10
Lot 1025	10	10
Lot 1026	10	10
Lot 1027	10	10
Lot 1101	10	10
Lot 1102	10	10
Lot 1103	10	10
Lot 1104	10	10
Lot 1105	10	10
Lot 1106	10	10
Lot 1107	10	10
Lot 1108	10	10
Lot 1109	10	10
Lot 1110	10	10
Lot 1111	10	10
Lot 1112	10	10
Lot 1113	10	10
Lot 1114	10	10
Lot 1115	10	10
Lot 1116	10	10
Lot 1117	10	10
Lot 1118	10	10
Lot 1119	10	10
Lot 1120	10	10
Lot 1121	10	10
Lot 1122	10	10
Lot 1123	10	10
Lot 1124	10	10
Lot 1125	10	10

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Entitlement and Liability:
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Land Parcel	Entitlement	Liability
Lot 1126	10	10
Lot 1127	10	10
Lot 1128	10	10
Lot 1129	10	10
Lot 1130	10	10
Lot 1131	10	10
Lot 1132	10	10
Lot 1133	10	10
Lot 1201	10	10
Lot 1202	10	10
Lot 1203	10	10
Lot 1204	10	10
Lot 1205	10	10
Lot 1206	10	10
Lot 1207	10	10
Lot 1208	10	10
Lot 1209	10	10
Lot 1210	10	10
Lot 1211	10	10
Lot 1212	10	10
Lot 1213	10	10
Lot 1214	10	10
Lot 1215	10	10
Lot 1216	10	10
Lot 1217	10	10
Lot 1218	10	10
Lot 1219	10	10
Lot 1220	10	10
Lot 1221	10	10

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Land Parcel	Entitlement	Liability
Lot 1222	10	10
Lot 1301	10	10
Lot 1302	10	10
Lot 1303	10	10
Lot 1304	10	10
Lot 1305	10	10
Lot 1306	10	10
Lot 1307	10	10
Lot 1308	10	10
Lot 1309	10	10
Lot 1310	10	10
Lot 1311	10	10
Lot 1312	10	10
Lot 1313	10	10
Lot 1314	10	10
Lot 1315	10	10
Lot 1316	10	10
Lot 1317	10	10
Lot 1318	10	10
Lot 1319	10	10
Lot 1320	10	10
Lot 1321	10	10
Lot 1322	10	10
Lot 1323	10	10
Lot 1324	10	10
Lot 1325	10	10
Lot 1326	10	10
Lot 1327	10	10
Lot 1328	10	10

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Entitlement and Liability:
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Land Parcel	Entitlement	Liability
Lot 1401	10	10
Lot 1402	10	10
Lot 1403	10	10
Lot 1404	10	10
Lot 1405	10	10
Lot 1406	10	10
Lot 1407	10	10
Lot 1408	10	10
Lot 1409	10	10
Lot 1410	10	10
Lot 1411	10	10
Lot 1412	10	10
Lot 1413	10	10
Lot 1414	10	10
Lot 1415	10	10
Lot 1416	10	10
Lot 1417	10	10
Lot 1418	10	10
Lot 1419	10	10
Lot 1420	10	10
Lot 1421	10	10
Lot 1430	10	10
Lot 1431	10	10
Lot 1432	10	10
Lot 1433	10	10
Lot 1434	10	10
Lot 1435	10	10
Lot 1436	10	10
Lot 1437	10	10

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Entitlement and Liability:
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Land Parcel	Entitlement	Liability
Lot 1438	10	10
Lot 1439	10	10
Lot 1440	10	10
Lot 1441	10	10
Lot 1442	10	10
Lot 1443	10	10
Lot 1444	10	10
Lot 1501	10	10
Lot 1502	10	10
Lot 1503	10	10
Lot 1504	10	10
Lot 1505	10	10
Lot 1506	10	10
Lot 1507	10	10
Lot 1508	10	10
Lot 1509	10	10
Lot 1510	10	10
Lot 1511	10	10
Lot 1512	10	10
Lot 1513	10	10
Lot 1514	10	10
Lot 1515	10	10
Lot 1516	10	10
Lot 1517	10	10
Lot 1518	10	10
Lot 1519	10	10
Lot 1526	10	10
Lot 1527	10	10
Lot 1528	10	10

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Land Parcel	Entitlement	Liability
Lot 1529	10	10
Lot 1530	10	10
Lot 1531	10	10
Lot 1532	10	10
Lot 1533	10	10
Lot 1534	10	10
Lot 1601	10	10
Lot 1602	10	10
Lot 1603	10	10
Lot 1604	10	10
Lot 1605	10	10
Lot 1606	10	10
Lot 1607	10	10
Lot 1608	10	10
Lot 1609	10	10
Lot 1610	10	10
Lot 1611	10	10
Lot 1612	10	10
Lot 1613	10	10
Lot 1614	10	10
Lot 1615	10	10
Lot 1616	10	10
Lot 1617	10	10
Lot 1618	10	10
Lot 1619	10	10
Lot 1620	10	10
Lot 1621	10	10
Lot 1701	10	10
Lot 1702	10	10

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Entitlement and Liability:
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Land Parcel	Entitlement	Liability
Lot 1703	10	10
Lot 1704	10	10
Lot 1705	10	10
Lot 1706	10	10
Lot 1707	10	10
Lot 1801	10	10
Lot 1802	10	10
Lot 1803	10	10
Lot 1804	10	10
Lot 1805	10	10
Lot 1806	10	10
Lot 1807	10	10
Lot 1808	10	10
Lot 1809	10	10
Lot 1810	10	10
Lot 1811	10	10
Lot 1812	10	10
Lot 1813	10	10
Lot 1814	10	10
Lot 1815	10	10
Lot 1816	10	10
Lot 1901	10	10
Lot 1902	10	10
Lot 1903	10	10
Lot 1904	10	10
Lot 1905	10	10
Lot 1906	10	10
Lot 1907	10	10
Lot 1908	10	10

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Entitlement and Liability:
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Land Parcel	Entitlement	Liability
Lot 1909	10	10
Lot 1910	10	10
Lot 1911	10	10
Lot 1912	10	10
Lot 1913	10	10
Lot 1914	10	10
Lot 1915	10	10
Lot 1916	10	10
Lot 1917	10	10
Lot 1918	10	10
Lot 2901	10	10
Lot 2902	10	10
Lot 2903	10	10
Lot 2904	10	10
Lot 2905	10	10
Lot 2906	10	10
Lot 2907	10	10
Lot 2908	10	10
Lot 2909	10	10
Lot 3101	10	10
Lot 3102	10	10
Lot 3103	10	10
Lot 3104	10	10
Lot 3105	10	10
Lot 3106	10	10
Lot 3107	10	10
Lot 3108	10	10
Lot 3109	10	10
Lot 3201	10	10

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Entitlement and Liability:
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Land Parcel	Entitlement	Liability
Lot 3202	10	10
Lot 3203	10	10
Lot 3204	10	10
Lot 3401	10	10
Lot 3402	10	10
Lot 3403	10	10
Lot 3404	10	10
Lot 3405	10	10
Lot 3406	10	10
Lot 3501	10	10
Lot 3502	10	10
Lot 3503	10	10
Lot 3504	10	10
Lot 4201	10	10
Lot 4202	10	10
Lot 4203	10	10
Lot 4204	10	10
Lot 4205	10	10
Lot 4301	10	10
Lot 4302	10	10
Lot 4303	10	10
Lot 4304	10	10
Lot 4305	10	10
Lot 4306	10	10
Lot 4307	10	10
Lot 5501	10	10
Lot 5502	10	10
Lot 5503	10	10
Lot 5504	10	10

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PLAN NO. PS509588A

Entitlement and Liability:
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Land Parcel	Entitlement	Liability
Lot 5505	10	10
Lot 5506	10	10
Lot 5507	10	10
Lot 5508	10	10
Lot 5509	10	10
Lot 5510	10	10
Lot 5511	10	10
Lot 5512	10	10
Lot 5513	10	10
Lot 5514	10	10
Lot 5515	10	10
Lot 5516	10	10
Lot 5517	10	10
Lot 5518	10	10
Lot 5519	10	10
Lot 5520	10	10
Lot 5521	10	10
Lot 5522	10	10
Lot 5523	10	10
Lot 5524	10	10
Lot 5525	10	10
Lot 5526	10	10
Lot 5527	10	10
Lot 5528	10	10
Lot 5529	10	10
Lot 5530	10	10
Lot 5531	10	10
Lot 5532	10	10
Lot 5533	10	10

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Land Parcel	Entitlement	Liability
Lot 5534	10	10
Lot 5535	10	10
Lot 5536	10	10
Lot 5537	10	10
Lot 5538	10	10
Lot 5539	10	10
Lot 5540	10	10
Lot 5541	10	10
Lot 5542	10	10
Lot 5601	10	10
Lot 5602	10	10
Lot 5603	10	10
Lot 5604	10	10
Lot 5605	10	10
Lot 5606	10	10
Lot 5607	10	10
Lot 5608	10	10
Lot 5609	10	10
Lot 5610	10	10
Lot 5611	10	10
Lot 5612	10	10
Lot 5613	10	10
Lot 5614	10	10
Lot 5615	10	10
Lot 5616	10	10
Lot 5617	10	10
Lot 5618	10	10
Lot 5619	10	10
Lot 5620	10	10

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Entitlement and Liability:
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Land Parcel	Entitlement	Liability
Lot 5621	10	10
Lot 5622	10	10
Lot 5623	10	10
Lot 5624	10	10
Lot 5625	10	10
Lot 5626	10	10
Lot 5627	10	10
Lot 5628	10	10
Lot 5629	10	10
Lot 5630	10	10
Lot 5631	10	10
Lot 5632	10	10
Lot 5633	10	10
Lot 5634	10	10
Lot 5635	10	10
Lot 5701	10	10
Lot 5702	10	10
Lot 5703	10	10
Lot 5704	10	10
Lot 5705	10	10
Lot 5706	10	10
Lot 5707	10	10
Lot 5708	10	10
Lot 5709	10	10
Lot 5710	10	10
Lot 5711	10	10
Lot 5712	10	10
Lot 5713	10	10
Lot 5714	10	10

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Entitlement and Liability:
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Land Parcel	Entitlement	Liability
Lot 5715	10	10
Lot 5716	10	10
Lot 5717	10	10
Lot 5718	10	10
Lot 5719	10	10
Lot 5720	10	10
Lot 5721	10	10
Lot 5722	10	10
Lot 5723	10	10
Lot 5724	10	10
Lot 5725	10	10
Lot 5726	10	10
Lot 5727	10	10
Lot 5728	10	10
Lot 5729	10	10
Lot 5730	10	10
Lot 5731	10	10
Lot 5732	10	10
Lot 5733	10	10
Lot 5734	10	10
Lot 5735	10	10
Lot 5736	10	10
Lot 5801	10	10
Lot 5802	10	10
Lot 5803	10	10
Lot 5804	10	10
Lot 5805	10	10
Lot 5806	10	10
Lot 5807	10	10

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Land Parcel	Entitlement	Liability
Lot 5813	10	10
Lot 5814	10	10
Lot 5815	10	10
Lot 5816	10	10
Lot 5817	10	10
Lot 5818	10	10
Lot 5819	10	10
Lot 5820	10	10
Lot 5821	10	10
Lot 5822	10	10
Lot 5825	10	10
Lot 5826	10	10
Lot 5827	10	10
Lot 5828	10	10
Lot 5829	10	10
Lot 5830	10	10
Lot 5831	10	10
Lot 5832	10	10
Lot 5833	10	10
Lot 5834	10	10
Lot 5835	10	10
Lot 5838	10	10
Lot 5839	10	10
Lot 5840	10	10
Lot 5841	10	10
Lot 5842	10	10
Lot 5843	10	10
Lot 5844	10	10
Lot 5845	10	10

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Land Parcel	Entitlement	Liability
Lot 5846	10	10
Lot 5847	10	10
Lot 5848	10	10
Lot 5903	10	10
Lot 5904	10	10
Lot 5905	10	10
Lot 5906	10	10
Lot 5907	10	10
Lot 5908	10	10
Lot 5909	10	10
Lot 5910	10	10
Lot 5911	10	10
Lot 5912	10	10
Lot 5913	10	10
Lot 5914	10	10
Lot 5915	10	10
Lot 5916	10	10
Lot 5917	10	10
Lot 5918	10	10
Lot 5919	10	10
Lot 5920	10	10
Lot 5921	10	10
Lot 5922	10	10
Lot 5923	10	10
Lot 5924	10	10
Lot 5925	10	10
Lot 5930	10	10
Lot 5931	10	10
Lot 5932	10	10

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Entitlement and Liability:
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Land Parcel	Entitlement	Liability
Lot 5933	10	10
Lot 5934	10	10
Lot 5935	10	10
Lot 5936	10	10
Lot 5937	10	10
Lot 5938	10	10
Lot 5939	10	10
Lot 5940	10	10
Lot 5941	10	10
Lot 5942	10	10
Total	**8260.00**	**8260.00**

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614

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Approved Form T2

Office

AD988635T

09/11/2005 $413 45



OFFICE OF TITLES S.C VICTORIA

Lodged by:
Name: CBA
Phone:
Address:

Ref: 70387300
Customer Code: 11534V

MADE AVAILABLE / CHANGE CONTROL
Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: *(volume and folio reference)*
Volume 10831 Folio 408 ✓

Estate and Interest: *(e.g. "all my estate in fee simple")*
all its estate and interest in fee simple

Consideration:
$130,000.00 ✓

Transferor: *(full name)*
Urban Property Corporation (Wyndham Waters) Pty Ltd, ACN 095 182 059 ✓

Transferee: *(full name and address including postcode)*
Juergen Alexander Marchard of 4/106 Union Road, Ascot Vale, 3032 ✓

Directing Party: *(full name)*

Creation and/or Reservation and/or Covenant :

AND the said Transferee with the intention that the benefit of this covenant shall be attached to and run at law and in equity with every lot on Plan of Subdivision No. PS509588A **(the Plan)** other than the lot hereby transferred and that the burden of this covenant shall be annexed to and run at law and in equity with the said lot hereby transferred does hereby for himself his heirs executors administrators and transferees and as a separate covenant covenants with the said Transferor and the registered proprietor or proprietors for the time being of every lot on the Plan and every part or parts thereof other than the lot hereby transferred that the said Transferees their heirs executors administrators and transferees shall not any time on the said lot hereby transferred or any part or parts thereof:

J A Marchard

[5168525: 4313414v1] Lot 614

Approval No: 575047A

ORDER TO REGISTER
Please register and issue title to

T2

OFFICE OF TITLES VICTORIA

Signed Cust. Code:

STAMP DUTY USE ONLY

Commonwealth Bank of Australia	
This stamp is SRO Property. NOT TO BE COPIED	ABN 48 123 123 124 AP 184 Victorian Duty $ 3160.- Consideration / Advance $ 130,000 Victorian Assets % X Section X Original / Counterpart / Collateral / Upstamp Transaction No: 5308/10006 Endorsing Date: 8/11/05 Signature: No 12

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8 NOV 2005

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- erect, cause or permit to be erected or remain on the lot more than one dwelling;
- erect, cause or permit to be erected or remain on the lot a garage other than a garage with lock – up doors for openings facing street frontages;
- erect, cause or permit to be erected or remain on the lot a dwelling (excluding garages, balconies and verandahs) other than of a minimum size as follows:

Lot Size (m2)	Minimum Floor Area (m2)
200 – 399	140
400 – 550	165
551 and greater	180

- erect cause or permit to be erected or remain on the lot a dwelling or other structure other than a dwelling or structure with external walls constructed of materials which include no less than 50 % of brick, stone or masonry veneer;
- erect cause or permit to be erected or remain on the lot a dwelling or other structure other than a dwelling with all external plumbing concealed so as to not be visible from any street;
- erect cause or permit to be erected or remain on the lot a front boundary fence or wall provided that in the case of any lot having a frontage of two or more streets or a street frontage and a reserve frontage (called a corner lot) the front boundary will be deemed to be the street frontage to which the building erected on the corner lot shall face;
- in relation to a corner lot, erect cause or permit to be erected or remain on the boundary of the lot adjoining the front boundary and having street or reserve frontage, any fence or wall whatsoever;
- remove or alter any fence which has been erected by the Vendor on a boundary of a corner lot;
- park cause or permit to be parked any commercial vehicle, boat caravan or trailer on the lot, or within the vicinity of the lot which is visible to the street for any period of time greater than four consecutive hours; or
- subdivide the lot or cause or permit the lot to be subdivided.

J A Marchwood

[5166525: 4313414v1]

Approval No: 575047A

T2 Page 2

OFFICE OF TITLES VICTORIA

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09/11/2005 $413 45

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ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1
Victorian Land Titles Office

This is page 3 of *Approved Form T2* dated 4/11/05 between URBAN PROPERTY CORPORATION (WYNDHAM WATERS) PTY LTD, ACN 095 182 059 and JUERGEN ALEXANDER MARCHARD

Signatures of the parties

Panel Heading

Dated: 4/11/05

Execution and attestation

THE COMMON SEAL of URBAN PROPERTY CORPORATION (WYNDHAM WATERS) PTY LTD ACN 095 182 059 was affixed in the presence of authorised persons:

Common Seal
URBAN PROPERTY CORPORATION (WYNDHAM WATERS) PTY LTD
A.C.N. 095 182 059

..... Director

CLEMENT LEE
452 ST KILDA ROAD
MELBOURNE VIC 3004

Full name

Usual address

..... Director (~~or Company Secretary~~)

LOUCAS ADAMS
7/608 ST KILDA ROAD
MELBOURNE VIC 3004

Full name

Usual address

SIGNED by **JUERGEN ALEXANDER MARCHARD** in the presence of:

X .....
J A Marchard

X .....
Witness

AD988635T
09/11/2005 $413 45

[5168525: 4313414v1]
Approval No: 575047A

A1

OFFICE OF TITLES VICTORIA

1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

Law Perfect Pty Ltd

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Number of Pages (excluding this cover sheet)	**15**
Document Assembled	**02/09/2026 16:39**

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OFFICE OF TITLES M.K. VICTORIA

AB900320J

1 x AGREEMENT.

Application by a responsible authority for the making of a recording of an agreement

Form 13

Section 181 **Planning and Environment Act 1987**

Lodged at the Land Titles Office by:

Name:	MADDOCKS
Phone:	9288 0555
Address:	Level 7, 140 William Street, Melbourne, Victoria, 3000
Ref:	DIR:SXH:873358
Customer Code:	1167E

The Authority having made an agreement referred to in section 181(1) of the *Planning and Environment Act* 1987 requires a recording to be made in the Register for the land.

Land: Crown Allotments 13A, 13B and 14A ~~on Plan of Subdivision OP.117447A,~~ Section A, Parish of Truganina, County of Bourke, Laverton. Vol 10673 Fol 285

Authority: Wyndham City Council of Civic Centre, 45 Princes Highway, Victoria 3053

Section and Act under which agreement made: Section 173 of the *Planning and Environment Act* 1987.

A copy of the agreement is attached to this application

Signature for the Authority: .....

Name of officer: IAN BOYD IAN ROBINS

Office held: MAYOR CEO

Date: 4/2/03 4.2.03

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24.2.03

[872258/SXH/M0024319:1]

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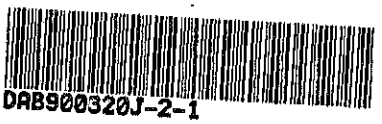
PLANNING AGREEMENT

Parties

URBAN PROPERTY CORPORATION (WYNDHAM WATERS) PTY LTD

ACN 095 182 059

and



WYNDHAM CITY COUNCIL



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THIS AGREEMENT is made on the 4th day of February 2003 pursuant to Section 173 of the *Planning and Environment Act* 1987 (**the Act**).

PARTIES:

1. **WYNDHAM CITY COUNCIL** of Civic Centre, 45 Princes Highway, Werribee Victoria 3030 (**the Responsible Authority**); and

2. **URBAN PROPERTY CORPORATION (WYNDHAM WATERS) PTY LTD ACN 095 182 059** of Level 7, 608 St Kilda Road, Melbourne, Victoria 3004 (**the Owner**).

RECITALS:

A. The Responsible Authority is responsible for the administration and enforcement of the Wyndham Planning Scheme (**the Planning Scheme**) pursuant to the provisions of the Act.

B. The Owner is the registered proprietor or entitled to be registered as the proprietor of the land known as Crown Allotments 13A, 13B and 14A ~~on Plan of Subdivision OP 117447 A~~ (**the Land**). VOL 10673 FOL285

C. The Owner and the Responsible Authority agree that development contributions shall be made generally in accordance with the document entitled "A Policy Framework for Infrastructure Financing in the City of Wyndham" dated 21 October 1996 (**the Policy Framework**) or any subsequent replacement policy.

D. The Owner and the Responsible Authority record their agreement on the terms set out in this Deed.

IT IS AGREED THAT:

1. Without limiting the operation or effect which this Agreement otherwise has, the parties acknowledge that this Agreement is made pursuant to the provision of Section 173 of the *Planning and Environment Act* 1987 (**the Act**). ✓

2. This Agreement shall come into force immediately upon execution by the parties and shall run with the Title to the Land.

INTERPRETATION

3. The expression "Owner" shall be deemed to include its successors, assignees and transferees and the obligations imposed upon and assumed by the Owner shall also be binding on its successors, transferees, purchasers, mortgagees, assigns and any person obtaining possession of whole or part of the Land (**the Successors**) as if each of those Successors had separately executed this Agreement in addition to *Urban Property Corporation (Wyndham Waters) Pty Ltd*.

4. The parties agree that in the interpretation of this Agreement:

AB900320J
24/02/2003 $59 173

Delivered by LANDATA®, timestamp 02/09/2026 16:39 Page 4 of 15

4.1 The singular includes the plural and the plural includes the singular.

4.2 A reference to a gender includes a reference to each other gender.

4.3 A reference to a person includes a reference to a firm, corporation or other corporate body and their successors in law.

4.4 If a party consists of more than one person this agreement binds them jointly and each of them severally.

4.5 A reference to a statute shall include any statutes amending, consolidating or replacing same and any regulations made under such statutes.

4.6 All headings are for ease of reference only and shall not be taken into account in the construction or interpretation of this Agreement.

AB900320J 24/02/2003 $59 173

4.7 The recitals to this agreement are and will be deemed to form part of this Agreement including any terms defined within the Recitals.

4.8 A reference to the words **"Planning Scheme"** includes any planning control in the form of or similar to a planning scheme and being a successor to the Wyndham Planning Scheme;

4.9 A reference to the words "Responsible Authority" includes its successors as Responsible Authority for the Planning Scheme in which case any reference to the holder of an office with the Responsible Authority shall be deemed to be a reference to such office of the successor Responsible Authority as that Responsible Authority may designate.

JURISDICTION

5. For the purposes of this Agreement, the parties acknowledge that they are subject to the jurisdiction of the Act and the Victorian Courts for the enforcement of this Agreement.

SEVERABILITY

6. Notwithstanding clause 1, and in the event that this Agreement is held not to be an agreement validly entered into or enforceable under the Act, it will nevertheless remain a contract between the parties and be enforceable as a contract in a Court of competent jurisdiction in the State of Victoria.

7. If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it shall be severed and the other provisions of this Agreement shall remain operative.

UNDERTAKINGS OF THE PARTIES

AB900320J-4-7

8. The Owner agrees:

8.1 to prepare plans in accordance with the Policy Framework, (**the Works Plans**), at its own costs, addressing the items of infrastructure identified in Schedule "A" to this Agreement.

8.2 to submit the Works Plans for approval by the Responsible Authority.

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8.3 to:

8.3.1 complete the various works shown on the approved Works Plans under the direct supervision of the Chief Executive Officer (**CEO**) of the Responsible Authority delegate or nominee to the satisfaction of the Responsible Authority; or

8.3.2 make a cash contribution in accordance with the provisions of Schedule "A" which will be applied by the Responsible Authority to carry out the Items of Infrastructure set out in that Schedule.

8.4 to charge the Owner's legal and equitable interests in the Land in favour of the Responsible Authority, limited by the amount of any monies which the Owner may be required to pay to the Responsible Authority pursuant to the provisions of this Agreement.

9. The Responsible Authority and the Owner, including any Successors agree that upon certification of a plan of subdivision for any part of the Land pursuant to section 6 of the *Subdivision Act* 1988 this Agreement including any charge under clause 8(e) will not apply to or affect that part of the Land or will be deemed to not apply to that part of the Land.

10. Pursuant to section 183 of the Act, the Responsible Authority undertakes to immediately cause the withdrawal of this Agreement as it effects the part of the Land to which a plan of subdivision has been certified in accordance with clause 10.

11. If this Agreement cannot be immediately withdrawn by the Land Registry pursuant to section 183 of the Act and in accordance with clauses 10 and 11, then, upon certification of a plan of subdivision:

11.1 the Responsible Authority and the Owner, including any successors, agree that this Agreement will not apply to or affect the parent title or titles to the plan of subdivision; and

11.2 pursuant to section 183 of the Act, the Responsible Authority undertakes to immediately cause the withdrawal of this Agreement from that parent title or titles.

12. The parties agree that:

12.1 if the Owner fails to comply with any of the provisions of this Agreement, the C.E.O. or his or her delegate may caused to be served on the Owner a notice (**the Notice**) in writing specifying those works to which the Owner is in default (**the Remedial Works**). The Notice may set out the costs as estimated by the General Manager of the Responsible Authority of carrying out the Remedial Works (**the Estimated Costs**).

12.2 If the Owner fails to complete the Remedial Works within 30 days after service of the Notice,

12.2.1 the Responsible Authority may by its staff, agents and contractors, enter onto the Land and cause the Remedial Works to be carried out.

AB900320J
24/02/2003 $59 173

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DAB900320J-6-3

12.2.2 the C.E.O. or his or her delegate may caused to be served on the Owner a demand in writing (**the Demand**) for the Estimated Costs.

12.3 if the Owner is served with the Demand, the Owner agrees to immediately pay the amount of costs specified in the Demand.

12.4 If the Responsible Authority completes the Remedial Works, the General Manager of the Responsible Authority must certify the actual costs of the Remedial Works.

AB900320J 24/02/2003 $59 173

12.5 If the actual costs of the Remedial Works are less than the Estimated Costs paid by the Owner to the Responsible Authority, the Responsible Authority must pay the difference between the actual costs and Estimated Costs.

12.6 Where the owner has complied with its obligations under this agreement in respect of a stage of subdivision of part of the land, the Responsible Authority shall specify in the statement of compliance this Agreement no longer applies to the part of the land in that stage of subdivision.

DISPUTES

13. In the event of any dispute between the parties concerning the interpretation or implementation of this Agreement, such a dispute shall be referred to the Victorian Civil and Administrative Tribunal (**the Tribunal**) for resolution to the extent permitted by the Act. In the event of a dispute concerning any matter which is not referable to the Tribunal pursuant to the Act, such matters shall be and is hereby referred to arbitration for an Arbitrator agreed upon in writing by the parties or, in the absence of such agreement the Chairman of the Victorian Chapter of the Institute of Arbitrators, Australia or his nominate, for arbitration.

14. Provision is made in this Agreement that any matter be done to the satisfaction of the Responsible Authority or any of its officers and a dispute arises in relation thereto, such disputes shall be referred to the Tribunal in accordance with Section 149 (1) (b) of the Act.

15. The parties shall be entitled to legal representation for the purposes of any arbitration or referral referred to in clauses 10 and 11 and, unless the Arbitrator, Chairman, nominee or the Tribunal shall otherwise direct, each party must bear its own costs.

OWNER'S COVENANTS

16. The Owner warrants and covenants that:

(a) it is both the registered proprietor (or entitled to be so) and the beneficial owner of the Land;

(b) there are no mortgages, liens, charges, easements or other encumbrances or any rights inherent in any person affecting the Subject Land and not disclosed by the usual searches;

(c) the Subject Land or any part of it is not subject to any rights obtained by adverse possession or subject to any easements, rights or encumbrances mentioned in Section 42 of the *Transfer of Land Act* 1958.

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DAB900320J-7-1

REGISTRATION OF AGREEMENT

17. The Responsible Authority and the Owner shall do all things necessary (including signing any further agreement, acknowledgment or document) to enable the Responsible Authority to enter a memorandum of this Agreement on the Certificate of Title to the Land in accordance with Section 181 of the Act.

18. Without limiting the operation or effect which this Agreement has, the Owner must ensure that until such time as a Memorandum of this Agreement is registered on the Title to the Land, successors in title shall be required to:

    18.1 Give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and

    18.2 Execute under seal a deed agreeing to be bound by the terms of this Agreement and upon such execution this Agreement shall continue as if executed by such successors as well as by the parties to this Agreement as if the successor's name appeared in each clause in which the name of the Owner appears and in addition to the name of the Owner.

NOTIFICATION TO SUCCESSORS IN TITLE

19. The Owner will not sell, transfer, assign or otherwise part with possession of the Land or any part thereof until this Agreement and the Section 181 Application has been lodged with Land Victoria by or on behalf of the Responsible Authority and entered on the Certificate of Title to the Land.

20. The Owner and the Responsible Authority acknowledge and agree that this Agreement is made pursuant to Section 173 of the Act and during the period of this Agreement the obligations imposed on the Owner, are conditions on which the Land may be used or developed for specified purposes and, are intended to take effect as covenants which shall be annexed to and run at law and in equity with the Land and bind the Owner, its successors in title, assignees and transferees and the registered proprietor and proprietors for the time being of the Land and every part of the Land.

OWNER MAY APPLY FOR PLANNING PERMISSION

21. The parties acknowledge and agree that this Agreement will not and is not intended to prejudice the rights of the Owner to make any application under the Planning Scheme for permission to use and develop the Land or prevent or constrain the Responsible Authority from considering and determining any such application (other than the Planning Permit) in accordance with the requirements of the Planning Scheme and the Act.

SERVICE

22. A notice or other communication required or permitted to be served by a party on another party shall be in writing and may be served:

    22.1 by delivering it personally to that party;

    22.2 by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or

AB900320J
24/02/2003 $59 173

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22.3 by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

23. A notice or other communication is deemed served:

23.1 if delivered, on the next following business day;

23.2 if posted, on the expiration of two business days after the date of posting; or

23.3 if sent by facsimile, on the next following business day unless the receiving party has requested re-transmission before the end of that business day.

IN CONFIRMATION of their agreement the parties have executed this Agreement on the date set out at the commencement of the Agreement.

THE COMMON SEAL OF)
URBAN PROPERTY CORPORATION)
(WYNDHAM WATERS) PTY LTD ACN)
095 182 059
was affixed in accordance with its articles of association in the presence of:

Common Seal
URBAN PROPERTY CORPORATION (WYNDHAM WATERS) PTY LTD A.C.N. 095 182 059

8023

.....
Signature of director

.....
Signature of director/secretary

CLEMENT LEE
Name of director - please print

LUKE ADAMS
Name of director/secretary – please print

THE COMMON SEAL OF)
WYNDHAM CITY COUNCIL)
was affixed in the presence of:

WYNDHAM CITY COUNCIL

.....
Mayor

.....
Chief Executive Officer

AB900320J 173 24/02/2003 $59

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SCHEDULE A

CONTRIBUTIONS TO BE MADE IN ACCORDANCE WITH THE PROVISIONS OF THIS AGREEMENT

Point at which contribution is to be made	Infrastructure Item	Value of Contribution in accordance with Council Policy
Release by the titles office of the 1st lot of subdivision or at the issue of a Certificate of Occupancy for any dwelling not on a separate title, whichever is earlier.	Land contribution for the new Forsyth Road Link and east west collector (both shown as Road R2 on the Plan contained in Attachment A) and Sayers Road (shown as Road R1 on the Plan contained in Attachment A) 6.862ha @ $120,000 per ha District Open Space contribution 1.083ha @$120,000 per ha	$823,440 $130,000
Release by the titles office of the 250th lot of subdivision or at the issue of a Certificate of Occupancy for any dwelling not on a separate title, whichever is earlier.	Contribution to the construction of the arterial road network	$690,000
Release by the titles office of the 300th lot of subdivision or at the issue of a Certificate of Occupancy for any dwelling not on a separate title, whichever is earlier.	Land contribution to the construction of a neighbourhood community centre building (as per Attachment A) 0.7ha @ $120,000 per ha Cash contribution to the construction of a neighbourhood community centre building	$84,000 $223,000
Release by the titles office of the 500th lot of subdivision or at the issue of a Certificate of Occupancy for any dwelling not on a separate title, whichever is earlier.	Contribution to the construction of the arterial road network	$631,200

AB900320J
24/02/2003 $59 173

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Note: All contributions are to be indexed annually from 1 July 2001 and on 1 July every subsequent year in accordance with the Consumer Price Index (Melbourne All Groups)

Note: All contributions are based on Council policy subject to CPI

Arterial Roads	$33,000 per ha for 64 ha	= $2,112,000
Community Centre	$4,800 per ha for 64ha	= $307,000
District Open Space	$2,000 per ha for 64 ha	= $130,000



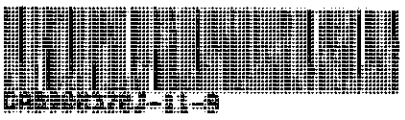
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ATTACHMENT A

PLAN OF SUBDIVISION PS509587C



AB900320J
24/02/2003 $59 173



[873358/SXH/SXH0641:1]

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PLAN OF SUBDIVISION

STAGE NO.	LTO use only	Plan Number
/	EDITION	PS 509587C

Location of Land

Parish: TRUGANINA

Section: A

Crown Allotment: 13A , 13B & 14A

Title Reference: VOL. FOL:

Last Plan Reference: ———

Postal Address: SAYERS ROAD
TRUGANINA, 3029

AMG Co-ordinates (of approx. centre of land in plan) E 300 800 N 5807 500 Zone: 55

Vesting of Roads and Reserves

Identifier	Council/Body/Person
ROAD R1	ROADS CORPORATION
ROAD R2	WYNDHAM CITY COUNCIL
RESERVE No.1	MELBOURNE WATER CORPORATION
RESERVE No.2	WYNDHAM CITY COUNCIL
RESERVE No.3	WYNDHAM CITY COUNCIL
RESERVE No.4	WYNDHAM CITY COUNCIL

Council Certification and Endorsement

Council Name: WYNDHAM CITY COUNCIL Ref:

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

OPEN SPACE

(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made.
(ii) The requirement has been satisfied.
(iii) The requirement is to be satisfied in Stage.....

Council delegate

Date / /

Re-certified under section 11(7) of the Subdivision Act 1988

Council Delegate

Date / /

Notations

Staging This is not a staged subdivision
Planning Permit No.

Depth Limitation

AB900320J
24/02/2003 $59 173

Survey This plan is based on survey
This survey has been connected to permanent marks no(s) 69, 70, 152, 277
In Proclaimed Survey Area No. ——

Easement Information

Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement or other Encumbrance
A - Appurtenant Easement R - Encumbering Easement (Road)

Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE POWERLINE	SEE DIAGRAM	C/G V. F. C/G V. F.	MELBOURNE WATER CORPORATION POWERCOR AUSTRALIA LTD.
E-2	GASLINE		C/G V. F.	GAS TRANSMISSION CORPORATION
E-3	GAS SUPPLY		C/G V. F.	GAS & FUEL CORPORATION
E-4	POWERLINE		C/G V. F.	POWERCOR AUSTRALIA LTD.
E-5	DRAINAGE GASLINE POWERLINE		C/G V. F. C/G V. F. C/G V. F.	MELBOURNE WATER CORPORATION GAS TRANSMISSION CORPORATION POWERCOR AUSTRALIA LTD.
E-6	CARRIAGEWAY		C/G V. F.	WYNDHAM CITY COUNCIL
E-7	POWERLINE CARRIAGEWAY		C/G V. F. C/G V. F.	POWERCOR AUSTRALIA LTD. WYNDHAM CITY COUNCIL
E-8	POWERLINE CARRIAGEWAY DRAINAGE		C/G V. F. C/G V. F. C/G V. F.	POWERCOR AUSTRALIA LTD. WYNDHAM CITY COUNCIL MELBOURNE WATER
E-9	GASLINE CARRIAGEWAY.		C/G V. F. C/G V. F.	GAS TRANSMISSION CORPORATION WYNDHAM CITY COUNCIL

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Statement of Compliance/ Exemption Statement
Received ☐
Date / /

LTO use only
PLAN REGISTERED
TIME
DATE / /
Assistant Registrar of Titles
Sheet 1 of 4 Sheets

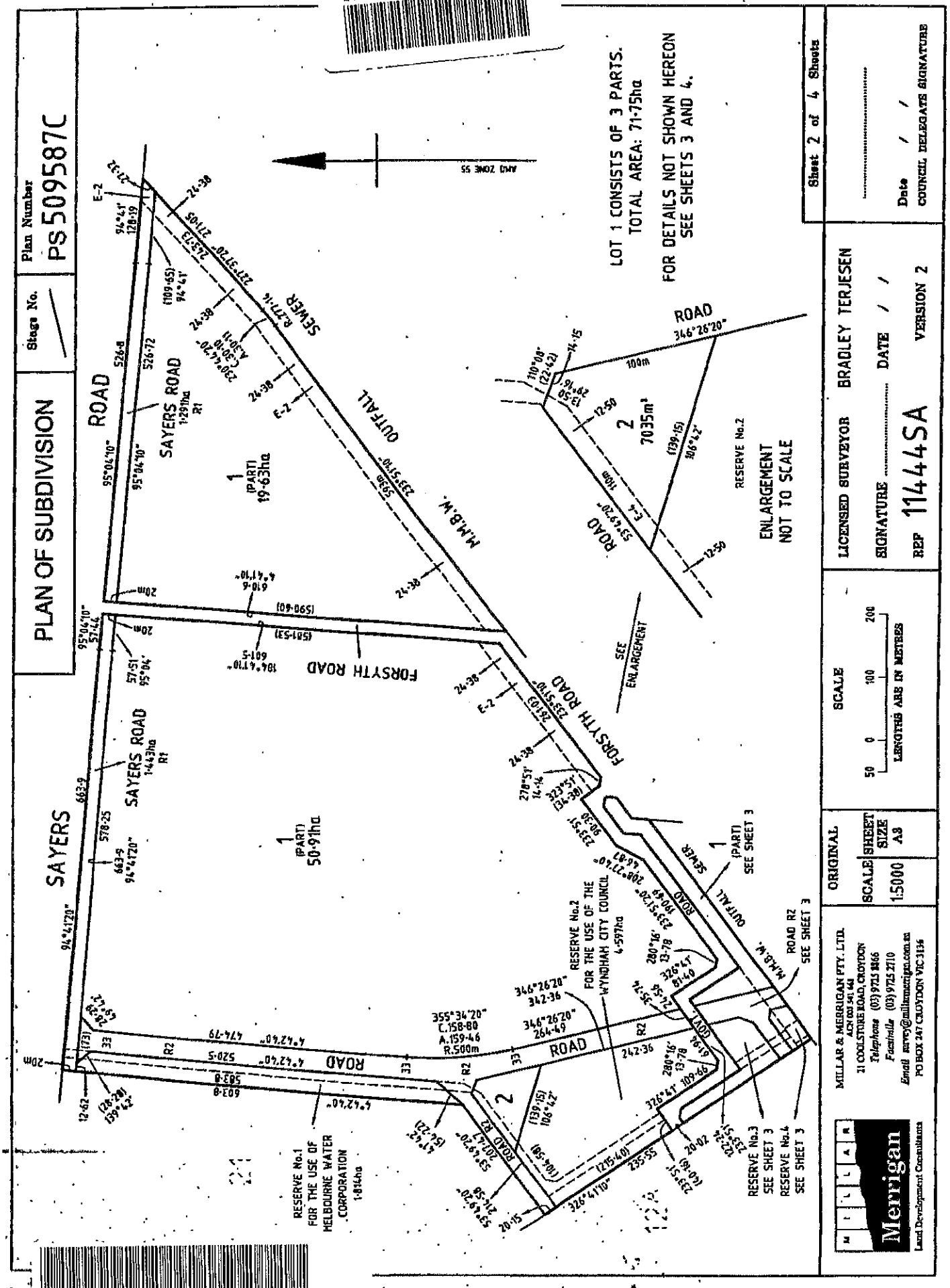
MILLAR & MERRIGAN PTY. LTD.
ACN 003 541 668
21 COOLSTORE ROAD, CROYDON
Telephone (03) 9725 8166
Facsimile (03) 9725 2710
Email survey@millarmerrigan.com.au
PO BOX 247 CROYDON VIC 3136
Land Development Consultants

LICENSED SURVEYOR BRADLEY TERJESEN
SIGNATURE ..... DATE / /
REF 11444SA VERSION 2 : 28/8/2002

Date / /
COUNCIL DELEGATE SIGNATURE
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AB900320J
24/02/2003 $59 173



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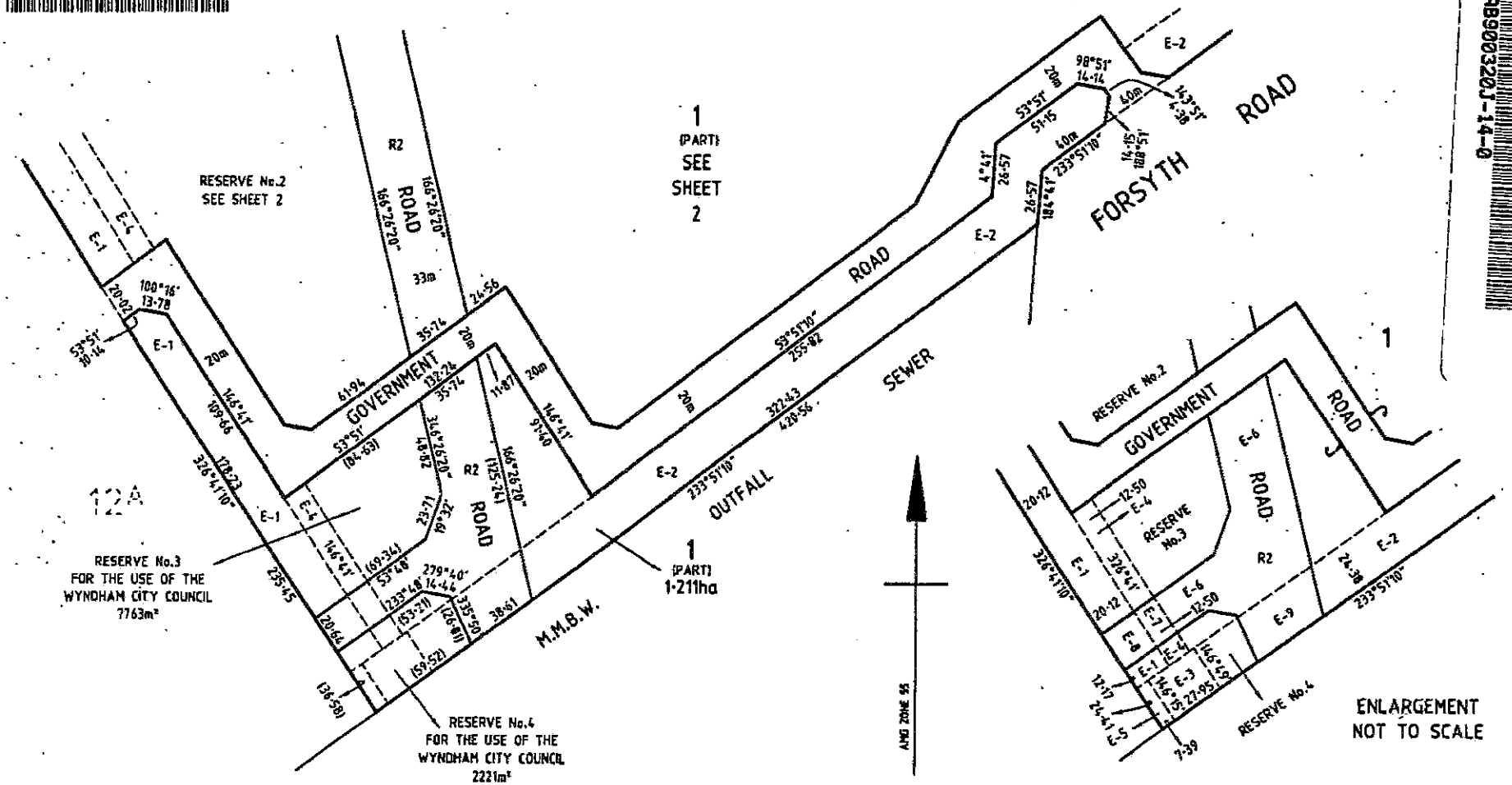
AB900320J

24/02/2003 $59 173

PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS 509587C

DAB900320J-14-0



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PO BOX 247 CROYDON VIC 3136

Land Development Consultants

ORIGINAL	
SCALE	SHEET SIZE
1:2000	A3

SCALE

20 0 40 80

LENGTHS ARE IN METRES

LICENSED SURVEYOR BRADLEY TERJESEN

SIGNATURE ..... DATE / /

REF 11444SA VERSION 2

Sheet 3 of 4 Sheets

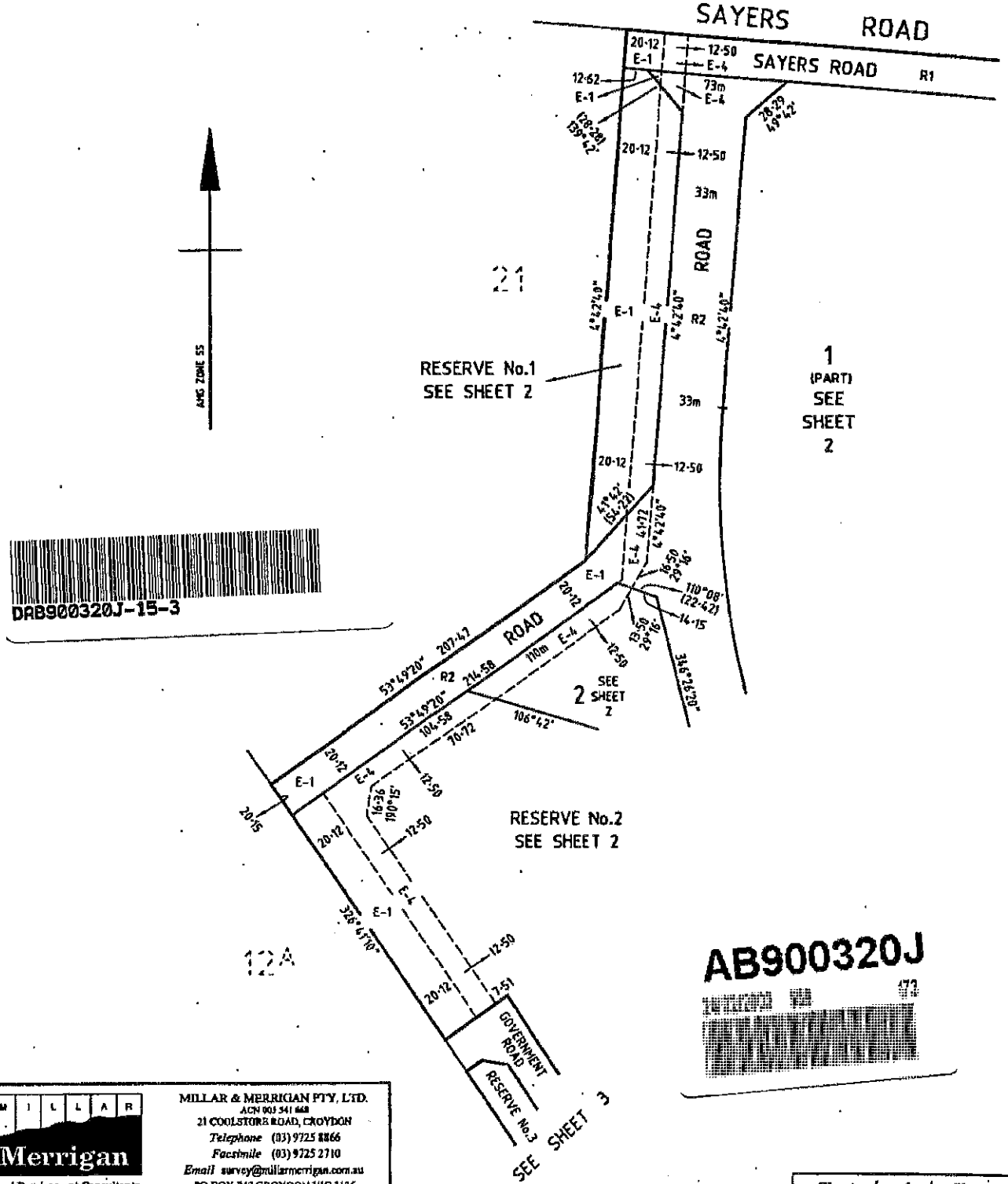
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Date / /

COUNCIL DELEGATE SIGNATURE

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	PLAN OF SUBDIVISION	Stage No.	Plan Number
			PS 509587C



DAB900320J-15-3

AB900320J

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Sheet 4 of 4 Sheets

ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	
SCALE	SHEET SIZE A3	NOT TO SCALE LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	Date / /
			REF 11444SA VERSION 2	COUNCIL DELEGATE SIGNATURE

Department of Transport and Planning

Electronic Instrument Statement

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Produced 02/09/2026 04:39:06 PM

Status	Registered	Dealing Number	BA761052C
Date and Time Lodged	24/08/2026 12:02:10 PM		

Lodger Details

Lodger Code	22173R
Name	OXFORD PARTNERS LAWYERS
Address	
Lodger Box	
Phone	
Email	
Reference	Armstrong - caveat 2

CAVEAT

Jurisdiction VICTORIA

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

Land Title Reference
10831/408

Caveator

Name	OXFORD PARTNERS LAWYERS PTY LTD
ACN	160096668

Grounds of claim
Agreement with the following Parties and Date.

Parties

Given Name(s)	BRADLEY JOHN
Family Name	ARMSTRONG

Date
03/08/2026

Estate or Interest claimed
Freehold Estate

Prohibition
Absolutely

Name and Address for Service of Notice

Department of Transport and Planning

Electronic Instrument Statement

Christina Maniatis
Address

Floor Type	LEVEL
Floor Number	9
Street Number	533
Street Name	LITTLE LONSDALE
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has retained the evidence supporting this Registry Instrument or Document.
2. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	OXFORD PARTNERS LAWYERS PTY LTD
Signer Name	STEPHANIE NISIOTIS
Signer Organisation	OXFORD PARTNERS LAWYERS PTY LTD
Signer Role	LAW PRACTICE
Execution Date	24 AUGUST 2026

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

Imaged Document Cover Sheet

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Document Type	**Plan**
Document Identification	**PS509588A**
Number of Pages (excluding this cover sheet)	**87**
Document Assembled	**02/09/2026 16:39**

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PLAN OF SUBDIVISION

STAGE NO.	LR use only	Plan Number
	EDITION 32	PS 509588A

Location of Land

Parish: TRUGANINA

Section: A

Crown Allotment: 13A(PT), 13B(PT) & 14A(PT)

Title Reference: VOL.10816 FOL.030

Last Plan Reference: PS509587C LOT 1

Postal Address: SAYERS ROAD
TRUGANINA 3029

AMG Co-ordinates (of approx. centre of land in plan) E 300 900 N 5807 600 Zone: 55

Council Certification and Endorsement

Council Name: WYNDHAM CITY COUNCIL Ref:

~~1. This plan is certified under section 6 of the Subdivision Act 1988.~~

2. This plan is certified under section 11(7) of the Subdivision Act 1988.
Date of original certification under section 6 25/07/03

~~3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

OPEN SPACE

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

(ii) The requirement has been satisfied.

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

~~Council delegate~~

~~Date / /~~

Re-certified under section 11(7) of the Subdivision Act 1988

Council Delegate

Date 16/4/2004

APPLIES TO MASTER PLAN (STAGE 1) ONLY

Notations

Staging This is a staged subdivision
Planning Permit No. WYP1826

Depth Limitation 15m APPLIES

Vesting of Roads and Reserves

Identifier	Council/Body/Person	Identifier	Council/Body/Person
ROAD R1	WYNDHAM CITY COUNCIL	RESERVE No.1	WYNDHAM CITY COUNCIL
ROAD R2	WYNDHAM CITY COUNCIL	RESERVE No.2	WYNDHAM CITY COUNCIL
ROAD R3	WYNDHAM CITY COUNCIL	RESERVE No.3	POWERCOR AUSTRALIA LTD.
ROAD R4	WYNDHAM CITY COUNCIL	RESERVE No.4	WYNDHAM CITY COUNCIL
ROAD R5	WYNDHAM CITY COUNCIL	RESERVE No.5	WYNDHAM CITY COUNCIL
ROAD R6	WYNDHAM CITY COUNCIL	RESERVE No.6	WYNDHAM CITY COUNCIL
ROAD R7	WYNDHAM CITY COUNCIL	RESERVE No.7	WYNDHAM CITY COUNCIL
ROAD R8	WYNDHAM CITY COUNCIL	RESERVE No.8	WYNDHAM CITY COUNCIL
ROAD R9	WYNDHAM CITY COUNCIL	RESERVE No.9	WYNDHAM CITY COUNCIL
ROAD R10	WYNDHAM CITY COUNCIL	RESERVE No.10	WYNDHAM CITY COUNCIL
ROAD R11	WYNDHAM CITY COUNCIL	RESERVE No.11	WYNDHAM CITY COUNCIL
ROAD R12	WYNDHAM CITY COUNCIL	RESERVE No.12	WYNDHAM CITY COUNCIL
ROAD R13	WYNDHAM CITY COUNCIL	RESERVE No.13	WYNDHAM CITY COUNCIL
ROAD R14	WYNDHAM CITY COUNCIL	RESERVE No.14	POWERCOR AUSTRALIA LTD.
ROAD R15	WYNDHAM CITY COUNCIL	RESERVE No.15	WYNDHAM CITY COUNCIL
ROAD R16	WYNDHAM CITY COUNCIL	RESERVE No.16	WYNDHAM CITY COUNCIL
ROAD R17	WYNDHAM CITY COUNCIL	RESERVE No.17	WYNDHAM CITY COUNCIL
ROAD R18	WYNDHAM CITY COUNCIL	RESERVE No.18	POWERCOR AUSTRALIA LTD.
ROAD R19	WYNDHAM CITY COUNCIL	RESERVE No.19	WYNDHAM CITY COUNCIL
		RESERVE No.20	WYNDHAM CITY COUNCIL
ROAD R28	WYNDHAM CITY COUNCIL	RESERVE No.21	WYNDHAM CITY COUNCIL
ROAD R29	WYNDHAM CITY COUNCIL		
		RESERVE No.23	WYNDHAM CITY COUNCIL
ROAD R31	WYNDHAM CITY COUNCIL		
ROAD R34	WYNDHAM CITY COUNCIL		
ROAD R35	WYNDHAM CITY COUNCIL	RESERVE No.27	WYNDHAM CITY COUNCIL
		RESERVE No.28	POWERCOR AUSTRALIA LTD.
ROAD R41	WYNDHAM CITY COUNCIL	RESERVE No.29	WYNDHAM CITY COUNCIL
		RESERVE No.30	WYNDHAM CITY COUNCIL
		RESERVE No.31	WYNDHAM CITY COUNCIL
		RESERVE No.32	POWERCOR AUSTRALIA LTD
ROAD R55	WYNDHAM CITY COUNCIL		
ROAD R56	WYNDHAM CITY COUNCIL		
ROAD R57	WYNDHAM CITY COUNCIL		
ROAD R58	WYNDHAM CITY COUNCIL		
ROAD R59	WYNDHAM CITY COUNCIL		

LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS - SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS

WYNDHAM WATERS
TWENTYFIRST CENTURY OASIS!

LR use only

Statement of Compliance/ Exemption Statement

Received ☑

Date 13/7/04

THIS IS AN LR COMPILED PLAN

FOR DETAILS SEE MODIFICATION TABLE HEREIN

Survey This plan is based on survey in PS509587C

This survey has been connected to permanent marks no(s) 69, 70, 152, 277

In Proclaimed Survey Area No. ——

Easement Information

FOR EASEMENTS SEE SHEET 2

SHEET 1

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Land Development Consultants

LICENSED SURVEYOR BRADLEY TERJESEN

SIGNATURE ..... DATE / /

REF 11445 VERSION 16/5/2006

.....

Date / /

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Original sheet size A3

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	CONDITION IN CROWN GRANT VOL.10673 FOL.285 FOR THE TRANSMISSION OF GAS AND OTHER PURPOSES	SEE DIAGRAM	C/G VOL.10673 FOL.285	AS SET OUT IN CROWN GRANT V.10673 F.285
E-2	SEWERAGE		THIS PLAN	CITY WEST WATER LTD.
E-3	POWERLINE		THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD.
E-4	DRAINAGE & INUNDATION		THIS PLAN	MELBOURNE WATER CORPORATION
E-5	CONDITION IN CROWN GRANT VOL.10673 FOL.285 FOR THE TRANSMISSION OF GAS AND OTHER PURPOSES SEWERAGE		C/G VOL.10673 FOL.285 THIS PLAN	AS SET OUT IN CROWN GRANT V.10673 F.285 CITY WEST WATER LTD.
E-6	CONDITION IN CROWN GRANT VOL.10673 FOL.285 FOR THE TRANSMISSION OF GAS AND OTHER PURPOSES DRAINAGE & INUNDATION		C/G VOL.10673 FOL.285 THIS PLAN	AS SET OUT IN CROWN GRANT V.10673 F.285 MELBOURNE WATER CORPORATION
E-7	SEWERAGE POWERLINE		THIS PLAN THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	CITY WEST WATER LTD. POWERCOR AUSTRALIA LTD.
E-8	DRAINAGE		THIS PLAN	WYNDHAM CITY COUNCIL
E-9	CONDITION IN CROWN GRANT VOL.10673 FOL.285 FOR THE TRANSMISSION OF GAS AND OTHER PURPOSES SEWERAGE DRAINAGE AND INUNDATION		C/G VOL.10673 FOL.285 THIS PLAN THIS PLAN	AS SET OUT IN CROWN GRANT V.10673 F.285 CITY WEST WATER LTD. MELBOURNE WATER CORPORATION
E-11	SEWERAGE		THIS PLAN	CITY WEST WATER LTD.
E-12	WETLAND, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA0821. POWERLINE		THIS PLAN THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	MELBOURNE WATER CORPORATION POWERCOR AUSTRALIA LTD.
E-13	WETLAND, FLOODWAY, DRAINAGE AND STORMWATER QUALITY MANAGEMENT AS SPECIFIED AND SET-OUT IN MEMORANDUM OF COMMON PROVISIONS No. AA0821.		THIS PLAN	MELBOURNE WATER CORPORATION
E-14	POWER SUPPLY (UNDERGROUND)		AG732758F	POWERCOR AUSTRALIA LTD

Sheet 2

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SIGNATURE ..... DATE / /

REF 11444S VERSION 16/5/2006

.....

Date / /

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LOT INDEX

Plan Number

PS 509588A

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101-104	8	901	39	3401-3406	65	RESERVE NO. 1	9
105-111	9	902-917	40			RESERVE NO. 2	9
112-119	10	918-927	39	3501-3504	66	RESERVE NO. 3	10
120-137	11					RESERVE NO. 4	11
138-145	10	1001-1003	38	4201-4205	54	RESERVE NO. 5	11
146-152	9	1004-1015	37			RESERVE NO. 6	13
		1016-1027	38	4301-4307	58	RESERVE NO. 7	16
201-210	12					RESERVE NO. 8	19
211-217	13	1101-1106	47	5501-5506	69	RESERVE NO. 9	21
218-230	14	1107-1119	49	5507-5516	70	RESERVE NO. 10	26
231-238	13	1120-1123	47	5517-5523	69	RESERVE NO. 11	26
239-243	12	1124-1133	48	5524-5530	68	RESERVE NO. 12	29
				5531-5537	70	RESERVE NO. 13	36
301-309	15	1201	42	5538-5542	68	RESERVE NO. 14	23
310-316	16	1202-1217	41			RESERVE NO. 15	13
317-329	17	1218-1222	42	5601-5604	73	RESERVE NO. 16	16
330-336	16			5605-5608	72	RESERVE NO. 17	49
337-341	15	1301-1304	43	5609-5616	73	RESERVE NO. 18	49
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401-407	18	1321-1328	43	5619-5632	71	RESERVE NO. 20	36
408-415	19			5633-5635	72	RESERVE NO. 21	35
416-431	20	1401-1421	52				
432-438	19			5701-5703	75	RESERVE NO. 23	63
439-445	18	1430-1444	53	5704-5712	76		
				5713-5714	75		
501-510	22	1501-1503	50	5715	74		
511-514	23	1504-1512	51	5716-5721	76	RESERVE NO. 27	65
515-526	24	1513-1519	50	5722-5724	74	RESERVE NO. 28	58
527-532	23			5725-5733	75	RESERVE NO. 29	61
533-537	22	1526-1528	50	5734-5736	74	RESERVE NO. 30	62
		1529-1534	51			RESERVE NO. 31	81
601-607	25			5801-5807	84	RESERVE NO. 32	71
608-617	26	1601-1610	45	5813-5818	83		
618-625	28	1611-1621	46	5819-5822	81		
				5825-5827	81		
630-636	27	1701-1707	64	5828-5835	82		
637-638	25			5838-5844	82		
639-642	27	1801-1816	59	5845-5848	83	COMMON PROPERTY NO.1	8
				5903-5904	80		
701-710	32	1901	56	5905-5913	79		
711-715	31	1902-1908	55	5914-5921	78		
716-725	30	1909-1910	54	5922-5925	80		
726-731	29	1911-1916	55	5930-5935	80		
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801-802	34	1918	55				
803-812	36						
813-814	34	2901-2909	60				
815-816	33			S27	67		
817-826	35	3101-3109	57				
827-840	33			A	7		
841-844	34	3201-3204	56	B	77		

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VERSION 10/9/2009

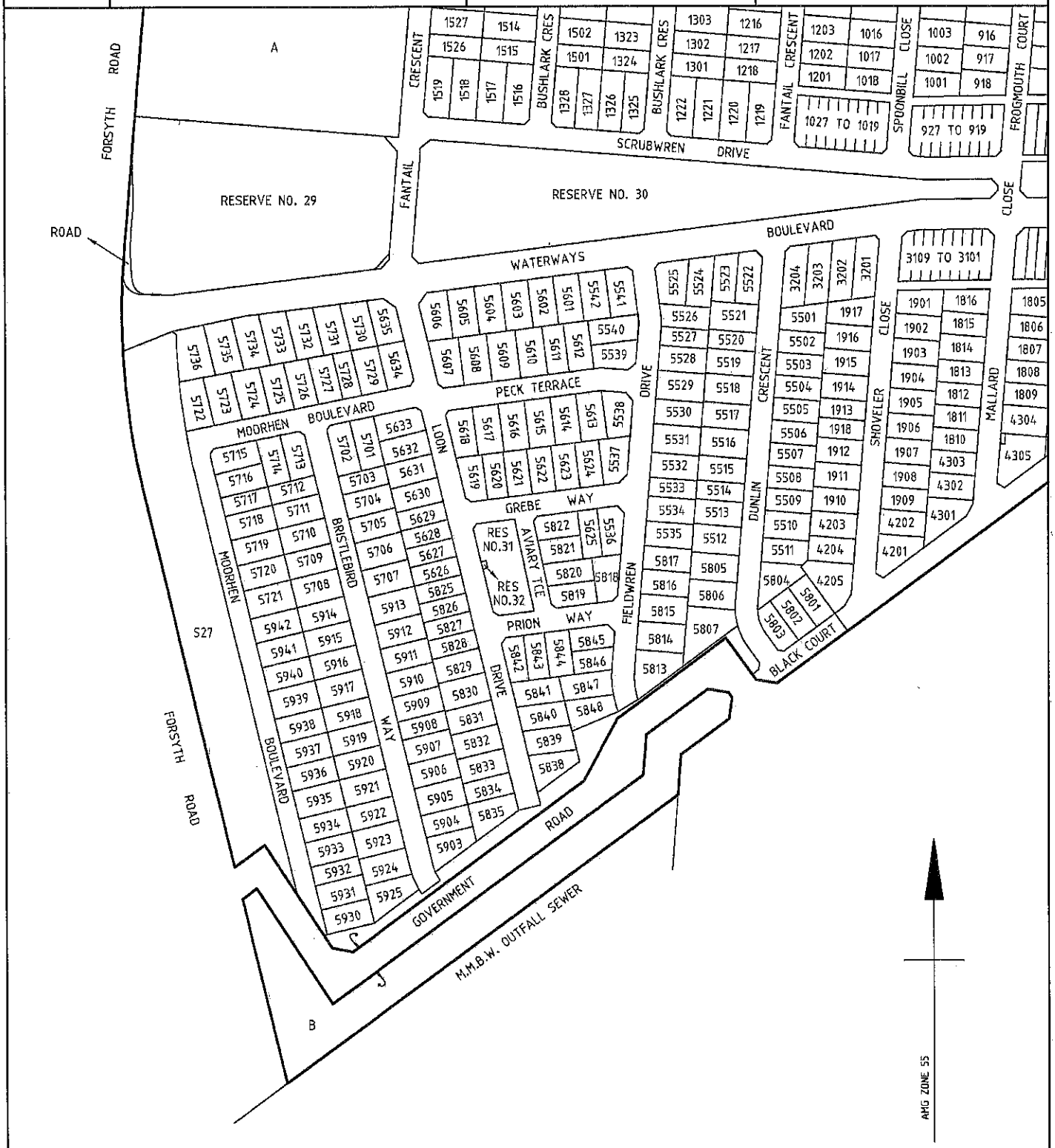
Sheet 3

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PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS 509588A



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Sheet 4

ORIGINAL		SCALE		
SCALE	SHEET SIZE	25 0 50 100	LICENSED SURVEYOR BRADLEY TERJESEN	
1:2500	A3	LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	Date / /
			REF 11444S VERSION 10/9/2009	COUNCIL DELEGATE SIGNATURE

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PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS 509588A

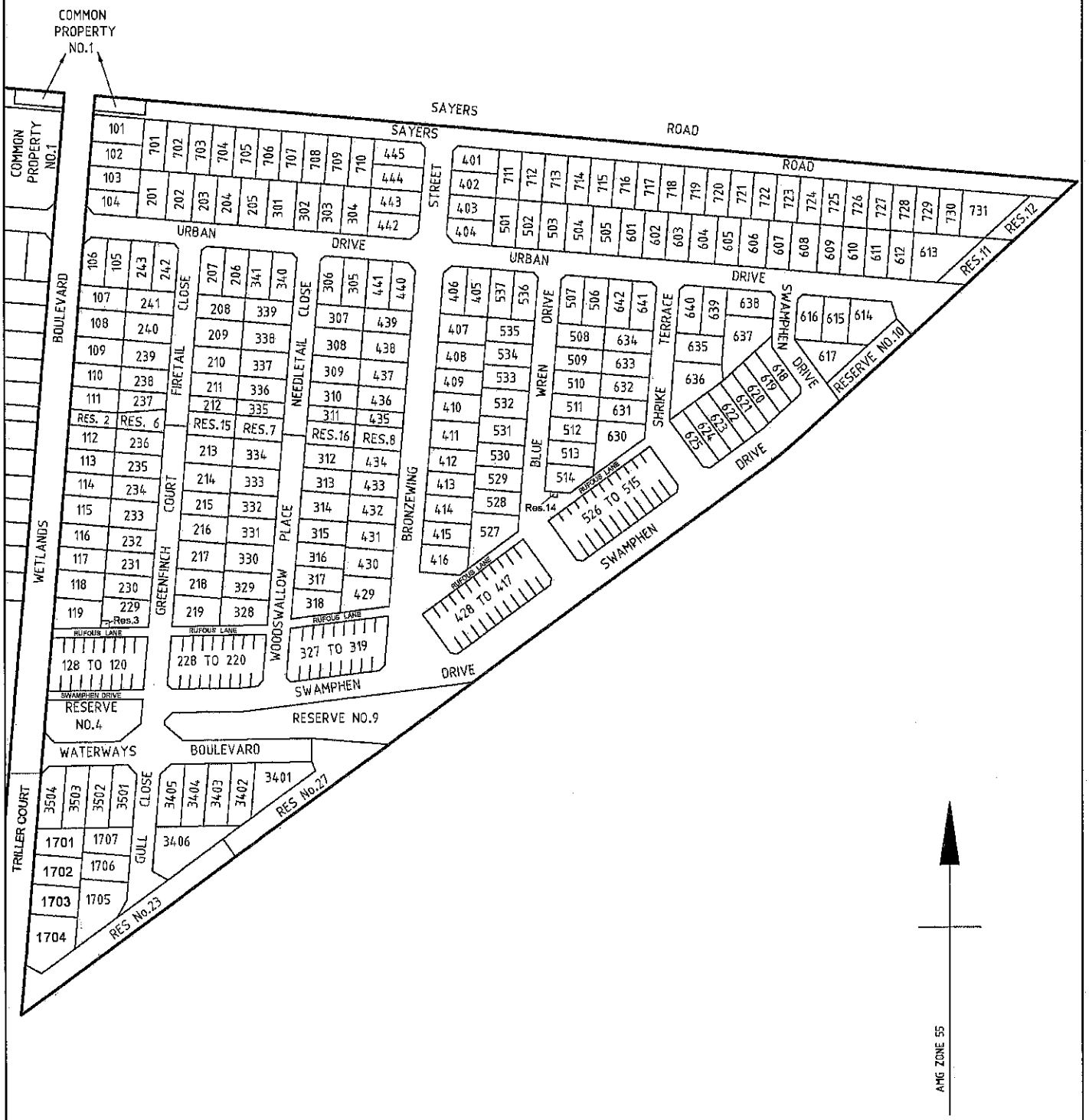


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ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	Sheet 5
SCALE 1:2500	SHEET SIZE A3	25 0 50 100 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	Date / /
			REF 11444S VERSION 10/9/2009	COUNCIL DELEGATE SIGNATURE

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



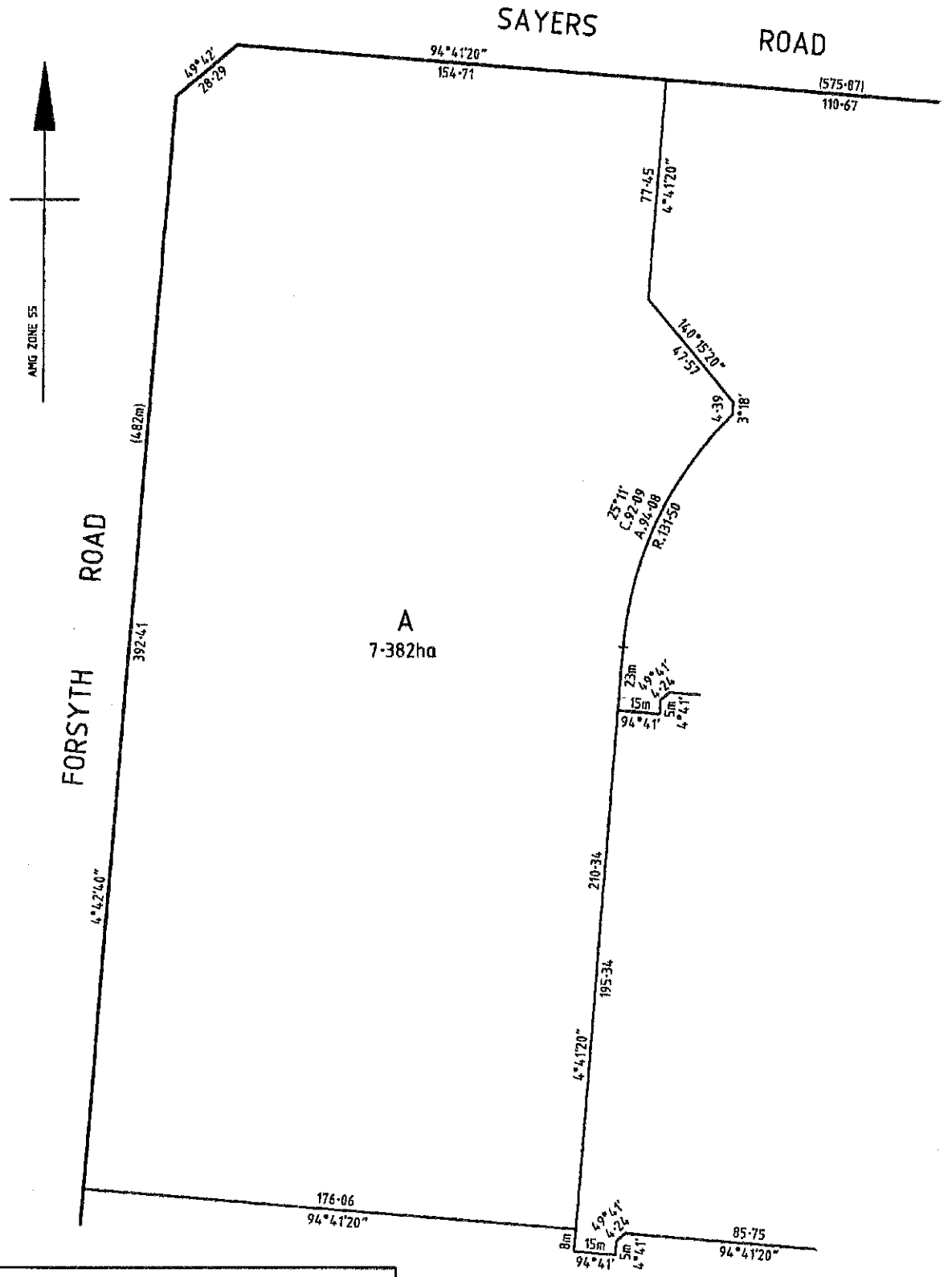
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Sheet 6

ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	
SCALE 1:2500	SHEET SIZE A3	25 0 50 100 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	Date / / COUNCIL DELEGATE SIGNATURE
			REF 11444S VERSION 16/5/2006	

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



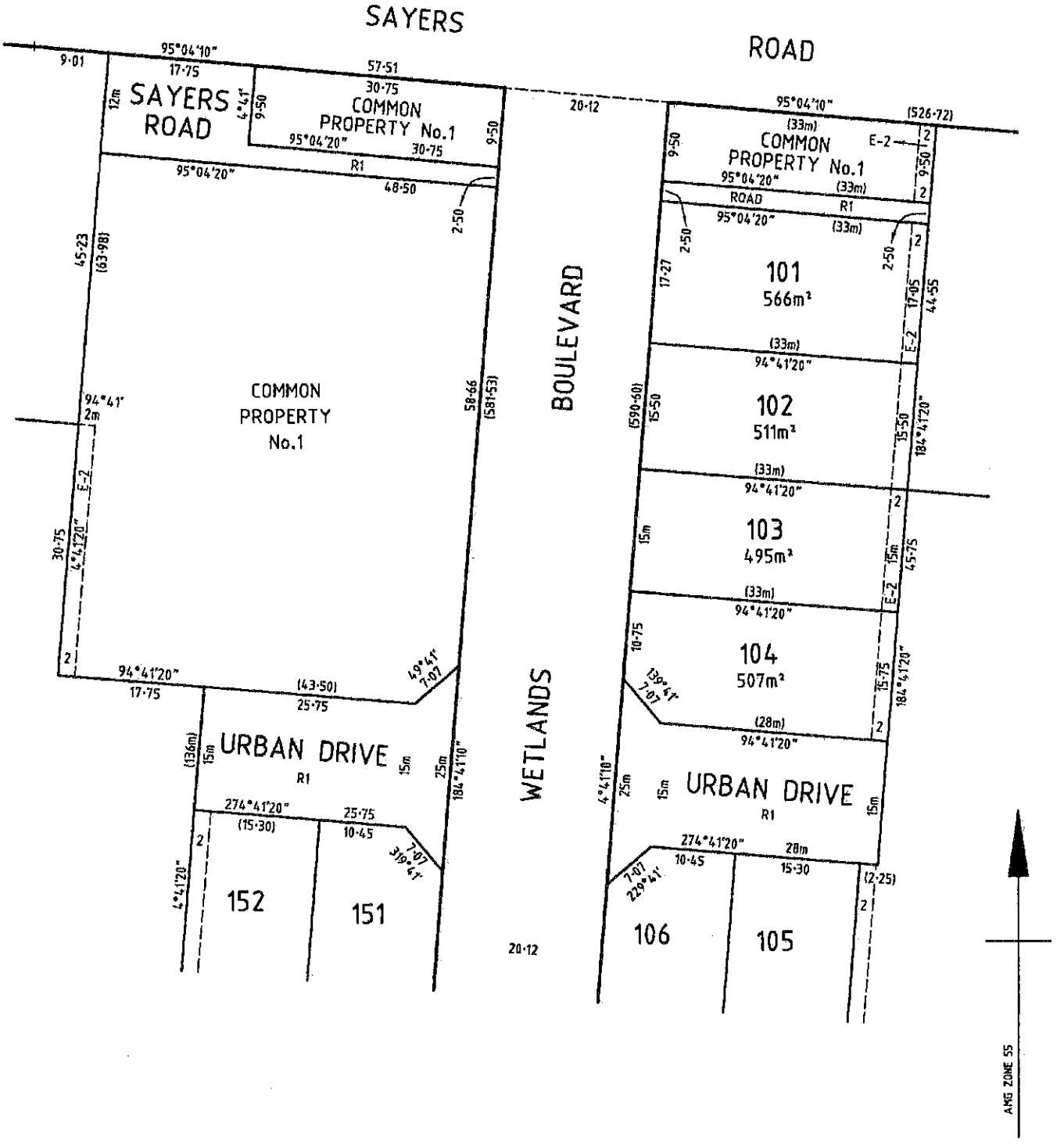
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SHEET 7

ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	
SCALE 1:1500	SHEET SIZE A3	15 0 30 60 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	Date / / COUNCIL DELEGATE SIGNATURE
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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



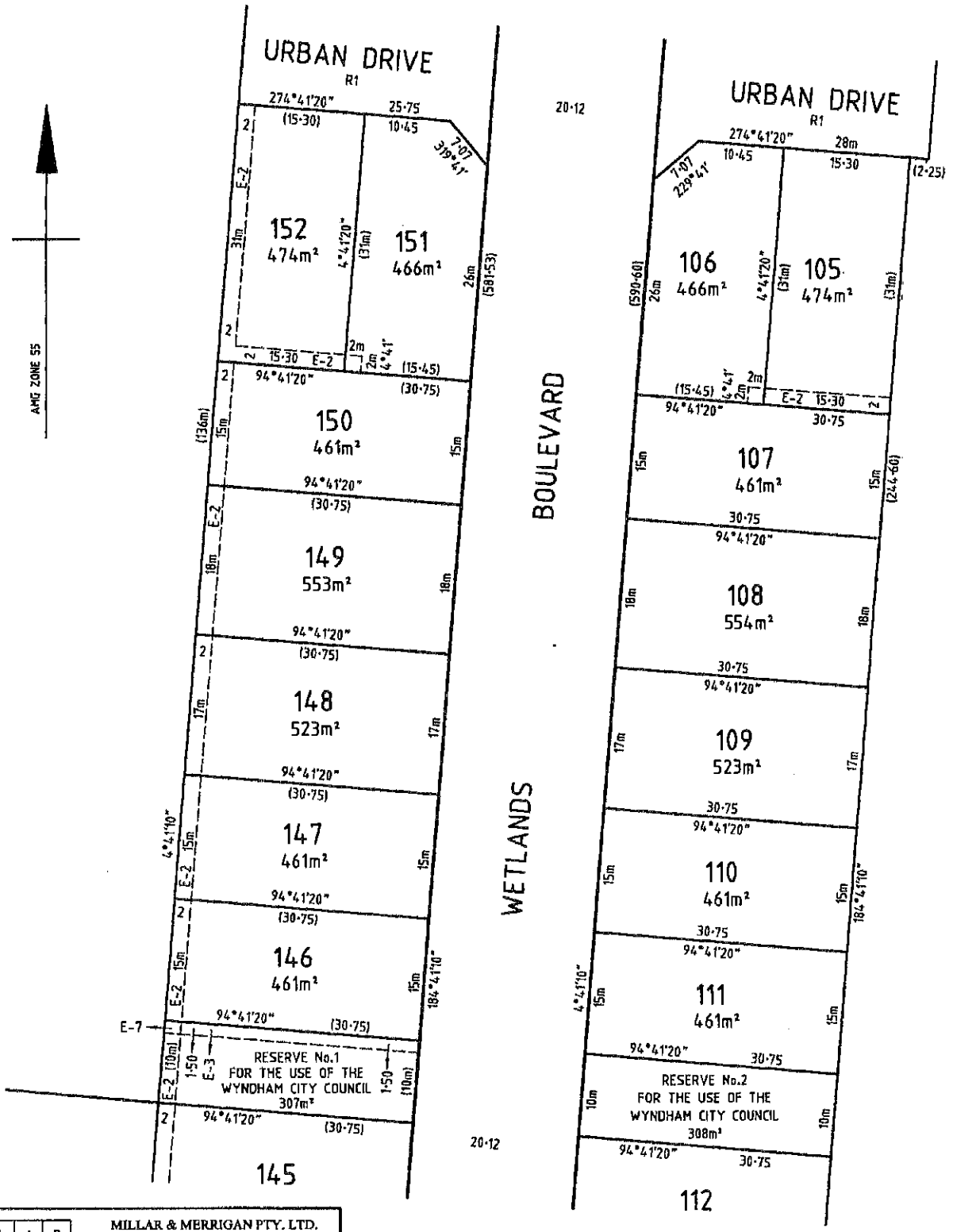
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SHEET 8

ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	
SCALE 1:500	SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	..... Date / / COUNCIL DELEGATE SIGNATURE
			REF 114451 VERSION 14	

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



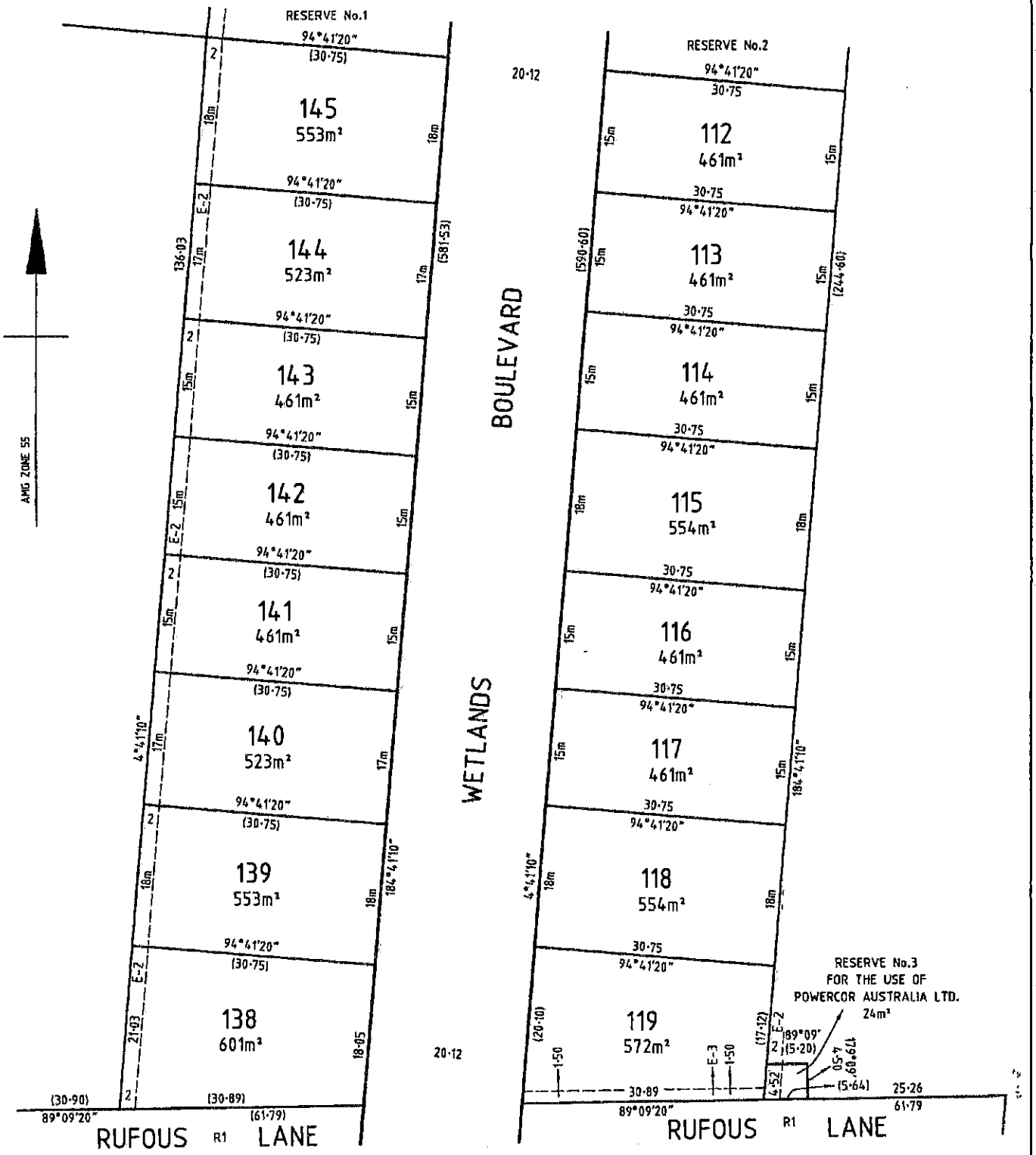
MILLAR & MERRIGAN PTY. LTD.
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Land Development Consultants

SHEET 9

ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	
SCALE 1:500	SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	..... Date / / COUNCIL DELEGATE SIGNATURE
			REF 114451 VERSION 14	

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



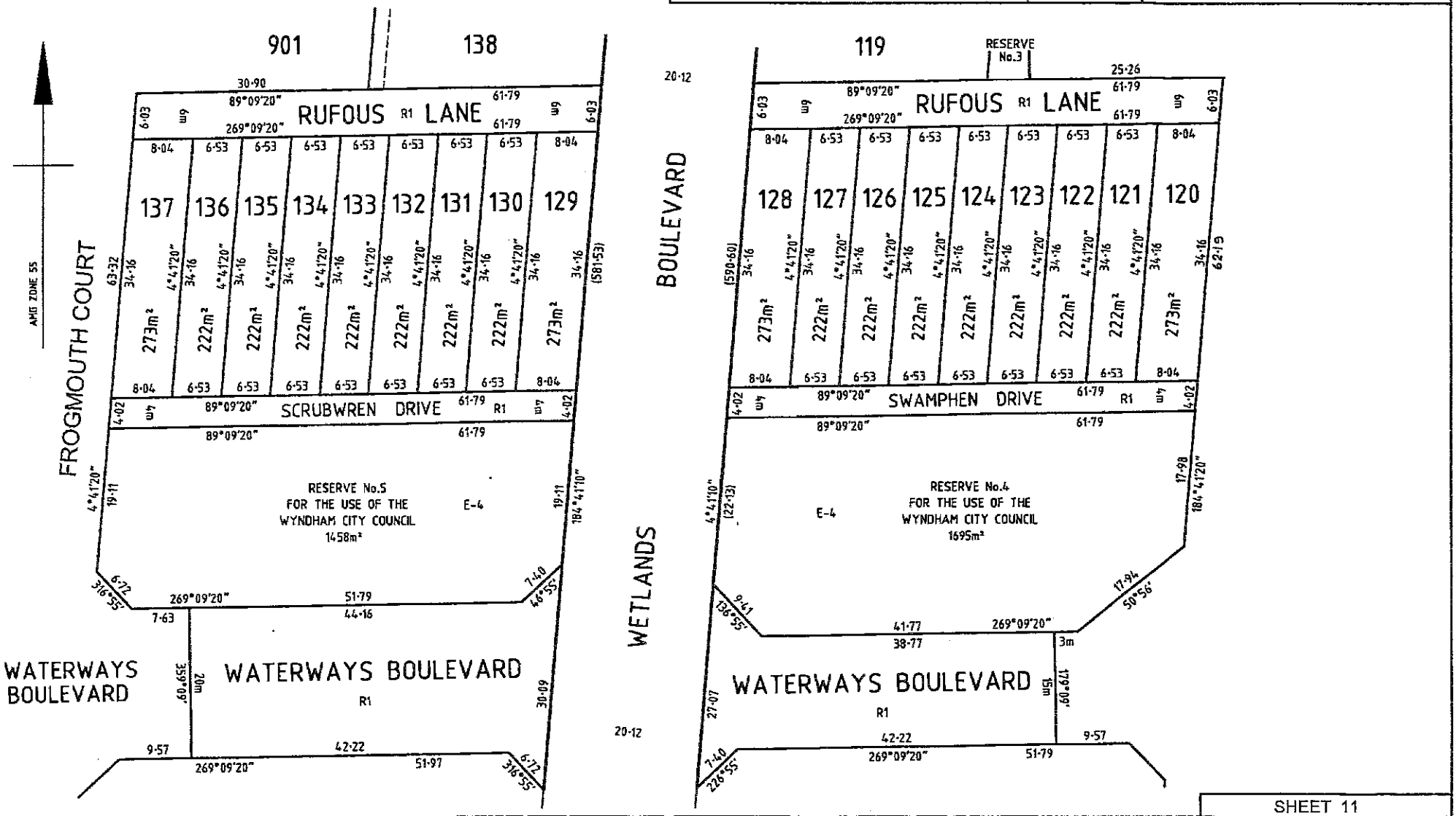
MILLAR & MERRIGAN PTY. LTD.
ACN 005 541 668
126 MERRINDALE DRIVE, CROYDON
Telephone (03) 8720 9500
Facsimile (03) 8720 9501
Email survey@millarmerrigan.com.au
PO BOX 247 CROYDON VIC 3136
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SHEET 10

ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	
SCALE 1:500	SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	Date / / COUNCIL DELEGATE SIGNATURE
			REF 11444S1 VERSION 14	

PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS 509588A



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LICENSED SURVEYOR BRADLEY TERJESEN

SIGNATURE ..... DATE / /

REF 11444S1 VERSION 14

SHEET 11

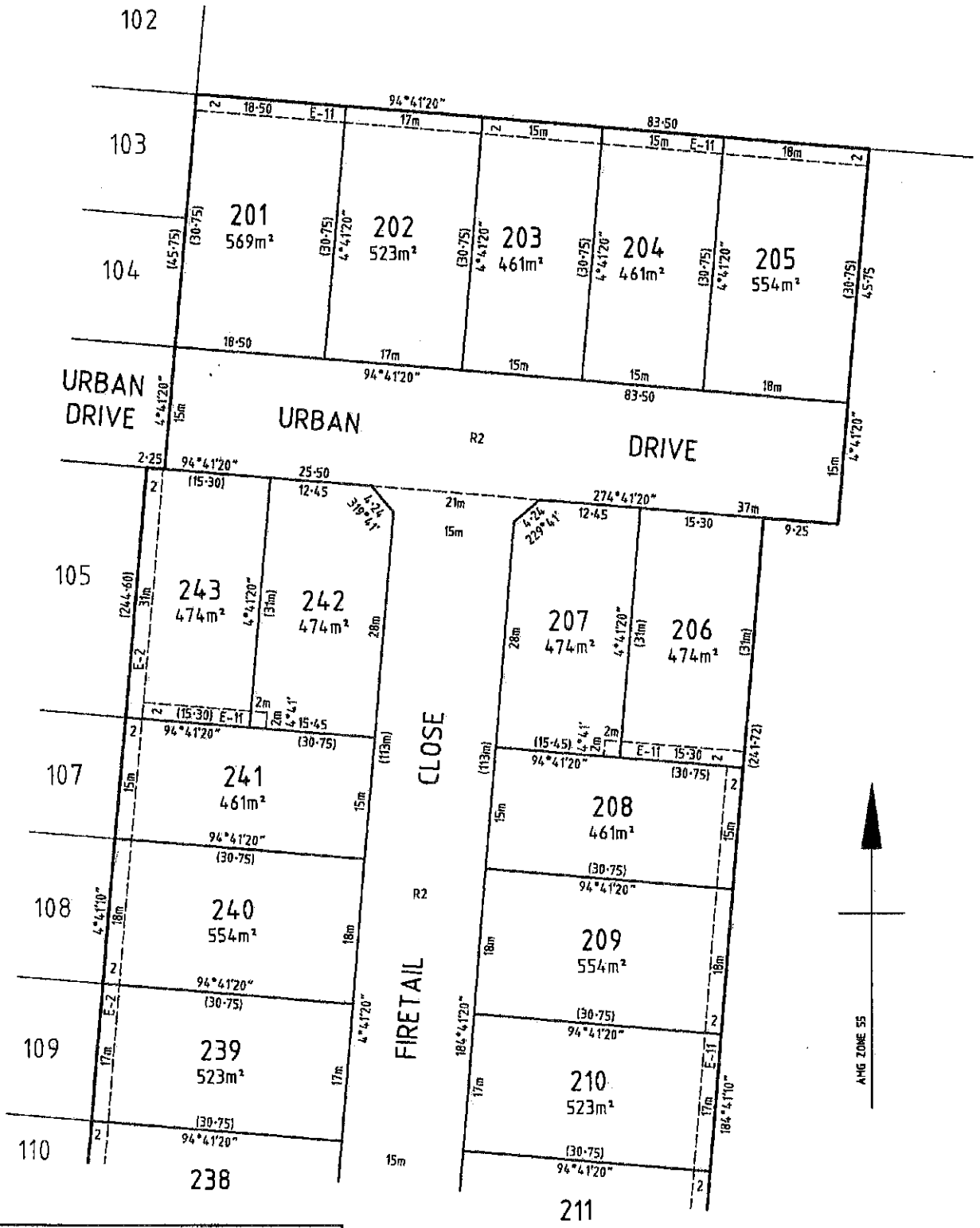
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COUNCIL DELEGATE SIGNATURE

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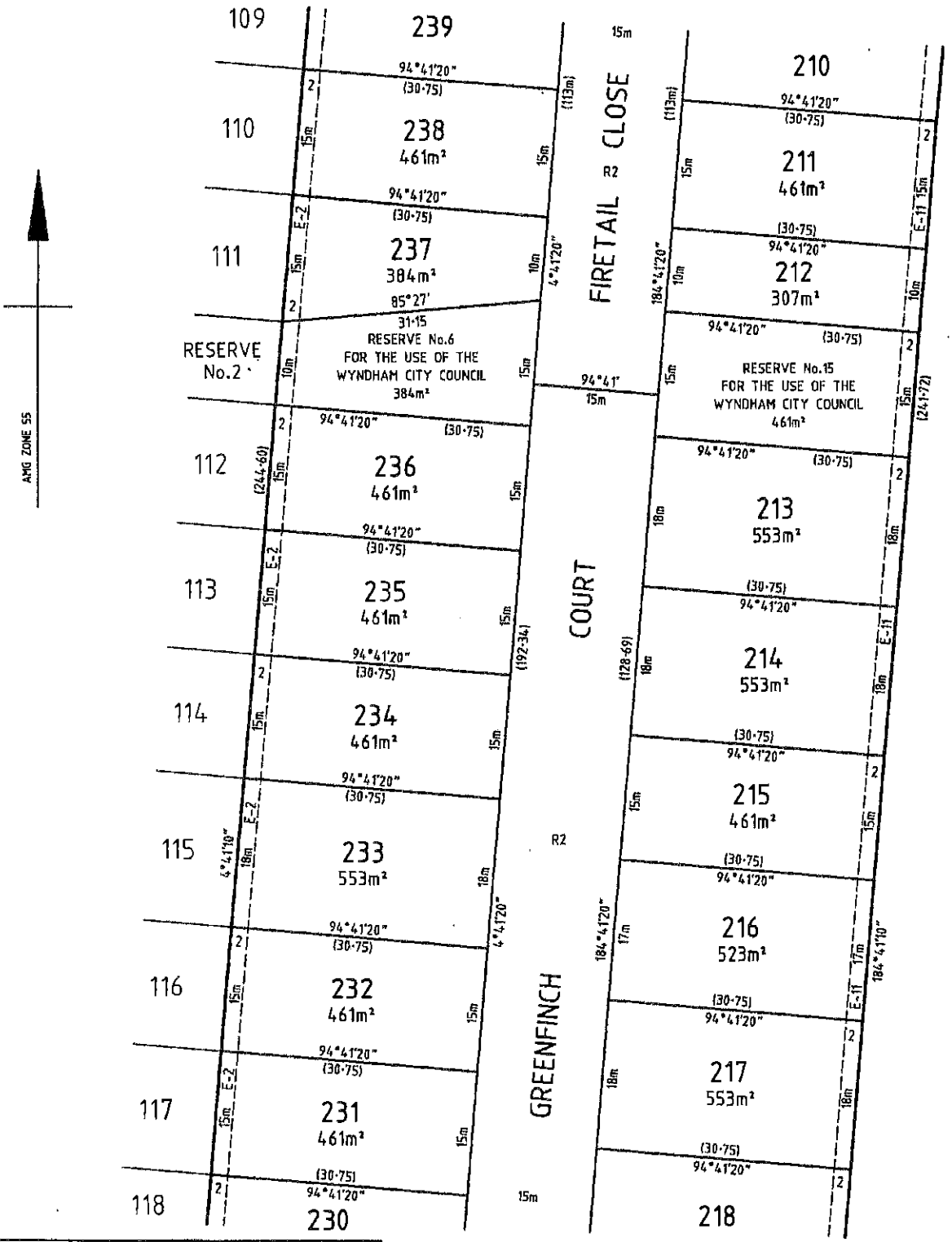
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SHEET 12

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



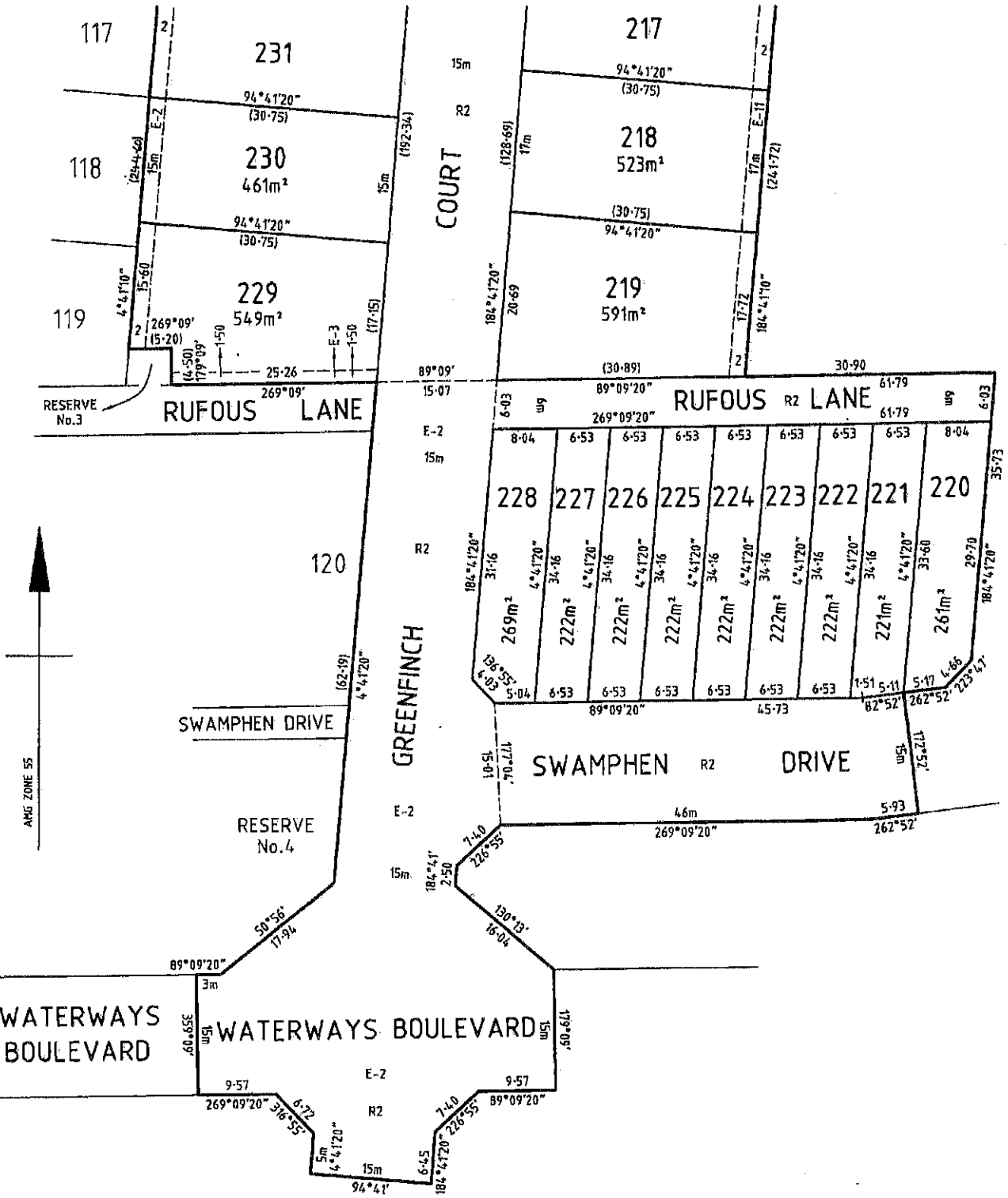
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SHEET 13

ORIGINAL		SCALE		
SCALE	SHEET SIZE	5 0 10 20	LICENSED SURVEYOR BRADLEY TERJESEN	
1:500	A3	LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	Date / /
			REF 11444S2 VERSION 10	COUNCIL DELEGATE SIGNATURE

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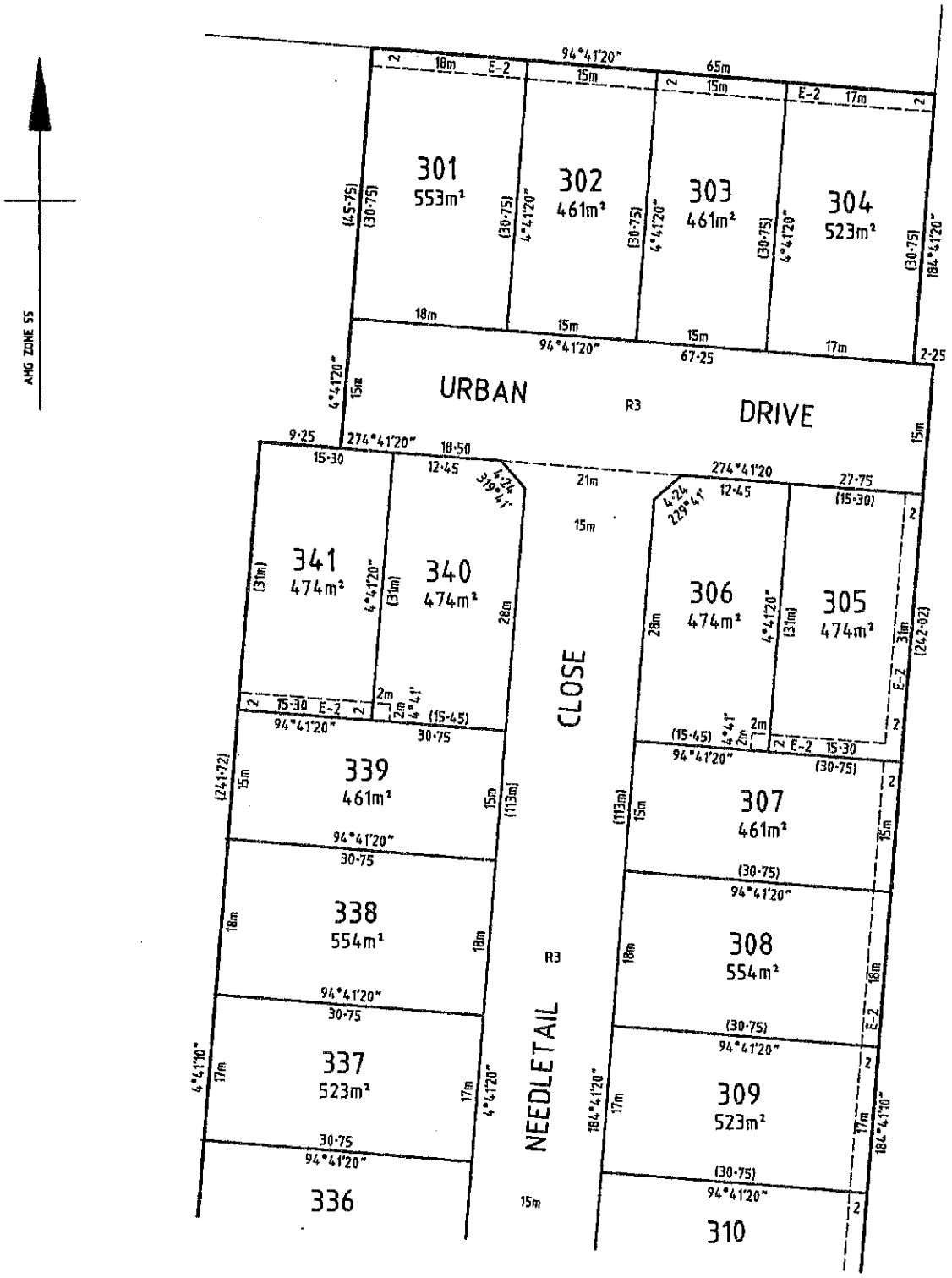
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SHEET 14

ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	.....
SCALE 1:500	SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	Date / / COUNCIL DELEGATE SIGNATURE
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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



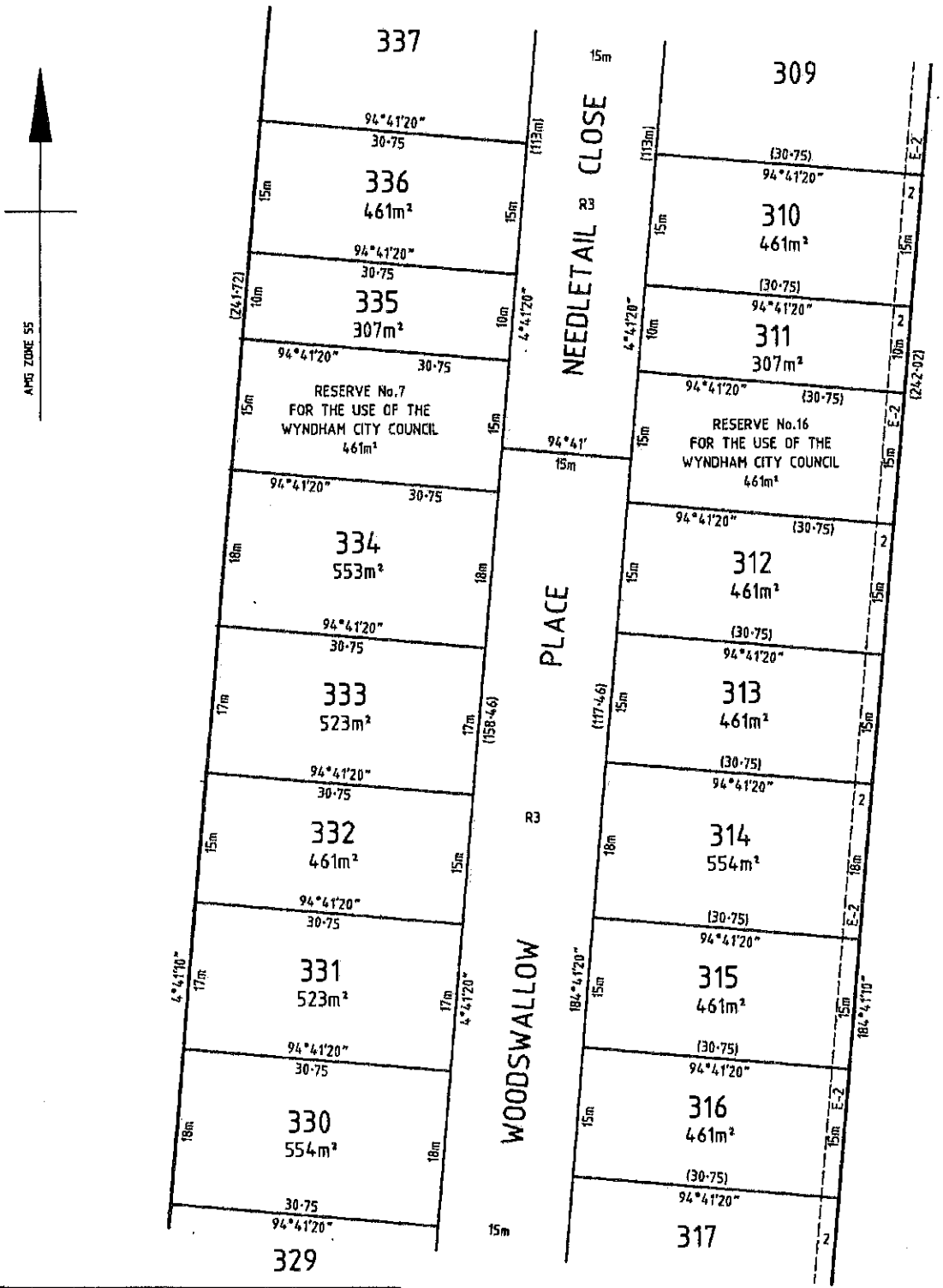
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SHEET 15

ORIGINAL		SCALE		
SCALE	SHEET SIZE	5 0 10 20	LICENSED SURVEYOR BRADLEY TERJESEN	.....
1:500	A3	LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	Date / /
			REF 114453 VERSION 6	COUNCIL DELEGATE SIGNATURE

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



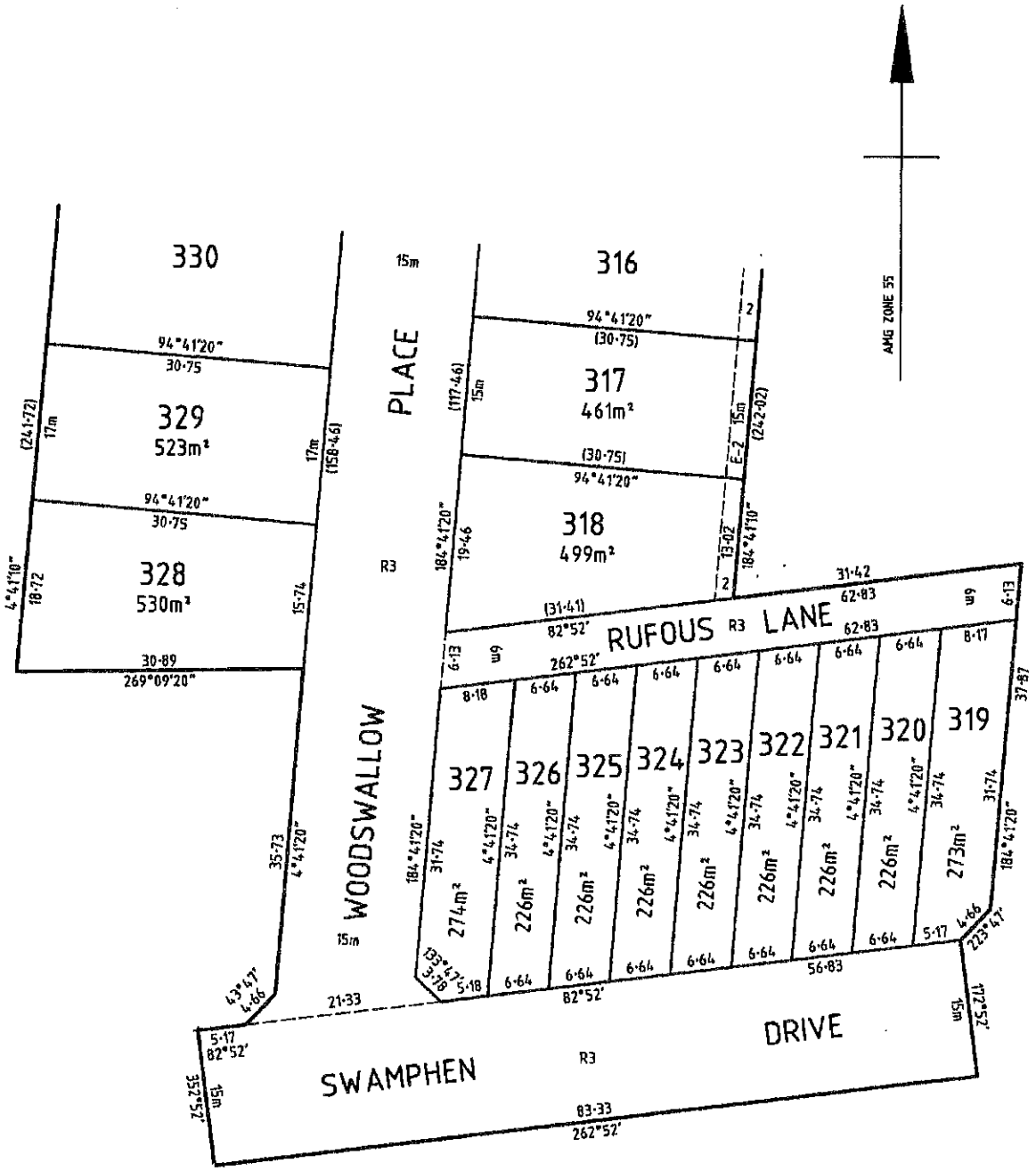
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SHEET 16

ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	
SCALE 1:500	SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	..... Date / / COUNCIL DELEGATE SIGNATURE
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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



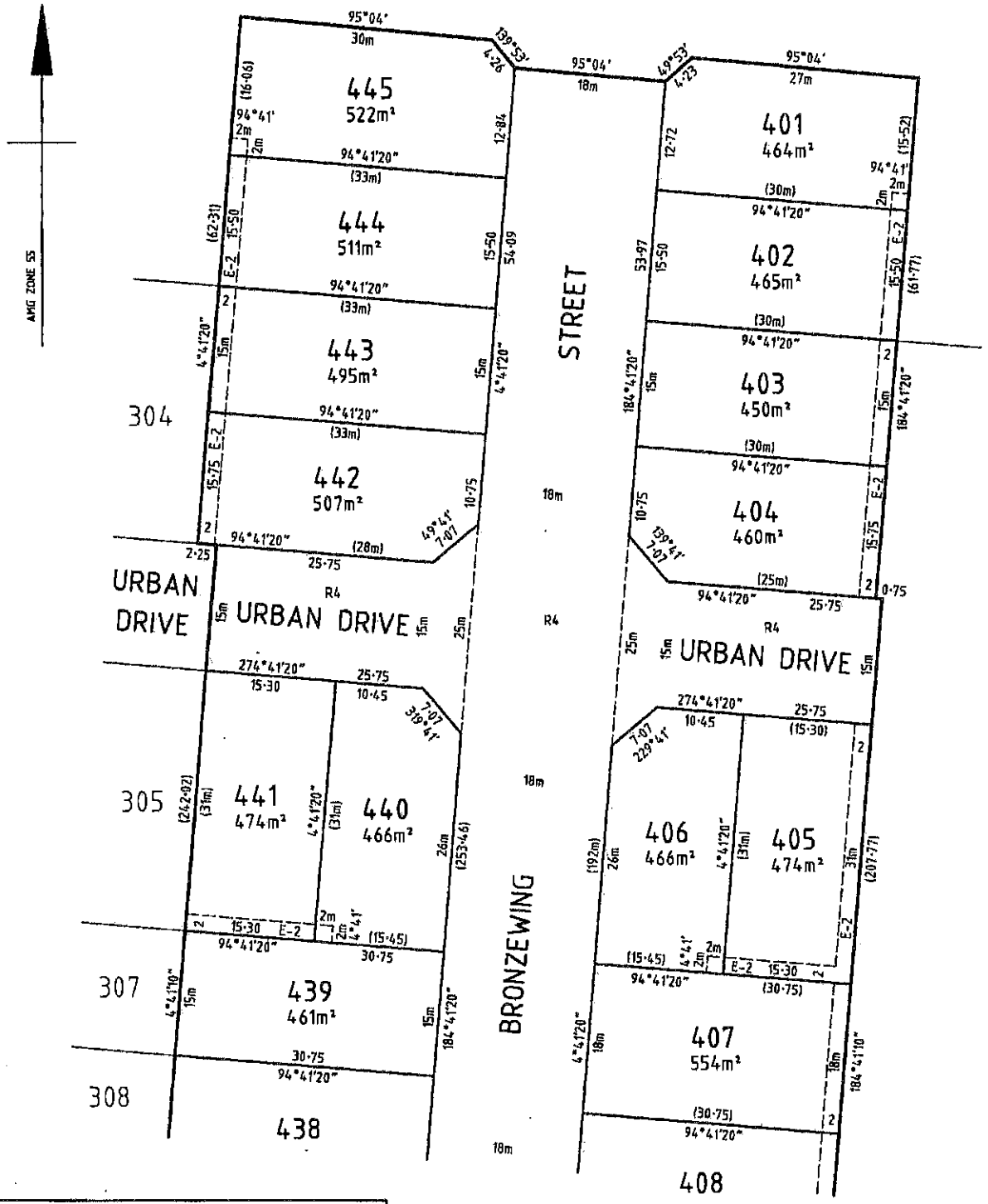
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ORIGINAL		SCALE			SHEET 17
SCALE	SHEET SIZE	5 0 10 20	LICENSED SURVEYOR	BRADLEY TERJESEN	
1:500	A3	LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /		Date / /
			REF 114453	VERSION 6	COUNCIL DELEGATE SIGNATURE

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



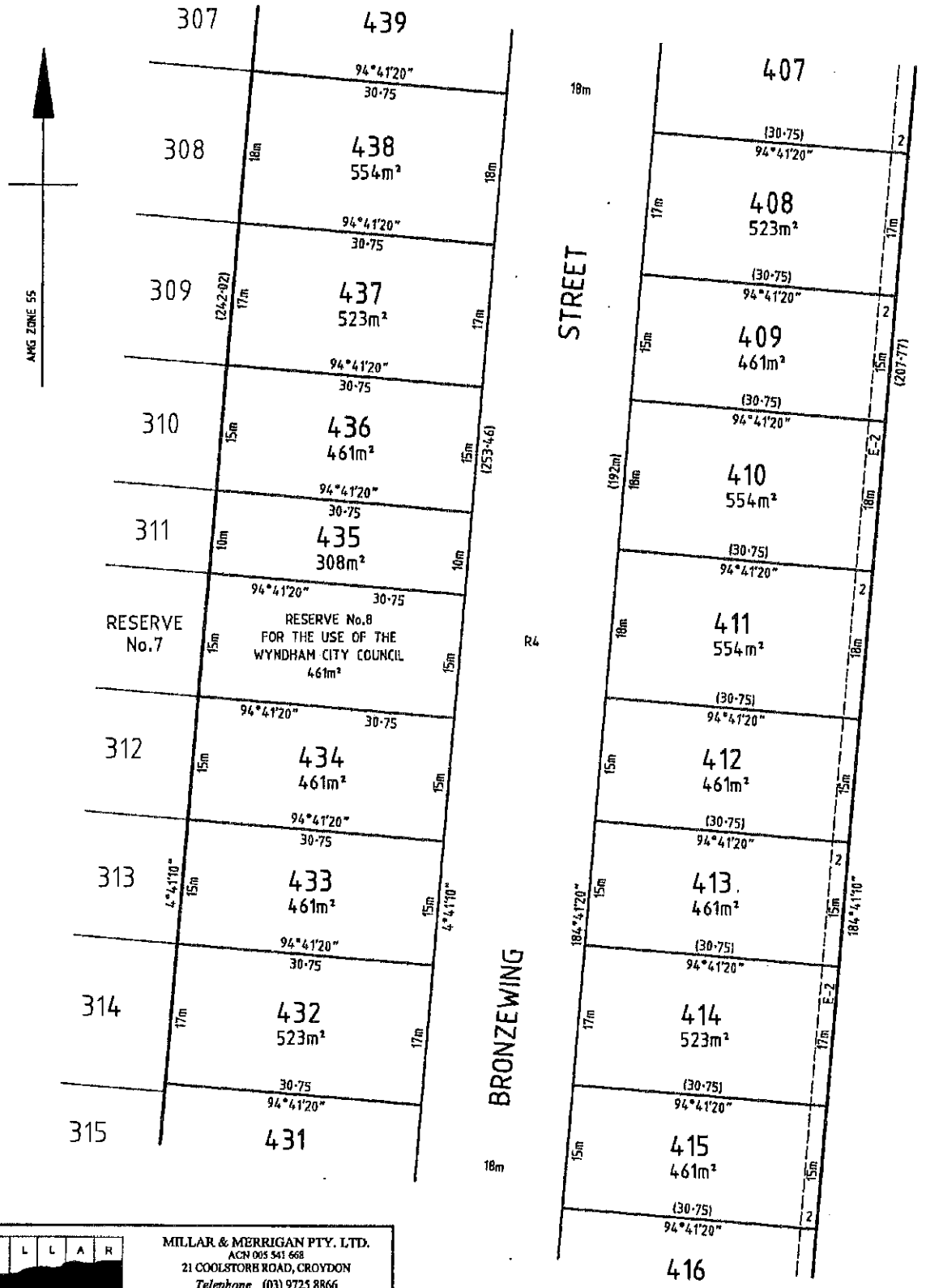
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SHEET 18

ORIGINAL		SCALE		
SCALE	SHEET SIZE	5 0 10 20	LICENSED SURVEYOR	BRADLEY TERJESEN
1:500	A3	LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	.....
			REF 114454 VERSION 5	Date / / COUNCIL DELEGATE SIGNATURE

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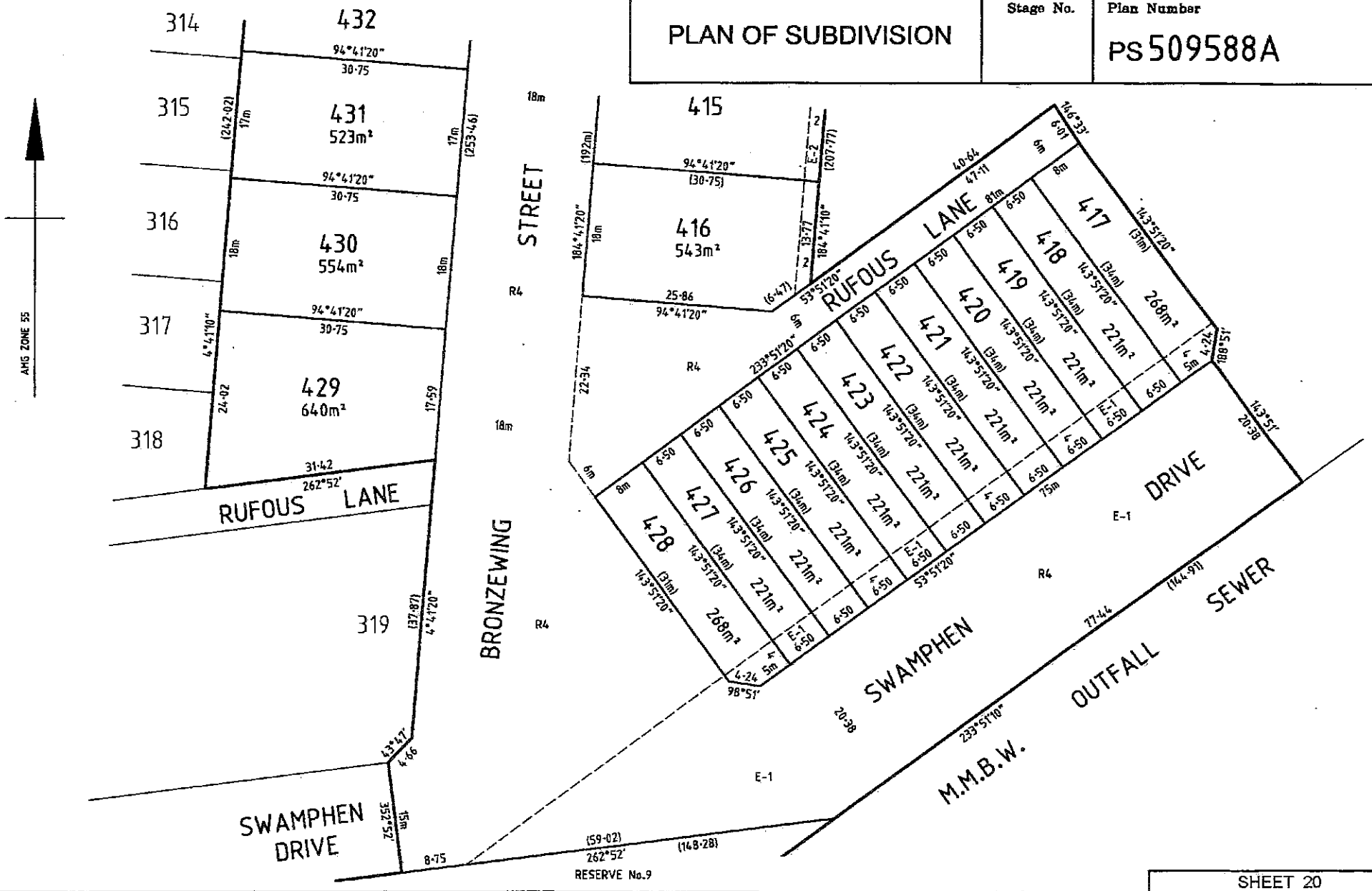
SHEET 19

ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	
SCALE 1:500	SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	..... Date / / COUNCIL DELEGATE SIGNATURE
			REF 11444S4 VERSION 5	

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PLAN OF SUBDIVISION

Stage No.	Plan Number
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ORIGINAL	
SCALE	SHEET SIZE
1:500	A3

SCALE
5 0 10 20
LENGTHS ARE IN METRES

LICENSED SURVEYOR BRADLEY TERJESEN

SIGNATURE ..... DATE / /

REF 11444S4 VERSION 5

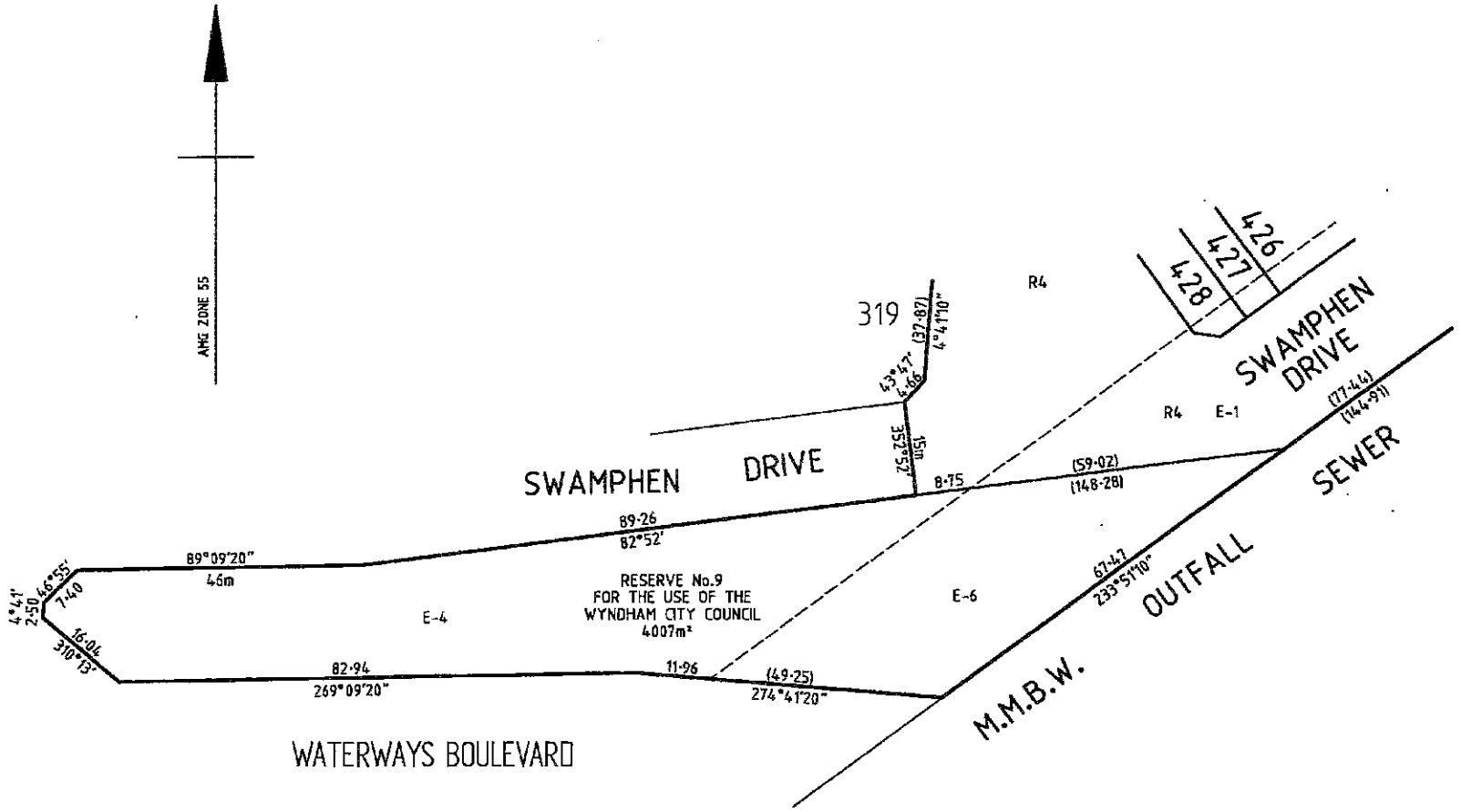
SHEET 20

Date / /
COUNCIL DELEGATE SIGNATURE

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PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS 509588A



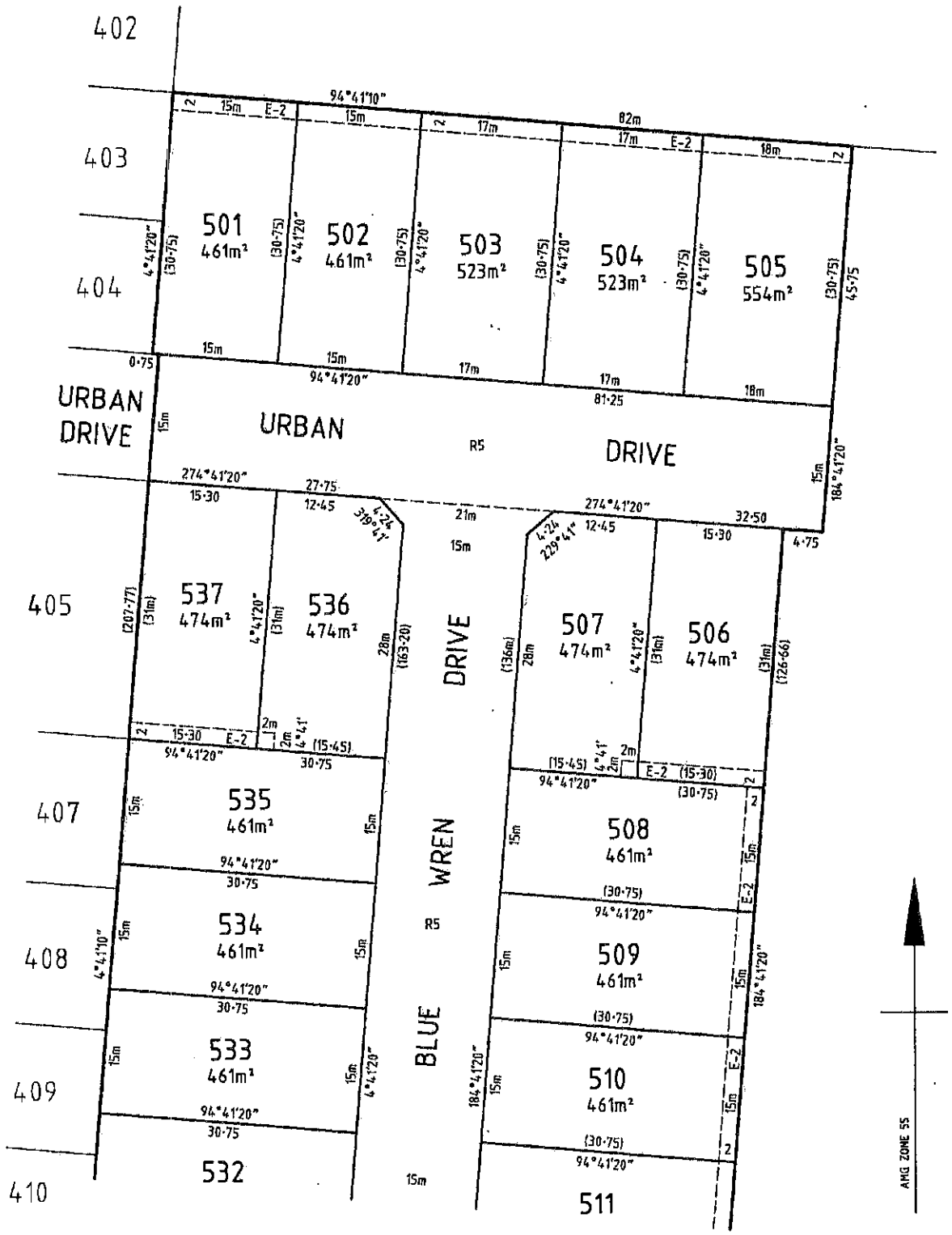
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MILLAR & MERRIGAN PTY. LTD. ACN 005 541 668 21 COOLSTORE ROAD, CROYDON *Telephone* (03) 9725 8866 *Facsimile* (03) 9725 2710 *Email* survey@millarmerrigan.com.au PO BOX 247 CROYDON VIC 3136	ORIGINAL SCALE 1:750 SHEET SIZE A3	SCALE 7·5 0 15 30 LENGTHS ARE IN METRES	LICENSED SURVEYOR BRADLEY TERJESEN SIGNATURE ..... DATE / / REF 114454 VERSION 5	..... Date / / COUNCIL DELEGATE SIGNATURE

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



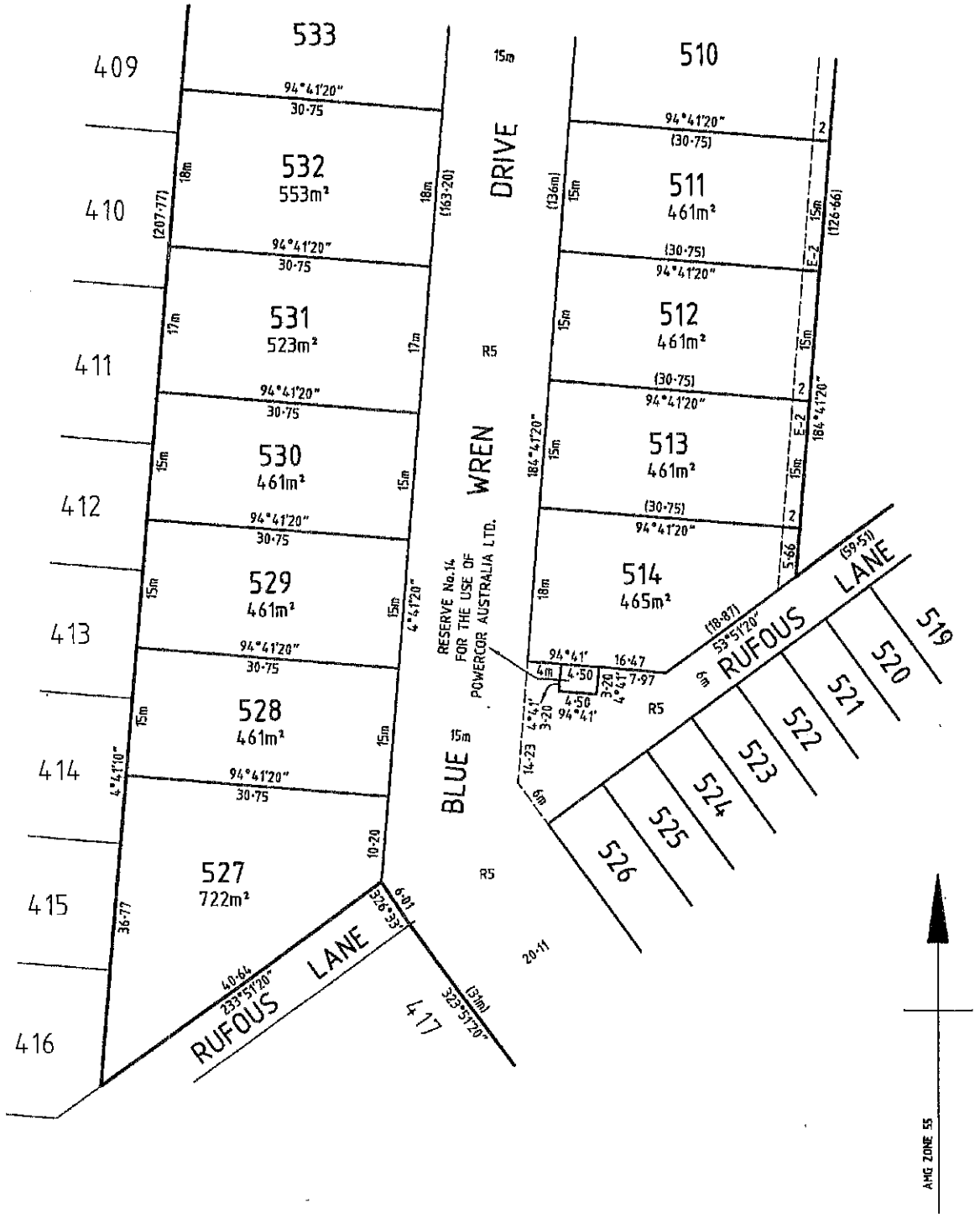
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ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	SHEET 22
SCALE 1:500	SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	..... Date / / COUNCIL DELEGATE SIGNATURE
			REF 114455 VERSION 4	

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



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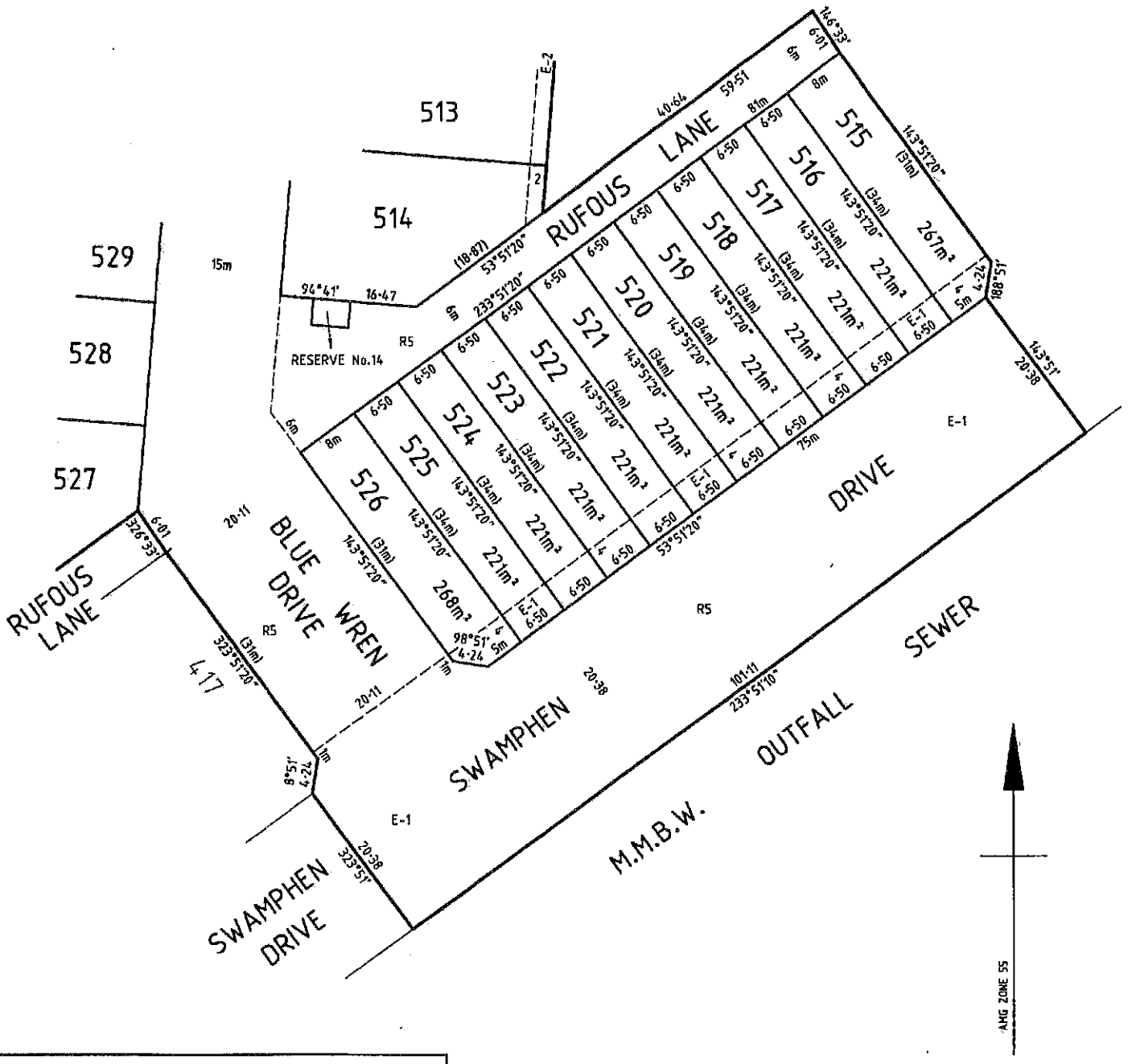
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SHEET 23

ORIGINAL		SCALE		
SCALE	SHEET SIZE	5 0 10 20	LICENSED SURVEYOR BRADLEY TERJESEN	
1:500	A3	LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	Date / /
			REF 11444S5 VERSION 4	COUNCIL DELEGATE SIGNATURE

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



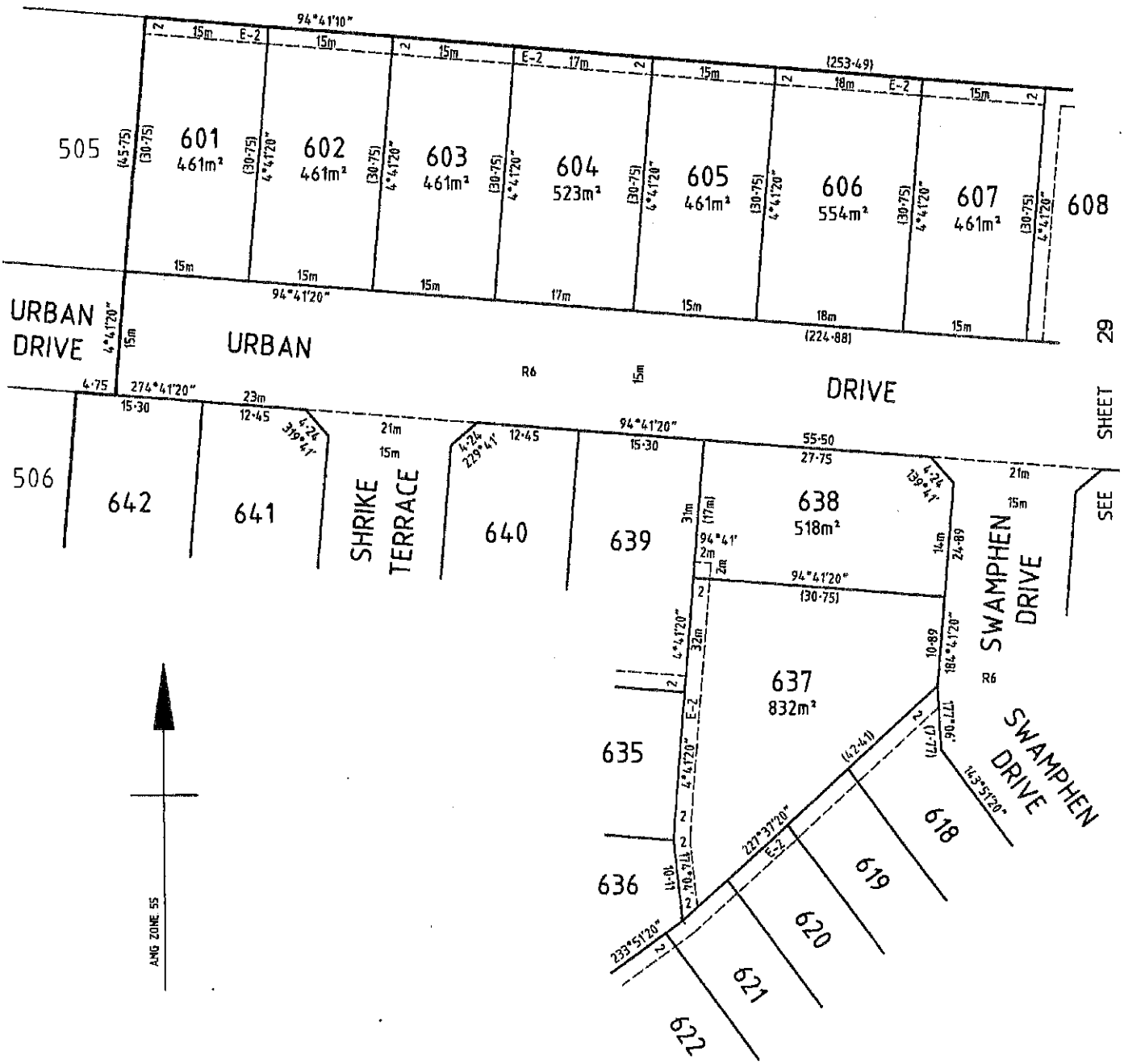
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ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	SHEET 24
SCALE 1:500	SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	..... Date / / COUNCIL DELEGATE SIGNATURE
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PLAN OF SUBDIVISION

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	PS 509588A



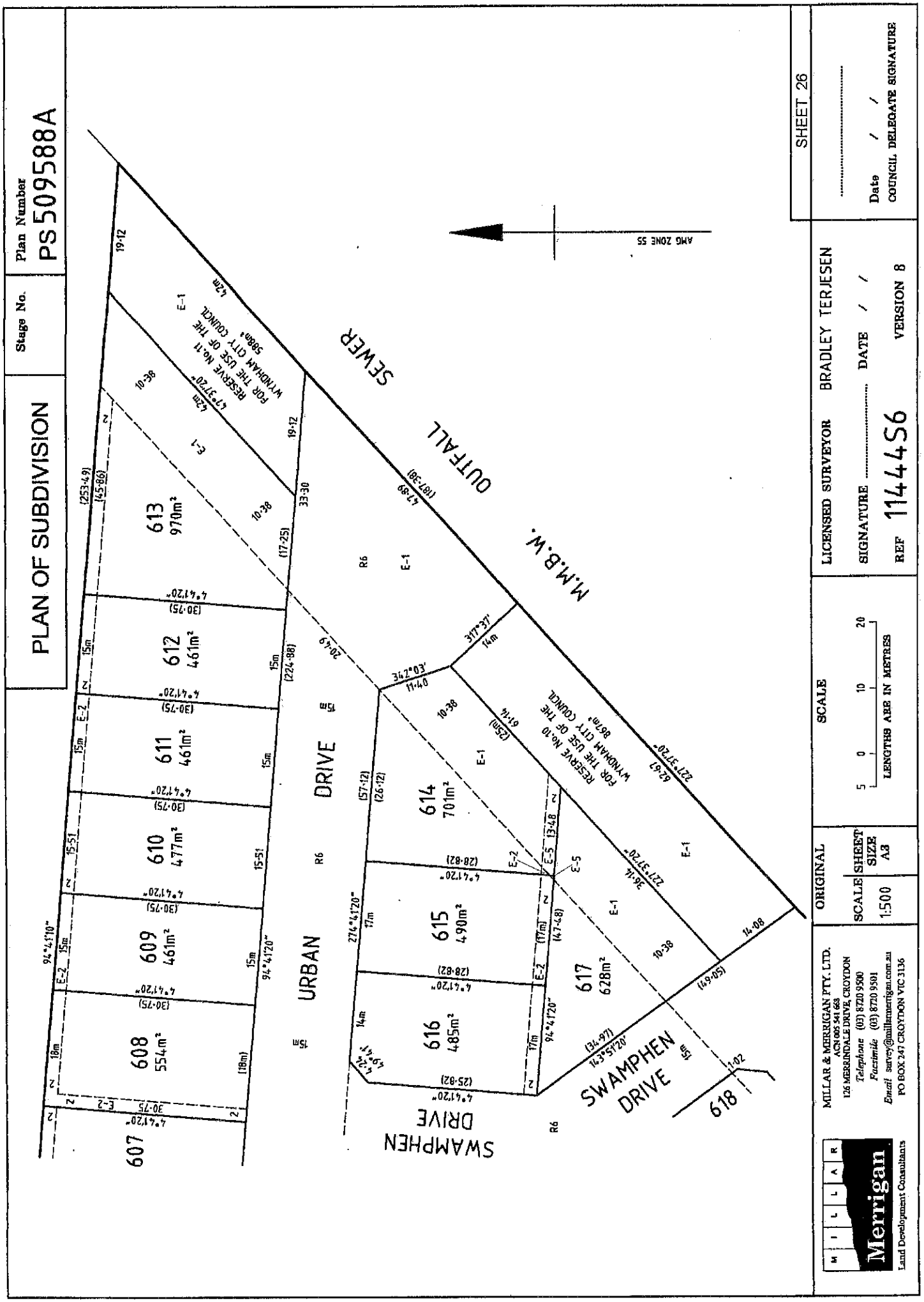
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SHEET 25

ORIGINAL		SCALE		
SCALE	SHEET SIZE	5 0 10 20	LICENSED SURVEYOR BRADLEY TERJESEN	
1:500	A3	LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	Date / /
			REF 114456 VERSION 8	COUNCIL DELEGATE SIGNATURE

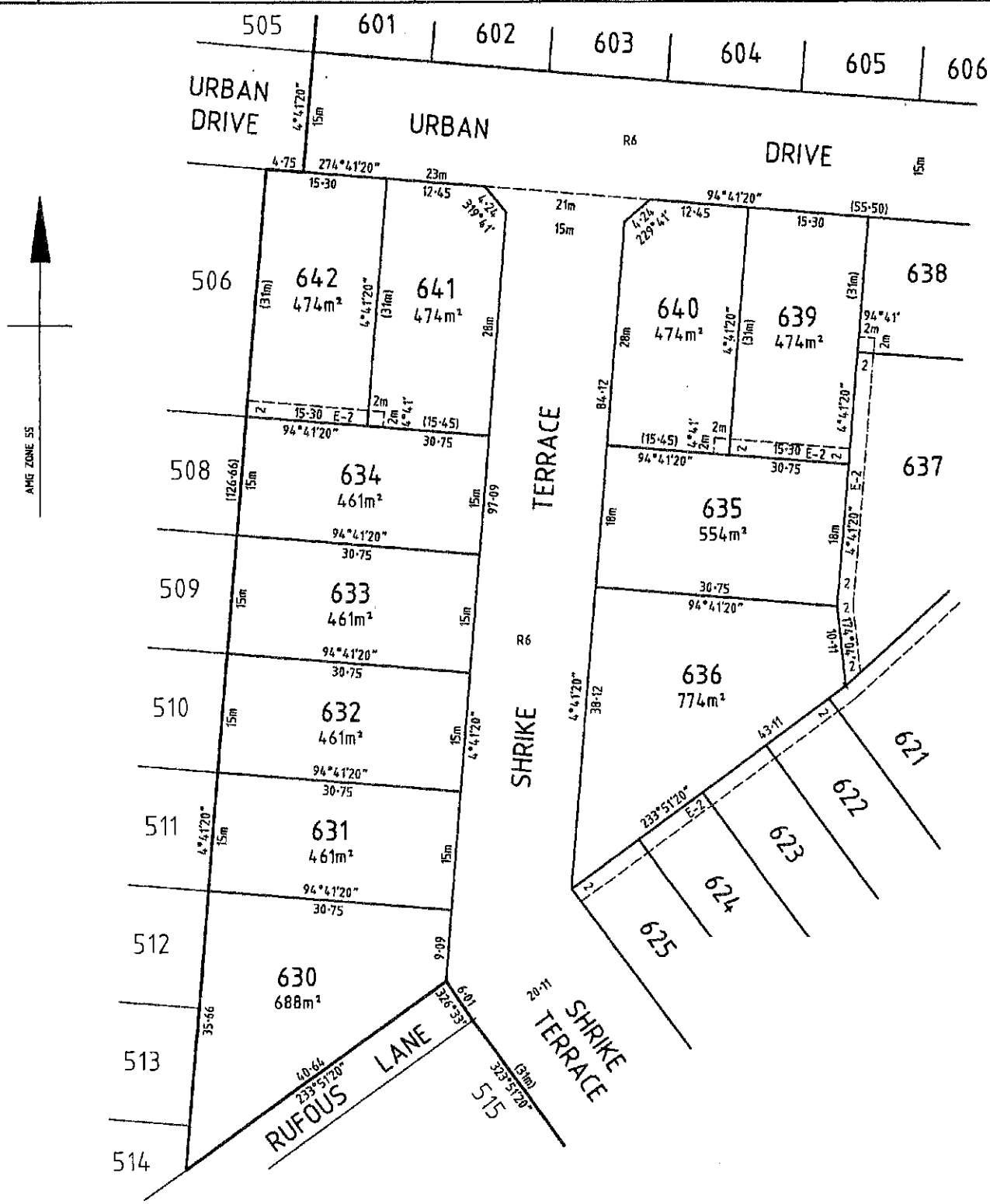
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PLAN OF SUBDIVISION

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	PS 509588A

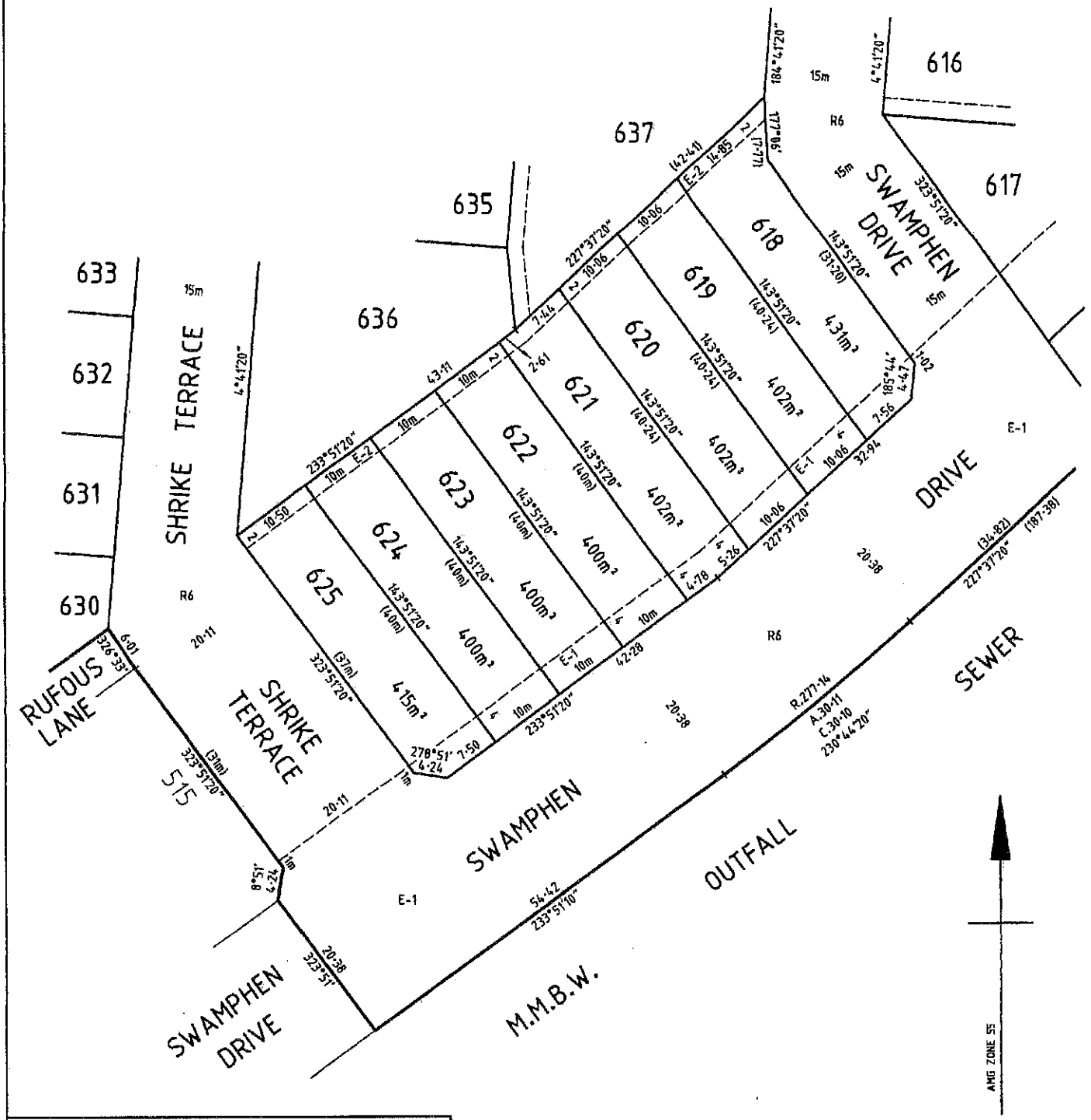


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ORIGINAL SCALE 1:500 SHEET SIZE A3 SCALE 5 0 10 20 LENGTHS ARE IN METRES	LICENSED SURVEYOR BRADLEY TERJESEN SIGNATURE ..... DATE / / REF 11444S6 VERSION 8
	..... Date / / COUNCIL DELEGATE SIGNATURE

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



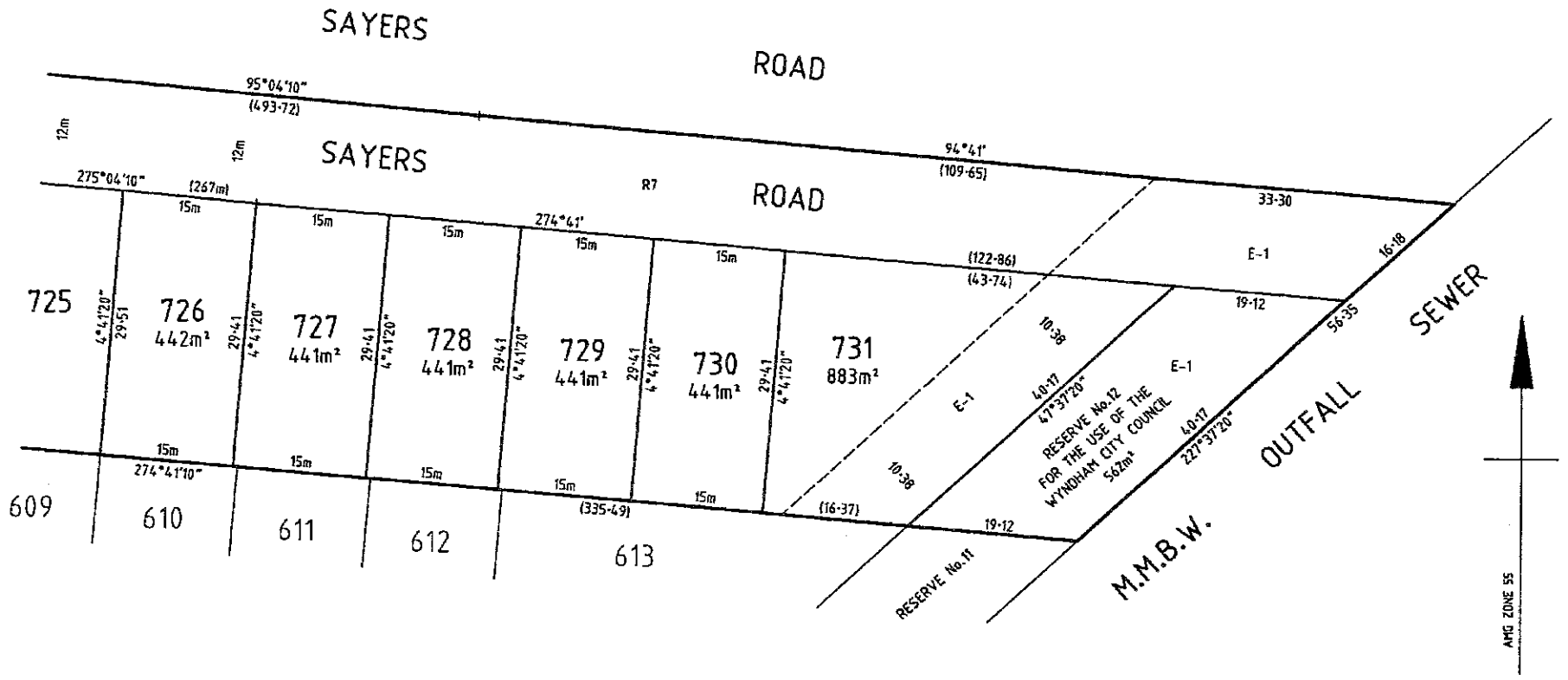
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SHEET 28

ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	
SCALE 1:500	SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	Date / / COUNCIL DELEGATE SIGNATURE
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PLAN OF SUBDIVISION	Stage No.	Plan Number
		PS 509588A

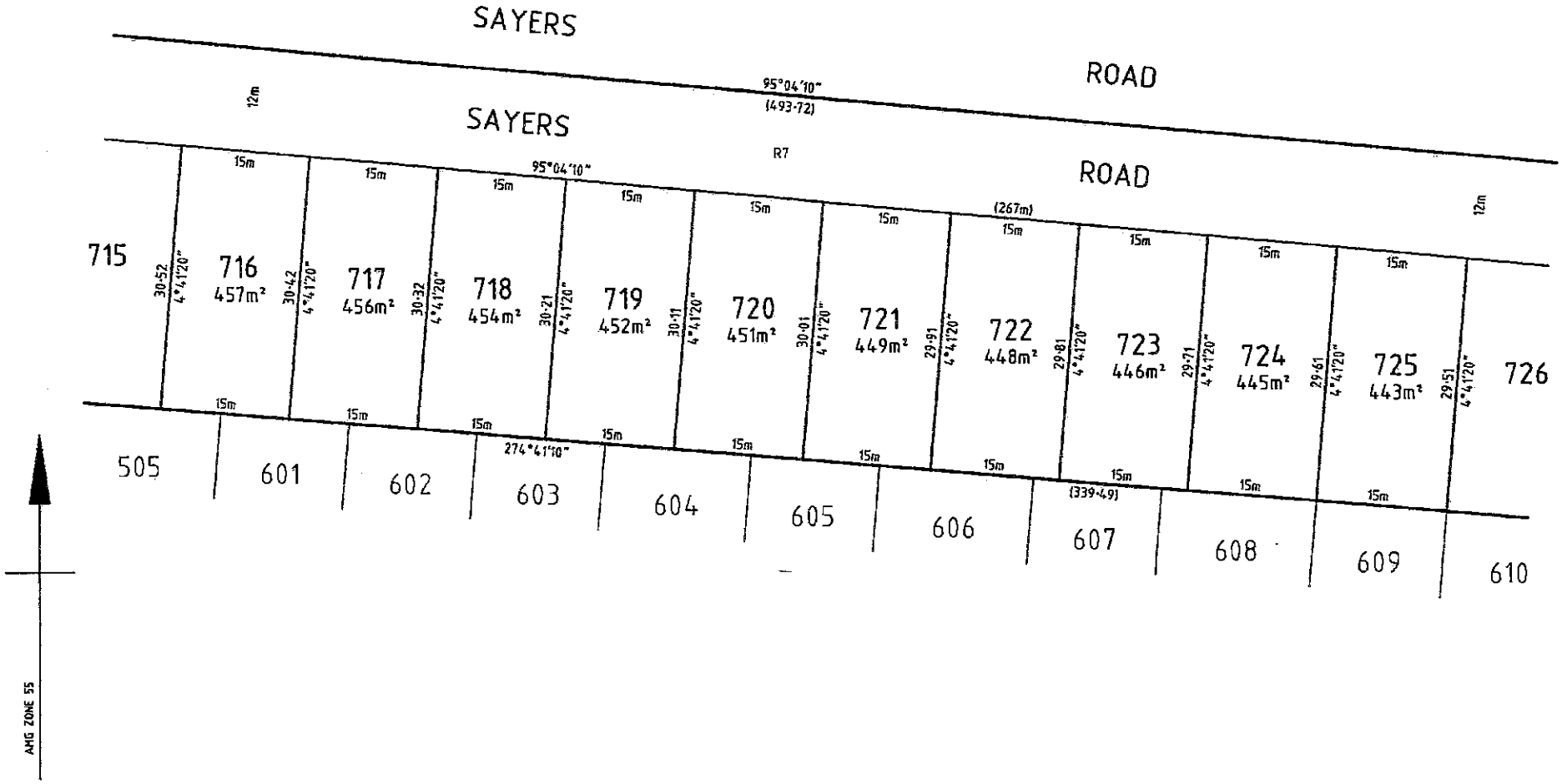


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PLAN OF SUBDIVISION	Stage No.	Plan Number
		PS 509588A



SHEET 30

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ORIGINAL	
SCALE	SHEET SIZE
1:500	A3

SCALE
5 0 10 20
LENGTHS ARE IN METRES

LICENSED SURVEYOR BRADLEY TERJESEN

SIGNATURE ..... DATE / /

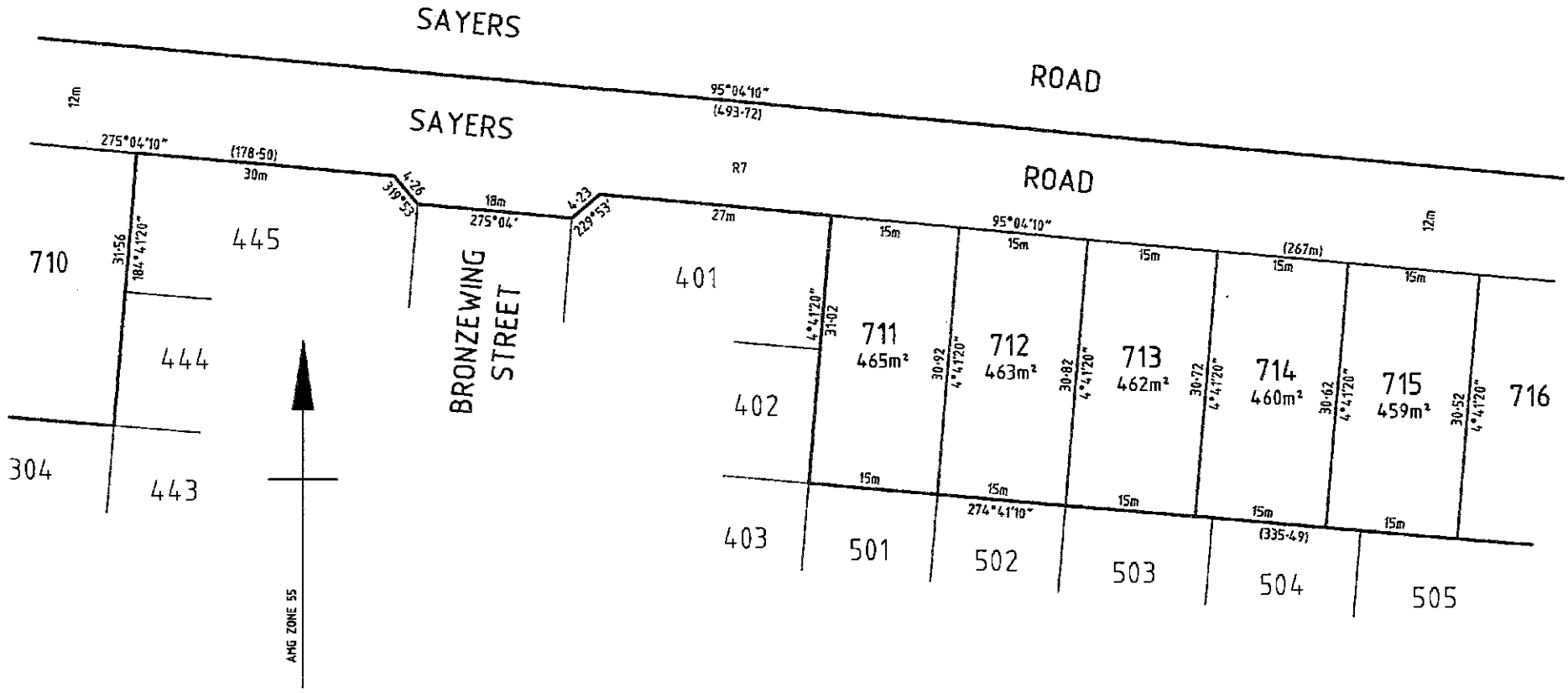
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COUNCIL DELEGATE SIGNATURE

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PLAN OF SUBDIVISION	Stage No.	Plan Number
		PS509588A



SHEET 31

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ORIGINAL	
SCALE	SHEET SIZE
1:500	A3

SCALE
5 0 10 20
LENGTHS ARE IN METRES

LICENSED SURVEYOR BRADLEY TERJESEN

SIGNATURE ..... DATE / /

REF 114457 VERSION 6

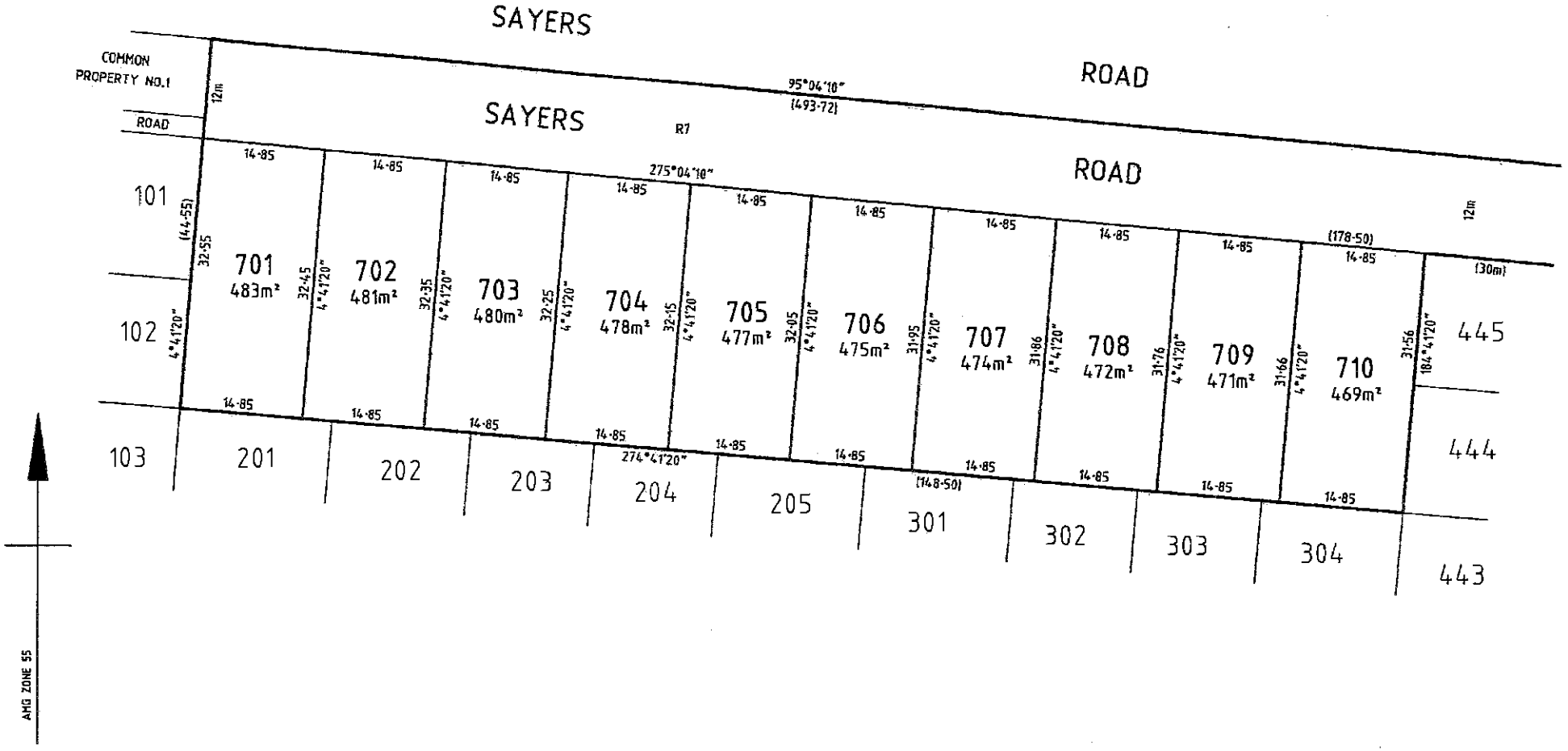
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Date / /

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PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS 509588A



SHEET 32

MILLAR & MERRIGAN PTY. LTD. ACN 005 541 668 21 COOLSTORE ROAD, CROYDON *Telephone* (03) 9725 8866 *Facsimile* (03) 9725 2710 *Email* survey@millarmerrigan.com.au PO BOX 247 CROYDON VIC 3136	ORIGINAL SCALE 1:500 SHEET SIZE A3	SCALE 5 0 10 20 LENGTHS ARE IN METRES	LICENSED SURVEYOR BRADLEY TERJESEN SIGNATURE ..... DATE / / REF 114457 VERSION 6	..... Date / / COUNCIL DELEGATE SIGNATURE

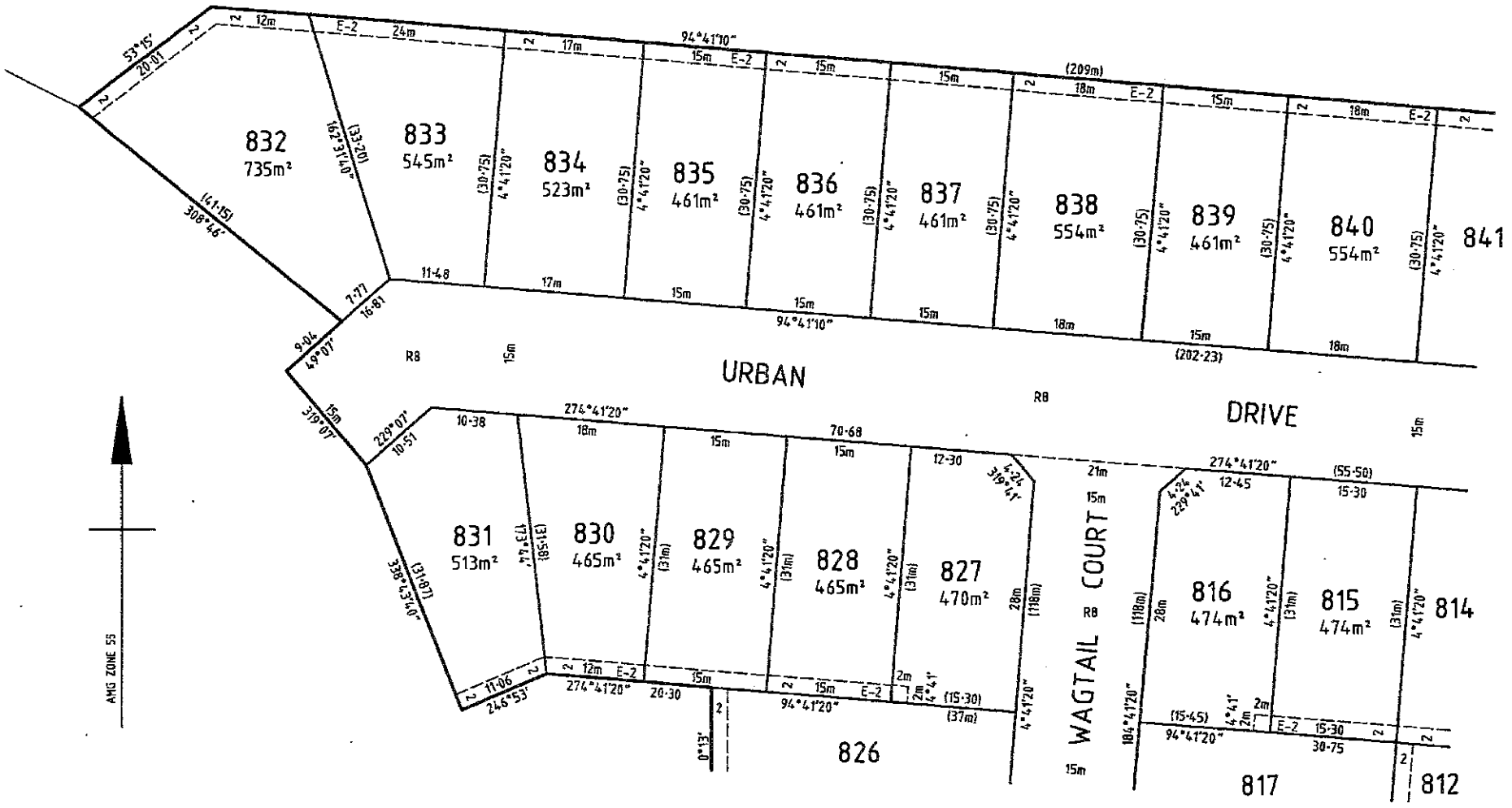
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Delivered by LANDATA®, timestamp 02/09/2026 16:39 Page 32 of 87

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PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS509588A



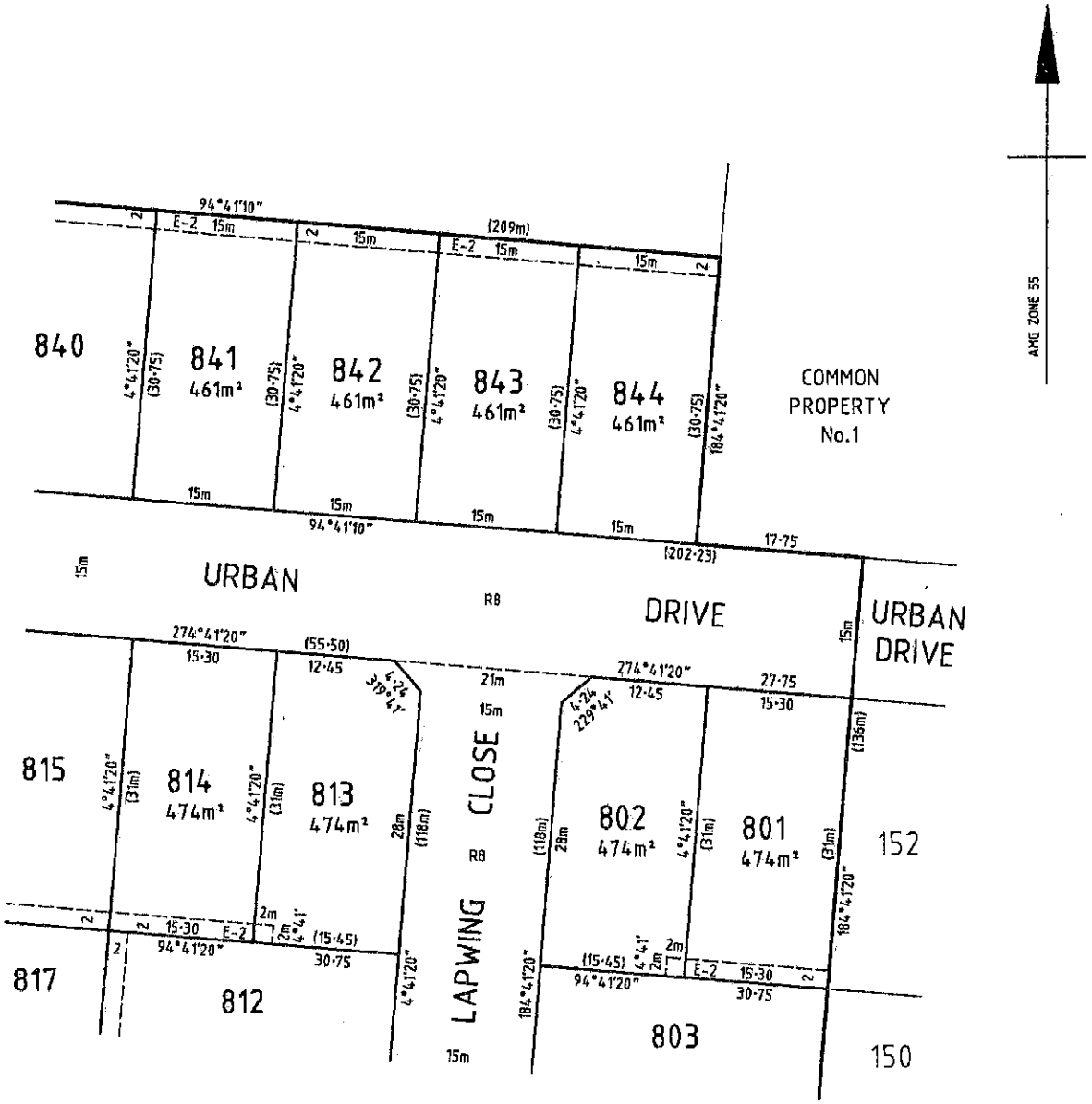
SHEET 33

MILLAR & MERRIGAN PTY. LTD. ACN 005 541 668 126 MERRINDALE DRIVE, CROYDON *Telephone* (03) 8720 9500 *Facsimile* (03) 8720 9501 PO BOX 247 CROYDON VIC 3136	ORIGINAL SCALE 1:500 / SHEET SIZE A3	SCALE 5 0 10 20 LENGTHS ARE IN METRES	LICENSED SURVEYOR BRADLEY TERJESEN SIGNATURE ..... DATE / / REF 114458 VERSION 6

Date / /
COUNCIL DELEGATE SIGNATURE

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



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Facsimile (03) 8720 9501
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SHEET 34

ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	
SCALE 1:500	SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	..... Date / / COUNCIL DELEGATE SIGNATURE
			REF 11444S8 VERSION 6	

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



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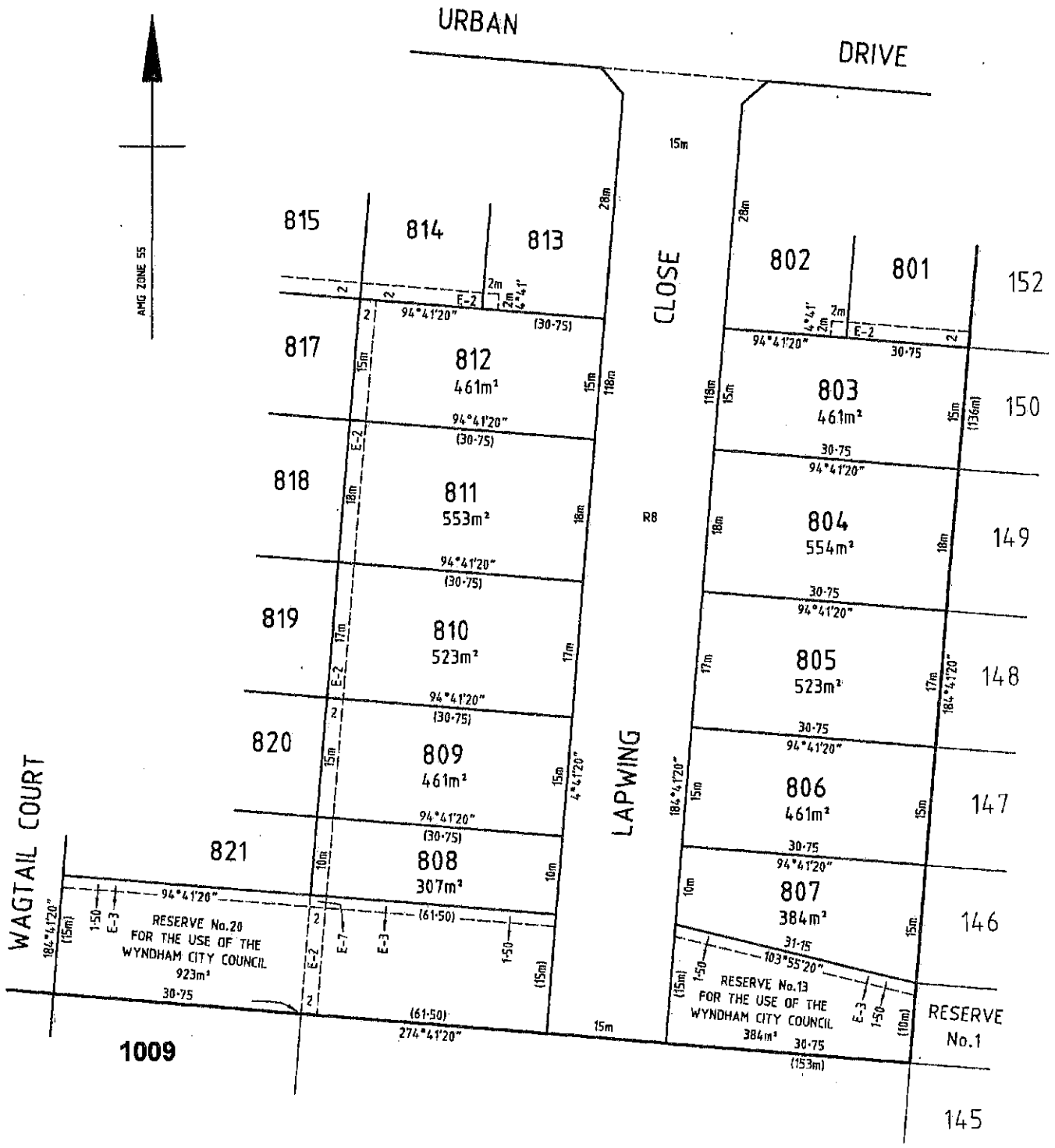
SHEET 35

ORIGINAL		SCALE		
SCALE	SHEET SIZE	5 0 10 20	LICENSED SURVEYOR BRADLEY TERJESEN	
1:500	A3	LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	Date / /
			REF 114458 VERSION 6	COUNCIL DELEGATE SIGNATURE

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PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS 509588A



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SHEET 36

ORIGINAL	
SCALE	SHEET SIZE
1:500	A3

SCALE

5 0 10 20

LENGTHS ARE IN METRES

LICENSED SURVEYOR BRADLEY TERJESEN

SIGNATURE ..... DATE / /

REF 114458 VERSION 6

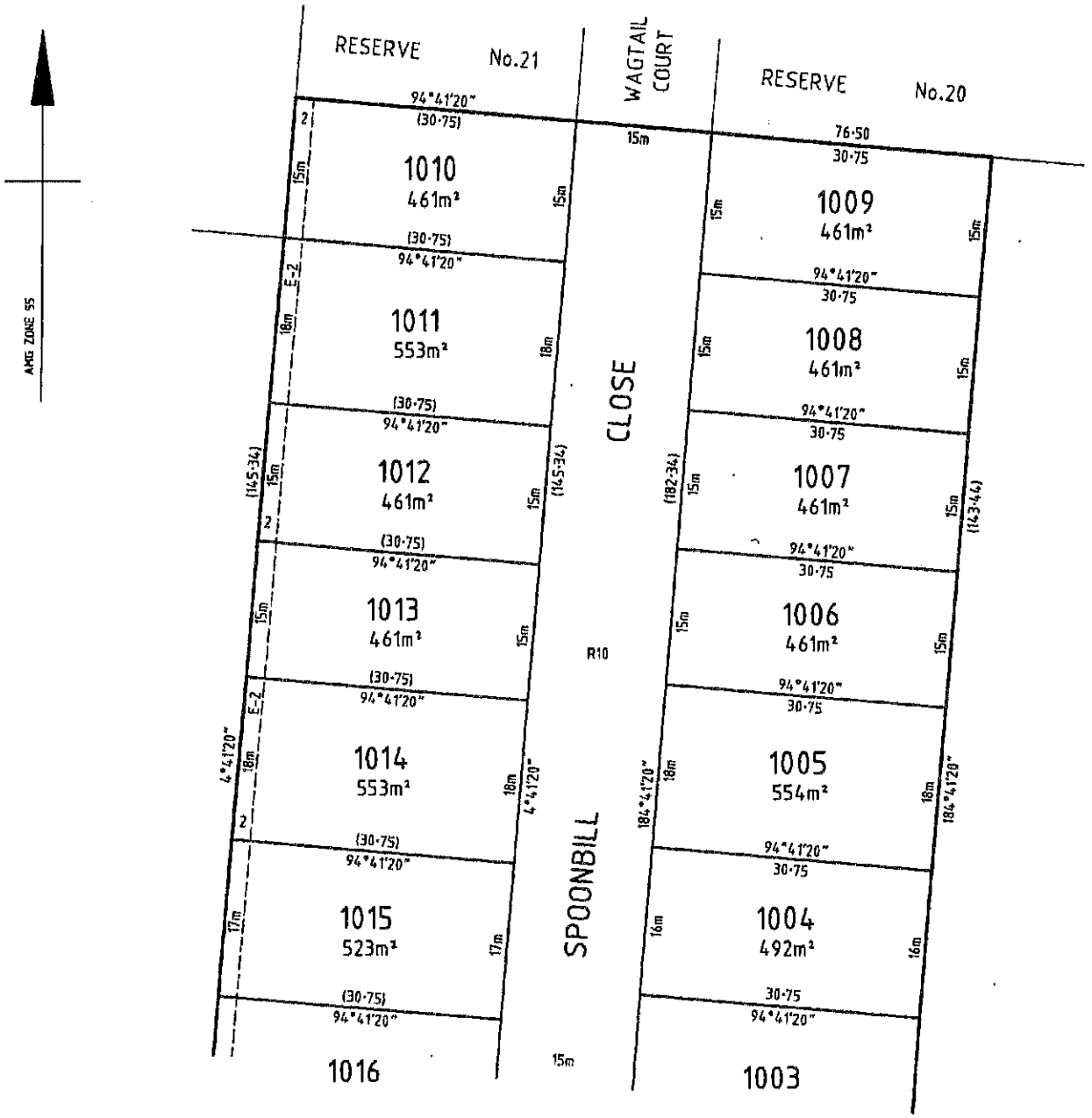
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Date / /

COUNCIL DELEGATE SIGNATURE

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



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SHEET 37

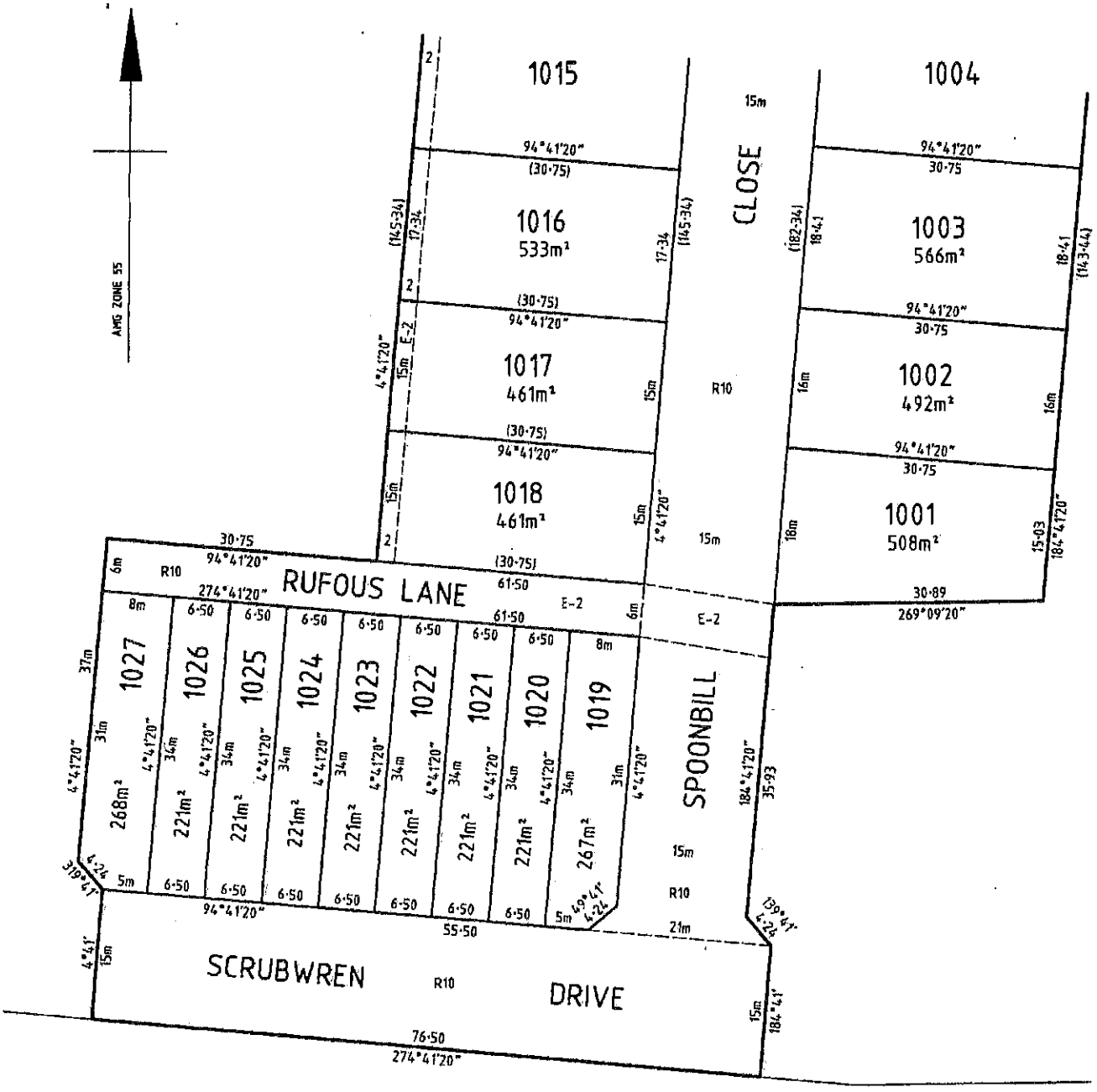
ORIGINAL	SCALE		
SCALE 1:500	SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	LICENSED SURVEYOR BRADLEY TERJESEN SIGNATURE ..... DATE / /

REF 11444S10 VERSION 5

..... Date / / COUNCIL DELEGATE SIGNATURE

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



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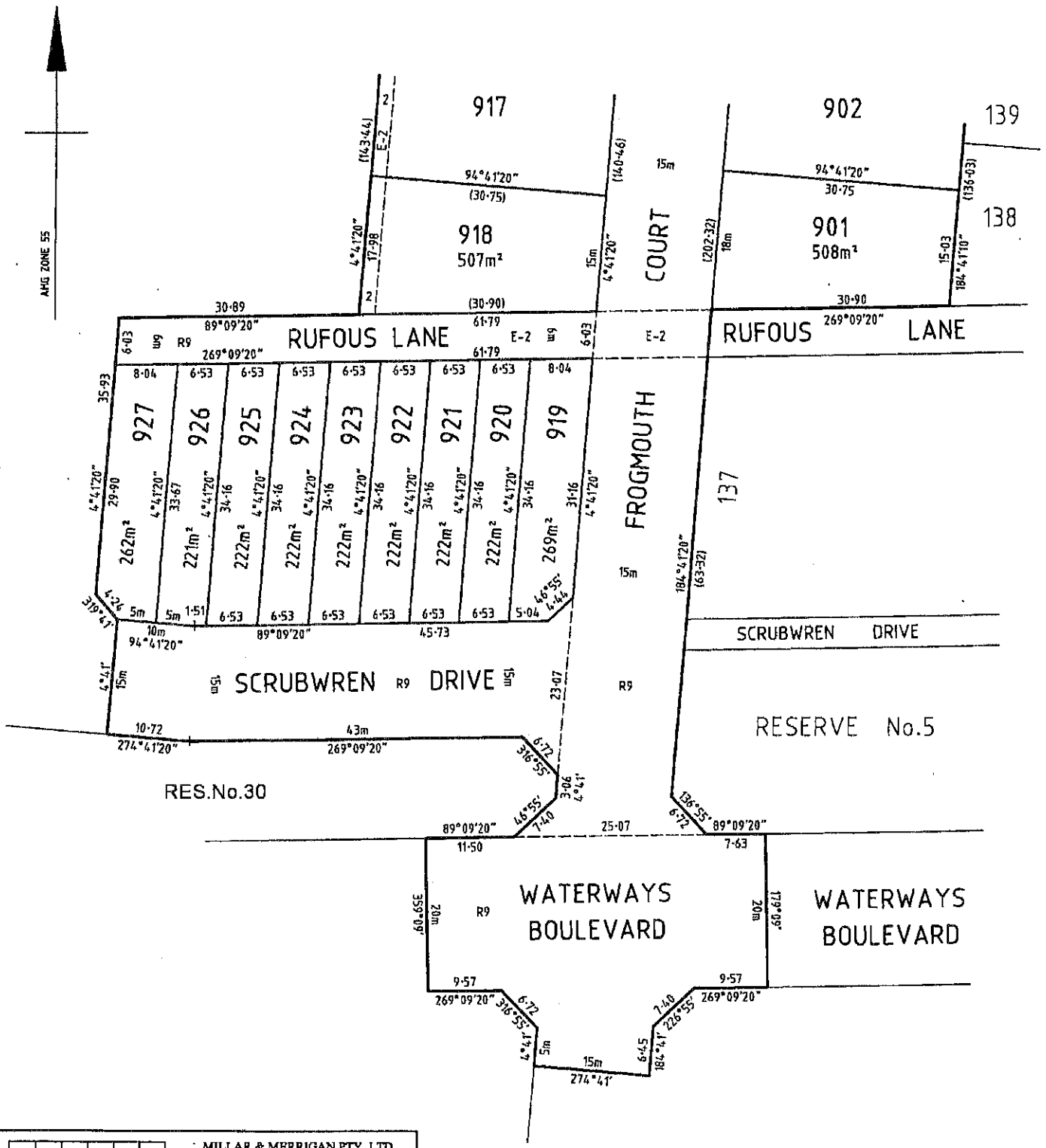
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SHEET 38

ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	
SCALE 1:500	SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	Date / / COUNCIL DELEGATE SIGNATURE
			REF 11444S10 VERSION 5	

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



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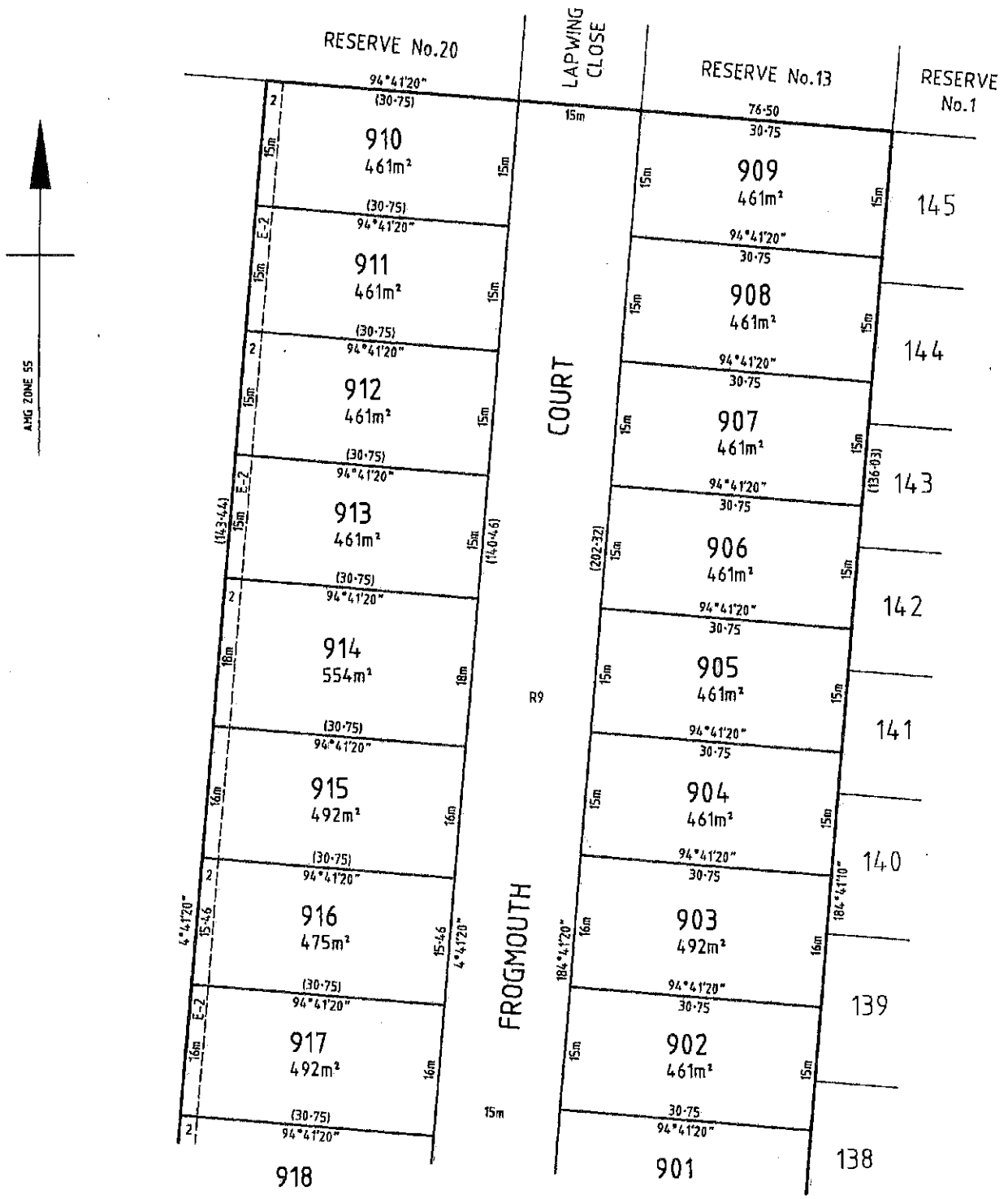
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SHEET 39

ORIGINAL		SCALE		
SCALE	SHEET SIZE	5 0 10 20	LICENSED SURVEYOR BRADLEY TERJESEN	
1:500	A3	LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	Date / /
			REF 114459 VERSION 5	COUNCIL DELEGATE SIGNATURE

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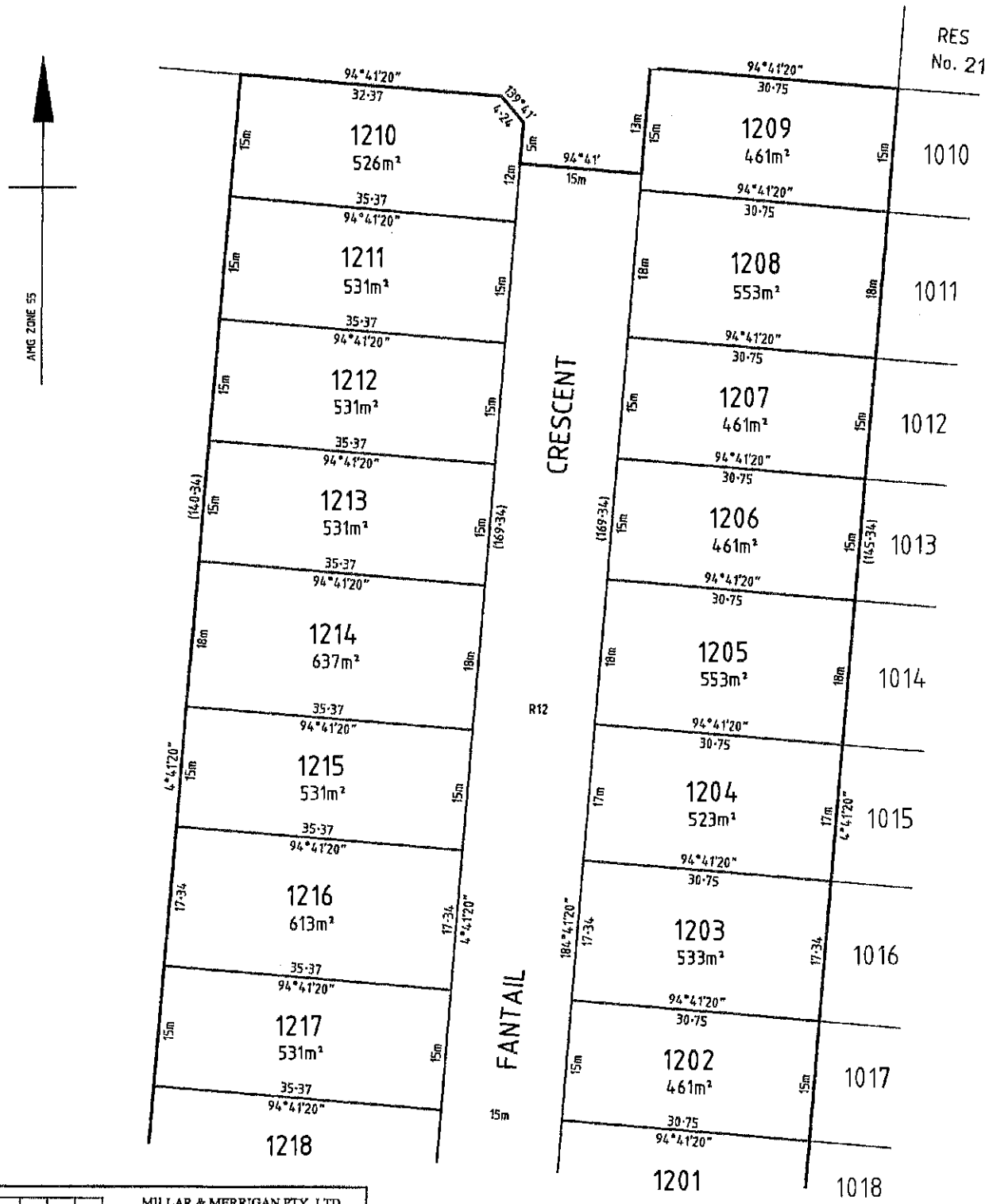
	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



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ORIGINAL SCALE 1:500 | SHEET SIZE A3	SCALE 5 0 10 20 LENGTHS ARE IN METRES	LICENSED SURVEYOR BRADLEY TERJESEN SIGNATURE ..... DATE / / REF 11444S9 VERSION 5	..... Date / / COUNCIL DELEGATE SIGNATURE

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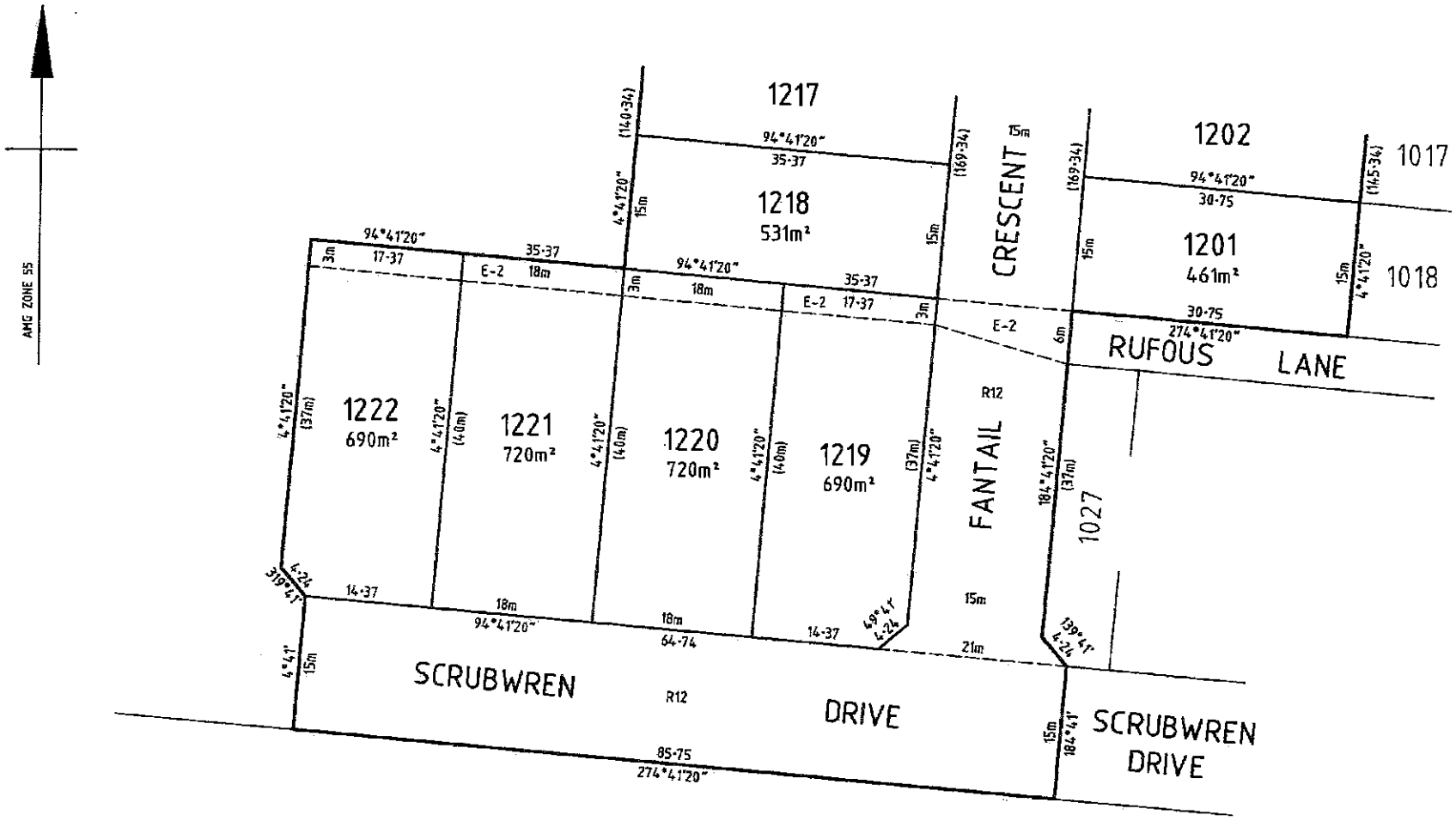
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SHEET 41

ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	
SCALE 1:500	SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	..... Date / / COUNCIL DELEGATE SIGNATURE
			REF 11444S12 VERSION 4	

PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS 509588A



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ORIGINAL	
SCALE	SHEET SIZE
1:500	A3

SCALE

5 0 10 20

LENGTHS ARE IN METRES

LICENSED SURVEYOR BRADLEY TERJESEN

SIGNATURE ..... DATE / /

REF 11444S12 VERSION 4

SHEET 42

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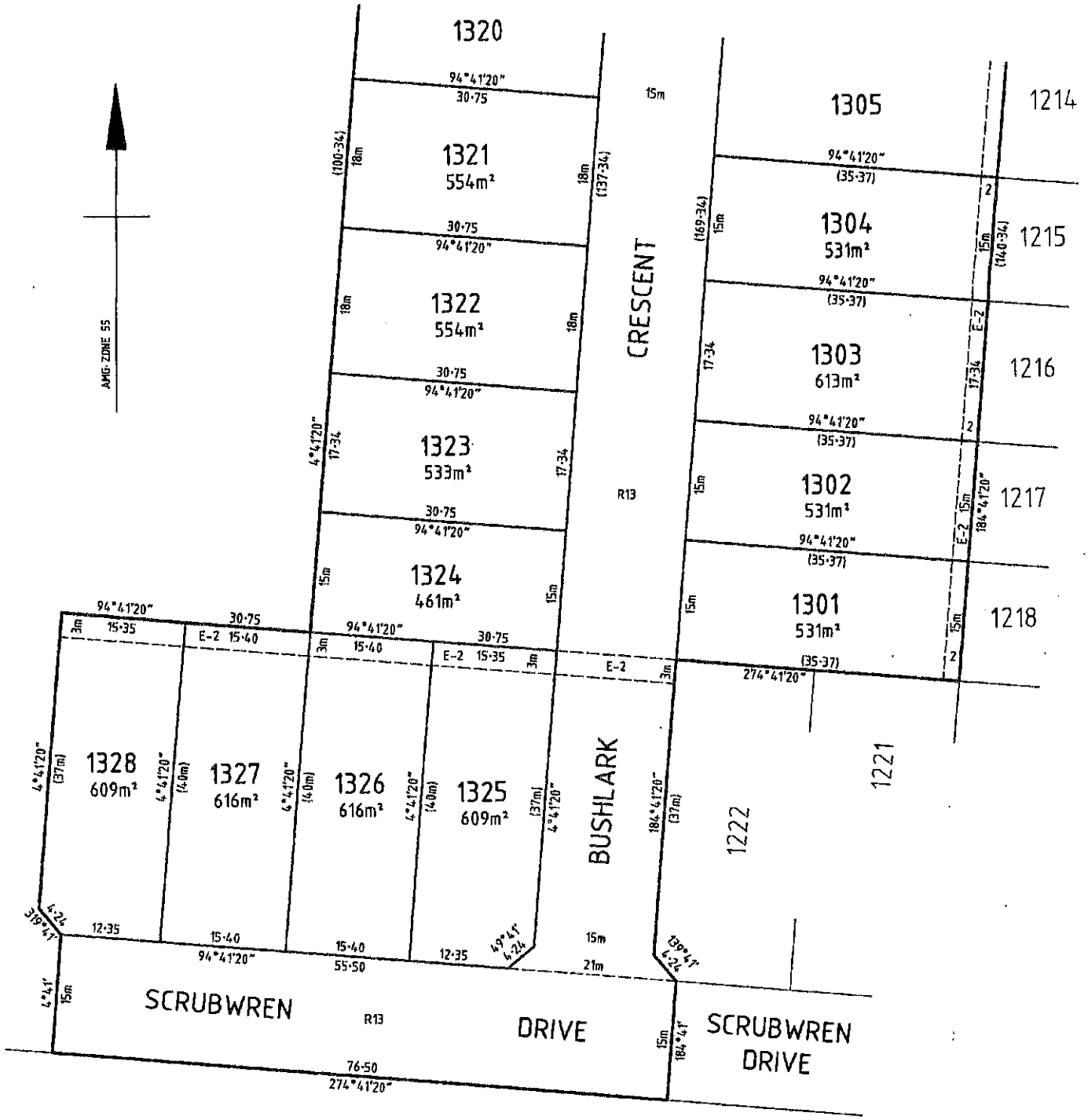
Date / /

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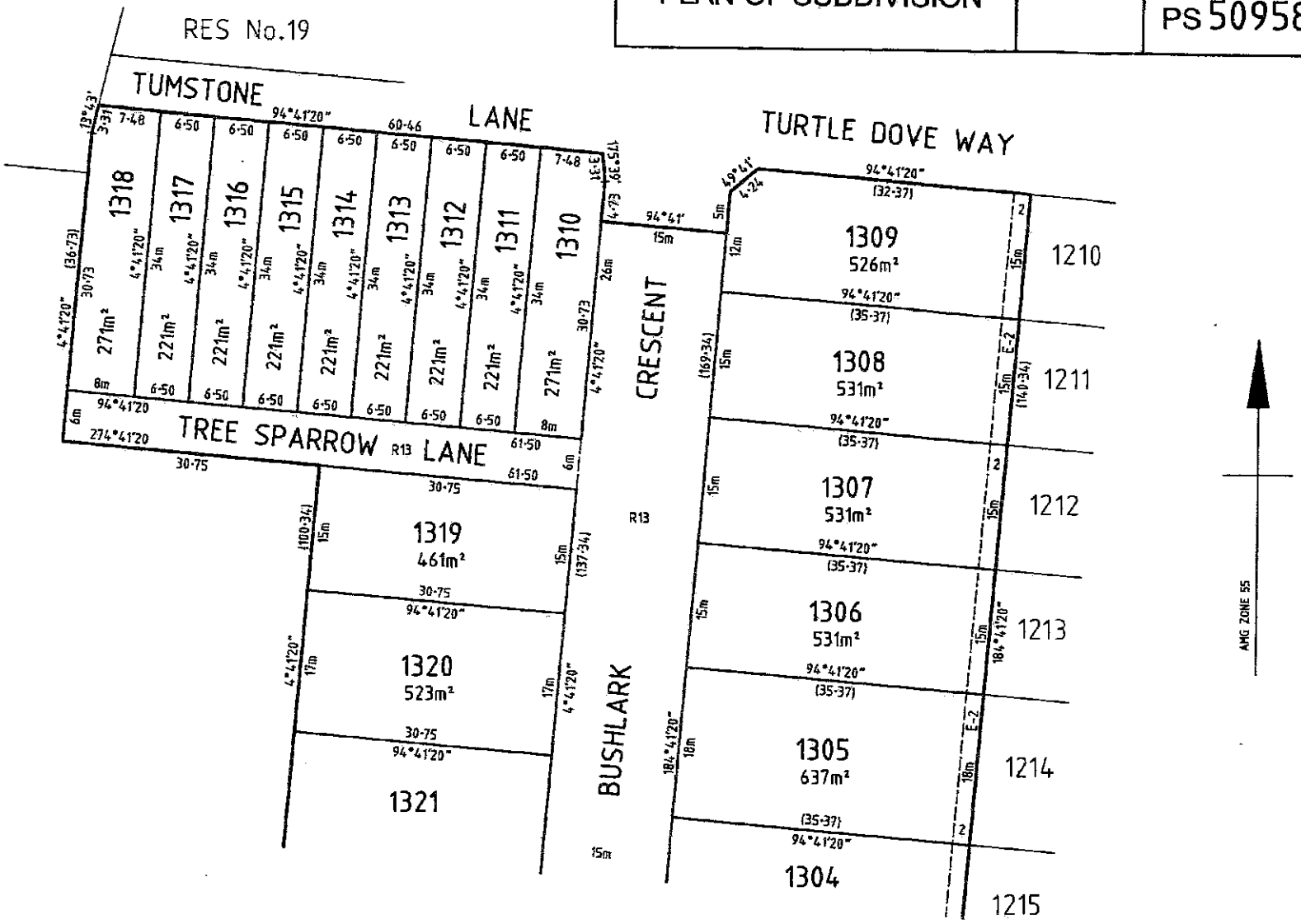
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SHEET 43

ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	.....
SCALE 1:500	SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	Date / / COUNCIL DELEGATE SIGNATURE
			REF 11444S13 VERSION 4	

PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS 509588A



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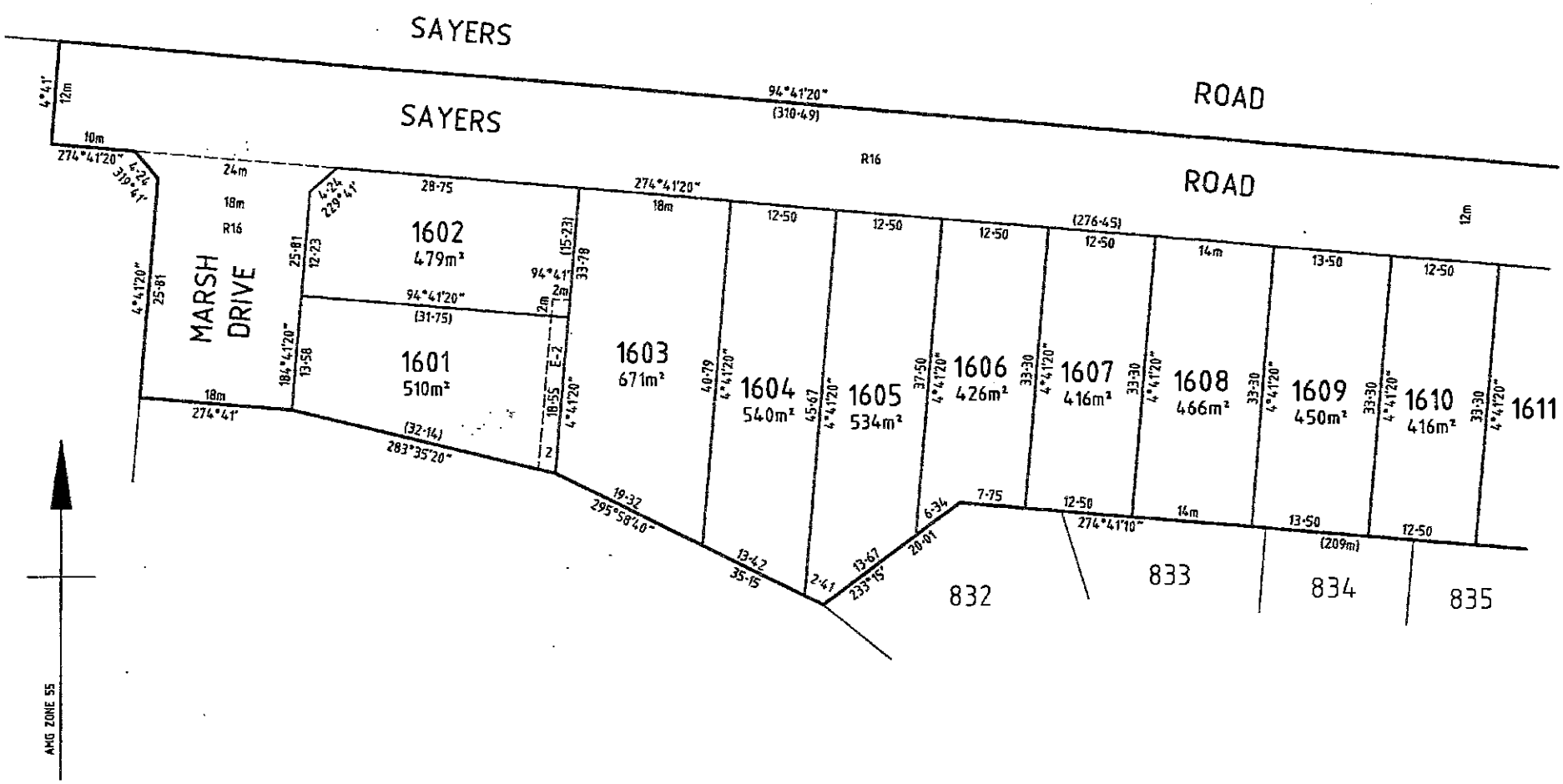
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PLAN OF SUBDIVISION

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SHEET 45

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ORIGINAL	
SCALE	SHEET SIZE
1:500	A3

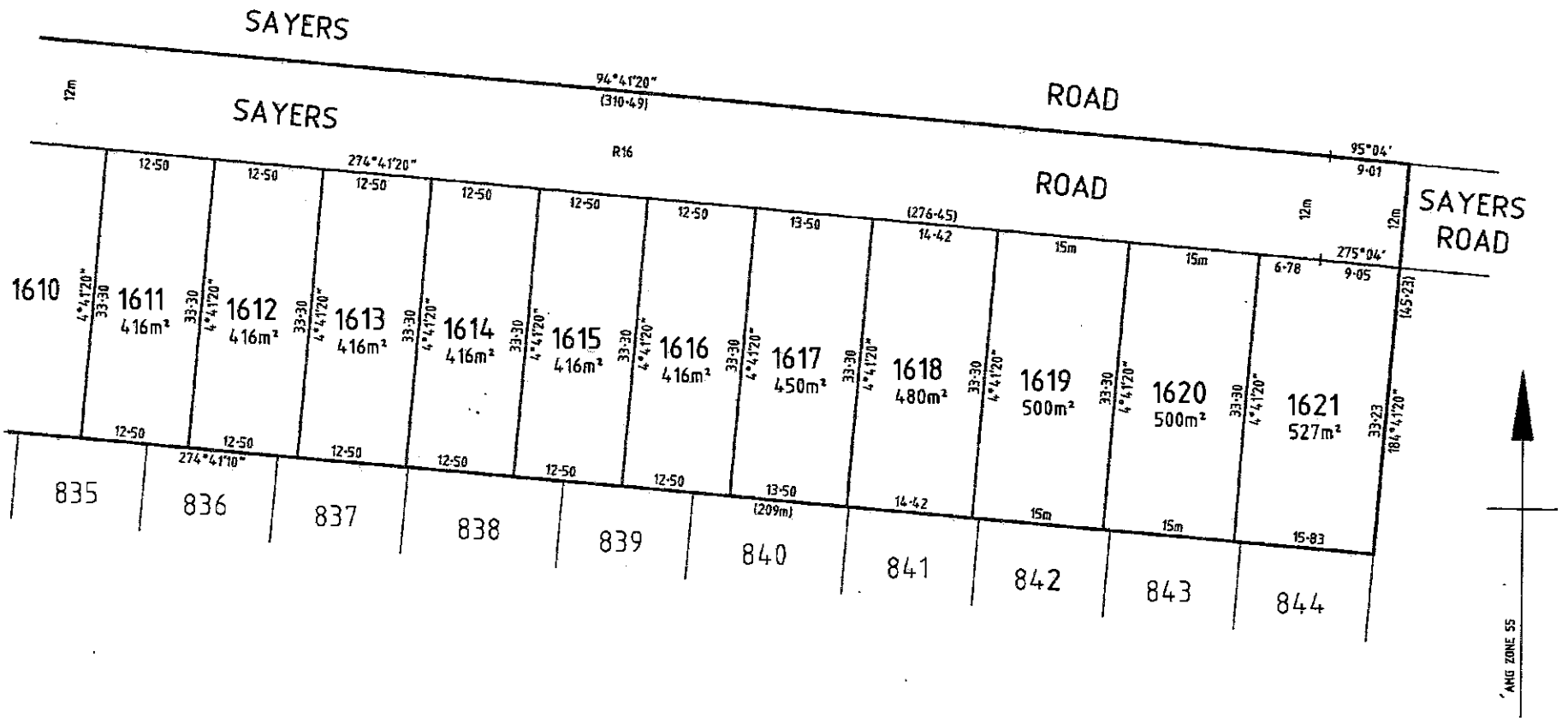
SCALE
5 0 10 20
LENGTHS ARE IN METRES

LICENSED SURVEYOR BRADLEY TERJESEN
SIGNATURE ..... DATE / /
REF 11444S16 VERSION 4

.....
Date / /
COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS509588A



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ORIGINAL	
SCALE	SHEET SIZE
1:500	A3

SCALE

5 0 10 20

LENGTHS ARE IN METRES

LICENSED SURVEYOR BRADLEY TERJESEN

SIGNATURE ..... DATE / /

REF 11444S16 VERSION 4

SHEET 46

.....

Date / /

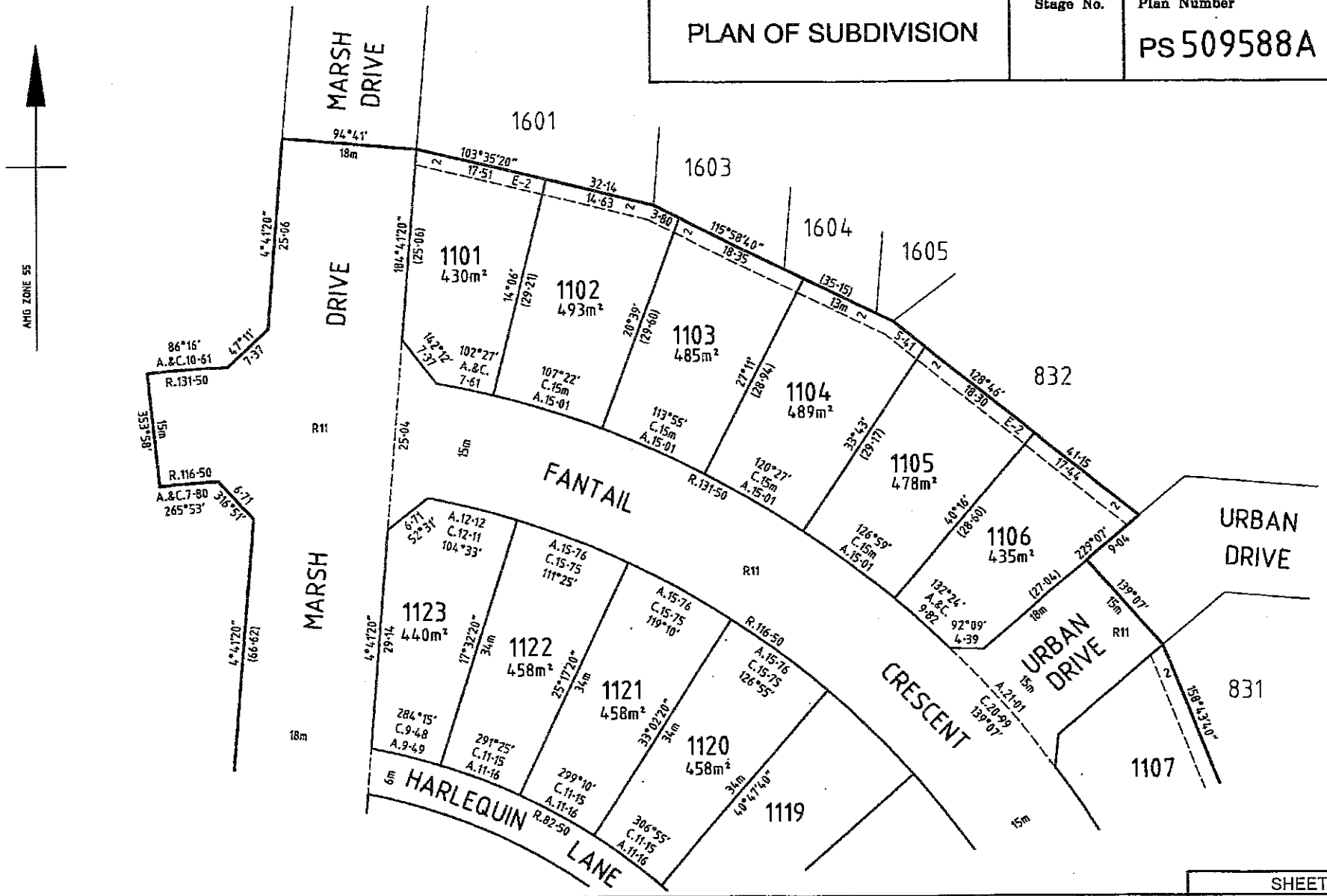
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PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS 509588A

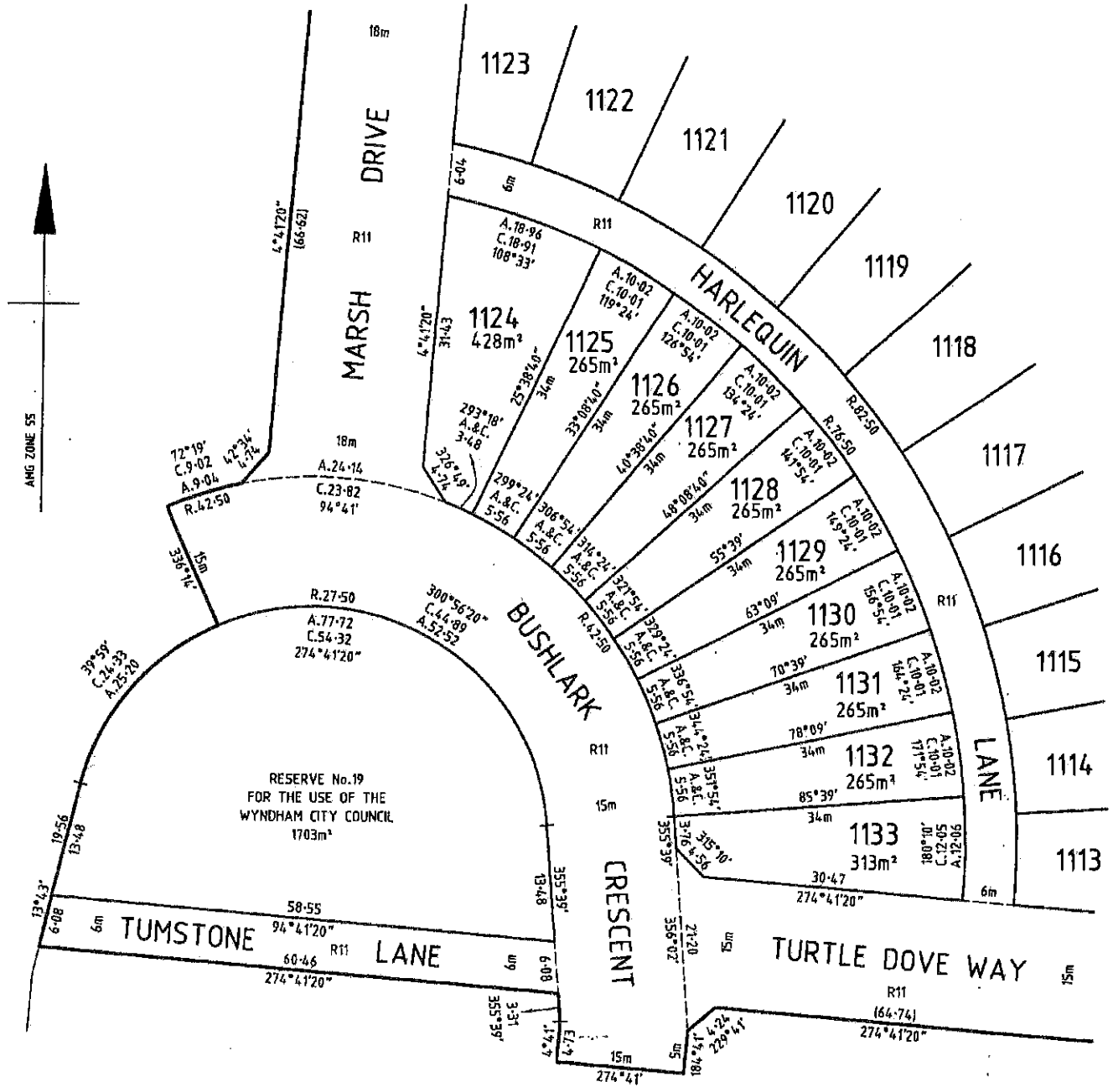


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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A

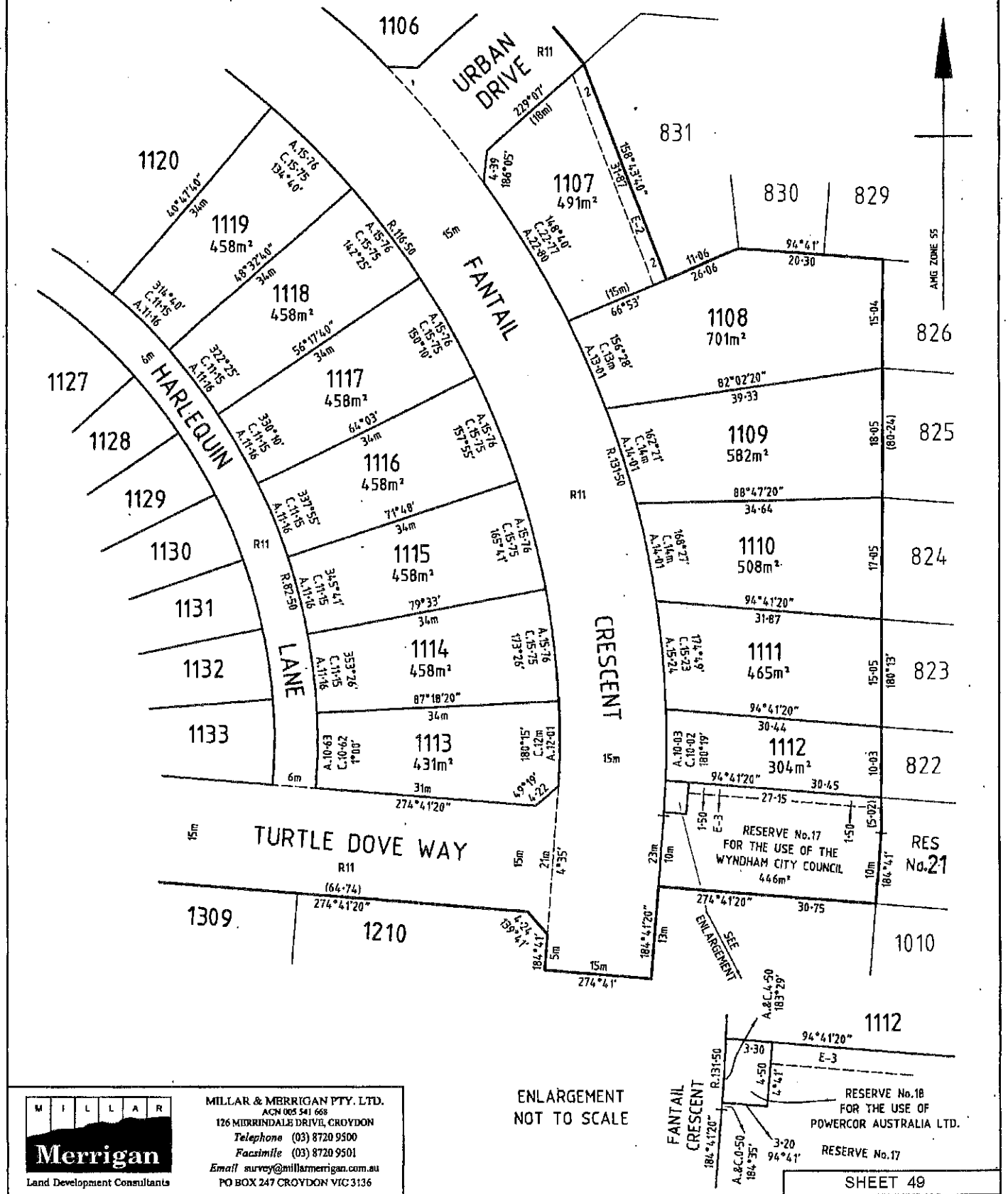


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ORIGINAL	SCALE		SHEET 48
SCALE 1:500 / SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	LICENSED SURVEYOR BRADLEY TERJESEN SIGNATURE ..... DATE / /	..... Date 18 / 6 / 2004 COUNCIL DELEGATE SIGNATURE
		REF 11444S11 VERSION 6	

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



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SHEET 49

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

LICENSED SURVEYOR BRADLEY TERJESEN

SIGNATURE ..... DATE 3/5/04

REF 11444S11 VERSION 6

.....

Date 18 / 6 / 2004

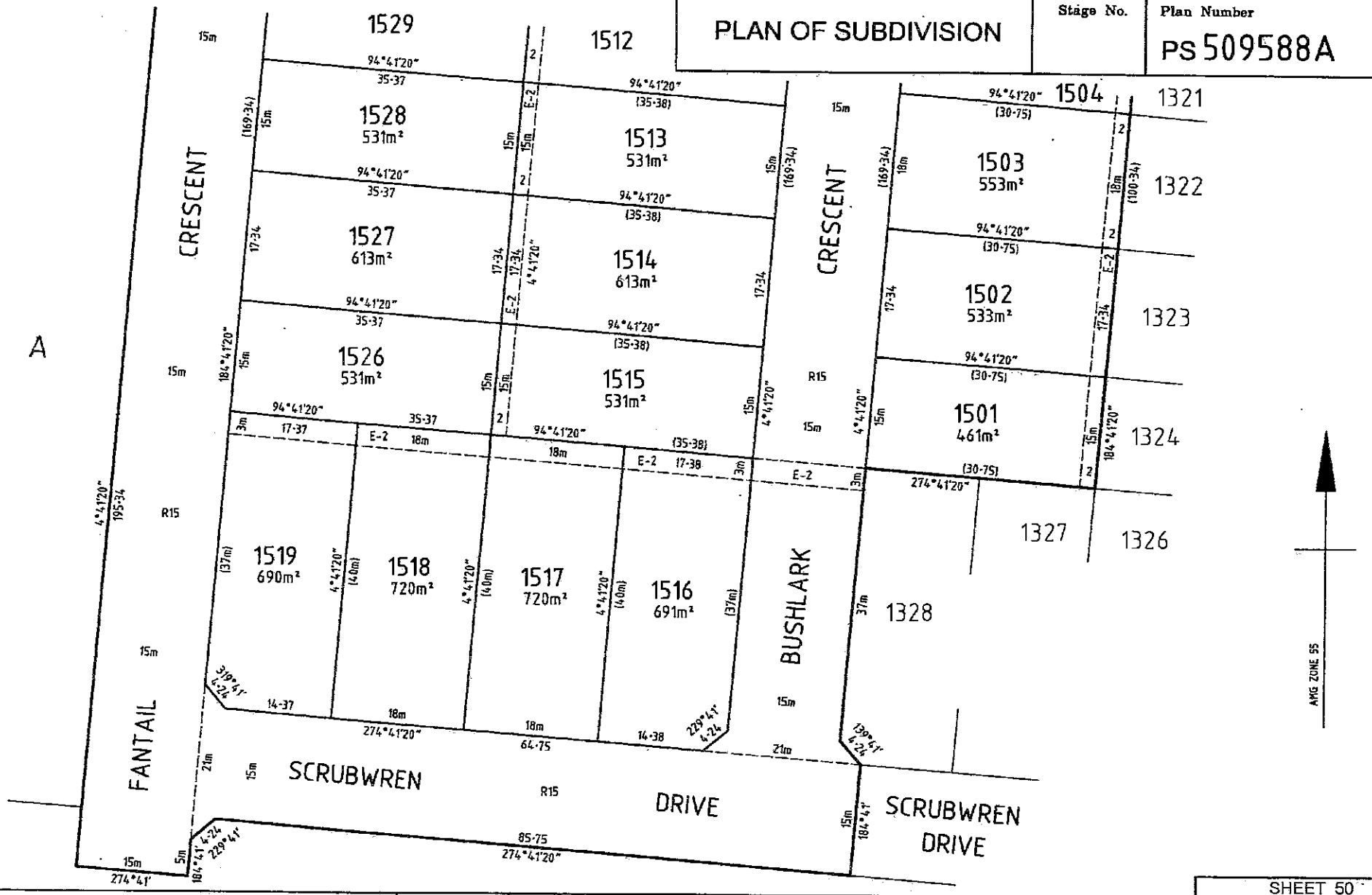
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PLAN OF SUBDIVISION

Stage No.

Plan Number PS 509588A



SHEET 50

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ORIGINAL	
SCALE	SHEET SIZE
1:500	A3

SCALE

5 0 10 20

LENGTHS ARE IN METRES

LICENSED SURVEYOR BRADLEY TERJESEN

SIGNATURE ..... DATE / /

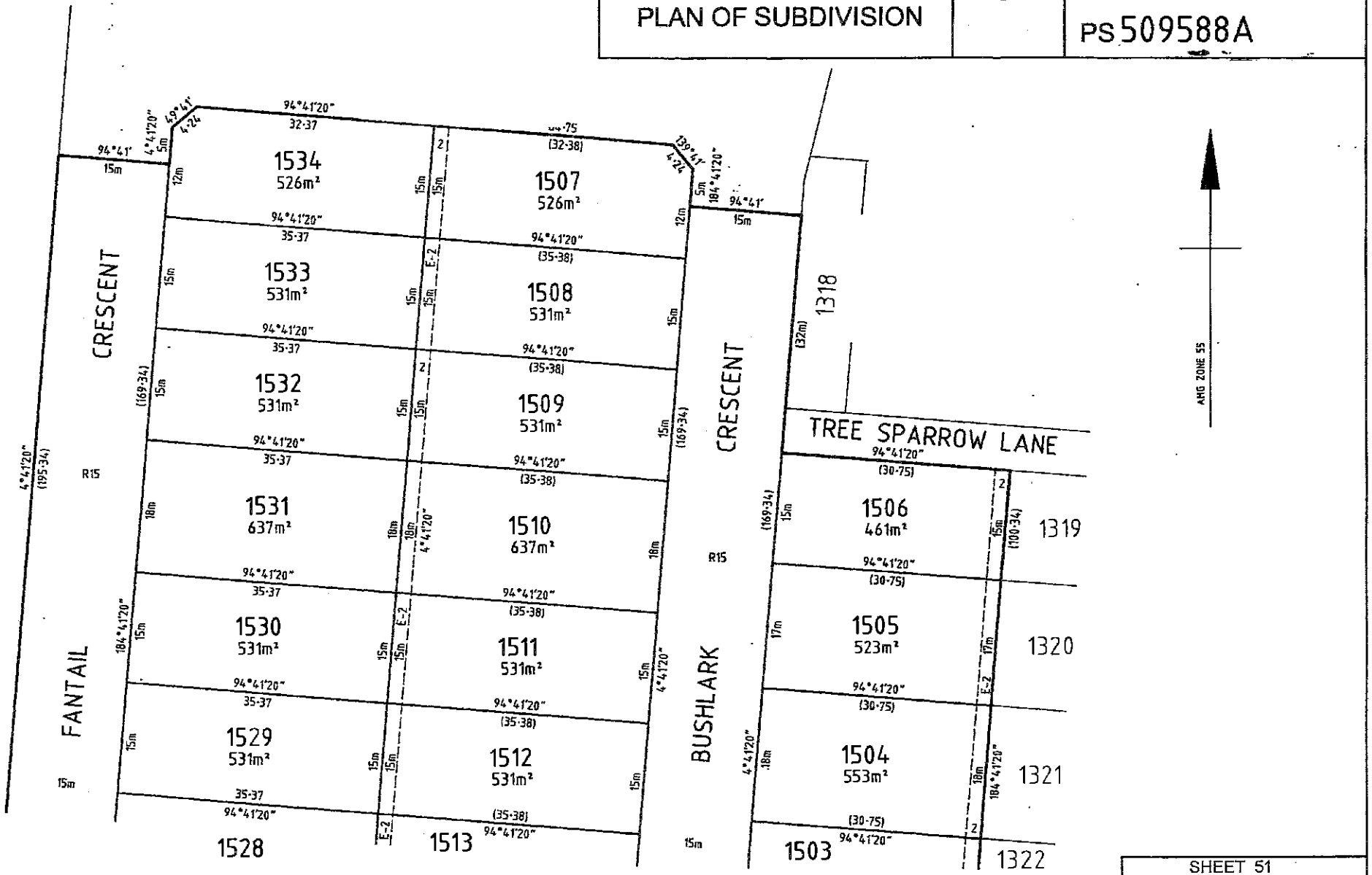
REF 11444S15 VERSION 4

Date / /

COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS 509588A



SHEET 51

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ORIGINAL	
SCALE	SHEET SIZE
1:500	A3

SCALE
5 0 10 20
LENGTHS ARE IN METRES

LICENSED SURVEYOR BRADLEY TERJESEN

SIGNATURE ..... DATE / /

REF 11444S15 VERSION 4

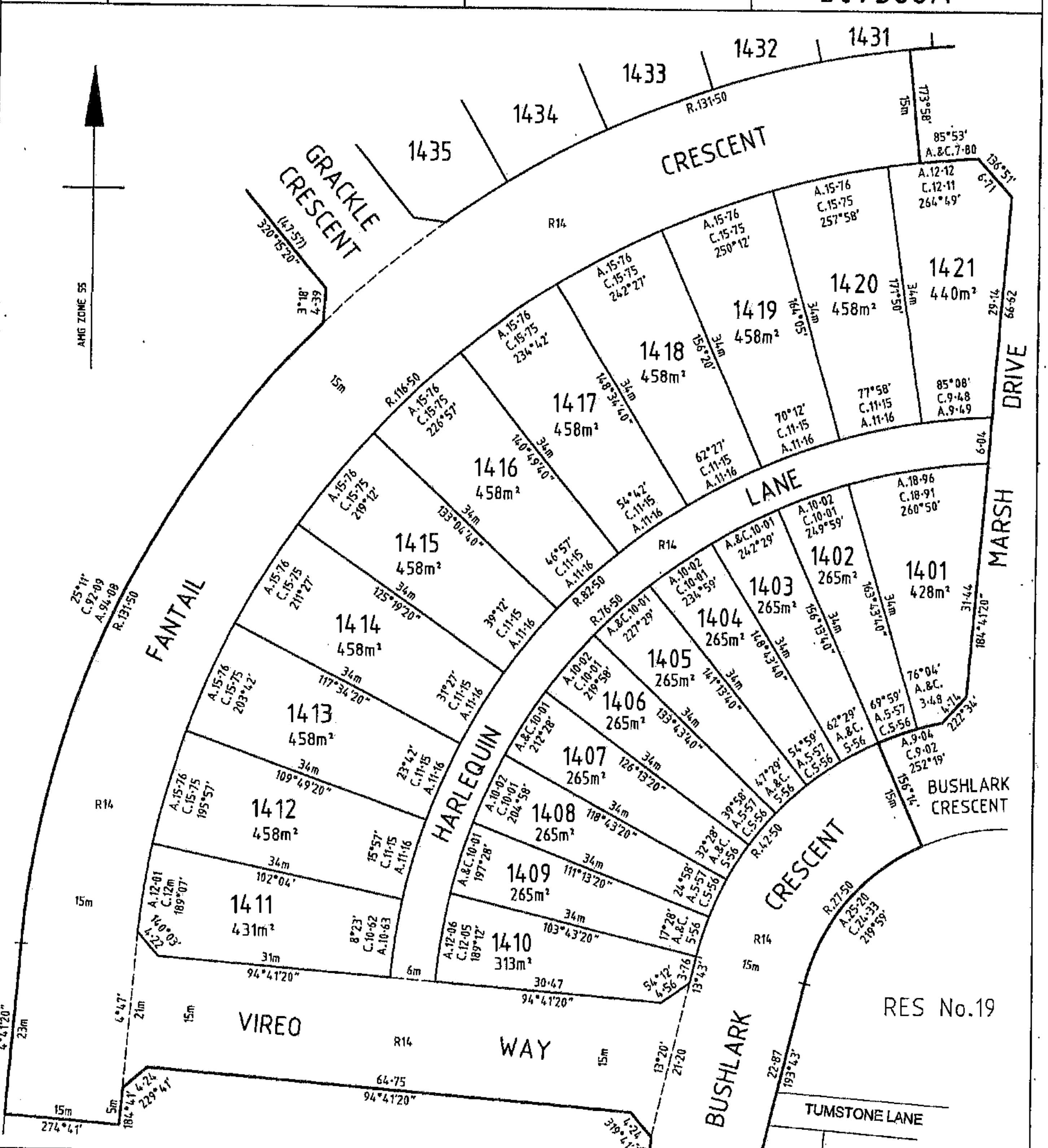
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Date / /
COUNCIL DELEGATE SIGNATURE

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PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



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SHEET 52

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

LICENSED SURVEYOR BRADLEY TERJESEN

SIGNATURE .... DATE / /

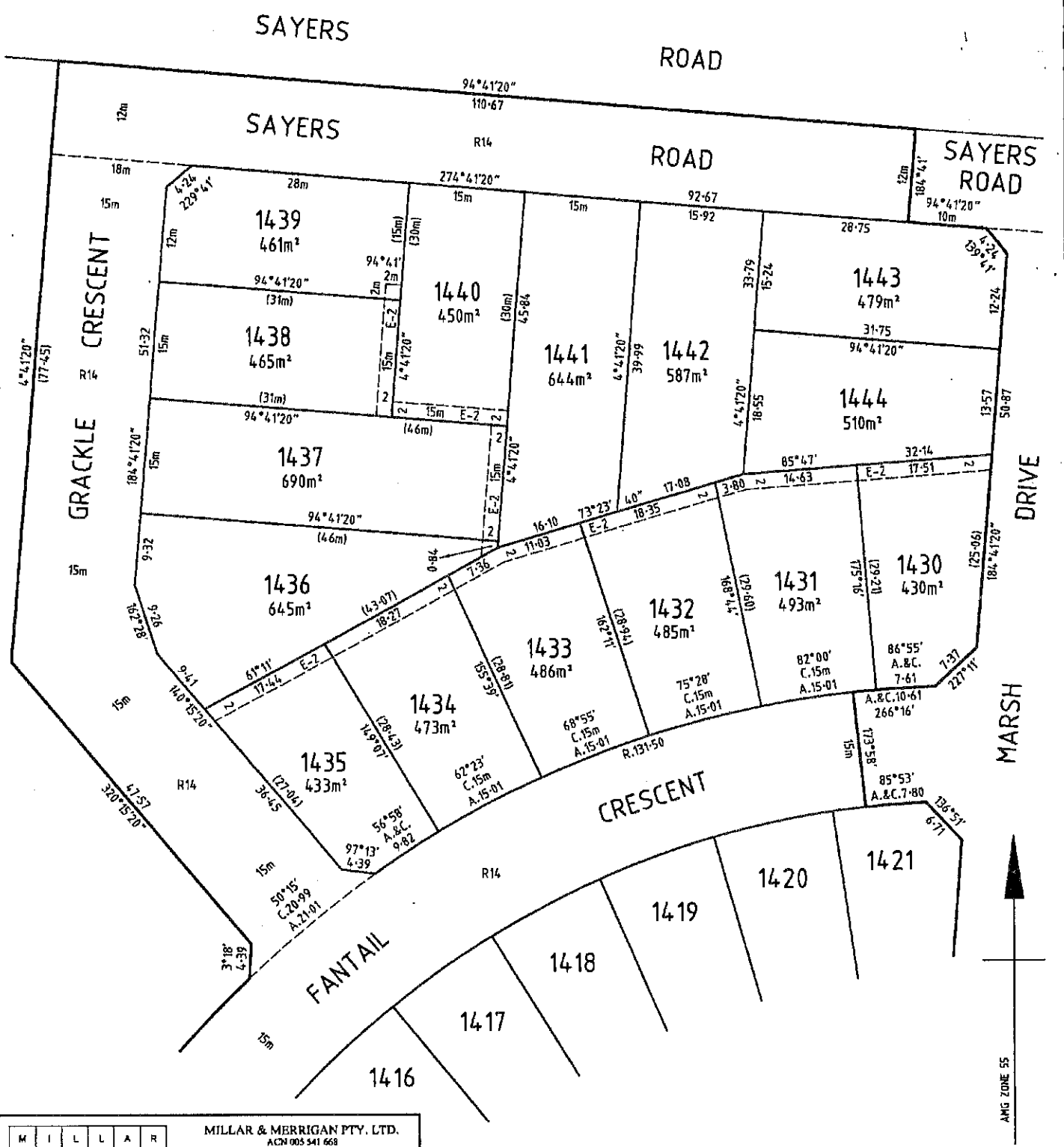
REF 11444S14 VERSION 3

Date / /

COUNCIL DELEGATE SIGNATURE

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



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Facsimile (03) 8720 9501
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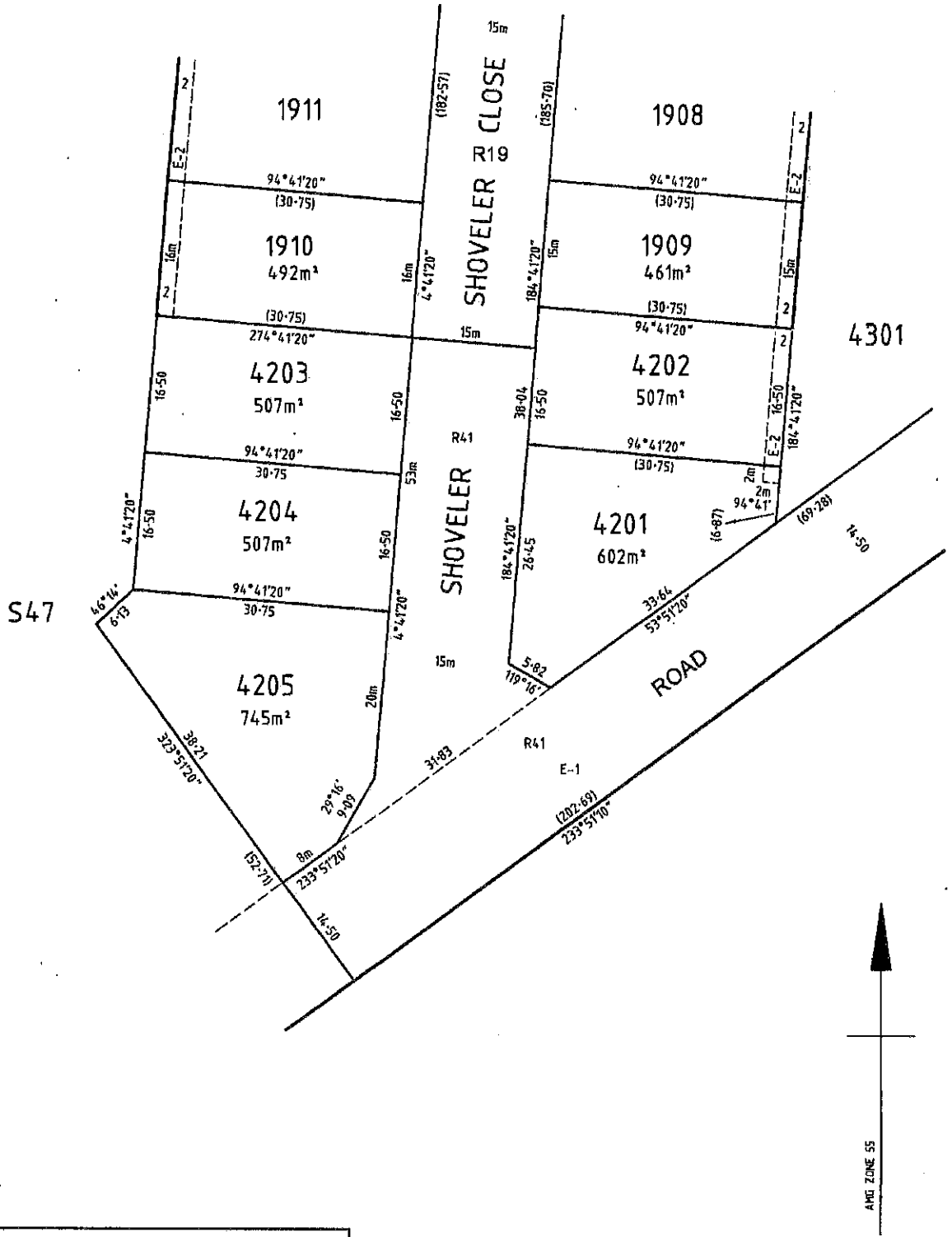
SHEET 53

ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN
SCALE 1:500	SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /
			REF 11444S14 VERSION 3

..... Date / /
COUNCIL DELEGATE SIGNATURE

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



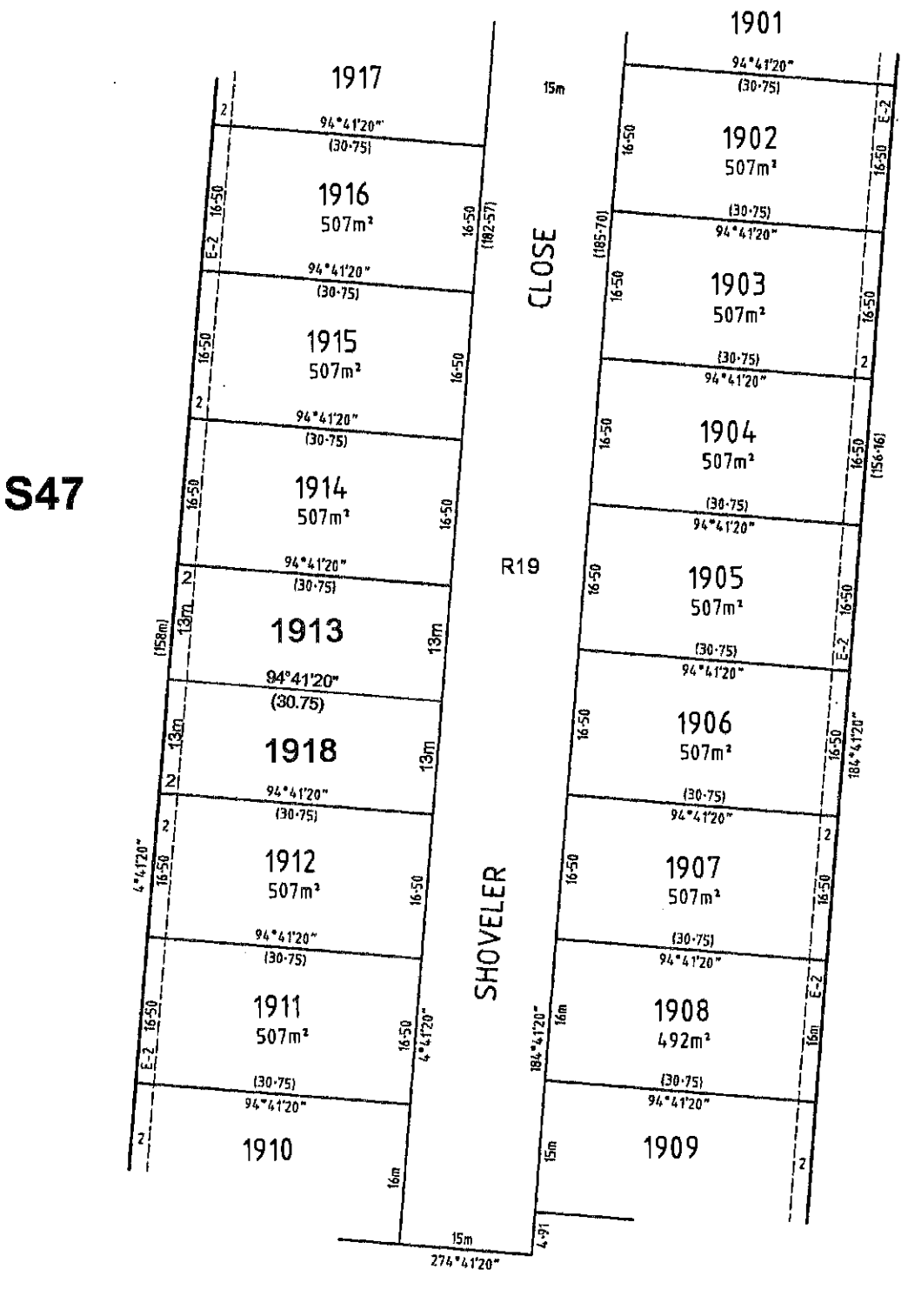
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SHEET 54

ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	
SCALE 1:500	SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	..... Date / / COUNCIL DELEGATE SIGNATURE
			REF 11444S19 VERSION 3	

Delivered by LANDATA®, timestamp 02/09/2026 16:39 Page 55 of 67

	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



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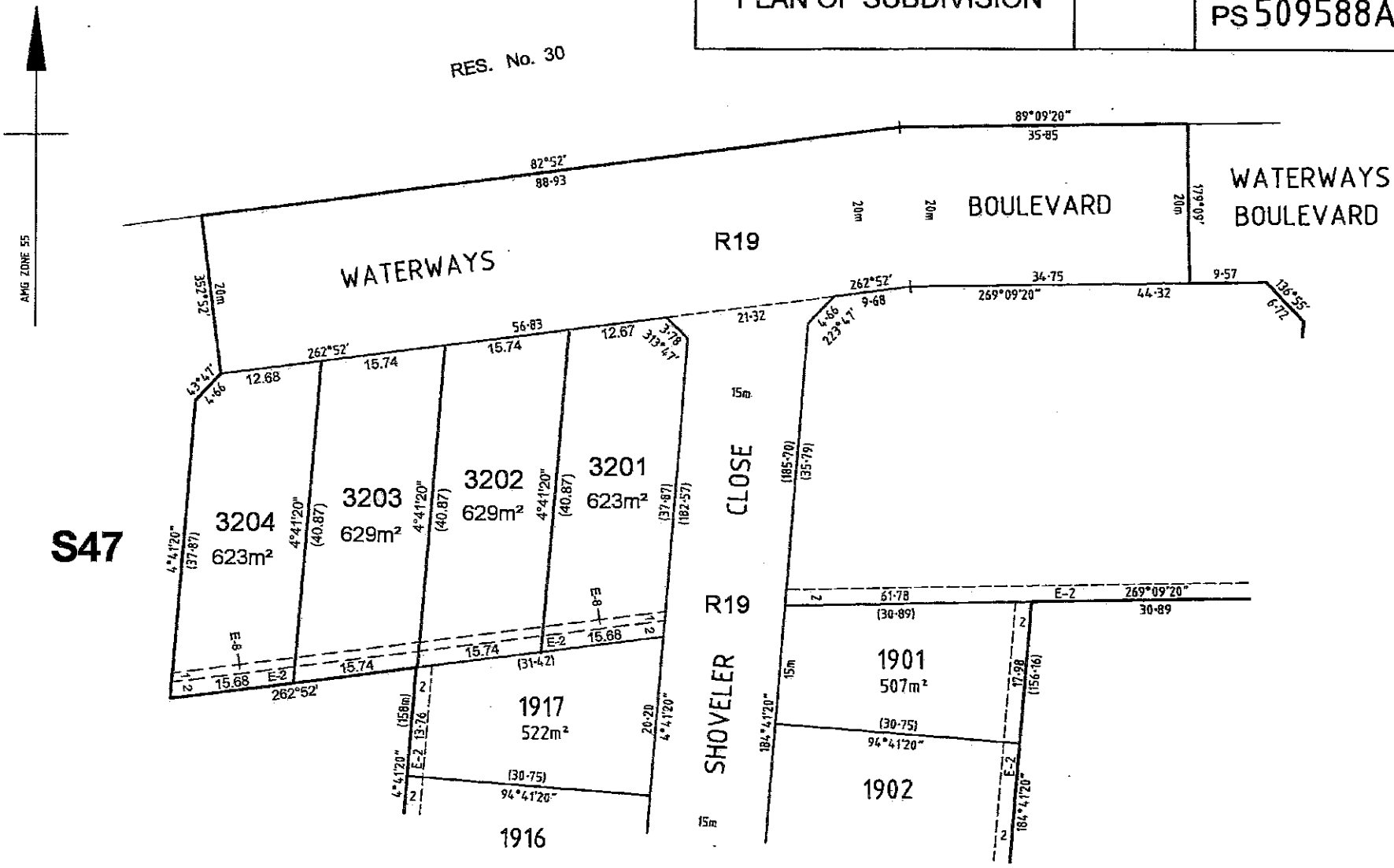
SHEET 55

ORIGINAL		SCALE		
SCALE	SHEET SIZE	5 0 10 20	LICENSED SURVEYOR BRADLEY TERJESEN	.....
1:500	A3	LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	Date / /
			REF 11444S19 VERSION 3	COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS 509588A

RES. No. 30



SHEET 56

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ORIGINAL	
SCALE	SHEET SIZE
1:500	A3

SCALE

5 0 10 20

LENGTHS ARE IN METRES

LICENSED SURVEYOR BRADLEY TERJESEN

SIGNATURE ..... DATE / /

REF 11444S19 VERSION 3

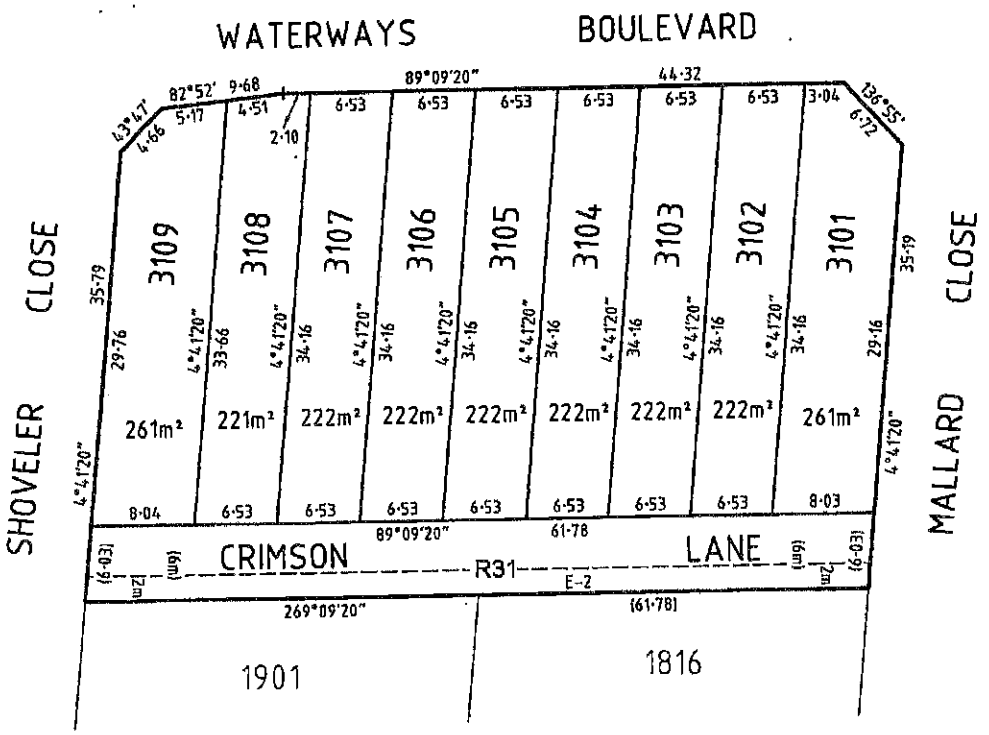
Date / /

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Delivered by LANDATA®, timestamp 02/09/2026 16:39 Page 57 of 87

	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A





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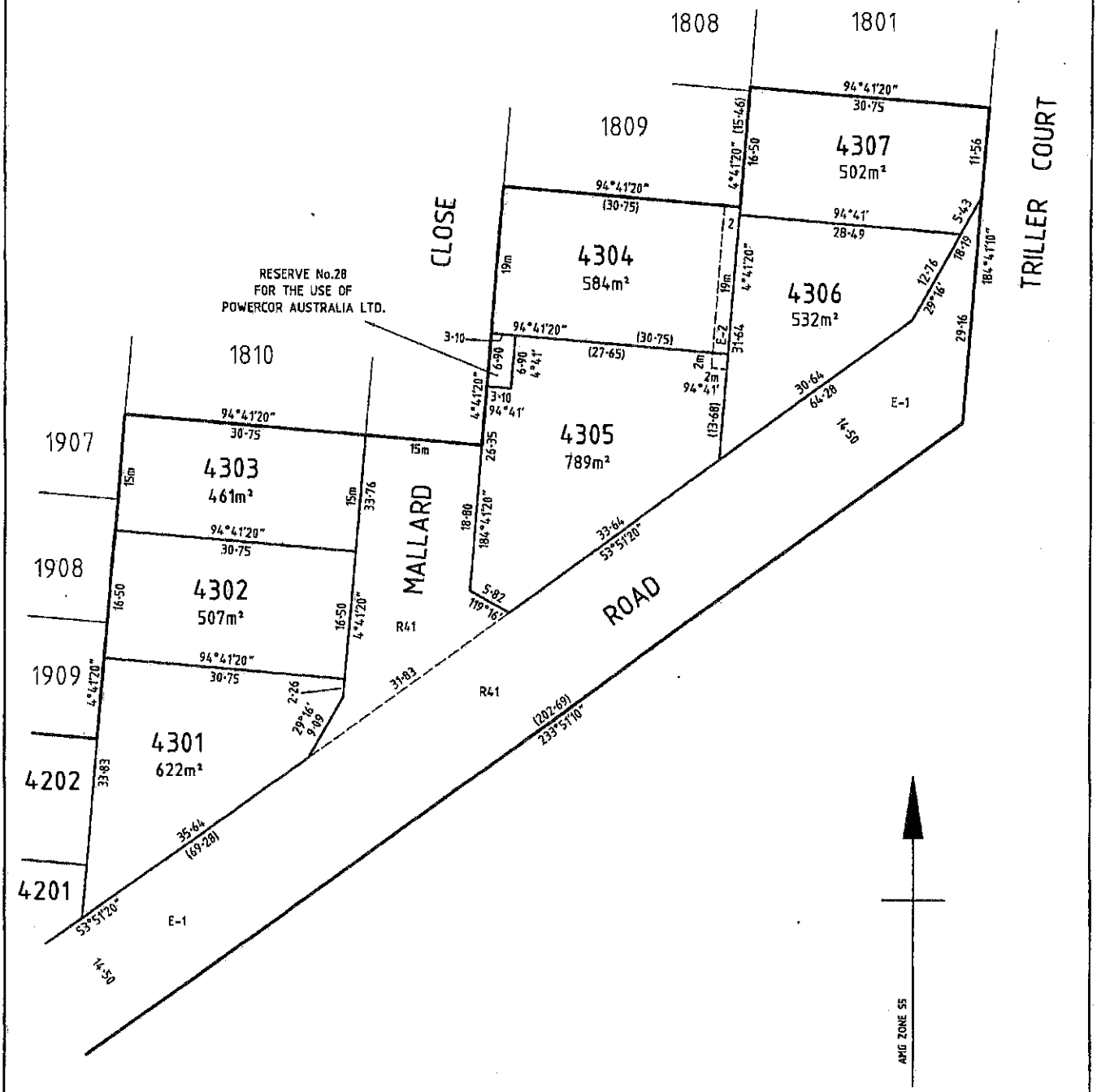
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SHEET 57

ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	
SCALE 1:400	SHEET SIZE A3	4 0 8 16 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	Date / / COUNCIL DELEGATE SIGNATURE
			REF 11444S31 VERSION 1	

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



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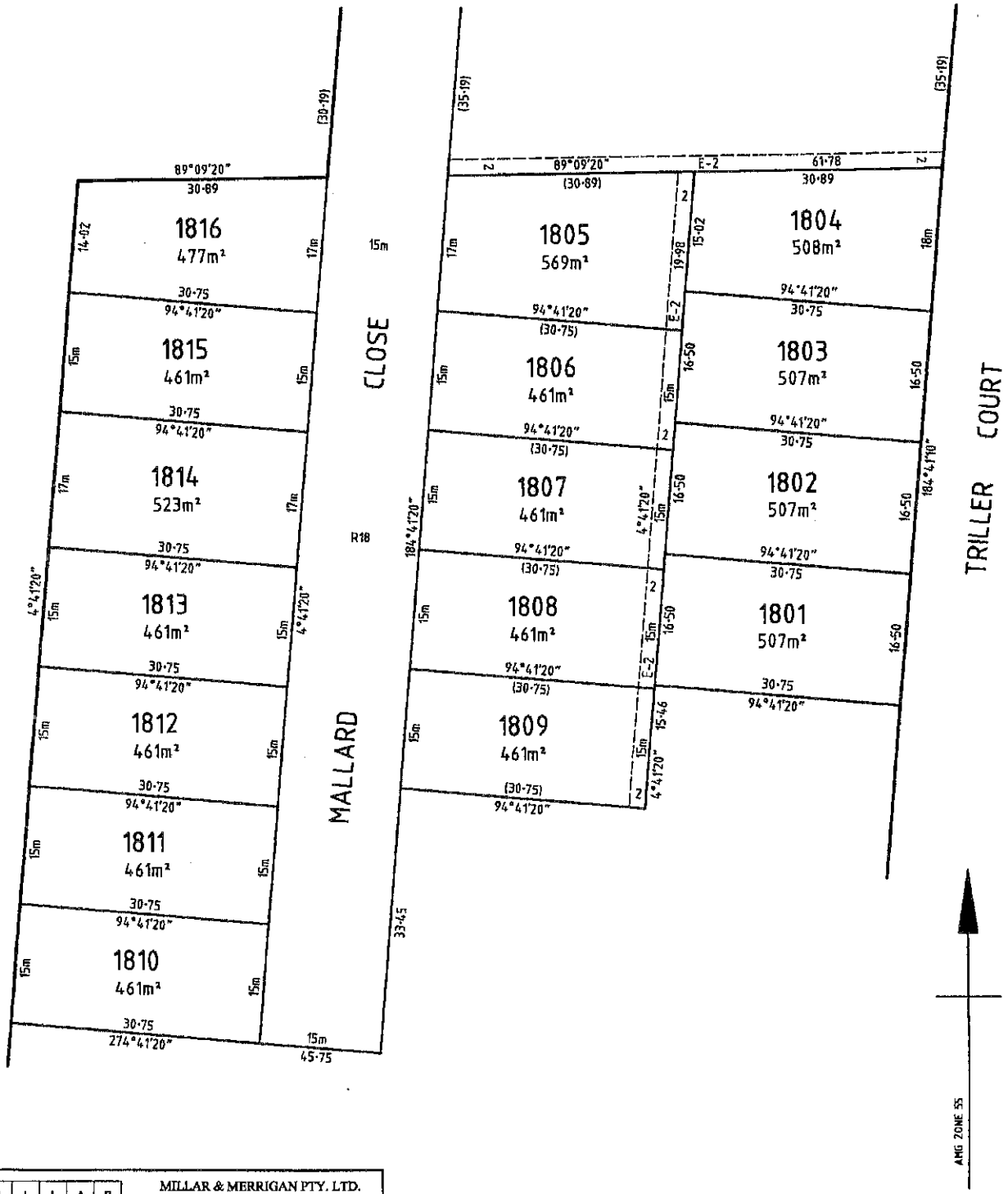
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SCALE 1:500	SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /
			REF 11444S VERSION 23/8/06

..... Date / /
COUNCIL DELEGATE SIGNATURE

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



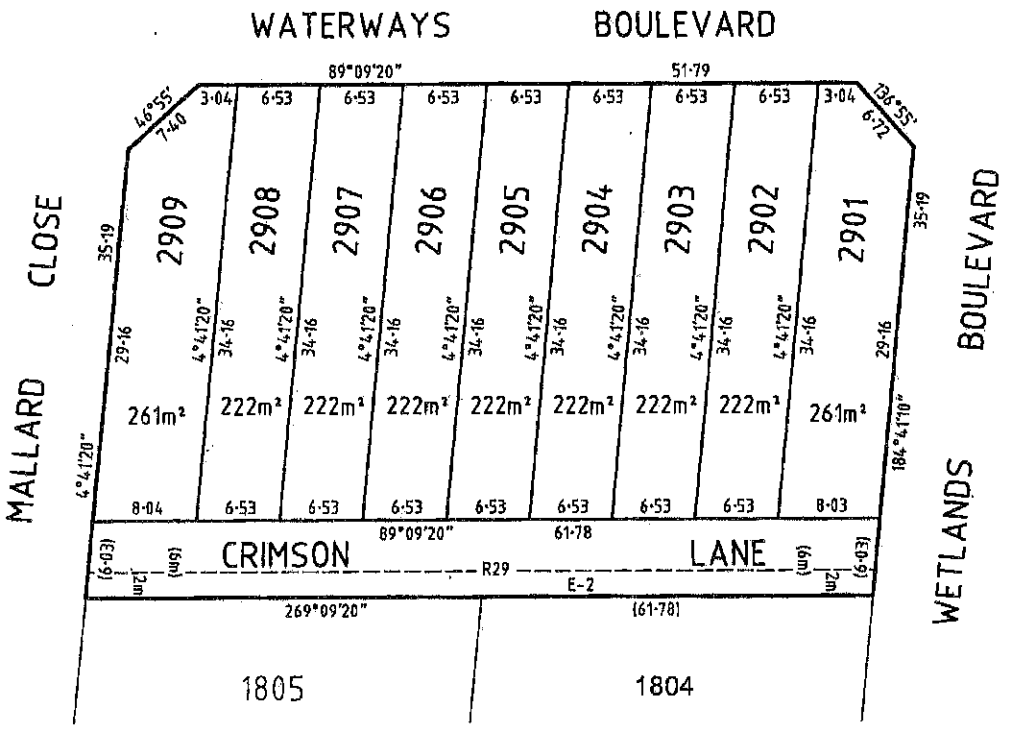
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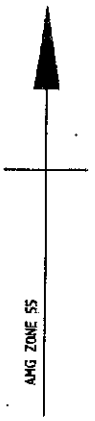
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ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	
SCALE 1:500	SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	Date / / COUNCIL DELEGATE SIGNATURE
			REF 11444S VERSION 23/8/06	

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A





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SHEET 60

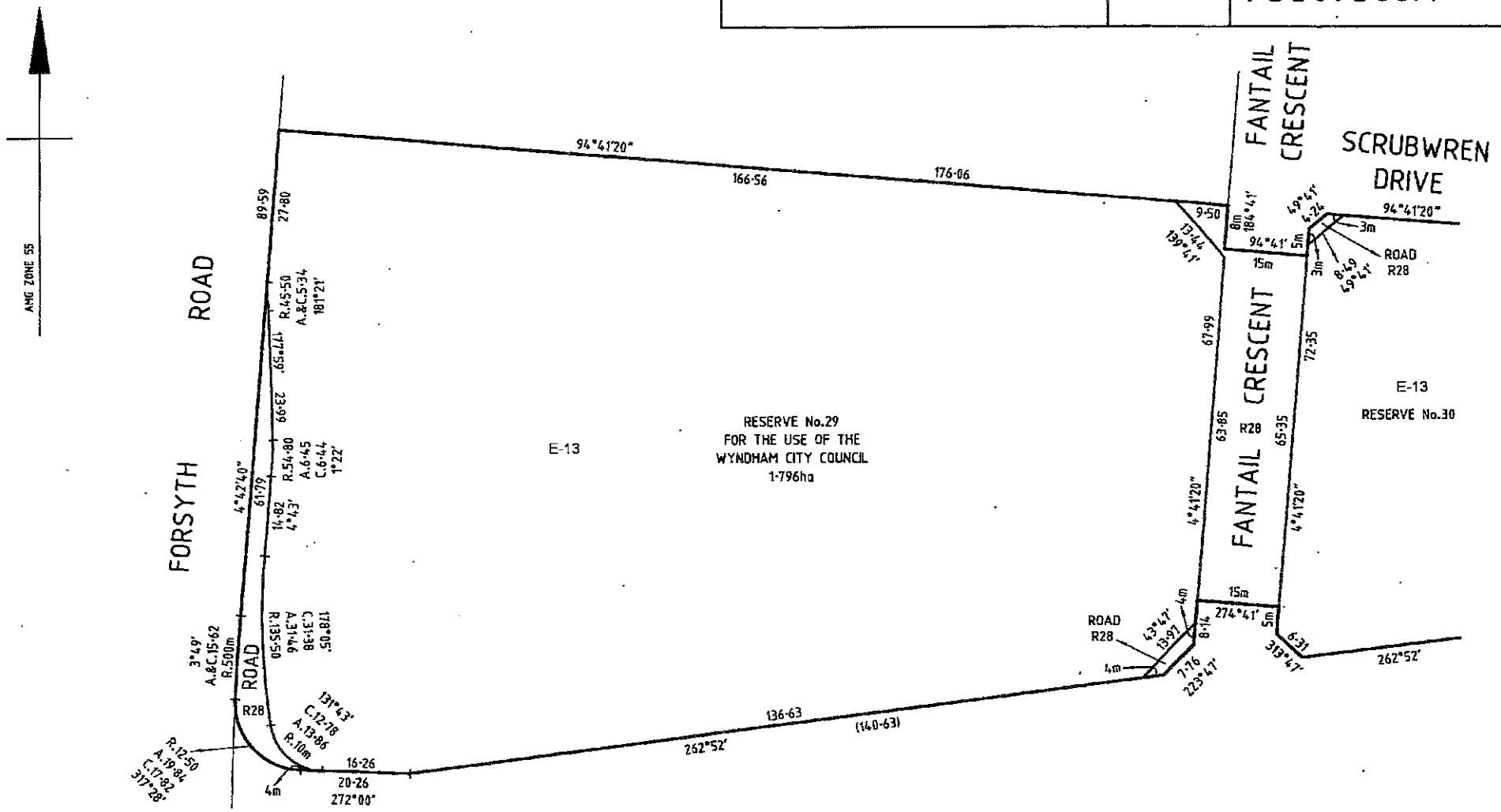
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SCALE 1:400 / SHEET SIZE A3	4 0 8 16 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /
		REF 11444S29 VERSION 1

..... Date / /
COUNCIL DELEGATE SIGNATURE

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PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS 509588A



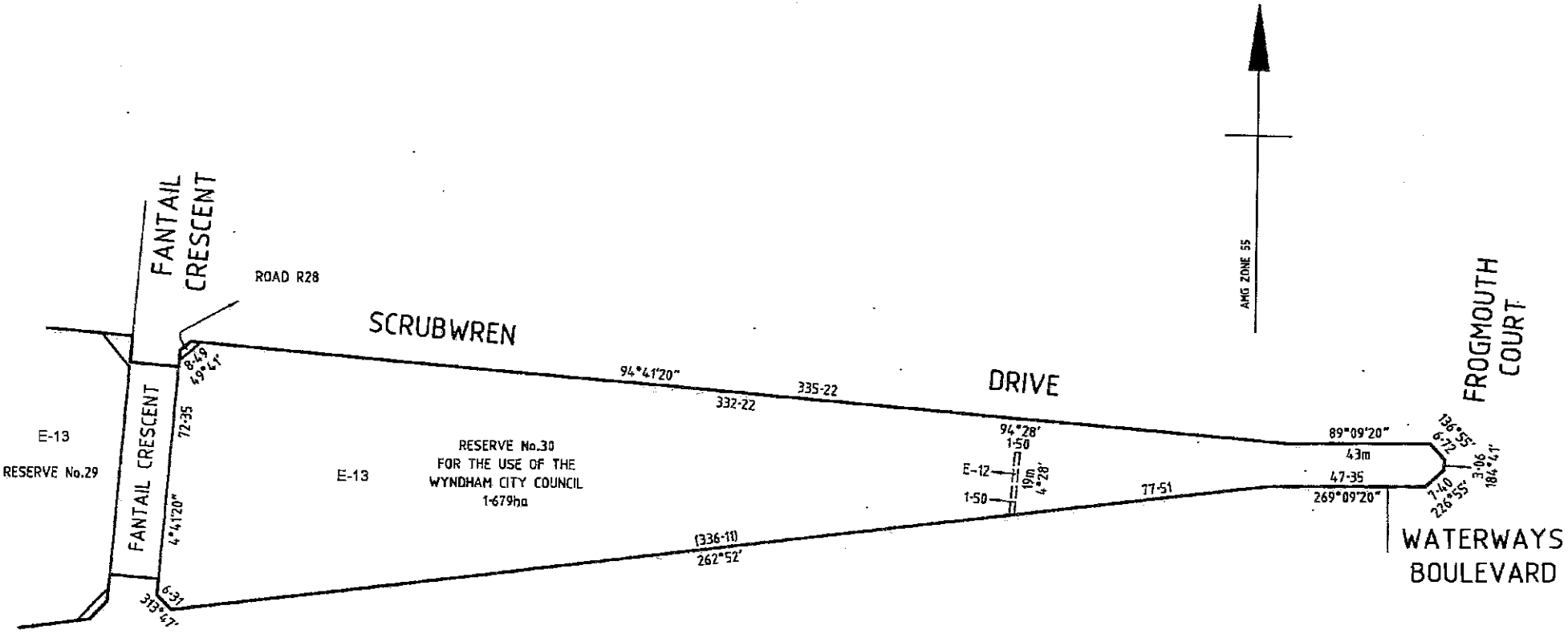
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MILLAR & MERRIGAN PTY. LTD. ACN 005 541 668 126 MERRINDALE DRIVE, CROYDON *Telephone* (03) 8720 9500 *Facrimile* (03) 8720 9501 *Email* survey@millarmerrigan.com.au PO BOX 247 CROYDON VIC 3136	ORIGINAL SCALE 1:750 / SHEET SIZE A3	SCALE 7·5 0 15 30 LENGTHS ARE IN METRES	LICENSED SURVEYOR BRADLEY TERJESEN SIGNATURE ..... DATE / / REF 11444S28 VERSION 3	..... Date / / COUNCIL DELEGATE SIGNATURE

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PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS 509588A



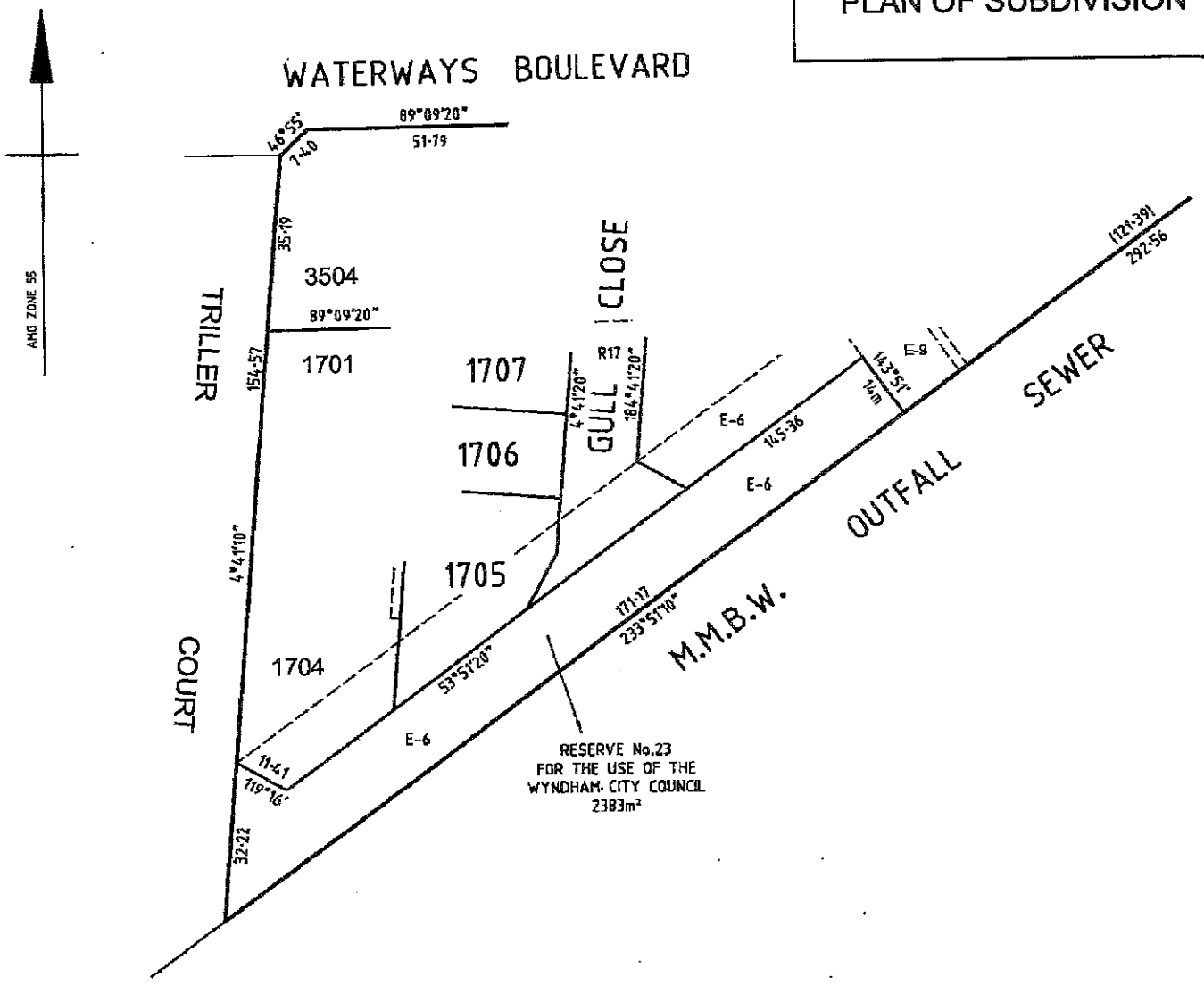
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PLAN OF SUBDIVISION

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ORIGINAL	
SCALE	SHEET SIZE
1:1000	A3

SCALE
10 0 20 30
LENGTHS ARE IN METRES

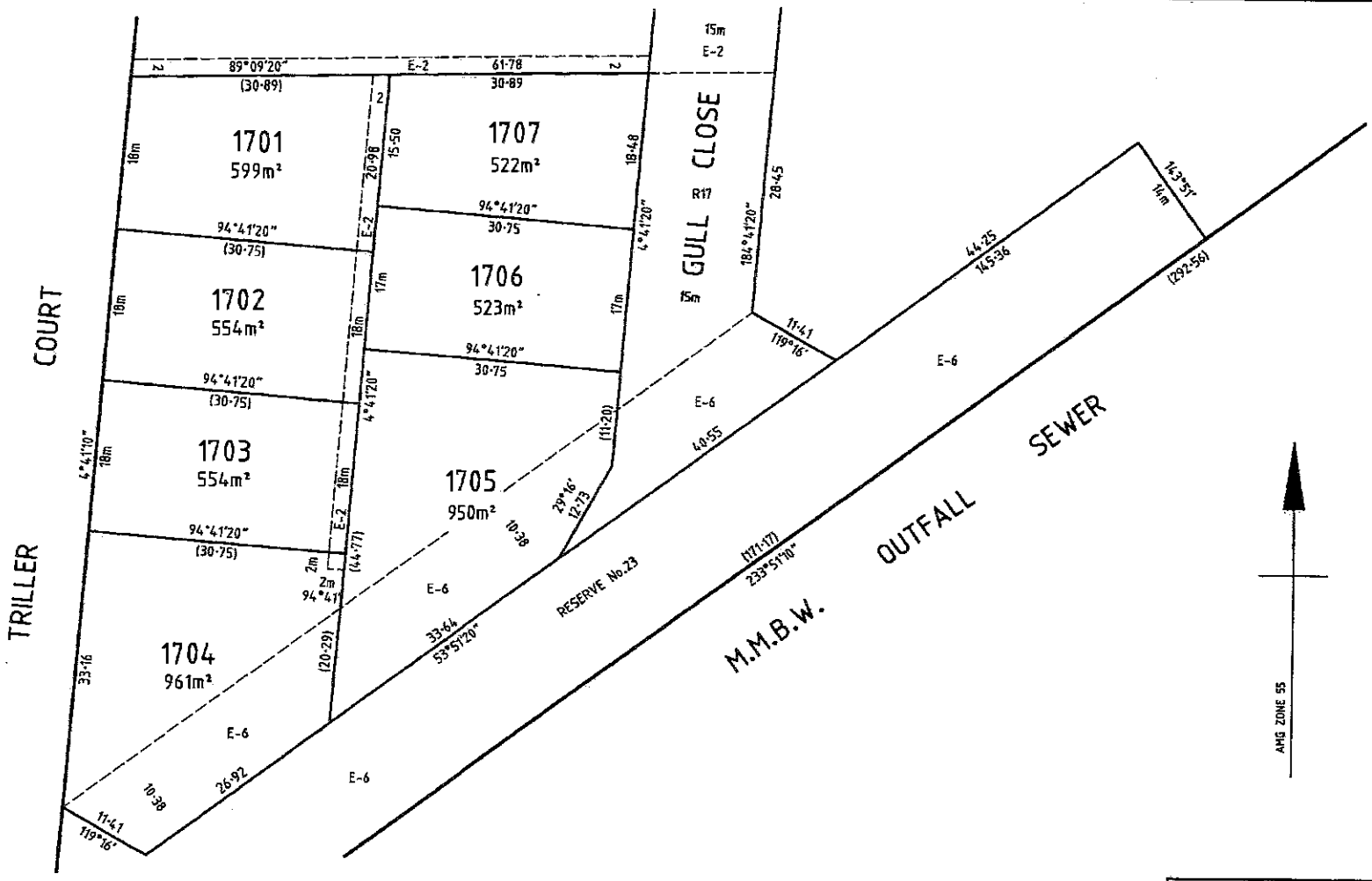
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SIGNATURE ..... DATE / /
REF 11444S17 VERSION 4

.....
Date / /
COUNCIL DELEGATE SIGNATURE

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PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS 509588A



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ORIGINAL	
SCALE	SHEET SIZE
1:500	A3

SCALE

5 0 10 20

LENGTHS ARE IN METRES

LICENSED SURVEYOR BRADLEY TERJESEN

SIGNATURE ..... DATE / /

REF 11444S VERSION 23/8/06

Sheet 64

.....

Date / /

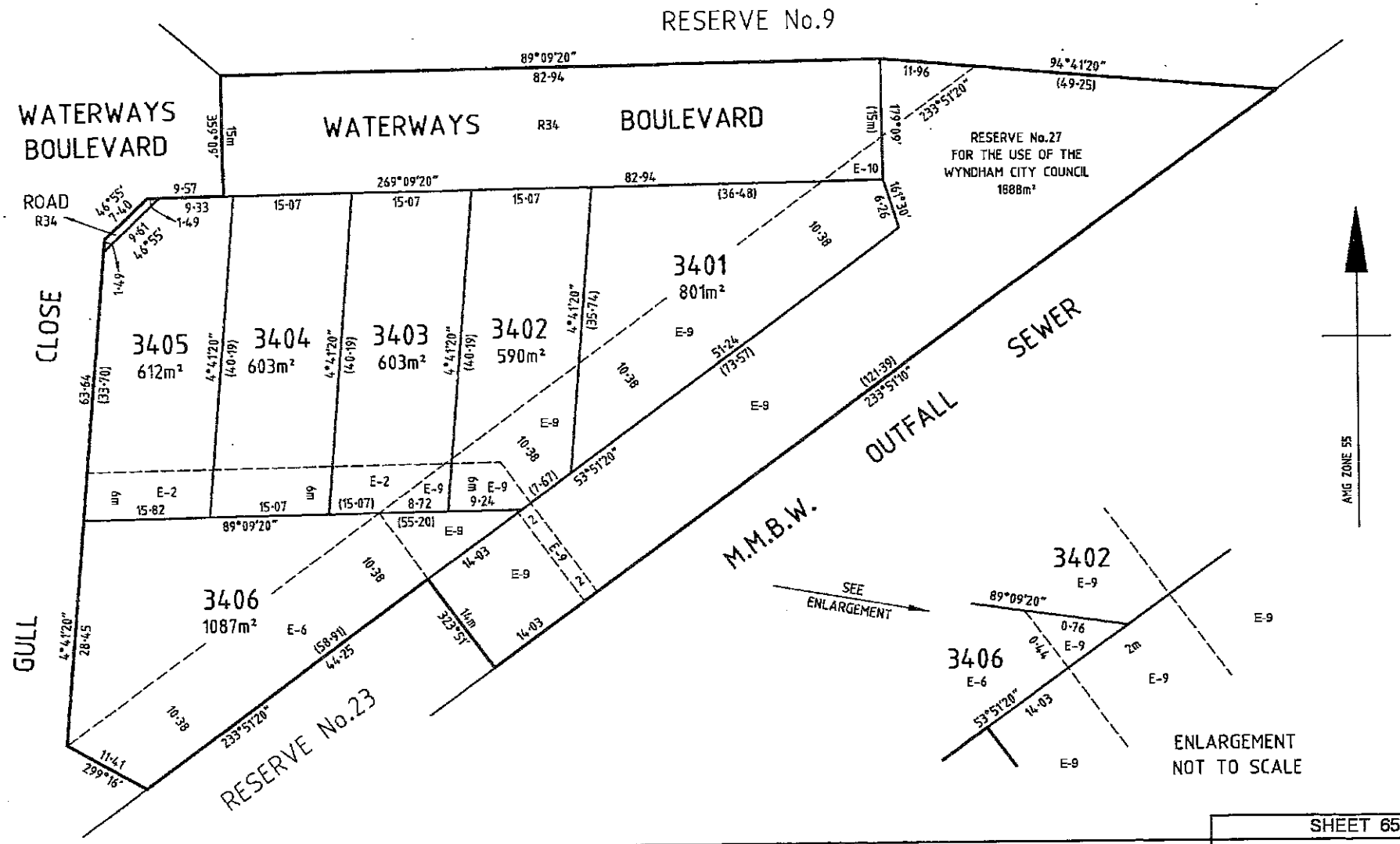
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PLAN OF SUBDIVISION

Plan Number

PS 509588A



SHEET 65

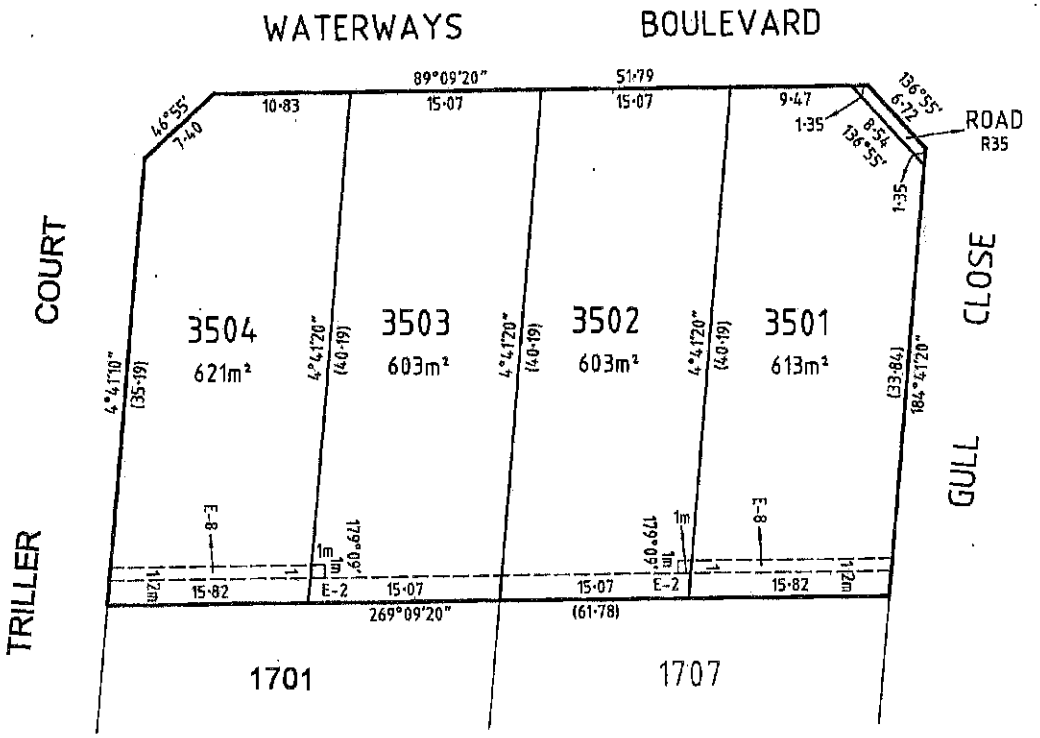
MILLAR & MERRIGAN PTY. LTD. ACN 005 541 668 126 MERRINDALE DRIVE, CROYDON *Telephone* (03) 8720 9500 *Facsimile* (03) 8720 9501 *Email* survey@millarmerrigan.com.au PO BOX 247 CROYDON VIC 3136	ORIGINAL SCALE 1:500 SHEET SIZE A3	SCALE 5 0 10 20 LENGTHS ARE IN METRES	LICENSED SURVEYOR BRADLEY TERJESEN SIGNATURE ..... DATE / / REF 11444S34 VERSION 3	..... Date / / COUNCIL DELEGATE SIGNATURE

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A





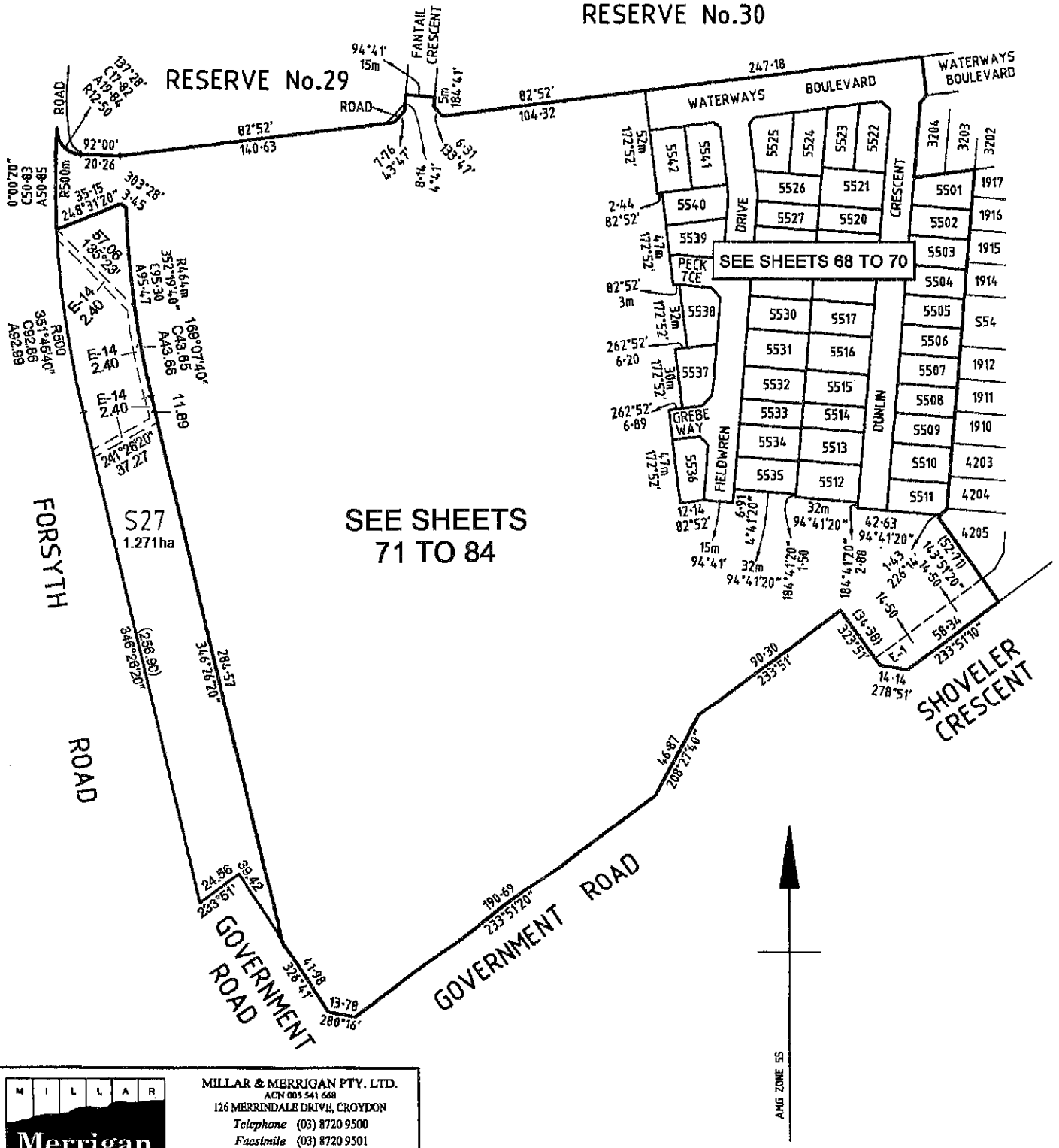
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SHEET 66

ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	
SCALE 1:400	SHEET SIZE A3	4 0 8 16 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	..... Date / / COUNCIL DELEGATE SIGNATURE
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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



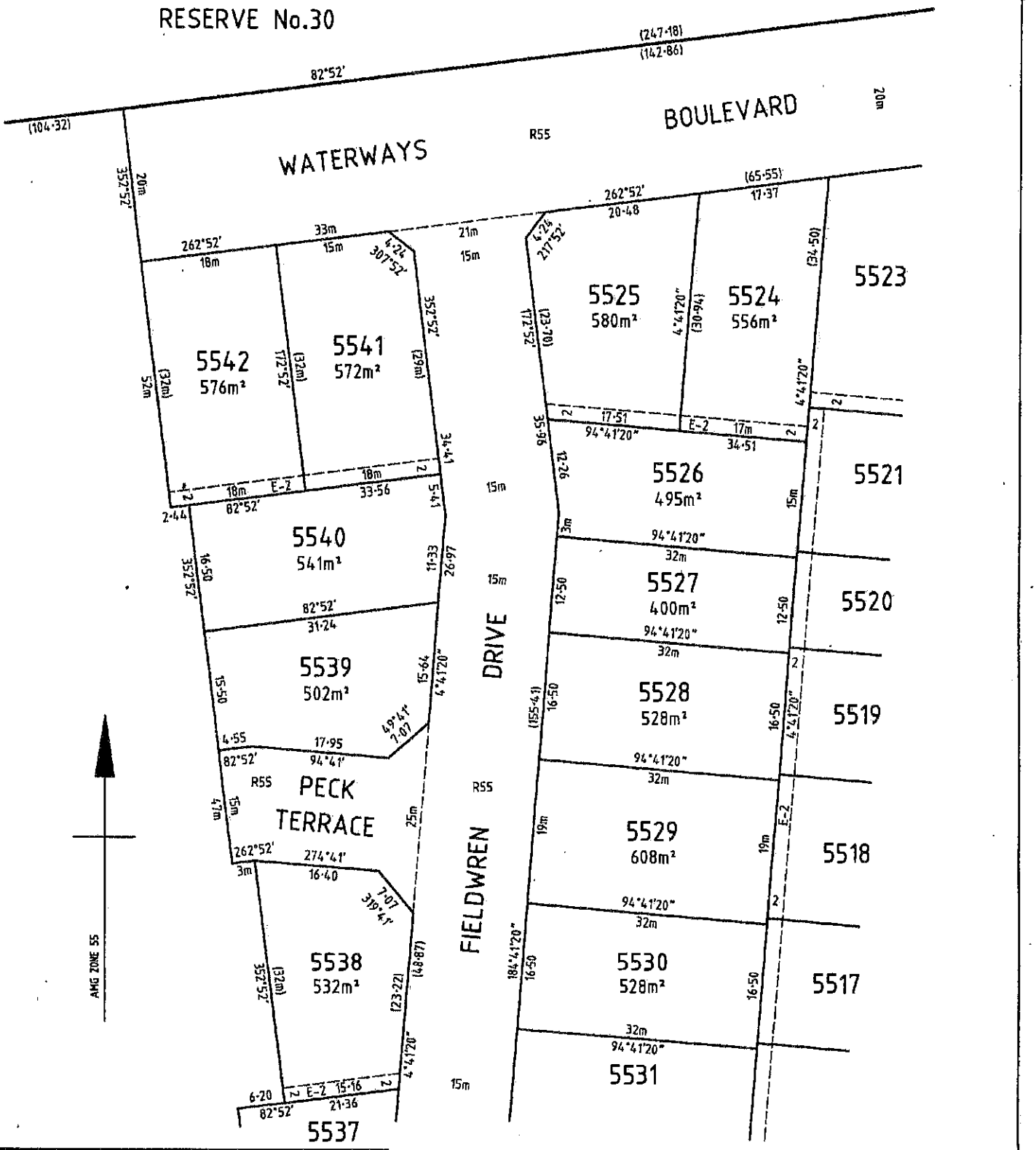
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ORIGINAL	SCALE			
SCALE 1:2000	SHEET SIZE A3	20 0 40 80 LENGTHS ARE IN METRES	LICENSED SURVEYOR BRADLEY TERJESEN SIGNATURE ..... DATE / /	Sheet 67 ..... Date / / COUNCIL DELEGATE SIGNATURE

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A

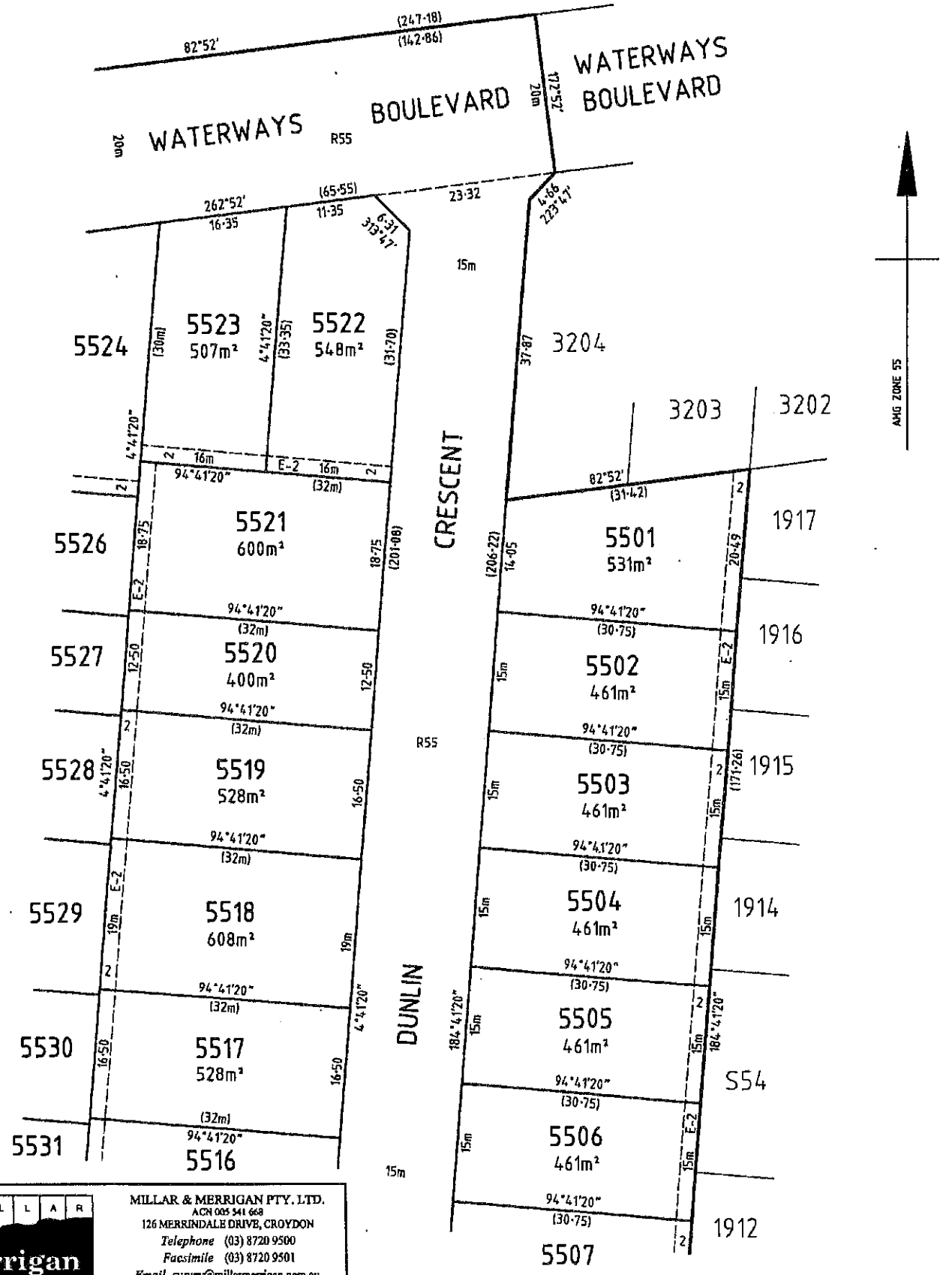


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ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	Sheet 68
SCALE 1:500	SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	SIGNATURE ..... DATE / /	..... Date / / COUNCIL DELEGATE SIGNATURE
			REF 11444S55 VERSION 4	

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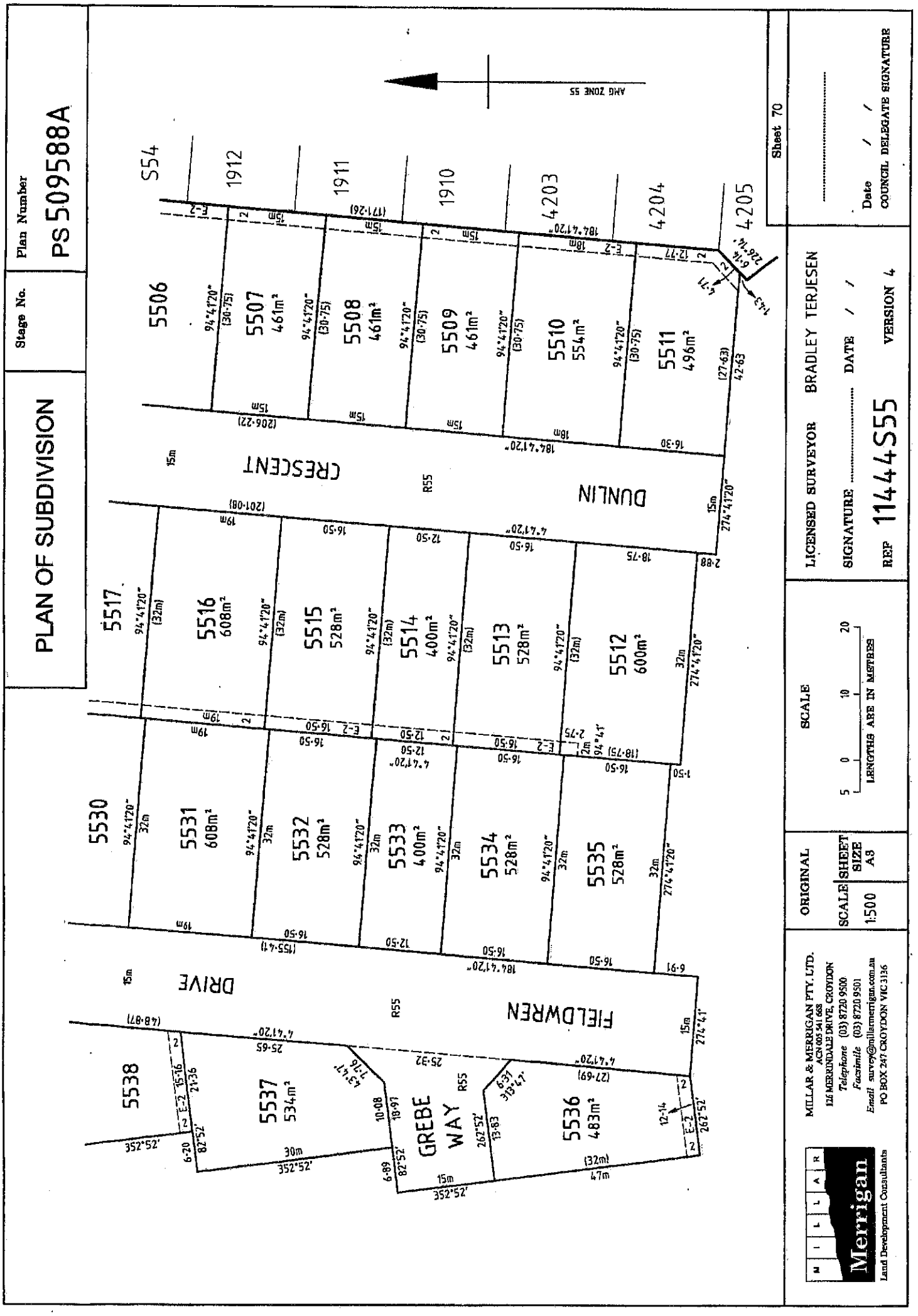
	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



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ORIGINAL SCALE 1:500 | SHEET SIZE A3 SCALE 5 0 10 20 LENGTHS ARE IN METRES	LICENSED SURVEYOR BRADLEY TERJESEN SIGNATURE ..... DATE / / REF 11444S55 VERSION 4
	..... Date / / COUNCIL DELEGATE SIGNATURE

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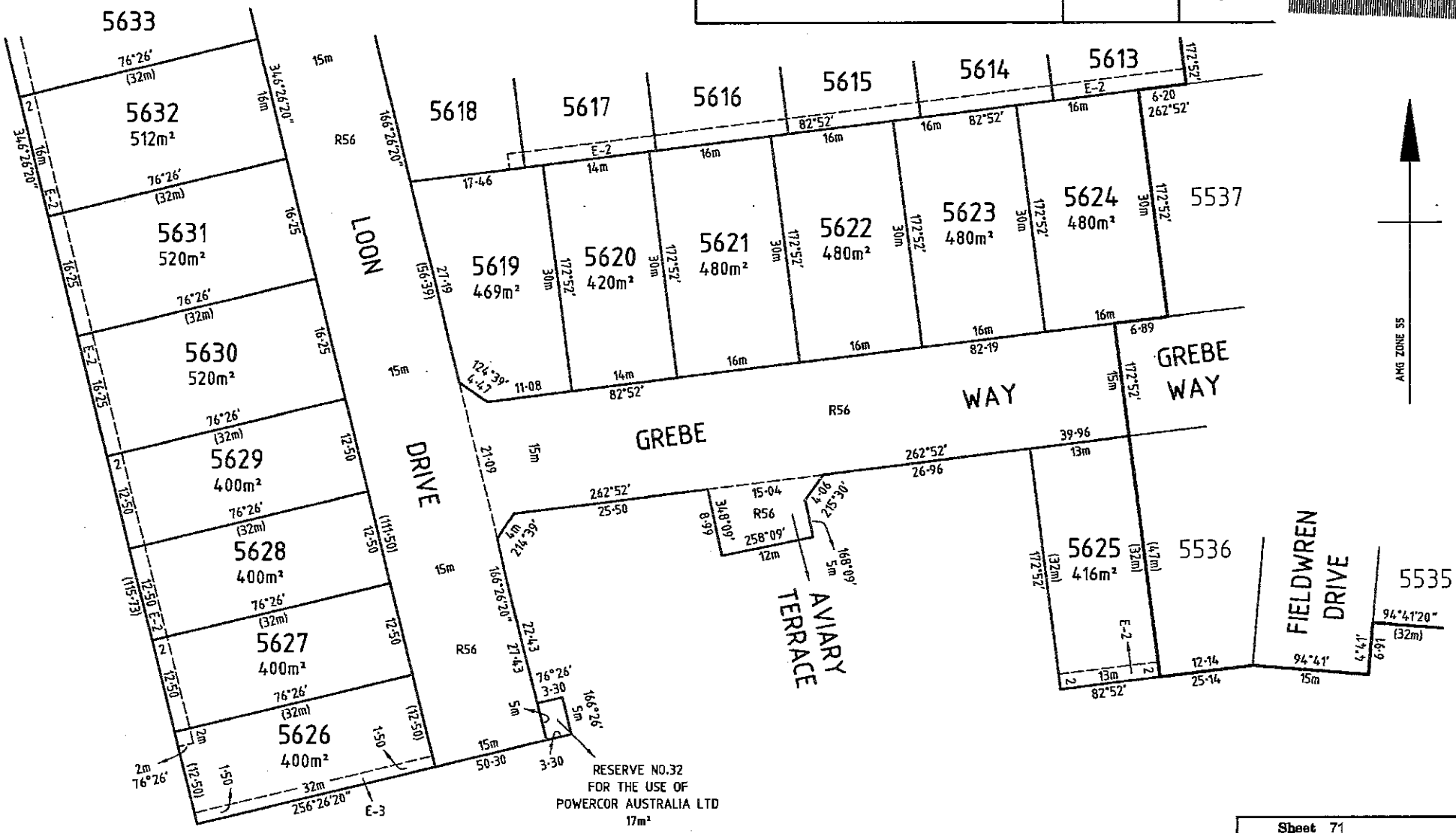
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PLAN OF SUBDIVISION

Stage No.	Plan Numb
	PS 50

PS509588A
23/02/2009 $5047 PS



Sheet 71

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ORIGINAL

SCALE	SHEET SIZE
1:500	A3

SCALE

5 0 10 20

LENGTHS ARE IN METRES

LICENSED SURVEYOR BRADLEY TERJESEN

SIGNATURE ..... DATE 15/10/08

REF 11444S56 VERSION 3

Date 1/12/2008

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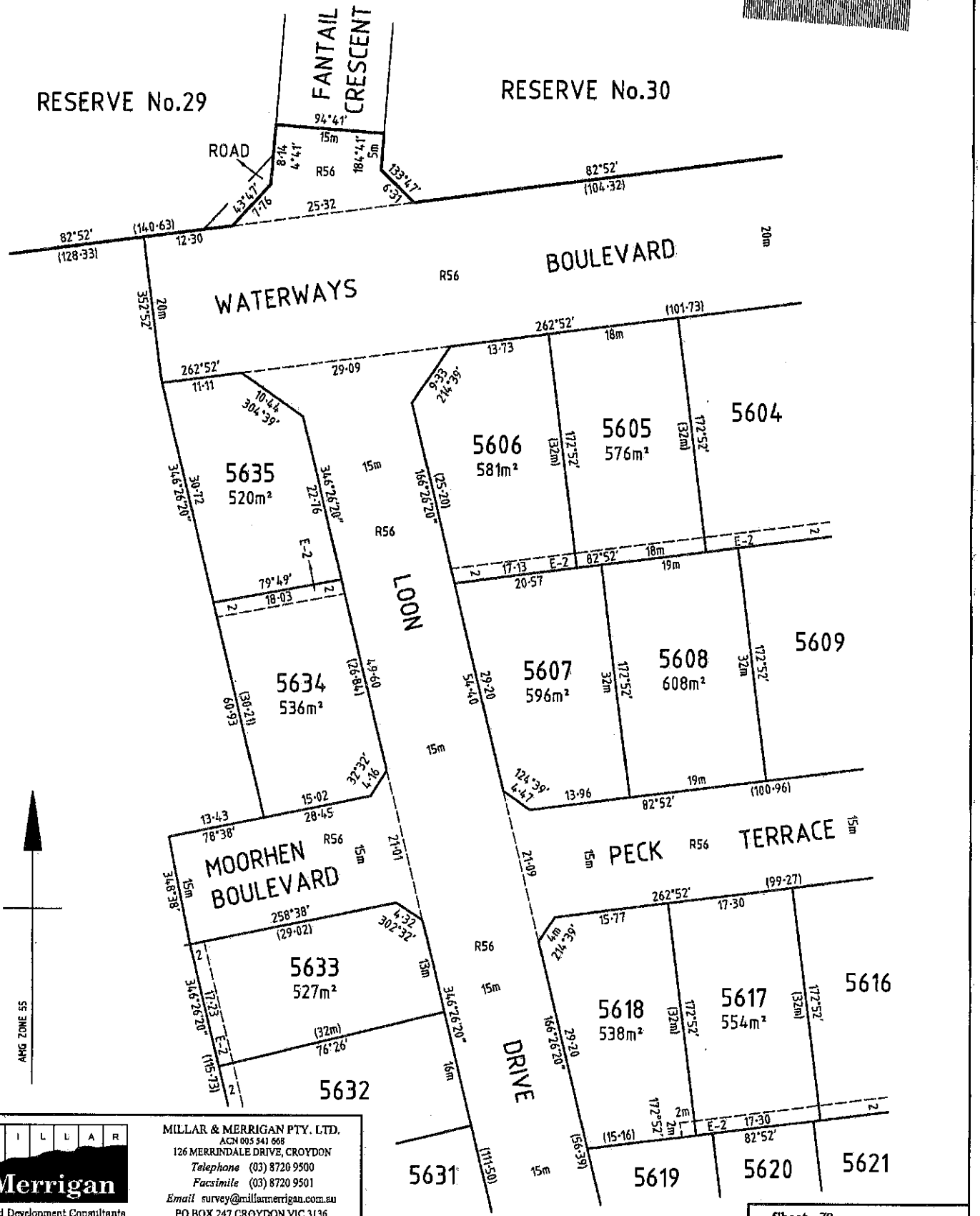
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PLAN OF SUBDIVISION

Stage No.

Plan PS509588A

23/02/2009 $5047 PS



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Sheet 72

ORIGINAL

SCALE 1:500 | SHEET SIZE A3

SCALE 5 0 10 20 LENGTHS ARE IN METRES

LICENSED SURVEYOR BRADLEY TERJESEN

SIGNATURE ..... DATE 15/10/08

REF 11444S56 VERSION 3

Date 1/12/2008

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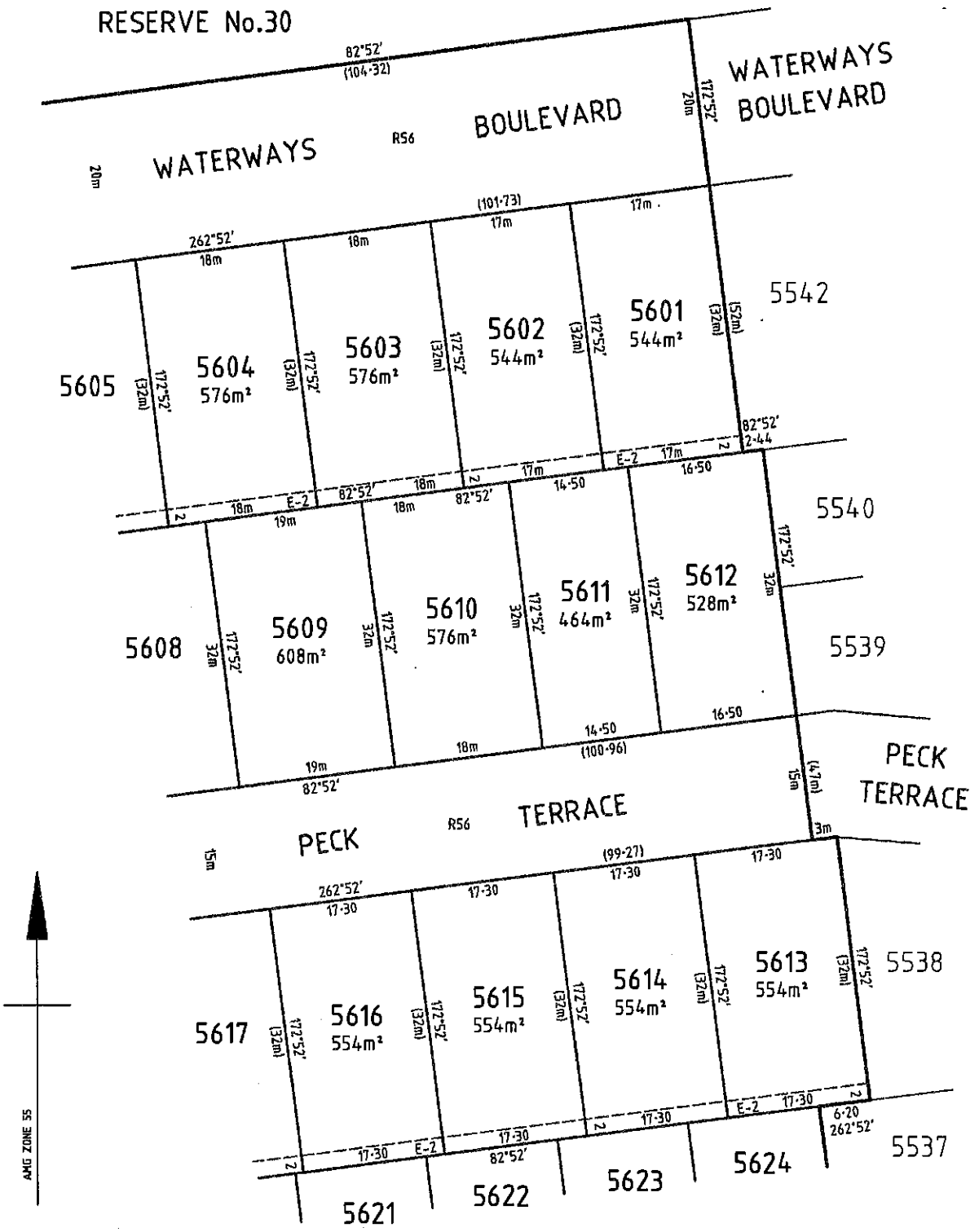
PLAN OF SUBDIVISION

Stage No.

Plan: PS509588A

P

23/02/2009 $5047 PS



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Sheet 73

ORIGINAL

SCALE 1:500

SHEET SIZE A3

SCALE

5 0 10 20

LENGTHS ARE IN METRES

LICENSED SURVEYOR BRADLEY TERJESEN

SIGNATURE ..... DATE 15/10/08

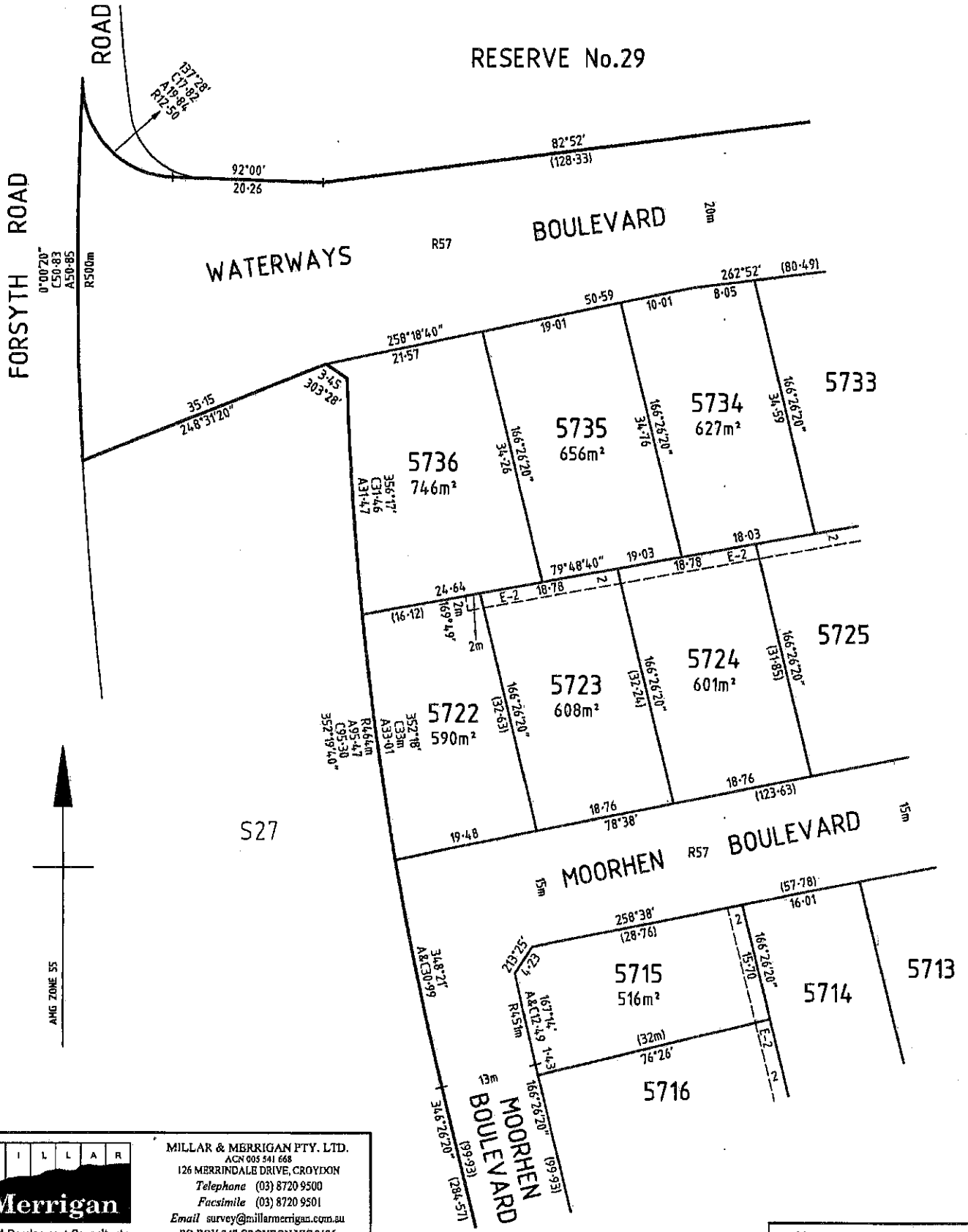
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Date 1/12/2008

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A

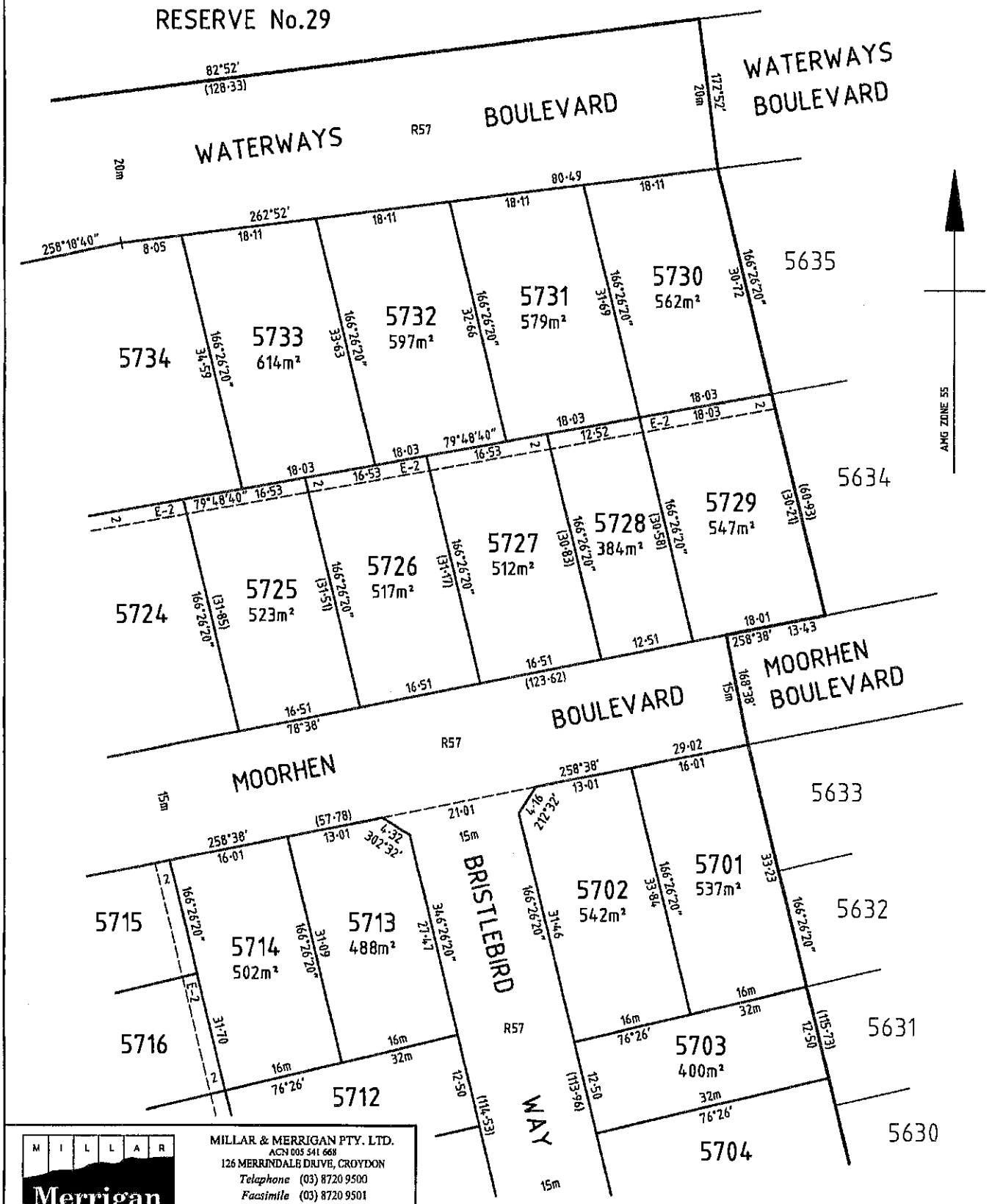


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ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN	Sheet 74
SCALE 1:500	SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	SIGNATURE ..... DATE 15/10/08	Date 2/12/2008
			REF 11444S57 VERSION 3	COUNCIL DELEGATE SIGNATURE

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	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A

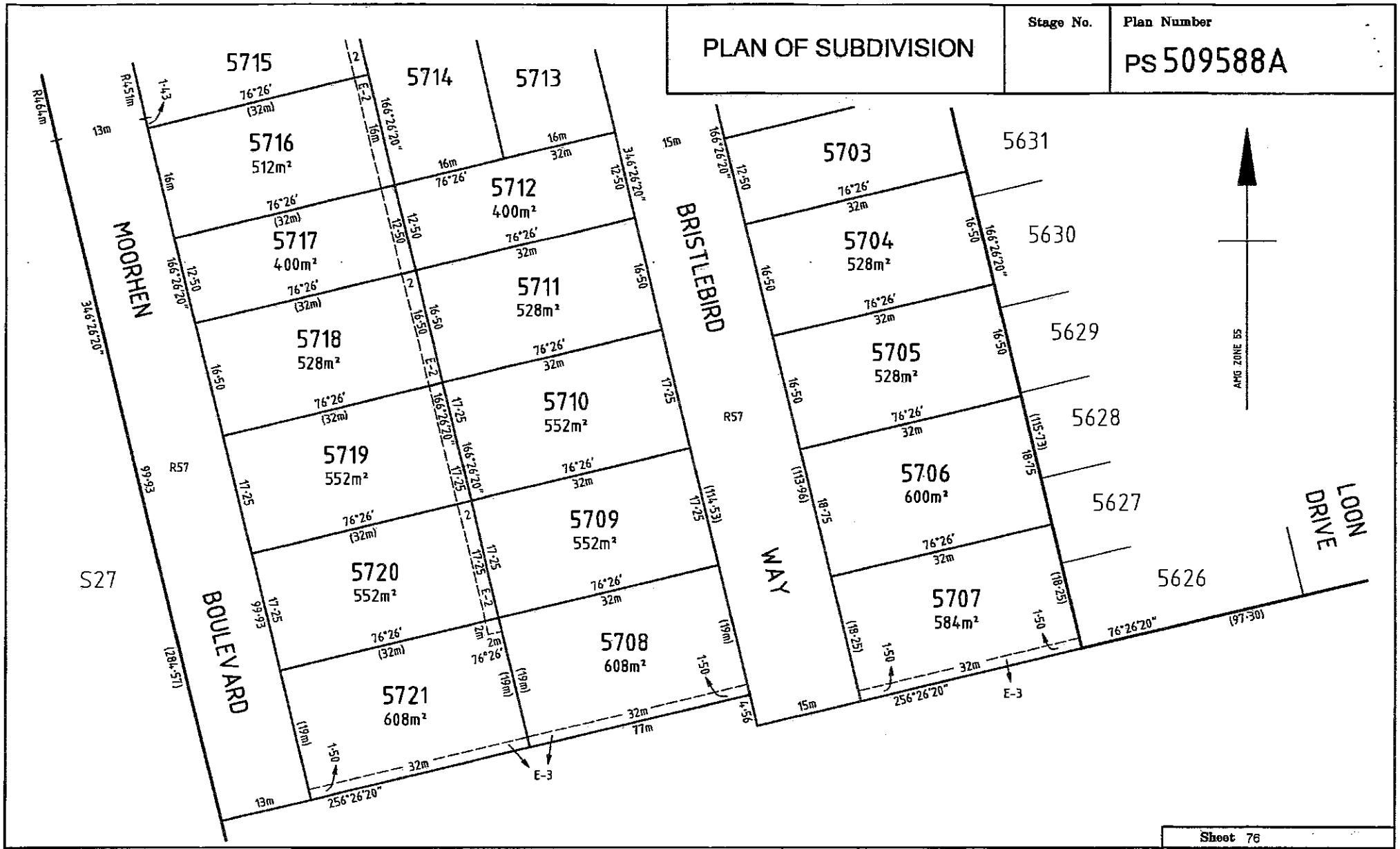


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Facsimile (03) 8720 9501
Email survey@millarmerrigan.com.au
PO BOX 247 CROYDON VIC 3136
Land Development Consultants

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

LICENSED SURVEYOR BRADLEY TERJESEN
SIGNATURE ..... DATE 15/10/08
REF 11444S57 VERSION 3

Sheet 75
Date 2/12/2008
COUNCIL DELEGATE SIGNATURE



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PO BOX 247 CROYDON VIC 3136

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ORIGINAL	
SCALE	SHEET SIZE
1:500	A3

SCALE
5 0 10 20
LENGTHS ARE IN METRES

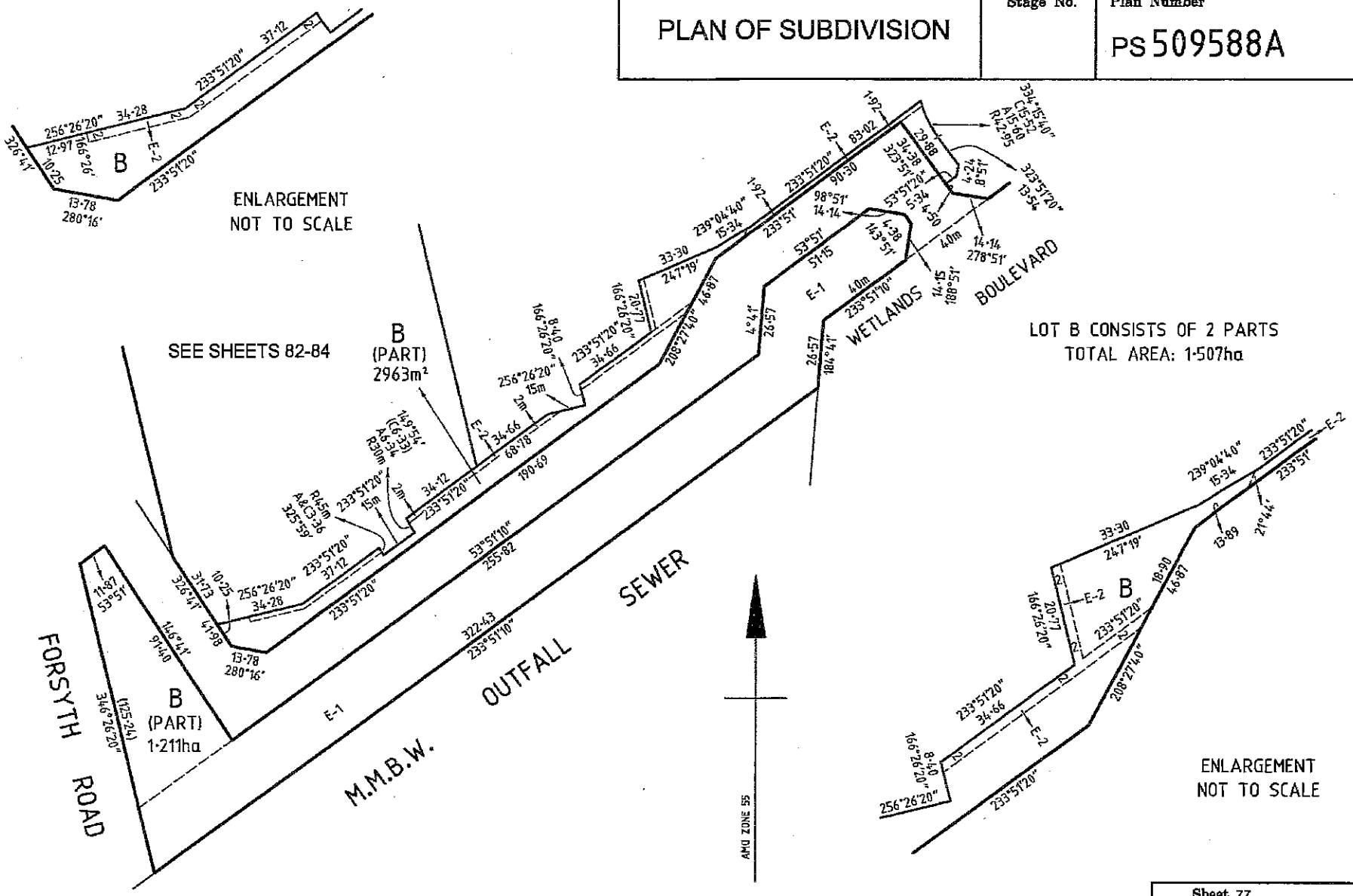
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SIGNATURE ..... DATE 15/10/08
REF 11444S57 VERSION 3

Date 2/12/2008
COUNCIL DELEGATE SIGNATURE

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PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS 509588A

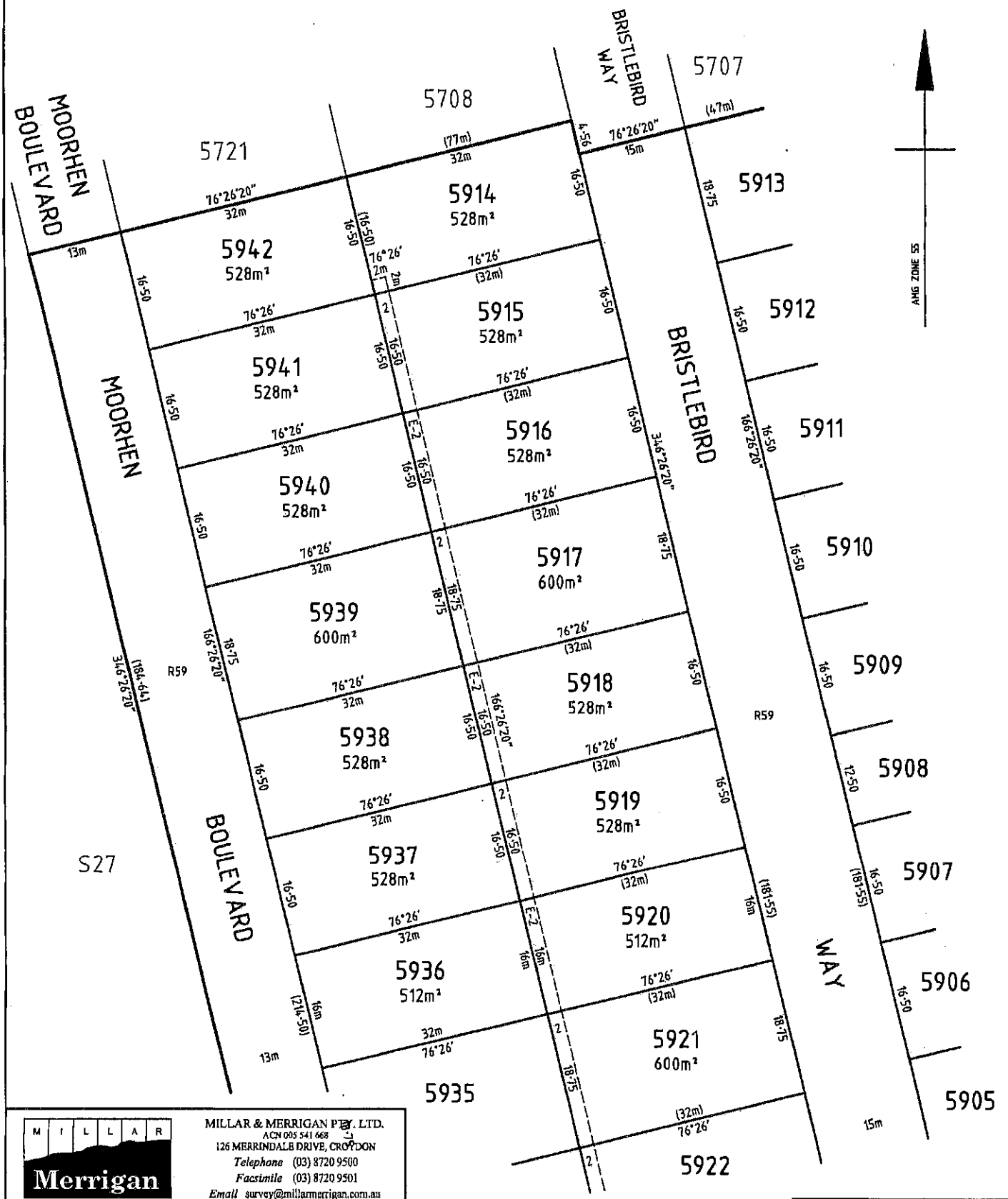


MILLAR & MERRIGAN PTY. LTD. ACN 005 541 668 126 MERRINDALE DRIVE, CROYDON *Telephone* (03) 8720 9500 *Facsimile* (03) 8720 9501 *Email* survey@millarmerrigan.com.au PO BOX 247 CROYDON VIC 3136	ORIGINAL SCALE 1:1500 · SHEET SIZE A3	SCALE 15 0 30 60 LENGTHS ARE IN METRES
LICENSED SURVEYOR BRADLEY TERJESEN SIGNATURE ..... DATE 14/5/09 REF 11444S99 VERSION 5	Sheet 77 Date 15/5/2009 COUNCIL DELEGATE SIGNATURE	

Delivered by LANDATA®, timestamp 02/09/2026 18:36 Page 77 of 87

Delivered by LANDATA®, timestamp 02/09/2026 16:39 Page 78 of 87

	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



MILLAR & MERRIGAN PTY. LTD.
ACN 005 541 668
126 MERRINDALE DRIVE, CROYDON
Telephone (03) 8720 9500
Facsimile (03) 8720 9501
Email survey@millarmerrigan.com.au
PO BOX 247 CROYDON VIC 3136
Land Development Consultants

Sheet 78

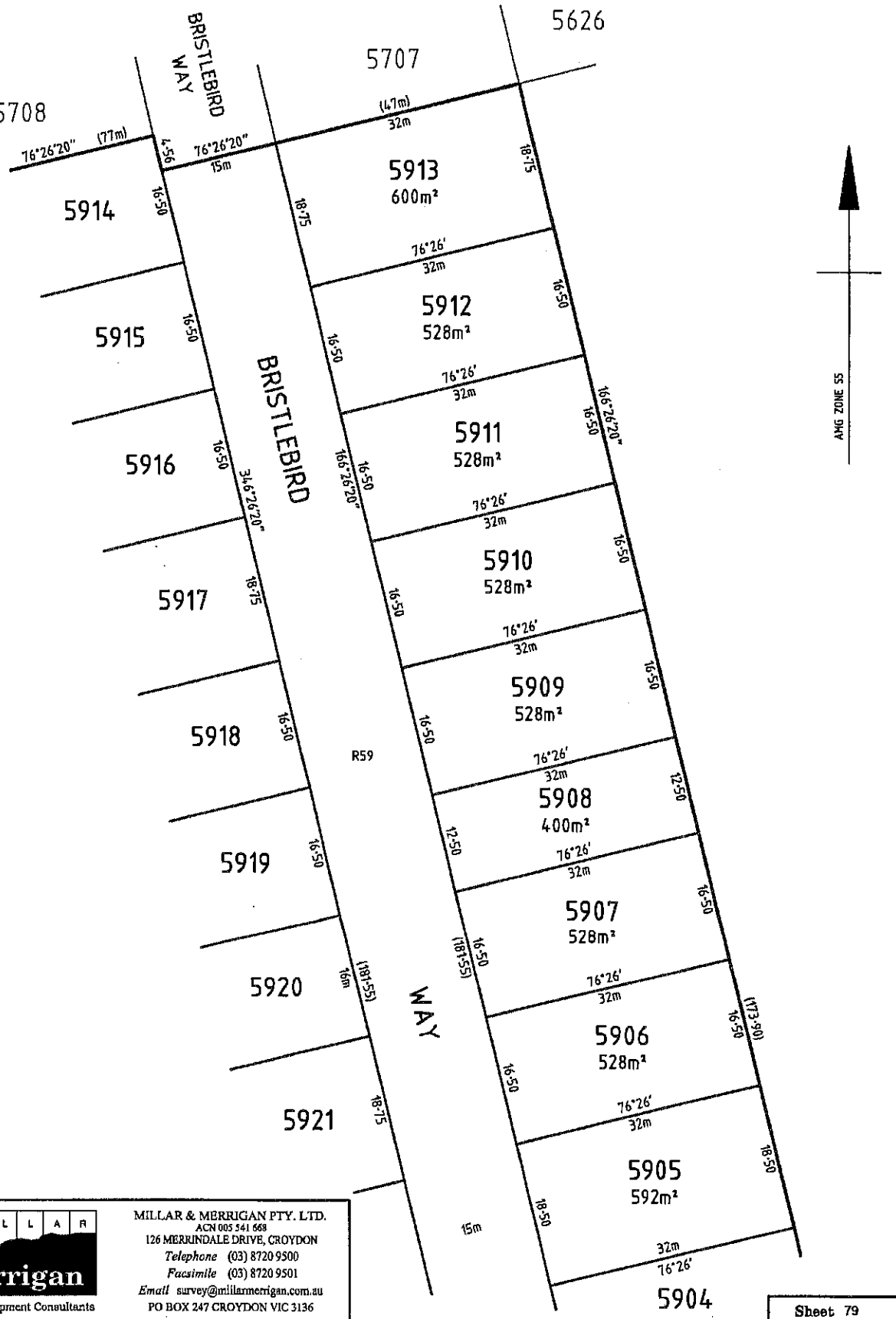
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SCALE	SHEET SIZE	5 0 10 20
1:500	A3	LENGTHS ARE IN METRES

LICENSED SURVEYOR BRADLEY TERJESEN
SIGNATURE ..... DATE 11/9/08
REF 11444S59 VERSION 2

Date 26 / 03 / 2009
COUNCIL DELEGATE SIGNATURE

Delivered by LANDATA®, timestamp 02/09/2026 16:39 Page 79 of 87

	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



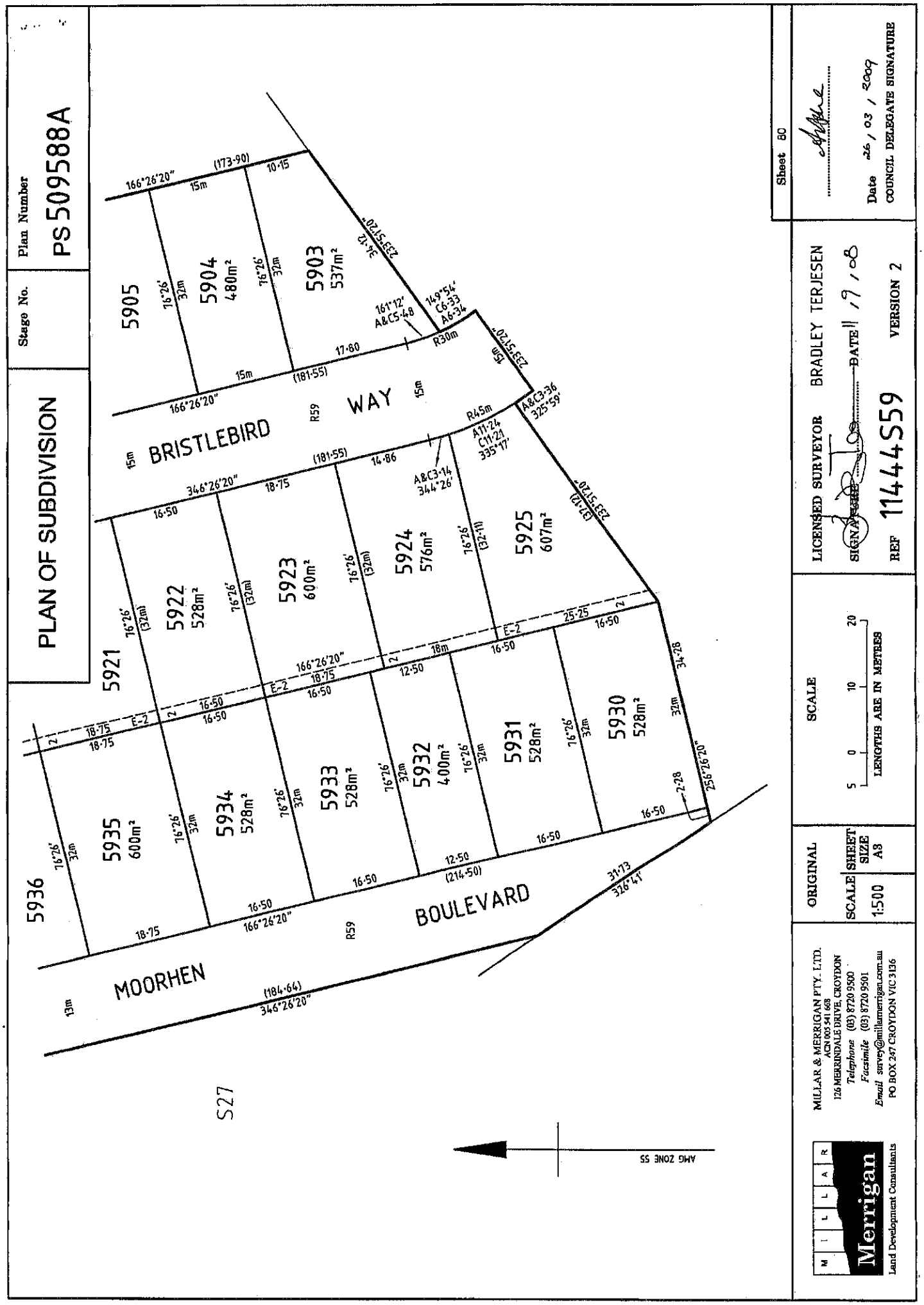
MILLAR & MERRIGAN PTY. LTD.
ACN 005 541 668
126 MERRINDALE DRIVE, CROYDON
Telephone (03) 8720 9500
Facsimile (03) 8720 9501
Email survey@millarmerrigan.com.au
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Land Development Consultants

Sheet 79

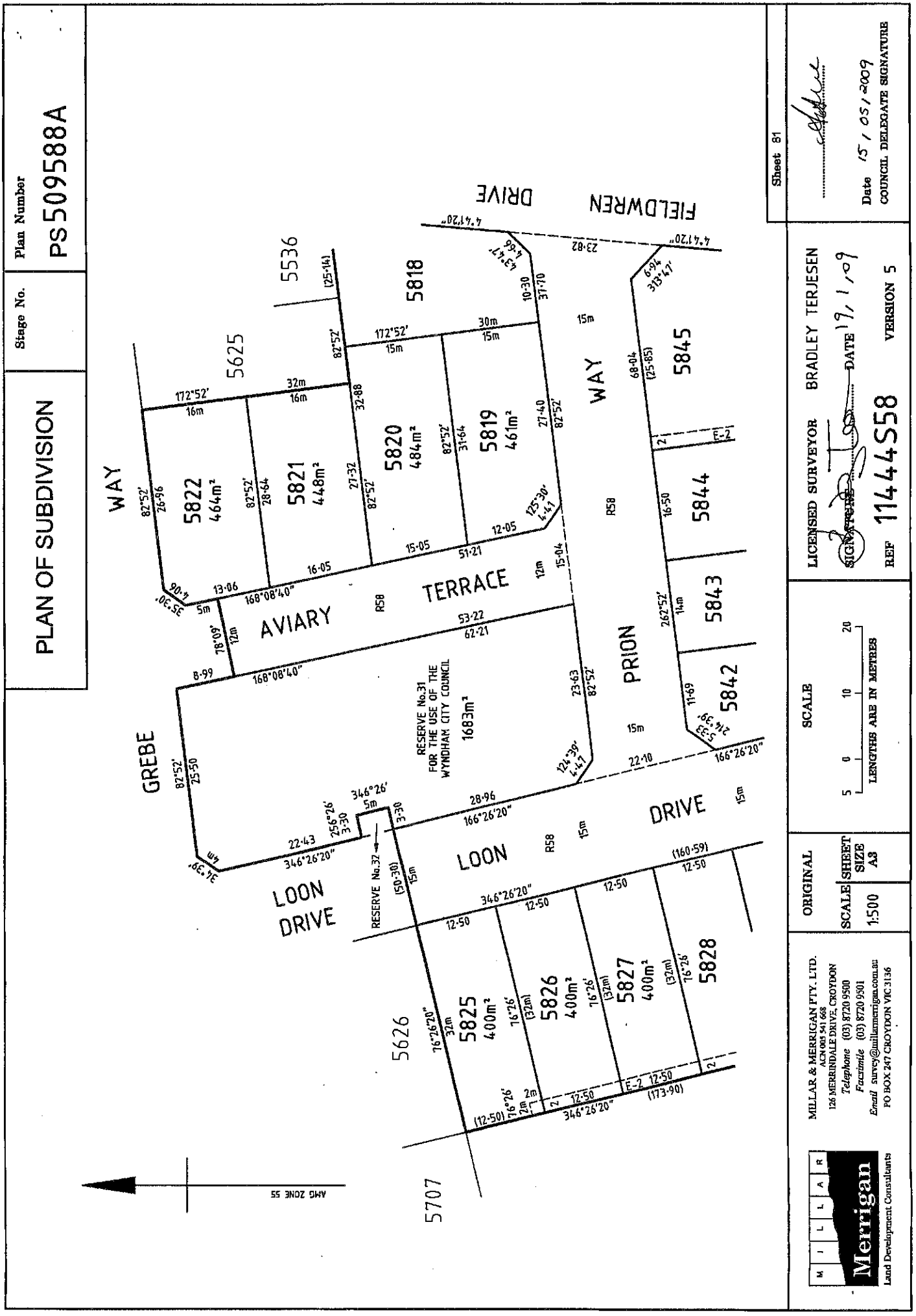
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SCALE 1:500	SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	SIGNATURE ..... DATE 11/9/08
			REF 11444S59 VERSION 2

Date 26/03/2009
COUNCIL DELEGATE SIGNATURE

Delivered by LANDATA®, timestamp 02/09/2026 16:39 Page 80 of 87

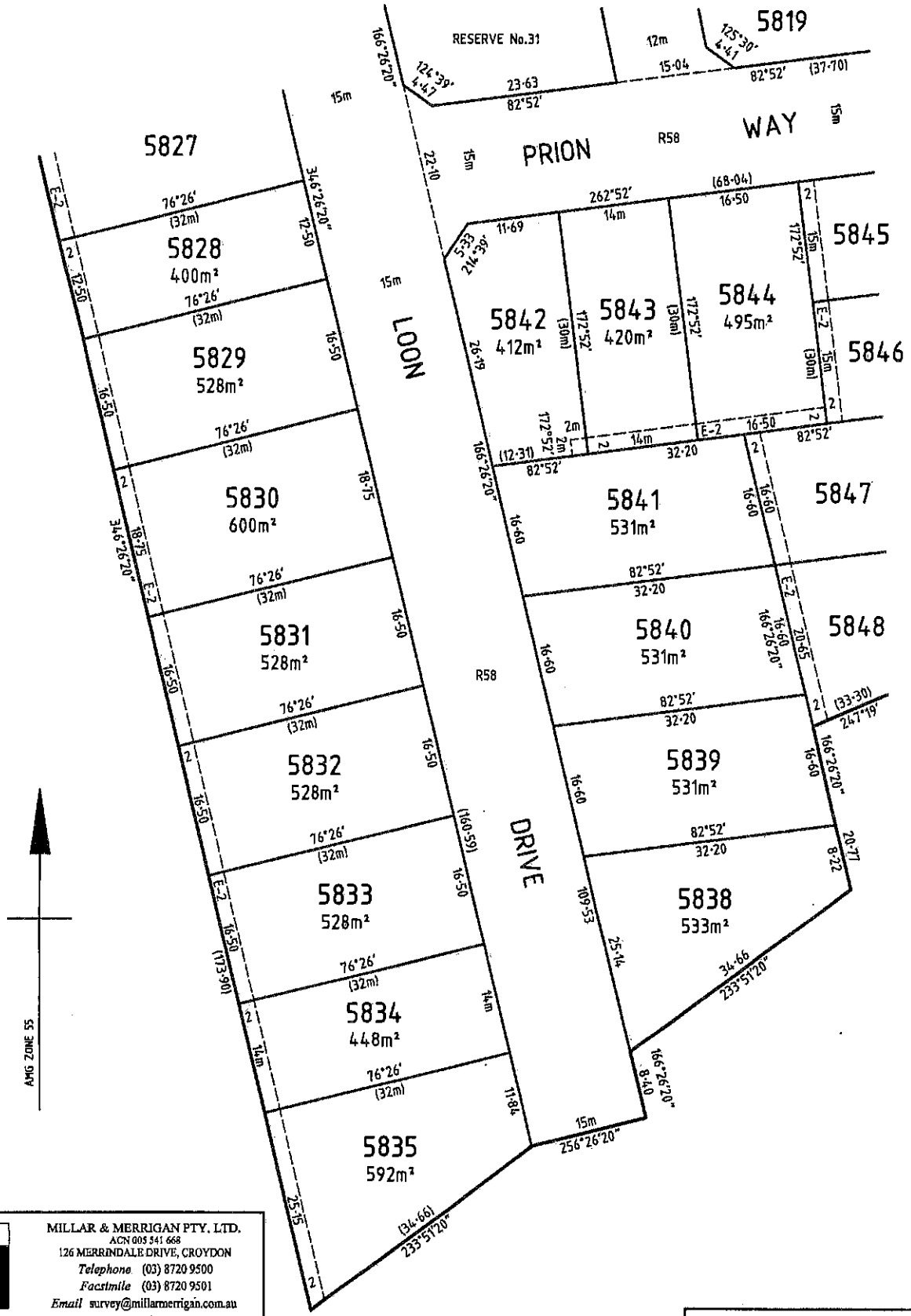


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Delivered by LANDATA®, timestamp 02/09/2026 16:39 Page 82 of 87

	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



MILLAR & MERRIGAN PTY. LTD.
ACN 005 541 668
126 MERRINDALE DRIVE, CROYDON
Telephone (03) 8720 9500
Facsimile (03) 8720 9501
Email survey@millarmerrigan.com.au
PO BOX 247 CROYDON VIC 3136
Land Development Consultants

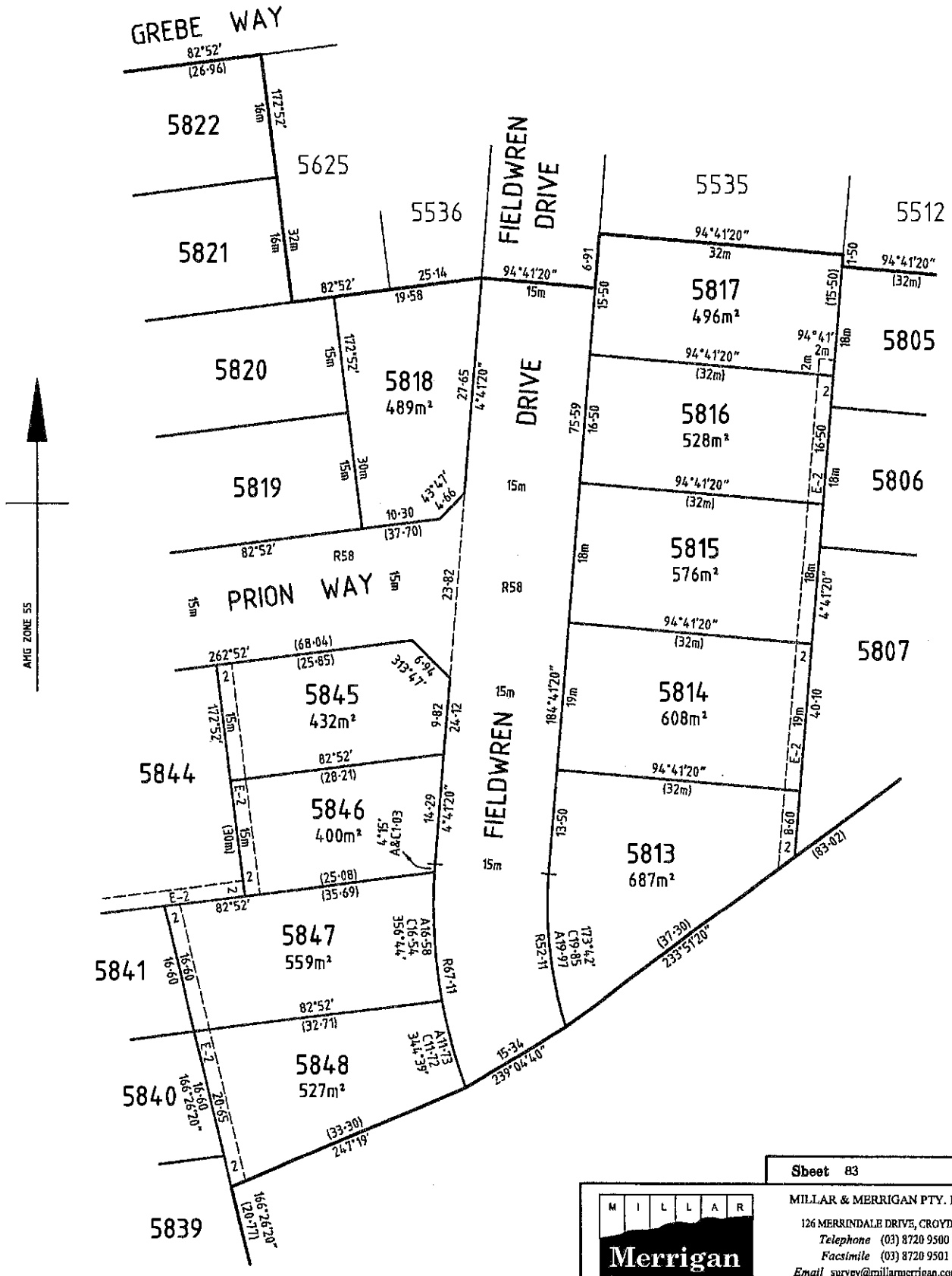
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LICENSED SURVEYOR BRADLEY TERJESEN
SIGNATURE ..... DATE 19/1/09
REF 11444S58 VERSION 5

Date 15/05/2009
COUNCIL DELEGATE SIGNATURE

Delivered by LANDATA®, timestamp 02/09/2026 16:39 Page 83 of 87

	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



Sheet 83

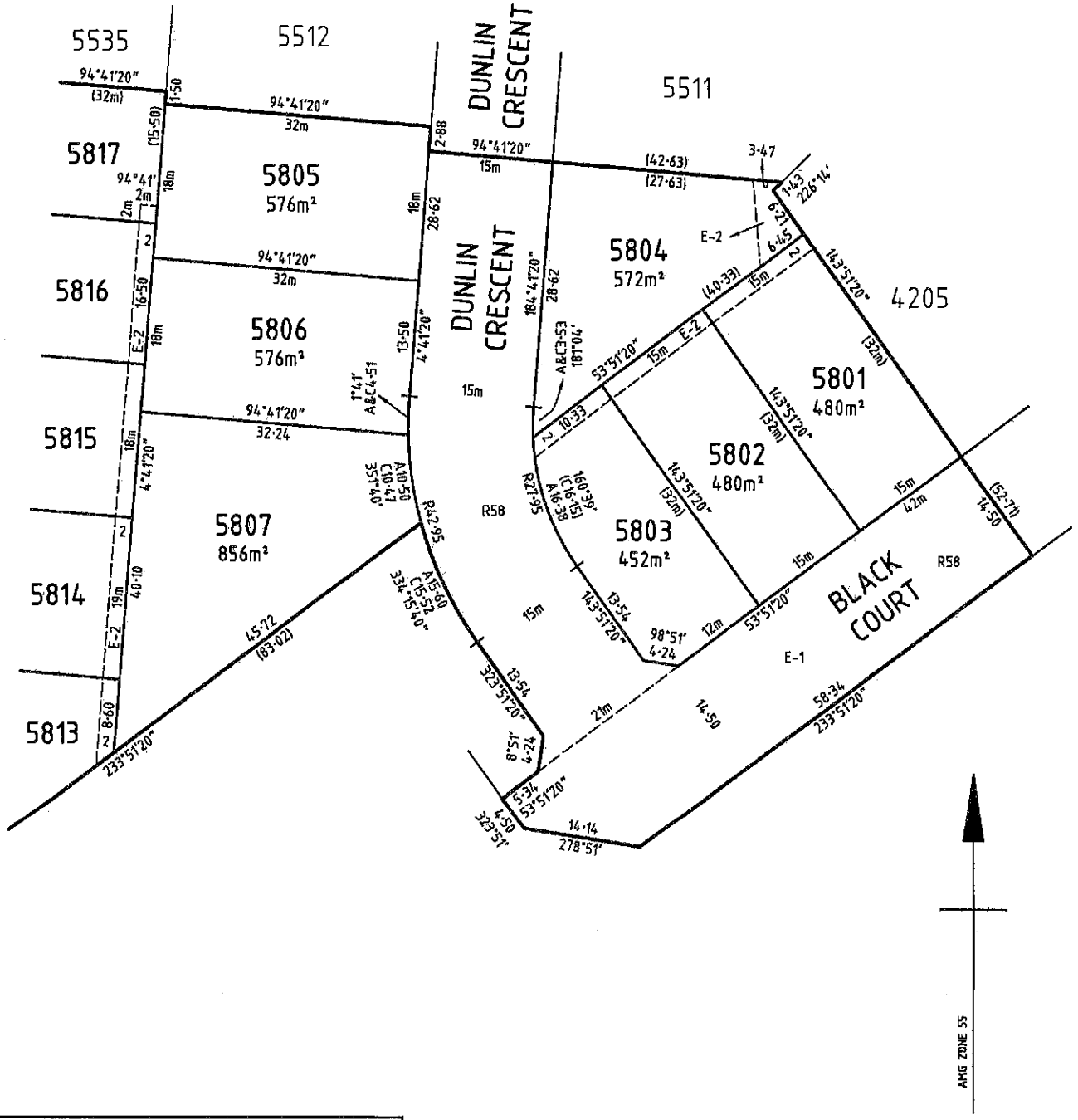
MILLAR & MERRIGAN PTY. LTD.
126 MERRINDALE DRIVE, CROYDON
Telephone (03) 8720 9500
Facsimile (03) 8720 9501
Email survey@millarmerrigan.com.au
PO BOX 247 CROYDON VIC 3136

Land Development Consultants

ORIGINAL		SCALE	LICENSED SURVEYOR BRADLEY TERJESEN
SCALE 1:500	SHEET SIZE A3	5 0 10 20 LENGTHS ARE IN METRES	SIGNATURE ..... DATE 19/1/09
			REF 11444S58 VERSION 5
			Date 15/05/2009 COUNCIL DELEGATE SIGNATURE

Delivered by LANDATA®, timestamp 02/09/2026 16:39 Page 84 of 87

	PLAN OF SUBDIVISION	Stage No.	Plan Number PS 509588A



MILLAR & MERRIGAN PTY. LTD. ACN 005 541 668 126 MERRINDALE DRIVE, CROYDON *Telephone* (03) 8720 9500 *Facsimile* (03) 8720 9501 *Email* survey@millarmerrigan.com.au PO BOX 247 CROYDON VIC 3136		Sheet 84
ORIGINAL SCALE 1:500 | SHEET SIZE A8	SCALE 5 0 10 20 LENGTHS ARE IN METRES	LICENSED SURVEYOR BRADLEY TERJESEN SIGNATURE ..... DATE 19/1/09 REF 11444S58 VERSION 5	Date 15/05/2009 COUNCIL DELEGATE SIGNATURE

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

MASTER PLAN (STAGE 1) REGISTERED DATE: 15/7/04 TIME: 4.09 PM

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

PLAN NUMBER

PS 509588A

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
		New sheets 1 & 2 inserted	AD2841T	26/7/04		2	KO
LOTS S3 & S4	LOTS 301 TO 341, 401 TO 445, ROADS R3 & R4 & RESERVES 7,8,9 & 16	STAGES 3 & 4	PS509588A/S3 & PS509588A/S4	28/7/2004		3	KO
LOT S5	LOTS 501 TO 537 (BI) ROAD R5 & RESERVE 14	STAGE 5	PS509588A/S5	25/8/2004		4	KO
LOT S6	LOTS 601 - 625 (BI), LOTS 630 - 642 (BI), ROAD R6 & RESERVES 10 & 11	STAGE 6	PS509588A/S6	29/9/04		5	RWG
LOT S7	LOTS 701 TO 731	STAGE 7	PS509588A/S7	11/11/04		6	GJN
LOT S8	LOTS 801 TO 844 ,RES. NO.s13,20,21 & ROAD R8	STAGE 8	PS509588A/S8	7/12/04		7	GJN
LOT S10	LOTS 1001 to 1027 & ROAD R-1	STAGE 10	PS509588A/S10	25/01/05		8	G Venn
LOT S2	LOTS 201 TO 243, ROAD R2 & RESERVES 6 & 15	STAGE 2	PS509588A/S2	03/02/05		9	KO
LOT S9	LOTS 901 - 927(BI) & ROAD R9	STAGE 9	PS509588A/S9	21/2/05		10	MAB
LOT S12	LOTS 1201 - 1222 (BI) & ROAD R12	STAGE 12	PS509588A/S12	22/2/05		11	IT

Delivered by LANDATA®, timestamp 02/09/2026 16:39 Page 85 of 87

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

MASTER PLAN (STAGE 1) REGISTERED DATE: 15/7/04 TIME: 4.09PM

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PLAN NUMBER

PS 509588A

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOTS S13 & S16	LOTS 1301 - 1328 LOTS 1601 - 1621	STAGE 13 AND STAGE 16	PS509588A/S13 PS509588A/S16	30/3/05		12	ART
LOT S11	LOT1101-1133, ROAD R-11 & RESERVES 17-19	STAGE 11	PS509588A/S11	11/5/05	9:12AM	13	AF
THIS PLAN		ADDITIONAL RULES RECORDED	AD599967K	24/05/05		14	L. LOW
LOT S15	LOTS 1501-1519, 1526-1534 AND ROAD R15	STAGE 15	PS509588A/S15	1/06/05		15	G.D.H R.C.M.P
LOT S14	LOTS 1401-1421,1430-1444 AND ROAD R14	STAGE 14	PS509588A/S14	16/06/05	9.03AM	16	G.A.H.
LOT S19	LOTS 1901-1912, 1914-1917, S31-S33, S54 & ROAD R19	STAGE 19	PS509588A/S19	31/3/06		17	R.J.M
LOT S31	LOTS 3101-3109 & ROAD R31	STAGE 31	PS509588A/S31	31/3/06		17	R.J.M
LOT S18	LOTS 1805 - 1816, S29,S45, S30 & ROAD R18	STAGE 18	PS509588A/S18	31/03/06	10.01AM	18	N.L.H.
LOT S29	LOTS 2901 - 2909 & ROAD R29	STAGE 29	PS509588A/S29	31/03/06	10.01AM	18	N.L.H.
LOT S28	ROAD R28, RESERVE No. 29 & 30	STAGE 28	PS509588A/S28	21/04/06	11:16AM	19	N.L.H.

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Delivered by LANDATA®, timestamp 02/09/2026 16:39 Page 87 of 87

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

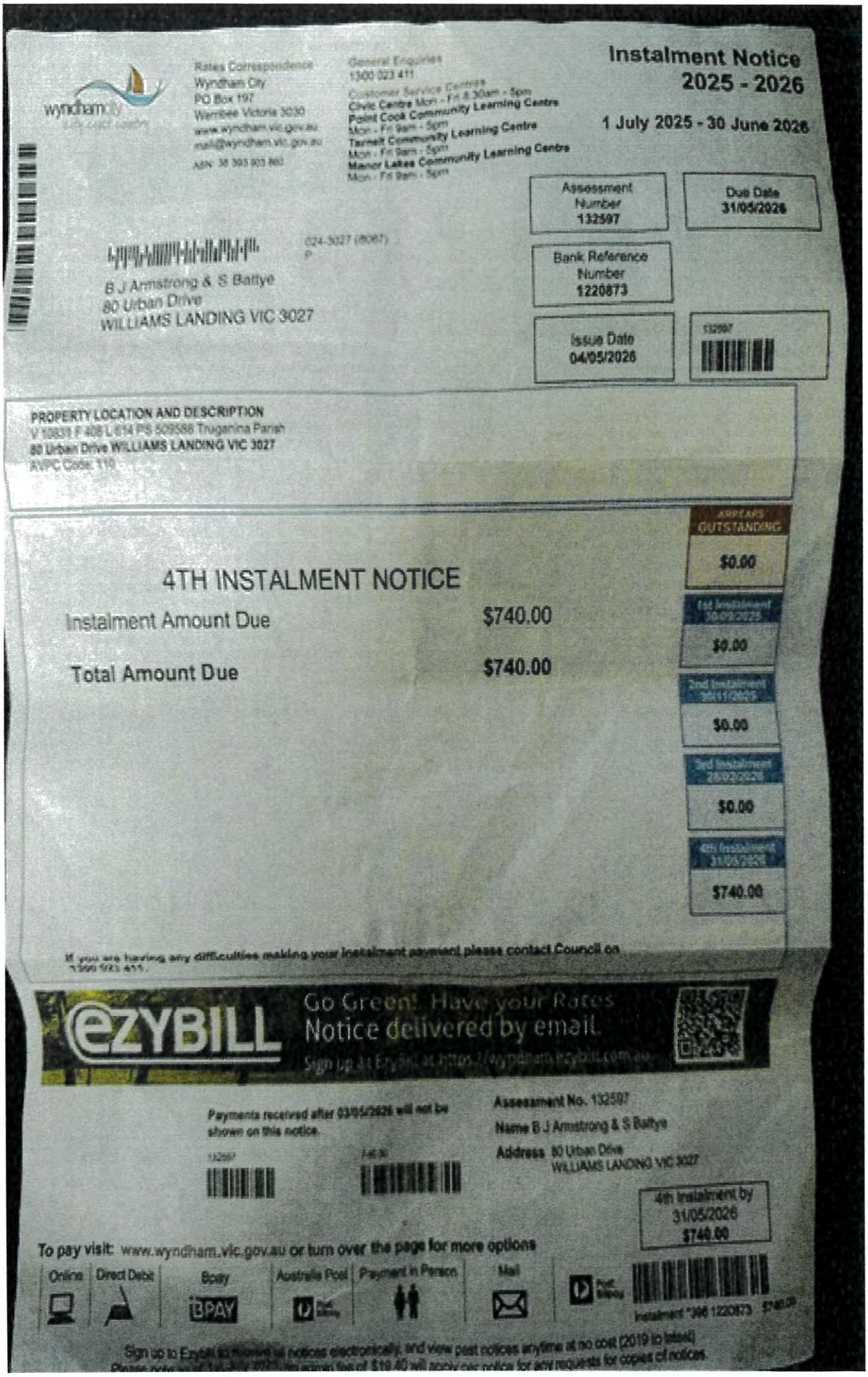
MASTER PLAN (STAGE 1) REGISTERED DATE 15/7/04 TIME 4:09PM

PLAN NUMBER

PS509588A

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

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT S32	LOTS 3201-3204	STAGE 32	PS509588A/S32	9/5/06	20	JFM
LOT S17	LOTS 1705 TO 1707 ROAD R17, RES23 LOT S44 ,S34 & S35	STAGE 17	PS509588A/S17		21	IT
LOT S34	LOTS 3401 TO 3406 ROAD R34, RES 27	STAGE 34	PS509588A/S34		21	IT
LOT S35	LOTS 3501 TO 3504 ROAD R35	STAGE 35	PS509588A/S35		21	IT
LOTS S20 TO S25 (BI), S30 & S33	LOTS 4201 TO 4205, 4301 TO 4305 (ALL INCLUSIVE), S46, S47, ROAD R41 & RESERVE NO. 28	STAGE PLAN	PS509588A/S41	22/5/06	22	AF
THIS PLAN		ADDITIONAL RULES RECORDED	AE327829L	19/06/06	23	L. LOW
LOTS S44 , S45 , S46	LOTS 1701-1704 , 1801-1804 , 4306 , 4307	STAGE PLAN	PS509588A/S44	01/11/06	24	B.P.G.
LOTS S54	LOTS 1913 & 1918	STAGE 54	PS509588A/S54		25	MLE
LOT S47	LOTS 5501-5542	STAGE 55	PS509588A/S55	25/7/08	25	T M
LOT S56	LOTS 5601 TO 5635, LOT S57, ROAD R56 & RESERVE NO.32	STAGE PLAN	PS509588A/S56	6/3/09	27	ARC
LOT S27 (SHEET 68)		RECTIFICATION (LOT S27 RE-INSTATED ON PLAN)	AG442827E	7 / 4 / 09	28	RJS
LOT S57	LOTS S99, 5701 TO 5736 (B.I.) & ROAD R57	STAGE 57	PS509588A/S57	15/04/09	29	RNMc
LOT S99	LOTS B,S58 & S59	STAGE 99	PS509588A/S99	20//05/09	30	GV
LOT S59	5903-5925(bi) 5930-5942(bi) & ROAD R59	STAGE 59	PS509588A/S59	21/05/09	30	GV
LOT S58	LOTS 5801-5807, 5813-5822, 5825-5835, 5838-5848, ROAD R58 & RESERVE NO. 31	STAGE PLAN	PS509588A/S58	11/9/09	31	D.R.
LOT S27	E-14	CREATION OF EASEMENT	AG732758F	1/10/09	32	NL



Rates Correspondence
Wyndham City
PO Box 197
Werribee Victoria 3030
www.wyndham.vic.gov.au
mail@wyndham.vic.gov.au
ABN: 38 393 903 860

General Enquiries
1300 023 411
Customer Service Centres
Civic Centre Mon - Fri 8.30am - 5pm
Point Cook Community Learning Centre
Mon - Fri 9am - 5pm
Tarneit Community Learning Centre
Mon - Fri 9am - 5pm
Manor Lakes Community Learning Centre
Mon - Fri 9am - 5pm

Instalment Notice 2025 - 2026

1 July 2025 - 30 June 2026

Assessment Number 132597

Due Date 31/05/2026

024-3027 (8067)
P

B J Armstrong & S Battye
80 Urban Drive
WILLIAMS LANDING VIC 3027

Bank Reference Number 1220873

Issue Date 04/05/2026

132597

PROPERTY LOCATION AND DESCRIPTION
V 10831 F 408 L 614 PS 509588 Truganina Parish
80 Urban Drive WILLIAMS LANDING VIC 3027
AVPC Code: 110

4TH INSTALMENT NOTICE

Instalment Amount Due	$740.00
Total Amount Due	$740.00

ARREARS OUTSTANDING	$0.00
1st Instalment 30/09/2025	$0.00
2nd Instalment 30/11/2025	$0.00
3rd Instalment 28/02/2026	$0.00
4th Instalment 31/05/2026	$740.00

If you are having any difficulties making your instalment payment please contact Council on 1300 023 411.

ezybill Go Green! Have your Rates Notice delivered by email.
Sign up at Ezybill at https://wyndham.ezybill.com.au

Payments received after 03/05/2026 will not be shown on this notice.

132597

7 4630

Assessment No. 132597
Name B J Armstrong & S Battye
Address 80 Urban Drive WILLIAMS LANDING VIC 3027

4th Instalment by 31/05/2026 $740.00

To pay visit: www.wyndham.vic.gov.au or turn over the page for more options

Online | Direct Debit | Bpay | Australia Post | Payment in Person | Mail

Instalment *366 1220873 $740.00

Sign up to Ezybill to receive all notices electronically, and view past notices anytime at no cost (2019 to latest).
Please note as of 1st July 2025, any notices that are $19.40 will apply per notice for any requests for copies of notices.

Greater Western Water

Are you using the correct account number?

Use the account number on this bill so your payment goes to the right place.

760483 001 2014611 71420 9024

Mr B Armstrong & Ms S Battye
80 Urban Drive
WILLIAMS LANDING VIC 3027

Account number

16127 60000

Tax invoice 161607176787

Date of issue 20 Jul 2026

Service address

80 Urban Drive, Williams Landing VIC, 3027

Amount to pay

$846.36

Previous bill	$554.83
Payments received	$0.00
Balance	$554.83
Current charges	$291.53
Total charges	**$846.36**

Please see page 2 for detailed information

Easyway arrangement in place

Having trouble paying your bill?

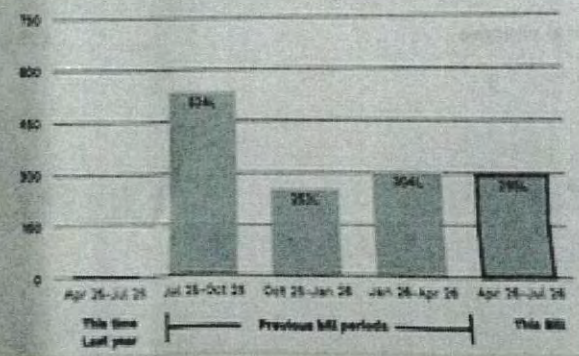
Call us on **13 44 99** or visit **gww.com.au/accounts-billing**

Drinking Water

Average daily use
298L

Average daily spend
$1.08

Your household water usage



Payment options

Greater Western Water ABN 70 066 902 467

Direct debit
Set up direct debit at **gww.com.au** or call **13 44 99**

BPAY
Biller code: **8789**
Ref: **16127600006**
Go to **bpay.com.au**
® Registered to BPAY Pty Ltd
ABN 69 079 137 518

Credit card
Pay by credit card at **gww.com.au** or call **13 44 99**

Australia Post
Billpay code: **0362**
Ref: **0161 2760 0008**
Pay at any post office, by phone **13 18 16**, at **postbillpay.com.au**, or via AusPost app

Centrepay
Make regular deductions from your Centrelink payments.
Call **13 44 99** or visit **centrelink.gov.au**
Greater Western Water reference: **555-054-071-L**
Your account number: **16127 60000**

Property Clearance Certificate

Land Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / SONYA KING CONVEYANCING P/L T/A
HOMECALL CONVEYANCING

Your Reference: 2026-0180
Certificate No: 11214796
Issue Date: 02 SEP 2026
Enquiries: ESYSPROD

Land Address: 80 URBAN DRIVE WILLIAMS LANDING VIC 3027

Land Id	Lot	Plan	Volume	Folio	Tax Payable
32450738	614	509588	10831	408	$0.00

Vendor: BRADLEY ARMSTRONG & SARAH BATTYE
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR BRADLEY JOHN ARMSTRONG	2026	$590,000	$0.00	$0.00	$0.00

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

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

Arrears of Vacant Residential 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):	$960,000
SITE VALUE (SV):	$590,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Notes to Certificate - Land Tax

Certificate No: 11214796

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 = $2,220.00

Taxable Value = $590,000

Calculated as $1,350 plus ($590,000 - $300,000) multiplied by 0.300 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $9,600.00

Taxable Value = $960,000

Calculated as $960,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 11214796

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: 11214796

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

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

Property Clearance Certificate

Commercial and Industrial Property Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / SONYA KING CONVEYANCING P/L T/A HOMECALL CONVEYAI **Your Reference:** 2026-0180

Certificate No: 11214796

Issue Date: 02 SEP 2026

Enquires: ESYSPROD

Land Address: 80 URBAN DRIVE WILLIAMS LANDING VIC 3027

Land Id	Lot	Plan	Volume	Folio	Tax Payable
32450738	614	509588	10831	408	$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
110	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:	$960,000
SITE VALUE:	$590,000
CURRENT CIPT CHARGE:	**$0.00**

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 11214796

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

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

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Property Clearance Certificate

Windfall Gains Tax

INFOTRACK / SONYA KING CONVEYANCING P/L T/A HOMECALL CONVEYANCING

Your Reference:	2026-0180
Certificate No:	11214796
Issue Date:	02 SEP 2026

Land Address: 80 URBAN DRIVE WILLIAMS LANDING VIC 3027

Lot	Plan	Volume	Folio
614	509588	10831	408

Vendor: BRADLEY ARMSTRONG & SARAH BATTYE

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:
$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 11214796

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on windfall gains tax to a purchaser

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

General information

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

Windfall Gains Tax - Payment Options

BPAY

Biller Code: 416073
Ref: 11214798

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: 11214798

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

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

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

Quantum UNITED

OWNERS CORPORATION CERTIFICATE

SECTION 151 OWNERS CORPORATIONS ACT 2006 - REG 16 & 17 OWNERS CORPORATION REGULATIONS 2018 - SUBDIVISION ACT 1988

Owners Corporation No.	PS509588A - Owners Corporation No 1
Prepared for:	**Lot 614 - 80 Urban Drive, Williams Landing VIC 3027**
Postal Address:	Suite 12, Level 2 / 100 Overton Road, Williams Landing VIC 3027
Vendor:	Bradley Armstrong & Sarah Battye
Purchaser:	Not Known
Applicant:	Sonya King - Homecall Conveyancing
Applicant Reference:	Battye

IMPORTANT:

The information in this certificate has been issued on:

15 Sep 2026

The information contained within this certificate is only valid as of its date of issue.
An updated certificate should be obtained prior to settlement to ensure the information contained within this certificate remains current and valid.

This Certificate has been issued for: Lot 614 on PS509588A - Owners Corporation No 1

1. The present annual fee for the above Lot for the current financial year 2025-2026 is $690.00 payable on a six monthly basis. The annual contribution fee is set in accordance with the annual budget of the Owners Corporation that is resolved at the Annual General meeting and may be subject to change depending on the budget set each year.

Fee Period	Due Date	Admin	Maint	Total
01/01/2026 - 30/06/2026	01/02/2026	$312.51	$24.10	$336.61
01/07/2026 - 31/12/2026	01/07/2026	$327.84	$25.55	$353.39
Total		**$640.35**	**$49.65**	**$690.00**

2. The fees are paid up until **31 Dec 2026**.

   Please note that should settlement occur on or after any due date, a further contribution fee will be due and payable plus an adjustment levy to align with the budget if an Annual General Meeting has taken place and an increase to the annual fees has been resolved by the Owners Corporation.

3. The present total of unpaid fees (including levies, miscellaneous charges and interests) is: **$0.00**.

4. The present total of unpaid Special Levies is $0.00 (plus penalty interest of $0.00).

5. The repairs, maintenance or other work or act which has been or is about to be performed which may incur additional charges which have not been included in the annual fees and special levy fees are:

   None known as of the date of this certificate.

6. The Owners Corporation has the following insurance cover:

   Please refer to Attachment 2: Owners Corporation Insurance Certificate of Currency

   Insurances maintained by the Owners Corporation strictly extend to the registered common property of the Owners Corporation.

7. The Owners Corporation has not resolved that members may arrange their own insurance under Section 63 of the Act.

   In accordance with the note under item 6, privately owned lots within this OC must seek their own insurance for their respective lot's building and its contents.

8. The total funds held by the Owners Corporation as at **15 Sep 2026** are:

Fund	Amount
Administrative Fund	$268,728.71
Maintenance Fund	$226,150.92
TOTAL	**$494,879.63**

9. The Owners Corporation **does not** have liabilities not covered by annual fees, special levies and repairs and maintenance as set out above. In the event of a budget shortfall and/or if there are insufficient funds held by the Owners Corporation to meet its operational expenses and/or any insurance policy premium, if required, a Special Levy will be raised based on the Lot Entitlement & Liability as registered on the Plan of Subdivision.

10. As of **15 Sep 2026** there is a total amount of **$157,066.67** of fees and levies owing to the Owners Corporation in arrears.

11. The Owners Corporation is party to any proceedings or aware of any notices or orders which may give rise to proceedings as follow:

    The manager is not aware of any legal proceedings as of the date of this certificate.

12. The Owners Corporation has granted contracts, leases, licences or agreements affecting the common property as follows:

    None as of the date of this certificate.

13. The Owners Corporation has made agreements to provide services to members and occupiers for a fee as follows:

    None known as of the date of this certificate.

14. Are there any notices or orders served on the Owners Corporation in the last 12 months that have not been satisfied?

    There are no notices or orders as of the date of this certificate.

15. The Owners Corporation have resolved to appoint Quantum United Management as the Owners Corporation manager.

16. No proposal has been made for the appointment of an administrator.

17. Any other information:

Vendors are to handover any/all access proximity swipe access cards to the Wyndham Waters Residents Leisure Centre facility that are currently in their possession (unless the current residential tenancy agreement is subject to transfer at settlement). Failure to provide these will result in the purchaser being required to purchase new access fobs.

IMPORTANT

As an owner within Wyndham Waters, there are various governing documents attached to your title requiring each owner to ensure the construction of their home complies with the Wyndham Waters Design Guidelines. Both Quantum and the owners corporation are not responsible for enforcing the Design Guidelines.

For further information refer to your contract of sale and/or sales agent.

18. The following attachments are linked to this certificate:

1. Annual General Meeting Minutes 2026
2. Model Rules
3. Owners Corporation Rules
4. Design Guidelines
5. Update Owner Details Form

All information provided within this certificate is correct to the best of our knowledge as of the date it has been issued and is strictly valid on its day of issue.

An update on this certificate will be provided (items 1 - 5) for a fee of $50.00 incl. GST within 60 days of the issue date. Once expired, an application must be made for a new certificate.

Content contained therein in this certificate may be subject to change without notice and furthermore, no other information given in relation to this certificate will be acknowledged as correct unless it is provided by the signatory. Quantum United Management Pty Ltd accepts no liability. Any additional information on prescribed matters can be obtained by inspection of the Owners Corporation register. An applicable fee to provide this service may apply.

Signed on behalf of PS509588A - Owners Corporation No 1 by:

Samantha Lim

Samantha Lim

Dated: 15 Sep 2026

In the capacity as Owners Corporation Manager pursuant to the instrument of delegation made by the Owners Corporation.

Quantum United Management Pty Ltd
ABN 69 202 124 813
Suite 12, Level 2, 100 Overton Road
WILLIAMS LANDING VIC 3027
Phone: 03 8360 8800
Email: **wyndhamwaters@quantumunited.com.au**

STATEMENT OF ADVICE AND INFORMATION FOR PROSPECTIVE PURCHASERS AND LOT OWNERS

SCHEDULE 3

Owners Corporations Regulations 2018 Regulation 17

What is an Owners Corporation?

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

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

How are decisions made by an Owners Corporation?

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

Owners Corporation rules

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

You should look at the Owners Corporation rules to consider any restrictions imposed by the rules.

Lot entitlement and lot liability

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

Further information

If you are interested in finding out more about living in an Owners Corporation, you can contact Consumer Affairs Victoria. If you require further information about the particular Owners Corporation you are buying into you can inspect that Owners Corporation's information register. Management of an Owners Corporation An Owners Corporation may be self-managed by the Lot Owners or professionally managed by an Owners Corporation Manager. If an Owners Corporation chooses to appoint a professional manger, 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.

Quantum UNITED
Redefining communities

21 April 2026

Annual General Meeting Summary Report of
Wyndham Waters Owners Corporation No.1 PS509588A

Hello Members - thank you to all of those that were able to attend the AGM held on our Online Zoom Platform at 6:00 pm on Thursday, 16th April 2026.

This summary report has been put together to provide an overview of the AGM information and key items that were discussed by members at the AGM. Enclosed you will find a copy of your AGM minutes, please review the minutes and if you have any questions feel free to contact the office of Quantum United Management.

All AGM documentation and these minutes will be available on the Wyndham Waters Community App.

ANNUAL ACCOUNTS

Quantum United Management prepared the Wyndham Waters Financial Statements as at 31 December 2025 and the financial accounts were audited by Stannard's Accountants and Advisors. The audited accounts are available on your Community App.

The accounts reflect a closing balance of $218,514.11 in the Administrative Fund and $247,550.41 in the Maintenance Fund.

OWNERS CORPORATION BUDGET

Budget 2026

The budget for the 2026 year is predominantly similar to the prior year with increases predominantly in cost line items related to inflationary affects overall.

Annual Fees

The budget reflects that the annual fees for a standard residential lot are proposed to increase by 2.5% meaning there will be a total increase of $16.78 per lot for the full year.

Adopted Fees 2026 Bi-Annual Levy Contribution (incl GST) per lot *based on 10 units of liability	
Pre-Issued OC Fees for 01/01/2026 - 30/06/2026	$336.61
OC Fees for 01/07/2026 - 31/12/2026	$353.39
Total Annual Levy Contribution *based on 10 units	$690.00

COMMITTEE

We would like to give a warm welcome to our elected Committee members for the current financial year, and we look forward to working with them moving forward to assist in the operations of your Owners Corporation and the Wyndham Waters Leisure Centre.

George Orfanidis	
Kenneth Wright	

A casual vacancy position of the 3rd committee member will also be filled in the first committee meeting of this financial year.

OWNER CONTACT DETAILS

It is important we have your current contact details on file, this will assist in ensuring that you receive all the email communications issued, as well as your Owners Corporation Fee Notices, and Annual General Meeting packs.

Please take the time to update your details, via the form on Quantum United Management's website, www.quantumunited.com.au by clicking on Update Members Details under the Resources tab, alternatively you may email the team at wyndhamwaters@quantumunited.com.au and advise of any changes.

If you have any further questions, please do not hesitate to contact me on 8360 8800 or via email at wyndhamwaters@quantumunited.com.au

Regards,



Samantha Lim
Client Manager
Quantum United Management
For and on behalf of OC No 1 PS509588A

NOTICE OF INTERIM RESOLUTIONS OF THE

ANNUAL GENERAL MEETING OF OWNERS CORPORATION
No.1 PLAN OF SUBDIVISION PS509588A1

This notice serves as notice as required under section 78 (2 &3) of the Owners Corporations Act 2006.

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 that meeting; or

c. if notice of a special general meeting is given within that 29-day period and the meeting is not 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 resolution cannot be acted on until the resolution is confirmed at that 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.

MINUTES OF THE ANNUAL GENERAL MEETING

OF OWNERS CORPORATION No. 1 PLAN OF SUBDIVISION PS509588A1 HELD ON

Date: 16/04/2026

Time: 6:00pm

Place: Online Zoom Platform

Meeting Opened at 6:03 pm

1. Attendances & Apologies

Lot Owner/s present & eligible to vote:

Lot 222	Yihan Pang
Lot 434	Abhiram Jayakumar
Lot 617	George Orfanidis
Lot 804	Brian Grieve
Lot 1435	Kenneth Wright

Also Present:
Samantha Lim- Client Manager, Peter Davies- Team Leader and Sarah Grixti- Client Manager Associate representing Quantum United Management Pty Ltd.

Apologies:
No apologies were received

2. Proxies

Owners represented by proxy & eligible to vote:
No proxies were received

3. Quorum & Entitlement to Vote
A Quorum was **not** achieved but the members agreed to proceed with the meeting in accordance with Section 78 of the Owners Corporation Act 2006, and that all decisions made will be interim decisions.

4. Chairperson of the AGM
Members present agreed to appoint Samantha Lim representing the Owners Corporation as the Chair of the Annual General Meeting.

5. Acceptance of Minutes
RESOLUTION: It was resolved that the Minutes of the previous Annual General Meeting held on Tuesday, 29th April 2025 be adopted as a true and correct record.

Motion carried

6. Reports

6.1 Manager's Report / Section 126 of the Owners Corporations Act 2006
Manager's Report was tabled.

6.2 Committee Report / Section 115 of the Owners Corporations Act 2006
Committee Report formed part of the Managers Report

6.3 Dispute Resolution Report / Part 10 of the Owners Corporations Act 2006
There were no disputes lodged under this section to report.

6.4 Maintenance Plan Report
The approved Maintenance Plan for Owners Corporation No.1 509588A1 is available to be viewed on your community app. It outlines projected expenditure across fifteen years, and the Maintenance Fund Fees required to be invoiced to set aside funds for this expenditure. Details on the forecast expenditure in 2026 and expenses during the financial year 2025 are outlined within the Manager's Report.

6.5 Safety Assessment Report
All members are liable for any liability events that occur on common property. Common property for O/C No.1 PS509588A1 is predominantly the Wyndham Waters Leisure Centre. Should there be an incident where there was a hazard that the O/C was aware of that caused an injury there may be a chance that the O/C (all lot owners) will be collectively liable. Further these areas are considered a workplace for any contractors that the O/C is responsible for so it is important the areas are maintained free of any risks where possible. As a result we recommend that the O/C carry out an annual Safety Assessment of the common property areas and further engage Life Saving Victoria to carry out annual Pool Safety Assessment.

RESOLUTION: It was resolved that the Owners Corporation have a Safety Assessment Audit of Common Property areas carried out as recommended by Quantum United Management and that the completed report be tabled with the appointed Committee for action.

Motion carried

7. Finance:

7.1 Annual Financial Statements for the period ending 31st December 2025 (enclosed)
RESOLUTION: It was resolved that the Owners Corporation adopt the Annual Financial Statements for the period 01 January 2025 to 31 December 2025

Motion carried

7.2 Owners Corporation Budget for the period 01 January 2026 to 31 December 2026 (enclosed)

RESOLUTION: It was resolved that the Owners Corporation adopt the Budget as tabled for the financial year 1 January 2026 to 31 December 2026 and to use its funds for all of the approved budgeted expenses.

Motion carried

7.3 Owners Corporation Fees
Note: The fee for the period 01/01/2026 to 30/06/2026 has been pre-issued based on the last year's budget. Following the approval of this year's budget the last bi-annual fees will be adjusted to reflect the new fees.

RESOLUTION: It was resolved that the Owners Corporation Fees be set as per the approved budget in the amount of $480,847.64 plus GST for the Administration Fund and $37,282.73 plus GST for the Maintenance Fund beginning 1st January 2026, and that these fees be set based on lot liability for both the Administration and Maintenance Funds and that these fees be payable bi-annually in advance on 1st January and 1st July each year.

Adopted Levy 2026 Bi-Annual Levy Contribution (inc GST) per lot *based on 10 units of liability	
Pre-Issued OC Fees for 01/01/2026 - 30/06/2026	$336.61
OC Fees for 01/07/2026 - 31/12/2026	$353.39
Total Annual Levy Contribution *based on 10 units	$690.00

Motion carried

7.4 Penalty Interest on Arrears
RESOLUTION: It was resolved that pursuant to section 29 of the Owners Corporation Act 2006 the Owners Corporation may charge interest at the maximum rate of interest payable under the Penalty Interest Rate Act 1983 on any money owed by a member to the Owners Corporation after the due date.

The current interest rate is 10.0%

Motion carried

7.5 Waiving of Penalty Interest on Arrears
RESOLUTION: It was resolved that the Owners Corporation delegates to the Manager the powers of the Owners Corporation to waive interest on arrears when finalising payment of arrears

Motion carried

7.6 Debt Recovery

The Owners Corporation will need to approve the commencement of fee recovery action at a competent court of jurisdiction against owners of lot/s with all outstanding amounts owed to the Owners Corporation. The action may include applications to VCAT/Magistrates Court, the engagement of the Sheriff, Summons to Oral Examination, garnishee of wages or bank accounts, bankruptcy action or foreclosure on assets.

Motion*: That the Owners Corporation instruct Quantum United Management to commence fee recovery action at a competent court of jurisdiction against owners of lot/s with unpaid Owners Corporation Fees that are equal to or above the annual Owners Corporation Fees.

**Please note there is amendment to the above motion.*

Amendment: *That the motion be amended to change "equal to or above the annual Owners Corporation Fees" to "equal to or above $1,000 of the Owners Corporation Fees".*

Moved: *Kenneth Wright*
Seconded: *George Orfanidis*

Motion carried

Amended Motion*: That the Owners Corporation instruct Quantum United Management to commence fee recovery action at a competent court of jurisdiction against owners of lot/s with unpaid Owners Corporation Fees that are equal to or above $1,000 of the Owners Corporation Fees*

RESOLUTION: It was resolved that the Owners Corporation instruct Quantum United Management to commence fee recovery action at a competent court of jurisdiction against owners of lot/s with unpaid Owners Corporation Fees that are equal to or above $1,000 of the Owners Corporation Fees.

Motion carried

7.7 Cost Recovery

RESOLUTION: It was resolved that the Owners Corporation may recover, as a debt due from the person or persons in default or breach, the costs, charges and expenses incurred by the Owners Corporation, (but excluding the personal time cost of any person acting in an honorary capacity including the Chairperson, or Committee member of the Owners Corporation) arising out of any default or breach, by any lot owner, or occupier of a lot, of any obligation under the Owners Corporation Act 2006 or the Owners Corporation Regulations 2018 or the Rules of the Owners Corporation.

Motion carried

8. Insurance:

8.1 Review of Current Insurance Cover:

RESOLUTION: It was resolved that the Insurance cover details for the Owners Corporation required by Division 6 of the Owners Corporation Act 2006 be noted, details of which are outlined below, and that the Owners Corporation approve the renewal of the policies on the renewal date noted below:

Public Liability Cover
Review and enter as per policy

Name of Company:	CHU Residential Strata
No. of Policy:	HU0006122888
Insured:	Wyndham Waters PS 509588A1

Buildings Covered:
Review and enter as per policy

Community Building (Leisure Centre)	$ 3,193,943
Common area Contents	$ 304,500
Loss of rent & Temporary Accommodation	$ 479.091
Liability to others	$30,000,000

Government Audit Costs & Legal Expenses

Government Audit Costs	$25,000
Appeal Expenses	$100,00
Legal Defence Expenses	$50,000

Catastrophe Insurance

Sum Insured	$958,182
Extended Cover- Loss of Rent & Temporary Accommodation	$142,727
Escalation in Cost of Temporary Accommodation	$47,909
Cost of Removal, Storage and Evacuation	$47,909
Voluntary Workers	
Death	$300,000/ $3,000 PW
Public Liability Policy	
Fidelity Guarantee	$250,000
Office Bearers	$5,000,000
Machinery Breakdown	$100,000

Renewal Date: 18/03/2027

Motion carried

STANDING DIRECTION (INSURANCE RENEWAL)
Members are advised that in order for Quantum United Management Pty Ltd to automatically renew the insurance policies applicable to the property a "Standing Direction" is to be provided to Quantum United Management Pty Ltd. The insurance policy will be renewed at the "suggested" rate of cover indicated as per the insurer's recommendation on the renewal notice or as per the value recommended of a Valuation Report.

The information provided to the members is deemed to be given as General Advice only.
Your PDS for this policy can be obtained from the community website at https://www.wyndhamwaters.com.au *by contacting our office, or one will be available to be viewed at the AGM.*

Please also review the financial services provided by the Manager as disclosed in the Quantum Financial Services Guide (FSG) attached to the AGM Pack.

9. Election of Owners Corporation 1 PS509588A1 Committee:
The current committee members are:

Andrew Janson Muneem Taher
Kenneth Wright Sharad Sharma
Mariusz Karbarz
George Orfanidis

9.1 Election of Owners Corporation Committee Members

Committee Member 1:

RESOLUTION: It was resolved that George Orfanidis is elected onto the committee of the Owners Corporation as passed by simple majority votes.

Motion carried

Committee Member 2:

RESOLUTION: It was resolved that Kenneth Wright is elected onto the committee of the Owners Corporation as passed by simple majority votes.

Motion carried.

Committee Member 3:

RESOLUTION: It was resolved that the Owners Corporation creates a casual vacancy onto the committee of Owners Corporation as passed by simple majority votes.

Motion carried

10. Election of Owners Corporation Chairperson

Pursuant to section 98(1) of the Owners Corporation Act, if an owners corporation does not have a committee, it **must** elect a member to be the Chairperson of the Owners Corporation.

RESOLUTION: It was resolved that the Owners corporation elect George Orfanidis to be the Chairperson of the Owners Corporation.

Motion carried

11. Other business:

Nil

12. Close of Meeting

Meeting closed at 6:42pm

Level 21, 150 Lonsdale Street
Melbourne VIC 3000

GPO 3208, Melbourne VIC 3001

Renewal Schedule

CHU Residential Strata Insurance Plan

Policy Number	**HU**0006122888
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
The Insured	OWNERS CORPORATION PLAN NO. PS 509588A
Situation	2-8 WETLANDS BOULEVARD WILLIAMS LANDING VIC 3027
Policy Period	18/03/2026 to 18/03/2027 at 4:00pm

Sections

Section 1 – Insured Property

Building: $3,193,943
Common Area Contents: $304,500
Loss of Rent & Temporary Accommodation (total payable): $479,091
Lot Owners' Fixtures and Improvements (per lot): $250,000

Optional Extensions:
Catastrophe Insurance Sum Insured: $958,182
- Extended Cover - Loss of Rent & Temporary Accommodation: $143,727
- Escalation in Cost of Temporary Accommodation: $47,909
- Cost of Removal, Storage and Evacuation: $47,909

Machinery Breakdown: $100,000
Lot Owners' Contents inclusion (per lot): Not Selected

Section 2 – Liability to Others

Sum Insured: $30,000,000

Section 3 – Voluntary Workers

Death: $300,000
Total Disablement: $3,000 per week

Section 4 – Fidelity Guarantee

Sum Insured: $250,000

Section 5 – Office Bearers' Legal Liability

Sum Insured: $5,000,000

Section 6 – Government Audit Costs and Legal Expenses

Government Audit Costs: $25,000
Appeal expenses – common property health & safety breaches: $100,000
Legal Defence Expenses: $50,000

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070, AFSL 243261) on behalf of the insurer: QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).

Flood Cover is included.

Excesses

Section 1 – Insured Property
Standard: $2,000

Optional Extensions – Excesses
Machinery Breakdown
Standard: $500

Section 2 – Liability to Others

Other excesses payable are shown in the Policy Wording.

Premium

Base Premium	$4,883.02
Levies	$0.00
GST	$508.30
Stamp Duty	$537.15
Admin Fee	$200.00
Total Payable	**$6,128.47**

COVERFORCE COMPLETE	
Commission	$0.00
Commission GST	$0.00
Net Payable	$6,128.47

Date of Issue 05/03/2026

Refer to **Important Information** below for excess descriptions and confirmation of cover. Please refer to your Product Disclosure Statement and Policy Wording QM562-0725 for further terms and conditions that apply.

Important Information

Confirmation of cover

The cover provided by this schedule forms part of your contract of insurance and is in force for the Period of Insurance shown. Cover is subject to the policy terms, conditions, limitations and exclusions. Please refer to your policy document and PDS.

Your duty when you renew your policy

This document sets out the information we hold about you, your property and your policy.

By law, you must take reasonable care not to make a misrepresentation. This means before renewal, you must review this information and tell us if anything is wrong or if there have been any changes. Some types of changes may impact our offer of renewal terms.

If we do not hear from you and you renew your policy, this means you agree that the information you have previously provided to us is correct and that nothing has changed.

If you do not tell us about anything that has changed, or if any of the information is misleading, incomplete, inaccurate or fraudulent we may reduce or not pay a claim, cancel your policy or treat it as if it never existed.

If anything is unclear, please contact us.

Excesses – explanatory notes

Whenever an Excess and amount is shown in the Schedule or Policy Wording, You must pay or contribute the stated amount for each claim You make against the Insured Event.

Water Damage Excess

The following Excess will apply to Section 1 – Insured Property for loss or damage caused by:

a. Damage from bursting, leaking, discharging or overflowing of tanks, apparatus or pipes
b. Rainwater

The additional Excess payable will be shown on Your Policy Schedule.

Other excesses apply. These are listed on your Policy Schedule or described in the Policy Wording.

Model rules for an owners corporation

1. Health, safety and security

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

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

1.2 Storage of flammable liquids and other dangerous substances and materials

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

(2) This rule does not apply to—

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

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

1.3 Waste disposal

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

1.4 Smoke penetration

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

1.5 Fire safety information

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

2. Committees and sub-committees

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

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

3. Management and administration

3.1 Metering of services and apportionment of costs of services

(1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.

(2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.

(3) Subrule (2) does not apply if the concession or rebate—

(a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or

(b) is paid directly to the lot owner or occupier as a refund.

4. Use of common property

4.1 Use of common property

(1) An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.

(2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for the owner or occupier's own purposes as a garden any portion of the common property.

(3) An approval under subrule (2) may state a period for which the approval is granted.

(4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.

(5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.

(6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

(7) The owners corporation may impose reasonable conditions on a lot owner's right or an occupier's right to access or use common property to protect the quiet enjoyment, safety and security of other lot owners, including but not limited to imposing operating hours on facilities such as gymnasiums and swimming pools.

4.2 Vehicles and parking on common property

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

(a) to be parked or left in parking spaces situated on common property and allocated for other lots; or

(b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or

(c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

4.3 Damage to common property

(1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.

(2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.

(3) An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.

(4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.

(5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

5. Lots

5.1 Change of use of lots

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

Example

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

5.2 External appearance of lots

(1) An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.

(2) An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.

(3) The owners corporation cannot unreasonably prohibit the installation of sustainability items on the exterior of the lot, including by prohibiting the installation of a sustainability item only on aesthetic grounds.

(4) The owners corporation may require that the location of a sustainability item, or the works involved in installing a sustainability item, must not unreasonably disrupt the quiet enjoyment of other lot owners or occupiers or impede reasonable access to, or the use of, any other lot or the common property.

(5) The owners corporation may impose reasonable conditions on the installation of a sustainability item on the exterior of the lot related to the colour, mounting and location of the sustainability item provided that these conditions do not increase the cost of installing the sustainability item or reduce its impact as a sustainability item.

5.3 Requiring notice to the owners corporation of renovations to lots

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

6. Behaviour of persons

6.1 Behaviour of owners, occupiers and invitees on common property

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

6.2 Noise and other nuisance control

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

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

7. Dispute resolution

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

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

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

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

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

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

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

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

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

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

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

WYNDHAM WATERS BODY CORPORATE RULES

RULES OF BODY CORPORATE NO. PS 509588A

1. INTERPRETATION OF THESE RULES

The Wyndham Waters Body Corporate Rules are to be interpreted having regard to the following objectives of the Developer:

1.1 maintaining and enhancing any landscaping for which the Body Corporate is responsible;

1.2 protecting and improving the investment of each Member;

1.3 maintaining and enhancing Common Areas for which the Body Corporate is responsible for the benefit of all Members;

1.4 ensuring the Body Corporate has the ability to provide services to its Members consistent with the quality of the Development; and

1.5 empowering the Developer to act on behalf of all Members to achieve all of the above, until such time as the Developer ceases to be the owner of a Lot on the Plan of Subdivision and any land in the Development.

2. DEFINITIONS

In these Rules, unless the context otherwise requires, the following definitions apply:

Body Corporate means the Body Corporate created by the Plan of Subdivision;

Builder's Site Refuse Guidelines means the guidelines for disposal of all building refuse on all Lots on the Plan of Subdivision as amended from time to time by the Wyndham Waters Design Review Committee established for the purposes of achieving the expressly stated objects of these Rules;

Common Area means the land designated as Common Property on the Plan of Subdivision;

Developer means Urban Property Corporation (Wyndham Waters) Pty Ltd ACN 095 182 059 as the original owner of the Lots on the Plan of Subdivision or its assignee or transferor;

Development means the development known as 'Wyndham Waters' as it exists from time to time;

Frontage means all of the land on that part of a lot which is forward of a Residence and is visible to the public;

Lot means any lot on the Plan of Subdivision;

Member means a member of the Body Corporate, being a person who is an owner of any Lot on the Plan of Subdivision;

Occupiers means any person who resides with the consent of a Member at a Residence on a Lot;

Plan of Subdivision means plan of subdivision PS509588A the registration of which will create the Body Corporate, including any subsequent stages or subdivision to be incorporated into the Plan of Subdivision;

Recreational Facilities means any facilities erected by the Developer on the Common Property for the use of all Members;

Regulations means the *Subdivisions (Body Corporate) Regulations* 2001 as they may be amended from time to time;

Relative means a relative as defined in Section 3 of the *Duties Act* 2000;

Residence means one permanent non transportable private residence;

Rules means the Wyndham Waters Body Corporate Rules as they exist from time to time;

Settlement Date means the date of transfer of any Lot to any Member by the Developer; and

Total Floor Area includes the external walls of the Residences but excludes garages, verandahs balconies and other enclosed areas separate to the main Residence;

Wyndham Waters Design Review Committee means a panel appointed by the Developer and comprising of representatives of the Developer and a qualified architect for the purposes of assessing compliance by Members with the Wyndham Waters Design Guidelines.

Wyndham Waters Design Guidelines means the design, development and use controls for all Lots on the Plan of Subdivision as amended from time to time by the Wyndham Waters Design Review Committee for the purposes of achieving the expressly stated objects of these Rules;

Wyndham Waters Body Corporate Rules means the Body Corporate Rules for the Body Corporate created by the Plan of Subdivision;

Works means the construction of a Residence or other structure on a Lot which will be visible to the public as well as any structural or cosmetic alterations to a Residence or any other structure which will be visible to the public.

3. CONSTRUCTION OF A RESIDENCE ON A LOT

3.1 Commencement of Construction of a Residence

The Member must commence construction of a residence on the land within 2 years of the settlement date of the contract of sale between the Developer and the first purchaser of the lot (whether or not that first purchaser is the Member).

3.2 Complete Construction of a Residence

3.2.1 Each Member must complete construction of a Residence on each Lot owned by that Member within one year from the commencement of the construction of the residence.

3.2.2 Each Member must:

3.2.2.1 install permanent window furnishings in the Residence; and

3.2.2.2 erect fencing around the Lot subject to the requirements of these Rules and the Wyndham Waters Design Guidelines.

within 3 months of the issue of a certificate of occupancy for the construction of the Residence

3.2.3 Each Member must construct a driveway leading from the Residence to the road prior to the occupation of the Residence by the Member.

3.3 No Development other than a Residence

A Member must not develop the Lot for any purpose other than for one Residence with a garage and any necessary outbuildings and improvements.

3.4 Nature of the Residence Constructed

Each Member must ensure that the Residence constructed on a Lot complies with the Wyndham Waters Design Guidelines.

3.5 No Works Without Approval of Plans and Specifications

A Member must not commence any Works on a Lot unless and until the Plans and Specifications of such Works have been submitted to and approved of in writing by the Wyndham Waters Design Review Committee in accordance with the Wyndham Waters Design Guidelines.

3.6 Wyndham Waters Design Guidelines

The Member must ensure that all Works on a Lot comply with the Wyndham Waters Design Guidelines.

3.7 Builder's Site Refuse Guidelines

Each Member must ensure that the builder of a Residence on that Member's Lot complies with the Builder's Site Refuse Guidelines.

3.8 Regular Inspection of Works

Each Member must allow a representative of the Wyndham Waters Design Review Committee to conduct inspections of any Works on a Lot for the purpose of ascertaining compliance with the approved plans and specifications for the Works and with any of the Rules.

4. INSTALLATION OF AMENITIES ON A LOT

4.1 Restrictions on Car Parking

Each Member must not park, cause or permit to be parked any commercial vehicle, boat caravan or trailer on a Lot, or within the vicinity of a Lot which is visible to the street for any period of time greater than four consecutive hours.

4.2 No Vehicle Repairs

Each Member must not carry out or cause to be carried out on a Lot, road or any other land in the vicinity of a Lot, any dismantling, assembly, repairs or restorations of vehicles unless carried out in an area on the Lot which is screened from public view.

4.3 No Signs

4.3.1 Each Member must not erect or display any sign, hoarding or advertising of any description whatsoever on a Lot, including a 'For Sale' sign unless the prior written consent in writing of the Body Corporate has been obtained.

4.3.2 Rule 4.3.1 will not apply in respect of any Member who wishes to erect a "For Sale" sign on a Lot on which a Residence has been completed.

4.4 Fencing of a Lot

Each Member must not:

4.4.1 construct any fence other than a fence which complies with the Wyndham Waters Design Guidelines;

4.4.2 construct any fence at the Frontage of any Lot;

4.4.3 on any Lot with boundaries adjoining more than one road or a lot adjoining a road and a reserve (corner lot), construct any fence on any boundary facing the road or a reserve;

4.4.4 allow any fence to fall in a state of disrepair;

4.4.5 remove the whole or any part of the fence erected by the Developer to create any form of access from the road other than to provide temporary access to builders of a dwelling on the Lot, after which the Member must reinstate the fence to the state that it was in prior to the removal;

4.4.6 make any claim against the Developer or Body Corporate for any contribution to the cost of erecting any dividing fences or walls pursuant to the provisions of the *Fence Act* 1968 including any sums for liability which the Developer or Body Corporate (whether or not it is aware of any) have incurred with any adjoining owners.

4.5 Rubbish Disposal Containers and Rubbish Accumulation

Each Member must ensure that:

4.5.1 any rubbish disposal container on the Lot is not visible to the public except on days designated for rubbish collection; or

4.5.2 rubbish does not accumulate in areas visible to the public.

5. OF A LOT

5.1 Each Member must ensure that Proper Landscaping is carried out on the Frontage of a Lot and that such landscaping is maintained to a standard acceptable to the Body Corporate.

5.2 "Proper Landscaping" in Rule 5.1 means:

5.2.1 in relation to all lots other than those originally used for the purpose of a display home:

5.2.1.1 fine grading and shaping of the garden bed and lawn areas;

5.2.1.2 cultivation of existing soil in the garden beds to a 200mm depth, the addition of imported topsoil and fertiliser to the garden beds and the covering of the garden beds with pinebark or similar mulch;

5.2.1.3 the installation of 100mm X 25mm rough sawn treated pine timber edging along the perimeter of the garden beds;

5.2.1.4 the supply of at least 20 shrubs and the installation of those shrubs in the garden beds;

5.2.1.5 the supply and installation of instant turf to the lawn area; and

5.2.1.6 the supply and installation of a single manual sprinkler system to be operated from a tap in the front garden area having:

(a) two sprinklers in the lawn area; and

(b) a watering system in the garden bed area; and

5.2.2 in relation to those lots originally used for the purpose of a display home, landscaping approved by the Developer or the Wyndham Waters Design Committee and of a standard consistent with the quality of the Development.

5.3 Recreational Facilities

Each Member must ensure that in utilising the Recreational Facilities in the Development:

5.3 that the Member's guests only use the Recreational Facilities if accompanied by a Member or an Occupier;

5.4 that children below the age of 13 years are not in or around the gymnasium unless accompanied by an adult Member or Occupier exercising effective control over them;

5.5 that alcohol is not taken into or consumed around the Recreational Facilities without the prior consent of the Body Corporate;

5.6 that no Member or Occupier or guest of an Occupier or Member behaves in a manner in the vicinity of the Recreational Facility which interferes with the use and enjoyment of those Recreational Facilities by any other person; and

5.7 that each Member and Occupier obeys any lawful direction given to them by the Body Corporate.

6. RECREATIONAL FACILITIES' RULES

6.1 The Body Corporate can make rules relating to the use of the Recreational Facilities on the condition that those rules are not inconsistent with these Rules.

6.2 A breach of any rules made by the Body Corporate pursuant to Rule 7.1 will be taken to be a breach of these Rules.

7. PROVISION OF SERVICES AND LEVIES

Each Member of the Body Corporate agrees that:

7.1 the Body Corporate will provide the following services:

7.1.1 the repair and maintenance of landscaping within the Plan of Subdivision which the Body Corporate is responsible for or as agreed to by the Body Corporate with the relevant authorities or the Developer;

7.1.2 the maintenance and repair of the Recreational Facilities;

7.1.3 any other service or facility provided by the Body Corporate for the benefit of the Members;

which is consistent with the objectives of these Rules;

7.2 the amount of the annual Body Corporate Fees which are payable by each Member will be established at each Annual General Meeting of the Body Corporate;

7.3 the Developer will not be responsible for the payment of any Body Corporate charges in respect of any Lots on the Plan of Subdivision and any Lots owned by the Developer will not be levied with such Body Corporate Charges for the period of the Developer's ownership of the Lot on the basis that any Lot in the ownership of the Developer is under-

developed and does not benefit from any services provided by the Body Corporate for so long as the Lot remains in the ownership of the Developer.

8. MEMBERS CONSULTATIVE COMMITTEE

8.1 Subject to Rule 8.4, the Developer may appoint a committee of Members (the Members' Consultative Committee) comprising of three Members with whom the Developer must consult in respect of issues arising from time to time out of the Rules, including the enforcement of the Rules and any proposed changes to the Rules.

8.2 Each Member of the Members' Consultative Committee is appointed for a 12 month period or such lesser period as the Developer determines and is eligible for reappointment.

8.3 Subject to Rule 8.4, if a Member of the Members' Consultative Committee ceases to be a committee member, the Developer is entitled to appoint successors from time to time.

8.4 The Members' Consultative Committee will cease to exist when the Developer is no longer registered and no longer entitled to be registered as proprietor of one or more of the Lots on the Plan of Subdivision.

9. GRANT OF PROXY AND ATTORNEY

9.1 Each Member of the Body Corporate must (if the Member has not already done so or if called upon by the Developer to do so) immediately do the following:

9.1.1 grant to the Company Secretary for the time being of the Developer or such other named person as is nominated by the Developer from time to time a proxy to vote at meetings of the Body Corporate exercisable from the Settlement Date in the form prescribed by the Regulations;

9.1.2 renew the grant of proxy under Rule 9.1.1 when the grant lapses or when requested to do so by the person to whom the proxy has been granted and the Member acknowledges that the Company Secretary will exercise the power granted to it under this Rule 9 to fulfil the Member's obligations under this Rule 9.1.2;

9.1.3 grant to the Company Secretary for the time being of the Developer or such other named person as is nominated by the Developer from time to time (**Attorney**) an irrevocable, sole and enduring power of attorney (**Power of Attorney**) exercisable from the Settlement Date until the Developer is no longer registered and is no longer entitled to be registered as proprietor of one or more of the Lots on the Plan of Subdivision or any land in the development known as Wyndham Waters on terms that:

9.1.3.1 the Member irrevocably appoints the Attorney as his sole and enduring attorney with power to do all matters or things of every kind and nature which the Member could do as a member of the Body Corporate (**Power of Attorney**);

"

9.1.3.2 the Member ratifies and agrees to ratify everything done or caused to be done by the Attorney under the Power of Attorney;

9.1.3.3 the Member indemnifies each Attorney on demand against each claim, action, proceeding, judgement, damage, loss, expense or liability incurred or suffered by or brought or made or recovered against the Attorney in connection with the exercise of any of the powers and authorities conferred by the Power of Attorney; and

9.1.3.4 the Member agrees and acknowledges that the Attorney may do all matters or things necessary to appoint the Attorney or any other named person as may be nominated by the Attorney as the proxy of the Member to vote at meetings of the Body Corporate if;

(a) the Member has failed to properly appoint the Attorney as its proxy on the Settlement Date and each anniversary of the Settlement Date; or

(b) the proxy has expired by operation of the Regulations or by any other means.

9.2 So long as the Developer is registered or entitled to be registered as proprietor of one or more Lots or any land in the Development known as Wyndham Waters, a Member must not without the written consent of the Body Corporate:

9.2.1 amend or cast any vote in favour of amending the rules of the Body Corporate;

9.2.2 exercise any of the rights, powers or privileges granted or accruing to the Member as a Member of the Body Corporate in any way prejudicial to the interests of the Developer.

9.3 The Member indemnifies its Attorney on demand against any claim, action, proceeding, judgement, damage, loss, expense or liability incurred or suffered by or brought or made or recovered against the Attorney in connection with the exercise of any of the powers or authorities by the proxy or attorney granted in accordance with these Rules.

9.4 A Member and the Developer must promptly execute and deliver all documents and take all other action necessary or desirable to effect, perfect or complete the transactions contemplated by these Rules.

9.5 The Member must ensure that any agreement to transfer a Lot or any interest in a Lot must provide for the transferee to grant a proxy and an attorney to the Developer on the same terms on which the Member acquired the Lot or if no such relevant terms exist then on substantially the same terms as in this Rule .9 with whatsoever amendments made as are necessary to ensure that the intention of this Rule 9 is satisfied.

10. NON COMPLIANCE WITH THESE RULES

10.1 If a Member has refused or failed to carry out repairs, maintenance or other works to the Member's Lot in breach of these Rules, the Member agrees that:

10.1.1 the Body Corporate may serve the Member with a notice requiring the Member to carry out the necessary repairs, maintenance or other works; and

10.1.2 the Member does not comply with the Notice to the satisfaction of the Body Corporate within 28 days after the service of the Notice, the Member must allow the Body Corporate, its employees, contractors or agents to enter the Lot and rectify the non-compliance.

10.2 The Body Corporate may institute legal proceedings:

10.2.1 if a Member breaches a rule in these Rules other than a rule to which Rule 10.1 relates; or

10.2.2 if a Member fails to comply with a Notice served under Rule 10.1 within 28 days after the service of the Notice, the Body Corporate may take action in a Court of competent jurisdiction to compel the Member to comply with these Rules.

Deleted: 10.1

Deleted: 10.1.1

10.3 The Member must pay to the Body Corporate any charges incurred by the Body Corporate relating to any non compliance including, without limitation administrative costs, legal costs and the cost of any works performed to rectify any non compliance which (until paid) are and will be a charge on the Lot;

10.4 The Member must accept a certificate signed by the secretary of the Body Corporate as prima facie proof of the costs and expenses incurred by the Body Corporate relating to the Member's non compliance with these Rules.

10.5 The Member must pay interest at a rate of 2% below the rate prescribed under the Penalty Interest Rates Act 1983 on outstanding fees and charges set under Regulation 202(1)(a) or (b) until they are paid.

10.6 Any payments made for the purposes of these Rules will be appropriated first in payment of any interest and any unpaid costs and expenses of the Body Corporate and then be applied in repayment of the principal sum.

10.7 Any costs incurred by the Body Corporate relating to the non compliance of a Member for costs incurred in the performance of a services to that Member.

11. AMENDMENT OF RULES

Each Member acknowledges that the Developer and/or the Body Corporate has the power to amend these Rules prior to and subsequent to the Settlement Date and hereby authorises the Developer and/or the Body Corporate to make any such amendments provided that they are consistent with the overall objectives of these Rules.

Schedule 1

Builder's Site Refuse Guidelines

1. All Members have an obligation to ensure that the Wyndham Waters Development remains tidy.

2. Without limitation of each Member's obligation under guideline 1, each Member must ensure that at the time of construction of a Residence or associated structures on a Lot;

   2.1 All building materials must be stored in the Lot boundaries and no building materials are permitted to be stored on the nature strip of a Lot;

   2.2 Builders must provide a bin on each Lot for the storage of all site refuse generated by that Lot and keep all such site refuse within such a bin;

3. The Wyndham Waters Review Committee will impose a non littering requirement as a standard clause of any approval granted by the Wyndham Waters Design Review Committee in respect of building works whereby each builder will be required to be diligent in the control of all site litter.

4. A Member must ensure compliance by any builder with any litter notice issued by or on behalf of the Body Corporate specifying breaches of these builder's site refuse guidelines.

5. Each Member must ensure that it informs any builder of a Residence or associated buildings on its Lot of the contents of the Builder's Site Refuse Guidelines.

Schedule 2

Wyndham Waters Design Guidelines

WYNDHAM WATERS

DESIGN GUIDELINES

INTRODUCTION

The developer of Wyndham Waters has prepared these guidelines to ensure that your dwelling and garden and your neighbour's dwelling and garden complement each other and in turn, add value to each property.

In fact, the developer has been driven from day one by the need to preserve and protect the investment of every person that purchases an allotment within Wyndham Waters, as well as creating a very special place that can be called home. These goals can be achieved by the imposition of these Design Guidelines which are aimed at creating an environment filled with contemporary architecture, lushly landscaped grounds, tree lined streets, boulevards and crescents.

Wyndham Waters will include a central lake with a perimeter of over 2.2 kilometres in length that will perform an environmental function through the ingenious filter garden system that has been carefully researched and designed to ensure optimum functionality. The filter garden system will filter stormwater before it leaves the site. Streets will be aligned with the innovative swale drainage system that represents cutting edge infrastructure and makes water filtration and preservation a priority. Together with large areas of open space, Wyndham Waters is the ideal environment to live it up and enjoy life.

Ongoing maintenance is also seen as a priority for the developer of Wyndham Waters. The creation of a Body Corporate which will maintain the leisure facility is considered to be the most effective way of maintaining a high level of presentation and quality. Wyndham Waters will set new standards, both in terms of landscaping appeal and maintenance.

Wyndham Waters is within easy reach of new retail precincts, entertainment facilities, hospitals and schools.

In short, Wyndham Waters will be an exclusive oasis of bringing purchasers a lifestyle not yet experienced in this market.

Please read these Guidelines carefully and note that there are a number of the Guidelines that are applicable to lots with special size and location or characteristics. Some of these Guidelines are also reflected in restrictive covenants on your title. Your solicitor or conveyancing company will be able to advise you on the covenants that have been included in the best interests of both yourself and your neighbour.

The Guidelines do not replace the normal regulation regulations *Planning and Environment Act* or the *Building Control Act.*

Body Corporate

The Body Corporate will be fully responsible for providing the maintenance of common property including the leisure facility, entrance features and any other ornamental or decorative features at Wyndham Waters.

The Body Corporate will provide all members with the peace of mind that the quality of Wyndham Waters is maintained now and in the future. Your investment will be protected by Body Corporate rules registered on your title and by these guidelines.

These measures have been implemented to ensure that Wyndham Waters is maintained to a high quality, which in turn protects and improves the investment of each resident.

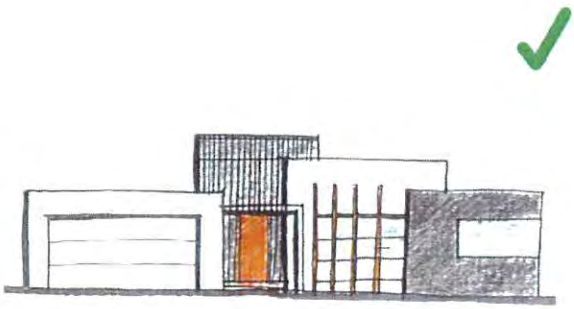
The Body Corporate will:

- ensure each allotment is developed in accordance with these design guidelines;
- provide for landscaping and maintenance of the common property;
- provide for repairs and maintenance of Body Corporate property;
- ensure all residents maintain their properties appropriately including ensuring that front yards are landscaped and tidy;
- controlling of signage.

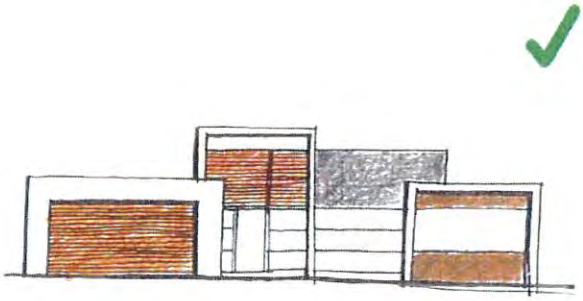
The body corporate fee will be $400 per annum payable (plus GST) in quarterly instalments and subject to an annual review. However, a moratorium on fees will be provided until the 1st January 2006.

Influence Of Homes Will Be Of Nature

















WARNING

If you purchase at Wyndham Waters you will have a continual obligation to comply with these guidelines. The Vendor and your neighbours may have a legal right to financial compensation if you do not abide by these guidelines.

APPROVAL PROCESS

Gaining Approval

Approval is required from the Design Review Committee for the construction of new houses, garages, fences and any other structures on any allotments within Wyndham Waters.

An application for approval by the Design Review Committee must include two (2) A3 copies of each of the following:

- a Site Plan at minimum 1:200 scale, showing setback dimensions for all buildings, total footprint and floor areas, vehicle crossover and driveway;
- floor Plans at minimum 1:100 scale, showing key dimensions and window positions and roof plan;
- all elevations at minimum 1:100 scale, indicating building heights, roof pitch(es), eave depths and all external building equipment (eg: pergolas, BBQ areas);
- all external finishes and colours;
- an Energy Rating Assessment if the house design does not conform with the energy efficiency standard minimum of 4 Star; and
- all other relevant information regarding the application for design approval to allow a complete assessment of the documents against the criteria in these Guidelines.

All drawings should be to a conventional scale and all plans should contain a north point.

The Design Review Committee will assess all designs and either provide a notice of approval or specify how the design does not conform with the guidelines. Designs that substantially comply with the guidelines may be given a notice of approval with conditions requiring the rectification of minor issues. In any case, the Committee may make suggestions intended to improve the design. The Committee will use its best endeavours to assess proposals in the shortest possible time and generally within 21 days of receipt of a fully completed application.

The Project Management Team will then monitor the progress of the works to ensure that they conform with the approved design.

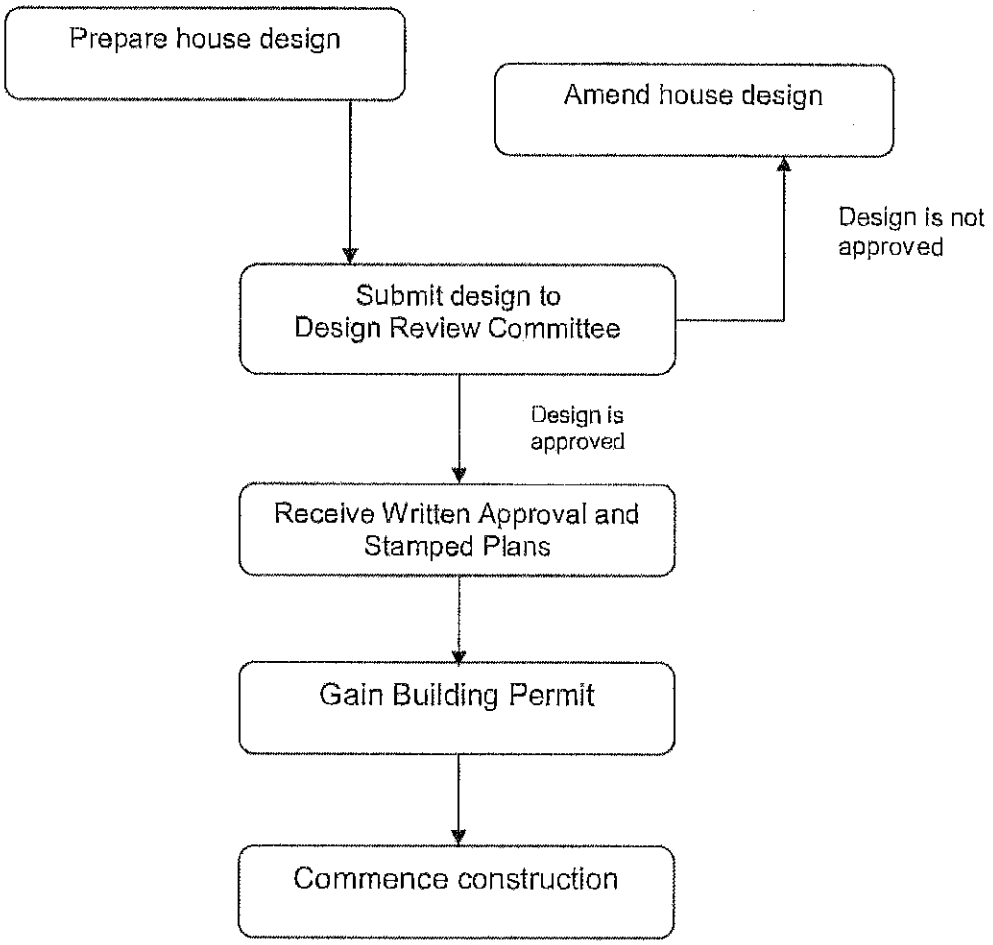
Design Of House And Building Applications

Two houses of the same front facade must not be built within 5 house blocks on either street frontage side of the subject property or on the blocks opposite. This provision will not apply to integrated housing developments or terrace allotments where lot sizes are less than 399m^2 .

All requests for informal comment from the Design Review Committee or other queries should be directed to Shelton Finnis Pty Ltd.

Unless otherwise advised, applications should be addressed to:

Wyndham Waters Design Review Committee
C/- Shelton Finnis Pty Ltd.
Suite 4, 31 Chessell Street,
SOUTH MELBOURNE VIC 3205



Dwelling Heights

The maximum building height is 9 metres.

Dwelling Heights

The minimum size home excluding garages, verandahs and balconies to be built on a home site varies depending on the size of the home site. Please use the table below to understand your minimum required home size.

Size of Site M^2	Minimum Home Size	
	M^2	Squares
200 – 399	140	15.06
400 – 550	165	17.76
551+	180	19.37

YOUR HOME

Position on your Site

Each dwelling must be located to respect the relevant siting conditions and setbacks. Each dwelling should be designed to maximise the advantage of the natural characteristics of the home site for example, vegetation, sun angles, views, prevailing breezes, relationship to the street or open space, any open water body and adjoining properties.

Your Neighbour's Privacy

You should carefully consider the overlooking and overshadowing of your neighbour's homes. Where necessary your Architect / Builder is to provide the required documentation to ensure compliance with ResCode.

The Design Review Committee may request preparation of a shadow diagram or overlooking diagram.

Note: Your Architect/Building Designer will explain more fully the need for shadow and/or overlooking diagrams should they be requested.

Setbacks from front boundary

200 – 399m^2	4 metre setback (excluding terrace allotments)
All allotments above 400m^2	5 metre setback

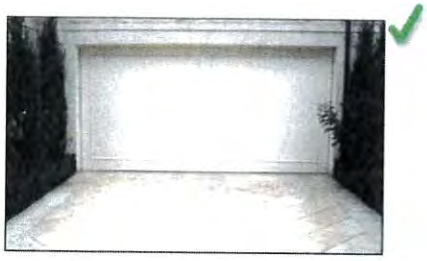
An increase in setback must have the approval of the Design Review Committee.

Garages

The design of your home must allow for lock-up car accommodation. Covered accommodation for at least one vehicle must be provided. This must be in the form of a garage, which can be located under the main roof of the dwelling.

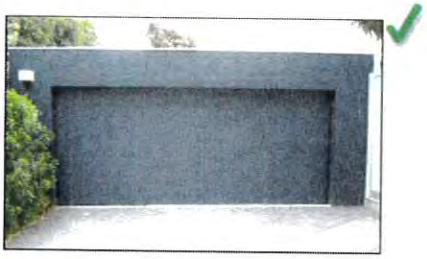
To avoid garage dominance where possible, the garage should be integrated into the house structure. The garage should preferably be set behind the house frontage or with a maximum 2m projection from the house. The 2m projection shall be measured from the building wall line and not from the verandah or porch.

All garages will display a minimum slimline garage door. Roller doors will not be permitted.











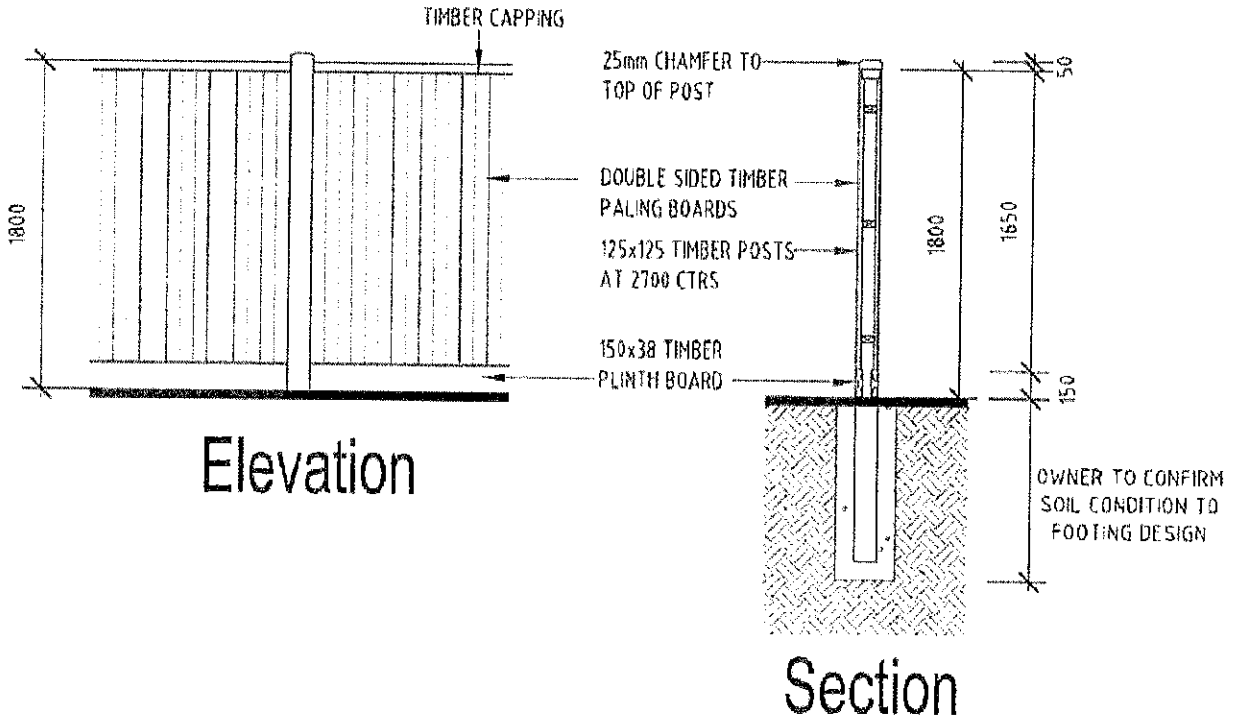
Fencing

The fencing to your home and that of your neighbour will affect the overall aesthetics of Wyndham Waters. The detail of all perimeter and internal fencing is to be included in your plans and building application. Dividing fences (excluding fencing to side streets) will only be constructed of timber, with timber capping and exposed posts and double sided paling. The paling must be 100mm by 10mm in size. All perimeter fencing must be completed prior to occupation of the dwelling.

The Developer of Wyndham Waters will be erecting on all corner allotments, at no expense to the Purchaser, fencing that may consist of brick, brush or other specified designed material chosen by the Vendor. This will be the only fencing allowed to remain on the side boundary of any allotments facing a side street or reserve.

Boundary and side fencing between adjoining allotments must be 1.8 metres in height.

Fencing is to finish at least one metre behind the building line of the house to highlight your home and not the fence.



Front Fencing

Front fencing shall not be permitted on the front boundary or anywhere within the front yard. An alternative method of defining the edge of your property is the use of hedges, which should be in the order of 1.2 metres in height on maturity.

Temporary front fencing will be allowed for display builders during the life of any Display Village.

Driveways

Only one driveway will be permitted to each home site. The driveway shall have a minimum width of three (3) metres at the street boundary of an allotment and shall be no wider than the total width of the garage.

There should be at least 500mm of screen planting between driveways and side boundaries.

Driveways from the front allotment boundary to the face of the garage must be fully constructed prior to occupation.

Approved finishes for driveways include:

- Coloured Concrete
- Exposed Aggregate Concrete Finish
- Masonry / Paving

Stamped Pattern Concrete will not be allowed

Examples Of Design - Photos Of Approved And Non Approved







Signs

Signs and hoardings, advertising of products and businesses, including "Land for Sale" signage will not be permitted on residential allotments, apart from those erected by the Developer or its agent. "House for Sale" signage is permitted, subject to the Body Corporate Rules.

Builder identification signs are permitted (up to 0.6sq.m. i.e. 20cm x 30cm) where they are required on allotments during construction. These signs must be removed at the completion of construction .

Approved Display Village and Developers' marketing signage are excluded from the above guideline.

ANCILLARY STRUCTURES – ANTENNAE – SATELLITE DISHES – SOLAR WATER HEATERS

Air Conditioners

Roof, wall and window mounted air conditioning units will not be permitted where they are visible from the street or public areas, for example the lake and parklands. Air conditioners should be located below the eaves line and screened from public view and where appropriate, be fitted with noise baffles. If above the eaves, air conditioning units shall be of a low profile and painted to match the colour of the roof. The height of the air conditioning unit is to be no higher than roofing ridgeline.

Television/Antennae and Satellite Dishes

Only internal roof antennae will be permitted.

Satellite dishes should only be erected once approval has been granted by the Body Corporate Committee.

Solar Water Heaters

Solar heating panels shall be located on roof planes where they are not visible from public areas. The Design Review Committee will consider solar panels visible from public areas where locating such a panel away from public view is inconvenient or impossible. In such a case, whether a visible panel can be installed will be assessed on its merits with regard to scale, form and colour. Solar collector panels should be supported on the roof.

Roof Pitch and Building Materials

To ensure a balanced appearance of homes throughout Wyndham Waters, the following conditions will apply:

- combinations of pitched roofs and flat roofs will be assessed on their merits;
- varying architecturally designed roofs will be encouraged;
- non-reflective material must be used.

External walls (excluding windows) to be constructed of no less than 50%:

- brick; or
- masonry veneer; or
- other approved texture coated material.

Outbuildings and External Structures

Approval is required for all outbuildings and internal structures such as storerooms, garden sheds, pergolas, swimming pools and spas. The design principles contained in these guidelines should be followed to ensure that any outbuildings or structures complement the Wyndham Waters theme.

Any sheds should be screened from the street or from neighbouring properties and should not exceed 2100mm in height.

Parking of Heavy Vehicles

A purchaser must not park, or permit to be parked any boat, caravan, trailer or commercial vehicle with a carrying capacity of 1 tonne or more for a period greater than 4 hours within the estate in a position which is visible to the public.

Letter Boxes

Letter boxes should be designed to complement and match the dwelling, using the same materials and finishes.







External Colours

Natural earthy, muted tones are to be adopted for all external finishes, however accent colours may be put forward for approval by the Design Review Committee.

These guidelines can be varied from stage to stage to further improve the outlook of Wyndham Waters.

Quantum UNITED
Redefining communities

CHANGE OF OWNERS DETAILS/ ADDRESS FORM

Section 134 Owners Corporation Act 2006

LOT DETAILS			
Lot Number:			
Lot Street Address:			
Company *(if applicable)*:			
OWNER DETAILS			
Owner Name 1:			
Mailing Address:			
E-mail Address 1:			
Mobile:			
Business:		**After Hours:**	
Owner Name 2:			
Mailing Address: *(if different from owner 1)*			
E-mail Address 2:			
Mobile:			
Business:		**After Hours:**	
AGENT DETAILS (if applicable)			
Agency Name:			
Agency Address:			
Contact person:		**Agent Phone:**	
Agent Email:			
ADDRESS FOR FEE NOTICES, OTHER DOCUMENTS ETC.			
Fee Notices to - Please indicate: Owner or Agent	◯ Owner	◯ Agent	
Other Documents - Please indicate: Owner or Agent	◯ Owner	◯ Agent	

Dated: _____ **Signature of owner/s 1:** _____

Signature of owner/s 2: _____

Please return the completed form to Quantum United Management
Suite 12, Level 2, 100 Overton Road, Williams Landing, Vic, 3027
or via email to: info@quantumunited.com.au

Note: It is the responsibility of a lot owner who sells and a person who acquires a lot to advise our office of any changes in ownership within one month of settlement. Owners who have not occupied their property for more than three months must advise the Owners Corporation of a mailing address for the service of Notices as soon as possible.