

**VENDOR'S STATEMENT
under
Section 32
of the Sale of Land Act 1962**

Stage 30

**Bloomdale
Diggers Rest**

PS821100T

VENDOR'S STATEMENT UNDER SECTION 32 OF THE SALE OF LAND ACT 1962

1 DEFINITIONS

Words defined or having a meaning described in the Contract have the same meaning in this statement unless the contrary intention appears.

The following words have these meanings in this statement unless the contrary intention appears:

Act means the Sale of Land Act 1962 and includes any regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of it occurring at any time before or after the date of this statement.

Contract means a contract of sale for the Property between the Vendor and the Purchaser.

Plan means plan of subdivision **PS821100T**.

Planning Instrument includes a planning scheme.

Property means the Lot on the Plan described in the Contract, Bloomdale Estate, Diggers Rest VIC 3427.

Settlement means the event upon which the Purchaser becomes entitled to possession or to receipt of the rents and profits of the Property.

Vendor means Avid Property Group Nominees Pty Ltd (ACN 088 212 631)

2 FINANCIAL MATTERS

32A

-
- (a) The Property is not subject to a mortgage (as defined in the Act) which will not be discharged or otherwise removed at Settlement.
 - (b) Other than amounts secured by statutory charges referred to in paragraph (c), the Vendor has no knowledge of any registered or unregistered charge over the Property imposed by or under an act to secure an amount due under that act.
 - (c) In respect of outgoings:
 - (i) Information concerning any rates, taxes, charges or other similar outgoings affecting the Property is attached.
 - (ii) The total unimproved value of all property owned by the Purchaser will dictate the amount of land tax which may be applicable to the Property.
 - (iii) The Vendor is unaware of any other amounts for which the Purchaser may become liable in consequence of the purchase of the Property.
 - (d) The Contract is not a terms contract as defined under the Act.

3 INSURANCE

32B

As the Property is vacant land:

- (a) The Vendor does not maintain insurance in respect of damage to or destruction of the Property; and
- (b) There is no insurance under the *Building Act 1993*.

4 LAND USE

32C

- (a) Details of any easements, covenants or similar restrictions (other than those (if any) implied or otherwise arising under any law) are described in sections 10 or 11 or documents described in sections 10 or 11 are attached.
- (b) Access to the Property by road is shown on the Plan.
- (c) Details of the planning scheme which affects the Property are attached. The Responsible Authority is Melton City Council. Any planning permits issued in respect of the Property are also attached.
- (d) Pursuant to the Planning Environment Act 1987 and set out in the Diggers Rest Development Contributions Plan (copy of which may be obtained from Melton Council) community infrastructure contributions are to be paid by the home buyer at the time of building approval.
- (e) The Property ~~is~~ ~~is not~~ within a designated bushfire area within the meaning of the regulations made under the *Building Act 1993* as described in the documents in section 11 of the Act.

5 NOTICES

32D

Other than notices in respect of which adjustments will be made at Settlement as provided under the Contract) or as contained in this statement (including any document attached to this statement or referred to in a document attached to this statement), to the Vendor's knowledge there are no:

- (a) notices, orders, declarations, reports or recommendations of a public authority or government department or approved proposal directly and currently affecting the Property; or
- (b) notices, property management plans, reports or orders in respect of the Property issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the Property for agricultural purposes; or
- (c) notices of intention to acquire served under section 6 of the *Land Acquisition and Compensation Act 1986*.

6 BUILDING PERMITS

32E

As the Property is vacant land, there are no building permits issued under the *Building Act 1993* in relation to a building on the Property.

7 OWNERS CORPORATION**32F**

An Owners Corporation ~~*does/~~ *does not affect the Property.

8 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC") 32G

- (a) The parent title to the Plan is affected by the Works in Kind Agreement (under section 173 of the *Planning and Environment Act 1987*) AN984413X. The agreement has been removed from the title to the Property.
- (b) The parent title to the Plan is affected by the GAIC recording notice No AH462111E. The notice has been removed from the title to the Property.
- (c) The Vendor is required to provide the following notice to purchasers:

"You may be liable to pay a growth areas infrastructure contribution when you purchase this Property. The instrument of transfer cannot be lodged for registration with the Registrar of Titles until the contribution is paid in full or an exemption from, or reduction of, the whole or part of the liability to pay the contribution is granted and any remainder of the contribution is paid or there has been a deferral of the whole or part of the liability to pay the contribution or an approval has been given for staged payment of the contribution. The transfer may also be exempted from a growth areas infrastructure contribution in certain situations. It is in your interest to obtain advice as to any potential liability before you commit yourself to buy."

A GAIC certificate is attached. The Vendor will pay any GAIC which is payable in respect of the Property prior to the settlement date.

9 SERVICES**32H**

As the Property is vacant land, the services of electricity supply, gas supply, water supply, sewerage and telephone services are not connected to the Property. However, as part of the construction works for the Plan:

- (a) connecting points for the services of electricity, water, sewerage and drainage are provided to the Property; and
- (b) conduits for the provision of the services of gas and telecommunications are provided within road reservations,

in accordance with any requirements of the relevant authorities.

10 TITLE**32I**

Attached are copies of the following documents:

- (a) Search Statement of Folio of the Register Volume 11994 Folio 073 (parent title);
- (b) Registered Plan of Subdivision TP965707J (parent plan);

- (c) Search Statement of Folio of the Register Volume 12037 Folio 354 (parent title)
- (d) Registered Plan of Subdivision PS803028B (parent plan);
- (e) Titles for all lots listed in Schedule 1 of the Contract;
- (f) Registered Plan of Subdivision PS821100T – Stage 30;
- (g) Notice AH462111E (any liability is the Vendor's liability);
- (h) Agreement AN984413X Section 173 Agreement.

11 OTHER DOCUMENTS AND INFORMATION

Copies of the following documents are attached:

- (a) Engineering Plan;
- (b) Design Guidelines;
- (c) Small Lot Housing Code Plan;
- (d) Planning permit(s);
- (e) Subdivision Masterplan;
- (f) Planning Certificate (applicable to the parent titles);
- (g) Melton City Council Land Information Certificate (applicable to the parent titles);
- (h) Western Water Information Statement (applicable to the parent titles);
- (i) City West Water Information Statement & Certificate (applicable to the parent titles);
- (j) Vic Roads Certificate (applicable to the parent titles);
- (k) Land Tax Assessment Notice (applicable to the parent titles);
- (l) Growth Areas Infrastructure Contribution Certificate (applicable to the parent titles);
- (m) Victorian Department of Environment, Land, Water and Planning Bushfire Prone Area Report (applicable to the parent titles); and
- (n) Section 1.7 from the Diggers Rest Development Contributions Plan Sheet (Distinction between Community and Development Infrastructure – fee paid per dwelling).

DATE OF THIS STATEMENT

20

Vendor's Name	Avid Property Group Nominees Pty Ltd ACN 088 212 631 as trustee for the Diggers Rest Trust B	
Vendor's Signature	<p>..... As attorney for Avid Property Group Nominees Pty Ltd under power of attorney dated 17/08/2016</p> <p>..... As attorney for Avid Property Group Nominees Pty Ltd under power of attorney dated 17/08/2016</p>	<p>Date:</p> <p>Date:</p>

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

VOLUME 12086 FOLIO 616

Security no : 124077845513Q

Produced 07/06/2019 05:02 PM

LAND DESCRIPTION

Lot 3007 on Plan of Subdivision 821100T.
PARENT TITLES :
Volume 12086 Folio 315 Volume 12086 Folio 594
Created by instrument PS821100T 01/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET
MELBOURNE VIC 3000
PS821100T 01/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS821100T 01/06/2019

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

DIAGRAM LOCATION

SEE PS821100T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS821100T (S)	PLAN OF SUBDIVISION	Registered	01/06/2019
AS194009R	REMOVAL OF ENCUMBRANCE	Registered	03/06/2019
AS195138Y	REMOVAL OF AGREEMENT	Registered	03/06/2019

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

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

Street Address: 114 MADISONS AVENUE DIGGERS REST VIC 3427

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS
Effective from 03/06/2019

DOCUMENT END

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

VOLUME 12086 FOLIO 619

Security no : 124077845515N

Produced 07/06/2019 05:02 PM

LAND DESCRIPTION

Lot 3010 on Plan of Subdivision 821100T.

PARENT TITLES :

Volume 12086 Folio 315 Volume 12086 Folio 594

Created by instrument PS821100T 01/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET

MELBOURNE VIC 3000

PS821100T 01/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS821100T 01/06/2019

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DIAGRAM LOCATION

SEE PS821100T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS821100T (S)	PLAN OF SUBDIVISION	Registered	01/06/2019
AS194009R	REMOVAL OF ENCUMBRANCE	Registered	03/06/2019
AS195138Y	REMOVAL OF AGREEMENT	Registered	03/06/2019

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

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

Street Address: 120 MADISONS AVENUE DIGGERS REST VIC 3427

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS

Effective from 03/06/2019

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

VOLUME 12086 FOLIO 622

Security no : 124077845516M
Produced 07/06/2019 05:03 PM

LAND DESCRIPTION

Lot 3013 on Plan of Subdivision 821100T.
PARENT TITLES :
Volume 12086 Folio 315 Volume 12086 Folio 594
Created by instrument PS821100T 01/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET
MELBOURNE VIC 3000
PS821100T 01/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS821100T 01/06/2019

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

DIAGRAM LOCATION

SEE PS821100T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS821100T (S)	PLAN OF SUBDIVISION	Registered	01/06/2019
AS194009R	REMOVAL OF ENCUMBRANCE	Registered	03/06/2019
AS195138Y	REMOVAL OF AGREEMENT	Registered	03/06/2019

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

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

Street Address: 126 MADISONS AVENUE DIGGERS REST VIC 3427

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS
Effective from 03/06/2019

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

VOLUME 12086 FOLIO 625

Security no : 124077845544G

Produced 07/06/2019 05:03 PM

LAND DESCRIPTION

Lot 3016 on Plan of Subdivision 821100T.
PARENT TITLES :
Volume 12086 Folio 315 Volume 12086 Folio 594
Created by instrument PS821100T 01/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET
MELBOURNE VIC 3000
PS821100T 01/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS821100T 01/06/2019

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DIAGRAM LOCATION

SEE PS821100T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS821100T (S)	PLAN OF SUBDIVISION	Registered	01/06/2019
AS194009R	REMOVAL OF ENCUMBRANCE	Registered	03/06/2019
AS195138Y	REMOVAL OF AGREEMENT	Registered	03/06/2019

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

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

Street Address: 132 MADISONS AVENUE DIGGERS REST VIC 3427

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS
Effective from 03/06/2019

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

VOLUME 12086 FOLIO 626

Security no : 124077845543H
Produced 07/06/2019 05:03 PM

LAND DESCRIPTION

Lot 3017 on Plan of Subdivision 821100T.
PARENT TITLES :
Volume 12086 Folio 315 Volume 12086 Folio 594
Created by instrument PS821100T 01/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET
MELBOURNE VIC 3000
PS821100T 01/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS821100T 01/06/2019

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DIAGRAM LOCATION

SEE PS821100T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS821100T (S)	PLAN OF SUBDIVISION	Registered	01/06/2019
AS194009R	REMOVAL OF ENCUMBRANCE	Registered	03/06/2019
AS195138Y	REMOVAL OF AGREEMENT	Registered	03/06/2019

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

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

Street Address: 134 MADISONS AVENUE DIGGERS REST VIC 3427

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS
Effective from 03/06/2019

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

VOLUME 12086 FOLIO 628

Security no : 124077845542J

Produced 07/06/2019 05:03 PM

LAND DESCRIPTION

Lot 3019 on Plan of Subdivision 821100T.
PARENT TITLES :
Volume 12086 Folio 315 Volume 12086 Folio 594
Created by instrument PS821100T 01/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET
MELBOURNE VIC 3000
PS821100T 01/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS821100T 01/06/2019

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DIAGRAM LOCATION

SEE PS821100T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PS821100T (S)	PLAN OF SUBDIVISION	Registered	01/06/2019
AS194009R	REMOVAL OF ENCUMBRANCE	Registered	03/06/2019
AS195138Y	REMOVAL OF AGREEMENT	Registered	03/06/2019

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

Street Address: 29 BLUEGRASS WAY DIGGERS REST VIC 3427

ADMINISTRATIVE NOTICES

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Effective from 03/06/2019

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

VOLUME 12086 FOLIO 636

Security no : 124077845517L
Produced 07/06/2019 05:03 PM

LAND DESCRIPTION

Lot 3027 on Plan of Subdivision 821100T.
PARENT TITLES :
Volume 12086 Folio 315 Volume 12086 Folio 594
Created by instrument PS821100T 01/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET
MELBOURNE VIC 3000
PS821100T 01/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS821100T 01/06/2019

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DIAGRAM LOCATION

SEE PS821100T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS821100T (S)	PLAN OF SUBDIVISION	Registered	01/06/2019
AS194009R	REMOVAL OF ENCUMBRANCE	Registered	03/06/2019
AS195138Y	REMOVAL OF AGREEMENT	Registered	03/06/2019

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

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

Street Address: 4 BLUEGRASS WAY DIGGERS REST VIC 3427

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS
Effective from 03/06/2019

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

VOLUME 12086 FOLIO 645

Security no : 124077845518K
Produced 07/06/2019 05:03 PM

LAND DESCRIPTION

Lot 3036 on Plan of Subdivision 821100T.
PARENT TITLES :
Volume 12086 Folio 315 Volume 12086 Folio 594
Created by instrument PS821100T 01/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET
MELBOURNE VIC 3000
PS821100T 01/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS821100T 01/06/2019

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ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS821100T (S)	PLAN OF SUBDIVISION	Registered	01/06/2019
AS194009R	REMOVAL OF ENCUMBRANCE	Registered	03/06/2019
AS195138Y	REMOVAL OF AGREEMENT	Registered	03/06/2019

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

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

Street Address: 6 FRAGRANT CRESCENT DIGGERS REST VIC 3427

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS
Effective from 03/06/2019

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

VOLUME 12086 FOLIO 646

Security no : 124077845539M
Produced 07/06/2019 05:03 PM

LAND DESCRIPTION

Lot 3037 on Plan of Subdivision 821100T.
PARENT TITLES :
Volume 12086 Folio 315 Volume 12086 Folio 594
Created by instrument PS821100T 01/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET
MELBOURNE VIC 3000
PS821100T 01/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS821100T 01/06/2019

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DIAGRAM LOCATION

SEE PS821100T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

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AS194009R	REMOVAL OF ENCUMBRANCE	Registered	03/06/2019
AS195138Y	REMOVAL OF AGREEMENT	Registered	03/06/2019

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

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

Street Address: 9 FRAGRANT CRESCENT DIGGERS REST VIC 3427

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS
Effective from 03/06/2019

DOCUMENT END

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

VOLUME 12086 FOLIO 647

Security no : 124077845537P

Produced 07/06/2019 05:03 PM

LAND DESCRIPTION

Lot 3038 on Plan of Subdivision 821100T.
PARENT TITLES :
Volume 12086 Folio 315 Volume 12086 Folio 594
Created by instrument PS821100T 01/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET
MELBOURNE VIC 3000
PS821100T 01/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS821100T 01/06/2019

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

DIAGRAM LOCATION

SEE PS821100T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS821100T (S)	PLAN OF SUBDIVISION	Registered	01/06/2019
AS194009R	REMOVAL OF ENCUMBRANCE	Registered	03/06/2019
AS195138Y	REMOVAL OF AGREEMENT	Registered	03/06/2019

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

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

Street Address: 7 FRAGRANT CRESCENT DIGGERS REST VIC 3427

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS
Effective from 03/06/2019

DOCUMENT END

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

VOLUME 12086 FOLIO 648

Security no : 124077845520H
Produced 07/06/2019 05:03 PM

LAND DESCRIPTION

Lot 3039 on Plan of Subdivision 821100T.
PARENT TITLES :
Volume 12086 Folio 315 Volume 12086 Folio 594
Created by instrument PS821100T 01/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET
MELBOURNE VIC 3000
PS821100T 01/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS821100T 01/06/2019

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

DIAGRAM LOCATION

SEE PS821100T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS821100T (S)	PLAN OF SUBDIVISION	Registered	01/06/2019
AS194009R	REMOVAL OF ENCUMBRANCE	Registered	03/06/2019
AS195138Y	REMOVAL OF AGREEMENT	Registered	03/06/2019

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

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

Street Address: 5 FRAGRANT CRESCENT DIGGERS REST VIC 3427

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS
Effective from 03/06/2019

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

VOLUME 12086 FOLIO 650

Security no : 124077845523E

Produced 07/06/2019 05:03 PM

LAND DESCRIPTION

Lot 3041 on Plan of Subdivision 821100T.
PARENT TITLES :
Volume 12086 Folio 315 Volume 12086 Folio 594
Created by instrument PS821100T 01/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET
MELBOURNE VIC 3000
PS821100T 01/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS821100T 01/06/2019

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

DIAGRAM LOCATION

SEE PS821100T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS821100T (S)	PLAN OF SUBDIVISION	Registered	01/06/2019
AS194009R	REMOVAL OF ENCUMBRANCE	Registered	03/06/2019
AS195138Y	REMOVAL OF AGREEMENT	Registered	03/06/2019

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

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

Street Address: 136 MADISONS AVENUE DIGGERS REBT VIC 3427

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS
Effective from 03/06/2019

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

VOLUME 12086 FOLIO 652

Security no : 124077845536Q

Produced 07/06/2019 05:03 PM

LAND DESCRIPTION

Lot 3043 on Plan of Subdivision 821100T.
PARENT TITLES :
Volume 12086 Folio 315 Volume 12086 Folio 594
Created by instrument PS821100T 01/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET
MELBOURNE VIC 3000
PS821100T 01/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS821100T 01/06/2019

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

DIAGRAM LOCATION

SEE PS821100T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS821100T (S)	PLAN OF SUBDIVISION	Registered	01/06/2019
AS194009R	REMOVAL OF ENCUMBRANCE	Registered	03/06/2019
AS195138Y	REMOVAL OF AGREEMENT	Registered	03/06/2019

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

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

Street Address: 140 MADISONS AVENUE DIGGERS REST VIC 3427

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS
Effective from 03/06/2019

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

VOLUME 12086 FOLIO 653

Security no : 124077845525B

Produced 07/06/2019 05:03 PM

LAND DESCRIPTION

Lot 3044 on Plan of Subdivision 821100T.
PARENT TITLES :
Volume 12086 Folio 315 Volume 12086 Folio 594
Created by instrument PS821100T 01/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET
MELBOURNE VIC 3000
PS821100T 01/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS821100T 01/06/2019

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

DIAGRAM LOCATION

SEE PS821100T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS821100T (S)	PLAN OF SUBDIVISION	Registered	01/06/2019
AS194009R	REMOVAL OF ENCUMBRANCE	Registered	03/06/2019
AS195138Y	REMOVAL OF AGREEMENT	Registered	03/06/2019

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

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

Street Address: 142 MADISONS AVENUE DIGGERS REST VIC 3427

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS
Effective from 03/06/2019

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

VOLUME 12086 FOLIO 654

Security no : 124077845524D

Produced 07/06/2019 05:03 PM

LAND DESCRIPTION

Lot 3045 on Plan of Subdivision 821100T.
PARENT TITLES :
Volume 12086 Folio 315 Volume 12086 Folio 594
Created by instrument PS821100T 01/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET
MELBOURNE VIC 3000
PS821100T 01/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS821100T 01/06/2019

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

DIAGRAM LOCATION

SEE PS821100T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS821100T (S)	PLAN OF SUBDIVISION	Registered	01/06/2019
AS194009R	REMOVAL OF ENCUMBRANCE	Registered	03/06/2019
AS195138Y	REMOVAL OF AGREEMENT	Registered	03/06/2019

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

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

Street Address: 144 MADISONS AVENUE DIGGERS REST VIC 3427

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS
Effective from 03/06/2019

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

VOLUME 12086 FOLIO 655

Security no : 124077845528Y

Produced 07/06/2019 05:03 PM

LAND DESCRIPTION

Lot 3046 on Plan of Subdivision 821100T.
PARENT TITLES :
Volume 12086 Folio 315 Volume 12086 Folio 594
Created by instrument PS821100T 01/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET
MELBOURNE VIC 3000
PS821100T 01/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS821100T 01/06/2019

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

DIAGRAM LOCATION

SEE PS821100T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS821100T (S)	PLAN OF SUBDIVISION	Registered	01/06/2019
AS194009R	REMOVAL OF ENCUMBRANCE	Registered	03/06/2019
AS195138Y	REMOVAL OF AGREEMENT	Registered	03/06/2019

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

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

Street Address: 146 MADISONS AVENUE DIGGERS REST VIC 3427

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS
Effective from 03/06/2019

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

VOLUME 12086 FOLIO 656

Security no : 124077845530W
Produced 07/06/2019 05:03 PM

LAND DESCRIPTION

Lot 3047 on Plan of Subdivision 821100T.
PARENT TITLES :
Volume 12086 Folio 315 Volume 12086 Folio 594
Created by instrument PS821100T 01/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET
MELBOURNE VIC 3000
PS821100T 01/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS821100T 01/06/2019

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

DIAGRAM LOCATION

SEE PS821100T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PS821100T (S)	PLAN OF SUBDIVISION	Registered	01/06/2019
AS194009R	REMOVAL OF ENCUMBRANCE	Registered	03/06/2019
AS195138Y	REMOVAL OF AGREEMENT	Registered	03/06/2019

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

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

Street Address: 148 MADISONS AVENUE DIGGERS REST VIC 3427

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS
Effective from 03/06/2019

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

VOLUME 12086 FOLIO 658

Security no : 124077873974E
Produced 11/06/2019 04:07 PM

LAND DESCRIPTION

Lot 3049 on Plan of Subdivision 821100T.
PARENT TITLES :
Volume 12086 Folio 315 Volume 12086 Folio 594
Created by instrument PS821100T 01/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET
MELBOURNE VIC 3000
PS821100T 01/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS821100T 01/06/2019

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

DIAGRAM LOCATION

SEE PS821100T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PS821100T (S)	PLAN OF SUBDIVISION	Registered	01/06/2019
AS194009R	REMOVAL OF ENCUMBRANCE	Registered	03/06/2019
AS195138Y	REMOVAL OF AGREEMENT	Registered	03/06/2019

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

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

Street Address: 147 MADISONS AVENUE DIGGERS REST VIC 3427

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS
Effective from 03/06/2019

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

VOLUME 12086 FOLIO 659

Security no : 124077845533T
Produced 07/06/2019 05:03 PM

LAND DESCRIPTION

Lot 3050 on Plan of Subdivision 821100T.
PARENT TITLES :
Volume 12086 Folio 315 Volume 12086 Folio 594
Created by instrument PS821100T 01/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET
MELBOURNE VIC 3000
PS821100T 01/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS821100T 01/06/2019

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

DIAGRAM LOCATION

SEE PS821100T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PS821100T (S)	PLAN OF SUBDIVISION	Registered	01/06/2019
AS194009R	REMOVAL OF ENCUMBRANCE	Registered	03/06/2019
AS195138Y	REMOVAL OF AGREEMENT	Registered	03/06/2019

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

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

Street Address: 141 MADISONS AVENUE DIGGERS REST VIC 3427

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS
Effective from 03/06/2019

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

VOLUME 12086 FOLIO 660

Security no : 124077845534S
Produced 07/06/2019 05:03 PM

LAND DESCRIPTION

Lot 3051 on Plan of Subdivision 821100T.
PARENT TITLES :
Volume 12086 Folio 315 Volume 12086 Folio 594
Created by instrument PS821100T 01/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET
MELBOURNE VIC 3000
PS821100T 01/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS821100T 01/06/2019

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

DIAGRAM LOCATION

SEE PS821100T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PS821100T (S)	PLAN OF SUBDIVISION	Registered	01/06/2019
AS194009R	REMOVAL OF ENCUMBRANCE	Registered	03/06/2019
AS195138Y	REMOVAL OF AGREEMENT	Registered	03/06/2019

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

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

Street Address: 139 MADISONS AVENUE DIGGERS REST VIC 3427

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS
Effective from 03/06/2019

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

VOLUME 12086 FOLIO 661

Security no : 124077845535R

Produced 07/06/2019 05:03 PM

LAND DESCRIPTION

Lot 3052 on Plan of Subdivision 821100T.

PARENT TITLES :

Volume 12086 Folio 315 Volume 12086 Folio 594

Created by instrument PS821100T 01/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET
MELBOURNE VIC 3000
PS821100T 01/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS821100T 01/06/2019

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

DIAGRAM LOCATION

SEE PS821100T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS821100T (S)	PLAN OF SUBDIVISION	Registered	01/06/2019
AS194009R	REMOVAL OF ENCUMBRANCE	Registered	03/06/2019
AS195138Y	REMOVAL OF AGREEMENT	Registered	03/06/2019

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

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

Street Address: 137 MADISONS AVENUE DIGGERS REST VIC 3427

ADMINISTRATIVE NOTICES

NIL

eCT Control 17223H MADDOCKS
Effective from 03/06/2019

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PLAN OF SUBDIVISION		EDITION 1	PS821100T	
LOCATION OF LAND PARISH: HOLDEN TOWNSHIP: --- SECTION: 13 CROWN ALLOTMENT: B (PART) CROWN PORTION: --- TITLE REFERENCE: Vol. Fol. Vol. Fol. LAST PLAN REFERENCE: Lot B on PS821127W Lot C on PS821099Y POSTAL ADDRESS: Diggers Rest - Coimadaí Road (at time of subdivision) Diggers Rest VIC 3427 MGA 94 CO-ORDINATES: E: 296 960 ZONE: 55 (of approx centre of land N: 5 833 350 in plan)		Council Name: Melton City Council Council Reference Number: SUB5144 Planning Permit Reference: PA2017/5553 SPEAR Reference Number: S123631S Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 04/09/2018 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Geraldine Addicott for Melton City Council on 19/03/2019 Statement of Compliance issued: 22/05/2019		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 3001 - 3058 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restrictions A, B & C on Sheets 9 and 10 of this plan for details OTHER PURPOSE OF PLAN Removal of the Drainage and Sewerage easements shown as E-5 and E-8 on PS821099Y is so far as it lies within new Road R1 on this plan, upon registration of this plan GROUPS FOR REMOVAL: By agreement between all interested parties.	
Road R1	Melton City Council			
NOTATIONS				
DEPTH LIMITATION: Does Not Apply				
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No.				
BLOOMDALE - Release No. 30 Area of Release: 3.751ha No. of Lots: 58 Lots and Balance Lot D				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
SEE SHEET 2 FOR EASEMENT DETAILS				
TAYLORS Urban Development Built Environments Infrastructure 8 / 270 Fernree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorss.com.au		SURVEYORS FILE REF: Ref. 01112-S30 Ver. 3		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 10
		Digitally signed by: Richard David Illingworth, Licensed Surveyor, Surveyor's Plan Version (3), 11/02/2019, SPEAR Ref: S123631S		PLAN REGISTERED TIME: 12:47 PM DATE: 1/6/19 LJW Assistant Registrar of Titles

PS821100T

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Sewerage	See Diag	AR744346S	Western Region Water Corporation
E-2	Carriageway	See Diag	AR083664K	Melton City Council
E-3	Drainage	See Diagram	This Plan	Melton City Council
	Sewerage			Western Region Water Corporation
E-4	Sewerage	See Diag.	This Plan	Western Region Water Corporation
E-5	Drainage	See Diag.	PS821127W	Melton City Council
E-6	Drainage	See Diagram	PS821127W	Melton City Council
	Sewerage			Western Region Water Corporation
E-7	Sewerage	See Diag.	PS821127W	Western Region Water Corporation
E-8	Sewerage	See Diagram	AR744346S	Western Region Water Corporation
			This Plan	Western Region Water Corporation
E-9	Sewerage	2	PS821099Y	Western Region Water Corporation



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SHEET 2

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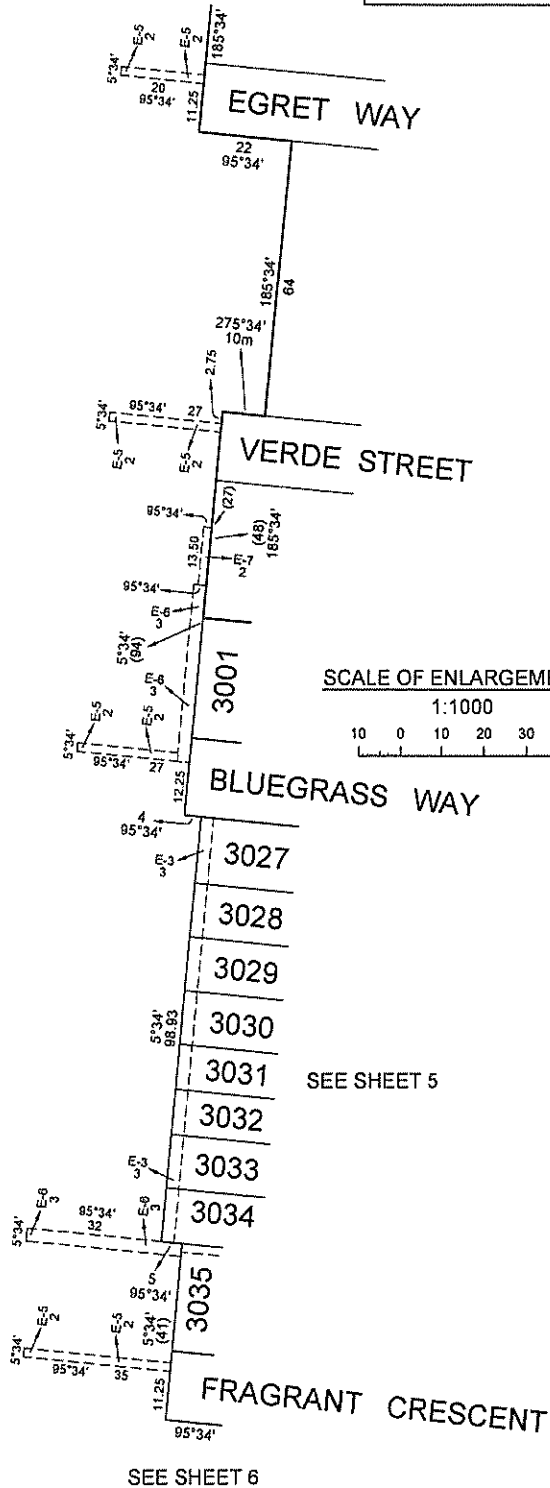
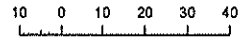
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SCALE OF ENLARGEMENT 3

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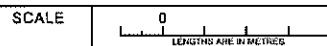


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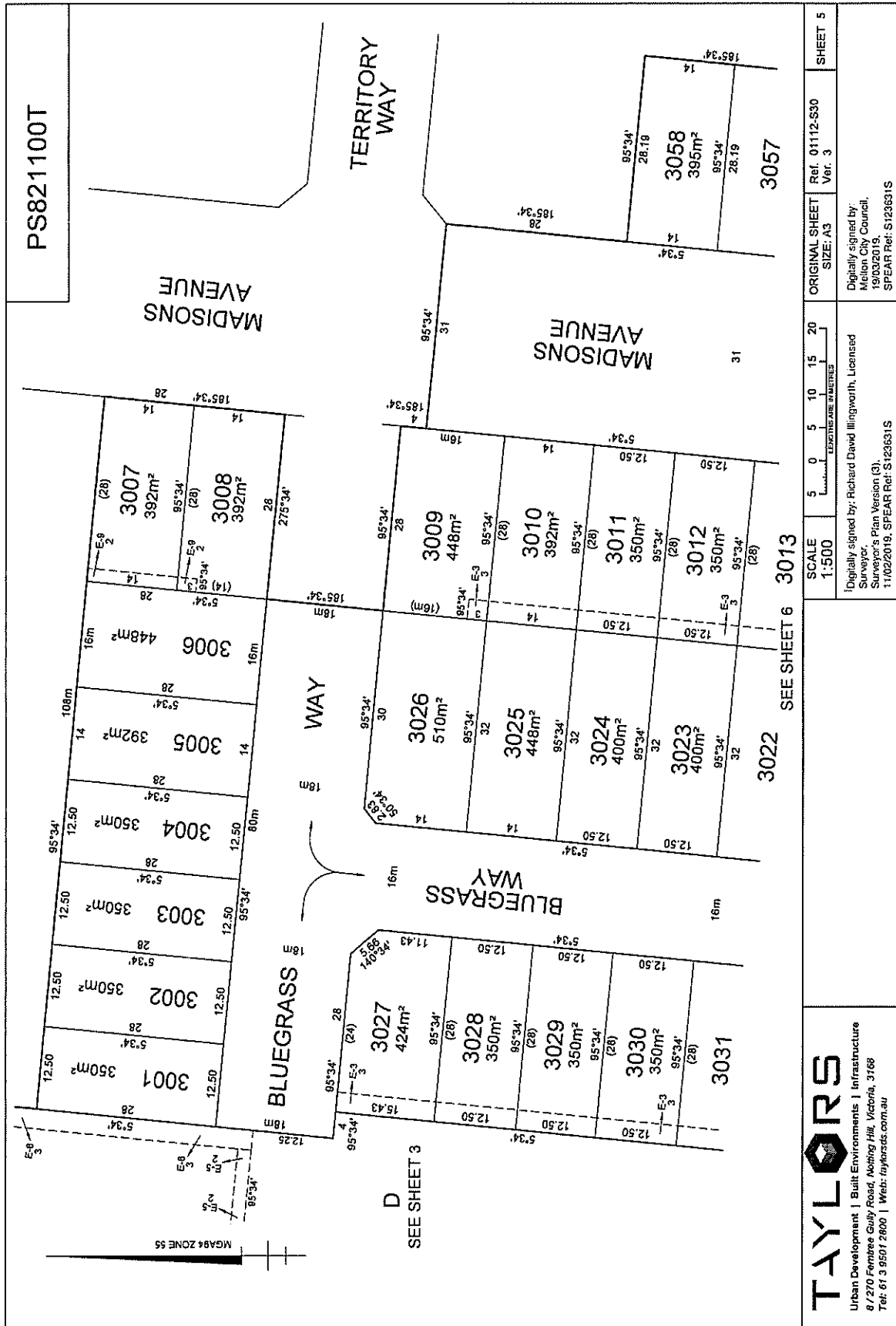


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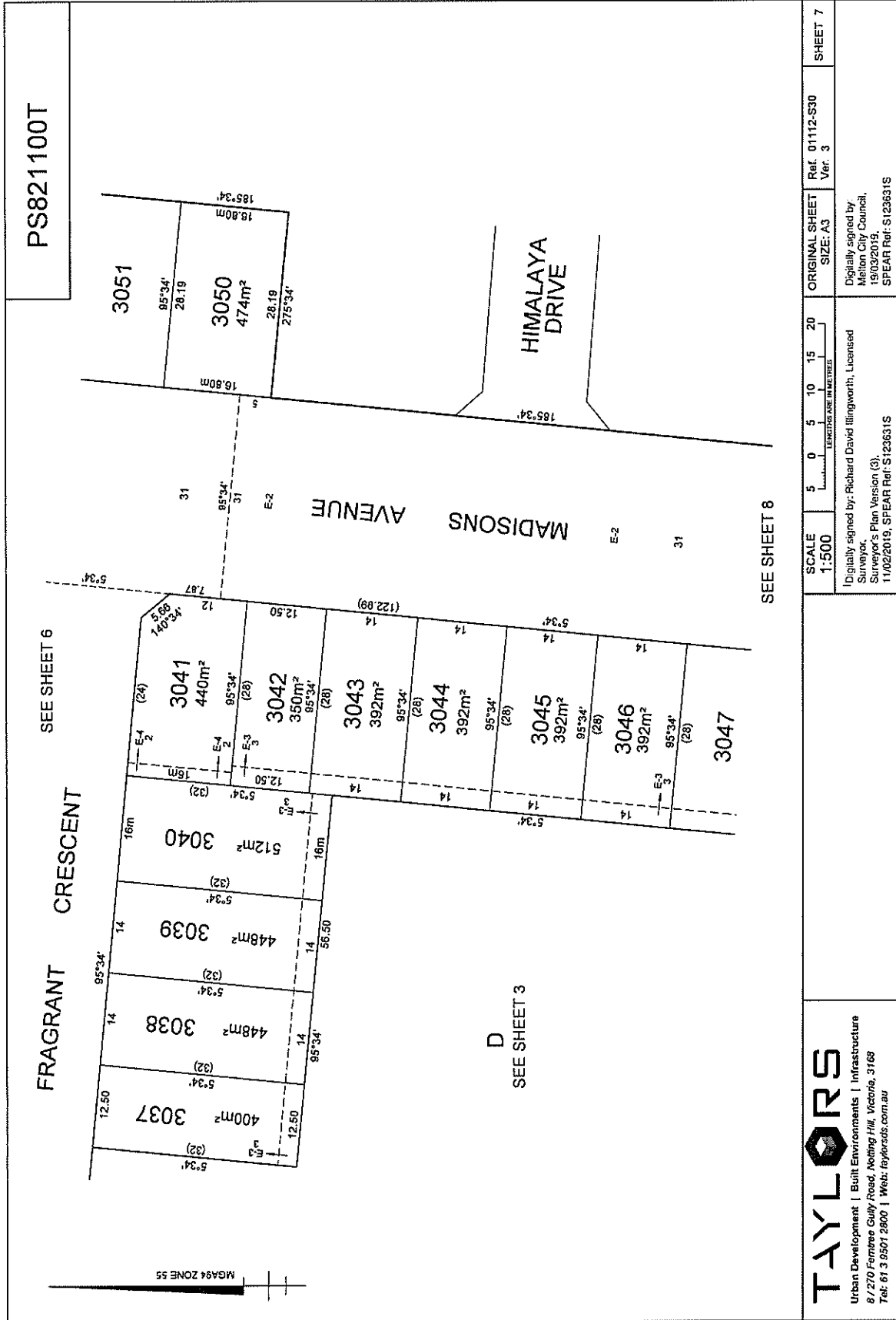


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SHEET 7

PS821100T

CREATION OF RESTRICTION A

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

BURDENED LAND: See Table 1
 BENEFITED LAND: See Table 1

RESTRICTION:
 The burdened land cannot be used except in accordance with the provisions recorded in MCP AA4785.
 Expiry date: 01/03/2025

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3001	3002
3002	3001, 3003
3003	3002, 3004
3004	3003, 3005
3005	3004, 3006
3006	3005, 3007, 3008
3007	3006, 3008
3008	3006, 3007
3009	3010, 3026
3010	3009, 3011, 3025
3011	3010, 3012, 3024
3012	3011, 3013, 3023
3013	3012, 3014, 3022
3014	3013, 3015, 3021
3015	3014, 3016, 3020
3016	3015, 3017, 3019, 3020
3017	3016, 3018, 3019
3018	3017, 3019
3019	3016, 3017, 3018, 3020
3020	3015, 3016, 3019, 3021

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3021	3014, 3020, 3022
3022	3013, 3021, 3023
3023	3012, 3022, 3024
3024	3011, 3023, 3025
3025	3010, 3024, 3026
3026	3009, 3025
3027	3028
3028	3027, 3029
3029	3028, 3030
3030	3029, 3031
3031	3030, 3032
3032	3031, 3033
3033	3032, 3034
3034	3033, 3035, 3036
3035	3034, 3036
3036	3034, 3035
3037	3038
3038	3037, 3039
3039	3038, 3040
3040	3039, 3041, 3042, 3043

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
3041	3040, 3042
3042	3040, 3041, 3043
3043	3040, 3042, 3044
3044	3043, 3045
3045	3044, 3046
3046	3045, 3047
3047	3048
3048	3049
3049	3048
3050	3051
3051	3050, 3052
3052	3051, 3053
3053	3052, 3054
3054	3053, 3055
3055	3054, 3056
3056	3055, 3057
3057	3056, 3058
3058	3057

CREATION OF RESTRICTION B

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

BURDENED LAND: See Table 2
 BENEFITED LAND: See Table 2

RESTRICTION:
 Must not build or permit to be built or remain on the lot any building other than a building which has been constructed in accordance with the Small Lot Housing Code (SLHC) incorporated into the Melton Planning Scheme unless a planning permit is granted by the Responsible Authority for a building that does not conform with the SLHC.
 Expiry date: 01/03/2025

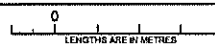
TABLE 2

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
3031	A	3030, 3032
3032	A	3031, 3033
3035	A	3034, 3036



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SHEET 9

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CREATION OF RESTRICTION C

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

BURDENED LAND: Lots 3031, 3032 and 3035


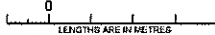
BENEFITED LAND: The relevant abutting lot

RESTRICTION:

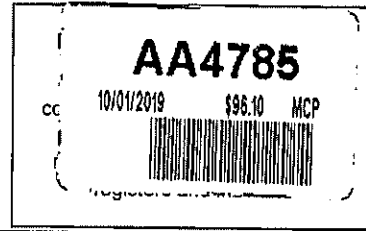
The registered proprietor or proprietors for the time being of any burdened lot on this plan:

1. Must not build or permit to be built a building that is not free standing within the title boundaries of the lot on which it is built.
2. Must not build or permit to be built a building that relies on the walls of adjacent buildings for support.

Expiry date: 01/03/2025

 <p>Urban Development Built Environments Infrastructure 8 / 270 Fentree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorss.com.au</p>	SCALE	 <p>LENGTHS ARE IN METRES</p>	ORIGINAL SHEET SIZE: A3	Ref. 01112-S30 Ver. 3	SHEET 10
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Memorandum of common provisions
Section 91A Transfer of Land Act 1958



Lodged by	
Name:	Taylor's Development Strategists Pty Ltd
Phone:	(03) 9501 2800
Address:	Suite 8, 270 Ferntree Gully Road, NOTTING HILL VIC 3168
Reference:	01112/30
Customer code:	11200D

This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

Provisions:

1 Bloomdale, Diggers Rest

These Design Guidelines apply to residential lots 3001 to 3058 within Stage 30 on Plan of Subdivision PS821100T approved under Melton Planning Permit No. PA2017/5553.

These Design Guidelines may be amended on occasions at the developer's discretion, subject to Melton City Council approval, to reflect changes in design trends or to coincide with the release of later stages.

All care has been taken to ensure the Design Guidelines comply with current building legislation. However, the land or home Owner is responsible for ensuring compliance with all statutory requirements.

Land or home Owners, Designers and Builders should review these Design Guidelines in conjunction with the land sales contract.

2 Developer Approval

The siting and design of homes at Bloomdale is to be approved by The Bloomdale Building and Design Approval Committee (BBDAC). Approval by the BBDAC is required before applying for a building permit for the construction of a new dwelling. Approval by the BBDAC is not a building approval nor does it imply compliance with the building code, Building Regulations or Melton Planning Scheme.

The BBDAC also reserves the right to approve applications based on architectural merit.

It is the applicant's responsibility to ensure plans meet the relevant planning and building requirements, in addition to these design guidelines.

Only a fully scaled set of application documents will be considered. No concept designs will be accepted.

The BBDAC will assess all designs and if they are compliant with the Design Guidelines, provide a letter of approval along with an endorsed copy of the plans and external colour schedule.

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1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments and plans.

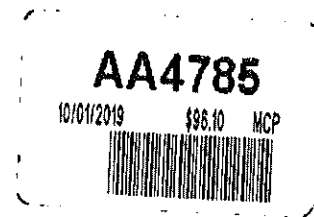
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Page 1 of 13

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Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us

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Applications that substantially comply with the Design Guidelines may be given a letter of approval with conditions requiring the rectification of minor deviations. These deviations may also be noted on the plans. The BBDAC may also offer suggestions intended to improve designs.

If the design submission does not comply with the Design Guidelines, the BBDAC will advise the applicant of the reasons of non-compliance and suggest amendments. Applicants will then be required to re-submit amended plans in order to gain approval.

The final decision of all aspects of the Design Guidelines will be at the discretion of the BBDAC.

The BBDAC will endeavour to process applications as quickly as possible, generally within 7 business days of receipt. Once approval is obtained an application for a building permit may be lodged with the City of Melton or an accredited building surveyor. Applications submitted to the BBDAC for approval, must be emailed to: designapprovalvic@avid.com.au.

3 Medium and High Density Lots

The requirement contained in the design guidelines do not cover integrated development sites which require a separate planning permit from Council. Prior to a planning application being lodged with Council for the development of an integrated development site, the plans must be assessed and approved by the BBDAC.

4 Planning Permit

A planning permit is not required to construct or extend one dwelling on a lot with an area less than 300m² where:

- the lot is identified as a lot where the provisions of the Small Lot Housing Code apply, via a restriction on title;
- the dwelling is constructed or extended in compliance with the building envelope.

Lots with an area of 300m² or less which do not comply with the building envelope defined in the Small Lot Housing Code, or other any requirements of the Small Lot Housing Code are required to obtain a planning permit from Melton City Council prior to obtaining a Building Permit. These lots must also comply with the relevant requirements of these design guidelines and obtain approval from the BBDAC before applying for a Planning Permit. For information on how to apply for a Planning Permit, please refer to the Council's website (www.melton.vic.gov.au) or contact the Council's Planning Department on 9747 7200.

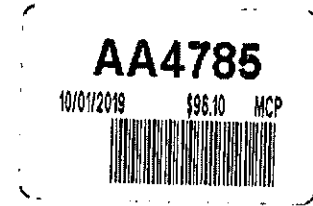
5 Covenants

In the event that requirements under the Design Guidelines (endorsed under the planning permit) contradict covenants defined within the Plan of Subdivision or this MCP, the Plan of Subdivision or this MCP will prevail.

6 Statutory Obligations

Together with the Design Guidelines and this MCP, it is the purchaser's responsibility to ensure all submitted documents comply with the Victorian Building Code, Rescode and all other planning and authority requirements, along with current Victorian energy rating standards prior to construction.

Memorandum of common provisions
Section 91A Transfer of Land Act 1958



7 Dwellings

Only one dwelling is permitted per property for lots under 600m².

On a lot greater than 600m², an additional dwelling is subject to approval from the BBDAC and City of Melton and may be considered for:

- (a) A dependant persons' unit on lots greater than 600m²;
- (b) Corner lots and
- (c) Lots identified as integrated housing sites.

No further subdivision is permitted without the written approval of the BBDAC.

8 Identical Façade Assessment

In order to uphold the integrity of all new homes, 2 dwellings with identical facades must not be built within 5 contiguous lot spaces of the original lot. Provision includes lots either side, opposite and encompassing other street frontages where applicable.

On lots less than 300m², 2 dwellings with identical façades must not be built within 2 contiguous lot spaces of the original lot. Under this clause, a mirrored (symmetrical) façade is not considered to be an identical façade.

This provision does not apply to medium density housing sites, or integrated housing developments.

9 Architectural Characteristics

Designs incorporating a variety of modern architectural styles are encouraged. Unique dwelling designs displaying innovation and originality will be assessed favourably if they are shown to be in keeping with the contemporary design intent of Bloomdale.

Architectural features such as verandahs, porticos, feature windows, façade detailing, roof features and articulated building forms are required. Building materials such as masonry, render, natural stone and timber cladding should be used, and paint work should be complementary in colour selection.

Contemporary roof and awning themes coupled with articulation of single and double storey volumes are also preferred design initiatives.

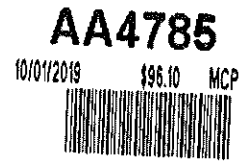
10 Corner Lot Characteristics

Dwellings constructed on corner blocks and on lots which abut public open space areas such as a park or reserve must address both street frontages through the use of wrap around verandahs, feature windows, detailing, etc. Well-articulated architectural treatments should be provided where built form is visible beyond the side fence line, and at upper levels.

In addition to incorporating a habitable room window of a similar proportion as the front of the dwelling, one or more of the following building elements must be incorporated into the design and wrap around from the front to the side as a corner feature:

- Verandah, pergola or balcony;
- Articulated feature walls;
- Roof feature;
- Materials used on the front façade continuing around the secondary street frontage to the length of 3m or one room (whichever is greater);

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Overall facade articulation and material variation is strongly encouraged. It will be at the discretion of the BBDAC to determine acceptable corner treatment for each corner lot submission.

Entries and/or garages facing the secondary street frontage may be considered by the BBDAC where they are located adjoining open space and linear pedestrian open space links.

Lots with side abuttal to a linear reserve will be classified as a corner lot and the requirements set out above will apply.

11 Porches and Entries

An entry feature complementary to the dwelling design must be incorporated to create a sense of entry. This can be a porch, portico, balcony or verandah and can be a central feature of the façade or located towards the edge of the façade. Appropriate location of the entry will increase the character of the dwelling and contribute to a varied streetscape.

12 Dwelling Size

The siting and proportion of the dwelling on the lot should be a well thought out response to the site.

13 Building Heights

Maximum building heights should generally accord with Rescode requirements.

A ceiling height of 2590mm is encouraged for all single storey dwellings and the ground floor of double storey dwellings. A minimum ceiling height of 2440mm is permitted, subject to approval by the BBDAC but is not encouraged.

Triple storey dwellings and/or basements should adhere to the relevant height requirements. Basements may have a maximum projection of 1.2m above natural ground level.

14 Roofs

Applicants are encouraged to explore varying roof forms which could include combinations of pitched and flat roofs as well as curved elements. The minimum roof pitch must be 22 degrees while skillion roofs and accent sections may have a minimum pitch of 16 degrees.

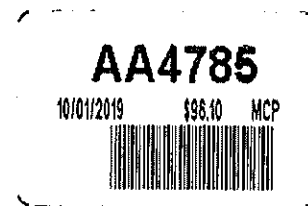
Eaves with a minimum overhang of 450mm must be incorporated into dwelling facades where they:

- face any street,
- face a reserve, and
- all faces of the dwelling (for double storey dwellings).

On single storey dwellings eaves must wrap around a minimum of 2000mm along the side of the dwelling from any street frontage (except where built to the boundary).

Permitted roof materials include masonry, slate, terracotta tiles or Colorbond. Other non-reflective materials may be considered for review by the BBDAC.

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15 Garages

A lockup garage for 2 vehicles must be provided on all properties with frontages greater than 12.5m. Open carports to the front of the dwelling will not be permitted. Single garages will be considered for lots with a street frontage of 12.5m or less. Triple garages will be strongly discouraged.

The architectural character of the garage must be harmonious to the main body of the dwelling.

Garages must have a slim line, sectional, tilt or panel lift door to all street frontages. Roller doors will only be permitted at the rear of the garage, as an opening to the backyard and where they are not within public view.

Where located at the front of a dwelling, garage doors or openings must occupy less than 50% of the width of the lot's street frontage. Garage doors may not exceed 6.0m in width.

On 2 storey dwellings with garages which exceed 40% of the lot frontage, balconies or windows above the garage are required.

For lots with frontages less than 8.5m which are not rear-loaded, refer to the Small Lot Housing Code incorporated into the Melton Planning Scheme.

Refer to clauses 16-19 for garage setback requirements.

16 Small Lot Setbacks

Small Lots are lots with an area less than 300m².

Unless otherwise approved by the BBDAC, front loaded dwellings must be setback from the front property boundary by a minimum of 3.0m and a maximum of 4.0m.

Porches, porticos and verandahs less than 3.6m in height may encroach up to 1.0m into the minimum front setback.

Unless rear loaded, garages must be located behind the front wall of the main dwelling (not including the porch, portico or verandah) or a minimum of 4.9m from the front boundary, whichever is greater.

Setbacks from the secondary street frontage of a corner lot must comply with Rescode and/or any other governing authority requirements. Garages may be permitted facing the secondary street frontage; however, the secondary façade must demonstrate articulation.

17 Standard Lot Setbacks

Dwellings must be setback from the front boundary by a minimum of 4.0m and a maximum of 6.0m.

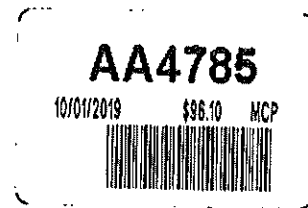
Porches, porticos and verandahs less than 3.6m in height may encroach up to 1.0m into the minimum front setback.

Garages located on the main street frontage must be setback a minimum 4.9m from the front boundary and a minimum of 560mm behind the main façade of the dwelling.

Double storey homes which incorporate a minimum width 1.5m covered verandah/balcony to the first floor for at 40% of the home width do not require the setback between the front wall and garage.

Garages may be built on side boundaries in accordance with Rescode and/or any other governing authority requirements.

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Single storey dwellings on regular lots 18m or wider must be setback from side boundaries by a minimum of 1.0m. Regular lots are those lots where the front boundary dimension is the same as the rear boundary dimension.

Double storey dwellings must be setback from side boundaries in accordance with Rescode and/or any other governing authority requirements.

Rear setbacks are to be in accordance with Rescode and/or any other governing authority requirements.

Eaves, fascias, gutters, chimneys, flue pipes, water tanks and heating or cooling or other services may encroach no more than 0.5m into the setback around the whole dwelling excluding garage walls on the boundary.

These requirements may be varied with the written approval of the BBDAC and City of Melton.

18 Standard Corner Lot Setbacks

Where applicable, standard corner lots must comply with the setback requirements listed in Item 17, as well as the following.

Setbacks from the secondary street frontage must comply with Rescode and/or any other governing authority requirements.

Where facing the secondary street frontage, the garage must be setback a minimum of 4.9m from the secondary street frontage. An easement running along the rear of the lot cannot be built over, and the garage may have to be setback from the rear boundary to accommodate the easement. Garages must be located adjacent to the side boundary of lot but are not permitted adjacent to boundaries abutting public open space.

19 Building Envelopes

If building envelopes are shown on the Plan of Subdivision or within a Memorandum of Common Provisions, it must be adhered to.

It is the responsibility of the applicant to investigate the existence of any building envelopes prior to design and submission to the BBDAC.

20 Materials

External walls must be constructed from a minimum of 75% face brick, brick or masonry veneer or other approved texture coated material. At least 25% of the facade of the home must be finished in a contrasting feature element in a different texture, material or colour.

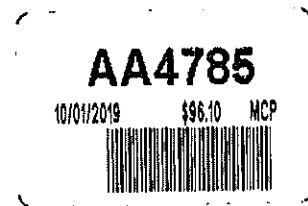
A combination of complementary materials and colours must be used to all walls facing a street or park – with a minimum of 2 and up to a maximum of 4 materials used on these facades.

The material at the front of the dwelling must wrap around a minimum of 840mm to the side where the dwelling is not built to the boundary.

The utilisation of materials such as natural stone, exposed timber or other feature cladding materials will be considered and encouraged as key design articulation elements. Use of quality materials and finishes is encouraged to give a timeless appeal.

Homes in kit or modular form and the use of second hand materials will be subject to approval by the BBDAC and City of Melton. New building materials based on recycled content is permitted.

Memorandum of common provisions
Section 91A Transfer of Land Act 1958



Unless otherwise approved by the BBDAC, unpainted and/or untreated metalwork and reflective glazing will not be permitted. Infill fibre sheet panels are not permitted above window and door openings where visible from the street.

Infill and lightweight panels may be permitted above garage openings if finished as a rendered surface to match with the adjoining garage wall.

21 Colour Schemes

A harmonious colour palette consisting of natural, subdued hues which are complimentary to the surrounding environment and colour tones which reflect the theme of the dwelling will be encouraged. Limited use of strong or bold colours may be adopted to reinforce the contemporary nature of the dwelling design.

In order to avoid further information being requested in regards to colour schedules, the applicant must ensure all relevant information is provided when applying for design approval.

22 Driveways

There must be only one driveway per lot, located to align with the crossover. Garages should be sited on the lot in response to the location of existing crossovers with driveways tapered to match crossover width. Driveways shall not exceed 3.5 metres in width at the street crossover.

There must be at least 300mm of screen planting between the driveway and the adjacent side boundary.

Driveways must be fully constructed prior to the issue of the Occupancy Permit.

All driveways, porches and any other concreted areas within the front yard must be constructed of masonry pavers, exposed aggregate, coloured concrete, fixed granular surfaces or stamped or stencilled masonry surface. The colour selection must complement the building design and external colour scheme.

No plain concrete will be permitted unless it is out of public view.

23 Boundary Fencing

Fencing type will be consistent throughout Bloomdale. Fencing is a common link binding the streetscape and highlighting the individuality of each dwelling.

All fencing must be shown on plans submitted to the BBDAC for approval.

23.1 Front Fencing

Front fencing is permitted subject to approval. Proposed front fences must not exceed 1.2m in height and must be largely transparent (i.e. 50% or more) in construction. The proposed front fences must return along the side boundary and extend to meet the side fence. Low masonry walls not exceeding 0.9m in height which complement the façade of the building will be permitted. Where a front fence is to be constructed on a corner lot, it must return and extend to meet the side fence.

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23.2 Side and Rear Fencing

All side and rear boundary fencing must be constructed from timber palings, to a height of 1800mm (+/-50mm).

Side boundary fencing must terminate and return to the dwelling at least 1.0m behind the front building line. This part of the fence which returns to the house is known as a wing fence. Wing fencing must also be constructed from timber palings, unless approved by the BBDAC. Wing fencing must be 1800mm (+/-50mm) in height with timber capping and posts exposed to the street.

It is encouraged to include a gate within the wing fencing; however, direct access to the rear yard may be possible either via a gate or directly from the garage. Side gates must be timber or have a timber look finish and must appear harmonious with the dwelling and landscape materials. Side gates must not be wider than 2.6m.

23.3 Side Street Fencing

On a corner lot with a side boundary that forms the rear boundary of an adjoining lot, the side fence on that boundary can continue to the front boundary. On corner lots, fencing to the secondary street frontage should be setback a minimum of 4.0m from the primary street frontage.

For fencing to boundaries abutting a reserve, facing a street and on corner lots, the side fencing along the secondary street must be constructed from timber palings to a height of 1800mm (+/-50mm). The fencing must have exposed posts on both sides of the palings and the palings must be on the external side fronting the street and timber capping is required.

24 Front Landscaping

To promote an attractive neighbourhood, residents are encouraged to install quality landscaping.

The form and texture of the plantings should complement and enhance the architecture of the dwelling. Planting of canopy trees in appropriate locations is encouraged. Landscape designs should be prepared with an objective for low water usage.

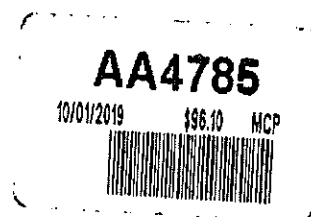
Gardens are encouraged to be environmentally sensitive by utilizing appropriate drought tolerant native plants, organic or mineral mulches and drip irrigation systems. Native plants that are common to Victoria and the Region are also encouraged.

Landscaping of your front garden must be completed within 6 months of issue of the Occupancy Permit. Hard paved or impervious surfaces must be limited to driveways and pedestrian pathways only.

The minimum front landscaping works must include:

- Fine grading and shaping of landscaped and lawn areas.
- Cultivation of existing soil in the garden beds to a 200mm depth, the addition of imported topsoil and fertiliser to all landscaped areas, as well as the use of mulch and/or other selected topping.
- At least 1 mature tree (2.0m minimum height).

Memorandum of common provisions
Section 91A Transfer of Land Act 1958



25 Retaining Walls

Retaining walls should not exceed 600mm in height.

Where a level change exceeds 600mm, two or more retaining walls separated by garden bed must be provided.

Retaining walls should be designed to have an appearance, colours and textures that are sympathetic with that of the house and landscaping. They must be made of durable materials that are fit for purposes.

26 Letterboxes

Letterboxes should be designed to match and complement the dwelling design. Single post supported letterboxes are discouraged.

27 Liveability Considerations

Applicants are encouraged to submit designs which are environmentally responsible.

The orientation of your lot will determine the best siting of the house on the lot. A building's orientation plays a large part in achieving the optimum solar access for your home during winter.

Lots on the north side of a street will have sunny backyards – good for private outdoor living.

Lots on the south side of a street will have sunny front yards – good for show piece gardens.

Lots facing east-west will have sunny side yards – these houses should be sited to leave the largest possible outdoor living space along the northern boundary.

Dwellings can become more liveable by taking into account the orientation of rooms and windows, shading of windows and walls, ceiling heights, sustainable building materials, cross flow ventilation, covered open spaces, insulation and water efficient fixtures. Eave design can act as excellent shading devices during warmer months. Implementing these features can also result into substantial financial savings for the home owner.

Double storey homes must respect the privacy of neighbouring dwellings, including potential overshadowing issues that may arise as a result of siting choices. It is the responsibility of applicants with double storey proposals to ensure their design has demonstrated these factors and to receive approval from the relevant authority and/or Building Surveyor prior to construction.

28 Solar Heating Panels

Solar heating panels must be located on roof planes preferably not visible from public areas.

The panels should follow the roof pitch.

Where visible from public areas, solar panels will be assessed on their merits with regard to scale, form and colour.

29 Rainwater Tanks

To conserve water resources, improve and protect the environment and to ensure Bloomdale is a liveable community, the installation of a rainwater storage tank is a mandatory requirement for all Standard Lots with an area of 300m² or greater. The owner/s of a Standard Lot must not build or permit to be built a dwelling, garage or carport unless the roof drainage system is connected to an on-site rainwater storage tank.

Memorandum of common provisions
Section 91A Transfer of Land Act 1958

AA4785

10/10/2019 \$96.10 MCP



A rainwater tank installed on a Standard Lot, must comply with the following requirements:

- Lots with an area of 300 - 399m², the tank must have a minimum 1,000 litre storage capacity, or
- Lots with an area of 400 - 499m², the tank must have a minimum 2,000 litre storage capacity, or
- Lots with an area greater than or equal to 500m², the tank must have a minimum 3,000 litre storage capacity.
- All tanks and accessories must not be located in front of the dwelling or be visible from the street and public spaces.
- All tanks and accessories must be coloured to match the dwelling.

Rainwater storage tanks on Small Lots (less than 300m²) are encouraged.

30 Energy Ratings

It is the applicants' responsibility when building a home to comply with Victoria's energy rating requirements. Dwelling designs should be assessed by a licensed energy rating company, and they in turn will make recommendations regarding insulation and other resource saving measures. Dwellings must achieve the minimum standard as currently legislated.

31 NBN Co.

The development qualifies for future NBN roll out. All premises must be aware of and conform with the NBN Co Preparation and Installation Guide for SDU's and MDU's. For more information, please refer to NBN Co website (www.nbnco.com.au).

32 Sheds

The colours and materials selected for sheds should be consistent with and complementary to, the materials used for the dwelling. Colorbond® and similar products are acceptable materials.

Sheds must be screened from any street and/or public view by locating to the rear or side of the dwelling. An appropriately located carport out of public view should be considered to store boats, trailers or any similar vehicles.

Sheds must not cover an area greater than 15m² and must not exceed a maximum height of 2.5m.

33 Pergolas, Patios & Decking

Any proposed additional buildings or ancillary structures including decking, pergolas, patios, carports, swimming pools, BBQ areas or similar, must be submitted to the BBDAC for approval. This can be done at the time of submitting the dwelling design or done at a later date as a standalone submission.

The BBDAC will assess structures/applications on their merits.

Please note that later date stand-alone submissions will incur an additional assessment fee.

34 Ancillary Items

All external plumbing must be out of public view, with the exception of gutters and downpipes. Downpipes must not be located on the front façade of the dwelling.

External TV antennae and other aerials must be unobtrusive and located towards the rear of the dwelling.

Satellite dishes will only be approved if out of public view.

91ATLA

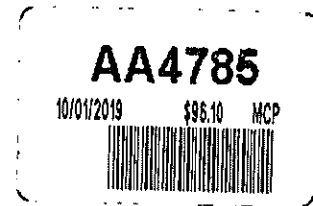
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Page 10 of 13

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Memorandum of common provisions
Section 91A Transfer of Land Act 1958



Clothes lines must not be visible from public areas.

Externally mounted spa equipment attached to side boundary walls of any dwelling must be positioned out of public view, be painted in a colour matching the adjoining wall surface and fitted with noise baffles.

Evaporative cooling units are to be located out of public view where possible and must be of low profile, located below the ridgeline and coloured to match the roof.

Metal security shutters are not permitted.

Window screening located on a dwellings primary or secondary frontage will not be approved. Security screens on the front entry door must be contemporary in style and compliment the façade colours. Diamond style security screens, or similar will not be permitted.

35 Maintenance of the Lot

Prior to the occupation of a dwelling, the lot must be maintained by keeping the grass cut, and the lot free from rubbish. Builders' waste materials and rubbish during construction must be removed on a regular basis and must not be allowed to accumulate. Should lots not be maintained to an acceptable level, the Developer reserves the right to carry out clean up works as necessary. Any such costs incurred by the Developer will be passed on to the lot owner.

After occupation of the dwelling, front yards must be maintained to an acceptable level. Rubbish and recycle bins must be stored out of public view. It will be at the discretion of the BBDAC to determine if lots are being maintained to an acceptable level.

36 Commercial Vehicles

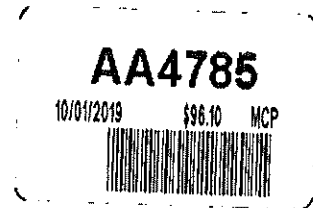
Trucks or commercial vehicles (exceeding 1 tonne), recreational vehicles and caravans shall be screened from public view when parked or stored.

37 Signs

No signs, including 'For Sale' signs may be erected by the Purchaser other than a 'Home for Sale' sign which may be erected after completion of construction of a dwelling.

Builders' signs may be permitted (600mm x 600mm maximum) where they are required on lots during construction. Only one advertising sign per dwelling is permitted at any one time and these signs must be removed once the property is sold.

Memorandum of common provisions
Section 91A Transfer of Land Act 1958



38 Definitions

Articulation means both horizontal and vertical projection forward and back from the primary building face.

BBDAC means The Bloomdale Building and Design Approval Committee that includes AVID PROPERTY GROUP NOMINEES PTY LTD as the developer/owner of Bloomdale Residential Estate.

Building has the same meaning as in the Building Act;

Building Act means the act of the Victorian Parliament known as the Building Act 1993;

Building Envelope Plan means the plan which shows the approved building envelopes, setbacks and other related matters for the lots within the Plan of Subdivision;

Building Permit means a building permit in terms of the Building Act;

Corner Lot means a lot with a corner where each boundary connects to a street or public open space;

Design Guidelines Design Guidelines mean the building design guidelines endorsed under Permit No. PA2017/5553 which may be amended from time to time;

Dwelling means a building used as a self-contained residence which must include:

- a kitchen sink;
- food preparation facilities;
- a bath or shower; and
- a closet pan and wash basin.

It includes out-buildings and works normal to a dwelling;

Frontage means the road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building, or proposed building, faces;

Front Garden includes any area between the building line and the front boundary of a lot and side street boundary or boundary abutting public open space of a corner lot that is visible from a street;

Height has the same meaning as in the Regulations;

Lot has the same meaning as Allotment in the Building Regulations;

On the Boundary means on the boundary or a setback of up to 200 millimetres from the lot/property boundary;

Private Open Space means an unroofed area of land; or a deck, terrace, patio, balcony, pergola, verandah, gazebo or swimming pool;

Regular Lots are lots where the front boundary dimension is the same as the rear boundary dimension;

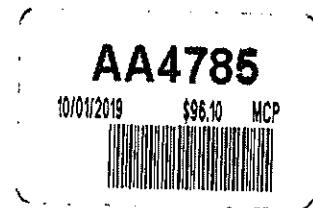
Regulations means the Building Regulations 2018 or any subsequent regulations made pursuant to the Building Act which relate to the siting of a building;

Scheme means the City of Melton Planning Scheme;

Secluded Private Open Space means that part of private open space primarily intended for outdoor living activities which enjoys a reasonable amount of privacy;

Secondary Street means the street that runs along the side boundary of a property when located on a corner;

Memorandum of common provisions
Section 91A Transfer of Land Act 1958



Setback means the minimum distance from any lot boundary to a building;

Side Boundary means a boundary of a lot that runs between and connects the street frontage of the lot to the rear boundary of the lot;

Site Coverage means the proportion of a site covered by buildings;

Small Lots are lots with an area less than 300m²;

Standard Lots are lots with an area greater than 300m²;

Storey means that part of a building between floor levels. If there is no floor above, it is the part between the floor level and ceiling. It may include an attic, basement, built over car parking area, and mezzanine;

Street, for the purposes of determining setbacks, "street" means any road other than a footway or carriageway easement;

Window has the same meaning as in the National Construction Code of Australia.

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

VOLUME 11994 FOLIO 073

Security no : 124076200673K
Produced 19/02/2019 09:41 AM

LAND DESCRIPTION

Lot 1 on Title Plan 965707J.
PARENT TITLE Volume 11833 Folio 383
Created by instrument AR083664K 01/06/2018

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET
MELBOURNE VIC 3000
AM240221S 09/10/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM391599T 08/12/2015
ANZ FIDUCIARY SERVICES PTY LTD

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

NOTICE Section 201UB Planning and Environment Act 1987
AH462111E 30/08/2010

AGREEMENT Section 173 Planning and Environment Act 1987
AN984413X 28/06/2017

DIAGRAM LOCATION

SEE TP965707J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AR664954M	NOMINATE PCT	Completed	19/11/2018
AR744345U	CREATION OF EASEMENT	Registered	16/01/2019
AR744346S	CREATION OF EASEMENT	Registered	16/01/2019

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

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

Street Address: 146 DIGGERS REST-COIMADAI ROAD DIGGERS REST VIC 3427

DOCUMENT END

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TITLE PLAN		EDITION 2	TP965707J		
LOCATION OF LAND PARISH: HOLDEN TOWNSHIP: SECTION: 13 CROWN ALLOTMENT: B (PT) CROWN PORTION: LAST PLAN REFERENCE: LOT 3 LP6069 DERIVED FROM: VOL. 11833 FOL. 383 DEPTH LIMITATION: NIL		NOTATIONS			
EASEMENT INFORMATION E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) A - APPURTENANT EASEMENT				THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES Checked by: RM Date: 21/06/18 Assistant Registrar of Titles	
Easement Reference	Purpose	Width (Metres)	Origin		Land benefited / In favour of
E-1 E-1 & E-2 E-1, E-2 & E-3	CARRIAGEWAY DRAINAGE SEWERAGE	31 31 31	AR083664K AR744345U AR744346S		MELTON CITY COUNCIL MELTON CITY COUNCIL WESTERN REGION WATER CORPORATION
LENGTHS ARE IN METRES	SCALE —	DEALING / FILE No: AR083664K GOVERNMENT GAZETTE No:		DEALING CODE: 45E SHEET 1 OF 1	

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

VOLUME 12037 FOLIO 354

Security no : 124076537803P
Produced 13/03/2019 02:06 PM

LAND DESCRIPTION

Lot H on Plan of Subdivision 803028B.
PARENT TITLE Volume 11990 Folio 866
Created by instrument PS803028B 29/11/2018

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVID PROPERTY GROUP NOMINEES PTY LTD of SUITE 6 LEVEL 2 2 QUEEN STREET
MELBOURNE VIC 3000
PS803028B 29/11/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR982180V 05/03/2019
ANZ FIDUCIARY SERVICES PTY LTD

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

NOTICE Section 201UB Planning and Environment Act 1987
AH462111E 30/08/2010

AGREEMENT Section 173 Planning and Environment Act 1987
AN984413X 28/06/2017

DIAGRAM LOCATION

SEE PS803028B FOR FURTHER DETAILS AND BOUNDARIES


ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PS803028B (S)	PLAN OF SUBDIVISION	Registered	29/11/2018
AR693323L	REMOVAL OF ENCUMBRANCE	Registered	03/12/2018
AR898895U (E)	TRANSFER CONTROL OF ECT	Completed	05/02/2019
AR982180V (E)	MORTGAGE	Registered	06/03/2019

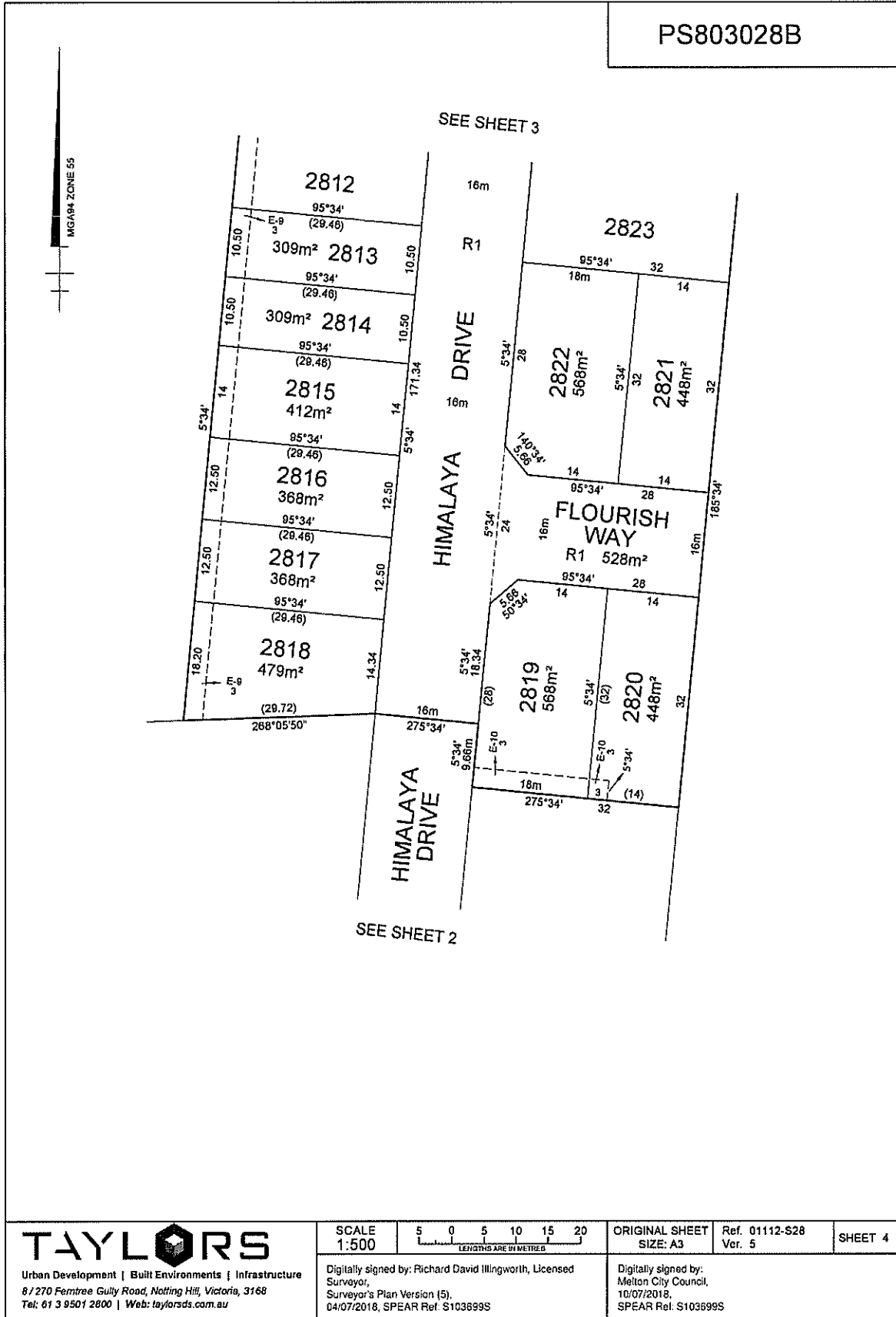
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PLAN OF SUBDIVISION		EDITION 1	PS803028B		
LOCATION OF LAND PARISH: HOLDEN TOWNSHIP: SECTION: 13 CROWN ALLOTMENT: B (PART) CROWN PORTION: TITLE REFERENCE: Vol. 11990 Fol. 866 LAST PLAN REFERENCE: Lot G on PS803026F POSTAL ADDRESS: 120 Diggers Rest - Coimadai Road (at time of subdivision) DIGGERS REST 3427 MGA 94 CO-ORDINATES: E: 297 230 ZONE: 55 (of approx centre of land in plan) N: 5833 380		Council Name: Melton City Council Council Reference Number: SUB4830 Planning Permit Reference: PA2016/5231/1 SPEAR Reference Number: S1036995 Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 18/07/2017 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Geraldine Addicott for Melton City Council on 10/07/2018 Statement of Compliance issued: 26/11/2018			
VESTING OF ROADS AND/OR RESERVES		NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON				
ROAD R1	Melton City Council				
NOTATIONS		Lots 2801 to 2829 (both inclusive) may be affected by one or more restrictions. Refer to Creation of Restriction A on sheet 5 of this plan for details.			
DEPTH LIMITATION: Does Not Apply					
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No.					
BLOOMDALE - Release No. 28 Area of Release: 1.738ha No. of Lots: 29 Lots and Balance Lots H & J					
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	Sewerage	See Diag.	PS749048T	Western Region Water Corporation	
EASEMENTS E-2, E-3, E-4, E-5 AND E-6 HAVE BEEN OMITTED FROM THIS PLAN					
E-7	Drainage	See Diagram	PS749041J	Melton City Council	
	Sewerage			Western Region Water Corporation	
E-8	Drainage	2m	PS749041J	Melton City Council	
E-9	Drainage	3m	PS803025H	Melton City Council	
	Sewerage			Western Region Water Corporation	
E-10	Drainage	3m	This Plan	Melton City Council	
	Sewerage			Western Region Water Corporation	
 Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorss.com.au		SURVEYORS FILE REF: Ref. 01112-S28 Ver. 5 Digitally signed by: Richard David Illingworth , Licensed Surveyor, Surveyor's Plan Version (5), 04/07/2018, SPEAR Ref: S1036995		ORIGINAL SHEET SIZE A3	SHEET 1 OF 5
		PLAN REGISTERED TIME: 11:21 AM DATE: 29/11/2018 C. GROSSO Assistant Registrar of Titles			

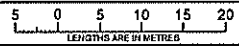
PS803028B



TAYLORS

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 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168
 Tel: 61 3 9501 2800 | Web: taylorss.com.au

SCALE 1:500



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Ref. 01112-S28 Ver. 5

SHEET 4

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Digitally signed by: Melton City Council, 10/07/2018, SPEAR Ref. S103699S

PS803028B

CREATION OF RESTRICTION A

Upon registration of this plan the following restriction is created.

LAND TO BE BURDENED: See Table 1
 LAND TO BENEFIT: See Table 1

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN:

1. MUST NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT OR ANY PART OF IT ANY BUILDING OTHER THAN A BUILDING WHICH HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED MEMORANDUM OF COMMON PROVISIONS (MCP) REGISTERED IN DEALING No. AA3353 WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. THE PROVISIONS OF THE SAID MCP ARE INCORPORATED INTO THIS RESTRICTION;
2. MUST NOT MAKE AN APPLICATION TO AMEND A BUILDING ENVELOPE UNLESS SUCH AN AMENDMENT AND ANY CRITERIA OR MATTERS WHICH MUST BE CONSIDERED BY THE RESPONSIBLE AUTHORITY IN DECIDING ON SUCH AN AMENDMENT ARE TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY; AND
3. MUST NOT ERECT ANY BUILDING ON A LOT UNLESS THE PLANS FOR SUCH A BUILDING ARE ENDORSED BY THE BLOOMDALE BUILDING AND DESIGN APPROVAL COMMITTEE (BBDAC) PRIOR TO THE ISSUE OF A BUILDING PERMIT.

THIS RESTRICTION WILL EXPIRE TEN YEARS AFTER THE DATE OF THE REGISTRATION OF THIS PLAN.

Table 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2801	2802
2802	2801, 2803
2803	2802, 2804
2804	2803, 2805
2805	2804
2806	2807, 2808
2807	2806, 2808
2808	2806, 2807, 2809
2809	2808, 2810
2810	2809, 2811
2811	2810, 2812
2812	2811, 2813
2813	2812, 2814
2814	2813, 2815
2815	2814, 2816

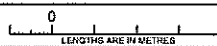
Table 1 (Continued)

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
2816	2815, 2817
2817	2816, 2818
2818	2817
2819	2820
2820	2819
2821	2822, 2823
2822	2821, 2823
2823	2821, 2822, 2824
2824	2823, 2825
2825	2824, 2826
2826	2825, 2827
2827	2826, 2828
2828	2827, 2829
2829	2828



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ORIGINAL SHEET
 SIZE: A3

Ref. 01112-S28
 Ver. 5

SHEET 5

Digitally signed by: Richard David Illingworth, Licensed Surveyor, Surveyor's Plan Version (5), 04/07/2018, SPEAR Ref. S103699S

Digitally signed by: Melton City Council, 10/07/2018, SPEAR Ref. S103699S

Application by a responsible authority for the making of a recording of an agreement
Section 181 Planning and Environment Act 1987



Lodged by

Name: MADDOCKS LAWYERS
Phone: 03 9258 3320
Address: COLLINS SQUARE, LEVEL 25, 727 COLLINS STREET MELB
Reference: NJS:LMC:6001431.014
Customer code: 1167E

The responsible 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.

Land:(volume and folio)

volume 1184 Folio 913
VOLUME 1183 FOLIO 383, ~~VOLUME 11855 FOLIO 082~~ AND VOLUME 11855 FOLIO 593

Responsible authority:(full name and address, including postcode)

MELTON CITY COUNCIL, 232 HIGH STREET MELTON VIC 3337

Section and act under which agreement is made:

SECTION 173 OF THE PLANNING AND ENVIRONMENT ACT (VIC) 1987

A copy of the agreement is attached to this application:

YES

Signing:

35271702A

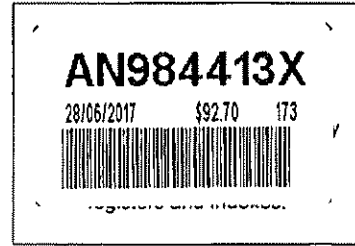
181PEA

Page 1 of 2

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**Application by a responsible authority for the
making of a recording of an agreement
Section 181 Planning and Environment Act 1987**



Executed on behalf of

Signer Name *ROBERT BAGGIO*

Signature

Execution Date *15 JUNE 2017*

Full Name of Witness *MORRIS EDWARDS*

Witness Signature

35271702A

181PEA

Page 2 of 2

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PA2017/5553

AN984413X

28/06/2017 \$92.70 173



Maddocks

Lawyers
Collins Square, Tower Two
Level 25, 727 Collins Street
Melbourne VIC 3008
Australia

Telephone 61 3 9258 3555
Facsimile 61 3 9258 3666

info@maddocks.com.au
www.maddocks.com.au

DX 259 Melbourne

Agreement under section 173 and Section 177 of the Planning and Environment Act 1987

Land: 146 Diggers Rest-Coimadai Road, Diggers Rest

Melton City Council
and

Avid Property Group Nominees Pty Ltd
ACN 088 212 631



AN984413X

28/06/2017 \$92.70 173



Maddocks

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Agreement under section 173 of the Planning and Environment Act 1987

Dated

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Parties

Name	Melton City Council
Address	232 High Street, Melton, Victoria
Short name	Council

Name	Investa Nominees (2) Pty Ltd ACN 128 351 011
Address	Level 6, 126 Phillip Street, Sydney NSW 2000
Short name	Former Owner

Name	Avid Property Group Nominees Pty Ltd ACN 088 212 631
Address	Level 35, 259 George Street, Sydney NSW 2000
Short name	Owner

Background

- A. The Council is the responsible authority under the Planning Scheme.
- B. The Owner is the registered proprietor of the Subject Land.
- C. The Council issued the Planning Permit in respect of and affecting Land, which includes condition 8 requiring the Previous Owner to enter into the Previous Agreement.
- D. The Previous Agreement was intended to secure the provision of development contributions for the development of the Land and record the agreement of the parties to implement the Public Infrastructure Plan ("PIP") under the Planning Permit in the course of developing the Land under the Planning Permit and Further Planning Permit(s).
- E. The Previous Agreement was entered into between the Council and the Previous Owner pursuant to section 173 of the Act, in order to:
 - E.1 Identify the obligations of the Owner to pay the Development Infrastructure Levy, or, in lieu of payment, undertake works for an Infrastructure Project or transfer land to Council, in accordance with the Public Infrastructure Plan approved by Council with respect to the Land; and
 - E.2 achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Land.



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- F. The Previous Owner transferred its interest and the Owner is now the registered proprietor of the Land.
- G. The Land is subject to registered mortgages No. AN150060H registered on 04 October 2016 and AM391599T registered on 08 December 2015 in favour of ANZ Fiduciary Services Pty Ltd (ACN100 709 493), which Mortgagee, as evidenced by its consent on the attestation pages, consents to this Agreement and, in the event that it becomes a mortgagee in possession, to be bound by this Agreement.
- H. The Parties now wish to terminate the Previous Agreement and enter into this Agreement to amend clause 3.3 of the Previous Agreement.

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1. The Parties agree

1.1 Definitions

In this Agreement the words and expressions set out in this clause have the following meanings unless the context admits otherwise -

Act means the Planning and Environment Act 1987.

Agreement means this agreement, including any schedules or annexures and any agreement executed by the parties expressed to be supplemental to this Agreement. Where the Agreement refers to a document or Schedule that may be amended from time to time in writing, the most recent version of that document as approved by Council will be the relevant version for interpretation of this Agreement.

Approved Plans means the plans for each Infrastructure Project approved by Council under clause 3.5 of this Agreement.

Contamination means the presence in, on or under land (or surface water on or ground water under land) of any hazardous or toxic substance at a concentration above the concentration at which the substance is naturally present in, on or under land in the same locality.

Council means Melton City Council as the Responsible Authority for the Planning Scheme and any subsequent person or body which is the Responsible Authority for the Planning Scheme.

DCP means the Diggers Rest Development Contributions Plan dated March 2012, prepared by Growth Areas Authority as may be amended from time to time.

DCP Value means the amount for an Infrastructure Project as set out in the Works Schedule under the heading DCP Value (being the figures derived from the DCP), as indexed in accordance with this Agreement.

Development Infrastructure Levy means the amount required under the DCP to be paid towards the works, services and facilities in the Diggers Rest PSP Area as calculated in accordance with the DCP.

Developed Lot means a lot in respect of which there is no Development Infrastructure Levy payable or the Development Infrastructure Levy has been satisfied.

Further Planning Permit means any permit granted for the balance of the Land.

Infrastructure Project means an infrastructure project included in the Works Schedule and in the DCP.

Land means the land contained in certificates of title volume 11833 folio 383, volume 11855 folio 082 and volume 11855 folio 593.

Maintenance Period has the meaning given in clause 7.2.

Mortgagee means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Land or any part of it.

Owner means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the Subject Land or any part of it and includes a Mortgagee-in-possession.

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party or parties means the Owners and Council under this Agreement as appropriate.

PIP means the Public Infrastructure Plan as approved by Council consistent with condition 6 of the Planning Permit and in accordance with the DCP and as amended by Council from time to time noting that the parties agree that the PIP is intended to be the Public Infrastructure Plan for all Further Planning Permits.

Planning Permit means planning permit No PA2012/3787 issued by the Council under the Planning Scheme and which relates to the Land.

Planning Scheme means the Melton Planning Scheme and any other planning scheme which applies to the Land.

Practical Completion means a statement in writing prepared by the Council stating that the Works for an Infrastructure Project have been completed to the satisfaction of the Council.

Precinct Structure Plan means the plan prepared by Growth Areas Authority entitled the Diggers Rest Precinct Structure Plan dated March 2012.

Previous Agreement means the Agreement under section 173 of the Act between the Owner and Council dated 5 September 2016 and contained in Registered Instrument AL448715Q.

Provision Trigger means, the completion of a stage of the development under the Planning Permit or any Further Planning Permit as set out in the column entitled 'Provision Trigger' for each Infrastructure Project in the Works Schedule, or as otherwise agreed between the Owner and the Council in respect of development to be permitted under a Further Planning Permit.

Serviced means delivered with electricity, water, gas sewerage and any other service normal to the delivery of land to the relevant lot.

Statement of Compliance means a statement of compliance issued under the Subdivision Act 1988.

Termination Date means:

- (a) the latter of:
 - (i) The date upon which the Council reasonably determines and notifies the Owner in writing that the Owner has complied with all of its obligations under this Agreement; and
 - (ii) The date upon which the Council notifies the Owner in writing that the Council no longer requires the Owner to perform its obligations under this Agreement; and
- (b) In respect of a Developed Lot, on the date of registration of the plan of subdivision creating that lot.

Works means the works required to construct an Infrastructure Project being those works as set out in the Works Schedule under the heading Description of Works which relate to the Land and in respect of which the Owner must submit detailed plans to Council's satisfaction in accordance with the Agreement.

Works Schedule means the Schedule of Works attached at Annexure A to this Agreement and as amended from time to time in accordance with this Agreement and which is available for inspection upon reasonable notice at the offices of the Council.

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1.2 Interpretation

In the interpretation of this Agreement (including its recitals and any schedules) except to the extent that the context otherwise requires:

- 1.2.1 Words (including defined expressions) denoting the singular will be deemed to include the plural and vice versa.
- 1.2.2 Words (including defined expressions) denoting any gender will be deemed to include all other genders.
- 1.2.3 Words (including defined expressions) denoting persons will be deemed to include all trusts, bodies and associations, corporate or unincorporated, and vice versa.
- 1.2.4 References to a statute or statutory provision will be deemed to include any statutory provision which amends, extends, consolidates or replaces the same or which has been amended, extended, consolidated or replaced by the same and any by laws, local laws, licences, statutory instruments, rules and regulations, orders, notices and directions, consents or permission made under it and any condition attaching to it.
- 1.2.5 Headings are included for convenience only and will not affect the interpretation of this Agreement or any schedule.
- 1.2.6 References to clauses, recitals and schedules are to clauses of, and recitals and schedules to, this Agreement.
- 1.2.7 References to the parties will include their transferees, heirs, assigns, and liquidators, executors and legal personal representatives as the case may be.
- 1.2.8 Subject to the other provisions of this Agreement, reference to the Land in this Agreement will include a reference to any lot created by the subdivision of the Land or any part of it.
- 1.2.9 Reference to a document or agreement includes reference to that document or agreement as changed, novated or replaced from time to time.
- 1.2.10 Where a word or phrase is given a definite meaning in this Agreement a part of speech or other grammatical form for that word or phrase has a corresponding meaning.

2. Owners' covenants

- 2.1 The Owner acknowledges and agrees that, subject to clause 3:
 - 2.1.1 Prior to the issue of a Statement of Compliance for any stage of subdivision or any buildings and works that would otherwise trigger payment of the Development Infrastructure Levy of the Land it will pay to Council the Development Infrastructure Levy required for that stage unless otherwise agreed in writing by the Council.
 - 2.1.2 Prior to the issue of a Statement of Compliance for any stage of subdivision of the Land which would trigger a Provision Trigger, unless otherwise agreed with the Council it will deliver the triggered Infrastructure Project to the satisfaction of Council in accordance with this Agreement.

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- 2.1.3 In the event that the Owner seeks to amend the PIP for the Planning Permit or any Further Planning Permit it agrees to seek to amend the PIP for all planning permits issued affecting the Land.
- 2.1.4 All land transferred or vested in Council under this Agreement or any other authority following the completion of an Infrastructure Project must be:
- (a) free of all encumbrances (other than those approved by Council or any other relevant authority or government agency for the provision of services) and graded except as agreed by Council;
 - (b) Serviced (except for roads) to the satisfaction of Council; and
 - (c) free from surface rock, rubbish and Contamination to the satisfaction of Council except as agreed by Council.
- 2.1.5 Unless otherwise agreed in writing by the Council, all land transferred or vested in Council or any other authority must be accompanied by a certificate from the State Revenue Office certifying that GAIC has been paid in respect of that land and all GAIC liabilities in respect of the land must have been discharged.
- 2.1.6 Where liability of the Owner to pay GAIC is not triggered prior to transfer or vesting of any land to Council or another authority, or the Owner seeks to defer GAIC payment in accordance with the Act, the Council may agree in writing (subject to any conditions it sees fit) to accept the relevant land without discharge of GAIC liability in which case the Owner:
- (a) indemnifies the Council in respect of the GAIC liability;
 - (b) must provide the Council with a bank guarantee from a banking institution approved by Council to the value of the GAIC liability prior to the issuing of a Statement of Compliance for the relevant plan of subdivision and/or the transfer of the land;
 - (c) agrees that the Council may call upon the bank guarantee at its discretion to discharge any GAIC payment that becomes due and payable by Council in the event that the Owner does not pay such liability within 30 days of a written request of the Council;
 - (d) must provide replacement bank guarantee(s) from a banking institution approved by Council by no later than 30 June each year to account for any increase in the GAIC rate specified under the Act.
 - (e) And in any case must pay the GAIC amount to Council:
 - (i) within 5 years transfer or vesting of the land in Council (whether triggered by a Council activity at that time or not); or
 - (ii) or within 30 days of a written request by Council if a Council activity on the relevant land triggers a GAIC payment;

at which time the Council must return the bank guarantee to the Owner and shall assume all obligations in relation to the payment of the GAIC amount.

- 2.1.7 In respect of land vested in Council:

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- (a) the values in this Agreement are intended to replace the market value and any other method of calculating compensation payable to a person under the Land Acquisition and Compensation Act 1986 and the Act in respect of land;
 - (b) upon payment being made in accordance with this Agreement whether as a monetary amount or by a credit in respect of the value in the Works Schedule, unless or any other amount is agreed to be paid under this Agreement in respect of any land, no other compensation is payable for the effect of severance or for solatium as those terms or concepts are understood in the context of the Land Acquisition and Compensation Act 1986 or for any other category of or form of loss or compensation in respect of the land; and
 - (c) unless expressly provided to the contrary, where one party is required to transfer or vest land to or in the other party, the party transferring or vesting the land to or in the other party is responsible for the payment of all reasonable costs and disbursements associated with that transfer or vesting as the case may be.
- 2.1.8 The Development Infrastructure Levy amount in clause 2.1.1 of this Agreement must be adjusted in accordance with the DCP.
- 2.2 The parties agree that should the Owner have paid to the Council the Development Infrastructure Levy for the entire area of the Land prior to the issue of the Statement of Compliance for any stage of subdivision for the Land or any buildings and works that would otherwise trigger payment of the Development Infrastructure Levy, no further Development Infrastructure Levy will be due to be paid by the Owner under this Agreement with respect to the development of the Land.
- 2.3 Any amount due under this Agreement but unpaid or not offset by a credit under clause 3 by the due date incurs interest at the rate prescribed under section 172 of the Local Government Act 1989 and any payment made shall be first directed to payment of interest and then the principal amount owing.
- 2.4 Notwithstanding anything contained in this Agreement, no interest will begin to accrue unless the person obliged to make a payment has been specifically notified in writing by the other party of the event which gives rise to the obligation to make the payment.

3. Works in lieu of development contributions

Credit

- 3.1 The parties acknowledge and agree that:
- 3.1.1 the Owner must in accordance with the PIP, construct or cause to be constructed Works or transfer or vest land in Council or any other authority as part of an Infrastructure Project (works-in-kind) and will receive a credit for the cost of that Infrastructure Project against the obligation to pay the Development Infrastructure Levy. Credits for works-in-kind will accrue on Practical Completion for the relevant Works unless otherwise agreed by Council in writing.
 - 3.1.2 the credit to which the Owner shall be entitled to in respect of works-in-kind as referred to in clause 3.1.1 of this Agreement shall be the DCP Value where the whole of the project is provided or a percentage amount of the DCP Value equivalent to the percentage of the project completed, indexed in accordance with section 3.1.6 of the DCP unless expressly agreed in writing between the Council and the Owner. Such indexation will commence on the dates indicated in the note

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in the Works Schedule and the DCP Values will be revised on the anniversary of those dates;

- 3.1.3 the Owner must carry out the Works at its own cost and is responsible for all design and construction risks in relation to the Works; and
- 3.1.4 the Council has no responsibility for any costs incurred by the Owner in carrying out the Works other than variations to those Works undertaken at the written request of the Council where such variation is made subsequent to the issue of an approval to clause 3.6 of this Agreement.
- 3.1.5 Where the Owner has accrued works-in-kind credit which is in excess of the Development Infrastructure Levy liability under the DCP, the credit will be carried forward to offset future Development Infrastructure Levy liability. The credit balance will be indexed annually in accordance with Australian Bureau of Statistics 6401.0 Consumer Price Index CPI (All Groups) Melbourne to adjust for the effects of inflation. The first indexation will be applied on a prorata basis from the date Statement of Compliance was issued in respect of the development of the Land where a credit balance accrues to the end of that financial year (30 June). From that point on, the credit balance as exists at financial year end (30 June) will be indexed on that date until the Owner's credit has been fully exhausted, or only where the development of the Land is complete, the Credit has been paid out to the Owner if there is no further Development Infrastructure Levy liability to be offset.
- 3.1.6 The arrangements contemplated in clause 3.1 of this Agreement will not be a bar to the earlier issuance by Council of one or more Statements of Compliance for plans of subdivision provided such plans of subdivision do not trigger a Provision Trigger and any Development Infrastructure Levy liability is paid or offset by a works-in-kind credit.
- 3.1.7 In the event that the value of a Infrastructure Project changes in the DCP through the review process at Clause 3.1.7 of the DCP, the Owner may, in its absolute discretion, elect to pay the Development Infrastructure Levy in rather than undertaking Works and must submit an amended PIP for endorsement accordingly.

Payment of Credit

- 3.2 When an entitlement for a credit arises under clause 3.1 of this Agreement, an amount equal to the DCP Value (indexed in accordance with clause 3.1.2) is to be provided to the Owner as a credit against liability to pay a Development Infrastructure Levy, or if the value of all credits provided to the Owner exceeds the Owner's liability to pay a Development Infrastructure Levy for the full development of the Land, then, subject to clause 3.8, as a cash payment upon issue of a Statement of Compliance in respect of the final stage or Practical Completion of the final Infrastructure Project (whichever is the latter),
- 3.3 No payment of any Credit will occur before the full development of the Land unless otherwise agreed by Council.
- 3.4 Where a monetary payment is to be paid to the Owner under clause 3.2 of this Agreement it will be paid within 90 days of the event that triggers payment (other than due to any variations to the Works undertaken at the written request of Council).

Approved Plans

- 3.5 The Owner must prepare plans for each Infrastructure Project to the satisfaction of Council and submit such plans to Council for approval.

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- 4.1.5 The Owner will within 28 days of written demand pay to the Council the Council's reasonable costs (including legal costs) and expenses of and incidental to the preparation, execution any amendment of, and registration and if the Owner is in breach of this Agreement enforcement of the Agreement and the consideration, assessment negotiation and registration of any proposed amendment to this Agreement. To the extent that such costs and expenses constitute legal professional costs, the Council may at its absolute discretion have these costs assessed by the Law Institute of Victoria and in that event the parties shall be bound by the amount of that assessment, with any fee for obtaining such an assessment being borne equally by Council and the Owner. Such costs payable by the Owner shall include the costs and disbursements associated with the registration of the Agreement on the titles to the Land and removal therefrom.
- 4.2 Subject to clauses 10 and 22, the Owner must ensure that, until this Agreement is recorded on the folio of the register which relates to the Land, it, and the Owner's successors in title, will:
- 4.2.1 give effect to, do all acts and sign all agreements requiring those successors to give effect to this Agreement; and
- 4.2.2 execute a deed agreeing to be bound by this Agreement.

5. Council's covenants

The Council agrees that:

- 5.1 It must apply the Development Infrastructure Levy paid by the Owner towards the construction of Infrastructure Projects.
- 5.2 The total of the Development Infrastructure Levy paid by the Owner, will be held and applied by the Council as a payment under the DCP.
- 5.3 When the Works for an Infrastructure Project have reached completion to the satisfaction of Council, the Council must issue Practical Completion for those Works.

6. Application of contributions

The parties acknowledge and agree that:

- 6.1 The Council may in its absolute discretion determine how, and to which Infrastructure Projects, it directs the application of the Development Infrastructure Levy;
- 6.2 In the event that the Council has insufficient funds to complete all Infrastructure Projects under the DCP, it must apply towards the Infrastructure Projects any funds it has received from the Owner as a Development Infrastructure Levy in accordance with the DCP and the Act; and
- 6.3 The Council will account for all Development Infrastructure Levy payments made by the Owner within an account relevant to the DCP. All funds will be held within an interest bearing account with a major Australian trading bank.
- 6.4 The Council are to provide a quarterly report on request by the Owner detailing the status of the account.

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- 6.5 The Council will maintain a record of any credit accrued pursuant to clause 3.1 in relation to the Land, and update that record from time to time as necessitated by the application of the credit against the obligation to pay a Development Infrastructure Levy or the delivery of further DCP items by the Owner or the transfer of credit in accordance with clause 18.3. The Council will provide a quarterly report on request by the Owner of any credit to which the Owner is entitled to.

7. Transfer of ownership of works

- 7.1 The ownership of the land containing the Works and the Works will transfer to the Council upon registration of the plan of subdivision relating to the Provision Trigger.
- 7.2 All Works undertaken by the Owner will be subject to a bank guarantee or other form of security to the satisfaction of Council to the value of 5% of the cost of the Works for a period of 3 months from ("Maintenance Period"):
- 7.2.1 the date of Practical Completion; or
 - 7.2.2 in the case of Works that are situated on private land, the transfer of title in respect of that land to Council or any other relevant authority or government agency.
- 7.3 In the event that the Works are not maintained to Council's satisfaction for the Maintenance Period, the Council may, in the event of the Owner not complying with a written direction from the Council to undertake the necessary maintenance and in its discretion, use the bank guarantee provided under clause 7.2 of this Agreement, or any other form of security as is provided as the case may be to correct any defects in the Works undertaken. The bank guarantee or other form of security will be returned to the Owner after the expiry of the maintenance period less any monies utilised to correct any defects in the Works.

8. Public open space

- 8.1 Subject to clause 8.2, the Owner must provide to Council public open space or cash in lieu of public open space:
- 8.1.1 as required under clause 52.01 of the Planning Scheme, the PSP and the DCP;
 - 8.1.2 at the direction of and to the satisfaction of the Council.
- 8.2 The Council acknowledges and agrees that where the public open space provision on the Land is in excess of percentage open space requirements for subdivision of land under the Planning Scheme, the Owner is entitled to cash reimbursement from Council to equalise the value of the excess contribution of the public open space as determined in accordance with R26 within the PSP and section 3.1.4 of the DCP (as amended from time to time).
- 8.3 Council will pay to the Owner any cash reimbursement under clause 8.2 within 120 days of the end of the development of the Land.
- 8.4 Nothing in this Clause 8 derogates from the requirement of the Owner to undertake landscaping throughout the Land in accordance with the requirement of the Planning Permit or any Further Planning Permit.

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9. Registration of Agreement

The parties agree and the Owner acknowledges that the Council will forthwith after the execution of the Agreement register the Agreement on the titles of the Land pursuant to the provisions of Section 181 of the Act.

10. Not used

11. Amendment

This Agreement may be amended only in accordance with the requirements of the Act.

12. Waiver

No waiver by any party of any default in the strict and literal performance of or compliance with any provision condition or requirement in this Agreement will be deemed to be a waiver of strict and literal performance of and compliance with any other provision, condition or requirement of this Agreement nor to be a waiver of or in any way release any party from compliance with any provision condition or requirement in the future nor will any delay or omission of any party to exercise any right under this Agreement in any manner impair the exercise of such right accruing to it thereafter.

13. No fettering of Council's powers

- 13.1 The parties acknowledge and agree that this Agreement does not fetter or restrict the power or discretion of the Council to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification of any plans of subdivision applicable to the Land or relating to any use or development of the Land.
- 13.2 For clarity, nothing in this Agreement which provides for the provision of contributions to the Infrastructure Projects shall fetter the Council's ability to require the Owners to

14. Notice

- 14.1 All notices and other communications provided for or permitted by this Agreement will be sent by prepaid mail, by hand delivery, email or by facsimile to the addresses of the parties as specified in this Agreement or to such other address or person as any party may specify by notice in writing to the other party or parties, and may be sent by an agent of the party sending the notice. Each notice or communication will be deemed to have been duly received:
- 14.1.1 not later than two business days after being deposited in the mail with postage prepaid;
- 14.1.2 when delivered by hand;

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- 14.1.3 if sent by email upon production of a delivery confirmation report received by the sender which records the time the email was delivered unless the sender received a delivery failure notification; or
- 14.1.4 if sent by facsimile transmission upon completion of that transmission and production of a transmission report stating that the facsimile was sent to the addressee's facsimile number.

15. Costs on Default

If the Owner defaults in the performance of any obligations under this Agreement it will pay to the Council its reasonable costs of action taken to achieve compliance with this Agreement.

16. Jurisdiction

This Agreement will be governed by and construed in accordance with the law of the State of Victoria and each of the parties hereby submits to the jurisdiction of the Courts of the State of Victoria and the Victorian Civil and Administrative Tribunal.

17. Invalidity of any Clause

Notwithstanding anything to the contrary in this Agreement, if any provision of this Agreement will be invalid and not enforceable in accordance with its terms, all other provisions which are self-sustaining and capable of separate enforcement without regard to the invalid provisions will be and continue to be valid and enforceable in accordance with those terms.

18. Agreement Binding on Successors of Owner

- 18.1 Subject to clause 22, this Agreement will extend to and bind the Owners' successors, assigns, administrators, transferees and legal personal representatives and the obligations imposed upon them shall also be binding on their successors transferees purchasers mortgagees and assigns as if each of them had separately executed this Agreement.
- 18.2 Nothing in this Agreement prevents the Council from endorsing a public infrastructure plan and entering into arrangements with another person which apply to the Infrastructure Projects listed in the Schedule provided that reasonable prior notice is , provided to the Owner and opportunity given to make any consequential amendments to the PIP given.
- 18.3 Council acknowledges that the credit accrued to the Owner under this Agreement may be transferred by the Owner:
 - 18.3.1 In the event that the Owner were to transfer part of the Land to another person it may also in writing transfer an amount of credit to that person not exceeding the future Development Infrastructure Levy obligations for the transferred land.
 - 18.3.2 In the event that the Owner were to transfer all of the Land to another person (or such part of the land that remains undeveloped) then any credit at the time of that transfer will pass to the transferee.

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18.3.3 The obligation upon Council to pay a credit under Clause 3.2, 3.3, 3.4 remains in place such that no credit payment will be made to any person until completion of full development of the Land, unless otherwise agreed with Council in writing.

19. Not used

20. Joint obligations

In the case of each party that consists of more than one person (including in that expression any corporation) each of those persons covenants, agrees and declares that all of the covenants, agreements, declarations and consents contained in this agreement and made and given by that party have been entered into, made and given and are binding upon that person both severally and also jointly with the other person or persons constituting that party.

21. Gst

- 21.1 In this clause, 'GST Act' means the A New Tax System (Goods and Services Tax) Act 1999 (Cth).
- 21.2 Expressions used in this clause and in the GST Act have the same meanings as when used in the GST Act.
- 21.3 Amounts payable and consideration provided under or in respect of this Agreement are GST exclusive.
- 21.4 The recipient of a taxable supply made under or in respect of this Agreement must pay to the supplier, at the time the consideration for the supply is due, the GST payable in respect of the supply. This obligation extends to supply consisting of a party's entry into this document.
- 21.5 A party is not obliged, under clause 21.3, to pay the GST on a taxable supply to it until given a valid tax invoice for the supply.

22. Withholding Tax

- 22.1 If Subdivision 14 –D of Schedule 1 of the Taxation Administration Act 1953 (Cth) (Tax Act) applies to the transfer or vesting of any land pursuant to the terms of this Agreement, and the Owner does not provide a Clearance Certificate to the Council, the Owner indemnifies the Council against any penalties, fines, legal costs, claims, losses or damages which the Council may incur due to the Owner's non-compliance with the Tax Act.
- 22.2 If the Owner gives to the Council a clearance certificate issued by the Commissioner of Taxation under subsection 14-220 of Schedule 1 of the Tax Act (Clearance Certificate), the Council must not withhold any money payable by the Council to the Owner, or any Credits attributable to the Owner pursuant to this Agreement, for the purpose of Subdivision 14-D of Schedule 1 of the Tax Act



23. The parties agree

- 23.1 The Council and the Owner shall do all things necessary (including signing any further agreement, acknowledgment or document) to give full effect to the terms of this Agreement and to enable the Council to register this Agreement on the titles to the 85 Davis Road Land in accordance with the Act.
- 23.2 The Agreement shall commence on the date that it bears.
- 23.3 This Agreement shall end or cease to apply to a Developed Lot (as the case may be) on the Termination Date.
- 23.4 Upon the issue of a Statement of Compliance for a stage of development of the Land, the Council will, at the request and cost of the Owner, issue the Owner (or as the Owner may direct) with a signed application to the Land Registry under section 183(1) of the Act to remove the recording of this Agreement in the Register on the folio or folios of the register which relates to each of the individual lots (not including lots which Council considers, acting reasonably, are intended to further subdivided in any subsequent stage of development) within that stage of subdivision so as to enable the sale of the individual lots within that stage to proceed unencumbered by this Agreement.

24. Limitation of liability

- 24.1 The Owner enters into this Agreement solely in its capacity as trustee of the following trusts (each a "Trust") and in no other capacity:
 - 24.1.1 Diggers Rest Trust A;
 - 24.1.2 Diggers Rest Trust B; and
 - 24.1.3 Diggers Rest Trust C.
- 24.2 A liability arising under or in connection with this Agreement can be enforced against the Owner only to the extent to which it can be satisfied out of the property of the Trust out of which the Owner is actually indemnified for the liability.
- 24.3 The limitation of the Owner's liability contained in this clause 23 applies notwithstanding any other provisions of this Agreement and extends to all liabilities and obligations of the Owner in connection with this Agreement.
- 24.4 Council may not sue the Owner in any capacity other than as trustee of the Trust, including seeking the appointment to the Owner of a receiver (except in relation to the property of the Trust), a liquidator, administrator or any other similar person.
- 24.5 The provisions of this clause 23 will not apply to any liability or obligation of the Owner to the extent there is a reduction in the extent of its indemnification out of the assets of the Trust as a result of the operation of the law or the application of any provision of the Trust's constitution or to the extent the liability arises out of the Owner's own fraud, gross negligence or breach of trust or breach of duty.

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25. Termination of Previous Agreement

- 25.1 The Parties agree that the Previous Agreement will end pursuant to section 177(2) of the Act at the time that the Registrar of Titles makes a recording of this Agreement in the Register, pursuant to section 181(3) of the Act.
- 25.2 After the ending of the Previous Agreement, Council will, at the request and expense of the Owner, inform the Registrar of Titles in the prescribed manner of the ending of the Previous Agreement pursuant to section 183(1) of the Act.

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Signing Page

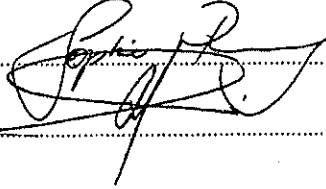
Signed, sealed and delivered as a deed by the Parties.

The Common Seal of the Melton City Council)
was hereunto affixed in the presence of:)



Councillor

Chief Executive Officer


.....
.....

Executed by Investa Nominees (2) Pty Ltd ACN 128)
351 011 in accordance with section 127(1) of the)
Corporations Act 2001 (Cwlth) by authority of its)
directors:

.....
Signature of director

.....
Name of director (block letters)

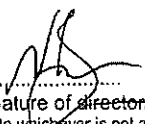
.....
Signature of director/company secretary*
*delete whichever is not applicable

.....
Name of director/company secretary*
(block letters)
*delete whichever is not applicable

Executed by Avid Property Group Nominees Pty)
Ltd ACN 088 212 631 in accordance with section)
127(1) of the Corporations Act 2001 (Cwlth) by)
authority of its directors:


.....
Signature of director

.....
Cameron Holt
Name of director (block letters)


.....
Signature of director/company secretary*
*delete whichever is not applicable

.....
Nicole Bannerman.....(17-05-2017)
Name of director/company secretary*
(block letters)
*delete whichever is not applicable

AN984413X



MORTGAGEE'S CONSENT - ANZ Fiduciary Services Pty Ltd

ANZ FIDUCIARY SERVICES PTY LTD (ACN 100 709 493) as mortgagee under mortgage No. AM391599T and mortgage No. AN150060H acknowledges and agrees to be bound by the terms of this Agreement as it affects the land the subject of the mortgage.

DATED:

SIGNED for and on behalf of ANZ
Fiduciary Services Pty Limited by
KIT LIEW

who certifies that she/he is a

MANAGER
Agency Services, of Australia and
New Zealand Banking Group Limited
pursuant to Power of Attorney
Registered

dated 20/11/15 in the presence of:

Witness: Alison Carlin

Attorney

AN984413X

28/06/2017 \$92.70 173



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Maddocks

Infrastructure Project Number under DCP	Category (e.g. roads, open space etc)	Infrastructure Project Summary	Infrastructure Project Description	Description of Works	Provided as Works-in-kind	DCP Value	Percentage of DCP Value to be provided	Provision Trigger
OSO3	Active Recreation	Diggers Rest Recreation Reserve	Diggers Rest Recreation Reserve (Diggers Rest Community Hub). Purchase of 1.00 hectares of additional land for Diggers Rest Community Hub (adjoining the existing Diggers Rest Recreation Reserve.)	Provision of land (1.00 hectares) for Diggers Rest Community Hub	Yes	\$1,250,000	100%	No earlier than 30 June 2017, and no later than 30 June 2018, or at such other later time as agreed in writing by the Responsible Authority.
RD02	Roads	Pedestrian operated Signals	Vineyard Road: Pedestrian Operated Signals (POS) Construction of pedestrian operated signals to be located on Vineyard Road (between Houdini Drive and Licence Road)	Vineyard Road: Pedestrian Operated Signals (POS) Construction of pedestrian operated signals to be located on Vineyard Road (between Houdini Drive and Licence Road)	Yes	\$323,039.30	100%	The issue of Statement of Compliance in which creates a Developed Lot within properties 7 or 8 as identified in the DCP.
RD03	Roads	Diggers Rest Township Road Upgrade	Diggers Rest Township Road Upgrade Works.	Upgrade to Plumpton Road between Houdini	Yes	\$3,707,485.38	41%	The issue of Statement of Compliance for the last stage of development in

AN984413X

28/06/2017 \$92.70 173




Maddocks

Infrastructure Project Number under DCP	Category (e.g. roads, open space etc)	Infrastructure Project Summary	Infrastructure Project Description	Description of Works	Provided as Works-in-kind	DCP Value	Percentage of DCP Value to be provided	Provision Trigger
			Construction of road upgrade works within existing Diggers rest township	Drive and Licence Road		Plumpton Road Component \$1,525,914.32		property 4, as identified in the DCP, or no later than 31 December 2014, or at such later time as agreed in writing by the Responsible Authority.
IT02	Roads and Intersection	Interim Vineyard Road and Houdini Drive Signalled Intersection	Vineyard Road and Houdini Drive: Intersection. Construction of 4-way intersection (interim layout). Purchase of 0.17 hectares of additional required land (ultimate land take)	Vineyard Road and Houdini Drive: Intersection. Construction of 4-way intersection (interim layout) delivering full 340 metre extent of interim Houdini through the NAC. Purchase of 0.17 hectares of additional land required (ultimate land take)	Yes	\$7,594,726.90 Interim intersection with 340 lineal metres of Houdini Drive \$3,011,490.76 Provision of Land 0.17 hectares \$68,000	40%	Prior to the occupancy of a building in the town centre, as defined in the concept plan – figure 2 of the PSP.
IT02	Roads and Intersection	Interim Houdini and Vineyard Signalled Intersection	Vineyard Road and Houdini Drive: Intersection. Construction of 4-way intersection (interim layout). Purchase of 0.17 hectares of additional	Vineyard Road and Houdini Drive: Intersection. Construction of 4-way intersection (interim ultimate) as identified in the DCP.	Yes	\$7,594,726.90 Balance of DC project value interim intersection \$4,517,236.14	60%	When both of the following have occurred: 1. The issue of Statement of Compliance for the 425 th Developed Lot within the 85 Davys Road Land and 2. The occupancy of a building within the town centre.



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Maddocks

Infrastructure Project Number under DCP	Category (e.g. roads, open space etc)	Infrastructure Project Summary	Infrastructure Project Description	Description of Works	Provided as Works-in-kind	DCP Value	Percentage of DCP Value to be provided	Provision Trigger
			required land (ultimate land take)					Or, at the issue of Statement of Compliance for the stage that contains the 800 th Developed Lot in the PSP area, whichever occurs first.
IT03	Roads and Intersection	Vineyard Road and Licence Road Intersection	Vineyard Road and Licence Road: Intersection. Construction of roundabout (interim layout). Purchase of 0.45 hectares of additional required land (ultimate land take)	Vineyard Road and Licence Road: Intersection. Construction of roundabout (interim layout).	Yes	\$4,911,040.35 Intersection Construction \$4,736,040.35 Land take relates to others	96%	The issue of Statement of Compliance for the stage that contains the 1000 th Developed Lot within the PSP area; Or, the construction of either leg of the east-west extension to Licence Road where it intersects with Vineyard Road, whichever occurs first.
IT05	Roads and Intersection	Diggers Rest-Coimadai Road and North South Connector Intersection	Diggers Rest-Coimadai Road and North South Connector: Intersection. Construction of intersection (interim layout). Purchase of 0.20 hectares of additional	Diggers Rest-Coimadai Road and North South Connector: Intersection. Construction of intersection (interim layout). Purchase of 0.20 hectares of additional	Yes	\$3,035,180.20	100%	The issue of Statement of Compliance for the first stage in property 6 or the employment land component of property 7 as identified in the DCP.

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Maddocks

Infrastructure Project Number under DCP	Category (e.g. roads, open space etc)	Infrastructure Project Summary	Infrastructure Project Description	Description of Works	Provided as Works-in-kind	DCP Value	Percentage of DCP Value to be provided	Provision Trigger
			required land (ultimate land take).	required land (ultimate land take).				
IT06	Roads and Intersection	Davis Road and North Bound On Ramp Intersection	Davis Road and North Bound On Ramp: Intersection. Construction of roundabout (ultimate layout). Purchase of 0.32 hectares of additional required land (ultimate landtake).	Davis Road and North Bound On Ramp: Purchase of 0.14 ha of additional required land (ultimate land take)	Yes	\$2,230,408.75 Land purchase 0.14 hectares \$47,687.50	2%	The issue of Statement of Compliance for the stage of development in property 3 that abuts the roundabout or at such other time as agreed in writing by the Responsible Authority.

Note (as referred to in clause 3.1.2): DCP Value includes Construction Costs Indexed to 1 January 2014 & Land valued to 1 July 2013

G1 Application to Record Notification

Section 201UB Planning and Environment Act 1987
Use to notify the Registrar of land subject to GAIC

Privacy Collection Statement: The information from this form is collected by the Registrar of Titles and is used for the purpose of maintaining publicly searchable registers and indexes.

AH462111E

30/08/2010 \$0 201UB



Read this before you start

- 1 Fill page 1 online
- 2 Print form single sided
- 3 Sign with a blue or black pen

Purpose

The Growth Areas Authority applies to the Registrar of Titles to record a notification on the folio(s) of the Register described at Item 1 that a growth areas infrastructure contribution may be payable.

1. What land is subject to GAIC?

Land Title 1

Volume Folio

Land Title 2

Volume Folio

Other Land Titles

See attached list

2. Signature/s

Growth Areas Authority

Signature

Peter Seamer

Name of Signatory

3. Date (dd/mm/yyyy)

30/08/2010

4. Does the lodging party have a customer code?

No Go to question 5

Yes What is the customer code? Reference

14273H

0/10/7728

5. Lodging party details

Lodging party

Given Name(s)

Family Name/
Company Name

Growth Areas Authority

Phone

Address

No.

Street

Suburb

Postcode

You may lodge this form in two ways:

1. In person

Level 9, 570 Bourke Street
Melbourne 3000

2. By mail

P.O. Box 500
East Melbourne 3002

AH462111E



Vol/Fol	Vol/Fol	Vol/Fol	Vol/Fol	Vol/Fol	Vol/Fol	Vol/Fol
139/601	4594/635	8162/673	8541/356	8739/787	8842/134	8900/292
267/330	4658/415	8204/400	8541/357	8739/788	8842/135	8900/293
267/340	4787/225	8210/486	8547/501	8739/789	8842/136	8900/294
451/167	4953/483	8215/864	8547/977	8739/792	8842/137	8900/295
489/649	4964/677	8218/032	8547/978	8739/793	8850/019	8900/296
638/571	5350/889	8231/931	8547/980	8739/794	8857/981	8900/297
647/382	5507/303	8269/013	8547/981	8739/795	8865/396	8900/298
824/704	5600/900	8294/813	8569/350	8739/796	8869/771	8900/299
1031/051	5804/612	8309/576	8576/382	8739/797	8869/772	8900/300
1178/419	5910/840	8310/126	8576/384	8742/589	8869/773	8900/301
1226/165	5990/959	8310/127	8581/146	8742/590	8874/217	8900/302
1233/491	6015/996	8321/655	8592/852	8742/591	8877/852	8900/303
1251/127	6020/949	8349/370	8592/853	8742/592	8877/853	8900/304
1264/604	6043/546	8368/998	8592/876	8742/593	8888/081	8900/305
1505/901	6122/329	8378/211	8592/884	8742/594	8889/985	8900/306
1978/595	6135/000	8378/214	8592/885	8742/595	8894/157	8900/307
2041/108	6160/901	8378/215	8600/690	8742/596	8894/158	8900/308
2090/953	6168/483	8378/216	8603/842	8747/084	8894/694	8900/309
2220/934	6195/943	8378/217	8610/993	8747/085	8894/695	8900/310
2534/731	6229/723	8378/218	8611/461	8747/086	8894/696	8900/311
2534/732	6244/608	8378/219	8622/411	8752/088	8894/697	8900/312
2759/636	6298/444	8378/220	8622/412	8755/679	8894/698	8900/313
2770/963	6330/985	8378/221	8622/988	8755/751	8894/701	8900/314
2862/217	6437/282	8378/222	8622/989	8755/752	8894/702	8900/315
2946/200	6565/988	8378/223	8622/990	8755/777	8894/703	8900/316
3099/656	6581/174	8378/226	8624/292	8755/778	8898/105	8900/317
3099/675	6647/398	8379/883	8624/293	8758/355	8900/259	8900/318
3132/225	6765/868	8379/885	8624/296	8766/992	8900/261	8903/211
3188/558	6765/869	8383/697	8624/297	8772/323	8900/262	8907/122
3352/400	6765/870	8389/202	8634/128	8790/501	8900/263	8907/619
3481/102	6911/045	8403/987	8646/467	8806/545	8900/264	8908/714
3487/224	6993/407	8411/050	8677/020	8807/338	8900/265	8908/715
3509/629	7186/016	8412/208	8678/242	8807/339	8900/266	8908/716
3619/739	7194/648	8421/635	8683/243	8807/340	8900/267	8909/407
3674/635	7275/803	8427/825	8683/252	8812/559	8900/268	8909/685
3702/397	7277/277	8435/031	8692/737	8816/670	8900/269	8919/214
3724/752	7505/065	8435/502	8693/511	8816/671	8900/270	8919/215
3879/632	7532/137	8457/262	8693/513	8816/672	8900/271	8922/593
3915/946	7649/107	8459/277	8693/514	8819/811	8900/272	8923/838
3919/701	7656/039	8475/919	8696/244	8819/812	8900/273	8923/839
3920/919	7659/121	8480/663	8698/895	8819/813	8900/274	8923/840
3948/518	7662/117	8486/685	8708/229	8819/814	8900/276	8923/841
3953/529	7785/042	8492/903	8708/464	8819/815	8900/277	8924/425
4012/379	8041/132	8492/904	8708/779	8820/924	8900/279	8930/457
4019/684	8041/399	8492/906	8709/198	8836/829	8900/280	8938/771
4019/685	8041/400	8502/405	8715/897	8836/830	8900/282	8942/740
4024/650	8066/282	8502/406	8732/244	8836/831	8900/283	8942/741
4129/609	8092/571	8510/185	8733/402	8838/412	8900/284	8950/971
4242/224	8096/369	8510/303	8733/403	8842/127	8900/285	8953/965
4252/349	8106/720	8510/304	8738/528	8842/128	8900/286	8954/141
4377/374	8106/721	8521/038	8739/591	8842/129	8900/287	8954/142
4382/319	8129/406	8532/426	8739/592	8842/130	8900/288	8954/143
4392/391	8141/370	8536/860	8739/593	8842/131	8900/289	8954/144
4477/215	8149/589	8536/861	8739/594	8842/132	8900/290	8954/145
4557/371	8162/010	8536/862	8739/786	8842/133	8900/291	8954/146

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30/09/2010 \$0 2010B



Vol/Fol	Vol/Fol	Vol/Fol	Vol/Fol	Vol/Fol	Vol/Fol	Vol/Fol
8954/147	9005/336	9109/390	9225/930	9375/943	9443/122	9501/212
8954/148	9007/431	9109/391	9227/202	9375/947	9443/123	9501/252
8954/149	9010/204	9109/392	9227/203	9375/948	9443/124	9501/253
8954/151	9019/365	9109/393	9227/630	9375/951	9443/125	9501/255
8954/152	9022/268	9109/394	9227/631	9381/442	9443/126	9503/048
8954/153	9026/900	9109/395	9227/632	9389/077	9443/127	9504/968
8954/154	9042/583	9109/396	9231/277	9391/274	9443/128	9508/441
8954/155	9045/320	9109/397	9231/540	9396/903	9443/129	9509/863
8954/156	9045/942	9109/398	9231/982	9396/904	9443/131	9509/864
8954/157	9047/883	9109/399	9242/592	9399/506	9443/132	9516/669
8954/158	9052/355	9109/400	9254/011	9399/609	9443/133	9522/663
8954/159	9052/576	9109/401	9255/485	9399/692	9443/134	9522/664
8954/160	9070/221	9109/402	9256/159	9402/918	9443/135	9523/453
8954/161	9070/222	9109/403	9256/160	9405/500	9443/136	9523/503
8954/162	9070/223	9109/404	9268/683	9413/116	9443/137	9523/631
8954/163	9070/225	9109/405	9286/465	9413/117	9443/138	9535/088
8954/164	9070/226	9109/406	9286/466	9413/118	9443/139	9541/064
8954/165	9070/705	9109/407	9290/653	9415/811	9443/140	9541/065
8954/166	9070/706	9109/408	9297/658	9418/765	9443/149	9541/066
8954/167	9070/707	9109/409	9297/966	9425/584	9443/891	9541/067
8954/168	9070/708	9109/410	9304/796	9426/840	9443/892	9541/068
8954/169	9070/709	9109/411	9304/797	9426/841	9443/893	9545/891
8954/170	9070/710	9114/376	9304/798	9426/842	9443/894	9545/892
8954/171	9070/711	9114/377	9304/799	9426/843	9443/895	9551/105
8954/172	9070/712	9116/690	9304/800	9427/544	9449/203	9551/528
8954/174	9070/714	9116/691	9304/801	9427/545	9449/296	9551/550
8954/175	9070/715	9116/692	9304/802	9427/546	9449/754	9557/785
8954/176	9070/716	9116/693	9310/308	9427/547	9450/276	9562/454
8964/441	9070/717	9121/387	9312/072	9427/548	9450/277	9562/576
8965/616	9070/718	9127/837	9313/324	9427/549	9450/644	9562/578
8966/832	9070/719	9127/838	9316/884	9427/550	9450/645	9562/579
8968/228	9070/721	9127/839	9317/330	9427/551	9455/030	9567/415
8968/229	9070/722	9127/840	9317/333	9427/552	9455/031	9567/620
8972/099	9070/723	9128/176	9320/879	9427/553	9455/673	9567/621
8973/033	9072/040	9129/521	9325/244	9428/262	9460/163	9567/622
8973/034	9072/041	9131/866	9330/229	9431/900	9461/294	9570/889
8975/169	9075/435	9132/749	9330/230	9431/902	9465/003	9580/507
8975/839	9075/436	9132/777	9330/231	9433/597	9472/269	9597/854
8975/840	9075/462	9135/164	9330/233	9436/966	9474/075	9597/855
8975/877	9075/463	9153/820	9330/234	9436/967	9474/640	9599/616
8993/430	9075/464	9153/821	9332/088	9436/968	9476/274	9601/885
8994/128	9075/465	9157/636	9332/811	9437/677	9478/666	9606/826
8994/129	9075/466	9157/637	9341/958	9437/678	9478/667	9611/723
8994/130	9075/467	9157/638	9341/959	9437/679	9482/981	9621/312
8994/131	9075/468	9157/639	9341/960	9437/680	9484/167	9622/084
8995/457	9075/469	9157/835	9341/962	9437/681	9485/593	9622/085
9001/452	9080/872	9166/830	9347/470	9437/682	9485/594	9623/604
9001/453	9085/531	9166/837	9352/804	9437/683	9491/527	9623/605
9001/454	9099/906	9169/393	9361/565	9441/160	9495/269	9623/606
9001/455	9101/032	9169/394	9361/566	9442/494	9498/310	9623/607
9001/456	9102/501	9181/445	9366/602	9443/117	9500/229	9623/608
9001/457	9102/502	9181/446	9371/922	9443/118	9500/951	9623/609
9001/458	9108/040	9208/354	9375/940	9443/119	9500/952	9623/610
9001/459	9109/388	9210/643	9375/941	9443/120	9500/953	9623/611
9002/160	9109/389	9210/921	9375/942	9443/121	9501/211	9623/612

AH462111E

30/08/2010 \$0 20UB



Vol/Fol	Vol/Fol	Vol/Fol	Vol/Fol	Vol/Fol	Vol/Fol	Vol/Fol
9623/613	9673/428	9728/543	9829/356	9970/948	10075/222	10204/122
9623/614	9674/805	9728/544	9829/357	9970/951	10079/554	10204/123
9623/615	9675/726	9728/545	9829/358	9970/952	10079/690	10204/124
9623/616	9677/740	9728/546	9830/401	9970/953	10083/993	10215/726
9623/617	9679/029	9728/547	9830/402	9970/954	10086/279	10216/287
9623/619	9679/033	9728/548	9830/403	9972/230	10086/280	10216/288
9626/019	9679/311	9740/398	9830/404	9972/231	10090/359	10224/123
9626/020	9684/869	9742/415	9832/647	9972/232	10090/360	10240/186
9626/953	9687/142	9746/039	9840/914	9972/233	10090/361	10240/187
9626/955	9687/143	9748/454	9840/915	9972/234	10090/362	10240/188
9626/956	9687/144	9748/556	9849/394	9972/235	10090/363	10240/535
9626/957	9687/145	9748/557	9849/395	9972/236	10090/364	10246/337
9630/212	9688/099	9748/558	9861/497	9972/237	10090/365	10246/575
9630/984	9688/101	9750/863	9865/261	9972/238	10091/035	10250/581
9630/990	9688/102	9759/775	9874/890	9987/218	10091/036	10252/421
9630/992	9688/103	9759/776	9882/117	9987/219	10091/277	10252/422
9630/994	9688/104	9759/778	9885/340	9987/220	10092/073	10252/423
9633/191	9688/105	9759/779	9885/341	9987/221	10092/778	10252/424
9633/192	9688/106	9759/780	9885/342	9987/222	10092/780	10252/425
9633/683	9688/107	9760/269	9905/357	9987/223	10096/166	10252/427
9634/398	9691/598	9764/099	9905/358	9987/224	10098/928	10252/428
9634/399	9692/231	9764/100	9905/359	9987/225	10099/872	10252/429
9634/400	9693/576	9764/101	9910/749	9997/135	10100/202	10254/071
9638/744	9694/005	9765/602	9918/721	10003/280	10105/316	10262/461
9644/523	9694/335	9765/603	9918/722	10003/281	10105/927	10262/462
9649/080	9695/440	9766/531	9923/709	10014/256	10105/928	10266/617
9649/081	9696/624	9766/532	9923/710	10014/257	10106/700	10266/618
9649/082	9702/390	9767/467	9923/711	10027/604	10109/025	10266/741
9649/083	9705/352	9768/570	9923/712	10027/605	10109/636	10266/742
9650/368	9707/102	9768/571	9947/123	10027/606	10109/637	10266/743
9650/372	9708/147	9769/942	9947/617	10028/646	10112/478	10266/744
9650/990	9709/028	9770/105	9947/618	10028/647	10112/479	10268/651
9650/991	9709/029	9770/106	9947/619	10032/880	10112/670	10268/652
9651/522	9712/250	9770/107	9948/964	10032/881	10112/671	10268/653
9651/523	9713/988	9774/204	9948/965	10036/124	10112/672	10268/654
9651/524	9714/155	9775/458	9950/364	10037/611	10112/673	10277/878
9651/525	9714/156	9792/813	9951/490	10041/276	10112/674	10285/602
9651/526	9720/177	9793/360	9952/991	10041/277	10115/393	10285/603
9651/527	9724/873	9793/942	9957/021	10041/371	10120/421	10290/323
9651/528	9724/874	9793/943	9957/022	10042/477	10129/463	10290/892
9658/130	9724/875	9795/892	9957/039	10042/478	10130/052	10301/438
9658/132	9724/876	9800/718	9957/043	10044/151	10130/069	10303/154
9659/213	9724/877	9800/719	9957/044	10048/733	10131/615	10313/134
9660/062	9724/878	9806/588	9957/078	10050/965	10153/600	10313/135
9662/160	9724/879	9806/589	9960/867	10053/295	10153/601	10313/734
9665/565	9724/880	9811/874	9965/837	10053/790	10153/602	10315/519
9666/175	9724/881	9814/220	9965/838	10053/791	10154/036	10316/140
9666/176	9726/419	9820/889	9965/839	10060/124	10156/380	10316/288
9666/183	9726/420	9821/870	9965/840	10062/529	10156/381	10316/289
9666/184	9728/023	9823/135	9965/841	10062/530	10159/328	10316/290
9666/185	9728/024	9823/136	9970/942	10070/496	10162/885	10316/349
9666/186	9728/025	9823/137	9970/943	10073/293	10164/963	10316/350
9670/658	9728/537	9823/138	9970/944	10073/294	10175/560	10318/536
9671/129	9728/539	9824/685	9970/945	10073/295	10185/068	10318/537
9673/427	9728/541	9826/511	9970/946	10073/296	10190/317	10333/066

AH462111E



Vol/Fol	Vol/Fol	Vol/Fol	Vol/Fol	Vol/Fol	Vol/Fol
10333/067	10526/721	10658/192	10792/448	10946/870	11132/117
10334/568	10528/300	10662/498	10797/261	10946/871	11132/118
10335/655	10528/301	10662/905	10797/262	10946/872	11132/119
10335/711	10531/043	10664/424	10799/136	10946/873	11132/121
10335/712	10531/176	10685/975	10799/137	10946/874	11132/122
10344/121	10531/177	10685/976	10800/510	10946/875	11139/257
10344/122	10531/178	10686/142	10800/511	10946/876	11139/643
10344/123	10532/115	10686/732	10802/054	10948/003	11139/652
10344/124	10544/086	10686/733	10802/055	10948/004	11139/655
10344/125	10545/750	10688/266	10802/058	10959/268	11139/664
10344/126	10548/731	10688/267	10807/165	10975/323	11139/674
10344/127	10552/867	10688/269	10813/586	10976/085	11139/675
10346/494	10556/170	10688/270	10817/337	10988/204	11152/077
10353/886	10558/304	10693/364	10817/338	10988/545	11161/381
10354/999	10561/160	10693/365	10817/868	10995/844	11161/384
10355/000	10561/161	10694/988	10819/698	10995/845	11161/386
10355/953	10561/162	10694/989	10820/188	10995/846	11164/783
10369/869	10561/163	10700/037	10820/189	10996/773	11179/263
10369/870	10562/111	10700/038	10822/044	10996/774	11179/264
10369/871	10562/294	10701/532	10822/045	11005/306	11179/265
10374/689	10566/432	10703/118	10828/645	11005/307	11179/266
10377/057	10566/433	10703/119	10828/646	11005/737	11179/267
10377/058	10570/229	10705/178	10828/647	11006/657	11179/268
10377/059	10570/230	10708/397	10831/730	11009/588	11179/269
10377/060	10571/375	10708/398	10831/731	11009/589	11179/270
10389/470	10571/376	10709/167	10842/954	11010/176	11179/271
10390/602	10588/637	10716/689	10842/955	11016/854	11179/272
10390/930	10593/753	10717/931	10847/300	11016/855	11179/273
10390/931	10593/754	10717/932	10848/470	11021/249	11179/274
10394/754	10594/817	10722/615	10849/145	11027/399	11179/479
10396/229	10611/318	10722/616	10849/430	11033/541	11179/674
10396/230	10611/319	10725/166	10849/432	11040/580	11182/695
10397/864	10611/320	10725/167	10850/783	11041/327	11190/398
10397/865	10611/397	10731/389	10853/767	11041/824	11191/485
10397/866	10611/398	10737/775	10853/768	11054/168	11191/486
10397/867	10618/032	10737/776	10854/734	11054/169	11196/226
10413/619	10620/794	10743/426	10861/940	11054/490	11196/588
10418/076	10620/795	10743/427	10870/979	11084/517	11208/128
10422/004	10629/942	10756/924	10870/980	11084/832	11208/177
10438/885	10632/525	10756/925	10871/183	11084/833	11208/231
10442/555	10632/526	10757/518	10871/184	11084/970	11208/537
10444/858	10632/527	10758/481	10875/508	11087/928	11208/608
10453/741	10632/738	10758/482	10880/402	11088/975	11208/625
10458/789	10632/904	10760/451	10880/694	11088/976	11209/231
10460/912	10632/966	10763/699	10893/028	11098/492	9488/220A
10465/096	10641/468	10773/948	10893/029	11098/493	
10465/836	10641/469	10773/949	10899/206	11103/769	
10469/542	10641/531	10786/540	10899/207	11109/680	
10469/543	10645/136	10786/541	10910/444	11111/297	
10470/800	10646/764	10788/845	10910/445	11115/575	
10470/801	10653/831	10788/846	10915/748	11115/576	
10477/531	10653/832	10788/847	10915/940	11117/092	
10495/800	10655/572	10791/617	10915/941	11117/093	
10498/611	10655/573	10791/618	10939/871	11121/146	
10526/720	10655/732	10791/977	10946/869	11126/028	

Growth Areas Infrastructure Contribution Certificate



Certificate Id: 9081
Issue date: 22 February 2019

PART 1 – DETAILS OF APPLICANT

Maddocks
C/- Landata
GPO Box 527
MELBOURNE VIC 3001

PART 2 - LAND DETAILS

Land Address: 146 Diggers Rest-Coimadai Road
Diggers Rest 3427

Details of Land Title:

Lot / Plan: Lot 1 / TP965707
Volume / Folio: 11994 / 073

Municipality: Melton
Land Type: Type B1
Land Area: 66.51 ha

PART 3 - GROWTH AREAS INFRASTRUCTURE CONTRIBUTION LIABILITY STATUS

This land is presently subject to a Deferral. The Growth Areas Infrastructure Contribution amount as at the date displayed on this certificate is \$ 7,853,396.97.

Note – this deferred liability is subject to indexation and/or interest in accordance with section 201SMA of the *Planning and Environment Act 1987*.

PART 4 – CERTIFICATION

The information in this certificate relates only to the matters affecting the land detailed above and matters relevant to the Growth Areas Infrastructure Contribution (GAIC) amount as at the date of issue of the certificate. If there has been a change to any of the matters affecting the property or relevant to the Growth Areas Infrastructure Contribution amount, the information contained in this certificate is no longer valid and it may be advisable to apply for an updated certificate. **NB:** This certificate is for information purposes only, and is **not** a notice of assessment for the purposes of the *Taxation Administration Act 1997*.

Notes to GAIC Certificate

General

- The Growth Areas Infrastructure Contribution (GAIC) is a contribution on certain land in the growth areas of metropolitan Melbourne (see more detail at www.sro.vic.gov.au).
- GAIC is calculated on a per hectare or part thereof basis.
- The liability to pay the GAIC only arises upon the first occurrence of a GAIC event i.e. the issuing of a statement of compliance, the making of an application for a building permit in respect of substantive building works or a dutiable transaction relating to the land.

GAIC Certificate

This shows the amount of GAIC that:

- is due and unpaid,
 - has been deferred,
 - is subject to a staged payment approval,
 - is affected by a work-in-kind agreement, or
 - the potential amount of GAIC if the proposed GAIC event were to occur in the financial year of the issue of this certificate in respect of the land (certificate year).
- If a GAIC event is proposed to occur in a financial year for which the GAIC rates are not yet published, the potential GAIC amount on the GAIC certificate is calculated based on the GAIC rates of the certificate year. The GAIC amount is an estimate only and an updated GAIC certificate should be applied for when the new GAIC rates are published.
 - A current GAIC certificate is to be attached to the vendor's statement in accordance with s 32(3)(f) of the *Sale of Land Act 1962*.

GAIC rates

- For 2010-2011, the GAIC rate for type A land was \$80,000 per hectare. The rate for type B-1, B-2 and C land was \$95,000 per hectare.
- For each subsequent financial year, the GAIC rates per hectare are indexed based on the Consumer Price Index for Melbourne.
- GAIC rates are published before 1 June of the preceding financial year. Current GAIC rates are published on the State Revenue Office website www.sro.vic.gov.au.

Certificate Number

- The number is on the top right corner on the front of this certificate.
- Quoting this number will give you access to information about this certificate and enable you to enquire about your application by phone.
- You should quote the Certificate Number on any written correspondence.

This certificate is for information purposes only and is not a notice of assessment for the purposes of the *Taxation Administration Act 1997*.

For more information please contact:

State Revenue Office – GAIC enquiries Mail State Revenue Office, GPO Box 1641, MELBOURNE VIC 3001 or DX260090 Melbourne	Internet www.sro.vic.gov.au Email gaic@sro.vic.gov.au Phone 13 21 61 (local call cost) Fax 03 9628 6856
Victorian Planning Authority – GAIC enquiries Mail Victorian Planning Authority, Level 25, 35 Collins Street, MELBOURNE VIC 3000	Internet www.vpa.vic.gov.au Email info@vpa.vic.gov.au Phone 03 9651 9600 Fax 03 9651 9623

Contact name: Janelle Emons
Email: Janelle.Emons@sro.vic.gov.au
Telephone: 132161
Facsimile: 03 9628 6853
Our reference: 41329295
Your reference: 31085794-017-7

27 March 2019

Maddocks
C/- Landata

Dear Sir/Madam,

Growth Areas Infrastructure Contribution (GAIC)

120 Diggers Rest-Coimadai Road, Diggers Rest (Lot H PS803028B) – the land

Thank you for your Application for GAIC Certificate dated 13 March 2019.

Although the land is currently within the urban growth boundary and a Growth Area, the GAIC liability in respect of the land has been fully discharged.

For further details regarding GAIC, please visit the State Revenue Office website or telephone 132161.

If you have any queries in relation to this matter please contact me.

Yours sincerely,



Janelle Emons
Senior Customer Service Officer
Land Revenue

Land Tax Clearance Certificate

Land Tax Act 2005



INFOTRACK / MADDOCKS

Your Reference: LMC:6001431.029

Certificate No: 27549425

Issue Date: 26 FEB 2019

Enquiries: CXE2

Land Address: 146 DIGGERS REST-COIMADAI ROAD DIGGERS REST VIC 3427

Land Id	Lot	Plan	Volume	Folio	Tax Payable
42293714	1	965707	11994	73	\$266,325.47

Vendor: AVID PROPERTY GROUP NOMINEES PTY LTD

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
DIGGERS REST TRUST C	2019	\$15,182,000	\$299,070.00	\$0.00	\$266,325.47

Comments: Land Tax of \$299,070.00 has been assessed for 2019, an amount of \$32,744.53 has been paid. Land Tax will be payable but is not yet due - please see note 6 on reverse.

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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully. To request an update for this certificate go to: www.sro.vic.gov.au/certificates

Paul Broderick
Commissioner of State Revenue

CAPITAL IMP VALUE:	\$15,182,000
SITE VALUE:	\$15,182,000
AMOUNT PAYABLE:	\$266,325.47

Land Tax Clearance Certificate - Remittance Advice

Certificate No: 27549425

Land ID: 42293714

Amount Payable: \$266,325.47

State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

Please return this section with your payment. For further information refer overleaf.
Do not mark below this line.

Notes to certificates under Section 105 of the *Land Tax Act 2005*

Certificate No: 27549425

- Under Section 96 of the Land Tax Act 2005 (the Act), unpaid land tax (including special land tax and vacant residential land tax) is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
- If land tax (including special land tax and vacant residential land tax) is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
- The amount of land tax on this certificate relates to the amount of land tax (including special land tax and vacant residential land tax) due and payable as at the date of the application only and not to any future liability or the tax status of the land.
- A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax or vacant residential land tax.
- If land tax (including special land tax or vacant residential land tax) will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO within 28 days after settlement.
- If the amount in 3. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from
 - the vendor, or
 - the purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO within 28 days after settlement.
- If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
- If an amount certified is excessively high (for example, because an exemption or concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
- If no land tax (including special land tax or vacant residential land tax) is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
- If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
- The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax (including special land tax and vacant residential land tax).

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$299,070.00

Taxable Value = \$15,182,000

Calculated as \$24,975 plus (\$15,182,000 - \$3,000,000) multiplied by 2.250 cents.

Further information

Internet	www.sro.vic.gov.au
Email	sro@sro.vic.gov.au (Attn: Land Tax)
Phone	13 21 61 (local call cost)
Fax	03 9628 6853
Mail	State Revenue Office GPO Box 4376 MELBOURNE VIC 3001

Payment options

Make cheque payable to **State Revenue Office, Victoria** marked 'Not Negotiable' and return with the remittance advice to:



Payment by mail:

- State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

Land Tax Clearance Certificate

Land Tax Act 2005

INFOTRACK / MADDOCKS

Your Reference: 6001431
Certificate No: 29005710
Issue Date: 20 MAR 2019
Enquiries: JXW5

Land Address: 120 DIGGERS REST-COIMADAI ROAD DIGGERS REST VIC 3427

Land Id	Lot	Plan	Volume	Folio	Tax Payable
45757725	H	803028	12037	354	\$140.97

Vendor: AVID PROPERTY GROUP NOMINEES PTY LTD
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
DIGGERS REST TRUST B	2019	\$20,987	\$147.65	\$0.00	\$140.97

Comments: Land Tax of \$147.65 has been assessed for 2019, an amount of \$6.68 has been paid. Land Tax will be payable but is not yet due - please see note 6 on reverse.

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

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully. To request an update for this certificate go to: www.sro.vic.gov.au/certificates

Paul Broderick
 Commissioner of State Revenue

CAPITAL IMP VALUE:	\$0
SITE VALUE:	\$20,987
AMOUNT PAYABLE:	\$140.97

Land Tax Clearance Certificate - Remittance Advice

Certificate No: 29005710	State Revenue Office
Land ID: 45757725	GPO Box 4376
Amount Payable: \$140.97	MELBOURNE VIC 3001

Please return this section with your payment. For further information refer overleaf.
 Do not mark below this line.

Notes to certificates under Section 105 of the *Land Tax Act 2005*

Certificate No: 29005710

- Under Section 98 of the Land Tax Act 2005 (the Act), unpaid land tax (including special land tax and vacant residential land tax) is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
- If land tax (including special land tax and vacant residential land tax) is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 98 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
- The amount of land tax on this certificate relates to the amount of land tax (including special land tax and vacant residential land tax) due and payable as at the date of the application only and not to any future liability or the tax status of the land.
- A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax or vacant residential land tax.
- If land tax (including special land tax or vacant residential land tax) will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO within 28 days after settlement.
- If the amount in 3. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from
 - the vendor, or
 - the purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO within 28 days after settlement.
- If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
- If an amount certified is excessively high (for example, because an exemption or concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
- If no land tax (including special land tax or vacant residential land tax) is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
- If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 98 or 99 of the Act.
- The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax (including special land tax and vacant residential land tax).

For Information Only

Land Tax = \$0.00

Taxable Value = \$20,987

Calculated as \$0 plus (\$20,987 - \$0) multiplied by 0.000 cents.

Further information

Internet	www.sro.vic.gov.au
Email	sro@sro.vic.gov.au (Attn: Land Tax)
Phone	13 21 61 (local call cost)
Fax	03 9628 6853
Mail	State Revenue Office GPO Box 4376 MELBOURNE VIC 3001

Payment options

Make cheque payable to **State Revenue Office, Victoria** marked 'Not Negotiable' and return with the remittance advice to:

Payment by mail:

State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

568907

APPLICANT'S NAME & ADDRESS

MADDOCKS C/- INFOTRACK C/- LANDATA
MELBOURNE

VENDOR

AVID PROPERTY GROUP NOMINEES
PTY LTD

PURCHASER

REFERENCE

356744

This certificate is issued for:

LOT 1 PLAN TP965707 ALSO KNOWN AS 146 DIGGERS REST-COIMADAI ROAD DIGGERS REST
MELTON CITY

The land is covered by the:

MELTON PLANNING SCHEME

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

The land:

- is included in a URBAN GROWNTH ZONE-SCHEDULE 5
- is within a MELBOURNE AIRPORT ENVIRONS OVERLAY - SCHEDULE 2
and a DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 5
- and abuts a ROAD ZONE CATEGORY 1
- and is INCLUDED IN AN INVESTIGATION AREA AND MAY BE SUBJECT TO A
GROWTH AREAS INFRASTRUCTURE CONTRIBUTION - FOR MORE
INFORMATION GO TO THE WEBSITE
[https://www.planning.vic.gov.au/legislation-regulations-and-fees/planning-
legislation/growth-areas-infrastructure-contribution](https://www.planning.vic.gov.au/legislation-regulations-and-fees/planning-
legislation/growth-areas-infrastructure-contribution)
- and MAY BE SUBJECT TO A GROWTH AREAS INFRASTRUCTURE
CONTRIBUTION - FOR MORE INFORMATION GO TO THE WEBSITE
[https://www.planning.vic.gov.au/legislation-regulations-and-fees/planning-
legislation/growth-areas-infrastructure-contribution](https://www.planning.vic.gov.au/legislation-regulations-and-fees/planning-
legislation/growth-areas-infrastructure-contribution)

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

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

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be
checked carefully.
The above information includes all
amendments to planning scheme maps
placed on public exhibition up to the date
of issue of this certificate and which are
still the subject of active consideration

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

LANDATA®
2 Lonsdale Street
Melbourne VIC 3000
Tel: (03) 9194 0606

19 February 2019

Hon. Richard Wynne MP
Minister for Planning

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

573650

APPLICANT'S NAME & ADDRESS

MADDOCKS C/- INFOTRACK C/- LANDATA
MELBOURNE

VENDOR

AVID PROPERTY GROUP NOMINEES
PTY LTD

PURCHASER

REFERENCE

356744

This certificate is issued for:

LOT H PLAN PS803028 ALSO KNOWN AS 120 DIGGERS REST-COIMADAI ROAD DIGGERS REST
MELTON CITY

The land is covered by the:

MELTON PLANNING SCHEME

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

The land:

- is included in a URBAN GROWNTH ZONE-SCHEDULE 5
- is within a DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 5
- and abuts a ROAD ZONE CATEGORY 1
- and is INCLUDED IN AN INVESTIGATION AREA AND MAY BE SUBJECT TO A GROWTH AREAS INFRASTRUCTURE CONTRIBUTION - FOR MORE INFORMATION GO TO THE WEBSITE
<https://www.planning.vic.gov.au/legislation-regulations-and-fees/planning-legislation/growth-areas-infrastructure-contribution>
- and MAY BE SUBJECT TO A GROWTH AREAS INFRASTRUCTURE CONTRIBUTION - FOR MORE INFORMATION GO TO THE WEBSITE
<https://www.planning.vic.gov.au/legislation-regulations-and-fees/planning-legislation/growth-areas-infrastructure-contribution>

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

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

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

LANDATA®
2 Lonsdale Street
Melbourne VIC 3000
Tel: (03) 9194 0606

14 March 2019

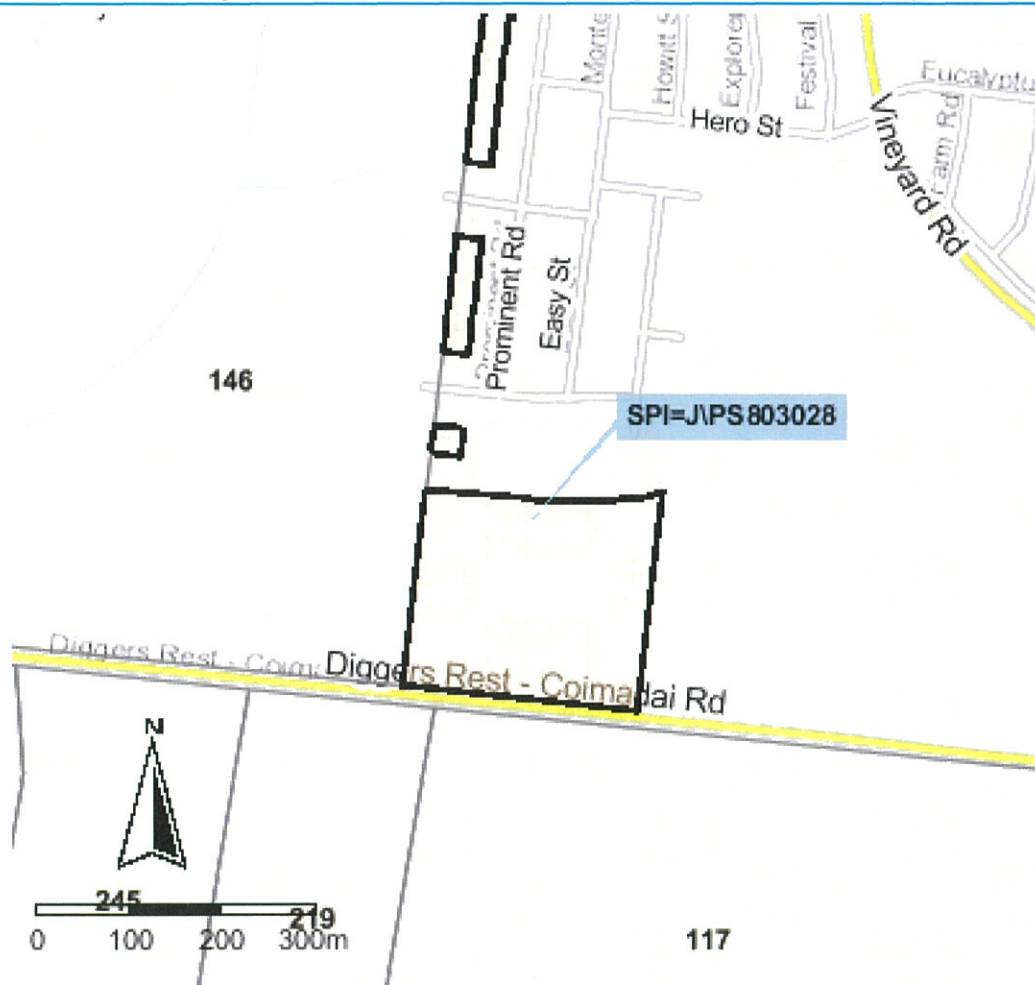
Hon. Richard Wynne MP
Minister for Planning

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

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

If this property is different to the one expected, you can phone (03) 9194 0606 or email landata.enquiries@delwp.vic.gov.au.

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



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Privacy Statement

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

CERTIFICATE

Pursuant to Section 58 of the *Heritage Act 2017*

Maddocks

CERTIFICATE NO:
30881510

PROPERTY ADDRESS:
146 DIGGERS REST-COIMADAI Road DIGGERS REST

PARCEL DESCRIPTION:
Lot 1 TP965707

1. The place or object not included in the Heritage Register.
2. The place is not in a World Heritage Environs Area.
3. The place or object is not subject to an interim protection order.
4. A nomination has not been made for inclusion of the place or object in the Heritage Register.
5. The place or object is not being considered for inclusion in the Heritage Register.
6. The site **is** included in the Heritage Inventory.
<http://vhd.heritagecouncil.vic.gov.au/places/14163>
7. A repair order is not in force in respect of the place or object.
8. There is not an order of the Supreme Court under Division 3 of Part 10 in force in respect of the place or object.
9. There is not a Governor in Council declaration made under section 227 in force against the owner of the place or object.
10. There is not a court order made under section 229 in force against a person in respect of the place or object.
11. There are no current proceedings for a contravention of this Act in respect of the place or object.
12. There has not been a rectification order issued in respect of the place or object.



Ainsley Thompson
Business Support Officer (Certificates)

(as delegate for the Executive Director, Heritage Victoria, pursuant to the instrument of delegation dated 17 January 2019)

DATED: 19 February 2019

Note: This Certificate is valid at the date of issue.

CERTIFICATE

Pursuant to Section 58 of the *Heritage Act 2017*

Maddocks

CERTIFICATE NO:
31085794

PROPERTY ADDRESS:
120 DIGGERS REST-COIMADAI ROAD DIGGERS REST

PARCEL DESCRIPTION:
Lot H PS803028B

1. The place or object is not included in the Heritage Register.
2. The place is not in a World Heritage Environs Area.
3. The place or object is not subject to an interim protection order.
4. A nomination has not been made for inclusion of the place or object in the Heritage Register.
5. The place or object is not being considered for inclusion in the Heritage Register.
6. The site is not included in the Heritage Inventory.
7. A repair order is not in force in respect of the place or object.
8. There is not an order of the Supreme Court under Division 3 of Part 10 in force in respect of the place or object.
9. There is not a Governor in Council declaration made under section 227 in force against the owner of the place or object.
10. There is not a court order made under section 229 in force against a person in respect of the place or object.
11. There are no current proceedings for a contravention of this Act in respect of the place or object.
12. There has not been a rectification order issued in respect of the place or object.



Ainsley Thompson
Business Support Officer (Certificates)

(as delegate for the Executive Director, Heritage Victoria, pursuant to the instrument of delegation dated 17 January 2019)

DATED: 14 March 2019

Note: This Certificate is valid at the date of issue.

LAND INFORMATION CERTIFICATE

Section 229 Local Government Act, 1989.

Rates and Charges for period 1 July 2018 to 30 June 2019

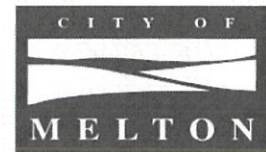
Issue date: 20/02/2019

Your Reference: 30881510-012-1

Rate updates (03) 9747 7333

Assessment Number: 105213

Certificate No: 83224



Applicant:

Landata
DX 250639
MELBOURNE 3000

Property Location: 146 Diggers Rest-Coimadai Road DIGGERS REST 3427

Title: LOT: 1 TP: 965707J V/F: 11994/073

Ward: WATTS

Capital Improved Value: \$15,182,000 Site Value: \$15,182,000 Net Annual Value: \$759,100

Effective Date: 01/07/2018 Base Date: 01/01/2018

1. RATES CHARGES AND OTHER MONIES:

Vacant Land Date Levied 01/07/2018	\$60,296.83
Municipal Charge Date Levied 01/07/2018	\$146.00
Residential FSPL Fixed Charge Date Levied 01/07/2018	\$109.00
Residential FSPL Variable Charge Date Levied 01/07/2018	\$880.56
Current Rates Levied: \$61,432.39	
Rate Arrears to 30/06/2018:	\$0.00
Interest to 20/02/2019:	\$0.00
Other Monies:	\$0.00
Less Rebates:	\$0.00
Less Payments:	-\$46,074.29
Less Other Adjustments:	\$0.00

Rates & Charges Due:	\$15,358.10
Additional Monies Owed:	\$0.00
Total Due:	\$15,358.10

Council strongly recommends that an update be sought prior to settlement as interest accrues daily at 10% p.a.

Interest will be charged on outstanding amounts after the due dates as set below;
30 September, 30 November, 28 February and 31 May

This assessment may be subject to sections 173 or 174A of the Local Government Act 1989.

2. OTHER INFORMATION:

A NOTICE OF ACQUISITION MUST BE SENT WITHIN ONE MONTH OF SETTLEMENT (PEXA WILL NOT AUTOMATICALLY SEND THIS TO COUNCILS OR WATER AUTHORITIES)

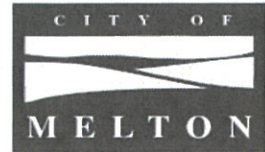
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232 High Street
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PO Box 21
Melton VIC 3337

DX 33005 Melton
ABN 22 862 073 889

03 9747 7200
csu@melton.vic.gov.au
melton.vic.gov.au
cityofmelton



Assessment Number: 105213 Certificate Number: 83224

.....

3. SPECIFIED FLOOD LEVEL:

The Council does not have a **Specified** flood level for this property. For further information on flooding, if any, can be obtained from Council's Design Services Department. Any other enquiries under the Building Act 1993 & Building Regulations 1994 should be directed to the Melton City Council's Building Section on 9747 7275.

.....

4. SPECIAL NOTES:

After the issue of this certificate, Council may be prepared to provide a verbal update of information to the applicant about the matters disclosed in this certificate within 90 days of the date of issue, but if it does so, Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the Council is authorised to bind Council by the giving of such verbal information.

.....

5. IMPORTANT INFORMATION:

This certificate provides information regarding valuation, rates, charges, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a Local Law of the Council and specified flood level by the Council (if any).

This certificate is not required to include information regarding planning, building, health, land fill, land slip, other flooding information or service easements. Information regarding these matters may be available from the Council or the relevant authority. A fee may be charged for such information.

.....

6. NOTICE OF ACQUISITIONS:

Electronic copies of Notice of Acquisitions can be emailed to revenue@melton.vic.gov.au

In accordance with Local Government Act 1989 S231 the failure to comply with the Local Government Regulations 2015 may result in a fine of 10 penalty units.

.....

7. SETTLEMENT PAYMENT VIA BPAY:



Bill code 747998
Reference Number 105213
Min payment \$25 Cheque/Savings account only

.....

I hereby certify that as at the date of this certificate the information given is a correct disclosure of the rates, other monies and interest payable to Melton City Council, together with details of any Notices or Orders on the land pursuant to the Local Government Acts and Local Laws.

Received the sum of \$26.30 being the fee for this certificate.

Authorised Officer

LAND INFORMATION CERTIFICATE

Section 229 Local Government Act, 1989.

Rates and Charges for period 1 July 2018 to 30 June 2019

Issue date: 14/03/2019

Your Reference: 31085794-012-2

Rate updates (03) 9747 7333

Assessment Number: 627539

Certificate No: 83487



Applicant:

Landata
DX 250639
MELBOURNE 3000

Property Location: 21 Paddock Street DIGGERS REST 3427

Title: LOT: H PS: 803028B V/F: 12037/354, LOT: J PS: 803028B V/F: 12037/355 Ward: WATTS

Capital Improved Value: \$738,000 Site Value: \$738,000 Net Annual Value: \$36,900

Effective Date: 01/07/2018 Base Date: 01/01/2018

1. RATES CHARGES AND OTHER MONIES:

Vacant Land Date Levied 01/07/2018	\$2,345.03
Municipal Charge Date Levied 01/07/2018	\$146.00
Residential FSPL Fixed Charge Date Levied 01/07/2018	\$109.00
Residential FSPL Variable Charge Date Levied 01/07/2018	\$34.25
Current Rates Levied: \$2,634.28	
Rate Arrears to 30/06/2018:	\$0.00
Interest to 14/03/2019:	\$0.00
Other Monies:	\$0.00
Less Rebates:	\$0.00
Less Payments:	-\$1,769.75
Less Other Adjustments:	\$0.00

Rates & Charges Due:	\$864.53
Additional Monies Owed:	
Total Due:	\$ 864.53

Council strongly recommends that an update be sought prior to settlement as interest accrues daily at 10% p.a.

Interest will be charged on outstanding amounts after the due dates as set below;
30 September, 30 November, 28 February and 31 May

This assessment may be subject to sections 173 or 174A of the Local Government Act 1989.

2. OTHER INFORMATION:

A NOTICE OF ACQUISITION MUST BE SENT WITHIN ONE MONTH OF SETTLEMENT (PEXA WILL NOT AUTOMATICALLY SEND THIS TO COUNCILS OR WATER AUTHORITIES)

Lot H PS803028B is known as 21 Paddock St Diggers Rest

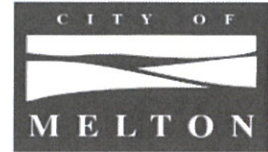
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Melton VIC 3337

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ABN 22 862 073 889

03 9747 7200
csu@melton.vic.gov.au
melton.vic.gov.au
cityofmelton



Assessment Number: 627539 Certificate Number: 83487

.....

3. SPECIFIED FLOOD LEVEL:

The Council does not have a **Specified** flood level for this property. For further information on flooding, if any, can be obtained from Council's Design Services Department. Any other enquiries under the Building Act 1993 & Building Regulations 1994 should be directed to the Melton City Council's Building Section on 9747 7275.

.....

4. SPECIAL NOTES:

After the issue of this certificate, Council may be prepared to provide a verbal update of information to the applicant about the matters disclosed in this certificate within 90 days of the date of issue, but if it does so, Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the Council is authorised to bind Council by the giving of such verbal information.

.....

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.....

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.....

7. SETTLEMENT PAYMENT VIA BPAY:



Biller code 747998
Reference Number 627539
Min payment \$25 Cheque/Savings account only

.....

I hereby certify that as at the date of this certificate the information given is a correct disclosure of the rates, other monies and interest payable to Melton City Council, together with details of any Notices or Orders on the land pursuant to the Local Government Acts and Local Laws.

Received the sum of \$26.30 being the fee for this certificate.

Authorised Officer

LAND INFORMATION CERTIFICATE

Section 229 Local Government Act, 1989.

Rates and Charges for period 1 July 2018 to 30 June 2019

Issue date: 14/03/2019

Your Reference: 31085794-012-2

Rate updates (03) 9747 7333

Assessment Number: 627539

Certificate No: 83487

Applicant:

Landata
DX 250639
MELBOURNE 3000

Property Location: 21 Paddock Street DIGGERS REST 3427

Title: LOT: H PS: 803028B V/F: 12037/354, LOT: J PS: 803028B V/F: 12037/355 Ward: WATTS

Capital Improved Value: \$738,000 Site Value: \$738,000 Net Annual Value: \$36,900

Effective Date: 01/07/2018 Base Date: 01/01/2018

1. RATES CHARGES AND OTHER MONIES:

Vacant Land Date Levied 01/07/2018	\$2,345.03
Municipal Charge Date Levied 01/07/2018	\$146.00
Residential FSPL Fixed Charge Date Levied 01/07/2018	\$109.00
Residential FSPL Variable Charge Date Levied 01/07/2018	\$34.25
Current Rates Levied: \$2,634.28	
Rate Arrears to 30/06/2018:	\$0.00
Interest to 14/03/2019:	\$0.00
Other Monies:	\$0.00
Less Rebates:	\$0.00
Less Payments:	-\$1,769.75
Less Other Adjustments:	\$0.00

Rates & Charges Due:	\$864.53
Additional Monies Owed:	
Total Due:	\$ 864.53

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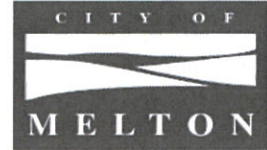
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DX 33005 Melton
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03 9747 7200
csu@melton.vic.gov.au
melton.vic.gov.au
cityofmelton



Assessment Number: 627539 Certificate Number: 83487

.....

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Biller code 747998
Reference Number 627539
Min payment \$25 Cheque/Savings account only

.....

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Received the sum of \$26.30 being the fee for this certificate.

Authorised Officer



ABN 67 433 835 375
 36 MACEDON ST, SUNBURY
 PO BOX 2371, SUNBURY DC 3429

1300 650 422
 www.westernwater.com.au
 mail@westernwater.com.au



022

Maddocks
 Landata C/- VLRS Pty Ltd
 Level 1 2 Lonsdale St
 MELBOURNE VIC 3000

Your Ref: 30881510-031-2
 Statement No: 88416
 Service Req ID: 632364
 Property No: 12-3719-0000
 Account No: 12-3719-0000-01-1
 Date: 20-February-2019

Information Statement

Water Act 1989, Section 158

This Statement details all Tariffs, Charges and Penalties due and payable to Western Water, as at the date of this Statement, and also includes Tariffs and Charges, (other than for water yet to be consumed), which are due and payable to the 30-June-2019 as well as any relevant Orders, Notices and Encumbrances applicable to the property, described hereunder.

Property Address: BLOOMDALE ESTATE, BLOOMDALE AVE, DIGGERS REST VIC 3427

Title(s): Lot 1, Title Plan 965707, Volume 11994, Folio 073, Parish of Holden

Owner(s):

Avid Property Group Nominees Pty Ltd

Comments:

146 DIGGERS REST-COIMADAI Road DIGGERS REST

This is the Parent property for the Bloomdale Estate Diggers Rest

Availability charges will be applicable to each new lot in this subdivision from the date of sale, or tapping, whichever occurs first

For more information please refer to encumbrances and other information overleaf

Account Calculation:

Charges Previously Billed:	\$0.00
Current Charges (see over for details):	\$0.00
Total Amount Owing to 30-June-2019	\$0.00

To calculate charges to settlement date, calculations should be based on daily access fees and volumetric charges from the period of the last account until settlement date.

Please email the Notice of Acquisition/Disposition to Western Water within 14 days of settlement.

Property No: 12-3719-0000
Property Address: Bloomdale Estate, Bloomdale Ave, Diggers Rest VIC 3427

Current Charges for services provided and their tariffs:

This property is not chargeable.

Encumbrances and other information:

Western Water recommend that you contact us prior to settlement to obtain details of any payments or charges which may have been applied to the account after this statement was issued.

The subject property may be affected by a drainage and/or flooding issue. For further information please contact Melbourne Water on 9679 7517.

Although this property is Vacant Land, Water and/or Sewer availability charges will be applicable from settlement date for any change in ownership, or from date of meter fitting, whichever occurs first.

The approximate annual availability charge for Water is \$234.26 and Sewer is \$540.72 for the period 1 July 2018 to 30 June 2019.

Special Water Service Conditions - Bloomdale & St Genevieve Estates, Diggers Rest:

This property has dual water supplies and may be serviced by two water meters to cater for the potential future supply of alternative water. One set of service charges only will apply until the alternative water supply is available. Please note: Potable (drinking) water is currently being supplied through both pipes. Water usage will be charged at the appropriate drinking water tariff.

Although this property is Vacant Land a Waterways Charge will apply from settlement date for any change in ownership, or from date of meter fitting, whichever occurs first. The annual charge for Residential properties within the Urban Growth boundary is \$100.75 for the period 1 July 2018 to 30 June 2019.

Please note an annual Parks Charge may apply to this property. You should contact City West Water (Ph: 131 691) in the Melton region, or Yarra Valley Water (Ph: 1300 304 688) in the Sunbury region for further information.

Disclaimer:

Western Water hereby certify that the information detailed in this statement is true and correct according to records held and that the prescribed fee has been received. However, Western Water does not guarantee or make any representation or warranty as to the accuracy of this plan or associated details. It is provided in good faith as the best information available at the time. Western Water therefore accepts no liability for any loss or injury suffered by any party as a result of any inaccuracy on this plan. The cadastral data included on this map originates from VICMAP Data and is licenced for re-use under Creative Commons License. Please refer to <https://www.propertyandlandtitles.vic.gov.au/> for any queries arising from information provided herein or contact Western Water 1300 650 422. This statement is valid for a period of 120 days from date of issue.



Graham Holt 20-Feb-2019
General Manager, Customer & Community Relations

Western Water

PO Box 2371
Sunbury DC VIC 3429

Electronic Payment Option:
Please make this payment via
internet or phone banking.



Billar Code: 757955
Ref: 1237 1900 0001 1

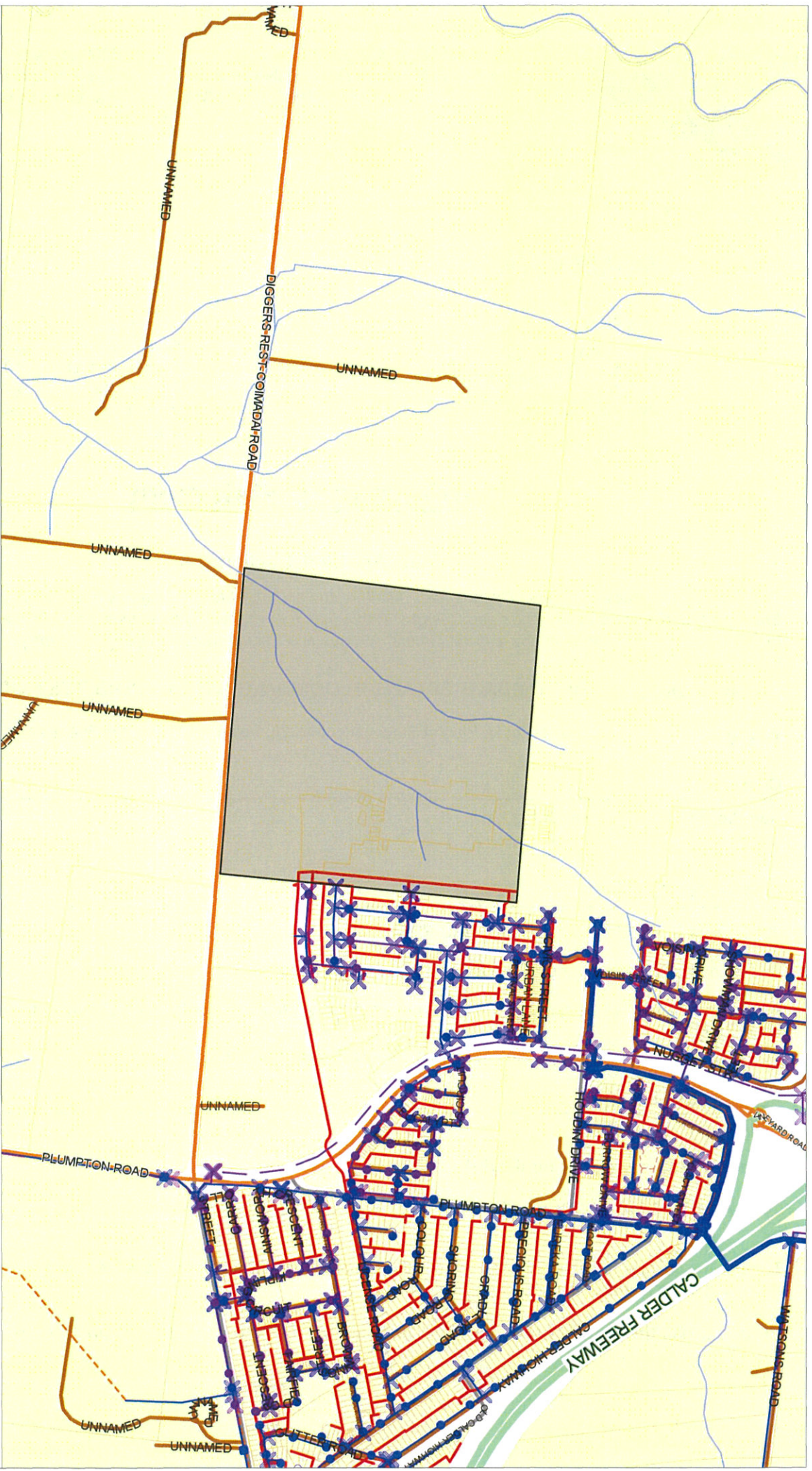
Property No: 12-3719-0000
Property Address: Bloomdale Estate, Bloomdale Ave, Diggers Rest VIC 3427

Information Statement Remittance Page

<u>Account No</u>	<u>Description</u>	<u>Amount</u>	<u>Barcode</u>
12-3719-0000-01	Water Account	\$0.00	

Total: \$0.00

****** Please return this page with your payment ******



146 DIGGERS REST-COIMADAI Road DIGGERS REST



36 Macedon Street
 P. O. Box 2371
 Sunbury DC
 VIC 3429
 Ph: 03 9218 5400
 Fax: 03 9218 5444

Date: 20/2/2019
 Scale: 1:13810

Disclaimer:
 Western Water does not guarantee or make any representation or warranty as to the accuracy of this plan or associated details. It is provided in good faith as the best information available at the time. Western Water therefore accepts no liability for any loss or injury suffered by any party as a result of any inaccuracy in this plan.



ABN 67 433 835 375
 36 MACEDON ST, SUNBURY
 PO BOX 2371, SUNBURY DC 3429

1300 650 422
 www.westernwater.com.au
 mail@westernwater.com.au



022

Maddocks
 Landata C/- VLRS Pty Ltd
 Level 1 2 Lonsdale St
 MELBOURNE VIC 3000

Your Ref: 31085794-026-9
 Statement No: 89264
 Service Req ID: 710550
 Property No: 12-3719-0000
 Account No: 12-3719-0000-01-1
 Date: 18-March-2019

Information Statement

Water Act 1989, Section 158

This Statement details all Tariffs, Charges and Penalties due and payable to Western Water, as at the date of this Statement, and also includes Tariffs and Charges, (other than for water yet to be consumed), which are due and payable to the 30-June-2019 as well as any relevant Orders, Notices and Encumbrances applicable to the property, described hereunder.

Property Address: BLOOMDALE ESTATE, BLOOMDALE AVE, DIGGERS REST VIC 3427

Title(s): Part of Lot H, Plan of Subdivision 803028, Volume 12037, Folio 354, Parish of Holden

Owner(s):

Avid Property Group Nominees Pty Ltd

Comments:

120 Diggers Rest-Coimadai Road DIGGERS REST

This is the Parent property for the Bloomdale Estate Diggers Rest.

Availability charges will be applicable to each new lot in this subdivision from the date of sale, or tapping, whichever occurs first.

For more information please refer to encumbrances and other information overleaf.

Account Calculation:

Charges Previously Billed:	\$0.00
Current Charges (see over for details):	\$0.00
Total Amount Owing to 30-June-2019	\$0.00

To calculate charges to settlement date, calculations should be based on daily access fees and volumetric charges from the period of the last account until settlement date.

Please email the Notice of Acquisition/Disposition to Western Water within 14 days of settlement.

Property No: 12-3719-0000
Property Address: Bloomdale Estate, Bloomdale Ave, Diggers Rest VIC 3427

Current Charges for services provided and their tariffs:

This property is not chargeable.

Encumbrances and other information:

Western Water recommend that you contact us prior to settlement to obtain details of any payments or charges which may have been applied to the account after this statement was issued.

The subject property may be affected by a drainage and/or flooding issue. For further information please contact Melbourne Water on 9679 7517.

Although this property is Vacant Land, Water and/or Sewer availability charges will be applicable from settlement date for any change in ownership, or from date of meter fitting, whichever occurs first.

The approximate annual availability charge for Water is \$234.26 and Sewer is \$540.72 for the period 1 July 2018 to 30 June 2019.

Special Water Service Conditions - Bloomdale & St Genevieve Estates, Diggers Rest:

This property has dual water supplies and may be serviced by two water meters to cater for the potential future supply of alternative water. One set of service charges only will apply until the alternative water supply is available. Please note: Potable (drinking) water is currently being supplied through both pipes. Water usage will be charged at the appropriate drinking water tariff.

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Graham Holt 18-Mar-2019
General Manager, Customer & Community Relations

Western Water

PO Box 2371
Sunbury DC VIC 3429

Electronic Payment Option:
Please make this payment via
internet or phone banking.



Bill Code: 757955 Ref: 1237 1900 0001 1
--

Property No: 12-3719-0000
Property Address: Bloomdale Estate, Bloomdale Ave, Diggers Rest VIC 3427

Information Statement Remittance Page

<u>Account No</u>	<u>Description</u>	<u>Amount</u>	<u>Barcode</u>
12-3719-0000-01	Water Account	\$0.00	

Total: \$0.00

**** Please return this page with your payment ****

Lot H PS 803028



36 Macedon Street
P. O. Box 2371
Sunbury DC
VIC 3429
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Date: 18/3/2019
Scale: 1:4092

Volume 12037, Folio 354

120 Diggers Rest-Coimadai Road DIGGERS REST

Disclaimer:

Western Water does not guarantee or make any representation or warranty as to the accuracy of this plan or associated details. It is provided in good faith as the best information available at the time. Western Water therefore accepts no liability for any loss or injury suffered by any party as a result of any inaccuracy in this plan.



Information Statement & Certificate

SECTION 158 WATER ACT 1989

City West Water

ABN 70 066 902 467

ENQUIRIES
131691

REFERENCE NO.

1254 0611 6101

DATE OF ISSUE - 26/02/2019

APPLICATION NO.

829032

LANDATA COUNTER SERVICES

YOUR REF.
30881510-027-5

VLRS- ACCOUNTS PAYABLE
LEVEL 1
2 CASSELDEN PLACE LONSDALE ST
MELBOURNE VIC 3000

SOURCE NO.
99904685210

PROPERTY: 146 DIGGERS REST-COIMADAI ROAD DIGGERS REST VIC 3427

Statement & Certificate as to Waterways & Drainage, Parks Service and City West Water Charges

The sum of Zero dollars is payable in respect of the property listed above to the end of the financial year.

Service Charge Type	Annual charge	Billing Frequency	Date Billed To	Year to Date Billed Amount	Outstanding Amount
TOTAL	0.00			0.00	0.00
	Service charges owing to 30/06/2018				0.00
	Service charges owing for this financial year				0.00
	Adjustments				0.00
	Current amount outstanding				0.00
	Plus remainder service charges to be billed				0.00
	BALANCE including unbilled service charges				0.00

City West Water property settlement payments can be made via BPAY. If using BPAY please use the BPAY Biller code and reference below.

Biller Code:	8789
Reference:	1254 0611 6101



City West Water

ABN 70 066 902 467

Information Statement & Certificate

SECTION 158 WATER ACT 1989

ENQUIRIES
131691

REFERENCE NO.

1254 0611 6101

DATE OF ISSUE - 26/02/2019

APPLICATION NO.

829032

This property is currently not liable for Parks and/or Waterway and Drainage charges however may be liable for these charges from date of sale.

Where applicable, this statement gives particulars of City West Water service charges as well as Parks Service and Waterways & Drainage service charges. Parks Service and Waterways & Drainage service charges are levied and collected on behalf of Parks Victoria and Melbourne Water Corporation respectively.

Section 274(4A) of the Water Act 1989 provides that all amounts in relation to this property that are owed by the owner are a charge on this property.

Section 275 of the Water Act 1989 provides that a person who becomes the owner of a property must pay to the Authority at the time the person becomes the owner of the property any amount that is, under Section 274(4A), a charge on the property.

This installation is not supplied with water through a City West Water meter.



City West Water

ABN 70 066 902 467

Information Statement & Certificate

SECTION 158 WATER ACT 1989

ENQUIRIES
131691

REFERENCE NO.

1254 0611 6101

DATE OF ISSUE - 26/02/2019

APPLICATION NO.

829032

Information given pursuant to section 158 of the Water Act 1989

Please note that the property is outside this Authority's district for water supply and sewerage services. This property may also be subject to Water, Sewer and Waterways & Drainage charges. It is suggested that you contact Western Water on 1300 650 422 to confirm liability against the property for these charges as well as to enquire about any water, sewer and drainage assets of Western Water or Melbourne Water that may encumber this property.

AUTHORISED OFFICER:

FRAN DUIKER
GENERAL MANAGER
CUSTOMERS AND COMMUNITY
CITY WEST WATER CORPORATION

Unless prior consent has been obtained from both CITY WEST WATER and MELBOURNE WATER (Section 148 Water Act 1989), the erection and/or replacement of any structure or filling over or under any easement, sewer or drain, any interference with, any sewer, drain or watercourse, or any connection to any sewer drain or watercourse is PROHIBITED.

City West Water provides information in this statement relating to waterways and drainage pursuant to Section 158 of the Water Act 1989, as an agent for Melbourne Water.

Please contact City West Water prior to settlement for an update on these charges and remit payment to City West Water immediately following settlement. Updates of rates and other charges will only be provided for up to three months from the date of this statement.



Information Statement & Certificate

SECTION 158 WATER ACT 1989

City West Water

ABN 70 066 902 467

ENQUIRIES
131691

REFERENCE NO.

1253 6617 8103

DATE OF ISSUE - 26/02/2019

APPLICATION NO.

829032

LANDATA COUNTER SERVICES

YOUR REF.

30881510-027-5

VLRS- ACCOUNTS PAYABLE

LEVEL 1

2 CASSELDEN PLACE LONSDALE ST

MELBOURNE VIC 3000

SOURCE NO.

99904685210

PROPERTY: PREV W9/120 DIGGERS REST-COIMADAI ROAD DIGGERS REST VIC 3427

Statement & Certificate as to Waterways & Drainage, Parks Service and City West Water Charges

The sum of five hundred and ninety four dollars and ninety two cents (CREDIT) is payable in respect of the property listed above to the end of the financial year.

Service Charge Type	Annual charge	Billing Frequency	Date Billed To	Year to Date Billed Amount	Outstanding Amount
PARKS SERVICE CHARGES	77.10	Annually	30/06/2019	77.10	-594.92
TOTAL	77.10			77.10	-594.92

Service charges owing to 30/06/2018 0.00

Service charges owing for this financial year -594.92

Adjustments 0.00

Current amount outstanding -594.92

Plus remainder service charges to be billed 0.00

BALANCE including unbilled service charges -594.92

City West Water property settlement payments can be made via BPAY. If using BPAY please use the BPAY Biller code and reference below.

Biller Code: 8789

Reference: 1253 6617 8103



City West Water

ABN 70 066 902 467

Information Statement & Certificate

SECTION 158 WATER ACT 1989

ENQUIRIES
131691

REFERENCE NO.

1253 6617 8103

DATE OF ISSUE - 26/02/2019

APPLICATION NO.

829032

For the purpose of levying Parks and/or Waterways and Drainage charges Property no: 125406116 is not yet separately rated by City West Water and is part only of the property for which this certificate is issued. Property 125406116 may be separately rated from the date of sale and may attract these charges.

Where applicable, this statement gives particulars of City West Water service charges as well as Parks Service and Waterways & Drainage service charges. Parks Service and Waterways & Drainage service charges are levied and collected on behalf of Parks Victoria and Melbourne Water Corporation respectively.

Section 274(4A) of the Water Act 1989 provides that all amounts in relation to this property that are owed by the owner are a charge on this property.

Section 275 of the Water Act 1989 provides that a person who becomes the owner of a property must pay to the Authority at the time the person becomes the owner of the property any amount that is, under Section 274(4A), a charge on the property.

Please note credit balance - no amount outstanding.

This installation is not supplied with water through a City West Water meter.



City West Water

ABN 70 066 902 467

Information Statement & Certificate

SECTION 158 WATER ACT 1989

ENQUIRIES
131691

REFERENCE NO.

1253 6617 8103

DATE OF ISSUE - 26/02/2019

APPLICATION NO.

829032

Information given pursuant to section 158 of the Water Act 1989

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

Please note that the property is outside this Authority's district for water supply and sewerage services. This property may also be subject to Water, Sewer and Waterways & Drainage charges. It is suggested that you contact Western Water on 1300 650 422 to confirm liability against the property for these charges as well as to enquire about any water, sewer and drainage assets of Western Water or Melbourne Water that may encumber this property.

AUTHORISED OFFICER:

FRAN DUIKER
GENERAL MANAGER
CUSTOMERS AND COMMUNITY
CITY WEST WATER CORPORATION

Unless prior consent has been obtained from both CITY WEST WATER and MELBOURNE WATER (Section 148 Water Act 1989), the erection and/or replacement of any structure or filling over or under any easement, sewer or drain, any interference with, any sewer, drain or watercourse, or any connection to any sewer drain or watercourse is PROHIBITED.

City West Water provides information in this statement relating to waterways and drainage pursuant to Section 158 of the Water Act 1989, as an agent for Melbourne Water.

Please contact City West Water prior to settlement for an update on these charges and remit payment to City West Water immediately following settlement. Updates of rates and other charges will only be provided for up to three months from the date of this statement.



Information Statement & Certificate

SECTION 158 WATER ACT 1989

City West Water

ABN 70 066 902 467

ENQUIRIES
131691

REFERENCE NO.

1254 0032 8105

DATE OF ISSUE - 29/03/2019

APPLICATION NO.

832408

LANDATA COUNTER SERVICES

YOUR REF.
31187735-032-8

VLRS- ACCOUNTS PAYABLE
LEVEL 1
2 CASSELDEN PLACE LONSDALE ST
MELBOURNE VIC 3000

SOURCE NO.
99904685210

PROPERTY: H/DIGGERS REST-COIMADAI ROAD DIGGERS REST VIC 3427

Statement & Certificate as to Waterways & Drainage, Parks Service and City West Water Charges

The sum of Zero dollars is payable in respect of the property listed above to the end of the financial year.

Service Charge Type	Annual charge	Billing Frequency	Date Billed To	Year to Date Billed Amount	Outstanding Amount
TOTAL	0.00			0.00	0.00
	Service charges owing to 30/06/2018				0.00
	Service charges owing for this financial year				0.00
	Adjustments				0.00
	Current amount outstanding				0.00
	Plus remainder service charges to be billed				0.00
	BALANCE including unbilled service charges				0.00

City West Water property settlement payments can be made via BPAY. If using BPAY please use the BPAY Biller code and reference below.

Biller Code:	8789
Reference:	1254 0032 8105



City West Water

ABN 70 066 902 467

Information Statement & Certificate

SECTION 158 WATER ACT 1989

ENQUIRIES
131691

REFERENCE NO.

1254 0032 8105

DATE OF ISSUE - 29/03/2019

APPLICATION NO.

832408

This property is currently not liable for Parks and/or Waterway and Drainage charges however may be liable for these charges from date of sale.

Where applicable, this statement gives particulars of City West Water service charges as well as Parks Service and Waterways & Drainage service charges. Parks Service and Waterways & Drainage service charges are levied and collected on behalf of Parks Victoria and Melbourne Water Corporation respectively.

Section 274(4A) of the Water Act 1989 provides that all amounts in relation to this property that are owed by the owner are a charge on this property.

Section 275 of the Water Act 1989 provides that a person who becomes the owner of a property must pay to the Authority at the time the person becomes the owner of the property any amount that is, under Section 274(4A), a charge on the property.

This installation is not supplied with water through a City West Water meter.



City West Water

ABN 70 066 902 467

Information Statement & Certificate

SECTION 158 WATER ACT 1989

ENQUIRIES
131691

REFERENCE NO.

1254 0032 8105

DATE OF ISSUE - 29/03/2019

APPLICATION NO.

832408

Information given pursuant to section 158 of the Water Act 1989

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

Please note that the property is outside this Authority's district for water supply and sewerage services. This property may also be subject to Water, Sewer and Waterways & Drainage charges. It is suggested that you contact Western Water on 1300 650 422 to confirm liability against the property for these charges as well as to enquire about any water, sewer and drainage assets of Western Water or Melbourne Water that may encumber this property.

AUTHORISED OFFICER:

FRAN DUIKER
GENERAL MANAGER
CUSTOMERS AND COMMUNITY
CITY WEST WATER CORPORATION

Unless prior consent has been obtained from both CITY WEST WATER and MELBOURNE WATER (Section 148 Water Act 1989), the erection and/or replacement of any structure or filling over or under any easement, sewer or drain, any interference with, any sewer, drain or watercourse, or any connection to any sewer drain or watercourse is PROHIBITED.

City West Water provides information in this statement relating to waterways and drainage pursuant to Section 158 of the Water Act 1989, as an agent for Melbourne Water.

Please contact City West Water prior to settlement for an update on these charges and remit payment to City West Water immediately following settlement. Updates of rates and other charges will only be provided for up to three months from the date of this statement.



Information Statement & Certificate

SECTION 158 WATER ACT 1989

City West Water

ABN 70 066 902 467

ENQUIRIES
131691

REFERENCE NO.

1253 6617 8103

DATE OF ISSUE - 29/03/2019

APPLICATION NO.

832408

LANDATA COUNTER SERVICES

YOUR REF.
31187735-032-8

VLRS- ACCOUNTS PAYABLE
LEVEL 1
2 CASSELDEN PLACE LONSDALE ST
MELBOURNE VIC 3000

SOURCE NO.
99904685210

PROPERTY: PREV W9/120 DIGGERS REST-COIMADAI ROAD DIGGERS REST VIC 3427

Statement & Certificate as to Waterways & Drainage, Parks Service and City West Water Charges

The sum of five hundred and ninety four dollars and ninety two cents (CREDIT) is payable in respect of the property listed above to the end of the financial year.

Service Charge Type	Annual charge	Billing Frequency	Date Billed To	Year to Date Billed Amount	Outstanding Amount
PARKS SERVICE CHARGES	77.10	Annually	30/06/2019	77.10	-594.92
TOTAL	77.10			77.10	-594.92

Service charges owing to 30/06/2018	0.00
Service charges owing for this financial year	-594.92
Adjustments	0.00
Current amount outstanding	-594.92
Plus remainder service charges to be billed	0.00
BALANCE including unbilled service charges	-594.92

City West Water property settlement payments can be made via BPAY. If using BPAY please use the BPAY Biller code and reference below.

Biller Code:	8789
Reference:	1253 6617 8103



City West Water

ABN 70 066 902 467

Information Statement & Certificate

SECTION 158 WATER ACT 1989

ENQUIRIES
131691

REFERENCE NO.

1253 6617 8103

DATE OF ISSUE - 29/03/2019

APPLICATION NO.

832408

For the purpose of levying Parks and/or Waterways and Drainage charges Property no: 125400328 is not yet separately rated by City West Water and is part only of the property for which this certificate is issued. Property 125400328 may be separately rated from the date of sale and may attract these charges.

Where applicable, this statement gives particulars of City West Water service charges as well as Parks Service and Waterways & Drainage service charges. Parks Service and Waterways & Drainage service charges are levied and collected on behalf of Parks Victoria and Melbourne Water Corporation respectively.

Section 274(4A) of the Water Act 1989 provides that all amounts in relation to this property that are owed by the owner are a charge on this property.

Section 275 of the Water Act 1989 provides that a person who becomes the owner of a property must pay to the Authority at the time the person becomes the owner of the property any amount that is, under Section 274(4A), a charge on the property.

Please note credit balance - no amount outstanding.

This installation is not supplied with water through a City West Water meter.



City West Water

ABN 70 066 902 467

Information Statement & Certificate

SECTION 158 WATER ACT 1989

ENQUIRIES
131691

REFERENCE NO.

1253 6617 8103

DATE OF ISSUE - 29/03/2019

APPLICATION NO.

832408

Information given pursuant to section 158 of the Water Act 1989

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

Please note that the property is outside this Authority's district for water supply and sewerage services. This property may also be subject to Water, Sewer and Waterways & Drainage charges. It is suggested that you contact Western Water on 1300 650 422 to confirm liability against the property for these charges as well as to enquire about any water, sewer and drainage assets of Western Water or Melbourne Water that may encumber this property.

AUTHORISED OFFICER:

FRAN DUIKER
GENERAL MANAGER
CUSTOMERS AND COMMUNITY
CITY WEST WATER CORPORATION

Unless prior consent has been obtained from both CITY WEST WATER and MELBOURNE WATER (Section 148 Water Act 1989), the erection and/or replacement of any structure or filling over or under any easement, sewer or drain, any interference with, any sewer, drain or watercourse, or any connection to any sewer drain or watercourse is PROHIBITED.

City West Water provides information in this statement relating to waterways and drainage pursuant to Section 158 of the Water Act 1989, as an agent for Melbourne Water.

Please contact City West Water prior to settlement for an update on these charges and remit payment to City West Water immediately following settlement. Updates of rates and other charges will only be provided for up to three months from the date of this statement.