

Contract of Sale of Real Estate

LG & J PTY LTD

Vendor

2/31 BUNNETT ROAD, KNOXFIELD 3160

Property



**Advantage
Conveyancing**

CONTRACT OF SALE OF REAL ESTATE

Part 1 of the standard form of contract drawn up by the Estate Agents (Continuous) Regulations 2000



Property address: 204 Elmwood Road, Moulfield S10

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

The terms of this contract are contained in the:

- 1. Particulars of sale, (p.1)
- 2. Special conditions, if any, and
- 3. General conditions (p.10) and Part 2 of the Estate Agents (Continuous) Regulations 2000.

IMPORTANT NOTES TO PURCHASERS

Checklist of points to be checked by the purchaser before buying:

- 1. Are you sure you understand what is being offered and what you are buying? The contract is made by the purchaser and the vendor and the purchaser is responsible for the contract.
- 2. Are you sure you understand what is being offered and what you are buying? The contract is made by the purchaser and the vendor and the purchaser is responsible for the contract.
- 3. Are you sure you understand what is being offered and what you are buying? The contract is made by the purchaser and the vendor and the purchaser is responsible for the contract.
- 4. Are you sure you understand what is being offered and what you are buying? The contract is made by the purchaser and the vendor and the purchaser is responsible for the contract.
- 5. Are you sure you understand what is being offered and what you are buying? The contract is made by the purchaser and the vendor and the purchaser is responsible for the contract.
- 6. Are you sure you understand what is being offered and what you are buying? The contract is made by the purchaser and the vendor and the purchaser is responsible for the contract.
- 7. Are you sure you understand what is being offered and what you are buying? The contract is made by the purchaser and the vendor and the purchaser is responsible for the contract.
- 8. Are you sure you understand what is being offered and what you are buying? The contract is made by the purchaser and the vendor and the purchaser is responsible for the contract.
- 9. Are you sure you understand what is being offered and what you are buying? The contract is made by the purchaser and the vendor and the purchaser is responsible for the contract.
- 10. Are you sure you understand what is being offered and what you are buying? The contract is made by the purchaser and the vendor and the purchaser is responsible for the contract.

IMPORTANT NOTES TO PURCHASERS (continued):

- 1. You should check the property is as described in the particulars of sale.
- 2. The contract is made by the purchaser and the vendor and the purchaser is responsible for the contract.
- 3. The property is offered for sale as described in the particulars of sale.
- 4. You should check the property is as described in the particulars of sale.
- 5. You should check the property is as described in the particulars of sale.
- 6. You should check the property is as described in the particulars of sale.
- 7. You should check the property is as described in the particulars of sale.
- 8. You should check the property is as described in the particulars of sale.
- 9. You should check the property is as described in the particulars of sale.
- 10. You should check the property is as described in the particulars of sale.

IMPORTANT NOTES TO PURCHASERS (continued):

The purchaser should check the following before buying:

- 1. The property is as described in the particulars of sale.
- 2. The property is as described in the particulars of sale.
- 3. The property is as described in the particulars of sale.
- 4. The property is as described in the particulars of sale.
- 5. The property is as described in the particulars of sale.
- 6. The property is as described in the particulars of sale.
- 7. The property is as described in the particulars of sale.
- 8. The property is as described in the particulars of sale.
- 9. The property is as described in the particulars of sale.
- 10. The property is as described in the particulars of sale.

WARNING: THIS IS A LEGALLY BINDING AGREEMENT. YOU SHOULD READ THIS CONTRACT BEFORE SIGNING IT. Purchasers should ensure that, before signing this contract, they have received a copy of the Section 36 Statement required to be given by a vendor under Section 32 of the Estate Agents (Continuous) Regulations 2000 and a copy of the full terms of this contract.

The purchaser (if a person signing)

- 1. must be at least 18 years of age;
- 2. must be of sound mind;
- 3. must be of legal age;
- 4. must be of legal age;
- 5. must be of legal age;
- 6. must be of legal age;
- 7. must be of legal age;
- 8. must be of legal age;
- 9. must be of legal age;
- 10. must be of legal age;

must be made by the purchaser's signature.

Any person whose signature is required for or whose agent acknowledges being given by the agent at the time of signing a copy of the terms of this contract.

SIGNED BY THE PURCHASER

ON 1/05

NAME (name(s) of person(s) signing)

Make note of authority if applicable (e.g. Director, Attorney under power of attorney)

This offer will remain open for acceptance until (DATE) (TIME) (DAY) (MONTH) (YEAR) (if none specified).

SIGNED BY THE VENDOR

ON 1/05

Print name of person signing (e.g. J. P. Lee)

Make note of authority if applicable (e.g. Director, Attorney under power of attorney)

The DAY OF SALE is the date by which the purchaser must complete the contract.

PARTICULARS OF SALE

VENDOR'S ESTATE AGENT

Name	PROFESSIONAL MANTON				
Address	207 Blvd Road, Warrnambool, VIC 3162				
Email					
Tel	08 3222 2222	Mob		Fax	08 3222 2224
Ref					

VENDOR

Name	LQ & J PTY LTD
Address	1/35 Burnell Road, Koroit VIC 3160 and

VENDOR'S CONVEYANCER OR LEGAL PRACTITIONER

Name	Advantage Conveyancing (Vic) Pty. Ltd.				
Address	10 Park Boulevard, Ferntree Gully VIC 3156 P.O. Box 24, BC Ferntree Gully VIC 3156 DN 104'3 Boroona				
Email	linda@advantageconveyancing.com.au				
Tel	03 9417 0782	Mob		Fax	03 9478 1074
Ref					
LF/A300					

PURCHASER

Name	
Address	
AGENCY	

PURCHASER'S CONVEYANCER OR LEGAL PRACTITIONER

Name					
Address					
Email					
Tel		Mob		Fax	
Ref					

PROPERTY ADDRESS

The address of the property is - 328 Burnell Road, Koroit 3160

LAND (General Condition 14-15)

The land is described in the table below:

Report Certificate of Title reference				being lot	On proposed Plan of Subdivision
VOLUME	PAGE	7 of 6	660	2	PST-4140648

OR

ascribed in the copy of the Register Search Statement and the document (if any) document referred to as the report location in the Register Search Statement, as attached to the Section 32 Statement if no land or title reference references are recorded in the table above or if the land is vacant title-free.

The land includes all improvements and fixtures.

GOODS SOLD WITH THE LAND

(General Condition 13-1)

Fixed coverings, electric light fittings and window furnishings, as included.

PAYMENT

(general condition 11)

Price \$

Deposit \$ by / 201 of which \$ has been paid.

Balance \$ payable at settlement.

GST (General Condition 13)

The price includes GST (if any) unless the words 'plus GST' appear in this box.

If this is a sale of a 'trading business' or 'going concern' then add the words 'trading business' or 'going concern' in this box.

If no margin scheme will be used to calculate GST then add the words 'margin scheme' in this box.

Margin Scheme

SETTLEMENT

(General Condition 10)

Is due on / 20

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

- The above date; or
- 14 days after the vendor gives notice in writing to the purchaser of registration of the plan of subdivision; or
- 14 days after the vendor gives notice in writing to the purchaser that the Documentary Permit has been issued.

LEASE

(General Condition 17)

As evidenced the purchaser is entitled to recent possession of the property unless the words 'subject to lease' appear in this box in which case refer to general condition 17. If 'subject to lease' then particulars of the lease are:

LEASE CONTRACT

(General Condition 22)

If this contract is intended to be a lease contract within the meaning of the Sale of Land Act 1962 then add the words 'lease contract' in this box, and refer to general condition 22 and add any further provisions by way of special conditions

LOAN

(General Condition 14)

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

LENDER: _____

LOAN AMOUNT: £ _____

APPROVAL DATE: _____ / _____ / 20__

SPECIAL CONDITIONS

This contract does not include any special conditions unless the words 'special conditions' appear in this box.

SPECIAL CONDITIONS

Special Conditions

Supraconer: It is recommended that even today special conditions:

- each special condition is numbered
- the parties insert each page containing special conditions
- make a cross through any page labels appearing on that page, and
- attach additional pages if there is not enough space and attach pages accordingly (eg. 3a, 3b, 3c, etc.).

1 ACCEPTANCE OF TITLE

General condition 1.3.4 is added:

Where the purchase is deemed by section 77(7) of the Sale of Land Act 1962 to have given the deposit nearest authorisation referred to in section 27(1), the purchaser is also deemed to have accepted due in the absence of any prior express objection to the

2. ELECTRONIC CONVEYANCING

Settlement and lodgement will be conducted electronically in accordance with the Electronic Conveyancing National Law and special condition 2 applies if the box is marked "EC"

2.1 This special condition has priority over any other provision to the extent of any inconsistency. This special condition applies if the contract of sale specifies or the parties subsequently agree in writing, that settlement and lodgement of the instruments necessary to record the purchaser as registered proprietor of the land will be conducted electronically in accordance with the Electronic Conveyancing National Law.

2.2 A party must immediately give written notice if that party reasonably believes that settlement and lodgement can no longer be conducted electronically.

2.3 Each party must:

- Be, or engage a representative who is, a subscriber for the purposes of the Electronic Conveyancing National Law.
- Ensure that all other persons for whom that party is responsible and who are associated with this transaction are, or engage a subscriber for the purposes of the Electronic Conveyancing National Law, and
- Conduct the transaction in accordance with the Electronic Conveyancing National Law.

2.4 The vendor must open the Electronic Workspace ("workspace") as soon as reasonably practicable. The workspace is an electronic address for the service of notices and for written communications for the purposes of any electronic transactions legislation.

2.5 The vendor must nominate a time of the day for closing of the workspace at least 7 days before the due date for settlement.

2.6 Settlement occurs when the workspace closes and:

- the exchange of funds of value between financial institutions in accordance with the instructions of the parties has occurred; or
- if there is no exchange of funds or value, the documents necessary to enable the purchaser to become registered proprietor of the land have been received for electronic lodgement.

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

- electronically on the next business day; or
- at the option of either party, otherwise, that electronically as soon as possible – if, after the closing of the workspace all the nominated settlement terms (settlement in accordance with special condition 2.6 has not occurred by 4.00 pm, or 5.00 pm if the nominated time for settlement is after 4.00 pm).

2.4 Each party MUST do everything reasonably necessary to assist the other party to trace and identify the recipient of any transfer payment and to recover the mistaken payment.

2.5 The vendor must before settlement:

- (a) deliver any keys, security devices and codes (keys) to the estate agent named in the contract;
- (b) direct the estate agent to give the keys to the purchaser or the purchaser's nominee on notification of completion by the vendor, the vendor's subscriber or the Electronic Network Operator;
- (c) deliver all other physical documents and items (other than the goods sold by the contract) to which the purchaser is entitled at settlement, and any keys if not delivered to the estate agent, to the vendor's subscriber or, if there is no vendor's subscriber, deliver it writing to the purchaser that the vendor holds those documents, items and keys at the vendor's address set out in the contract; and
- (d) direct the vendor's subscriber to give (or, if there is no vendor's subscriber, give) all those documents and items, and any such keys, to the purchaser or the purchaser's nominee on notification of completion by the Electronic Network Operator.

2.10 The vendor must, at least 7 days before the due date for settlement, provide the original of any document required to be prepared by the vendor in accordance with general condition 9.

3. DIRECTOR'S GUARANTEE AND INDEMNITY

In the event that the Purchaser is a corporate body, then the Director acting on behalf of the Corporate Purchaser shall execute the Contract and shall warrant that same is done lawfully in accordance with the Articles of Association of the Purchaser Company and further shall cause either the Sole Director or at least two Directors of the Purchaser Company to indemnify the firm of Guarantors and Indemnity provided to this Contract of Sale.

4. GST AND SUPPLY UNDER THE MARGIN SCHEME

- 4.1 The Vendor is registered for GST and the price is inclusive of GST.
- 4.2 The Vendor and Purchaser agree that the Margin Scheme applies to the supply of the property and anything else supplied under this Contract. Therefore in respect of this sale of property:
- 4.3 A Tax Invoice will ~~not~~ be supplied by the Vendor to the Purchaser.
- 4.4 The Purchaser will ~~not~~ be entitled to claim any GST input tax credits.
- 4.5 Because this sale is under the margin scheme, it is not relevant whether the Purchaser is or is not registered for GST.
- 4.6 In this Contract and any substitute Contract, "GST" means the goods and services tax imposed by the A New Tax System (Goods and Services Tax) Act 1999 (as amended) (the "GST Act") and includes any penalties and interest imposed under the GST Act.
- 4.7 Expressions used in this special condition and in the GST Act have the same meanings as when used in the GST Act.
- 4.8 This special condition will not merge upon settlement.

5. REGISTRATION OF PLAN OF SUBDIVISION

If the Lot sold has been created by a Plan of Subdivision which has or prior to the date hereof been registered by the Registrar of Titles this Contract shall be both read and construed as if this Special Condition were not included herein.

- 5.1 The Contract is made in accordance with the provisions of Section 24A of the Sale of Land Act 1992
- 5.2 The land sold is one or more Lots shown on the Plan of Subdivision referred to in the Vendor's Statement (herein called "the Plan of Subdivision").
- 5.3 Should any Planning Permit, Building Permit or other required consent not be obtained to the Vendor or should any requirement from any authority or the completion of the development become too onerous, the Vendor may terminate the Contract and any deposit monies paid by the Purchaser, will be refunded.
- 5.4 The deposit and all other moneys payable by the Purchaser hereunder shall be paid to the Vendor's Conveyancer or Agents to be held by such Conveyancers or Agents on trust for the Purchaser and the Plan of Subdivision has been registered by the Registrar of Titles and thereupon shall be held by them in accordance with the provisions of Division 3 of the Bill of Land Act 1992.
- 5.5 Section 10(1) of the Sale of Land Act 1992 does not apply in respect of the location of any of the easements shown in the said Plan of Subdivision. The Vendor reserves the right to make any variation or alteration to the Plan of Subdivision to secure registration thereof by the Registrar of Titles and also reserves the right to make any variation or alteration to the Land Surface works. The Purchaser shall not be entitled to make any objection or objection or to claim any compensation in respect of:
- (a) any variation or alteration in the Plan of Subdivision or in the number, size or location of any Lot shown thereon or any variation between the land sold as indicated by the Purchaser and the land shown on the Plan of Subdivision when so registered unless the same shall materially affect the land sold and
 - (b) if the land sold is not separately situated in respect of any rights, easements, encumbrances or other outgoings then for the purposes of apportionment the land sold shall be deemed to bear the same proportion to the lots of such outgoings as the area of the land sold bears to the whole of the area of land comprised in the Plan of Subdivision.
- 5.6 The Vendor will do all things necessary to secure registration of the Plan of Subdivision by the Registrar of Titles as quickly as practicable. If the Plan of Subdivision is not so registered within twenty four (24) months from the Day of Sale either the Vendor or the Purchaser may at any time after the expiration of the said period of twenty four (24) months but before the Plan is so registered, avoid the sale by delivering to the other written notice to that regard whereupon all moneys paid hereunder will be refunded to the Purchaser but without any compensation or costs.
- 5.7 The Purchaser acknowledges that the land sold has been sold in the course of subdivision and that accordingly the Vendor and its servants, agents or contractors fully occupy but on the land sold or on any lands adjoining the same any works in relation to such subdivision that they think fit or some objection seems necessary and which works may include including the generally of the foregoing include construction of roads, installation of sewerage, water, drainage and gas pipes, electrical cables, plants and trees, filling, leveling, leveling, curing or packing of the land and the removal of buildings, fences, trees, shrubs, soil and other materials if or on the land. The Purchaser shall not be entitled to make any requisition or objection or to claim any compensation in respect of any of the aforesaid works.
- 5.8 The Vendor agrees in writing the Purchaser or his Representative of the date upon which the Registrar registers the Plan of Subdivision.
- 5.9 Until the Plan of Subdivision has been registered by the Registrar of Titles the Purchaser will not lodge, submit or cause to be lodged at the Office of Titles any caveat on the behalf or in respect of its interest in the land hereby sold and the Purchaser will indemnify and keep

Indemnified the Vendor against any loss or damage which the Vendor may suffer or incur in consequence of any breach by the Purchaser of this provision.

- 6.10 Notwithstanding anything herein contained the Vendor will not move and the Purchaser will not take actual possession of the property prior to the date the Registrar of Titles registers the Plan of Subdivision.

8. DISCLOSURE OF SURFACE LEVEL WORKS

- 8.1 The Vendor notifies the Purchaser pursuant to Section 94B of the Sale of Land Act details of all works affecting the natural surface level of the land in the Lot sold or any land adjoining the Lot sold in the same subdivision as the lot which -

- (a) have been carried out on the land before the completion of the Plan of Subdivision and before the date of this Contract, or
- (b) are at the date of this Contract being carried out or are proposed to be carried out on the land
- (c) are set out in the Plan of Surface Level Works.

- 8.2 If no plans are included herein the Purchaser may request details of any surface level works proposed by the Vendor after the day of sale. The Vendor will disclose to the Purchaser in accordance with Section 94B(2) of the Sale of Land Act as soon as practicable after the date required for disclosure comes to the knowledge of the Vendor.

9. RECTIFICATION OF DEFECTS

The Vendor will arrange for the builder to rectify any reasonable omission or reasonable defect in the building works arising from defects in Materials and/or workmanship notified in writing to the Vendor by the Purchaser within (13) weeks after the date of the issue of the Occupancy Permit.

10. PURCHASER'S OBLIGATION TO SETTLE

The building works shall be deemed to be completed when the Vendor notifies the Purchaser of the Purchaser's legal responsibility of the issue of the occupancy permit. It is a fundamental term of the Contract that at the settlement date any dispute arising to any matter referred to in these Special Conditions and in particular as to the quality or standard of the equipment, fittings and finishes of the building when completed the Purchaser shall not be entitled to delay or postpone settlement as a consequence. The Purchaser must proceed with settlement as required by the Contract notwithstanding the dispute without prejudice to any right the Purchaser may have to sue for damages.

11. STAMP DUTY

- 11.1 At the signing of the Contract of Sale the dwelling or apartments the Vendor will provide an Off the Plan Declaration.
- 11.2 The percentage of construction to be completed after the day of sale is %.
- 11.3 The Vendor shall provide an Off the Plan Declaration based on the percentage method. The above noted percentage is an estimate only and the Vendor will provide a Declaration in sub-section 21(3) of the Duties Act 2000 at settlement.
- 11.4 The Purchaser hereby agrees that the Declaration provided by the Vendor is final and cannot be negotiated.

12. SERVICES

The Vendor shall ensure at its own cost that water, gas, telephone and electricity services are available to the property. The Purchaser is responsible for the connection fees associated with the connection of services at settlement whether that be for his own use or that of a tenant.

11. OWNERS CORPORATION

- 11.1 The property is sold and the Purchaser buys the property and shall take Title subject to the provisions of the Subdivision Act 1988 as amended and the Owners Corporation Act 2008 and the Owners Corporation Regulations 2007 in general and consequent upon registration of the Plan, including Lot Entitlement and Lot Liability. Any Comments in favour of or affecting the Lot Regulations of the Owners Corporation and Special Rules (if any) of the Owners Corporation, a copy of which is attached to the Section 32 Statement.
- 11.2 The Vendor reserves the right to make any variation or alteration to the Plan that does not materially affect the property or is in full compliance with the provisions of the Subdivision Act 1988 (as amended) and without limiting the generality of the foregoing make sufficient to Section 37 of the Subdivision Act 1988 (as amended) which is a prerequisite to the Plan being re-certified by the certifying Authority (if required) or registration by the Registrar of Titles. The Purchaser hereby appoints the Vendor his proxy until he becomes registered as proprietor of the property for the purposes of voting at any meeting of the Owners Corporation which meeting requires to pass any resolution related to any changes to the Plan prior to registration of the Plan by the Registrar of Titles.

12. WHOLE AGREEMENT

The Purchaser acknowledges that no information, representation, comment, opinion or warranty by the Vendor or the Vendor's Agent was supplied or made with the intention of knowledge that it would be relied upon by the Purchaser and no information, representation, comment, opinion or warranty has in fact been so relied upon and that there are no conditions, warranties or other terms affecting the sale other than those embodied in the Contract.

13. REPRESENTATION AND WARRANTY

The Purchaser acknowledges that the Vendor has not, nor on anyone of the Vendor's behalf, made any representation or warranty as to the fitness for any particular purpose or character of the property or that any structures comply with the current or any building regulations and the Purchaser expressly releases the Vendor and/or the Vendor's Agents from any claims or demands in respect thereof.

14. PLANNING

The property is sold subject to any restriction as to use imposed by law or by any Authority with power under any legislation to control the use of land. Any such restriction shall not constitute a defect in Title or a matter of Title or affect the validity of this Contract and the Purchaser shall not make any application or objection or claim or be entitled to compensation or damages from the Vendor in respect thereof.

15. DIRECTOR'S GUARANTEE AND INDEMNITY

In the event that the Purchaser is a corporate entity then the Directors signing on behalf of the Corporate Purchaser shall endorse the Contract and shall warrant that same is done lawfully in accordance with the Articles of Association of the Purchaser Company and further shall cause either the Sole Director or if there be two Directors of the Purchaser Company to endorse the form of Guarantee and Indemnity annexed to the Contract of Sale.

16. FOREIGN ACQUISITION

The Purchaser warrants that it is aware that he or she is a person as defined by the Foreign Acquisitions & Takeovers Act 1975 and that he or she has been observed and that any loss occasioned by a breach of such warranty shall form the basis of damages recoverable from the Purchaser.

17. FOREIGN RESIDENT CAPITAL GAINS WITHHOLDING

Words defined or used in Subdivision 4-D of Schedule 1 to the Taxation (Foreign Acquisitions and Takeovers) Act 1975 (Cth) have the same meaning in this clause unless the context requires otherwise.

- 18.2 Every vendor under this contract is a foreign resident for the purposes of this special condition unless the vendor gives the purchaser a clearance certificate issued by the Commissioner under section 14-223(1) of Schedule 1 to the Taxation Administration Act 1953 (Cth). The specified period in the clearance certificate must include the actual date of settlement.
- 18.3 This special condition only applies if the purchaser is required to pay the Commissioner an amount in accordance with section 14-223(3) or section 14-225 of Schedule 1 to the Taxation Administration Act 1953 (Cth) (the amount) because one or more of the vendors is a foreign resident, the property is or will have a market value of \$750,000.00 or more just after the transaction, and the transaction is not excluded under section 14-215(1) of Schedule 1 to the Taxation Administration Act 1953 (Cth).
- 18.4 The amount is to be deducted from the vendor's entitlement to the contract consideration. The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.
- 18.5 The purchaser must:
- (a) engage a legal practitioner or conveyancer (representative) to conduct all the legal aspects of settlement, including the performance of the purchaser's obligations in this special condition; and
 - (b) ensure that the representative does so.
- 18.6 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests and instructions that the representative must:
- (a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and precarably possible, from moneys under the control or direction of the representative in accordance with this special condition if the sale of the property settles;
 - (b) promptly provide the vendor with proof of payment; and
 - (c) otherwise comply, or ensure compliance with, this special condition.
- Despite
- (a) any contrary instructions, other than from both the purchaser and the vendor; and
 - (b) any other provision in the contract to the contrary.
- 18.7 The representative is taken to have complied with the obligations in special condition 8.6 if:
- (a) the settlement is conducted through the electronic conveyancing system operated by Property Exchange Australia Ltd or any other electronic conveyancing system agreed by the parties; and
 - (b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.
- 18.8 Any clearance certificate or document indicating violation of the amount in accordance with section 14-223(2) of Schedule 1 to the Taxation Administration Act 1953 (Cth) must be given to the purchaser at least 5 business days before the due date for settlement.
- 18.9 The vendor must provide the purchaser with such information as the purchaser requires to comply with the purchaser's obligation to pay the amount in accordance with section 14-223 of Schedule 1 of Taxation Administration Act 1953 (Cth). The information must be provided within 5 business days of request by the purchaser. The vendor warrants that the information the vendor provides is true and correct.

19.10) The Purchaser is responsible for any penalties or interest payable to the Commissioner on account of late payment of the amount.

18. CANCELLATION AND RE-SCHEDULING OF SETTLEMENT

The Purchaser will be liable for payment of the Vendor's cost associated with cancellation and/or re-scheduling of settlement. The Purchaser will be liable for \$100.00 plus GST on cancellation and/or re-scheduling as required and requested by the Purchaser's Representative. In addition, the Purchaser also acknowledges that should settlement after being arranged and attempted to by the Vendor's Representative be cancelled and/or re-scheduled, he/she will be liable for settlement as-arranged fee of \$100.00 plus GST. These costs shall be payable even though the Purchaser shall not be deemed to be in default under the Contract of Sale.

19. DEFAULT INTEREST

Should the Purchaser default in payment of any money due under this Contract, then interest at the rate of eleven per centum (11%) per annum, shall be paid on demand by the Purchaser to the Vendor upon the money overdue. The said interest shall be computed from the due date herein provided for the payment of the said money and such interest as paid and shall be payable by the Purchaser to the Vendor upon demand without the necessity for any notice in writing whether under Condition 20 or otherwise. The exercise of the Vendor's rights hereunder shall be without prejudice to any other rights, powers and remedies of the Vendor under the Contract or otherwise. The provisions of General Condition 20 shall not apply to this Contract of Sale.

20. CHEQUES

As agreement, the Purchaser is to allow the Vendor's for 10 bank cheques and General Condition 11.8 does not apply to this Contract.

21. FORMED CERTIFICATES

If requested, the Purchaser agrees to provide to the Vendor's Representative copies of all certificates and searches obtained by the Purchaser to facilitate adjustments. The Vendor will not be obliged to provide cheque details until such time as the copies have been received.

General Conditions

Part 2 being Form 2 prescribed by the Estate Agents (Company) Regulations 2008

1. INTRODUCTION

1.1 The conditions upon the property subject to

- (a) any mortgage or other charge or interest in the property or any part thereof
- (b) any other interest in the property or any part thereof
- (c) any other interest in the property or any part thereof

1.2 The conditions upon the property subject to any mortgage or other charge or interest in the property or any part thereof

1.3 In the event of any mortgage or other charge or interest in the property or any part thereof being subject to any mortgage or other charge or interest in the property or any part thereof

2. GENERAL CONDITIONS

2.1 The conditions upon the property subject to any mortgage or other charge or interest in the property or any part thereof

2.2 The conditions upon the property subject to any mortgage or other charge or interest in the property or any part thereof

2.3 The conditions upon the property subject to any mortgage or other charge or interest in the property or any part thereof

(a) any mortgage or other charge or interest in the property or any part thereof

(b) any other interest in the property or any part thereof

(c) any other interest in the property or any part thereof

(d) any other interest in the property or any part thereof

(e) any other interest in the property or any part thereof

(f) any other interest in the property or any part thereof

2.4 The conditions upon the property subject to any mortgage or other charge or interest in the property or any part thereof

(a) any mortgage or other charge or interest in the property or any part thereof

(b) any other interest in the property or any part thereof

(c) any other interest in the property or any part thereof

(d) any other interest in the property or any part thereof

(e) any other interest in the property or any part thereof

2.5 The conditions upon the property subject to any mortgage or other charge or interest in the property or any part thereof

2.6 The conditions upon the property subject to any mortgage or other charge or interest in the property or any part thereof

(a) any mortgage or other charge or interest in the property or any part thereof

(b) any other interest in the property or any part thereof

(c) any other interest in the property or any part thereof

2.7 Words are defined as follows: (a) any mortgage or other charge or interest in the property or any part thereof

3. COUNTRY OF THE LAND

3.1 Any mortgage or other charge or interest in the property or any part thereof

3.2 The conditions upon the property

(a) any mortgage or other charge or interest in the property or any part thereof

(b) any other interest in the property or any part thereof

↓

- 4.1 The sponsor (s) and approved third party (s) are responsible for the purchase of the product and the return of the product to the sponsor (s) and approved third party (s). The sponsor (s) and approved third party (s) are responsible for the purchase of the product and the return of the product to the sponsor (s) and approved third party (s). The sponsor (s) and approved third party (s) are responsible for the purchase of the product and the return of the product to the sponsor (s) and approved third party (s).

B. CONSENTS

The agency may order any necessary repairs or improvements for the code. The landlord will be liable for the cost of the repairs or improvements. If any necessary repairs or improvements are not made, the agency may order the landlord to make them.

■ TRANSFER

The number of land conservation easements reserved by the program are displayed in two number at least 13 days BEFORE RESERVATION.
The amount of the number of acres conserved by the provisions of the . The various small parcels are distributed equally FOR
management of such as they represent values to residents, but may be about 10-15% for management of the overall area. It
is noted in the numbers, was available more of the document at least 13 days BEFORE RESERVATION.

I. RELEASE OF SECURITY INTEREST

- [illegible]

1.13 The tenant may deliver possession of the land only if the purchaser satisfies the vendor of the property conveyed for the purchase, reasonably promptly, in the manner in which the purchaser does not provide an estate under paragraph 1.11.

1.14 If delivered in delivery under paragraph 1.13, the purchaser may pay the vendor:

- (a) money for the land only for delivery and the sale of which possession occurs or is made for the vendor receives the notice, delivery or the notice, and
 - (b) any purchase price payable by the vendor to a third party of the land –
- in respect of the purchase to be made.

1.15 The vendor is not required to ensure for the purchaser that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

1.16 The vendor is not required to ensure for the purchaser that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

2. DELIVERY OF THE LAND

The vendor agrees to deliver the land to the purchaser in the manner provided in the contract, and the purchaser agrees to accept the land in the manner provided in the contract.

3. DELIVERY OF THE LAND

3.1 The vendor agrees to deliver the land to the purchaser in the manner provided in the contract, and the purchaser agrees to accept the land in the manner provided in the contract.

3.2 The vendor is not required to ensure for the purchaser that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

3.3 The purchaser is not required to ensure for the vendor that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

3.4 The purchaser is not required to ensure for the vendor that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

(a) The vendor is not required to ensure for the purchaser that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

(b) The purchaser is not required to ensure for the vendor that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

3.5 The vendor is not required to ensure for the purchaser that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

(a) The vendor is not required to ensure for the purchaser that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

(b) The purchaser is not required to ensure for the vendor that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

3.6 If the vendor is not required to ensure for the purchaser that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1, the purchaser is not required to ensure for the vendor that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

3.7 If the vendor is not required to ensure for the purchaser that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1, the purchaser is not required to ensure for the vendor that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

4. DELIVERY OF THE LAND

5. DELIVERY OF THE LAND

5.1 The vendor is not required to ensure for the purchaser that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

(a) The vendor is not required to ensure for the purchaser that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

(b) The purchaser is not required to ensure for the vendor that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

(i) The vendor is not required to ensure for the purchaser that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

(ii) The purchaser is not required to ensure for the vendor that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

5.2 The vendor is not required to ensure for the purchaser that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

5.3 The purchaser is not required to ensure for the vendor that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

6. DELIVERY OF THE LAND

6.1 The vendor is not required to ensure for the purchaser that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

(a) The vendor is not required to ensure for the purchaser that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

(b) The purchaser is not required to ensure for the vendor that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

(i) The vendor is not required to ensure for the purchaser that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

6.2 The vendor is not required to ensure for the purchaser that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

(a) The vendor is not required to ensure for the purchaser that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

(b) The purchaser is not required to ensure for the vendor that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

6.3 The vendor is not required to ensure for the purchaser that the land is delivered in 30 days of the purchase under 1.14 in the manner provided in paragraph 1.1.

23. TERMS CONTRACT

22 | P a g e

- (b) Any document affecting the BAC AND/Or the COUNCIL OR THE FRY GUY (which the plaintiff identifies to be the BAC AND/Or the COUNCIL OR THE FRY GUY) shall be made available to the BAC AND/Or the COUNCIL OR THE FRY GUY within 10 days of the date of the filing of the suit in the court.
- (c) The BAC AND/Or the COUNCIL OR THE FRY GUY shall be entitled to the same rights and remedies as the BAC AND/Or the COUNCIL OR THE FRY GUY in the event of a breach of the BAC AND/Or the COUNCIL OR THE FRY GUY.

Do I have any family history of any kind of cancer?

- (a) The purchaser shall own and use the Easement and easement appurtenant to the property and provide the necessary utility, all parties having an interest therein shall be bound to observe the terms of the easement by the owner.
- (b) The purchaser shall maintain the Easement in the Easement appurtenant form, the easement and the easement appurtenant to the property shall remain in the Easement appurtenant form and shall be subject to the same terms and conditions as the Easement appurtenant.
- (c) The easement shall remain subject to the Easement and the easement appurtenant to the property and shall be subject to the same terms and conditions as the Easement and the easement appurtenant to the property.
- (d) The easement shall be subject to the Easement and the easement appurtenant to the property and shall be subject to the same terms and conditions as the Easement and the easement appurtenant to the property.
- (e) The easement shall be subject to the Easement and the easement appurtenant to the property and shall be subject to the same terms and conditions as the Easement and the easement appurtenant to the property.
- (f) The easement shall be subject to the Easement and the easement appurtenant to the property and shall be subject to the same terms and conditions as the Easement and the easement appurtenant to the property.
- (g) The easement shall be subject to the Easement and the easement appurtenant to the property and shall be subject to the same terms and conditions as the Easement and the easement appurtenant to the property.
- (h) The easement shall be subject to the Easement and the easement appurtenant to the property and shall be subject to the same terms and conditions as the Easement and the easement appurtenant to the property.
- (i) The easement shall be subject to the Easement and the easement appurtenant to the property and shall be subject to the same terms and conditions as the Easement and the easement appurtenant to the property.

24. LOSS OR DAMAGE BEFORE SETTLEMENT

20 | The average return per unit of loss is always less than the probability of a successful bet.

4.2 The above map shows the property in the possession of defendant in the same condition as it is on the day of trial, except for the trees and shrubs.

[illegible]

24.9 (b) (5) - CONFIDENTIAL: This document is prepared in accordance with 28 USC 533A (b) (5) by J. HALLAMER, is not reviewed by the Office of the Inspector General, and is not subject to the provisions of 28 USC 533A (b) (5).

24. A "Net" estimated grossing receipt is derived from the amount due to the holder of ACCOUNT 540 (paid to the beneficiary) less 5% of the beneficiary gross costs are assumed equal to the full-dollar amount of the beneficiary.

[illegible]

25. BREACH

As with all 2007-2008 tax returns, you will be asked to provide your Social Security number.

16. The KIRKLAND Oak is not covered as a result of the branch.

Default

26. INTEREST

Interest is a rate of 7 1/4% per annum plus the rate for the bank being used by reason 2 of the "General Interest Rates" App. 1993 is shown for any money being under the control during this period of notice. Amount affecting any other source is the affected party.

Dr. David L. Hoffman

[illegible]

123 45 6789 10111213141516171819202122232425262728293031323334353637383940414243444546474849505152535455565758596061626364656667686970717273747576777879808182838485868788899091929394959697989910010110210310410510610710810911011111211311411511611711811912012112212312412512612712812913013113213313413513613713813914014114214314414514614714814915015115215315415515615715815916016116216316416516616716816917017117217317417517617717817918018118218318418518618718818919019119219319419519619719819920020120220320420520620720820921021121221321421521621721821922022122222322422522622722822923023123223323423523623723823924024124224324424524624724824925025125225325425525625725825926026126226326426526626726826927027127227327427527627727827928028128228328428528628728828929029129229329429529629729829930030130230330430530630730830931031131231331431531631731831932032132232332432532632732832933033133233333433533633733833934034134234334434534634734834935035135235335435535635735835936036136236336436536636736836937037137237337437537637737837938038138238338438538638738838939039139239339439539639739839940040140240340440540640740840941041141241341441541641741841942042142242342442542642742842943043143243343443543643743843944044144244344444544644744844945045145245345445545645745845946046146246346446546646746846947047147247347447547647747847948048148248348448548648748848949049149249349449549649749849950050150250350450550650750850951051151251351451551651751851952052152252352452552652752852953053153253353453553653753853954054154254354454554654754854955055155255355455555655755855956056156256356456556656756856957057157257357457557657757857958058158258358458558658758858959059159259359459559659759859960060160260360460560660760860961061161261361461561661761861962062162262362462562662762862963063163263363463563663763863964064164264364464564664764864965065165265365465565665765865966066166266366466566666766866967067167267367467567667767867968068168268368468568668768868969069169269369469569669769869970070170270370470570670770870971071171271371471571671771871972072172272372472572672772872973073173273373473573673773873974074174274374474574674774874975075175275375475575675775875976076176276376476576676776876977077177277377477577677777877978078178278378478578678778878979079179279379479579679779879980080180280380480580680780880981081181281381481581681781881982082182282382482582682782882983083183283383483583683783883984084184284384484584684784884985085185285385485585685785885986086186286386486586686786886987087187287387487587687787887988088188288388488588688788888989089189289389489589689789889990090190290390490590690790890991091191291391491591691791891992092192292392492592692792892993093193293393493593693793893994094194294394494594694794894995095195295395495595695795895996096196296396496596696796896997097197297397497597697797897998098198298398498598698798898999099199299399499599699799899910001001100210031004100510061007100810091010101110121013101410151016101710181019102010211022102310241025102610271028102910301031103210331034103510361037103810391040104110421043104410451046104710481049105010511052105310541055105610571058105910601061106210631064106510661067106810691070107110721073107410751076107710781079108010811082108310841085108610871088108910901091109210931094109510961097109810991100110111021103110411051106110711081109111011111112111311141115111611171118111911201121112211231124112511261127112811291130113111321133113411351136113711381139114011411142114311441145114611471148114911501151115211531154115511561157115811591160116111621163116411651166116711681169117011711172117311741175117611771178117911801181118211831184118511861187118811891190119111921193119411951196119711981199120012011202120312041205120612071208120912101211121212131214121512161217121812191220122112221223122412251226122712281229123012311232123312341235123612371238123912401241124212431244124512461247124812491250125112521253125412551256125712581259126012611262126312641265126612671268126912701271127212731274127512761277127812791280128112821283128412851286128712881289129012911292129312941295129612971298129913

- 4) RECALL THE STRUCTURE OF THE DEFENDANT AND
- 5) MAKE SURE- IS THE OFFERED PARTY A PERSON OR AN ENTITY. THE OFFERED PARTY MUST BE EITHER AN INDIVIDUAL OR AN ENTITY WITH A NAME OR NAME GIVEN-
- 6) THE OFFER IS REPEATED FOR
- 7) THE REASON WHY THE OFFER IS A RESULT OF THE DEFENDANT AND ANY EVIDENCE POSSIBLE AND YES.

28. DEFAULT NOT REMEDIED

28.1 All agreed money from the contract becomes immediately payable to the vendor if the default has been made by the purchaser and is not remedied and the costs and charges are not paid.

28.2 The default continues until it

- (a) the default notice has expired and the vendor is satisfied that the purchaser has made and tendered payment, the contract will be treated in accordance with the general conditions, and
- (b) the default is not remedied and the purchaser's costs and charges are not paid by the end of the period of the default period.

28.3 If the default continues a default notice given in the circumstances

- (a) the purchaser may be required to satisfy (and unless the contract and the agreed money from the purchaser shall remain under the contract, and
- (b) all other amounts due to the vendor in the full term payment, and
- (c) the purchaser may not claim any loss, damages or expenses.

28.4 If the contract is not by a default notice given by the vendor

- (a) the purchaser will be liable for the costs of the vendor in the vendor's solicitors' charges, whether the default has been made by the vendor, and
- (b) the vendor is entitled to possession of the property, and
- (c) in addition to any other remedy, the vendor may exercise any part of the contract during which
 - (i) the property and any for damages for breach of contract, is
 - (ii) the property is not insured and the vendor's liability is the price of the property and any other damages or any of the vendor's damages, and
- (d) the vendor may make any part of the full term payment and the vendor's damages may be less than the full term payment and any other damages, and
- (e) the purchaser of the property's damages shall also be deemed the property interest in the property.

28.5 The notice of the default shall be given to the agent of the intended party as a representative of the contract.

GUARANTEE and INDEMNITY

Where of

and of

being the Sole Director / Directors of ACN
 (called the "Guarantor") IN CONSIDERATION of the benefit accruing to the Purchaser as our named the Land
 described in the Contract of Sale for the area and upon the terms and conditions specified therein DO for ourselves
 and our respective executors and administrators JOINTLY AND SEVERALLY AND JOINTLY AND SEVERALLY AGREE that if at any time default shall be made in payment of the Capital Money or balance of Purchase Money
 or interest or any other sums payable by the Purchaser to the Vendor under the Contract or in the performance of
 compliance of any term or condition of this Contract to be performed or observed by the Purchaser We will
 immediately and jointly with the Vendor pay to the Vendor the whole of the Capital Money, balance of Purchase Money,
 interest or other moneys which shall then be due and payable to the Vendor and jointly and agree to have the
 Vendor indemnified against all loss of Capital Money, interest or Purchase Money, interest and other moneys payable
 under the said Contract and all debts, costs, charges and expenses whatsoever which the Vendor may incur by
 reason of any default on the part of the Purchaser. These covenants shall be a continuing covenants and jointly and
 severally be submitted to:

- (a) any request or forbearance on the part of the Vendor in enforcing payment of any of the
 moneys payable under this Contract;
- (b) the performance or observance of any of the agreements, obligations or conditions under the
 said Contract;
- (c) by indemnifying the Purchaser for any such payment or performance of obligations;
- (d) by reason of the Vendor assigning, or, her or their rights under the said Contract; and
- (e) by any other thing which under the law relating to sureties would but for this provision have
 the effect of releasing the said guarantors or both persons.

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

this day of 20

SIGNED SEALED AND DELIVERED by the said)
)
 her name)

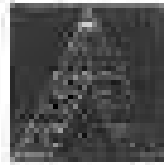
in the presence of:)
)
 Witness)

Director (Sign)

SIGNED SEALED AND DELIVERED by the said)
)
 her name)

in the presence of:)
)
 Witness)

Director (Sign)



ADVANTAGE CONVEYANCING

Advantage Conveyancing

VENDOR'S STATEMENT

LG & J PTY LTD

Vendor

238 BUNNETT ROAD, KNOXFIELD 3180

Property

10 Park Boulevard, Thornhill, South 3116

PO Box 34, MC Pinnaroo Valley 3156

08; 1 551 1111, Australia

Phone: 03 9017 3782

Mobile: 0459 075 382

Fax: 03 9017 1124

Email: linda@advantageconveyancing.com.au

Due Diligence Checklist



What you need to know before buying a residential property

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

Urban living

Working in the inner city?

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

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property, such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that apply to the property or its infrastructure. Each lot is part of the common

Greenfield areas

Are you moving to a greenfield area?

Yes, should investigate whether you will be required to use a greenfield area (introducing a contractor

Flooded and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should property insurance rules, risks and consider their implications for fire management, buildings and insurance coverage.

Rural properties

Moving to the country?

If you are moving a property in a rural area, consider:

- Is the surrounding area use compatible with your lifestyle or intentions? Farming has on/off roads or other that may be at odds with your aspirations of a lifestyle.
- Are you considering narrowing roads adjacent to? There are regulations which affect your ability to narrow roads adjacent to private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new buildings?
- Does the property have trees and have a report for logs, native and valued vegetation, road, or are there any other interests associated with the land?

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

You may want to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of permission, government and other state and local government controls, mineral and financial interests, industry authorities and mineral leases.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities involving the use of industrial land, the high density commercial use of the site and whether this may create a you have done anything to or on the land in the future.

Local government

Do you know the exact boundary of the property?
You should compare the measuring system in the title document with actual fence and buildings on the property to make sure the boundaries match. If you have concerns about this, you can speak to your council or a professional or commission a title survey to establish property boundaries.

Planning controls

Can you always how the property is used, or the buildings on it?
A house is subject to a planning scheme, run by the local council. How the property is used and any overlays that may apply, will determine how the land can be used. This may restrict what you can do on the land and how you can alter or prepare the land and buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire-risk design. There may also be restrictions – known as covenants – on the property that restrict what you can do with the property. You can find out about covenants by looking at the section 32 statement.

Are there any proposed or proposed planning controls?

The local council can advise you if there are any proposed or proposed planning controls in any proposed zone by Significant Development in your title. You should also check the local character (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building and fire safety is a key building safety. Professional building inspections can help you assess the property for electrical safety, possible large building work, adequate pool or spa fencing and the presence of asbestos, termite, or other potential hazards.

Building permits

Have any building or planning rules on the property been altered, or do you plan to alter them?

There are state and regulatory bodies that regulate and regulate what is constructed, what you do with the building and whether any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building work done to the property, and what you must do if the new work. You can also request a building surveyor's statement.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner builder insurance or builder's warranty or other details of the work done to the property.

Utilities and essential services

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

Unconnected services may not be available or may incur a high cost to connect. You may also need to choose from a range of providers for these services. This may be particularly important if rural areas where these services are not available.

Buyer's rights

Do you know your rights when buying a property?

The contents of this and section 32 statement contain important information about the property, so you should take time to read them and understand them thoroughly. Many people engage a lawyer or conveyancer to help them understand the documents and ensure the sale goes through correctly. If you intend to hire a professional, you should consider consulting a lawyer before you commit to the sale. There are also important rules about the way prices must be disclosed and conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

Vendor Statement

This vendor makes this statement in respect of the land in accordance with section 37 of the Sale of Land Act 1962

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

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

Land	238 Burnell Road, Auckland 1010	
Vendor's name	LTD & Pty LTD	Date / /
Vendor's signature		
Purchaser's name		Date / /
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

1. FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other similar Outgoings levied on the land

Nil. They have not occurred

\$3,800.00

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

	to	
--	----	--

Other particulars (including date and time of payment):

1.3 Taxes/Charges

This section 1.3 only applies if this section contains a nil response and where the purchaser is obliged to make a deposit (other than a deposit or final payment) to the vendor after the completion of the contract and before the purchaser is entitled to possession of the land of the land.

Nil. Applicable.

1.4 Rate subject to Mortgage

This section 1.4 only applies if the vendor is required to provide a contract which provides that any mortgage payable (whether or not registered) is NOT to be discharged before the purchase (whether entitled to possession or receipt of monies and profits).

Not Applicable.

2. INSURANCE

2.1 Damage and Insurance

This section 2.1 only applies if the vendor is required to provide a contract which does NOT provide for the land to be insured at the risk of the vendor until the purchaser becomes entitled to possession of the land of the land.

Not Applicable.

2.2 Owner/Builder

This section 2.2 only applies where there is a residence on the land and the vendor is required to provide a contract which does NOT provide for the land to be insured at the risk of the vendor until the purchaser becomes entitled to possession of the land of the land.

Not Applicable.

3. LAND USE

3.1 Restrictions, Covenants or Other Similar Restrictions

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

Not Applicable.

3.2 Road Access

There is NO access to the property by road if the access is a public road or a private road.

☐

3.3 Designated Building/Structure

The land is a designated building/structure and the use of the land is restricted by the Building Act 1993 if the use of the land is restricted by the Act.

☐

2.4. **Existing Orders**

Attached is a **NOTICE** with the required specified information

4. NOTICES

4.1. **Bylaw, Order, Declaration, Report or Recommendation**

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

Not Applicable

4.2. **Agricultural Overlook**

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

Not

4.3. **Compulsory Acquisition**

The particulars of any notice of intention to exercise that power have been made available to the Local Acquisition and Compensation Act 1999 are as follows:

Not

5. BUILDING PERMITS

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

Are contained in the attached certificate.

6. OWNERS CORPORATION

This section only applies if the site is affected by an owners corporation agreement (meaning of the Owners Corporation Act 2006)

Not Applicable

7. CROWNTH AREA INFRASTRUCTURE CONTRIBUTION ("CAIC")

Not Applicable

8. **Utilities**

The services listed are marked with an X if the accompanying square are NOT connected to the site

Electricity supply ☒	Gas supply ☐	Water supply ☐	Stormwater ☐	Telephone services ☒
--	-------------------------------------	---------------------------------------	-------------------------------------	--

9. TITLE

Vendor has copies of the following documents

9.1 (a) Registered Title

A Hypothecation Form or HYPOTHECATION and the documents, or part of a document, referred to as the "Transfer Instrument" in that instrument which identifies the land and the building

9.2 Evidence of the vendor's Right or claim to sell (where the vendor is not the registered proprietor of the land or the building)

10. SUBDIVISION

10.1 Unregistered Subdivision

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

(b) Attached at the date of the start of subdivision works is the relevant transfer coverd if the plan is not yet registered.

10.2 Registered Subdivision

This section 10.2 only applies if the land is part of a registered subdivision within the meaning of section 31 of the Subdivision Act 1988.

Not Applicable.

10.3 Further Plan of Subdivision

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 22 of the Act as of 1 April 1993 but may be included in the transfer statement for convenience.)

Energy is an energy efficiency information required to be disclosed regarding a disclosure document relating to disclosure and related matters to buyers as defined by the Building Energy Efficiency Disclosure Act 2010 (the

(a) to be a building or part of a building used or capable of being used as an office for manufacturing, clerical, professional or other related activities including any support facilities and

(b) which has a net internal area of at least 2000m² that does not include a building which is shown on the plans or the energy audit was issued with a star rating below the relevant star

Not Applicable

12. DUE DILIGENCE CHECKLIST

(This table of Land Act 1958 provides a checklist of the vendors financial assets against which the vendor's financial obligations should be available to purchasers before offering land for sale that is subject to a mortgage and/or other financial charges or encumbrances. This due diligence checklist is NOT required to be provided with, or attached to, the vendor's statement but the checklist may be attached as a matter of convenience.)

Is attached.

13. ATTACHMENTS

Any certificates, documents and other attachments duly prepared to this section 13.

(Additional information may be added to this section 13 where there is a multiple issue in any of the other sections)

(Attached is the Vendor's Transfer Statement of section 1.3 (Terms Governing the Sale) of the Building Information system)

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LP 50200
 10/10/10

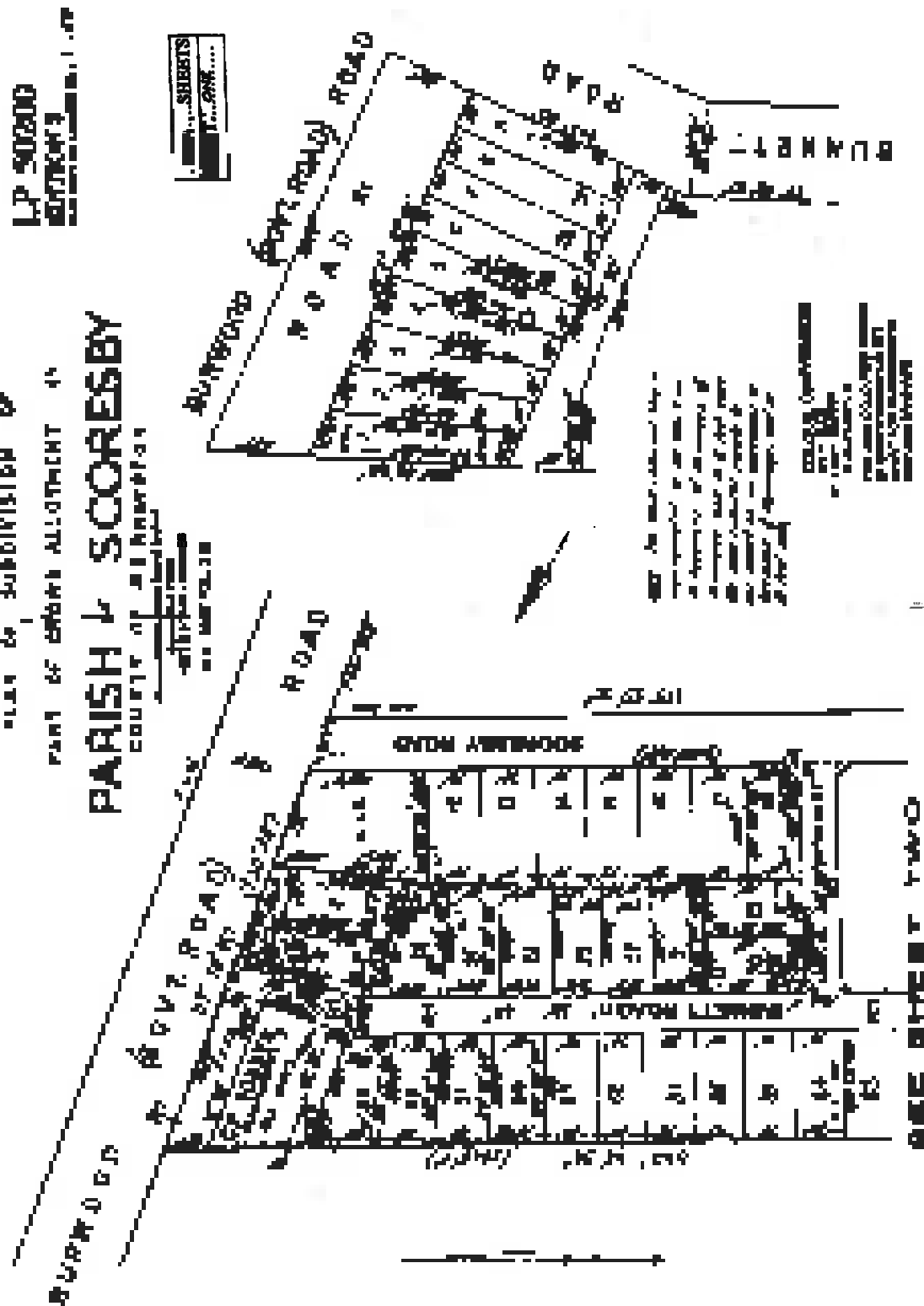
PARISH & SCORESBY

PLAN OF SUBDIVISION OF
 PART OF CROWN ALLOTMENT 41

COUNTY OF ALBANY

10/10/10

SUBJECTS
 10/10/10



LP 30200

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Abstract

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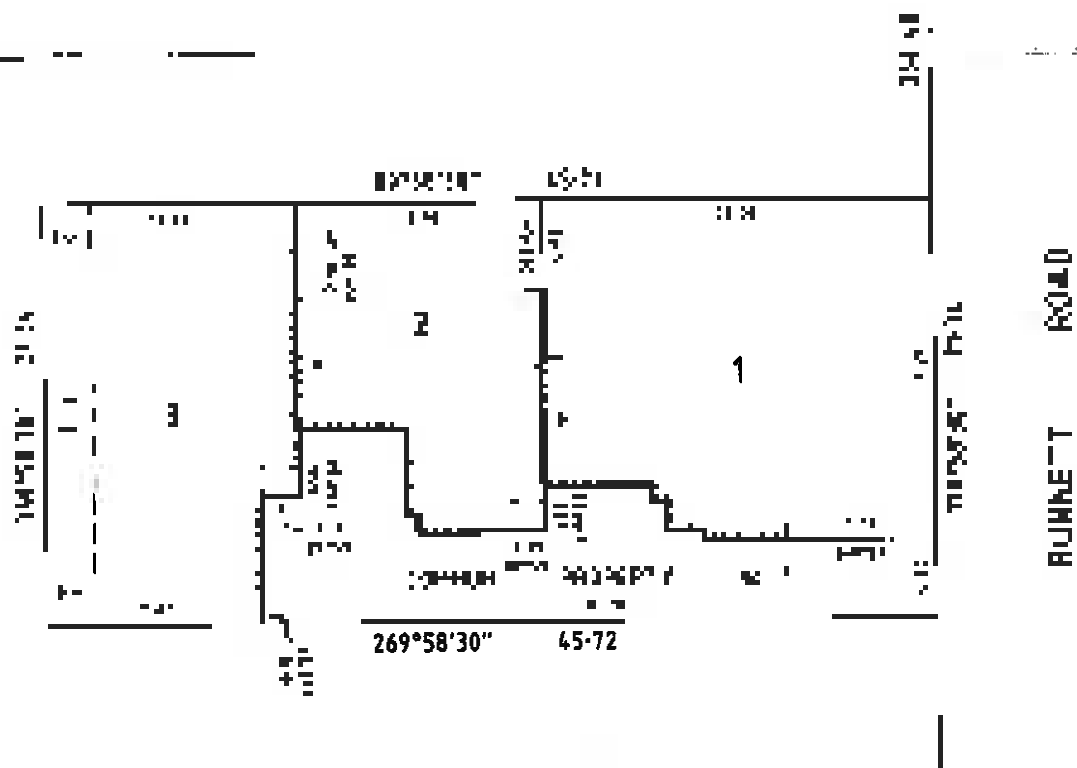
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UNIVERSITY
OF
SOUTH
ALABAMA

BURWOOD
HIGHWAY

PROVINCIAL PLAN

A preliminary plan of the proposed boundary between the University of South Alabama and the State of Alabama, as shown on the map, is hereby submitted to the State of Alabama for its consideration and approval for the purpose of the plan.



UNIVERSITY OF SOUTH ALABAMA

UNIVERSITY OF SOUTH ALABAMA
STATE OF ALABAMA
UNIVERSITY OF SOUTH ALABAMA
STATE OF ALABAMA
UNIVERSITY OF SOUTH ALABAMA
STATE OF ALABAMA

UNIVERSITY OF SOUTH ALABAMA

UNIVERSITY OF SOUTH ALABAMA

UNIVERSITY OF SOUTH ALABAMA

UNIVERSITY OF SOUTH ALABAMA

PLAN No: PS 748535 M

LABORERS OF COLOR ORGANIZATION

Notations:

label	pc	id
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Expt 4: Calculating Percentages

Section 43 Transfer of Land Act 1998

Results

Free

Abstract

21

Query Code:

Abstract

The information from this type of national media monitoring is used by and for the purpose of monitoring publicly available media and is not included in the *Washington Post* and *Washington Times*.

NAME AND ADDRESS WHERE CONTROL

Case 1

The acceptance by the director of the traveling party (if any) transmits to the Member the same act, amount specified in the bond provided for the consideration expressed and subject to the encumbrances affecting the land included, as if created by deed and lodged for registration before the taking of the title.

[illegible]

Low | on average, P.O.s of Subdivision 74-35357

United Nations / United Nations High Commissioner for Refugees

THESE ARE THE TERMS OF SALE:

התא
הממשלה והממשלה
























Natural love and affection

Figure 1

Lance David Beech as to 1 of 3 equal and undivided shares

Transfer: All cases and only are destined outside

Lucas David Barrett & Grace Reach of 18- Rogers Creek, Knoxville, Victoria 3174 no. 10. 1 of 3 dated and unfiled photos on four microfiches.

Downloaded from <http://ajphaphapublications.org/>

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PRINTED by James Fowler, Printer,
in the Strand.

■ 建築

Love God, Love

5X15021 by Lawrence E. and Patricia A. Grady. Donated
to the company of 11

Abstract

Los Angeles

Over Budget

Approved by 2/28/35A

APR 14 1967
 Please mention you saw this ad.

STAFF DUTY VERSION Y

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523

T1

Keywords:

Cust. Code

THIS PAGE IS NOT THE FORM YOU WANT OR NEED
Local Members: 176 Members, 52 new applications 2008. Please contact 2519



PLANNING PERMIT

Application No

PL/2019/00000

Title Ref

Planning Scheme:

City

Responsible Authority:

Knox City Council

ADDRESS OF THE LAND

Land: 10 Bunvale Road KNOXFIELD VIC 3143

Land Title: LOT 78 LP 50200

THE PERMIT ALLOWS

The construction of two double storey and one single storey dwellings on the site
in accordance with the endorsed Plan(s)

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

Amended plans

- 1 Prior to the commencement of any building or works amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans shall be generally in accordance with the plans submitted with the application but modified to show:
 - 1.1 Upper floor windows to be screened with external louvers to 1.1 metres above finished floor level in place of obscure glass.
 - 1.2 The south facing double storey window to Unit 2 screened in accordance with Condition 1.1.
 - 1.3 Drainage plans in accordance with Condition 2
 - 1.4 Landscape plans in accordance with Condition 3
 - 1.5 A Sustainable Design Assessment in accordance with Condition 4

to the satisfaction of the Responsible Authority.

Drainage plans

- 2 Prior to commencement of any building or works, three copies of drainage plans and computations must be submitted to and approved by the Responsible Authority. Construction of the drainage is to be in accordance with these plans. The plans must show the following:
 - 2.1 All sewerage drainage discharge from the site connected to a legal point of discharge
 - 2.2 The internal drains of the dwellings to be independent of each other.

Copy issued: 17 May 2014

Signature for the
Responsible Authority

Page 1 of 2



PLANNING PERMIT

Application No:

770112/0834

File No:

Planning Scheme:

Knox

Responsible Authority:

Knox City Council

- 2.3 An on-site detention system designed by a suitably qualified Civil Engineering Consulting engineer to not increase in stormwater discharge from the proposed development.
- 2.4 The on-site detention system to be installed in a suitable location for easy access and maintenance.
- 2.5 A suitable overland flow path for the entire site to the satisfaction of the Responsible Authority. Details of the overland flow path are to be included on the plans.
- 2.6 As shown to be to AHD (Australian Height Datum).

to the satisfaction of the Responsible Authority.

Landscape plans

3. Prior to the commencement of any building or works, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must show:
 - 3.1 A survey showing boundary lines, height and width of all existing vegetation to be retained and/or removed.
 - 3.2 The distribution and removal of all vegetation identified as an environmental weed in Knox (as outlined in Appendix 7 of Council's Landscape Guidelines for Planning Permit).
 - 3.3 Fencing and trees (including botanical names, height and width) on neighbouring properties within three metres of the boundary.
 - 3.4 Details of the surface finishes of pathways and driveways.
 - 3.5 Details and location of all existing and proposed services including above and below ground wires, cables and pipes.
 - 3.6 A planting schedule of all proposed trees, shrubs and ground covers including botanical names, common names, pot sizes, trade of nursery and quantities of each plant.
 - 3.7 Landscaping and planting within all open areas of the site (including additional planting within open spaces north of the existing dwelling).
 - 3.8 The plans must also show the provision of at least 4 additional indigenous or native canopy trees and at least 10 additional large shrubs (greater than Appendix 4 or 5 of Council's Landscape Guidelines for Planning Permit). These canopy trees must be a minimum two metres tall when planted.

Date issued: 19 March 2014

Signature for the
Responsible Authority

Page 2 of 4



PLANNING PERMIT

Application No: P/2013/0038
File No:
Planning Scheme: Knox
Responsible Authority: Knox City Council

to the satisfaction of the Responsible Authority

4. Before the occupation of the development, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.
5. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority. Any dead, diseased or damaged plants are to be replaced.

Sustainable design assessment

6. Prior to the commencement of any building or works, a Sustainable Design Assessment detailing Sustainable Design initiatives to be incorporated into the development must be submitted to and approved by the Responsible Authority. The Sustainable Design Assessment must outline the proposed sustainable design initiatives to be incorporated throughout the development such as (but not limited to) energy efficiency, water conservation, wastewater quality, waste management, and material selection, to the satisfaction of the Responsible Authority.
7. Prior to the occupation of the development, the development must be constructed in accordance with the Sustainable Design Assessment to the satisfaction of the Responsible Authority.

General

8. All development must be in accordance with the endorsed plans.
9. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
10. Once the development has started it must be completed and completed to the satisfaction of the Responsible Authority.

Carparking and driveways

1. Before the driveways are occupied, driveways and carparking areas must be fully constructed in accordance with plans submitted to and approved by the Responsible Authority. All driveway and carparking areas as shown on the endorsed plan must be fully constructed to the minimum standard of 100mm depth of reinforced concrete and properly formed to such levels that they can be used in accordance with the plans. Construction using any alternative

Documented: 15 March 2018

Signature for the
Responsible Authority

Page 4 of 7



PLANNING PERMIT

Application No.

P/2013/6836

File No.

Planning Scheme:

Kruze

Responsible Authority

Kruze City Council

hardstanding surface is subject to detailed plans to be submitted to and approved by the Responsible Authority.

12. Parking areas and driveways must be kept available and maintained for traffic purposes at all times to the satisfaction of the Responsible Authority.

Fencing

13. All roads associated with the provision of the landing are to be built by the owner/developer under this permit.
14. Prior to the occupancy of the development all fencing to be in a good condition to the satisfaction of the Responsible Authority.

Stormwater runoff

15. Stormwater runoff from all buildings and hardstanding surfaces shall be properly collected and discharged in a complete and effective system of drains within the property and shall not cause or create a nuisance to adjoining properties.

Materials and finishes

16. The external materials of the development hereby permitted (including the roof) shall be non-reflective and finished in subdued tones and/or colours to the satisfaction of the Responsible Authority.

Occupation

17. Prior to the occupation of the dwelling the development is to be completed in accordance with the endorsed plans to the satisfaction of the Responsible Authority.

Construction activity

18. Upon commencement and until conclusion of the development the development shall ensure that the development does not adversely affect the amenity of the area in any way including:
 - 18.1 the appearance of building works or materials on the land
 - 18.2 parking of motor vehicles
 - 18.3 transporting of materials or goods to or from the site
 - 18.4 hours of operation
 - 18.5 stockpiling of top soil or fill materials
 - 18.6 air borne dust emanating from the site

Date Issued: 19 April 2014

Signature for the
Responsible Authority

Page 4 of 7



PLANNING PERMIT

Application No:

P2013/0028

File No:

Planning Scheme:

Knox

Responsible Authority:

Knox City Council

- 16.7 noise
16.8 rubbish and litter
18.0 residential amenity

Should the development cause undue detriment to the amenity of the area then immediate remedial measures must be undertaken to address the issue to the satisfaction of, the Responsible Authority

Tree protection

19. Prior to any works commencing on the site, all trees and vegetation to be retained including other critical root zones must be fenced off to create a protection zone. The protection zone must extend around the tree canopy drip-line unless an alternative tree protection zone has been approved by the responsible authority

The fence is to be chain link or mesh mesh, comprised either wooden or steel posts set into the ground or on concrete pads, and be a minimum height of 1.8 metres. Signage is to be affixed to the fence advising that the zone is a tree protection zone and no-go development area.

The fence and signage is to be maintained throughout the construction period and removed at the completion of all works

No temporary removal of the fence or encroachment into the protection zone is permitted without the written consent of the responsible authority.

Permit expiry

20. This permit will expire if one of the following circumstances apply:

- 20.1 The development is not started within two years of the date of this permit.
20.2 The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.

NOTES

Overlays Notes 10 to read in conjunction with the above drainage conditions:

- Applicants shall engage a certified Engineering Consultant to analyse the site's existing drainage to determine type and size of the Overland Detention (OSD) system. This shall be designed in accordance with the Knox City Council

Date issued: 10 June 2014

Signature for the
Responsible Authority

Page 1 of 2



PLANNING PERMIT

Application No:

PGC130838

File No:

Planning Scheme:

Knox

Responsible Authority:

Knox City Council

(Responsible Authority) Stormwater Drainage Guidelines. (copy these as an appendix, and approved drainage design methods specified in the current edition of Australian Rainfall and Runoff. It should be shown preferably in a common area to the dwellings, and be easily accessible for maintenance)

- The total permissible discharge for the site is 5 TLUs
- Applicant is to direct all stormwater to the south west corner of the property as this represents the Legal Point of Discharge (LPD) for the property. Applicant is to verify this on the Council all stormwater discharge from the site in the LPD via an Onsite Detention (OSD) system. The internal drains for the dwellings are to be independent of each other.
- The Applicant is required to use Australian Height Datum (AHD) in present levels in all future plans. Applicant must ensure that levels on the plan are accurate
- Any new works in the Road reserve or in the Council easement will require a Road opening permit
- Drainage system designed to be in no net impact on any vegetation shown on the proposed plans as being 'Retained'.
- Water Sensitive Urban Design (WSUD) should be addressed as part of the development e.g. water storage tanks, water reuse etc.

Other Notes:

- Council encourages the consideration of water storage tanks for all dwelling and proposed residential developments
- A building permit must be obtained before development is commenced
- Buildings are not allowed to be built over Council easements
- The dwellings must achieve a minimum 5-Star Energy Rating
- In accordance with Council policy, an 8.5% public open space contribution may apply in the event of the subdivision of the land
- Indigenous plants can be purchased through approved Indigenous Nurseries as listed in the Knox City Council 'Preferred Local Indigenous Plant' Information Sheet
- For details regarding the costs of and arranging the timing of the removal and replacement of the street trees please contact Council's Public Service Team on (07) 5518 8473
- Dwelling numbers as shown on the proposed plans do not necessarily indicate any future street numbers. Property (street) numbering shall be in accordance with Council's Property (Street) Numbering Policy. Information regarding this can be obtained from Council's Property and Planning Services Department on 07551 5215

Date issued: 16 March 2018

Signature for the
Responsible Authority

Page 8 of 8



PLANNING PERMIT

Application No: FY2013/0136
Fee No:
Planning Scheme: Knox
Responsible Authority: Knox City Council

- All letterboards shall face towards the street frontage and if located adjacent to the driveway the letterboards and any associated structures shall not be greater than 800mm in height.
- Internal public lighting shall be provided to the satisfaction of the relevant authority and in accordance with AS1158. This would generally be low height or bollard type lighting to avoid spill-over into adjacent properties. It may be better achieved to avoid all night running lights.
- Runway concrete slabs on the existing footpath bordering the site should be provided.
- All signs and rubbish associated with the construction shall be contained or site at all times.

Date served 12 March 2014

Signature for the
Responsible Authority _____

Page 2 of 2



BUILDING PERMIT - No. 201337347/0

Nepean Building Permit
Nepean Building Permit
Nepean Building Permit

Agent: Nepean Building Permit
Nepean Building Permit
Nepean Building Permit

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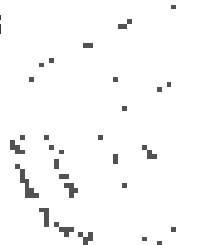
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BUILDING PERMIT – No. 201337347/0

Occupancy or Use of a Building

An Occupancy Permit is required prior to the occupation or use of this building.

Construction and Completion

This building work must commence by:

11/15/2013

This building work must be completed by:

11/15/2013

Project Manager Name:

Doug Ma

Address:

11000 11000

11000 11000

Occupied by person(s)

Andrew MacLean

11000 11000

Occupied by person(s)

Current Use:

11000 11000

Occupied by person(s)

Planning Permit No. 201337347/0

Issue Date: 11/15/2013

Building Reporting Authority

Building Reporting On

Signature

The following section are provided reporting information for the purpose of the application for this permit in relation to the building and its use.

District:

Point of display of signs:

11000 11000

Performance Requirements

Alternative Solution

An Alternative Solution was used to demonstrate compliance with the following performance requirements of the BCA that relate to this project:

11000 11000

This project is subject to an Alternative Solution under Part 1.1.1 of the Building Code of Portland for the use of an 11000-11000 Building System for the use of the Building System which may be installed within 11000 with the necessary permits and the Building Commission Act No. 11000-11000.

11000 11000

An Alternative Solution was used to demonstrate compliance with the Building Commission Act No. 11000-11000 for the use of the Building System which may be installed within 11000 with the necessary permits and the Building Commission Act No. 11000-11000.

Date of Issue:

11/15/2013

Reported Building System:

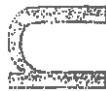
11000 11000

Signature:

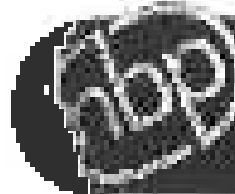
11000 11000

Signature:

11000 11000



Greater Building Practice
 404-20-444-04-070
 404-20-444-117



**Nanaimo
 Building Permits**

13-1190 Fern Avenue Road
 PO Box 2070 Nanaimo
 BC V9X 5G8

1-800-663-0007
 Monday - Friday 9:00 AM - 5:00 PM
 24-hour Emergency Department

719-598-3400
 1-800-663-0007
 1-800-663-0007

OCCUPANCY PERMIT - No. 201337347/0

Form B
 Building Act 1992
 Building Regulations 2006
 September 2010

Applicant: Delphi Construction Pty Ltd
 707 Fredrick Crescent
 KIMBERLEY, BC V1C 3L8

Owner: Lorne Beach
 18-1 Avenue Drive
 KIMBERLEY, BC V1C 3L8

Agent: Delphi Construction Pty Ltd
 707 Fredrick Crescent
 KIMBERLEY, BC V1C 3L8

Property Details: Unit (RM) Unit 7, 34 Bennett Road KIMBERLEY BC V1C 3L8
Title Details: F50000
Municipal District: 0000 City Council

Details of Building Work:
 Construction of 2a Dwellings
 Minimum Use Limit:
 1-1

Permitted Use:
 Residential
 Minimum No. of people to be accommodated:
 N/A

Building Classification:
 L1

Details of Building Work:
 Construction of 2a Garages
 Minimum Use Limit:
 1-1

Permitted Use:
 Residential
 Minimum No. of people to be accommodated:
 N/A

Building Classification:
 C2a

Prescribed Reporting Authority

The following local authority has been reporting authority for the purpose of the notification for this permit in relation to the activity set out below:

Prescribed Reporting Authority: Greater Nanaimo Regional District
Council: Board of Directors and Council

Signature:
 [Signature]

Date of Issue:
Number of Building Permits:
Application Fee:

1/04/2017
 Daniel Ball
 \$5-0 15307

Signature:

[Signature]

[illegible]

Abstract

23 June 1984

This product is subject to the AS/NZS 4114:2000, under Part 3.2.1 of the Sydney Code of Australia for the use of an FMS (Fingerprinting and Scanning System). For the use of the Sydney Scanning System which can be installed correctly in accordance with the manufacturer's installation manual and the Building Commission Dec No. 113/98-12/1720 L2).

PLAN

The alternative solution has been granted under "Verification Method V2" 2.1 to allow 5 MW Energy Selling Power to be sold consistent with Part 5.1.2 of the RPS.

Dispensations Granted:

Deutscherischer Gewerkschaftsbund (DGB) (1994) *Handbuch der Gewerkschaften*. Bonn: DGB.

- Section 10(2) Building Act 1983 - Building Permit has been issued in compliance with the Building Regulations 2006 and in accordance with the BCA 2003. As Part 5 of AS 1546.1.2006 Energy Assessment and design requirements for commercial buildings (to 1st May, 2006)
- Section 10(2) Building Act 1983 - Building Permit has been issued in compliance with Volume Two, BCA 2003 Part 3.2.2 does not apply - Protection of Occupiable structure (if necessary) as design substantially completed prior to 1st May, 2003.
- Section 10(2) Building Act 1983 - Building Permit has been issued in compliance with Volume Two, BCA 2003 Part 3.2 does not apply - Footings and Slabs and use of AS 1700-1988 as design substantially completed prior to 1st May, 2003.
- Section 10(2) Building Act 1983 - Building Permit has been issued in compliance with Volume Two, BCA 2003 Part 4.1 does not apply - Temporary as design substantially complete prior to 1st May, 2003.

1. 2024.01.01
2. 2024.01.01
3. 2024.01.01

Discussion



Nebean Building Permits
414.264.7811
414.264.7811



Nebean
Building Permits

151120 Pds Hvac Unit
PO Box 554111
Atlanta, GA 30354

17341 1st Ave
Montgomery, AL 36107
1st Mile West of River Street

17341 1st Ave
Montgomery, AL 36107
1st Mile West of River Street

OCCUPANCY PERMIT – No. 201337347/0

Occupancy Permit Compliance:

1. This property is not an existing building and the building was constructed under this permit. It has been constructed in accordance with ASHRAE 90.1, 'Energy Management'. The property owner will ensure that regular inspections are performed by competent experienced personnel and the advice of that inspector is followed. The owner is also to ensure compliance with ASHRAE 90.1 is maintained for the life of the building.

Inspection Schedule:

Footings Prior to Pouring Concrete
Rebar Prior to Pouring
Board Form Prior to Pouring
Scaffolding Prior to Pouring
1st Floor Prior to Scaffolding
Firework Prior to Covering
Final

Inspection Dates:

12/14/2013
12/14/2013
12/14/2013
12/14/2013
12/14/2013
12/14/2013
12/14/2013

Date of Issue:

Nebean Building Permits:

Registration No:

17341/2013

Date of Issue:

12/14/2013

Signature:



**Domestic Building Insurance
Certificate of Ins 21004**
Policy Number 21006MT728787-15

Domestic Building Insurance
Certificate of Ins 21004
Policy Number 21006MT728787-15
Date of Issue 15/07/2015
Valid Until 15/07/2016



LG & JEFF LTD
15 MARLBOROUGH
ROCHESTER 21004

Domestic Building
Insurance
Certificate of Ins 21004
Policy Number 21006MT728787-15

Policy Schedule Details

Coverage in Respect of DOMESTIC

Domestic Building Work

A contract of insurance complying with the Domestic Order for Domestic Building Insurance issued under Section 104 of the Building Act 1993 (Domestic Building Insurance) has been issued by QBE Insurance (Australia) Limited (QBE) to LG & JEFF LTD and on behalf of the Insurer Insurance Management Authority's Insurance Corporation established under the Insurance Management Authority Act 1993 (IMA) in respect of the domestic building work described above.

Domestic Building Work

At the property

Covered by the Insurer

NEW BUILD WORK (see FORTWORTH CONTRACT - PER 0116)

2018 BUNNETT ROAD
ROCHESTER 21004

COULSON CONSTRUCTIONS PTY LTD
MOB 155 478 494

Insurance cover of the building work under the DOMESTIC BUILDING WORK above shall not extend to cover any information or the domestic building contract, project contract, or any other documents. If these documents are included, the domestic building work will not be covered.

LG & JEFF LTD

14/07/2015

100% cover

Cover is only provided if COULSON CONSTRUCTIONS PTY LTD has also obtained approval of this document.

Cover commences on the date of the date of the domestic building contract or date of building work by the domestic building work and concludes:

- Two years from completion of the domestic building work or completion of the domestic building contract for the whole contract
- Five years from completion of the domestic building work or completion of the domestic building contract for the whole contract

The maximum policy limit for all claims under this policy is

(20% of the value of the work and materials)

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

70% of the contract price

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

Subject to the Building Act 2004, and the Building (Design and Construction) of the Insured Building, cover will be provided in the Building Contract (formed in the domestic building contract and in the documents in this to the Building Contract) in relation to the domestic building work undertaken by the builder.

Issued by QBE Insurance (Australia) Limited for and on behalf of

YOUTH MOVEMENT Insurance Authority (YMIA)

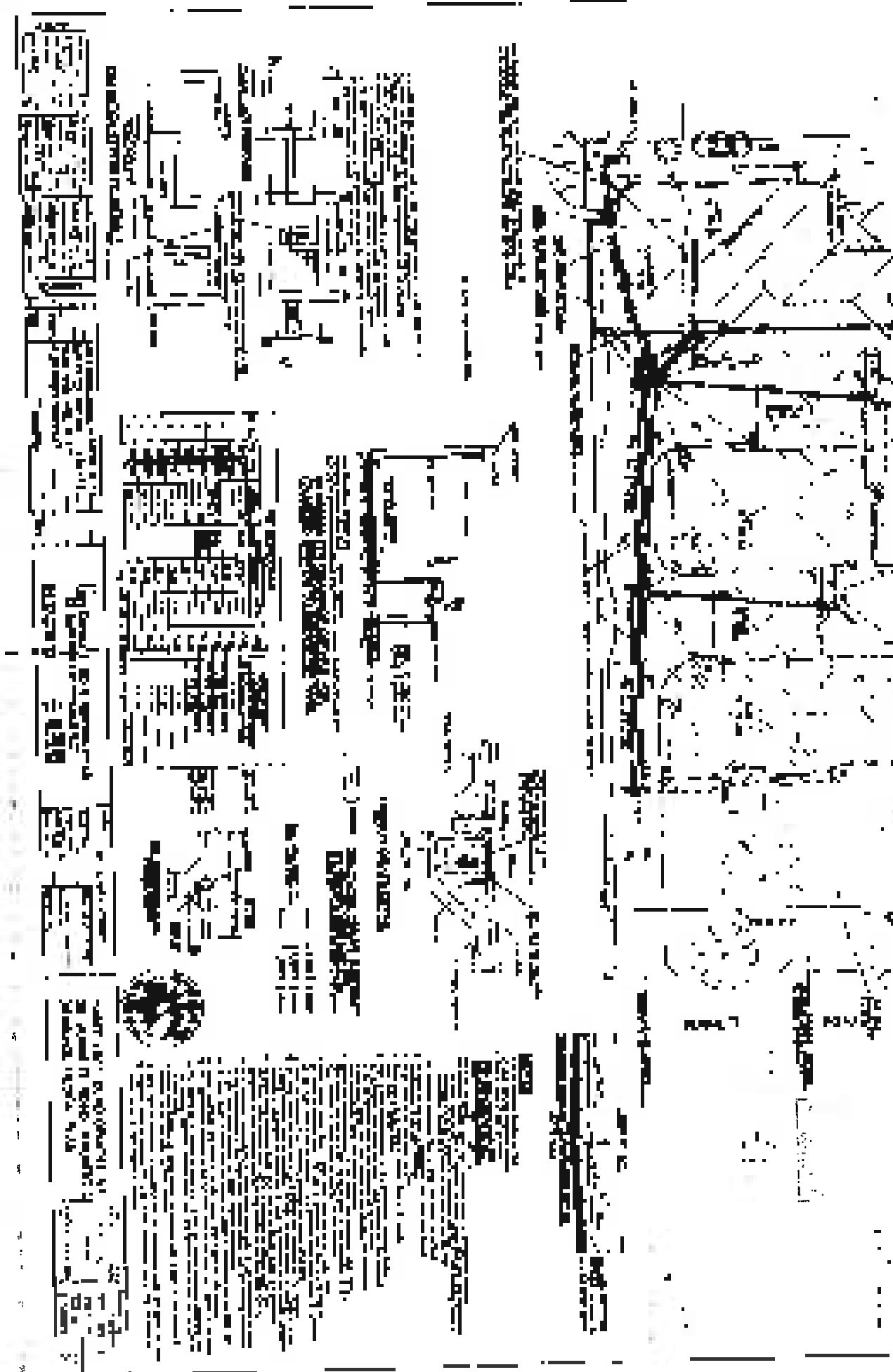
DISCLAIMER

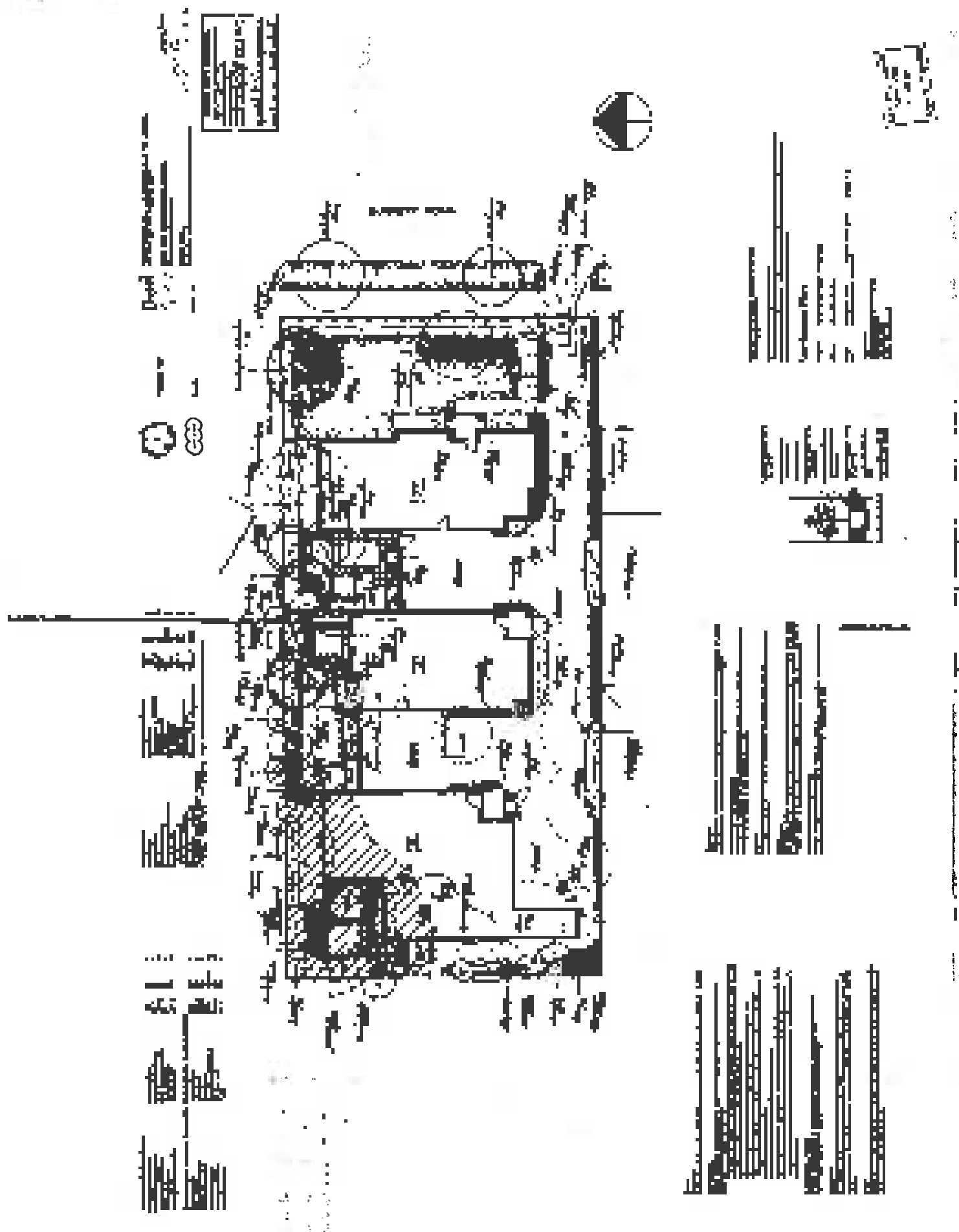
This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any subsequent owners of the property for the duration of the period of cover.

If the information on this Certificate does not match exactly any your domestic building contract, please contact your broker/insurer **IMMEDIATELY** on 1300 734 734.

Below are some examples of what is **NOT** in

CERTIFICATE OF INSURANCE	NOT IN	YOUR DOMESTIC BUILDING CONTRACT
Owner: [Redacted] Builder: [Redacted] Carried out by the builder: [Redacted] YOUTH MOVEMENT Insurance Authority (YMIA) [Redacted]	Each party is responsible for their own work. ✓	Owner: [Redacted] Builder: [Redacted] YOUTH MOVEMENT Insurance Authority (YMIA) [Redacted]
Owner: [Redacted] Builder: [Redacted] Carried out by the builder: [Redacted] YOUTH MOVEMENT Insurance Authority (YMIA) [Redacted]	Each party is responsible for their own work. ✗	Owner: [Redacted] Builder: [Redacted] YOUTH MOVEMENT Insurance Authority (YMIA) [Redacted]
Owner: [Redacted] Builder: [Redacted] Carried out by the builder: [Redacted] YOUTH MOVEMENT Insurance Authority (YMIA) [Redacted]	Each party is responsible for their own work. ✗	Owner: [Redacted] Builder: [Redacted] YOUTH MOVEMENT Insurance Authority (YMIA) [Redacted]



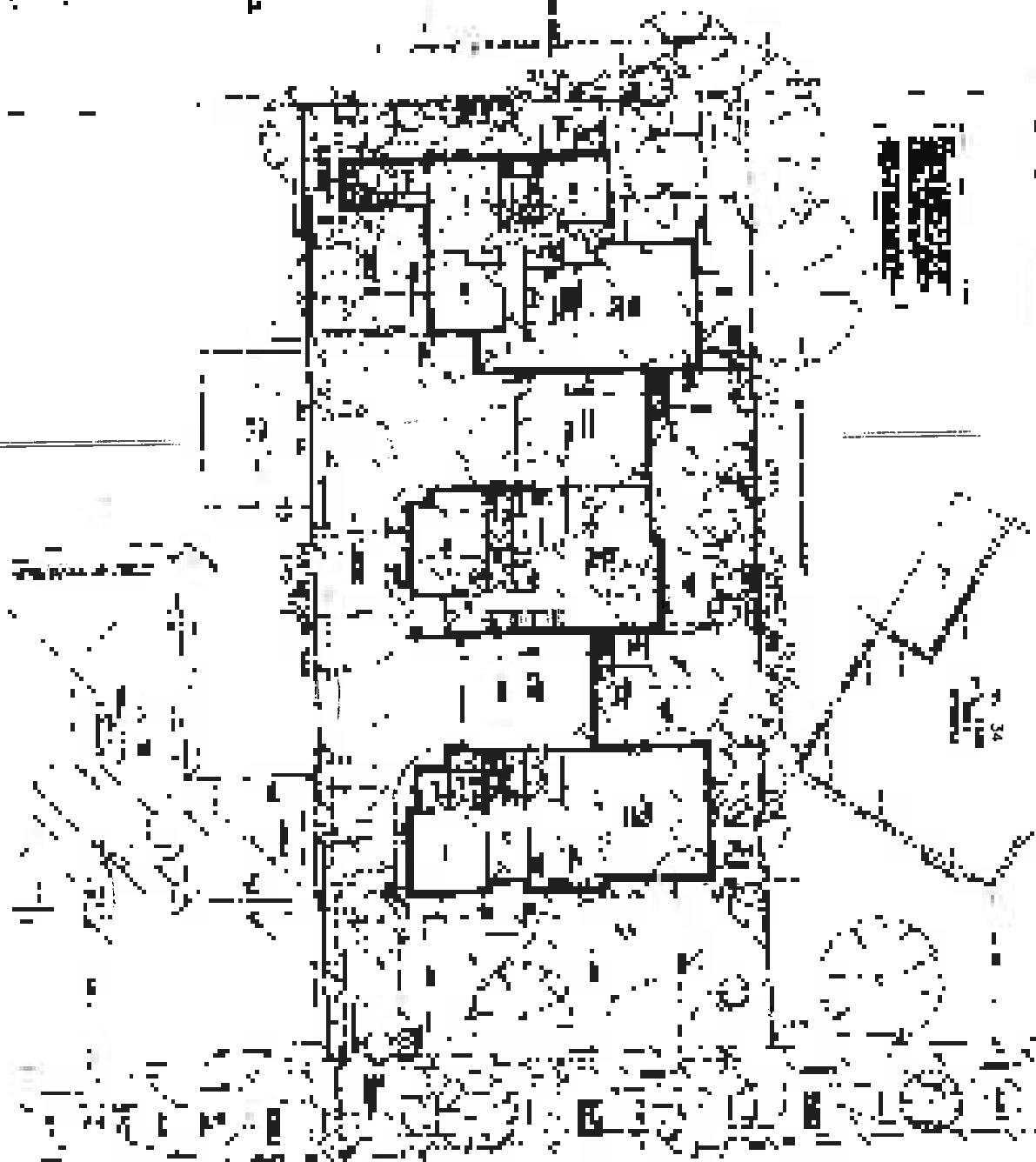


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BUNNETT

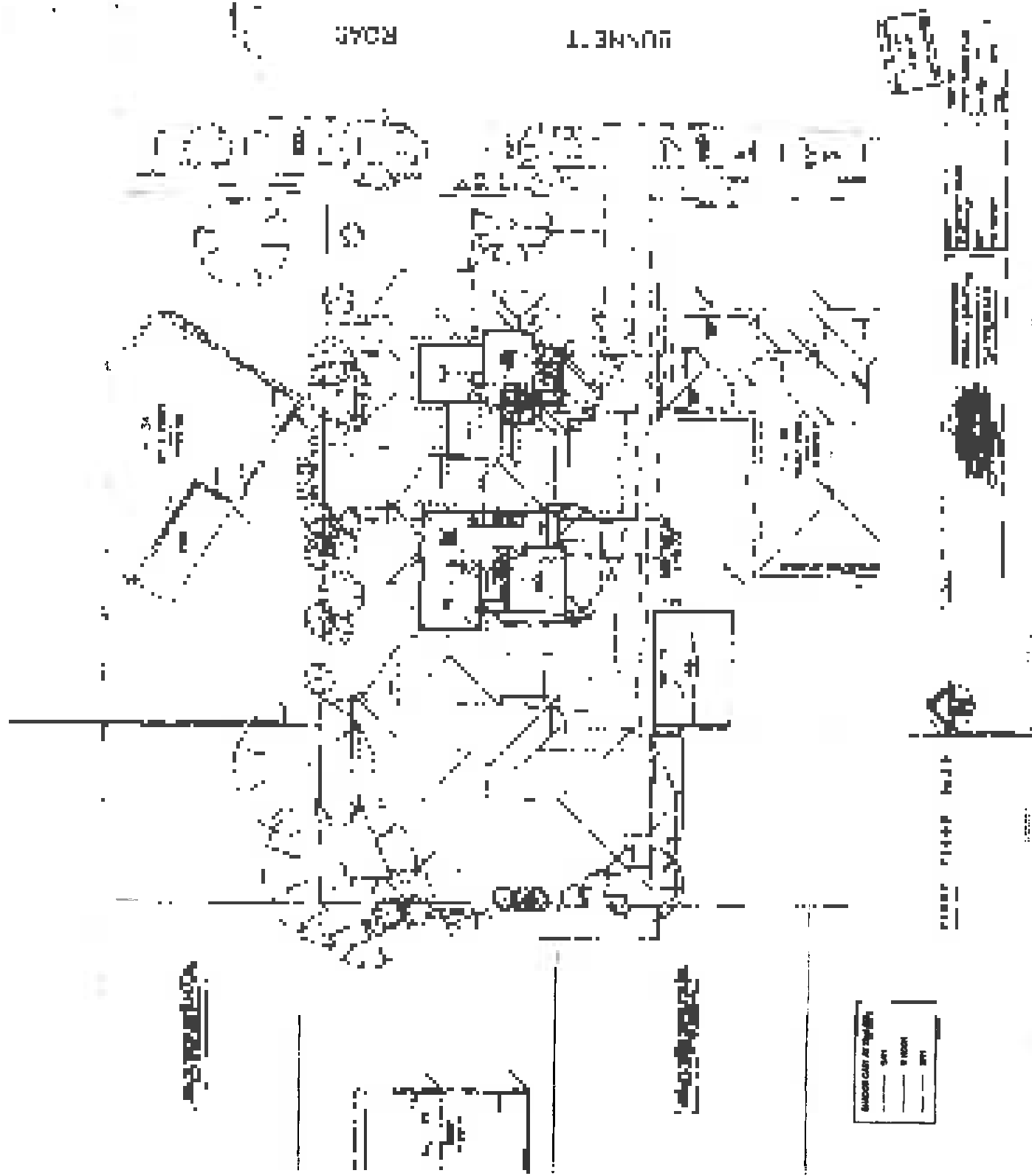
ROAD

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100' x 100' x 100'

ROAD

BUCKET



BUILDING AREA AT 100' SCALE			
100'	100'	100'	100'
100'	100'	100'	100'
100'	100'	100'	100'

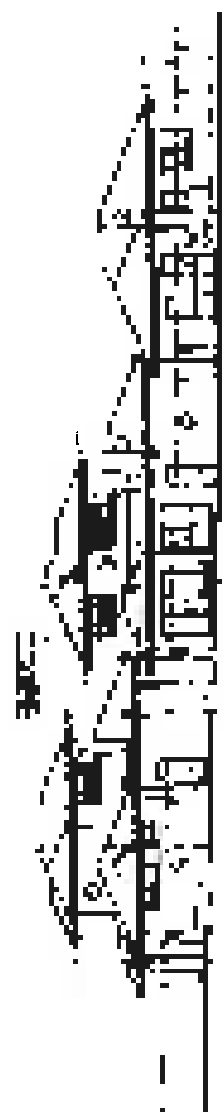
Scale 1" = 100'

100'

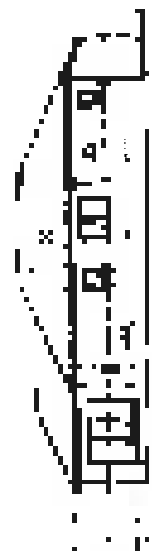
100'

100'

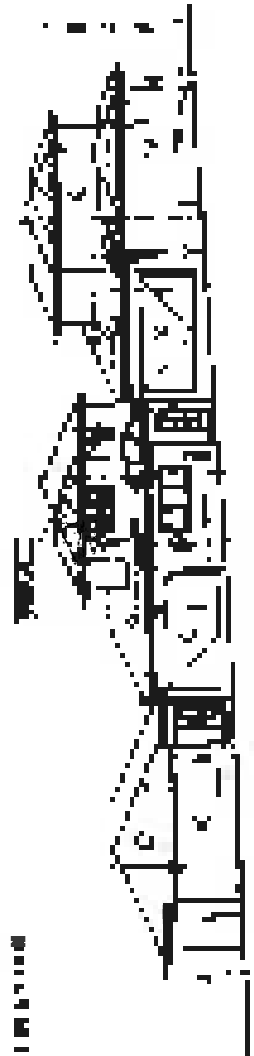
6/20/2000
 17 8 200



SECTION 3-3



SECTION 4-4



SECTION 5-5



SECTION 6-6



Other conditions listed under Section 176 include: & dependent on the way and the frequency and form of representation.

_____ **DEPARTMENT OF AGRICULTURE, STAFF, BUREAU OF**

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1. 4000-1000
 2. 1000-1000
 3. 1000-1000
 4. 1000-1000



VICTORIA
Shire Council

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

The Government has been consulted in the property acquisition programme. You should check the map below to highlight the property identified for your acquisition.

If the property is identified in the attached, you can phone project 0800 000 000 or email project0800000000@victoria.gov.au.

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

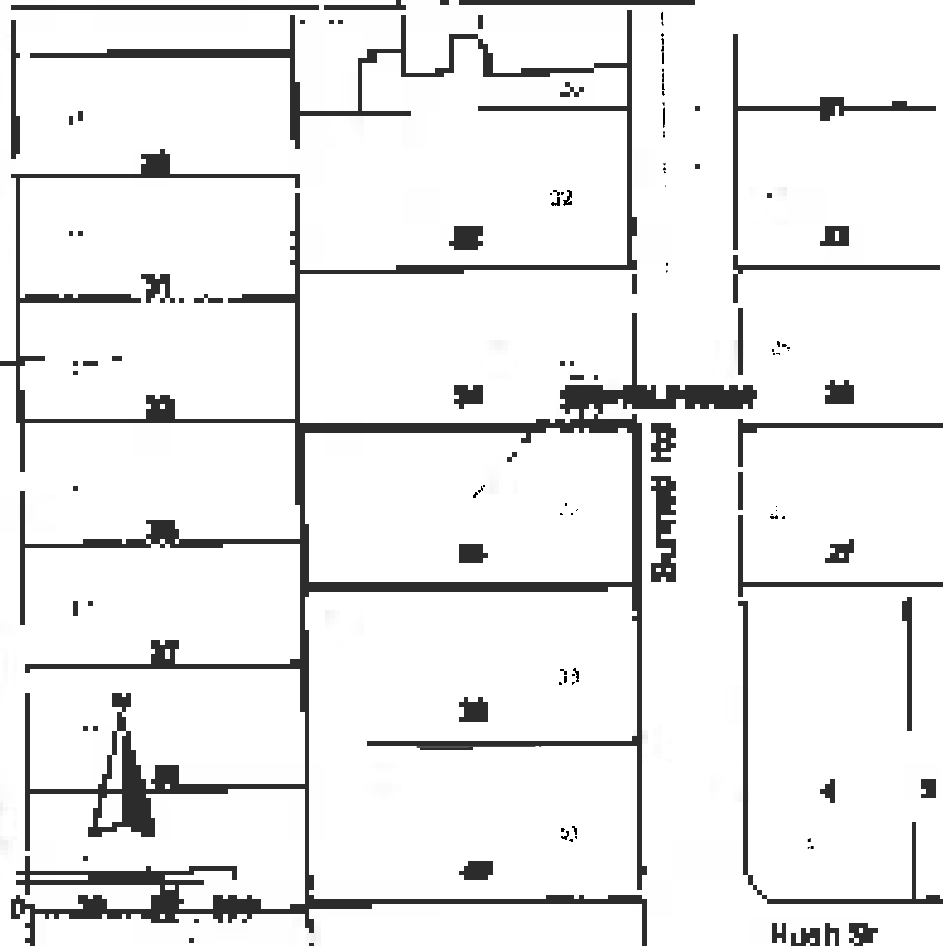


Chart of the Hush St area in Melbourne. Chart is provided by the Minister for Planning.

Consider the following Planning Certificate

Why are we acquiring land?

As part of our Hush St project, the Victorian Planning Certificate is issued to you and for your property and the surrounding properties of the State of Victoria. This certificate is issued to you and for your property and the surrounding properties of the State of Victoria. This certificate is issued to you and for your property and the surrounding properties of the State of Victoria.

Privacy Statement

Any information collected from the acquisition of land in Victoria will be used for the purpose of providing services and facilities. The information collected from the acquisition of land in Victoria will be used for the purpose of providing services and facilities. The information collected from the acquisition of land in Victoria will be used for the purpose of providing services and facilities.



INFORMATION STATEMENT

STATEMENT UNDER SECTION 54A WATER ACT 1989

Approved Conveyancing CL FileType
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Billboard for property:
LOT 78 38 Rufford Way
Rufford VIC 3106

PROPERTY ID
65421550254

LANDATA JOB 25502502-
093.1

DATE OF ISSUE
31 OCT 2017

260 Ha Ng

Statement of Financial Position

For the period from 1 July 2017 to 30 June 2018

in the amount of \$

Particulars - Period Service Charge	31/07/2017 to 30/06/2018	\$75.00
Minimum to Property Corporation Total Service Charges	01/07/2017 to 31/12/2017	\$74.14
Water Service Charge	01/07/2017 to 31/12/2017	\$50.37
Sewerage Service Charge	01/07/2017 to 31/12/2017	\$23.77
Sanitary Service Charge		
		\$298.40
Payments		\$75.00
TOTAL UNPAID BALANCE		\$201.35

- * Financial (unpaid) fees service are only available online please go to type / copy the company address shown below

<https://www.south-eastwater.com.au/financials/charges/propertycharges>

* Please Note if usage charges appear above the amount shown includes only 2 months of the following.

Please Note: Property Water Usage, Sewerage Disposal, Fee Service Usage and Trade Waste Waterable Fee.

Please note that the South East Water charges listed in this statement if they are not paid by the due date will incur the bill.

- * The total annual service fees and voluntary fees for water usage and sewerage provided to each class of property are set out in www.south-eastwater.com.au.
- * Updates of rates and usage charges will only be provided for up to 12 months from the date of this statement.

on behalf of the mayor


COUNCIL MEMBER
COUNCIL MEMBER

South East Water
Information Statement Applications
PO Box 2000, Rufford VIC 3106



INFORMATION STATEMENT

STATEMENT UNDER SECTION 124A WATERACT 1998

- If the property is sold, the vendor is required to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land signed by the Water Commissioner of Land Registrations 2010. Fees include the telephone number listed above in this Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Services Commissioner Price Determinator for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when the fee-borrowing fees may be paid, collected and recovered is set out in the Essential Services Commissioner's Customer Service Code. Contact them for this information.
- If the Customer only pays out rates and fees issued by South East Water's water and sewerage Meter, the property may not be connected to South East Water's water, to find out whether the property is, or could be, connected upon payment of the appropriate charges, or whether it is already connected, telephone 131 554.
- If a new connection to our water or sewer services, less charges will be issued.

2. PROPOSED CONSTRUCTION

Where proposed the location of sewer & water or the attached over the property where particular services, that may remain accessible at all times TO NOT COVER. Where construction is proposed to be constructed over sewerage or water supply/sewerage network, it shall 1 meter of a South East Water asset, the owner will be responsible for all costs associated with any excavation and or replacement works necessary to allow maintenance and or repair of the asset. Where changes to the surface made, including replacement of the asset, all work must be carried out by South East Water approved contractors only. For information call 131 554. For all other works, prior consent is required from South East Water for any construction over sewerage or water supply/sewerage network, it shall 1 meter of a South East Water asset.

Where new previously built, given consent for an owner of the property to build a structure over the sewer supply/sewerage within 1.0 metre of the asset.

To assist in identifying if the property is connected to South East Water sewerage system, connected by a charge, combined or sewerage asset it is recommended you request a copy of the Property Sewerage Plan. A copy of the Property Sewerage Plan may be obtained by a fee at each South East Water company. If the Property Sewerage Plan indicating the property may apply as the property owner responsibility to maintain not South East Water. Refer to Section 11 of South East Water Customer Charter to determine if this is the case. A copy of the Customer Charter can be found at www.south-eastwater.com.au. When working in proximity of drain, care must be taken to prevent infiltration of foreign material and of ground water into South East Water sewerage system. Any contractor engaged with notification must be obliged to the property owner.

South East Water provides these drainage services to the property, consistent with the standards set applied at the time South East Water drainage system was constructed. In the event of a storm exceeding the design capacity of the underground drain below ground, the property will be affected by overflow from the estimated flood level for this property that has a probability of 1% in any one year (A 1% risk return to Australian Height Datum (AHD)). A licensed surveyor should be engaged to determine the actual effect of the approach flood level on the property. For any further information contact Melbourne Water on 8875-1111.

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

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

AUTHENTICATED SIGNATURE


South East Water
131 554
131 554
131 554

South East Water
Information Statement Applications
PO Box 1283, Rye, VIC 3155



INFORMATION STATEMENT

STATEMENT UNDER SECTION 100 WATER ACT 1989

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

Important Warnings

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

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

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

If the owner builds or places thing in contravention of this requirement, the owner will be required to pay the cost of any easement or re-termination of any the South East Water easement. Additionally, it may be required to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consents related for plumbing works on the property.

1. Disclaimer

This Statement does not contain all the information about the property that a responsible person may wish to know. Accordingly appropriate enquiries should be made of other relevant sources of information.

South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in sections 100 of the Water Act 1989 and sections 18 and 23 of the Australian Consumer Law.

See the back of this page for more information



South East Water
Information Statement Approvals
PO Box 2280, Sector 10, VIC 3101

2017 10 27 13:07:28



_____	THANKS Boundary		Designated Property		Neighborhood Note
-----	Proposed THS-M-SEC		Water Item		Inspection Chart
---	Subdivisions		Direction of Flow		Offical Item Boundary
Highways or Public Access					
.....	Source Note	-----	Property and Drain		Highway and Drain
	Source Note		Control Point		Unapproved or Other Item

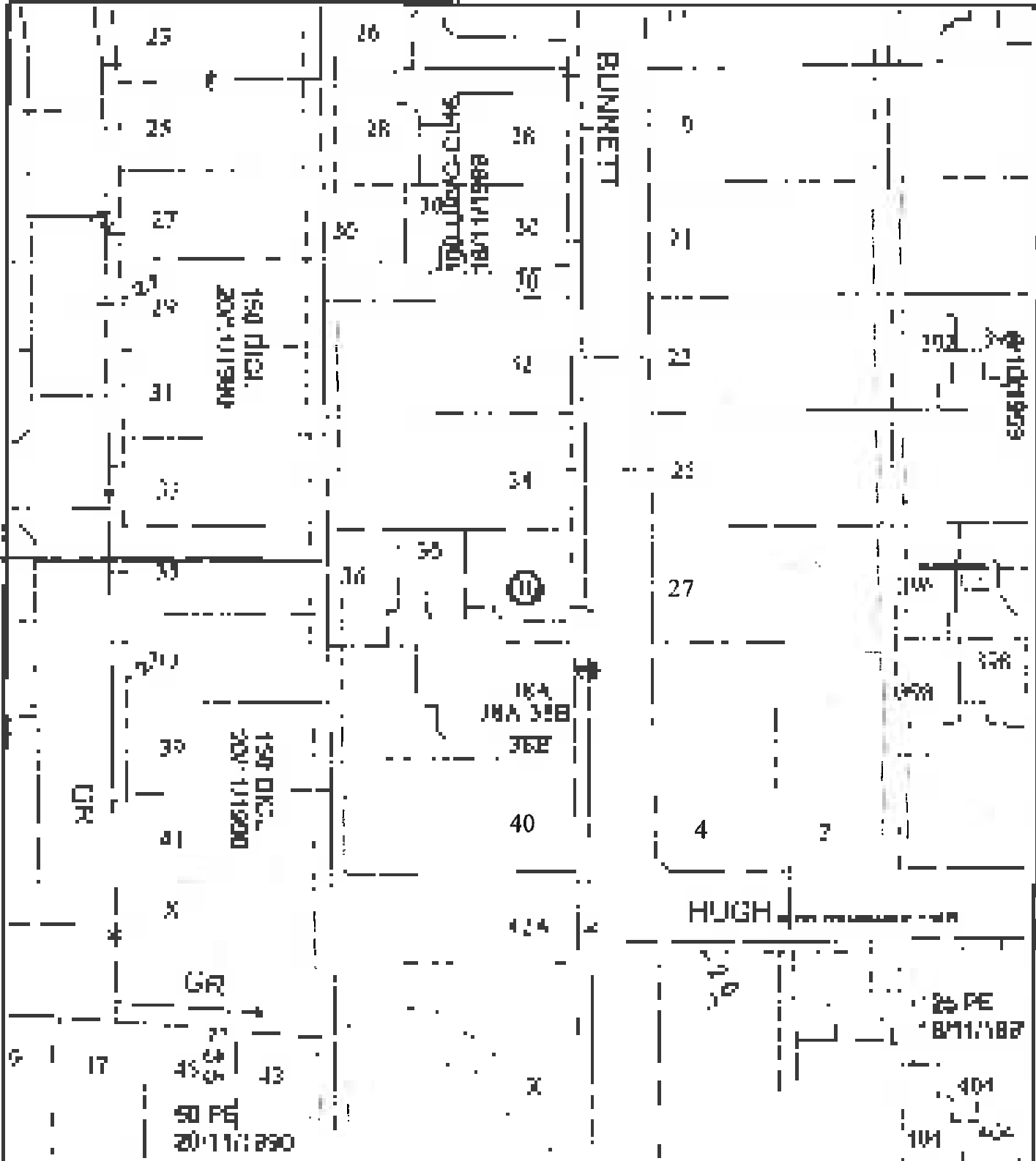
South East
Parker

ASSET INFORMATION - WATER

Property of THE BRIMMINGTON ROAD, K. HEDGECOCK, N. J. 08040

Case Number: 29754797

04# POS/COMMIT

[illegible]

Tr. 2

... **White House**

Answer Template

Letter

Abstract

WU

U.S. DEPT. OF JUSTICE



Hydrant

Frühjahr 2000

Background

South East

ASSET INFORMATION - RECYCLED WATER

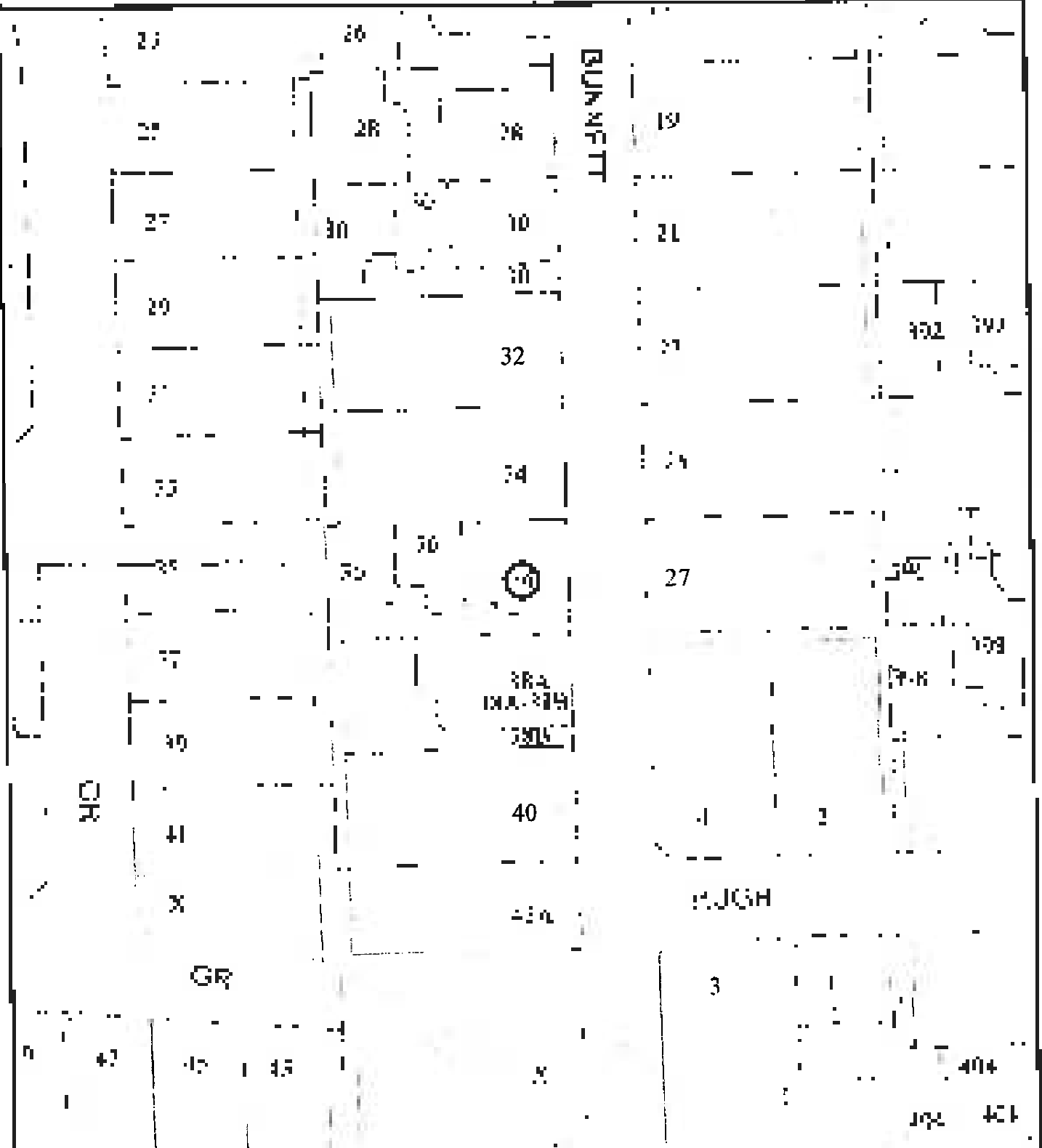
NOTES: IF WATER WILL APPEAR IN THE FUTURE

Property: Lot 76 30 SUMMITT ROAD (HIGHLAND 3188)

Case Number: 20734782



Date: 23/07/2024



WARNING: This plan is based on the best information available at the time of preparation. It is not a guarantee of accuracy. The Council is not responsible for any errors or omissions. The Council is not responsible for any damage or loss resulting from the use of this plan. The Council is not responsible for any damage or loss resulting from the use of this plan. The Council is not responsible for any damage or loss resulting from the use of this plan.

LEGEND

Water and Sewer

Proposed Water Main

Boundary



Water Main

Proposed Water Main

Boundary



Water Main

Proposed Water Main

Boundary



1. NAME _____
 2. DATE _____
 3. PERIOD _____
 4. SCORE _____

BO ACCEPTANCE

TERMS AND CONDITIONS RELATING TO PROPOSED STRUCTUREWORK ADJACENT TO CRITICAL ASSETS

PROPERTY ADDRESS: 14711 N. BARNETT ROAD HENDERFIELD IN IN

APPROVAL DATE: 25 January 2025
Our Reference: 250104010

The owner shall retain the ultimate review of the terms and conditions of this agreement.

These structure modifications form part of the approved for the construction of the approved building at 14711147111 North East Valley road and appurtenances or within 100' of South East Valley road and shall be read in conjunction with the approved plans including The Plans covering: PFI, Class 14131014 and South East Valley roadwork.

The owner permits South East Valley and its employees, authorized agents and contractors to enter the land and / or the building and its appurtenances or within 100' of South East Valley road for the purpose of inspecting, constructing, maintaining or repairing any sewer, pipe or structure of South East Valley, and its employees, and its contractors to take advantage any part of the building to structure or other approved the building.

The owner permits its employees, agents and contractors to enter the land and its appurtenances or within 100' of South East Valley and its employees, authorized agents and contractors in respect of all injury, loss or damage which may be sustained by the approved building and structure and any other property including the property of any person, and any other person or any person as a result of work carried out by the owner, its employees, authorized agents and contractors for the purpose of inspecting, constructing, maintaining or repairing any sewer, pipe or other structure of South East Valley, or its employees, and its contractors to take advantage any part of the building to structure or other approved the building.

The owner permits its employees, agents and contractors to enter the land and its appurtenances or within 100' of South East Valley and its employees, authorized agents and contractors in respect of all injury, loss or damage which may be sustained by the approved building and structure and any other property including the property of any person, and any other person or any person as a result of work carried out by the owner, its employees, authorized agents and contractors for the purpose of inspecting, constructing, maintaining or repairing any sewer, pipe or other structure of South East Valley, or its employees, and its contractors to take advantage any part of the building to structure or other approved the building.

The owner indemnifies and shall be indemnified by South East Valley against all its claims, losses and damages, including claims and damages, arising out of or incidental to the construction of and / or the building and its appurtenances or within 100' of South East Valley road and any other structure and / or equipment, and any work carried out by South East Valley, or its employees, and its contractors to take advantage any part of the building to structure or other approved the building.

The owner permits its employees, agents and contractors to enter the land and its appurtenances or within 100' of South East Valley and its employees, authorized agents and contractors in respect of all injury, loss or damage which may be sustained by the approved building and structure and any other property including the property of any person, and any other person or any person as a result of work carried out by the owner, its employees, authorized agents and contractors for the purpose of inspecting, constructing, maintaining or repairing any sewer, pipe or other structure of South East Valley, or its employees, and its contractors to take advantage any part of the building to structure or other approved the building.

Where a building is used for the purpose of inspecting, constructing, maintaining or repairing any sewer, pipe or other structure of South East Valley, or its employees, and its contractors to take advantage any part of the building to structure or other approved the building.

Any deviation from the approved plans shall require a further agreement to be submitted for consideration. Such questions, proposals and be considered on the basis of the information and any or may not be supported by South East Valley.

The owner agrees to release the owner and its contractors from all liability for any injury, loss or damage which may be sustained by the approved building and structure and any other property including the property of any person, and any other person or any person as a result of work carried out by the owner, its employees, authorized agents and contractors for the purpose of inspecting, constructing, maintaining or repairing any sewer, pipe or other structure of South East Valley, or its employees, and its contractors to take advantage any part of the building to structure or other approved the building.

The agreement shall be binding on all employees, agents and contractors of the owner and its employees, authorized agents and contractors to take advantage any part of the building to structure or other approved the building.

It is the owner's responsibility to comply with all conditions of the contract. Failure to comply with the contract and any other structure and / or equipment, and any work carried out by South East Valley, or its employees, and its contractors to take advantage any part of the building to structure or other approved the building.

The contract shall be binding on all employees, agents and contractors of the owner and its employees, authorized agents and contractors to take advantage any part of the building to structure or other approved the building.

The conditions and conditions of the agreement shall be submitted for consideration any person, including the owner, its employees, authorized agents and contractors to take advantage any part of the building to structure or other approved the building.

South East Valley Corporation 14711 N. BARNETT ROAD
LOUISIANA, 70001-1111
Phone: (504) 111-1111
Internet: www.south-east-valley.com

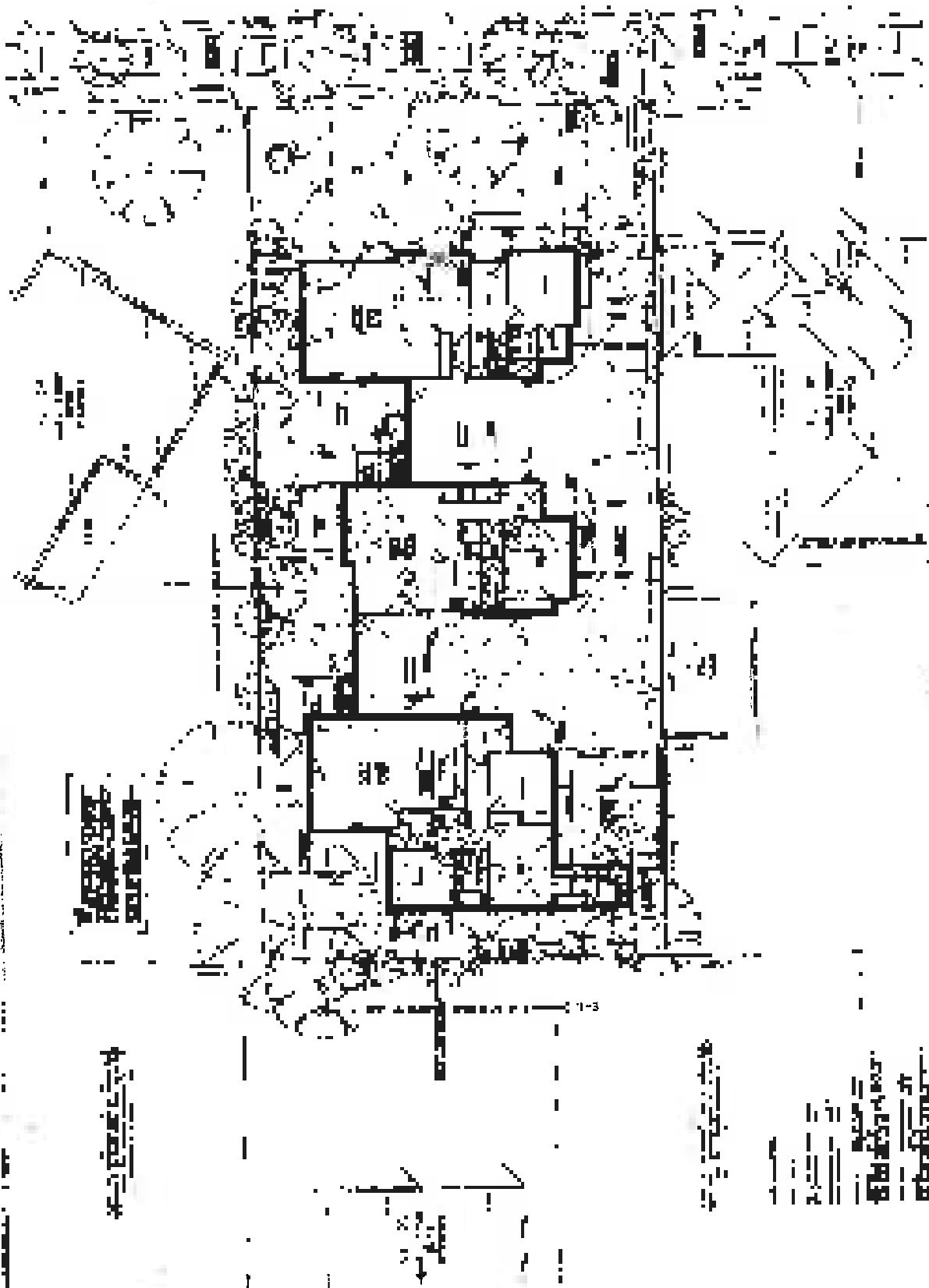
80_ACCEPTANCE

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BUNNETT

ROAD

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Land & Property

Victoria

Property Report for [36 BUNNETT ROAD](#) on 15 October 2017 11:44 AM

Address: 36 BUNNETT ROAD KNOXFIELD 3180

Lot / Ppn: 1 of 70 LP60200

SFI (Standard Parcel Identifier): 704LP500000

Local Government (Council): KNOX Council-Property Identifier: 129788

Geotag Reference: Memory 73 02

This property is not in a designated business growth area.

Any special business construction requirements apply. Planning provisions may apply.

Further information about the building control system and building or business plans can be found in the Building Commission section of the Victorian Building Authority website [vba.vic.gov.au](#)

Parcel Details

Location or Other Description	LP
Lot: 1, P60200	704LP50000

Style & Electorate

Legislative Council: EASTERN METROPOLITAN

Legislative Assembly: PERTH AND GULLY

Utilities

Rural Water Business: Southern Rural Water

Mains Water Business: South East Water Limited

Melbourne Water: waste sewage boundary

Power Distribution: ALPSNET (110kV/66kV/33kV/22kV/11kV/6.6kV electricity meter)

Planning Zone Summary

Planning Zone: [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 2 \(GRZ2\)](#)

Planning Overlay: None

Further Planning Information

Planning schemes last updated on 15 October 2017.

A planning scheme sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the zone, local particular and overlay provisions of the local planning scheme that may affect the use of the land can be obtained by contacting the local council or by visiting [Planning.Schemes.Gov.au](#).

This report is NOT a Planning Certificate issued pursuant to Section 169 of the Planning & Environment Act 1987.

It does not contain information about submitted planning scheme amendments or zoning that may affect the land.

To obtain a Planning Certificate go to [TitleAndEasements Certificates](#)

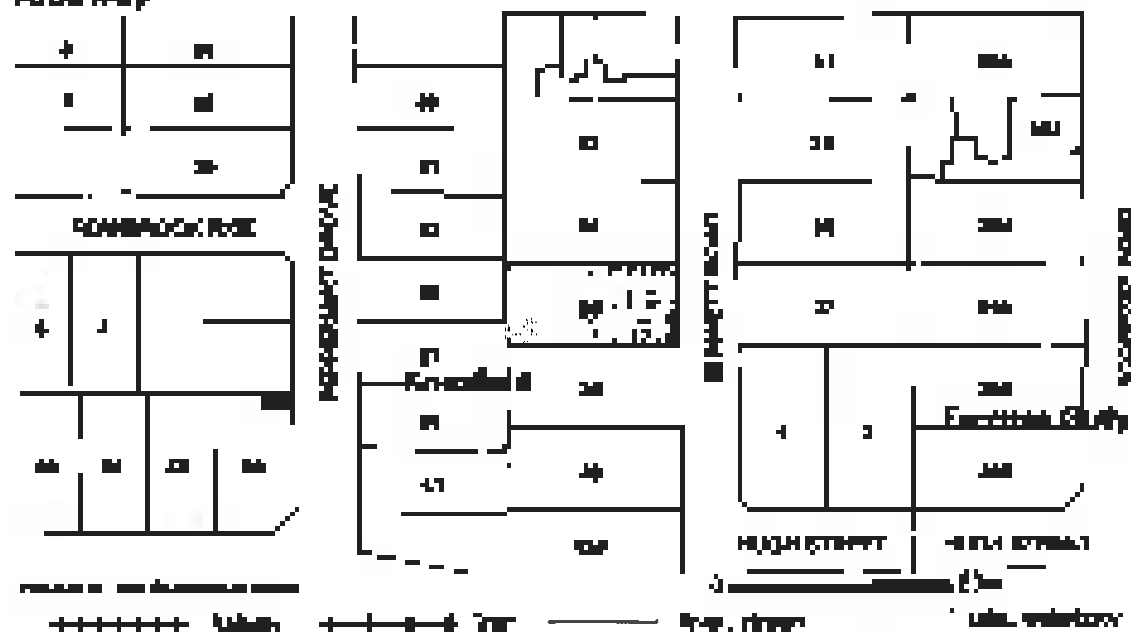
The Planning Property View includes separate maps of zones and overlays.

For details of surrounding properties, use this service to get the Planning Properties of Interest.

To view planning zones, overlay and heritage information in an interactive format visit PlanningMap.Ont.ca

For other information about planning in Windsor visit www.windsor.ca/planning

Area Map



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