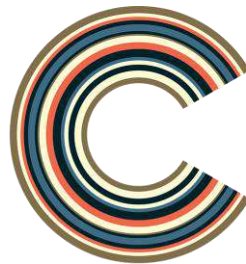


SECTION 32 STATEMENT

**Vendor: Philip Newman as Receiver and Manager of the
assets of the Glen630 Unit Trust ABN 59 154 335 756**

**Property: Lot ___ on proposed plan of subdivision
835866C at 630-632 Glen Huntly Road, Caulfield South,
Victoria 3162**



Cornwalls
LAW + MORE

SECTION 32 STATEMENT

VENDOR: Philip Newman as Receiver and Manager of the assets of the Glen630 Unit Trust ABN 59 154 335 756

PROPERTY: Lot on proposed plan of subdivision 835866C at 630-632 Glen Huntly Road, Caulfield South, Victoria 3162 being the land in certificates of title volume 8111 folio 463 and volume 8167 folio 277

1 FINANCIAL MATTERS IN RESPECT OF THE LAND TO BE DISCLOSED IN SECTION 32 STATEMENT

Particulars concerning the amount of any rates, taxes, charges or other similar outgoings but not including information under the *Owners Corporation Act* which, if applicable, is included in a later provision of this statement, and any interest payable on any part of them which is unpaid:

1.1 Are contained in the attached certificate(s) for the parent lot, noting that the rates and taxes for each lot on the unregistered plan (including the Property) are unknown at present.

1.2 The amount of any rates, taxes, charges or outgoings for which the purchaser may become liable in consequence of the purchase of the property, and which the vendor might reasonably be expected to have the knowledge of, are as follows:

The Property is not separately rated or assessed for rates and taxes at the date of this statement. The attached certificates relate to land which includes the Property. The Vendor is unable to accurately estimate the exact outgoings which will apply to the Property after approval and registration of the proposed plan of subdivision. They are not expected to exceed \$15,000 per annum per lot.

It is anticipated that the Property will be separately rateable and may be taxable, following settlement. The Purchaser should make its own enquiries of the relevant rating and taxing authorities concerning the level of rates, taxes, charges and other outgoings which will be payable on the Property after settlement.

The amount of land tax which may be applicable to the Property may vary from the amount shown in the attached certificates and will be determined having regard to the specific circumstances of the Purchaser including the unimproved value of the land owned by the Purchaser.

1.3 Particulars of any Charge

1.3.1 The following amounts are due and subject to a charge pursuant to the relevant legislation over the land:

Authority	Charge	Amount
Glen Eira City Council	Council Rates	As per the attached certificate/s
South East Water	Water rates	As per the attached certificate/s
State Revenue Office	Land tax	As per the attached certificate/s

1.3.2 Particulars of, and the amount owing under, any other registered or unregistered statutory charge that secures an amount due under any other legislation is as follows:

As attached otherwise nil

1.4 Terms Contract

This is a terms contract where the purchaser is obliged to make two (2) or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not applicable

1.5 Sale Subject to Mortgage

This contract provides that any mortgage (whether registered or unregistered) is not to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not applicable

2 INSURANCE DETAILS IN RESPECT OF THE LAND TO BE DISCLOSED IN SECTION 32 STATEMENT

2.1 Particulars of any policy of insurance maintained by the vendor in respect of any damage to or destruction of the land if the contract for the sale of land does not provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits:

Not applicable

2.2 Particulars of any insurance required under the *Building Act 1993* applying to a residence to which section 137B of the *Building Act 1993* applies which was constructed within the preceding six years:

Not applicable

3 MATTERS RELATING TO LAND USE TO BE DISCLOSED IN SECTION 32 STATEMENT

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

3.1 Description

To the best of the Vendor's knowledge, there are no registered or unregistered easements, covenants, or other similar restrictions affecting the Property, apart from:

- (a) all easements and rights created or implied by section 98 of the Transfer of Land Act 1958 and sections 12 and 24 of the Subdivision Act 1988 and any other encumbrances shown or entered on the title diagram attached to this statement;
- (b) any other easements, covenants or other similar restrictions affecting the Property as shown in the annexures to this statement, including those on the title diagram and unregistered plan of subdivision attached to this statement;
- (c) any other proposed agreements pursuant to section 173 of the Planning and Environment Act 1987 (Vic); and
- (d) any areas of cultural heritage sensitivity associated with the Property.

3.2 Particulars of any existing failure to comply with their terms are as follows:

- As disclosed in the attached certificate(s), otherwise nil to the vendor's knowledge.

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act 1993*.

No

3.4 Road Access

There is access to the property by road:

Yes

3.5 Planning Scheme

Attached is a certificate with the required specified information.

4 NOTICES MADE IN RESPECT OF LAND TO BE DISCLOSED IN SECTION 32 STATEMENT

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

As disclosed in the attached certificate(s), otherwise nil to the vendor's knowledge.

4.2 Any notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.

As disclosed in the attached certificate(s), otherwise nil to the vendor's knowledge.

4.3 Particulars of any notice of intention to acquire served under section 6 of the *Land Acquisition and Compensation Act 1986*:

Nil.

5 BUILDING PERMITS ISSUED IN RESPECT OF LAND TO BE DISCLOSED IN SECTION 32 STATEMENT

Particulars of any building permit under the *Building Act 1993* in the preceding seven years in relation to land on which there is a residence:

As disclosed in the attached certificate(s), otherwise nil to the vendor's knowledge..

6 INFORMATION RELATING TO ANY OWNERS CORPORATION TO BE DISCLOSED IN SECTION 32 STATEMENT

The owners corporation(s) will be created upon registration of the proposed plan of subdivision PS835866C. Attached is the preliminary budget and budget notes for the owners corporation, and the model owners corporation rules, noting however, that the budget and rules may be varied by the vendor prior to settlement.

7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC) DETAILS TO BE DISCLOSED IN SECTION 32 STATEMENT

GAIC applies:

No

8 DISCLOSURE OF NON-CONNECTED SERVICES IN SECTION 32 STATEMENT

Information concerning the supply of the following services:

Service

Electricity	Not connected
Gas	Not connected
Water	Not connected
Sewerage	Not connected
Telephone	Not connected

Warning to the Purchaser: The Purchaser should check with the appropriate authorities as to the availability of and cost of providing any essential services not connected to the Property.

9 EVIDENCE OF TITLE REQUIRED TO BE DISCLOSED IN SECTION 32 STATEMENT

9.1 Attached are copies of the following documents:

- A copy of the Register Search Statement and the document, or part of a document, referred to as the diagram location in that statement which identifies the land and its location, including a copy of the last plan of subdivision if relevant.

9.2 Evidence of the vendor's right or power to sell the land where the vendor is not the registered proprietor or the owner in fee simple:

- Is attached

10 SUBDIVISION**10.1 Unregistered Subdivision**

If the land is subject to a subdivision which is not registered:

- Attached is a copy of the latest version of the plan if the plan of subdivision has not yet been certified.

10.2 Staged Subdivision

The land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*:

- No

10.3 Further Plan of Subdivision

The land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

- No

DATE OF THIS STATEMENT / / 15-May-2024

Signed by the vendor or on behalf of the vendor
by an authorised signatory

FMCCR PTY LTD

FMCCR PTY LTD

ACKNOWLEDGMENT BY PURCHASER

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

DATE OF THIS ACKNOWLEDGMENT / /

Signature of the purchaser

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

(04/10/2016)

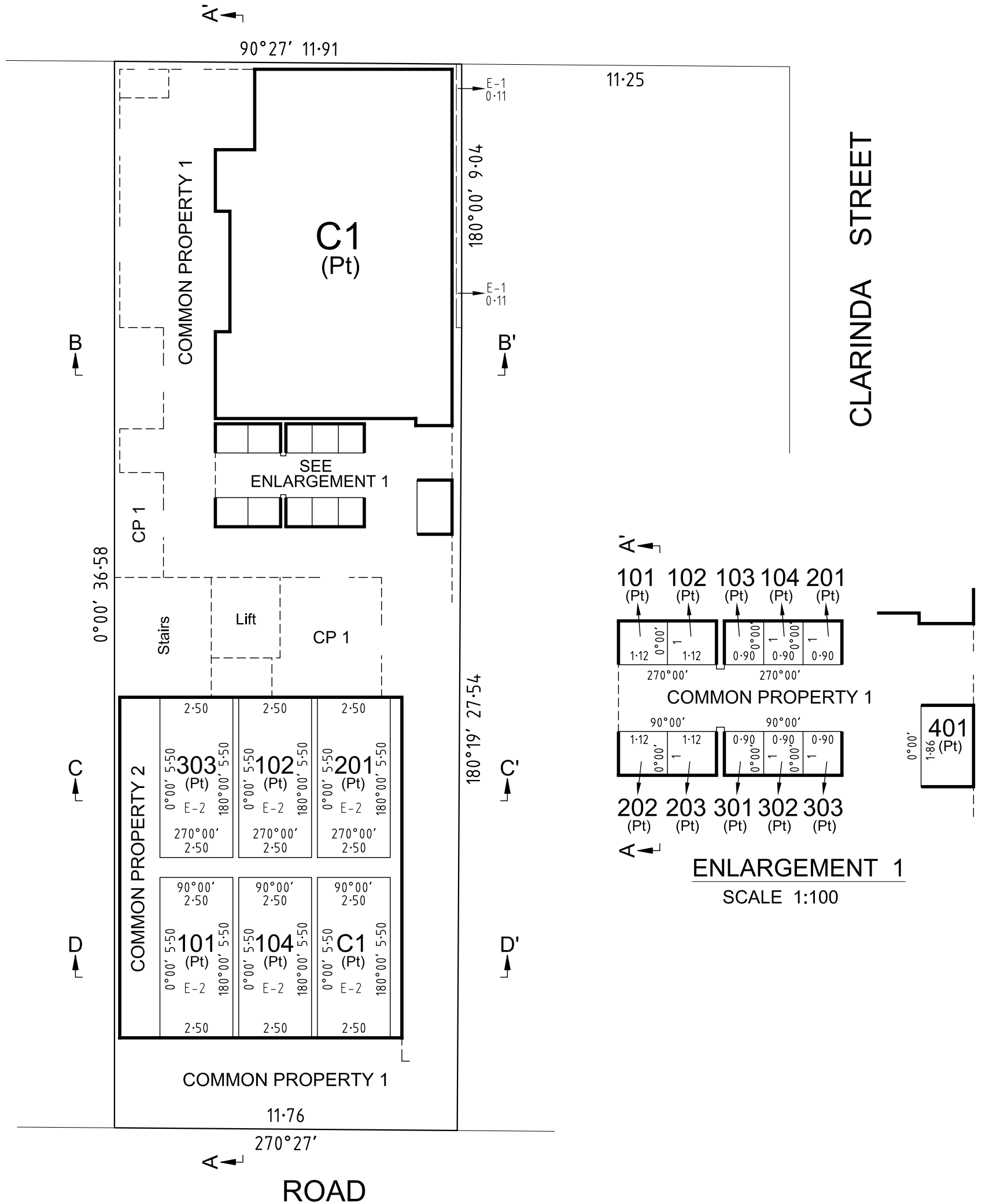
PS 835866C

DIAGRAM 1
GROUND LEVEL

THIS IS A PRELIMINARY PLAN PREPARED FROM ARCHITECTURAL DRAWINGS. THE INFORMATION SHOWN HEREON IS SUBJECT TO VERIFICATION UPON THE CONSTRUCTION OF THE BUILDINGS.

Approx. North

GLEN HUNTLY ROAD



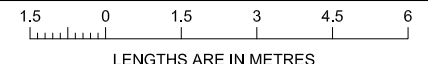
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office@goodisonsurveying.com.au (03) 9428 1818

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SHEET 2

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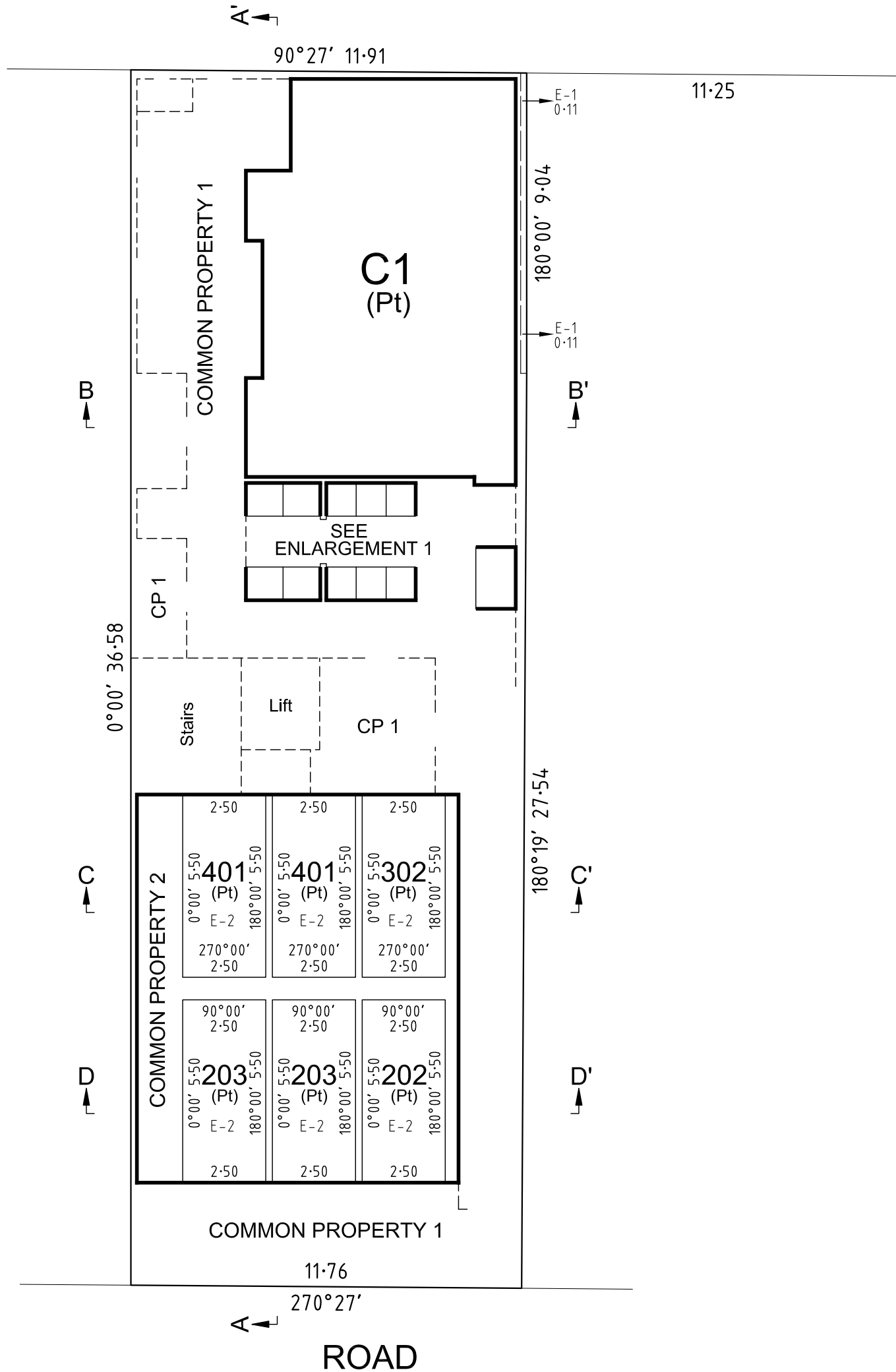
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DIAGRAM 3
UPPER GROUND LEVEL

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CLARINDA STREET



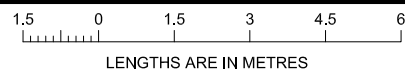
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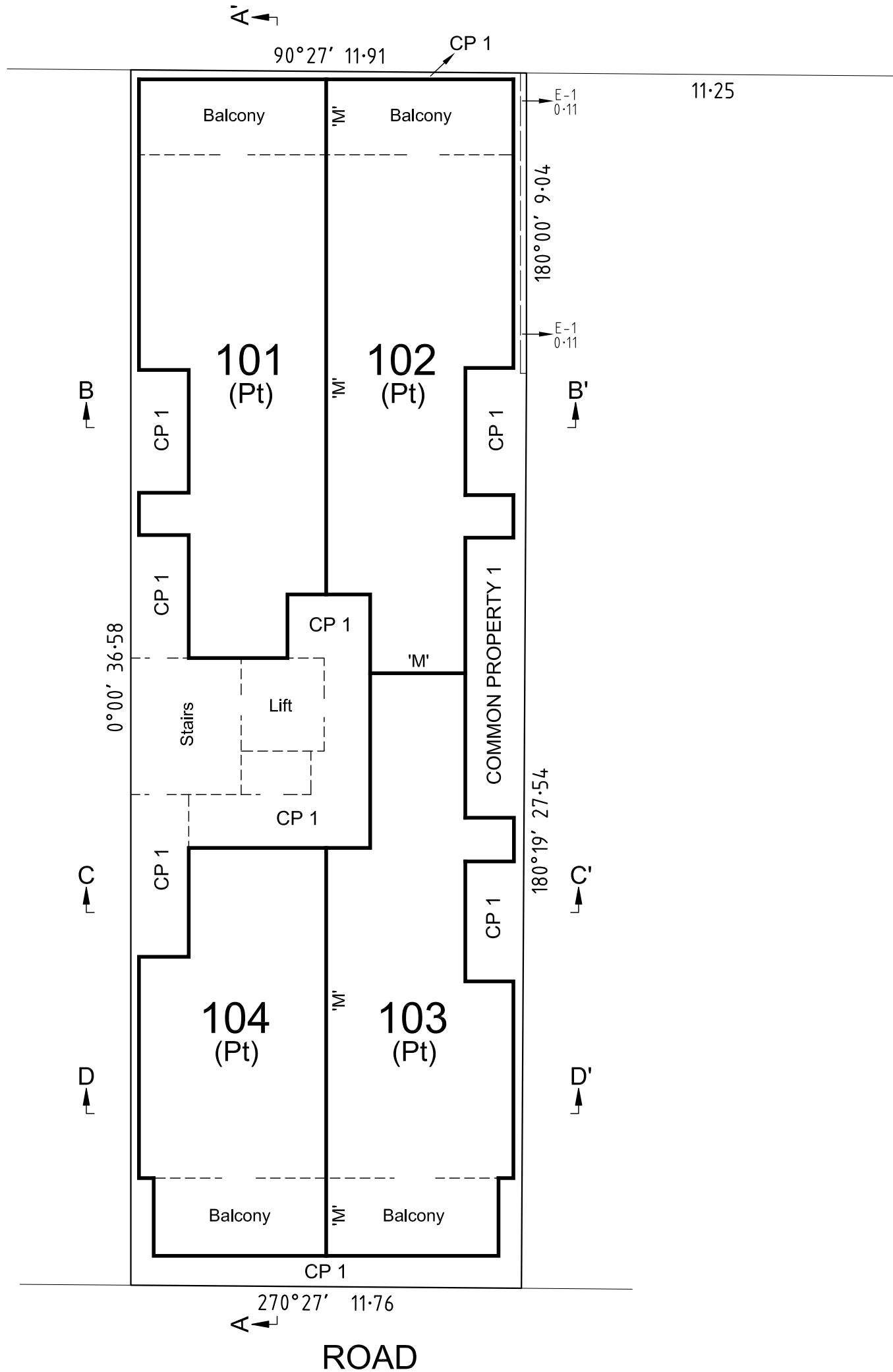
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DIAGRAM 4
LEVEL 1

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CLARINDA STREET

ROAD



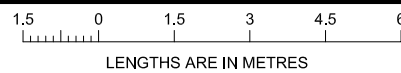
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SHEET 5

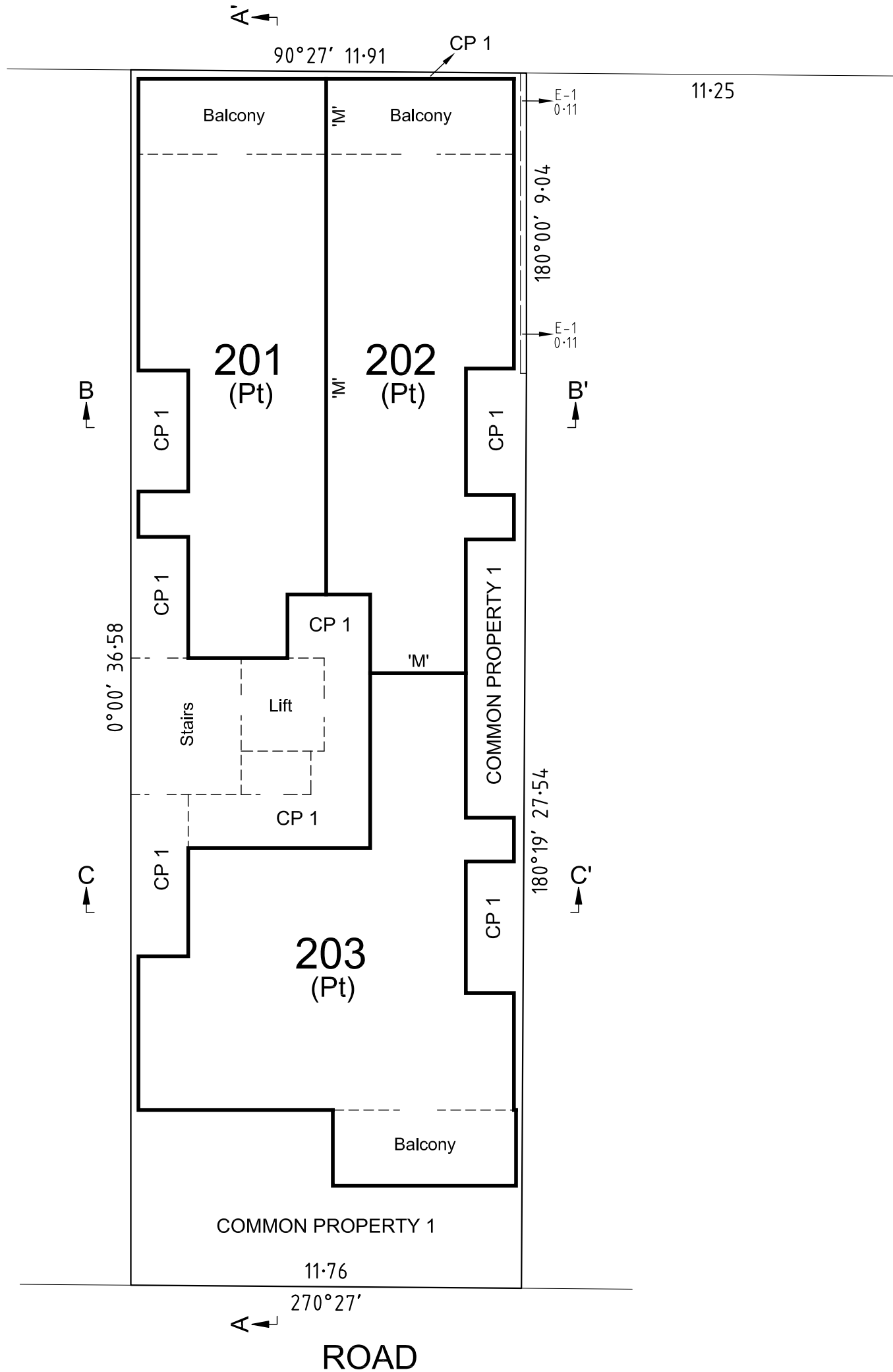
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DIAGRAM 5
LEVEL 2

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CLARINDA STREET



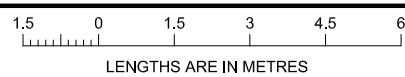
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SHEET 6

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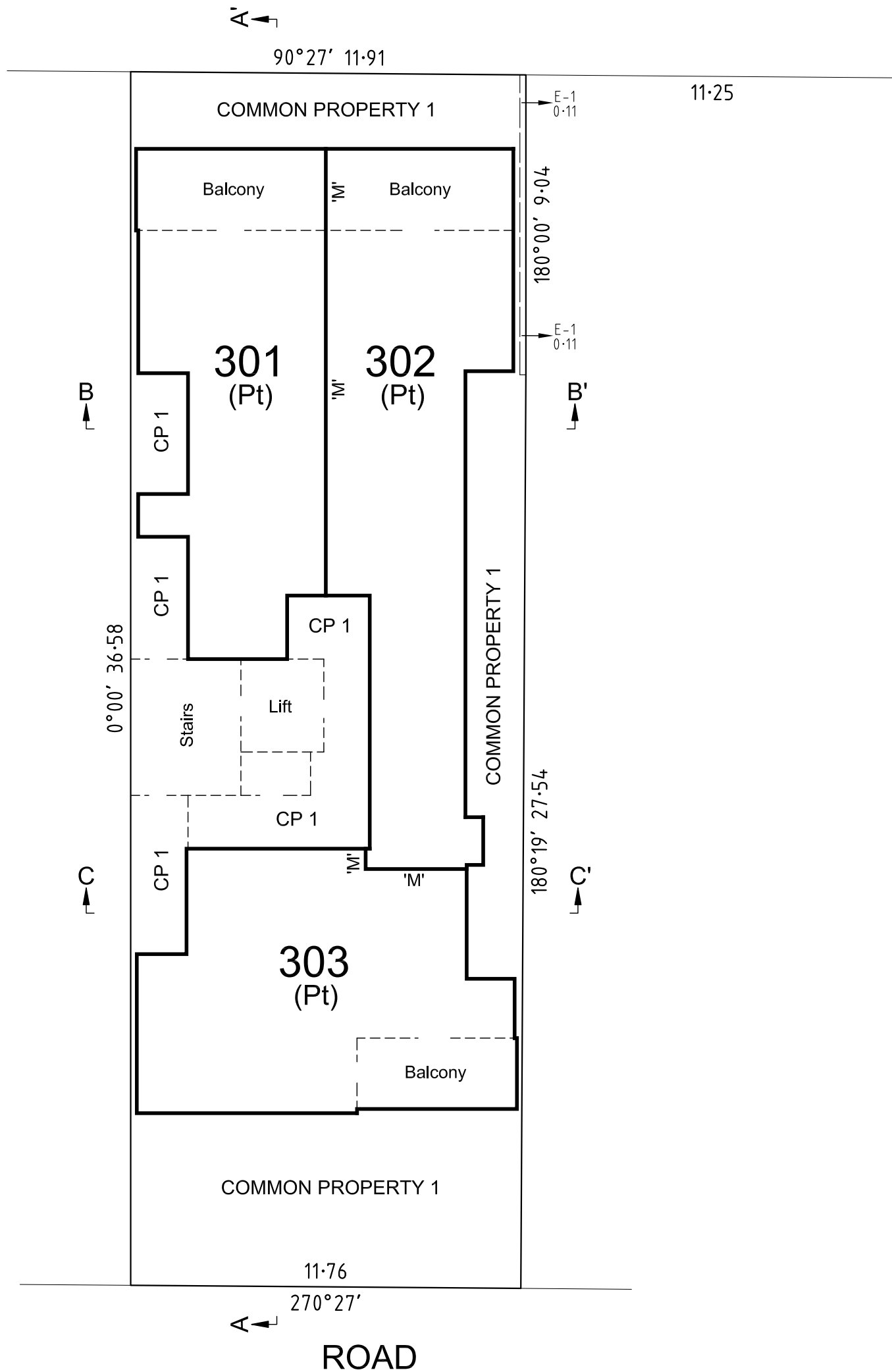
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DIAGRAM 6
LEVEL 3

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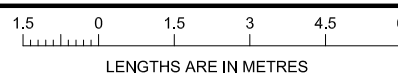
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SHEET 7

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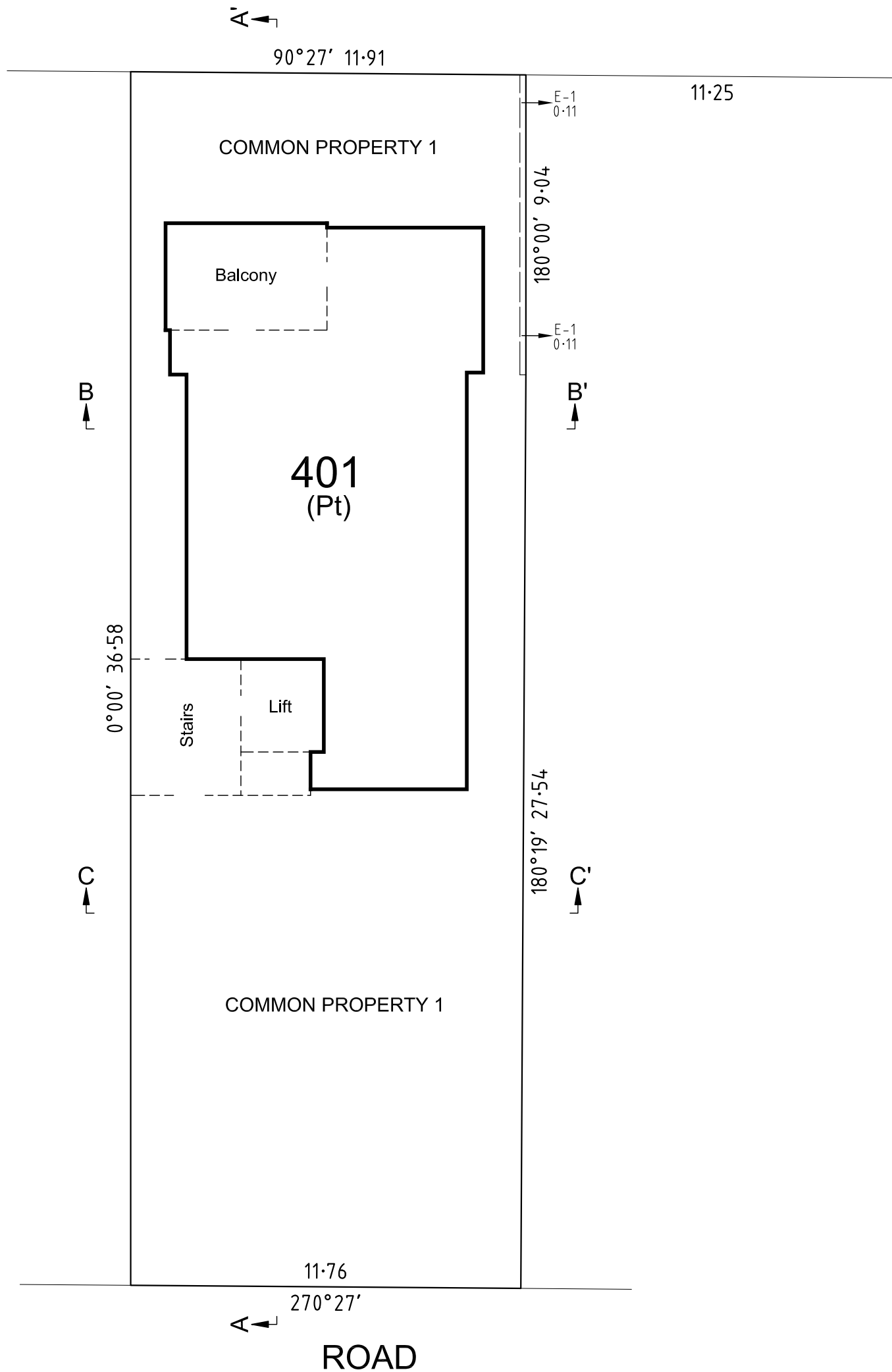
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DIAGRAM 7
LEVEL 4

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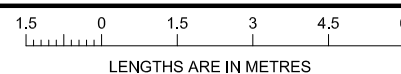
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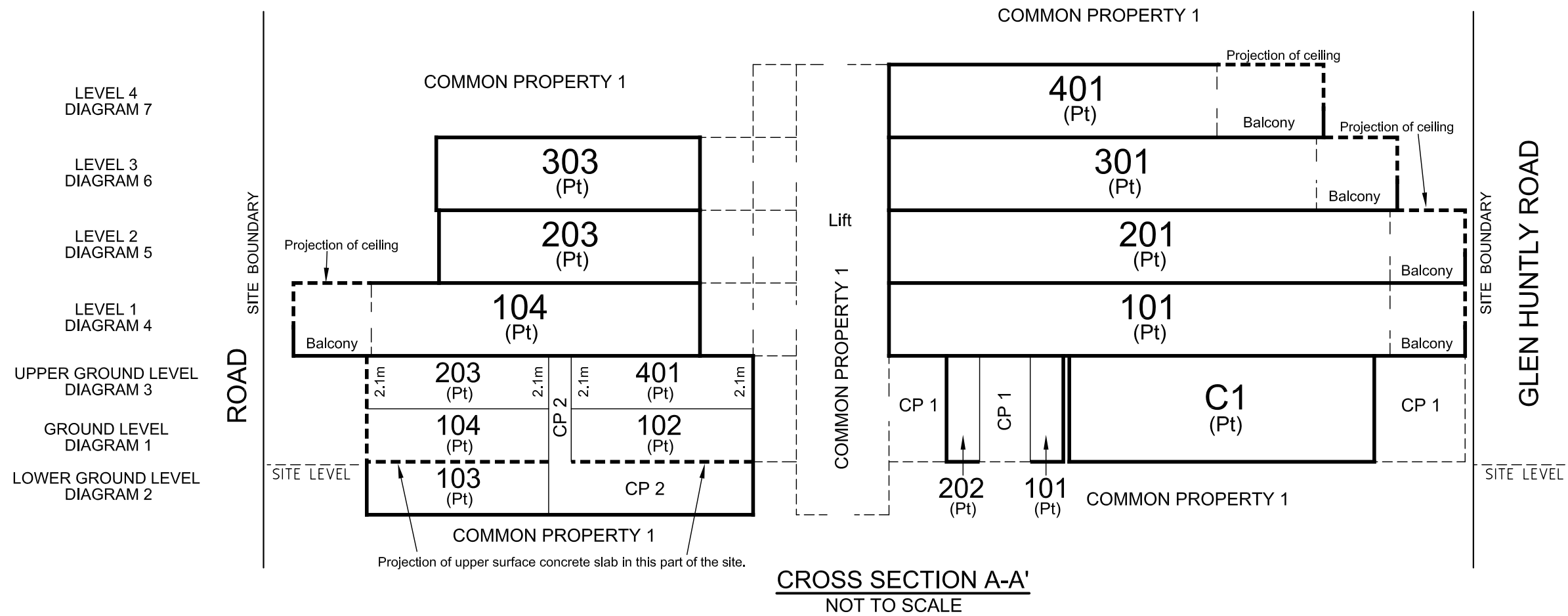
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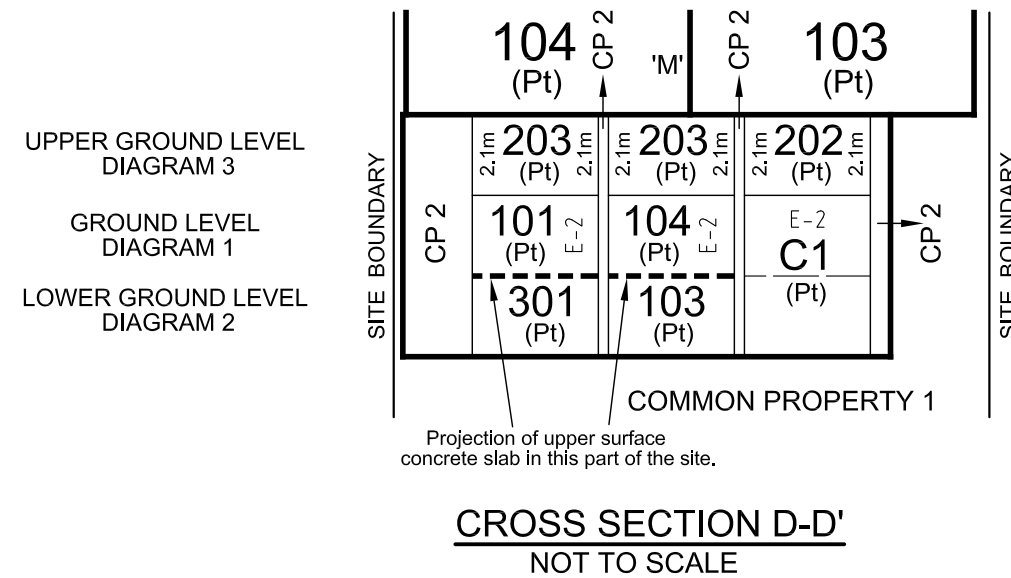
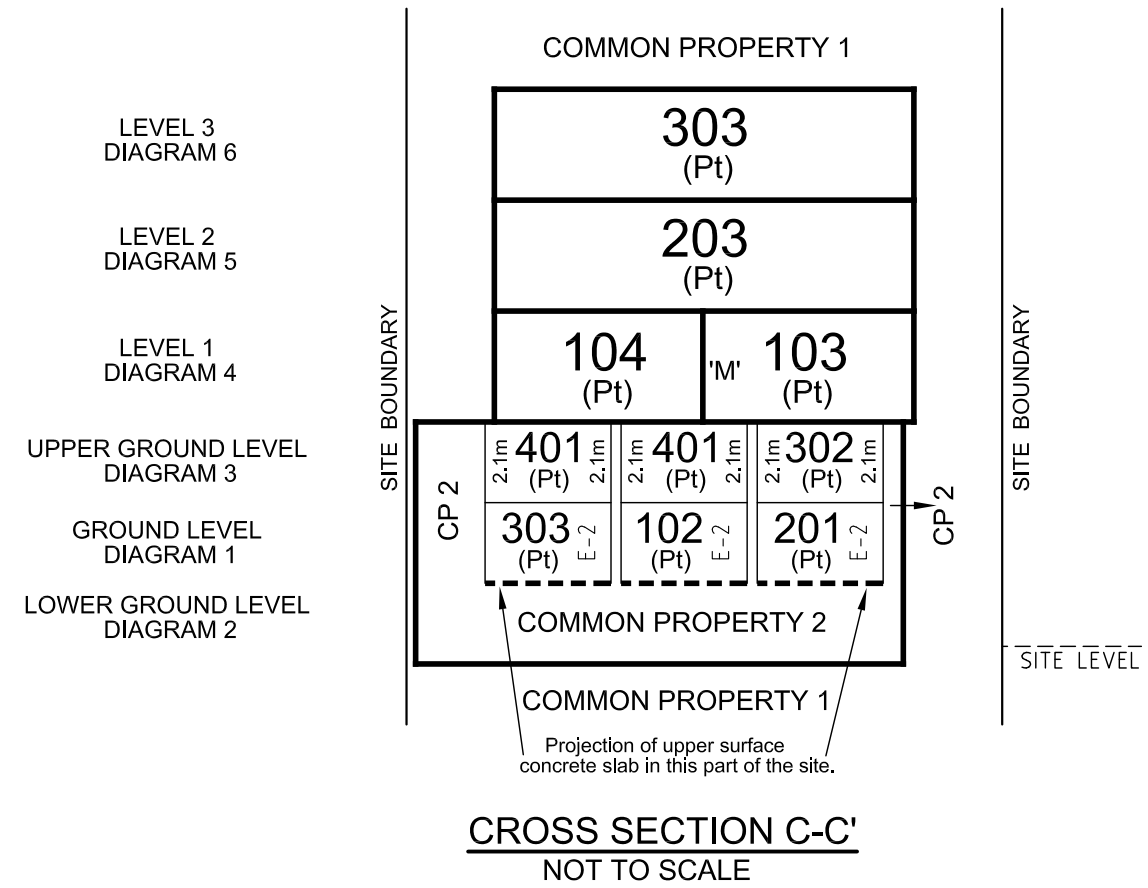
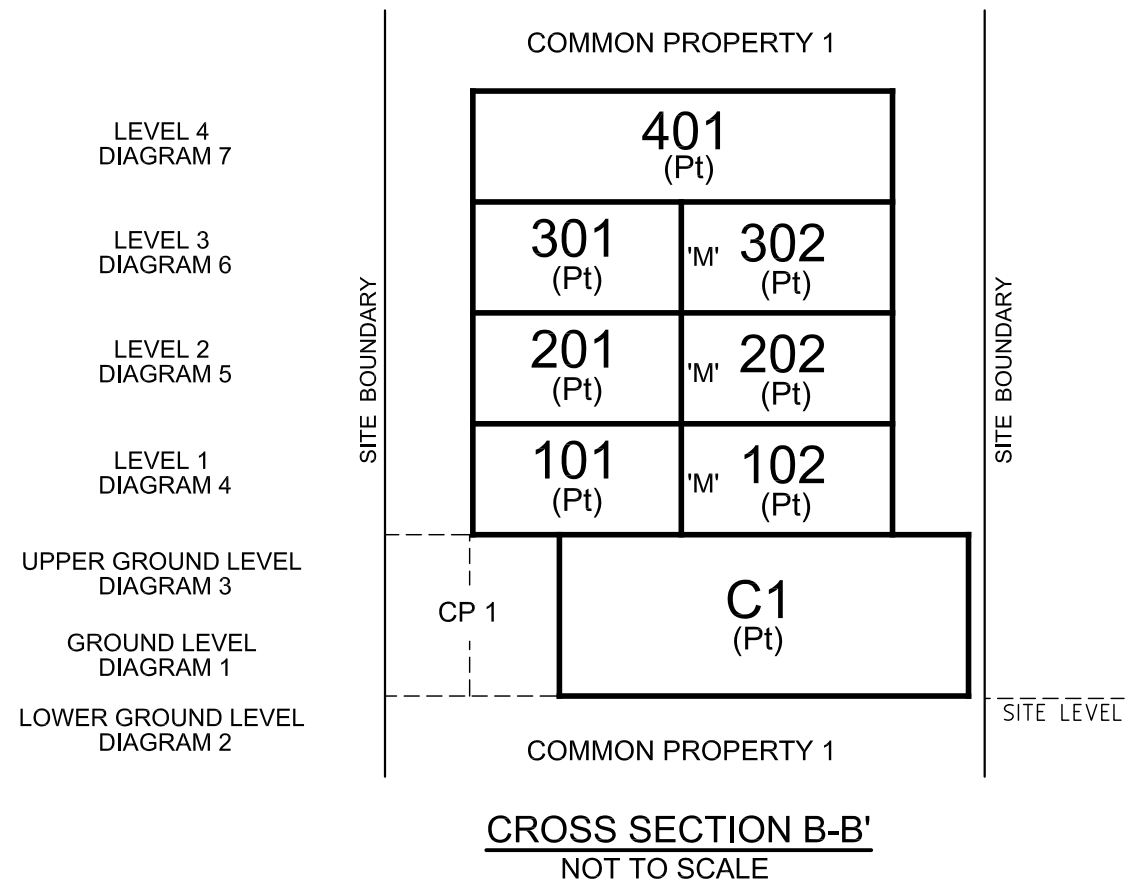
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SHEET 8

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OWNERS CORPORATION SCHEDULE

PS835866C

Owners Corporation No. 1 Plan No. PS835866C

Land affected by Owners Corporation Lots: All of the lots in the table below

Common Property No.: 1,2

Limitations of Owners Corporation: Unlimited

Notations

Totals		
	Entitlement	Liability
This schedule	1000	1000
Balance of existing OC	0	0
Overall Total	1000	1000

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
101	83	83									
102	84	84									
103	79	79									
104	66	66									
201	83	83									
202	85	85									
203	102	102									
301	74	74									
302	88	88									
303	76	76									
401	122	122									
C1	58	58									

Surveyors file reference: 17853

SHEET

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OWNERS CORPORATION SCHEDULE

PS835866C

Owners Corporation No. 2 Plan No. PS835866C

Land affected by Owners Corporation Lots: All of the lots in the table below

Common Property No.: 2

Limitations of Owners Corporation: Limited to Common Property

Notations

The purpose of Owners Corporation 2 is to manage the common infrastructure of the car stacker on the ground floors.

Totals		
	Entitlement	Liability
This schedule	150	150
Balance of existing OC	0	0
Overall Total	150	150

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
101	10	10									
102	10	10									
103	10	10									
104	10	10									
201	10	10									
202	10	10									
203	20	20									
301	10	10									
302	10	10									
303	10	10									
401	20	20									
C1	20	20									

Surveyors file reference: 17853

SHEET 2

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

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

Page 1 of 2

VOLUME 08167 FOLIO 277

Security no : 124110165880G

Produced 31/10/2023 12:33 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 030346.
PARENT TITLE Volume 08081 Folio 668
Created by instrument A402918 13/09/1957

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GLEN630 PTY LTD of 612-616 ST KILDA ROAD MELBOURNE VIC 3004
AQ443041D 14/11/2017

ENCUMBRANCES, CAVEATS AND NOTICES

STATUTORY CHARGE Section 96(1) Land Tax Act 2005
AW693963D 03/04/2023

MORTGAGE AU842115Q 23/09/2021
PERPETUAL CORPORATE TRUST LTD

MORTGAGE AU842116N 23/09/2021
PERPETUAL CORPORATE TRUST LTD

CAVEAT AW402882H 20/12/2022
Caveator
MARSHALL WHITE & CO PTY LTD AS TRUSTEE FOR THE MARSHALL WHITE UNIT TRUST
ACN: 071266156
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
03/04/2019
Estate or Interest
INTEREST AS CHARGE
Prohibition
UNLESS I/WE CONSENT IN WRITING
Lodged by
NINE DOTS LEGAL
Notices to
TED VLAHOS of LEVEL 19 485 LA TROBE STREET MELBOURNE VIC 3000

CAVEAT AW923813W 13/06/2023
Caveator
JODY NICOLE OAKLEY
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
29/03/2021
Estate or Interest
INTEREST AS CHARGE
Prohibition
ABSOLUTELY
Lodged by
JIM VLAHOS



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

Notices to

JIM VALOS of SUITE 1 LEVEL 1 262 QUEEN STREET MELBOURNE VIC 3000

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

DIAGRAM LOCATION

SEE LP030346 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 630 GLEN HUNTLY ROAD CAULFIELD SOUTH VIC 3162

ADMINISTRATIVE NOTICES

NIL

eCT Control 18681U MADGWICKS
Effective from 23/09/2021

DOCUMENT END



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

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

Page 1 of 2

VOLUME 08111 FOLIO 463

Security no : 124110167292W

Produced 31/10/2023 01:04 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 030346.
PARENT TITLE Volume 08081 Folio 668
Created by instrument A156958 16/05/1956

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GLEN630 PTY LTD of 612-616 ST KILDA ROAD MELBOURNE VIC 3004
AQ443040F 14/11/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU842115Q 23/09/2021
PERPETUAL CORPORATE TRUST LTD

MORTGAGE AU842116N 23/09/2021
PERPETUAL CORPORATE TRUST LTD

CAVEAT AW402882H 20/12/2022
Caveator
MARSHALL WHITE & CO PTY LTD AS TRUSTEE FOR THE MARSHALL WHITE UNIT TRUST
ACN: 071266156
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
03/04/2019
Estate or Interest
INTEREST AS CHARGE
Prohibition
UNLESS I/WE CONSENT IN WRITING
Lodged by
NINE DOTS LEGAL
Notices to
TED VLAHOS of LEVEL 19 485 LA TROBE STREET MELBOURNE VIC 3000

CAVEAT AW923813W 13/06/2023
Caveator
JODY NICOLE OAKLEY
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
29/03/2021
Estate or Interest
INTEREST AS CHARGE
Prohibition
ABSOLUTELY
Lodged by
JIM VLAHOS
Notices to
JIM VALOS of SUITE 1 LEVEL 1 262 QUEEN STREET MELBOURNE VIC 3000



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

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

DIAGRAM LOCATION

SEE TP061559M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 632 GLEN HUNTLY ROAD CAULFIELD SOUTH VIC 3162

ADMINISTRATIVE NOTICES

NIL

eCT Control 18681U MADGWICKS
Effective from 23/09/2021

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP030346
Number of Pages (excluding this cover sheet)	1
Document Assembled	31/10/2023 13:03

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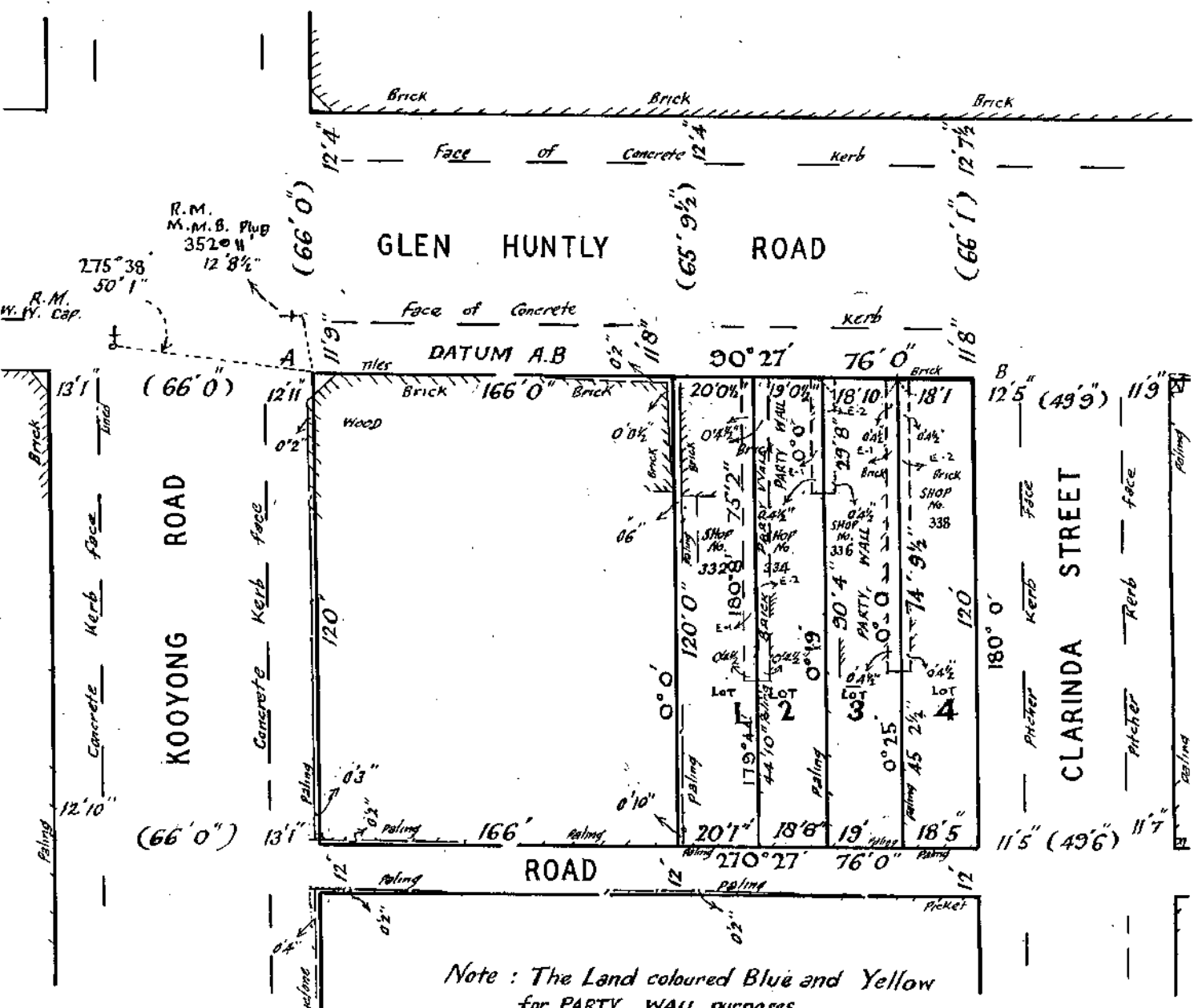
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The document is invalid if this cover sheet is removed or altered.

LP 30346

PLAN OF SUBDIVISION
PART OF CROWN PORTION
PARISH OF PRAHRAN
EAST OF ELSTERNWICK
COUNTY OF BOURKE
SCALE FEET TO AN INCH

EDITION 1
PLAN MAY BE LODGED 29-4-1955
39
Vol 3428 Fol 494



Note: The Land coloured Blue and Yellow for PARTY WALL purposes.

COLOUR CONVERSION
BLUE = E-1 YELLOW = E-2



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	TP061559M
Number of Pages (excluding this cover sheet)	1
Document Assembled	31/10/2023 13:20

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TITLE PLAN	EDITION 1	TP 061559M
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<p>Location of Land</p> <p>Parish: PARISH OF PRAHRAN EAST OF ELSTERNWICK</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment:</p> <p>Crown Portion: 39(PT)</p> <p>Last Plan Reference: LOT 2 ON LP30346</p> <p>Derived From: VOL 8111 FOL 463</p> <p>Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
---	--

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 21/05/2002

VERIFIED: BC

COLOUR CODE

R=RED
 BL=BLUE
 Y=YELLOW
 G = GREEN

All that piece of Land, delineated and coloured red, blue and green on the map in the margin being Lot 2 on Plan of Subdivision No.30346 lodged in the Office of Titles and being part of Crown Portion 39 Parish of Prahran East of Elsternwick County of Bourke - Together with a right to use the land coloured yellow on the said map for party wall purposes - - - - -

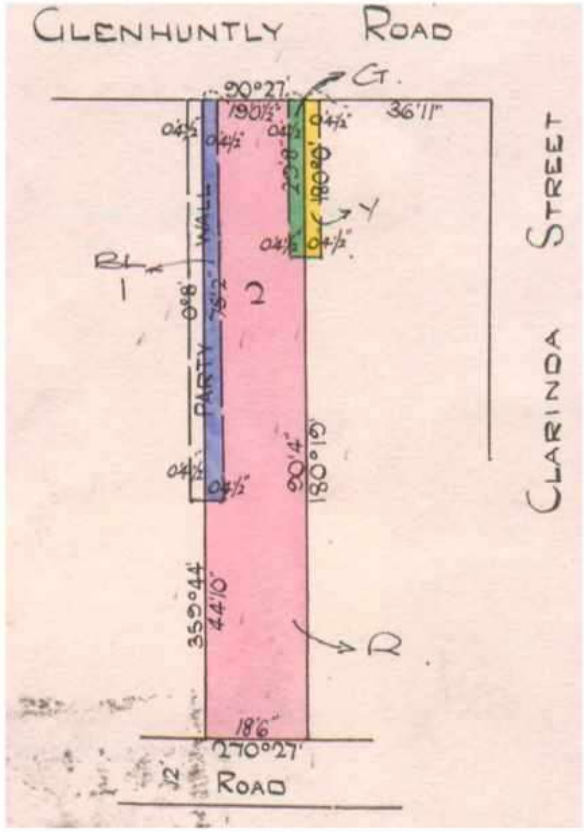
ENCUMBRANCES REFERRED TO:

As to the land coloured green

ANY EASEMENTS affecting the same.

As to the land coloured blue

THE EASEMENTS (if any) existing over the same by virtue of Section 98 of the Transfer of Land Act.





Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 31/10/2023 01:03:33 PM

Status	Registered	Dealing Number	AW693963D
Date and Time Lodged	03/04/2023 08:38:16 AM		

Lodger Details

Lodger Code	14556U
Name	COMMISSIONER OF STATE REVENUE
Address	
Lodger Box	
Phone	
Email	
Reference	

NOTICE OF STATUTORY CHARGE

Jurisdiction	VICTORIA
--------------	----------

Privacy Collection Statement

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

Land Title Reference

8167/277

Applicant

Name	COMMISSIONER OF STATE REVENUE
Address	
Floor Type	LEVEL
Floor Number	2
Street Number	121
Street Name	EXHIBITION
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

Legislation

Section 96 Land Tax Act 2005

Liability

Unpaid Land Tax



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

The applicant certifies that the land is charged with the amount specified (if any) under the specified legislation:

Execution

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

Executed on behalf of	COMMISSIONER OF STATE REVENUE
Signer Name	CHRIS POURNARAS
Signer Organisation	COMMISSIONER OF STATE REVENUE
Signer Role	AUTHORISED SIGNATORY
Execution Date	03 APRIL 2023

File Notes:

NIL

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

Statement End.



INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

202

Cornwalls C/- InfoTrack (Affinity RC)
E-mail: certificates@landata.vic.gov.au

Statement for property:
LOT 1 630 GLEN HUNTLY ROAD
CAULFIELD SOUTH 3162
1 LP 30346

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
22D//05163/390	LANDATA CER 70744157-027-6	01 NOVEMBER 2023	45294631

1. Statement of Fees Imposed

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

(a) By Other Authorities

Parks Victoria - Parks Service Charge	01/10/2023 to 31/12/2023	\$21.21
Melbourne Water Corporation Total Service Charges	01/10/2023 to 31/12/2023	\$44.39

(b) By South East Water

Water Service Charge	01/10/2023 to 31/12/2023	\$21.48
Sewerage Service Charge	01/10/2023 to 31/12/2023	\$112.06
Subtotal Service Charges		<u>\$199.14</u>
Usage Charges*	Billed until 3/10/2023	\$922.04
Arrears		\$2,510.12
TOTAL UNPAID BALANCE		\$3,631.30

- The meter at the property was last read on 03/10/2023. Fees accrued since that date may be estimated by reference to the following historical information about the property:

Water Usage Charge	\$0.58 per day
Sewage Disposal Charge	\$0.27 per day

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

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

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

AUTHORISED OFFICER:

LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

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



INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

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

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

2. Encumbrance Summary

630 & 632 GLENHUNTLY RD is currently serviced by a combined drain. If the property is to be further developed, redeveloped or sub divided, the property must be connected separately to South East Water's reticulated system to relieve the combined drain. This may involve the installation of reticulation works at the cost of the owner of the development, sub division, etc. Please contact South East Water to confirm our requirements prior to designing or commencing works. A copy of the Property Sewerage Plan may be obtained for a fee by phoning 9552 3770. Please quote PS 107288.

This property has been fitted with a Backflow Prevention Device in accordance with the National Plumbing Code. Where these devices are installed South East Water requires that they are tested on an annual basis by a Licensed Plumber to ensure correct operation. A test report must be forwarded to confirm correct operation. These requirements are a Condition of Continuance of Supply, pursuant to Regulation 11, Owner to fit Backflow Prevention Device Policy, of the Water (Estimation, Supply and Sewerage) Regulations 2014. For details of our Backflow Prevention Device Policy please contact the Backflow Prevention Officer on Telephone 131694.

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

AUTHORISED OFFICER:

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

LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

South East Water
Information Statement Applications

PO Box 2268, Seaford, VIC 3198



INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

only. For information call 131694. For all other works, prior consent is required from South East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

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

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

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

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

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

Important Warnings

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

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

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

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

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

3. Disclaimer

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

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

AUTHORISED OFFICER:

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LARA SALEMBIER
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CUSTOMER EXPERIENCE

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Information Statement Applications
PO Box 2268, Seaford, VIC 3198

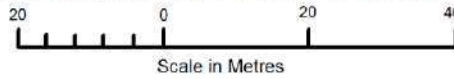
ASSET INFORMATION - WATER



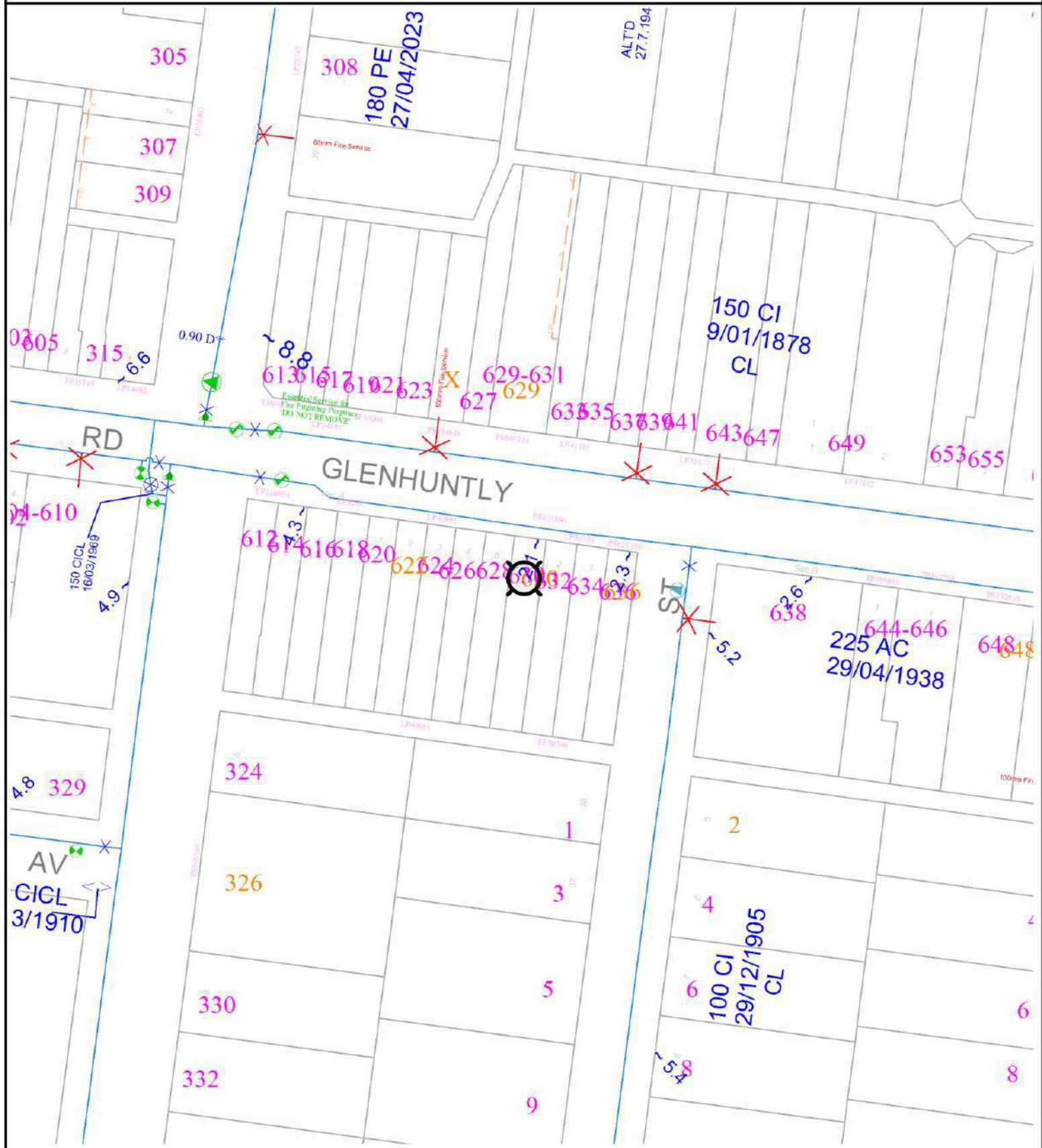
Property: Lot 1 630 GLEN HUNTLY ROAD CAULFIELD SOUTH 3162



Case Number: 45294631



Date: 01NOVEMBER2023



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

LEGEND					
	Title/Road Boundary		Subject Property		Hydrant
	Proposed Title/Road		Water Main Valve		Fireplug/Washout
	Easement		Water Main & Services		~ 1.0
					Offset from Boundary



ASSET INFORMATION - RECYCLED WATER

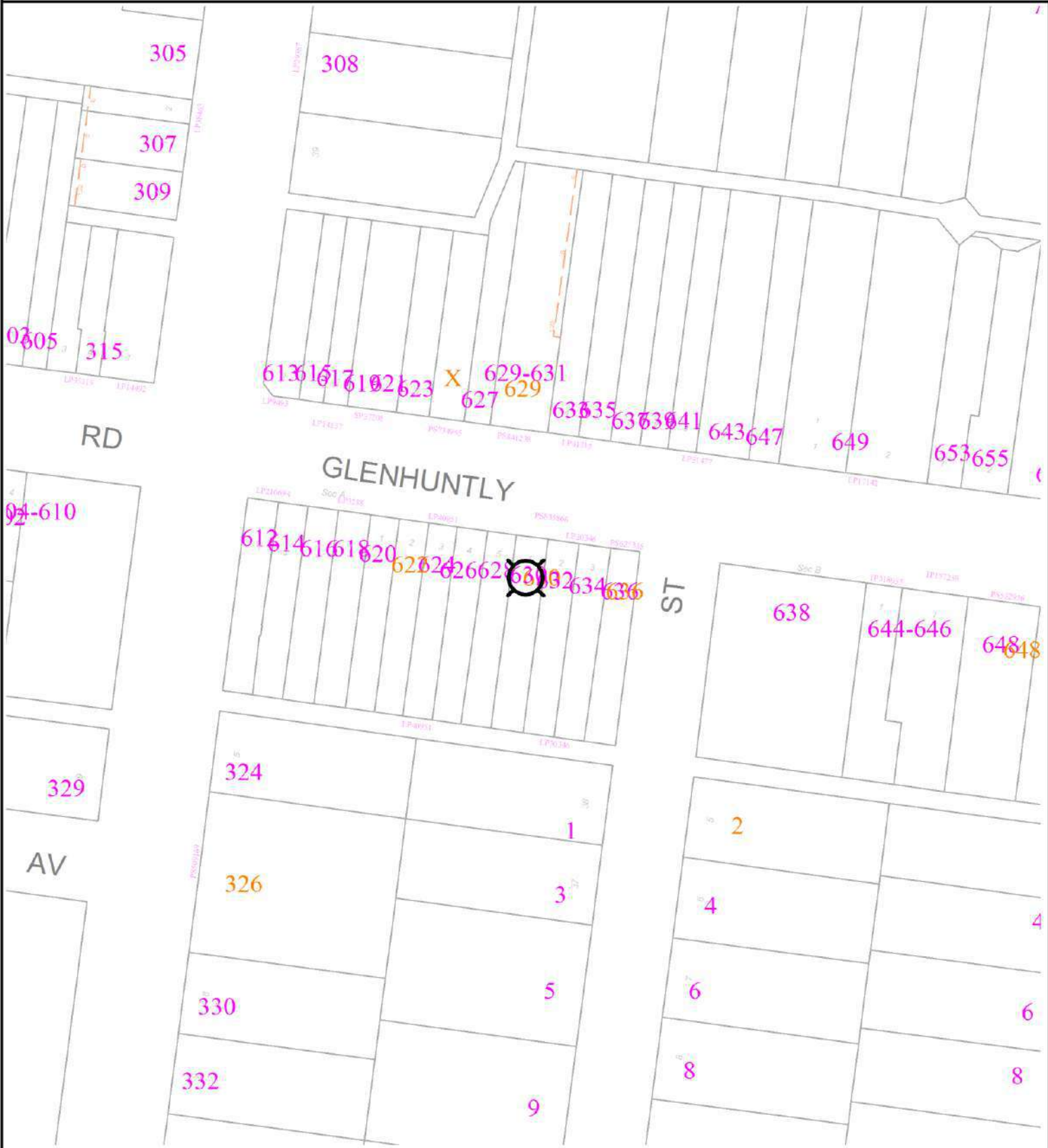
(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

Property: Lot 1 630 GLEN HUNTLY ROAD CAULFIELD SOUTH 3162



Case Number: 45294631

Date: 01NOVEMBER2023



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LEGEND

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



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

- ⊕ Hydrant
- ⊖ Fireplug/Washout
- ~ 1.0 Offset from Boundary



INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

202

Cornwalls C/- InfoTrack (Affinity RC)
E-mail: certificates@landata.vic.gov.au

Statement for property:
LOT 2 632 GLEN HUNTLY ROAD
CAULFIELD SOUTH 3162
2 LP 30346

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
22D//05163/389	LANDATA CER 70744792-027-3	31 OCTOBER 2023	45295002

1. Statement of Fees Imposed

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

(a) By Other Authorities

Parks Victoria - Parks Service Charge	01/10/2023 to 31/12/2023	\$23.76
Melbourne Water Corporation Total Service Charges	01/10/2023 to 31/12/2023	\$44.39

(b) By South East Water

Water Service Charge	01/10/2023 to 31/12/2023	\$21.48
Sewerage Service Charge	01/10/2023 to 31/12/2023	\$112.06
Subtotal Service Charges		<u>\$201.69</u>
Usage Charges*	Billed until 3/10/2023	\$251.67
Arrears		\$1,683.09
TOTAL UNPAID BALANCE		\$2,136.45

- The meter at the property was last read on 03/10/2023. Fees accrued since that date may be estimated by reference to the following historical information about the property:

Water Usage Charge	\$1.08 per day
Sewage Disposal Charge	\$0.50 per day

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

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

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

AUTHORISED OFFICER:

LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

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



INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

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- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at www.southeastwater.com.au.
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (General) Regulations 2021, please include the Reference Number set out above in that Notice.
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To assist in identifying if the property is connected to South East Waters sewerage system, connected by a shared, combined or encroaching drain, it is recommended you request a copy of the Property Sewerage Plan. A copy of the Property Sewerage Plan may be obtained for a fee at www.southeastwater.com.au Part of the Property Sewerage Branch servicing the property may legally be the property owners responsibility to maintain not South East Waters. Refer to Section 11 of South East Waters Customer Charter to determine if this is the case. A copy of the Customer Charter can be found at www.southeastwater.com.au. When working in proximity of drains, care must be taken to prevent infiltration of foreign material and or ground water into South East Waters sewerage system. Any costs associated with rectification works will be charged to the property owner.

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AUTHORISED OFFICER:

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LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

South East Water
Information Statement Applications

PO Box 2268, Seaford, VIC 3198



INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

to relieve the combined drain. This may involve the installation of reticulation works at the cost of the owner of the development, sub division, etc. Please contact South East Water to confirm our requirements prior to designing or commencing works. A copy of the Property Sewerage Plan may be obtained for a fee by phoning 9552 3770. Please quote PS 107288.

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

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

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3. Disclaimer

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

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

AUTHORISED OFFICER:

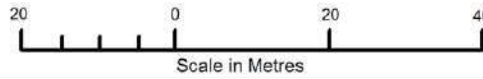
A handwritten signature in black ink, appearing to read "Lara Salembier".

LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

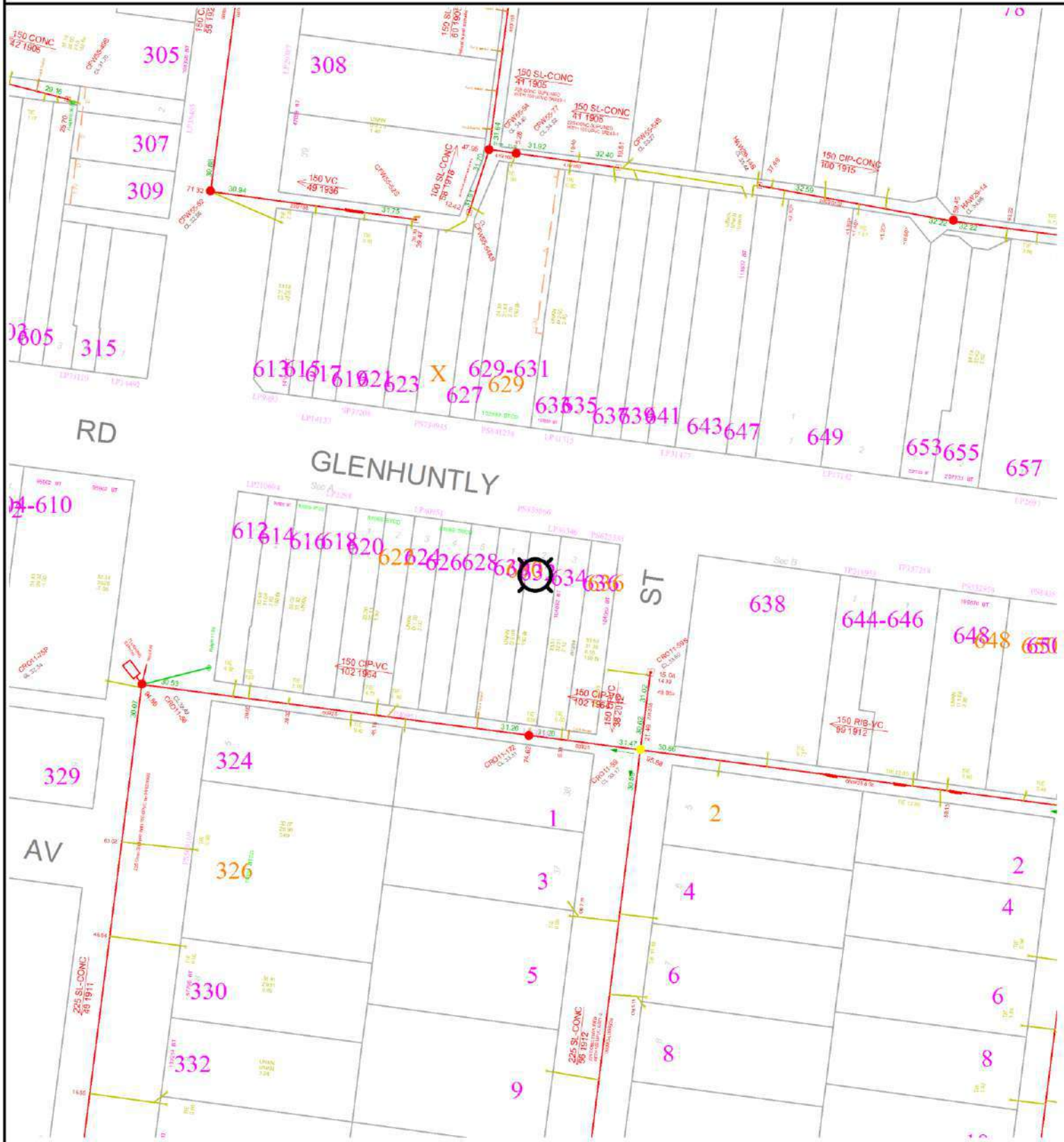
South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198



Case Number: 45295002



Date: 31OCTOBER2023



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

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

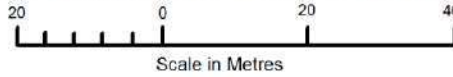
ASSET INFORMATION - WATER



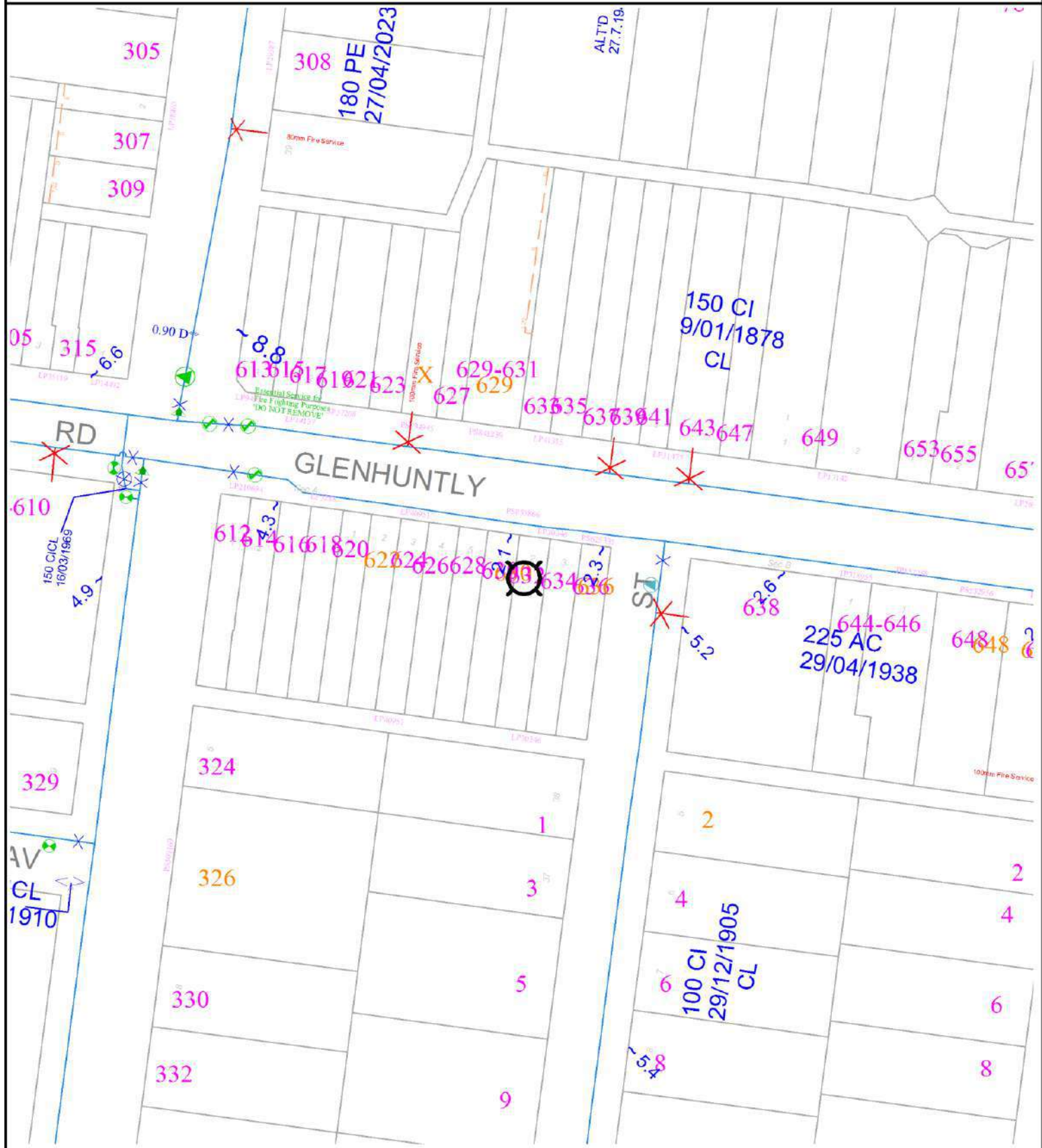
Property: Lot 2 632 GLEN HUNTLY ROAD CAULFIELD SOUTH 3162



Case Number: 45295002



Date: 31OCTOBER2023



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

LEGEND	
	Title/Road Boundary
	Proposed Title/Road
	Easement
	Subject Property
	Water Main Valve
	Water Main & Services
	Hydrant
	Fireplug/Washout
	~ 1.0 Offset from Boundary



ASSET INFORMATION - RECYCLED WATER

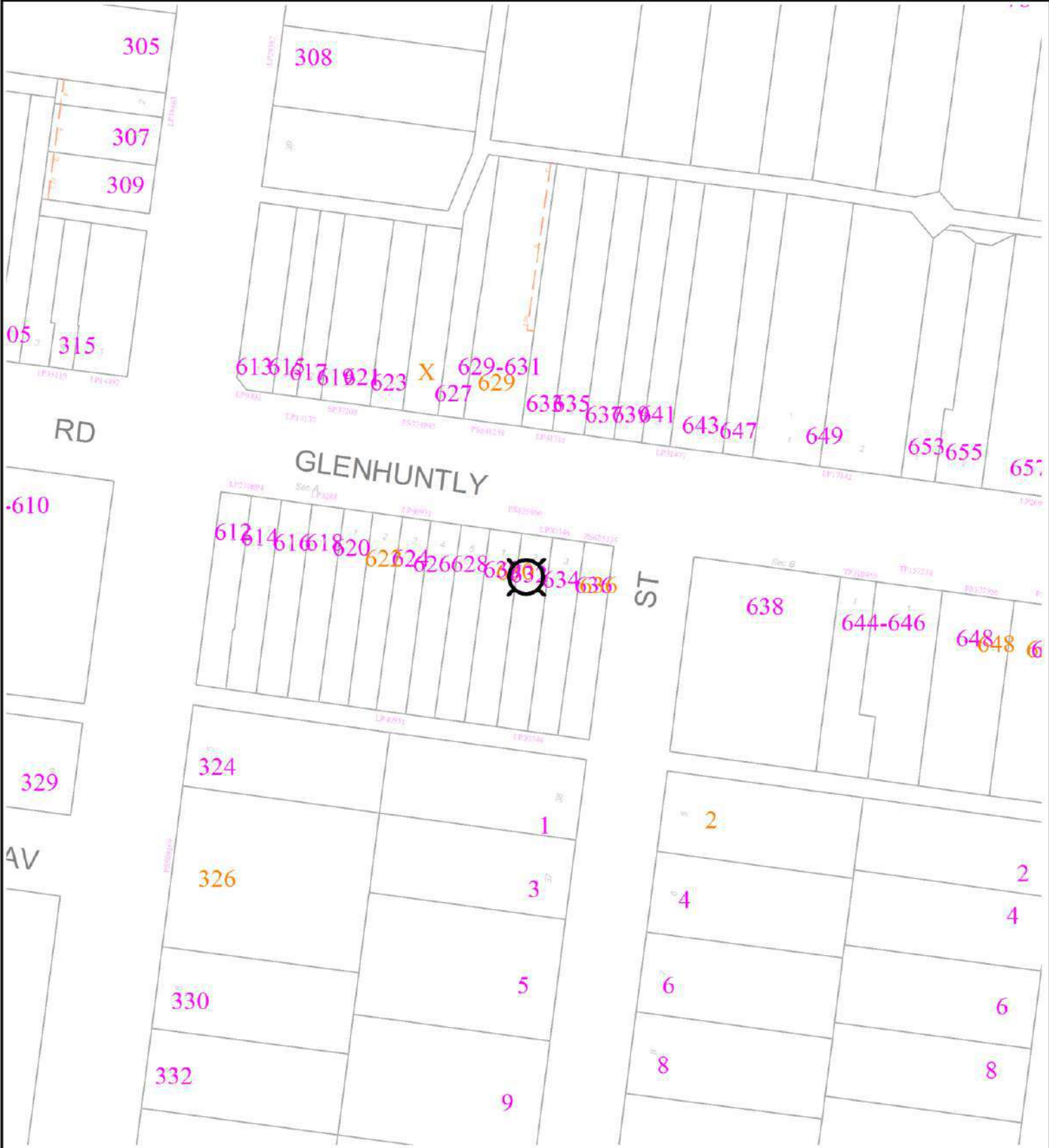
(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

Property: Lot 2 632 GLEN HUNTLY ROAD CAULFIELD SOUTH 3162



Case Number: 45295002

Date: 31OCTOBER2023



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

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



GLEN EIRA
CITY COUNCIL

LAND INFORMATION CERTIFICATE Section 121 Local Government Act 2020

Certificate No: 131430
Certificate Issue Date: 31-Oct-2023
Certificate Expiry Date: 29-Jan-2024

This certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the **Local Government Act 1958**, the **Local Government Act 1989**, **Local Government Act 2020** or under local law or by-law of the Council and specified flood level by Council (if any).

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

The property listed below may be excluded from Council's Residential Parking Permit Scheme. Information regarding properties that have been excluded can be found on Council's website at www.gleneira.vic.gov.au

Landata
GPO BOX 527
MELBOURNE VIC 3001

Your Reference: **70744157-018-4:74077**

In accordance with Section 175(1), Local Government Act 1989 the purchaser must pay all rates and charges outstanding at the time that person becomes owner of the land. If the previous owner of the land was paying by instalments, Section 175(1A) allows the purchaser to continue payment of the rate and charge by instalments.

The specified due dates for instalments are: 30/09/2023, 30/11/2023, 29/02/2024, 31/05/2024.

Interest will be charged at 10.0% p.a. on all rates and charges not paid by the specified due date. Any arrears shown on this notice may be subject to Legal Action and/or Debt Collection Fees, interest will continue to accrue at 10.0% until paid in full.

This certificate is for the rating period 01/07/2023 to 30/06/2024.

Verbal confirmation of this certificate is available up to the Certificate Expiry Date as shown above, however Council will not be held liable for any verbal advice or information given.

NOTICES, ORDERS, OUTSTANDING OR POTENTIAL LIABILITY / SUBDIVISIONAL REQUIREMENTS

- There are no monies owed for works under the Local Government Act 1958 or earlier Act.
- For any potential liability for Rates under the Cultural and Recreational Lands Act 1963 and
- For any potential liability for the land to become rateable under Section 173,174 or 174A of the Local Government Act 1989 and
- For any outstanding amount required to be paid for recreational purposes or any transfer of land required to be made to Council for recreational purposes under Section 18, Subdivision of Land Act 1988 or the Local Government Act 1958 and
- For any monies owed under Section 227 of the Local Government Act 1989 and
- For any Notices or Orders on the land that have been served by Council under the Local Government Act 1958, Local Government Act 1989, Local Government Act 2020 or under a local law or by-law of the Council, which has a continuing application as at the date of this Certificate, please refer to Page 2 under "Other Information" for more details.

Received the sum of \$28.90 being the fee for this certificate.

TOTAL OUTSTANDING FOR 630 Glen Huntly Road CAULFIELD SOUTH VIC 3162
\$8,858.40

Delegated Officer

GLEN EIRA
CITY COUNCIL

LAND INFORMATION CERTIFICATE

Section 121 Local Government Act 2020

Certificate No: 131430
 Certificate Issue Date: 31-Oct-2023
 Certificate Expiry Date: 29-Jan-2024

Property Location 630 Glen Huntly Road CAULFIELD SOUTH VIC 3162

Parcel Details: Lot 2 LP 30346 Lot 1 LP 30346

Titles: Volume: 8111 Folio: 463 Volume: 8167 Folio: 277

Valuation Details: Council uses Net Annual Value to determine the value of the property for rating purposes.

Site Value	1,850,000
Capital Improved Value	1,850,000
Net Annual Value	92,500
The level of Value Date is: 01/01/2023	Effective Date of Valuation: 01-Jul-2023

Rating Information:

Assessment Number: 88231/6

	General Rates	Fire Services Property Levy	Total
Arrears	4,733.90	949.25	\$5,683.15
Arrears Interest	149.20	29.95	\$179.15
Arrears Legal Fees	0.00	0.00	\$0.00
Current Rates Levied 2023/2024	2,517.55	472.30	\$2,989.85
Current Interest	5.30	0.95	\$6.25
Rebates	0.00	0.00	\$ 0.00
Current Legal Fees	0.00	0.00	\$0.00
Payments	0.00	0.00	\$0.00
Balance Outstanding	7,405.95	1,452.45	\$8,858.40

Payments are allocated as follows: Legal Costs, Interest Arrears, Separate rates, Service charges, Current rates

Summary of Charges Outstanding:

General Rates, Charges & FSPL	\$8,858.40
Separate Rates	\$0.00
Other Charges	\$0.00
Total Outstanding	\$8,858.40

Bpay payment details:

Billor Code: 73106

Reference Number: 9334088231607

Please ensure you update this certificate as near to settlement as possible to ensure the correct amount owing is paid. Please ensure rates and promotional scheme amounts are paid to their respective reference numbers.

Notices of Acquisition should be forwarded to rates@gleneira.vic.gov.au

Other Information:

This property is currently being Debt Collected for outstanding rates and charges. (Extra costs may be incurred.)

Certificate Issued on Parent Property. The units being developed at this property are not yet separately rated. Supplementary Valuation Pending.

Land Information Certificate Ordering now available online:



GLEN EIRA
CITY COUNCIL

LAND INFORMATION CERTIFICATE Section 121 Local Government Act 2020

Certificate No: 131430
Certificate Issue Date: 31-Oct-2023
Certificate Expiry Date: 29-Jan-2024

Land Information Certificates can now be **ordered and paid for online** via the City of Glen Eira's website www.gleneira.vic.gov.au. From the menu options located on the left hand side, select Rates and Valuations then click on Certificates.

You will need to register for this service initially by clicking on the register option located on the top right hand corner of the screen. Once registered you can pay for and order Land Information Certificates online. Payments can only be made by Bankcard, Mastercard or Visa. For further details please contact Council's Customer Service Centre on 03 9524 3333.

Property Clearance Certificate

Land Tax



INFOTRACK / CORNWALLS

Your Reference: 1064753**Certificate No:** 67462037**Issue Date:** 31 OCT 2023**Enquiries:** ESYSPROD**Land Address:** 630 GLEN HUNTLY ROAD CAULFIELD SOUTH VIC 3162

Land Id	Lot	Plan	Volume	Folio	Tax Payable
13041384	1	30346	8167	277	\$24,166.02

Vendor: GLEN630 PTY LTD**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
GLEN630 UNIT TRUST	2023	\$914,550	\$8,047.02	\$0.00	\$8,047.02

Comments:

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

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
GLEN630 UNIT TRUST	2022	\$6,853.03	\$293.51	\$7,146.54
GLEN630 UNIT TRUST	2021	\$7,799.54	\$1,172.92	\$8,972.46

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE: \$0

SITE VALUE: \$914,550

CURRENT LAND TAX CHARGE: \$24,166.02

Notes to Certificate - Land Tax

Certificate No: 67462037

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

General information

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

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$2,547.75

Taxable Value = \$914,550

Calculated as \$975 plus (\$914,550 - \$600,000) multiplied by 0.500 cents.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 67462037

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD



Ref: 67462037

Visa or Mastercard

Pay via our website or phone 13 21 61. A card payment fee applies.

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / CORNWALLS

Your Reference: 1064753**Certificate No:** 67462037**Issue Date:** 31 OCT 2023**Land Address:** 630 GLEN HUNTLY ROAD CAULFIELD SOUTH VIC 3162

Lot	Plan	Volume	Folio
1	30346	8167	277

Vendor: GLEN630 PTY LTD**Purchaser:** FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

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

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

Paul Broderick

Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 67462037

Power to issue Certificate

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

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
 - Windfall gains tax that is due and unpaid, including any penalty tax and interest
 - Windfall gains tax that is deferred, including any accrued deferral interest
 - Windfall gains tax that has been assessed but is not yet due
 - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
 - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.



Information for the vendor

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

General information

8. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
9. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
10. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

<p>BPAY</p>  <p>Biller Code: 416073 Ref: 67462036</p> <p>Telephone & Internet Banking - BPAY®</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p>www.bpay.com.au</p>	<p>CARD</p>  <p>Ref: 67462036</p> <p>Visa or Mastercard</p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p>sro.vic.gov.au/payment-options</p>	<p>Important payment information</p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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Property Clearance Certificate

Land Tax



INFOTRACK / CORNWALLS

Your Reference: 1064753**Certificate No:** 67462207**Issue Date:** 31 OCT 2023**Enquiries:** ESYSPROD**Land Address:** 632 GLEN HUNTLY ROAD CAULFIELD SOUTH VIC 3162

Land Id	Lot	Plan	Volume	Folio	Tax Payable
13041376	2	30346	8111	463	\$23,281.59

Vendor: GLEN630 PTY LTD**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
GLEN630 UNIT TRUST	2023	\$885,450	\$7,790.98	\$0.00	\$7,790.98

Comments:

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

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
GLEN630 UNIT TRUST	2022	\$6,634.97	\$284.17	\$6,919.14
GLEN630 UNIT TRUST	2021	\$7,450.96	\$1,120.51	\$8,571.47

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE: \$0

SITE VALUE: \$885,450

CURRENT LAND TAX CHARGE: \$23,281.59

Notes to Certificate - Land Tax

Certificate No: 67462207

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

General information

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7. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$2,402.25

Taxable Value = \$885,450

Calculated as \$975 plus (\$885,450 - \$600,000) multiplied by 0.500 cents.

Land Tax - Payment Options

BPAY	
	Biller Code: 5249 Ref: 67462207
Telephone & Internet Banking - BPAY®	
Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.	
www.bpay.com.au	

CARD	
	Ref: 67462207
Visa or Mastercard	
Pay via our website or phone 13 21 61. A card payment fee applies.	
sro.vic.gov.au/paylandtax	

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / CORNWALLS

Your Reference: 1064753**Certificate No:** 67462207**Issue Date:** 31 OCT 2023**Land Address:** 632 GLEN HUNTLY ROAD CAULFIELD SOUTH VIC 3162

Lot	Plan	Volume	Folio
2	30346	8111	463

Vendor: GLEN630 PTY LTD**Purchaser:** FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

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

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

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 67462207

Power to issue Certificate

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

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
 - Windfall gains tax that is due and unpaid, including any penalty tax and interest
 - Windfall gains tax that is deferred, including any accrued deferral interest
 - Windfall gains tax that has been assessed but is not yet due
 - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
 - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.



Information for the vendor

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

General information

8. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
9. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
10. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

<p>BPAY</p>  <p>Biller Code: 416073 Ref: 67462200</p> <p>Telephone & Internet Banking - BPAY®</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p>www.bpay.com.au</p>	<p>CARD</p>  <p>Ref: 67462200</p> <p>Visa or Mastercard</p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p>sro.vic.gov.au/payment-options</p>	<p>Important payment information</p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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Reference:
Enquiries: Statutory Building Services
Telephone: 9524 3333



GLEN EIRA
CITY COUNCIL

31-Oct-2023

Landata
GPO BOX 527
MELBOURNE VIC 3001

Dear Sir/Madam,

PROPERTY: 630 Glen Huntly Road CAULFIELD SOUTH VIC 3162
YOUR REFERENCE: 70744157-019-1:74075

In reply to your request for Building Permit particulars for the preceding ten (10) years pursuant to regulation 51 (1) of the Building Regulations 2018, I wish to advise you that our records indicate the following:

Application	Issue date	Description	Final approval date
4312/PBS30/2021	01-Oct-2021	Construction of 5-storey apartment building with shop and car park at ground floor level.	*No record

*All enquiries regarding the above permit please contact private building surveyor Michael Kaminaris at 9528 6200

Current notices etc. under *Building Act 1993*: Nil

Details of any current statements under regulation 64 or 231: Nil:

NOTE:

Regulation 145 of the Building Regulations 2018, requires that owners of residential buildings (Class 1, 2, 3 or 4), **have** installed self-contained smoke alarms complying with AS 3786–1993.
Regulation 136 of the Building Regulations 2018 requires that owners of land containing a swimming pool constructed prior to 8 April 1991 **must** provide a suitable barrier complying with the regulations to restrict children under the age of five years from gaining access to the swimming pool.

Yours sincerely,

NICKI BABATSIKOS
MUNICIPAL BUILDING SURVEYOR

Glen Eira City Council
Corner Glen Eira and Hawthorn Roads,
Caulfield, Victoria
PO Box 42 Caulfield South 3162

Telephone 03 9524 3333
National Relay Service TTY dial 13 36 77 or
Speak and Listen 1300 555 727 or
www.iprelay.com.au

Facsimile 03 9523 0339
Email mail@gleneira.vic.gov.au
Website www.gleneira.vic.gov.au

ABN 65 952 882 314

Reference:
Enquiries: Statutory Building Services
Telephone: 9524 3333



GLEN EIRA
CITY COUNCIL

31 October 2023

Landata
GPO BOX 527
MELBOURNE VIC 3001

Dear Sir/Madam,

PROPERTY: 630 Glen Huntly Road CAULFIELD SOUTH VIC 3162
YOUR REFERENCE: 70744157-020-7:74076

In reply to your request for details on the abovementioned land or building pursuant to regulation 51(2) of the Building Regulations 2018, I wish to advise that our records indicate the following;

The allotment:

- land liable to flooding within the meaning of regulation 153: **NO**
- **is** within a designated termite prone area within the meaning of regulation 150
- **is not** within an area subject to significant snowfalls within the meaning of regulation 152;
- **is not** within a designated land or works area within the meaning of regulation 154; and
- **is not** within a bushfire prone area.

NOTE:

- Regulation 145 of the Building Regulations 2018, requires that owners of residential buildings (Class 1, 2, 3 or 4), **have** installed self-contained smoke alarms complying with AS 3786–1993.
- Regulation 147F of the Building Regulations 2018 requires that owners of land containing a swimming pool and/or spa **must** take all reasonable steps to ensure that a barrier restricting access to the swimming pool or spa is properly maintained.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'N. Babatsikos'.

NICKI BABATSIKOS
MUNICIPAL BUILDING SURVEYOR

Glen Eira City Council
Corner Glen Eira and Hawthorn Roads,
Caulfield, Victoria
PO Box 42 Caulfield South 3162

Telephone 03 9524 3333
National Relay Service TTY dial 13 36 77 or
Speak and Listen 1300 555 727 or
www.iprelay.com.au

Facsimile 03 9523 0339
Email mail@gleneira.vic.gov.au
Website www.gleneira.vic.gov.au

ABN 65 952 882 314

Reference:
Enquiries: Statutory Building Services
Telephone: 9524 3333



GLEN EIRA
CITY COUNCIL

31-Oct-2023

Landata
GPO BOX 527
MELBOURNE VIC 3001

Dear Sir/Madam,

PROPERTY: 630 Glen Huntly Road CAULFIELD SOUTH VIC 3162
YOUR REFERENCE: 70744792-019-8:74084

In reply to your request for Building Permit particulars for the preceding ten (10) years pursuant to regulation 51 (1) of the Building Regulations 2018, I wish to advise you that our records indicate the following:

Application	Issue date	Description	Final approval date
4312/PBS30/2021	01-Oct-2021	Construction of 5-storey apartment building with shop and car park at ground floor level.	*No record

*All enquiries regarding the above permit please contact private building surveyor Michael Kaminaris at 9528 6200

Current notices etc. under *Building Act 1993*: Nil

Details of any current statements under regulation 64 or 231: Nil:

NOTE:

Regulation 145 of the Building Regulations 2018, requires that owners of residential buildings (Class 1, 2, 3 or 4), **have** installed self-contained smoke alarms complying with AS 3786–1993.
Regulation 136 of the Building Regulations 2018 requires that owners of land containing a swimming pool constructed prior to 8 April 1991 **must** provide a suitable barrier complying with the regulations to restrict children under the age of five years from gaining access to the swimming pool.

Yours sincerely,

NICKI BABATSIKOS
MUNICIPAL BUILDING SURVEYOR

Glen Eira City Council
Corner Glen Eira and Hawthorn Roads,
Caulfield, Victoria
PO Box 42 Caulfield South 3162

Telephone 03 9524 3333
National Relay Service TTY dial 13 36 77 or
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Facsimile 03 9523 0339
Email mail@gleneira.vic.gov.au
Website www.gleneira.vic.gov.au

ABN 65 952 882 314

Reference:
Enquiries: Statutory Building Services
Telephone: 9524 3333



GLEN EIRA
CITY COUNCIL

31 October 2023

Landata
GPO BOX 527
MELBOURNE VIC 3001

Dear Sir/Madam,

PROPERTY: 630 Glen Huntly Road CAULFIELD SOUTH VIC 3162
YOUR REFERENCE: 70744792-020-4:74083

In reply to your request for details on the abovementioned land or building pursuant to regulation 51(2) of the Building Regulations 2018, I wish to advise that our records indicate the following;

The allotment:

- land liable to flooding within the meaning of regulation 153: **NO**
- **is** within a designated termite prone area within the meaning of regulation 150
- **is not** within an area subject to significant snowfalls within the meaning of regulation 152;
- **is not** within a designated land or works area within the meaning of regulation 154; and
- **is not** within a bushfire prone area.

NOTE:

- Regulation 145 of the Building Regulations 2018, requires that owners of residential buildings (Class 1, 2, 3 or 4), **have** installed self-contained smoke alarms complying with AS 3786–1993.
- Regulation 147F of the Building Regulations 2018 requires that owners of land containing a swimming pool and/or spa **must** take all reasonable steps to ensure that a barrier restricting access to the swimming pool or spa is properly maintained.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'N. Babatsikos'.

NICKI BABATSIKOS
MUNICIPAL BUILDING SURVEYOR

Glen Eira City Council
Corner Glen Eira and Hawthorn Roads,
Caulfield, Victoria
PO Box 42 Caulfield South 3162

Telephone 03 9524 3333
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Speak and Listen 1300 555 727 or
www.iprelay.com.au

Facsimile 03 9523 0339
Email mail@gleneira.vic.gov.au
Website www.gleneira.vic.gov.au

ABN 65 952 882 314

PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 31 October 2023 01:20 PM

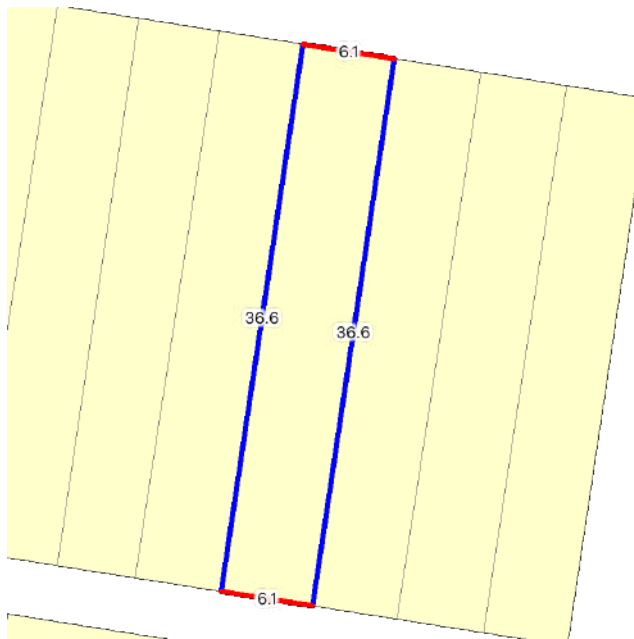
PROPERTY DETAILS

Address: **630 GLEN HUNTLY ROAD CAULFIELD SOUTH 3162**
 Lot and Plan Number: **Lot 1 LP30346**
 Standard Parcel Identifier (SPI): **1\LP30346**
 Local Government Area (Council): **GLEN EIRA**
 Council Property Number: **88231**
 Directory Reference: **Melway 67 J4**

www.gleneira.vic.gov.au

SITE DIMENSIONS

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



Area: 224 sq. m

Perimeter: 85 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

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

STATE ELECTORATES

Legislative Council: **SOUTHERN METROPOLITAN**
 Legislative Assembly: **CAULFIELD**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

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

PROPERTY REPORT



Environment,
Land, Water
and Planning

Area Map



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 31 October 2023 01:20 PM

PROPERTY DETAILS

Address: **630 GLEN HUNTLY ROAD CAULFIELD SOUTH 3162**

Lot and Plan Number: **Lot 1 LP30346**

Standard Parcel Identifier (SPI): **1\LP30346**

Local Government Area (Council): **GLEN EIRA**

Council Property Number: **88231**

Planning Scheme: **Glen Eira**

Directory Reference: **Melway 67 J4**

www.gleneira.vic.gov.au

[Planning Scheme - Glen Eira](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **UNITED ENERGY**

STATE ELECTORATES

Legislative Council: **SOUTHERN METROPOLITAN**

Legislative Assembly: **CAULFIELD**

OTHER

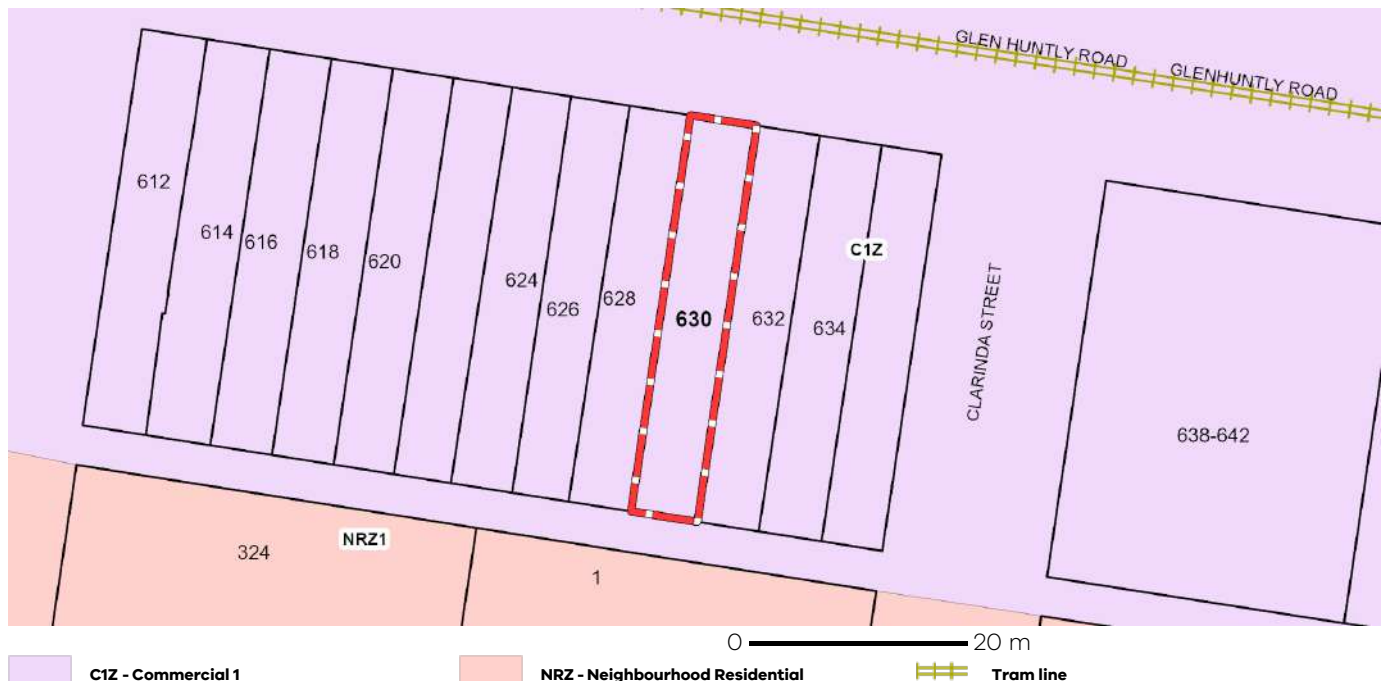
Registered Aboriginal Party: **Bunurong Land Council Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[COMMERCIAL 1 ZONE \(C1Z\)](#)

[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)



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

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

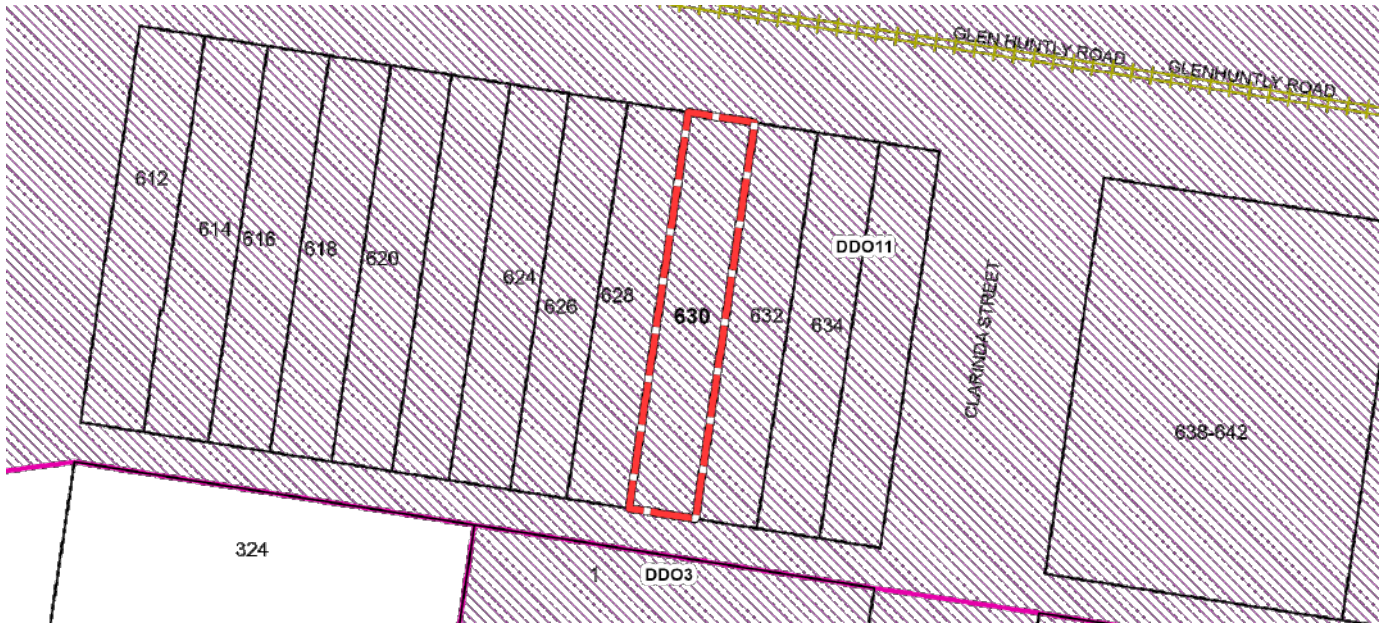
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11 (DDO11)



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

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

PARKING OVERLAY (PO)

PARKING OVERLAY - PRECINCT 2-3 SCHEDULE (PO2-3)



PO - Parking Overlay **Tram line**

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

PLANNING PROPERTY REPORT

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[NEIGHBOURHOOD CHARACTER OVERLAY \(NCO\)](#)



Further Planning Information

Planning scheme data last updated on 26 October 2023.

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

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

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

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

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

PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](http://Native%20vegetation%20(environment.vic.gov.au)) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](http://NatureKit%20(environment.vic.gov.au))

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

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PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

977283

APPLICANT'S NAME & ADDRESS

CORNWALLS C/- INFOTRACK (AFFINITY RC) C/- LANDATA
MELBOURNE

VENDOR

GLEN630 PTY LTD

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

356066

This certificate is issued for:

LOT 1 PLAN LP30346 ALSO KNOWN AS 630 GLEN HUNTLY ROAD CAULFIELD SOUTH
GLEN EIRA CITY

The land is covered by the:

GLEN EIRA PLANNING SCHEME

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

The land:

- is included in a COMMERCIAL 1 ZONE
- is within a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11
- and a PARKING OVERLAY - PRECINCT 2-3

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

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:

<http://vhd.heritage.vic.gov.au/>

31 October 2023

Sonya Kilkenny
Minister for Planning

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

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

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

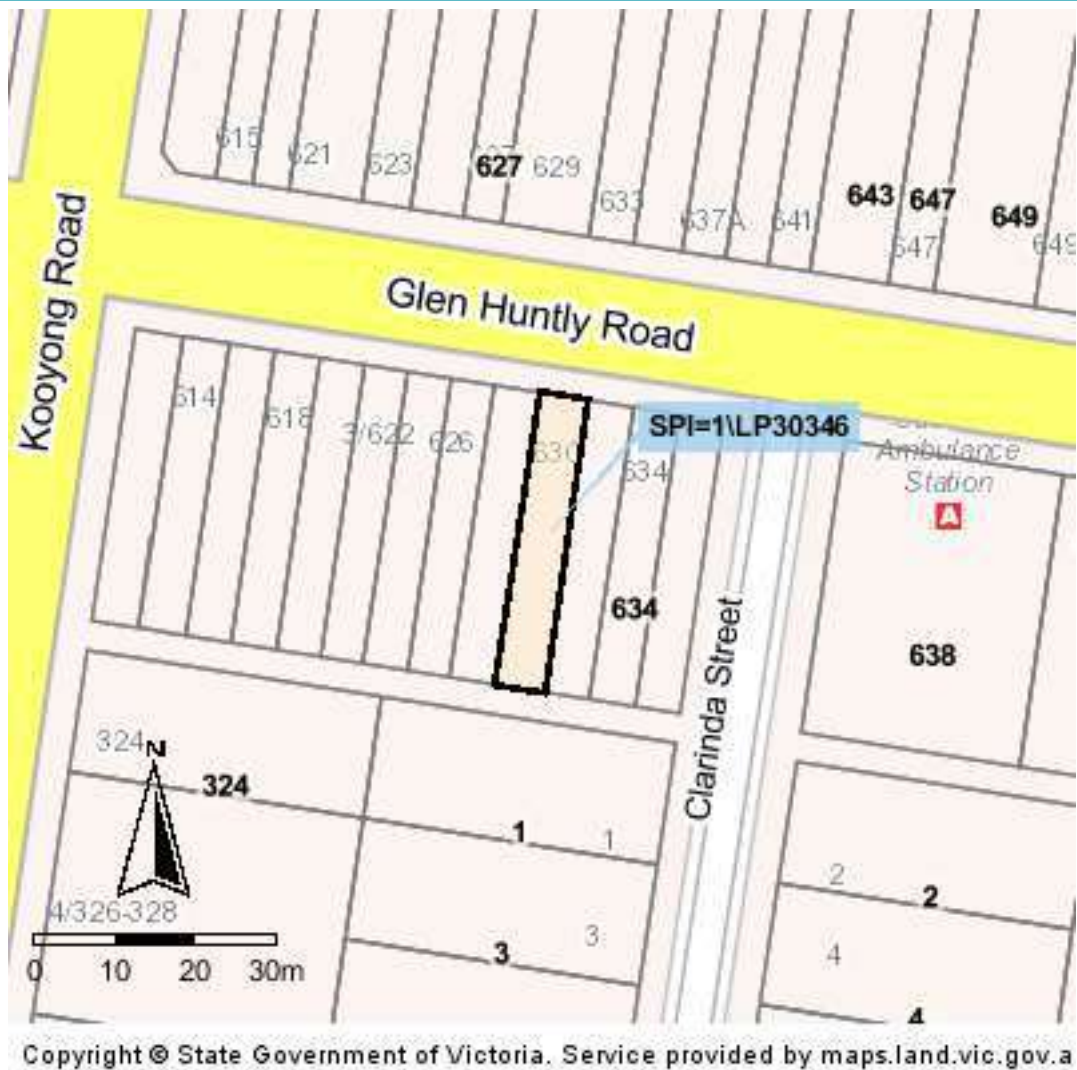
LANDATA@
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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

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

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

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



Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

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

PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 31 October 2023 01:26 PM

PROPERTY DETAILS

Address: **632 GLEN HUNTLY ROAD CAULFIELD SOUTH 3162**

Lot and Plan Number: **Lot 2 LP30346**

Standard Parcel Identifier (SPI): **2\LP30346**

Local Government Area (Council): **GLEN EIRA**

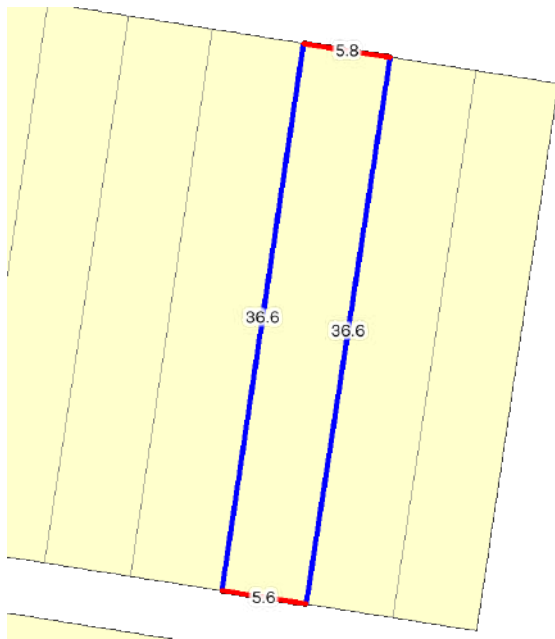
Council Property Number: **88231**

Directory Reference: **Melway 67 J4**

www.gleneira.vic.gov.au

SITE DIMENSIONS

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



Area: 209 sq. m

Perimeter: 85 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **UNITED ENERGY**

STATE ELECTORATES

Legislative Council: **SOUTHERN METROPOLITAN**

Legislative Assembly: **CAULFIELD**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

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

PROPERTY REPORT



Environment,
Land, Water
and Planning

Area Map



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 31 October 2023 01:23 PM

PROPERTY DETAILS

Address: **632 GLEN HUNTLY ROAD CAULFIELD SOUTH 3162**
 Lot and Plan Number: **Lot 2 LP30346**
 Standard Parcel Identifier (SPI): **2\LP30346**
 Local Government Area (Council): **GLEN EIRA**
 Council Property Number: **88231**
 Planning Scheme: **Glen Eira**
 Directory Reference: **Melway 67 J4**

www.gleneira.vic.gov.au

[Planning Scheme - Glen Eira](#)

UTILITIES

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

STATE ELECTORATES

Legislative Council: **SOUTHERN METROPOLITAN**
 Legislative Assembly: **CAULFIELD**

OTHER

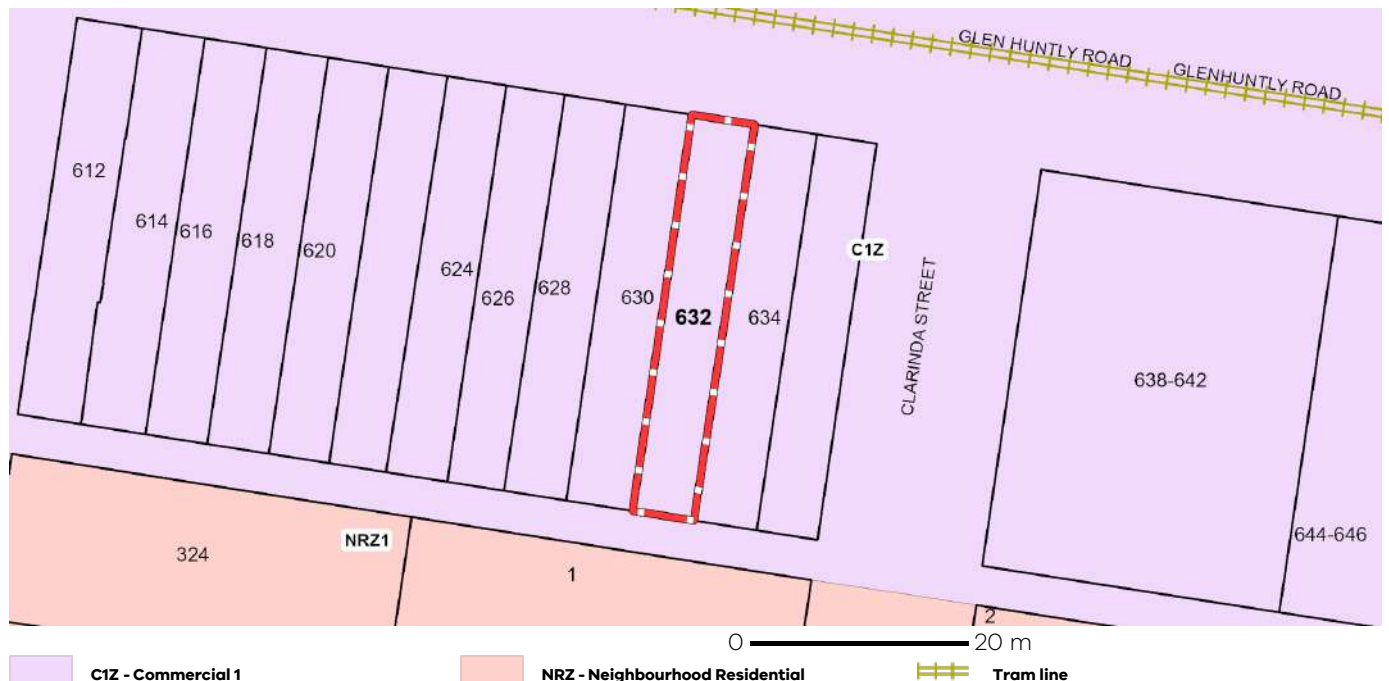
Registered Aboriginal Party: **Bunurong Land Council Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[COMMERCIAL 1 ZONE \(C1Z\)](#)

[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)



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

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

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

PLANNING PROPERTY REPORT: 632 GLEN HUNTLY ROAD CAULFIELD SOUTH 3162

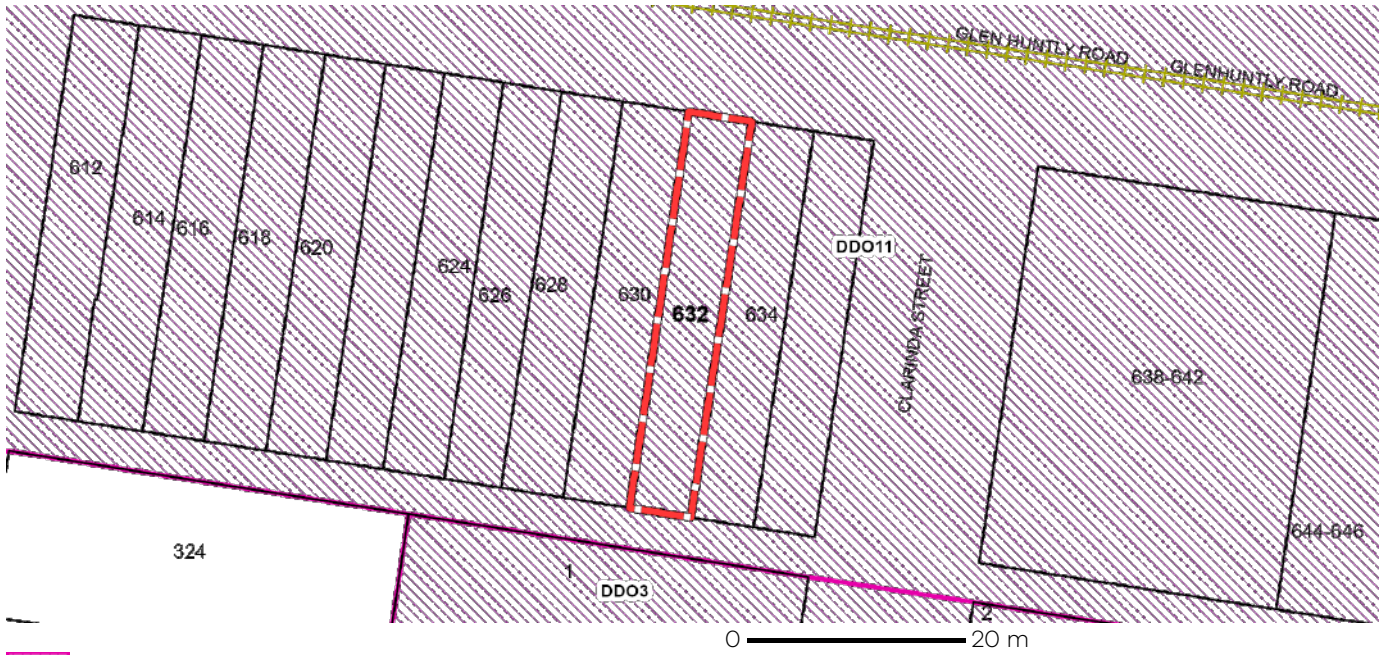
Page 1 of 4

PLANNING PROPERTY REPORT

Planning Overlays

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

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11 \(DDO11\)](#)



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

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

[PARKING OVERLAY \(PO\)](#)

[PARKING OVERLAY - PRECINCT 2-3 SCHEDULE \(PO2-3\)](#)



PO - Parking Overlay **Tram line**

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

PLANNING PROPERTY REPORT



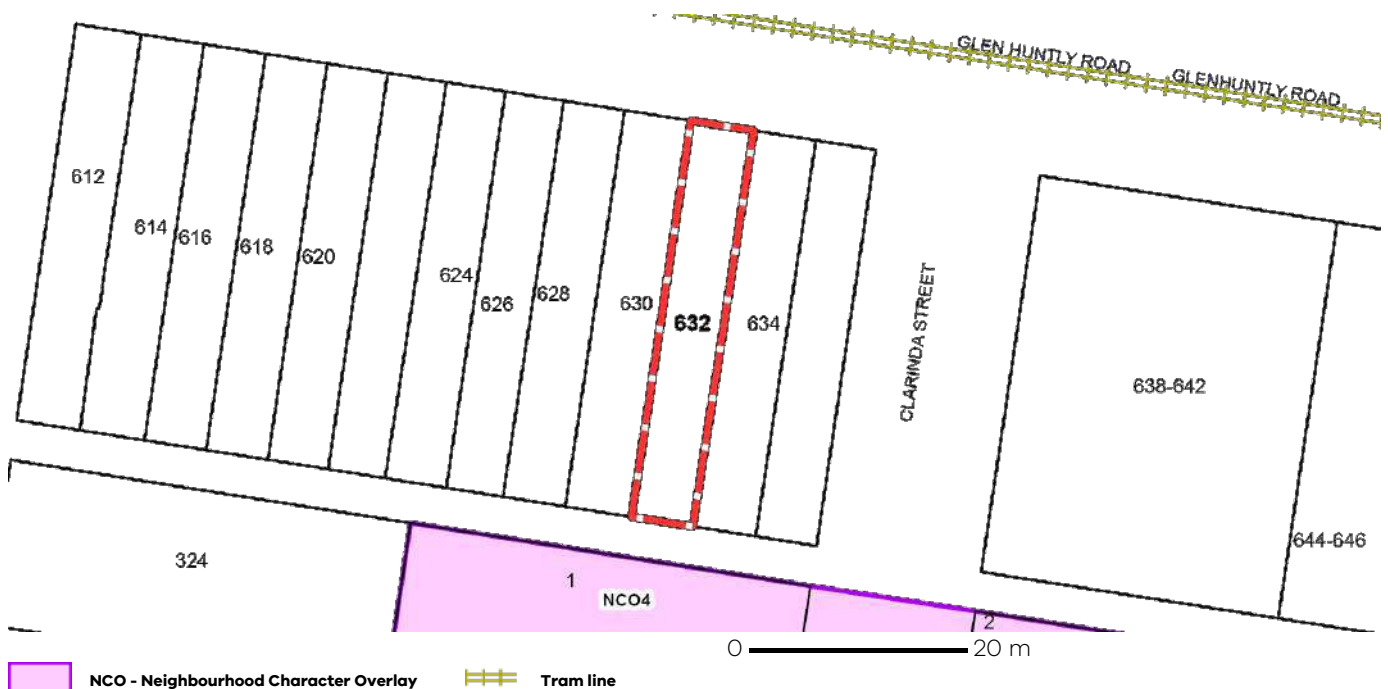
Environment,
Land, Water
and Planning

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

NEIGHBOURHOOD CHARACTER OVERLAY (NCO)



 NCO - Neighbourhood Character Overlay  Tram line

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

Further Planning Information

Planning scheme data last updated on 26 October 2023.

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

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

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

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

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

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PLANNING PROPERTY REPORT: 632 GLEN HUNTLY ROAD CAULFIELD SOUTH 3162

Page 3 of 4

PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

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

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

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

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

977293

APPLICANT'S NAME & ADDRESS

CORNWALLS C/- INFOTRACK (AFFINITY RC) C/- LANDATA
MELBOURNE

VENDOR

GLEN630 PTY LTD

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

356066

This certificate is issued for:

LOT 2 PLAN LP30346 ALSO KNOWN AS 632 GLEN HUNTLY ROAD CAULFIELD SOUTH
GLEN EIRA CITY

The land is covered by the:

GLEN EIRA PLANNING SCHEME

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

The land:

- is included in a COMMERCIAL 1 ZONE
- is within a PARKING OVERLAY - PRECINCT 2-3
- and a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11

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

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:

<http://vhd.heritage.vic.gov.au/>

31 October 2023

Sonya Kilkenny
Minister for Planning

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

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

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

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

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

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

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Choose the authoritative Planning Certificate

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ROADS PROPERTY CERTIFICATE

The search results are as follows:

Cornwalls C/- InfoTrack (Affinity RC)
475-495 Victoria Avenue
CHATSWOOD 2067
AUSTRALIA

Client Reference: 356066

NO PROPOSALS. As at the 31th October 2023, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

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

630 GLEN HUNTLY ROAD, CAULFIELD SOUTH 3162
CITY OF GLEN EIRA

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

Date of issue: 31th October 2023

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 70744157 - 70744157123329 '356066'



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

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Date of issue: 31th October 2023

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 70744792 - 70744792130450 '356066'

Extract of EPA Priority Site Register

Page 1 of 2

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PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 632 GLEN HUNTLY ROAD

SUBURB: CAULFIELD SOUTH

MUNICIPALITY: GLEN EIRA

MAP REFERENCES: Melways 40th Edition, Street Directory, Map 67 Reference K4
Melways 40th Edition, Street Directory, Map 67 Reference J4

DATE OF SEARCH: 31st October 2023

PRIORITY SITES REGISTER REPORT:

A search of the Priority Sites Register for the above map references, corresponding to the address given above, has indicated that this site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register at the above date.

IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER:

You should be aware that the Priority Sites Register lists only those sites for which:

Priority Sites are sites for which EPA has issued a:

- Clean Up Notice pursuant to section 62A) of the Environment Protection Act 1970
- Pollution Abatement Notice pursuant to section 31A or 31B (relevant to land and/or groundwater) of the Environment Protection Act 1970
- Environment Action Notice pursuant to Section 274 of the Environment Protection Act 2017
- Site Management Order (related to land and groundwater) pursuant to Section 275 of the Environment Protection Act 2017
- Improvement Notice (related to land and groundwater) pursuant to Section 271 of the Environment Protection Act 2017
- Prohibition Notices (related to land and groundwater) pursuant to Section 272 of the Environment Protection Act 2017 on the occupier or controller of the site to require active management of these sites, or where EPA believes it is in the community interest to be notified of a potential contaminated site and this cannot be communicated by any other legislative means. Sites are removed from the Priority Sites Register once all conditions of a Notice have been complied with.

The Priority Sites Register does not list all sites known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register. Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA may not be aware of the presence of contamination. EPA has published information advising of potential contaminating land uses. Council and other planning authorities hold information about previous land uses, and it is advisable that such sources of information should also be consulted.

[Extract of Priority Sites Register] # 70744792 - 70744792130450
'356066'



Extract of EPA Priority Site Register

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

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For sites listed on the Priority Sites Register, a copy of the relevant Notice, detailing the reasons for issue of the Notice, and management requirements, is available on request from EPA through the contact centre (details below). For more information relating to the Priority Sites Register, refer to the EPA website at: <https://www.epa.vic.gov.au/for-community/environmental-information/land-groundwater-pollution/priority-sites-register>

Environment Protection Authority Victoria
200 Victoria Street
Carlton VIC 3053
1300 EPA VIC (1300 372 842)

Extract of EPA Priority Site Register

Page 1 of 2

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

PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 630 GLEN HUNTLY ROAD
SUBURB: CAULFIELD SOUTH
MUNICIPALITY: GLEN EIRA
MAP REFERENCES: Melways 40th Edition, Street Directory, Map 67 Reference J4
DATE OF SEARCH: 31st October 2023

PRIORITY SITES REGISTER REPORT:

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The Environment Protection Authority does not warrant the accuracy or completeness

[Extract of Priority Sites Register] # 70744157 - 70744157123329
'356066'



Extract of EPA Priority Site Register

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

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Environment Protection Authority Victoria
200 Victoria Street
Carlton VIC 3053
1300 EPA VIC (1300 372 842)



CERTIFICATE

Pursuant to Section 58 of the *Heritage Act 2017*

**Cornwalls C/- InfoTrack (Affinity RC)
475-495 Victoria Avenue
CHATSWOOD 2067**

**CERTIFICATE NO:
70744157**

**PROPERTY ADDRESS:
630 GLEN HUNTLY ROAD
CAULFIELD SOUTH**

**PARCEL DESCRIPTION:
Lot 1 LP30346**

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



CERTIFICATE

Pursuant to Section 58 of the *Heritage Act 2017*

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

Executive Director

DATED: 01/11/2023

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



CERTIFICATE

Pursuant to Section 58 of the *Heritage Act 2017*

**Cornwalls C/- InfoTrack (Affinity RC)
475-495 Victoria Avenue
CHATSWOOD 2067**

**CERTIFICATE NO:
70744792**

**PROPERTY ADDRESS:
632 GLEN HUNTLY ROAD
CAULFIELD SOUTH**

**PARCEL DESCRIPTION:
Lot 2 LP30346**

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



CERTIFICATE

Pursuant to Section 58 of the *Heritage Act 2017*

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

Executive Director

DATED: 01/11/2023

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

Model rules for an owners corporation

1. Health, safety and security

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

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

1.2 Storage of flammable liquids and other dangerous substances and materials

(1) Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.

(2) This rule does not apply to—

(a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or

(b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

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

1.4 Smoke penetration

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

1.5 Fire safety information

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

2. Committees and sub-committees

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

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

3. Management and administration

3.1 Metering of services and apportionment of costs of services

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

4. Use of common property

4.1 Use of common property

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

4.2 Vehicles and parking on common property

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

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

4.3 Damage to common property

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

5. Lots

5.1 Change of use of lots

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

Example

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

5.2 External appearance of lots

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

5.3 Requiring notice to the owners corporation of renovations to lots

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

6. Behaviour of persons

6.1 Behaviour of owners, occupiers and invitees on common property

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

6.2 Noise and other nuisance control

(1) An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.

(2) Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

7. Dispute resolution

(1) The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.

(2) The party making the complaint must prepare a written statement in the approved form.

(3) If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.

(4) If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.

(5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 14 working days after the dispute comes to the attention of all the parties.

(5A) A meeting under subrule (5) may be held in person or by teleconferencing, including by videoconference.

(6) A party to the dispute may appoint a person to act or appear on the party's behalf at the meeting.

(6A) Subject to subrule (6B), the grievance committee may elect to obtain expert evidence to assist with the resolution of the dispute.

(6B) The grievance committee may obtain expert evidence to assist with the resolution of a dispute if the owners corporation or the parties to the dispute agree in writing to pay for the cost of obtaining that expert evidence.

(7) If the dispute is not resolved, the grievance committee or owners corporation must notify each party of the party's right to take further action under Part 10 of the *Owners Corporations Act 2006*.

(8) This process is separate from and does not limit any further action under Part 10 of the *Owners Corporations Act 2006*.



GLEN EIRA
CITY COUNCIL

BENTLEIGH
BENTLEIGH EAST
BRIGHTON EAST
CARNEGIE
CAULFIELD
ELSTERNWICK
GARDENVALE
GLEN HUNTLY
MCKINNON
MURRUMBEENA
ORMOND
ST KILDA EAST

Enquiries to: Jayson Tran
Phone: 9524 3862
Email: JTran@gleneira.vic.gov.au

30 July 2020

Clarke Planning
11 Stewart Street
YARRAVILLE VIC 3013

Dear Sir/Madam

Planning Permit #GE/PP-31742/2018/A

Property: 630-632 GLEN HUNTLY ROAD CAULFIELD SOUTH VIC 3162

Proposal: EXISTING PERMIT ALLOWS: BUILDING AND WORKS FOR THE CONSTRUCTION OF A FIVE STOREY BUILDING

PROPOSED AMENDMENTS: DELETE CONDITION 1(N) (III) WHICH REQUIRES: NO LESS THAN TWO WAITING SPACES TO BE PROVIDED ON THE GROUND FLOOR LEVEL TO REDUCE POTENTIAL QUEUING FOR THE OPERATION OF THE PARKING SYSTEM

We have recently been in contact regarding your planning permit.

I confirm the following amendments are now approved:

1. Delete Condition 1(n) (iii) which requires:
No less than two waiting spaces to be provided on the ground floor level to reduce potential queuing for the operation of the parking system

Additionally, your amended plans have also been approved. A list below outlines exactly what has been considered and approved.

The following plans are approved:

- The plans identified as END1 to END11, Revision 2, Prepared by Ecoconstruct Design Pty Ltd and submitted 6 May 2020 showing the following requirements of Condition 1:
 - (a) Deletion of the feature porch over the north-facing balconies on the first and second floor levels;
 - (b) The front façade (north elevation) to be modified to allow a suitable architectural feature to create a continuous two-storey street presentation to reflect the existing two-storey street wall character and vertical architectural elements;
 - (c) A schedule of construction materials, external finishes and colours including all external walls, roof, fascias, window frames and external doors and paving;

GLEN EIRA CITY COUNCIL
CORNER GLEN EIRA AND HAWTHORN ROADS, CAULFIELD, VIC
PO BOX 42, CAULFIELD SOUTH 3162

ABN 65 952 882 314 • P 03 9524 3333 • F 03 9523 0339
NATIONAL RELAY SERVICE TTY 13 36 77 • SPEAK AND LISTEN 1300 555 727
INTERNET-RELAY.NRSCALL.GOV.AU THEN ENTER 03 9524 3333 • MAIL@GLEN EIRA.VIC.GOV.AU
GLENEIRA.VIC.GOV.AU

- (d) Deletion of the ground floor angled walls on the eastern and western boundaries to the south of the gate to the car stackers;
- (e) Reduction in the number of apartments from 13 down to 11 and modified setbacks generally in accordance with the following:
 - i The first floor southern wall of Apartments 3 and 4 setback a minimum of 2.936m setback from the southern boundary;
 - ii The first floor balcony of Apartments 3 and 4 setback a minimum of 750mm from the southern boundary;
 - iii At level 2, Apartments 7 and 8 combined to create one apartment (shown as apartment 7) with a minimum of 5.0m from the southern boundary, with balcony setback a minimum of 3.0m from the southern boundary and provided in the southeast corner, generally as shown on the drawing by Econstruct no. TP4, Revision 2, "VCAT Mediation Plans" dated 7 March 2019;
 - iv At Level 3, the third floor southern wall of Apartment 11 (as shown on the advertised plans) setback a minimum of 5.0m from the southern boundary, with the balcony provided in the south-east corner and setback no less than 5.0m from the southern boundary; and
 - v At Level 4, deletion of Apartment 13 (as shown on the advertised plans) and southern wall of the remaining apartment setback a minimum 14.7m from the southern boundary, generally as shown on the drawing by Econstruct no. TP6, Revision 2, "VCAT Mediation Plans" dated 7 March 2019.
- (f) The first and second floor balconies facing the rear laneway to be screened with upward angled horizontal louvres on all sides so that they will have not more than 25% clear openings to a height of at least 1.7m above floor level to limit views toward the properties to the south, east and west;
- (g) 50% of the bedroom windows on each of the west and east facades to be screened to a height of 1.7m above the finished floor level at all levels;
- (h) Provision of upward angled horizontal louvres (minimum full window height) to south facing living room windows of Apartments 7 and 10 (apartment numbering as shown on VCAT Mediation Plans, by Econstruct Design, Revision 2 dated 7 March 2019) so that that they will have not more than 25% clear openings to limit views toward the properties to the south, east and west generally as shown on drawing TP10 Revision 2 dated 7 March 2019 by Econstruct Design;

- (i) The cantilever verandah provided across the frontage over the footpath to be set back no less than 750mm from the kerb and have a clearance of 3m above the level of the footpath;
- (j) The location of any substation/services/metres/ firefighting equipment to be clearly shown on the plans (to have limited visibility from the streetscape) and be accommodated fully within title boundary. Any on-site substation must not be located in the front setbacks and must not reduce any open space for each apartment;
- (k) A height clearance of 4m to be provided between the ground floor and the first floor clear of any supports or columns;
- (l) A minimum usable platform width of 2.5m to be provided for each car spaces;
- (m) A separation wall or fence to be provided between the car stacker system and pedestrian path to ensure pedestrian safety; and
- (n) The car parking allocation reconfigured to include no less than 16 spaces including:
 - i Not less than one car space for each one or two bedroom apartment;
 - ii Not less than two car spaces for each three or more bedroom apartment;
 - iv Not less than two car spaces for the shop.

From now on, the endorsed plans attached are the plans referred to in Condition No. 2 of the permit. Your copy of the amended permit is enclosed. Please note there are no changes to the timeframes on your planning permit.

If you have any queries in relation to this matter, please contact Urban Planning on 9524 3333.

All the best

30/07/2020

X 

Signed by: Brooke Mathews

per

JAYSON TRAN

STUDENT PLANNER



PLANNING PERMIT
GLEN EIRA PLANNING SCHEME
RESPONSIBLE AUTHORITY: GLEN EIRA CITY COUNCIL

PLANNING PERMIT NUMBER: GE/PP-31742/2018/A

PLANNING PERMIT NUMBER:	GE/PP-31742/2018/A
ADDRESS OF THE LAND:	630-632 Glen Huntly Road CAULFIELD SOUTH VIC 3162
THE PERMIT ALLOWS:	Construction of a five-storey building comprising a shop and dwellings and reduction of car parking associated with the shop in accordance with the endorsed plans.

This Permit was issued at the direction of the Victorian Civil and Administrative Tribunal pursuant to Section 85(1)(b) of the Planning and Environment Act 1987 on 25 March 2019

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- 1 Before the commencement of the development, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must generally accord with the plans submitted with the application and advertised in August 2018 [*identified as TP1 to TP7 and TP15 to TP17 (Rev 12), prepared by Ecostruct Design Pty Ltd, dated 16/06/2018*] but modified to show:
- (a) Deletion of the feature porch over the north-facing balconies on the first and second floor levels;
 - (b) The front façade (north elevation) to be modified to allow a suitable architectural feature to create a continuous two-storey street presentation to reflect the existing two-storey street wall character and vertical architectural elements;
 - (c) A schedule of construction materials, external finishes and colours including all external walls, roof, fascias, window frames and external doors and paving;
 - (d) Deletion of the ground floor angled walls on the eastern and western boundaries to the south of the gate to the car stackers;
 - (e) Reduction in the number of apartments from 13 down to 11 and modified setbacks generally in accordance with the following:
 - i The first floor southern wall of Apartments 3 and 4 setback a minimum of 2.936m setback from the southern boundary;
 - ii The first floor balcony of Apartments 3 and 4 setback a minimum of 750mm from the southern boundary;
 - iii At level 2, Apartments 7 and 8 combined to create one apartment (shown as apartment 7) with a minimum of 5.0m from the southern boundary, with balcony setback a minimum of 3.0m from the southern boundary and provided in the southeast corner, generally as shown on the drawing by Econstruct no. TP4, Revision 2, "VCAT Mediation Plans" dated 7 March 2019;

DATE ISSUED:
25 March 2019

**SIGNATURE FOR THE
RESPONSIBLE AUTHORITY**



PLANNING PERMIT
GLEN EIRA PLANNING SCHEME
RESPONSIBLE AUTHORITY: GLEN EIRA CITY COUNCIL

PLANNING PERMIT NUMBER: GE/PP-31742/2018/A

- iv At Level 3, the third floor southern wall of Apartment 11 (as shown on the advertised plans) setback a minimum of 5.0m from the southern boundary, with the balcony provided in the south-east corner and setback no less than 5.0m from the southern boundary; and
 - v At Level 4, deletion of Apartment 13 (as shown on the advertised plans) and southern wall of the remaining apartment setback a minimum 14.7m from the southern boundary, generally as shown on the drawing by Econstruct no. TP6, Revision 2, "VCAT Mediation Plans" dated 7 March 2019.
- (f) The first and second floor balconies facing the rear laneway to be screened with upward angled horizontal louvres on all sides so that they will have not more than 25% clear openings to a height of at least 1.7m above floor level to limit views toward the properties to the south, east and west;
- (g) 50% of the bedroom windows on each of the west and east facades to be screened to a height of 1.7m above the finished floor level at all levels;
- (h) Provision of upward angled horizontal louvres (minimum full window height) to south facing living room windows of Apartments 7 and 10 (apartment numbering as shown on VCAT Mediation Plans, by Econstruct Design, Revision 2 dated 7 March 2019) so that that they will have not more than 25% clear openings to limit views toward the properties to the south, east and west generally as shown on drawing TP10 Revision 2 dated 7 March 2019 by Econstruct Design;
- (i) The cantilever verandah provided across the frontage over the footpath to be set back no less than 750mm from the kerb and have a clearance of 3m above the level of the footpath;
- (j) The location of any substation/services/metres/ firefighting equipment to be clearly shown on the plans (to have limited visibility from the streetscape) and be accommodated fully within title boundary. Any on-site substation must not be located in the front setbacks and must not reduce any open space for each apartment;
- (k) A height clearance of 4m to be provided between the ground floor and the first floor clear of any supports or columns;
- (l) A minimum usable platform width of 2.5m to be provided for each car spaces;
- (m) A separation wall or fence to be provided between the car stacker system and pedestrian path to ensure pedestrian safety; and
- (n) The car parking allocation reconfigured to include no less than 16 spaces including:
- i Not less than one car space for each one or two bedroom apartment;
 - ii Not less than two car spaces for each three or more bedroom apartment;
 - iii ...deleted...

DATE ISSUED:
25 March 2019

SIGNATURE FOR THE
RESPONSIBLE AUTHORITY



PLANNING PERMIT
GLEN EIRA PLANNING SCHEME
RESPONSIBLE AUTHORITY: GLEN EIRA CITY COUNCIL

PLANNING PERMIT NUMBER: GE/PP-31742/2018/A

- iv Not less than two car spaces for the shop.

When approved, the plans will be endorsed and will then form part of this Permit.

Layout not to be altered

- 2 The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.

Privacy Screen

- 3 The first and second floor balconies facing the rear laneway to be screened with horizontal upward angled louvres on all sides so that they will have not more than 25% clear openings to a height of at least 1.7m above floor level to limit views toward the properties to the south, east and west.

Confirmation for Car Stacker Pit

- 4 Prior to the completion of the car stacker pit, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the pit has been constructed in accordance with the endorsed plans (prior to the construction of the levels above being commenced).

Construction over Easement

- 5 No buildings or works are to be constructed over any easement or other restriction on the land or any sewers, drains, pipes, wires or cables under the control of a public authority without the prior written consent of the relevant authority and the Responsible Authority.

Management Plans

- 6 Before the occupation of the development, the permit holder must prepare and have approved in writing by the Responsible Authority an updated Waste Management Plan (WMP) for the site with respect to the collection and disposal of waste and recyclables associated with the proposed uses on the site to the satisfaction of the Responsible Authority. The WMP must provide for the following:
- (a) The collection of waste associated with the uses on the land, including the provision of bulk waste collection bins or approved alternative, recycling bins, the storage of other refuse and solid wastes in bins or receptacles within suitable screened and accessible areas to the satisfaction of the Responsible Authority. Commercial waste bins being placed or allowed to remain not in view of the public, and receptacles not emitting any adverse odours.

DATE ISSUED:
25 March 2019

**SIGNATURE FOR THE
 RESPONSIBLE AUTHORITY**



PLANNING PERMIT
GLEN EIRA PLANNING SCHEME
RESPONSIBLE AUTHORITY: GLEN EIRA CITY COUNCIL

PLANNING PERMIT NUMBER: GE/PP-31742/2018/A

- (b) Designation of methods of collection including the need to provide for private services. This method must incorporate recycling services and must comply with the relevant EPA noise guideline relating to the time of collection.
- (c) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.
- (d) Details for best practice waste management once operating.

Once approved, the WMP will form part of this permit and must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

- 7 Before the development starts including demolition and excavation, the owner must submit a Construction Management Plan (CMP) to the Responsible Authority for approval. No works including demolition and excavation are permitted to occur until the Plan has been approved in writing by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must be to the satisfaction of the Responsible Authority and must provide details of the following:

- (a) Delivery and unloading points and expected frequency;
- (b) Truck haulage routes, circulation spaces and queuing lanes;
- (c) Details of how traffic and safe pedestrian access will be managed. These must be in the form of a Traffic Management Plan designed by a suitably qualified traffic practitioner;
- (d) A liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
- (e) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- (f) Any requirements outlined within this permit as required by the relevant referral authorities;
- (g) Hours for construction activity in accordance with any other condition of this permit;
- (h) Measures to control noise, dust, water and sediment laden runoff;
- (i) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan; and
- (j) Any construction lighting to be baffled to minimise intrusion on adjoining lots.

Once approved, the CMP will form part of this permit and must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

DATE ISSUED:
25 March 2019

**SIGNATURE FOR THE
RESPONSIBLE AUTHORITY**



PLANNING PERMIT
GLEN EIRA PLANNING SCHEME
RESPONSIBLE AUTHORITY: GLEN EIRA CITY COUNCIL

PLANNING PERMIT NUMBER: GE/PP-31742/2018/A

- 8 Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority, a car stacker system management plan including but not limited to the following:
- (a) Allocation of car spaces according to vehicle size and type;
 - (b) Ongoing maintenance of the car stacker system;
 - (c) Instructions to owners/occupiers about the operation of the car stacker system;
 - (d) Details informing users of vehicle waiting bays to limit queuing impacts in the laneway; and
 - (e) Communicating to prospective residents about the availability of car stacker spaces and sizes.

Once approved this document must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

Car Parking

- 9 Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
- (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all weather sealcoat;
 - (d) drained;
 - (e) line-marked to indicate each car space and all access lanes;
 - (f) clearly marked to show the direction of traffic along the access lanes and driveways;
- to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.

- 10 External lighting of the areas set aside for car parking, access lanes and driveways must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.
- 11 The mechanical car stackers must be maintained by the Owner's Corporation in a good working order and be permanently available for the parking of vehicles in accordance with their purpose to the satisfaction of the Responsible Authority. Should no Owner's Corporation be established, then the lot owner must bear responsibility for ongoing maintenance of the car stacker.

DATE ISSUED:
25 March 2019

**SIGNATURE FOR THE
RESPONSIBLE AUTHORITY**



PLANNING PERMIT
GLEN EIRA PLANNING SCHEME
RESPONSIBLE AUTHORITY: GLEN EIRA CITY COUNCIL

PLANNING PERMIT NUMBER: GE/PP-31742/2018/A

General

- 12 All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
- 13 No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building/s without the prior written consent of the Responsible Authority.
- 14 Before the development is occupied, the provision and design of bicycle parking and associated facilities must comply with Clause 52.34 of the Glen Eira Planning Scheme and AS2890.3-1993 (including the type, location, layout, access paths, signage) or otherwise to the satisfaction of the Responsible Authority.
- 15 During the construction of the building allowed by this permit, the laneway adjacent to the subject land must be kept free of parked or standing vehicles or any other obstruction, including building materials, equipment and the like, so as to maintain free vehicular passage to abutting benefiting properties at all times, unless otherwise allowed with the written consent of the Responsible Authority.
- 16 Prior to the occupation of the development, the walls on the boundary of adjoining properties must be cleaned and finished in a manner to the satisfaction of the Responsible Authority. Painted or bagged walls must be finished to a uniform standard and unpainted or unrendered walls must have all excess mortar removed.
- 17 The amenity of the area must not be adversely affected by the use or development as a result of the:
- (a) Transport of materials, goods or commodities to or from the land; and/or
 - (b) Appearance of any building, works, stored goods or materials; and/or
 - (c) Emission of noise artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

In any other way, to the satisfaction of the Responsible Authority.

Permit Expiry

- 18 This Permit will expire if:
- (a) The development does not start within two (2) years from the date of this Permit; or
 - (b) The development is not completed within four (4) years of the date of this Permit.

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date if the use/development has not commenced.

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25 March 2019

**SIGNATURE FOR THE
RESPONSIBLE AUTHORITY**



PLANNING PERMIT
GLEN EIRA PLANNING SCHEME
RESPONSIBLE AUTHORITY: GLEN EIRA CITY COUNCIL

PLANNING PERMIT NUMBER: GE/PP-31742/2018/A

If the development has commenced, the Responsible Authority may extend the time referred to if a request is made in writing within twelve (12) months of the expiry date.

Conditions End

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Description of amendment	Name of authority that approved the amendment
30 July 2020	<ul style="list-style-type: none"> Deletion of Condition 1(n) iii. 	Glen Eira City Council

NOTES: (*The following notes are for information only and do not constitute part of this permit or conditions of this permit*)

Notes:

- A. Residents of the apartments allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).
- B. The amendments specified in Condition 1 of this Permit and any additional modifications which are “necessary or consequential” are those that will be assessed by Council when plans are lodged to satisfy that condition. Any “necessary or consequential” amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.
- If other modifications are proposed, they must be identified and be of a nature that an application for amendment of permit may be lodged under Section 72 of the Planning and Environment Act 1987. An amendment application is subject to the procedures set out in Section 73 of the Planning and Environment Act 1987.
- C. This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.
- D. This Planning Permit represents the Planning approval for the development of the land. Side and rear boundary fences do not form part of this Planning approval. The approval for building on a “title boundary” enables the building to be sited precisely on the boundary (as determined by a licensed land surveyor) or within 200mm of the title boundary as per the definition in Clause 55.04-2 of the Glen Eira Planning Scheme. All matters relating to the boundary fences shall be in accordance with the provisions of the Fences Act 1968, i.e. Council will not deliberate on which option prevails but rather the permit holder and adjoining owners will need to cooperatively resolve which of the above outcomes is mutually acceptable.

DATE ISSUED:
25 March 2019

**SIGNATURE FOR THE
RESPONSIBLE AUTHORITY**



PLANNING PERMIT
GLEN EIRA PLANNING SCHEME
RESPONSIBLE AUTHORITY: GLEN EIRA CITY COUNCIL

PLANNING PERMIT NUMBER: GE/PP-31742/2018/A

- E. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- F. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- G. Consideration is required when installing domestic services (i.e – air conditioning units, heaters, pool pumps, water tanks and the like). The owner/occupier/permit holder/developer must take all reasonable and practicable measures in locating domestic services in position that reduce any amenity impact on adjoining properties. This includes selecting an appropriate installation position and enclosing the domestic service. Further information regarding noise from domestic services can be found in the Environmental Protection Act 1970.
- H. The permit holder/applicant/owner must provide a copy of the Planning Permit to any appointed Building Surveyor. It is the responsibility of the permit holder/applicant/owner and the Building Surveyor to ensure that the development approved by this Permit is consistent with any Building Permit approved and that all works are consistent with the endorsed plans approved under this Planning Permit.

Engineering Notes:

- I. All stormwater runoff must be connected to Council pit located in front of 612 Glen Huntly Road through an outfall drain. Outfall drain must be constructed at developers cost to Council standard. Detailed design must be submitted to Council for approval.
- J. No net increase in peak stormwater runoff in Council drainage network. Post development peak storm water discharge to Council drainage network must be maintained to the predevelopment level for 10 year ARI. Detailed plans and computations prepared by a registered consulting Civil Engineer should be submitted to Council for approval prior any construction works.
- K. Drainage associated with car stacker pit (seepage and groundwater are to be filtered to rain water clarity) must be discharged to the nearest underground Council Drain /Pit and not be discharged to the kerb and channel/rear laneway.
- L. Engineering Services encourage using of rainwater tanks for storage and reuse for toilet and irrigation purpose and or stormwater detention system.
- M. All on-site storm water is to be collected from the hard surface areas and must not be allowed to flow uncontrolled into adjoining properties and or rear laneway. The on-site drainage system must prevent discharge from driveway onto the footpath/rear laneway. Such a system may include either:
- trench grate (150mm minimum internal width) located within the property and/or;

DATE ISSUED:
25 March 2019

**SIGNATURE FOR THE
RESPONSIBLE AUTHORITY**



PLANNING PERMIT
GLEN EIRA PLANNING SCHEME
RESPONSIBLE AUTHORITY: GLEN EIRA CITY COUNCIL

PLANNING PERMIT NUMBER: GE/PP-31742/2018/A

- shaping the driveway so that water is collected in a grated pit on the property.
- N. Prior to the commencement of any demolition and/or building works, an Asset Protection Permit must be obtained from Council's Engineering Services Department.
- O. All relevant Engineering Permits must be obtained prior any works within the Road Reserve and or stormwater connection to Council drainage network.
- P. Any modifications, amendments or changes that could impact Council's infrastructure assets are to be discussed with the Engineering Services prior to issuing a planning permit.

DATE ISSUED: 25 March 2019	SIGNATURE FOR THE RESPONSIBLE AUTHORITY 
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PLANNING PERMIT

IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit, or
- if no date is specified, from:
 - (i) the date of the decision of the Victorian Civil & Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
 - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if: -
 - * the development or any stage of it does not start within the time specified in the permit, or
 - * the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - * the development or any stage is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan or subdivision or consolidation under the *Subdivision Act 1988*.
2. A permit for the use of land expires if -
 - * the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
 - * the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if -
 - * the development or any stage of it does not start within the time specified in the permit; or
 - * the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - * the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development, or
 - * the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 6A(2) of *the Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision -
 - * the use or development of any stage is to be taken to have started when the plan is certified; and
 - * the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under the permit before the expiry.

WHAT ABOUT APPEALS?

- * The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil & Administrative Tribunal, in which case no right of review exists.
- * An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- * An application for review is lodged with the Victorian Civil & Administrative Tribunal.
- * An application for review must be made on an Application for Review form which can be obtained from the Victorian Civil & Administrative Tribunal, and be accompanied by the applicable fee.
- * An application for review must state the grounds upon which it is based.
- * An application for review must also be served on the Responsible Authority.
- * Details about applications for review and the fees payable can be obtained from the Victorian Civil & Administrative Tribunal.
- * Application for review forms and guides are available at www.vcat.vic.gov.au , Ground Floor 55 King Street Melbourne or by contacting VCAT customer service on (03) 9628-9777.

(LAST PAGE OF PERMIT)



GLEN EIRA
CITY COUNCIL

BENTLEIGH
BENTLEIGH EAST
BRIGHTON EAST
CARNEGIE
CAULFIELD
ELSTERNWICK
GARDENVALE
GLEN HUNTLY
MCKINNON
MURRUMBEENA
ORMOND
ST KILDA EAST

Enquiries to: Catherine Zhou
Telephone No.: 9524 3357
Email: czhou@gleneira.vic.gov.au

15 February 2021

Clarke Planning
11 Stewart Street
YARRAVILLE VIC 3013

Dear Sir/Madam

Extension of time

Planning Permit No.: GE/PP-31742/2018/A

Enquiry No.: GE/EXT-3053/2021

Property: 630-632 GLEN HUNTLY ROAD CAULFIELD SOUTH VIC 3162

I refer to your request of 04/02/2021 seeking an extension of time for the above Planning Permit.

I advise that a 2-year extension of time has been approved.

The development must now commence by 25/03/2023 and be completed by 25/03/2025.

If you have any queries in relation to this matter, please contact the Urban Planning Department.

All the best

Catherine Zhou

Catherine Zhou
PRINCIPAL URBAN PLANNING



GLEN EIRA CITY COUNCIL
CORNER GLEN EIRA AND HAWTHORN ROADS, CAULFIELD, VIC
PO BOX 42, CAULFIELD SOUTH 3162

ABN 65 952 882 314 • P 03 9524 3333 • F 03 9523 0339
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ORMOND
ST KILDA EAST

Enquiries to: Nicky McNeilage
Phone: 9524 3333

19 April 2023

Goodison Surveying
Bernard Goodison
Level 1, 424 Bridge Road
RICHMOND VIC 3121

Dear Bernard,

Planning Permit # GE/PP-36096/2023
Land address: 630 Glen Huntly Road Caulfield South

Good news, your application for a planning permit to subdivide was successful. The permit is attached.

Please be advised however that this permit comes with conditions you're obliged to meet.

Helpful hints to consider

- Are you required to submit further documentation to comply with conditions? If so, upload your documents online via SPEAR
- The factsheet on the last page of the permit explains what you need to know about expiry dates and appeals

Council Officers would also like to draw your attention to Condition 7 of the Permit. Condition 7 states that a cash contribution equal to 8.3% of the value of the land must be paid to Council for open space in accordance with Clause 53.01 of the Glen Eira Planning Scheme. A valuation of the land will be provided to you when you are ready to make payment of this fee. Please submit a request in writing to Council Officers for the valuation, and please allow approximately two weeks for Council Officers to provide this valuation, and invoice, to you. Further please note that at least three business days are required to clear the payment of the public open space contribution fee.

Please note, this permit contains two mandatory state government telecommunication conditions. Due to the lengthy timeframes taken by telecommunication providers/networks to address these state government conditions (and sometimes suitably qualified people), it is advised that you contact a provider/network and suitably qualified person as soon as you receive your permit.

We aim to make this process efficient and understand you may have questions related to the documents; Urban Planning can be reached on 9524 3333 during office hours.

All the best,

Nicky McNeilage
Nicky McNeilage
PRINCIPAL URBAN PLANNER (SUBDIVISIONS)

GLEN EIRA CITY COUNCIL
CORNER GLEN EIRA AND HAWTHORN ROADS, CAULFIELD, VIC
PO BOX 42, CAULFIELD SOUTH 3162

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PLANNING PERMIT



GLEN EIRA
CITY COUNCIL

Planning scheme: Glen Eira Planning Scheme

Responsible authority: Glen Eira City Council

Permit number:	GE/PP-36096/2023
Address of the land:	630 Glen Huntly Road Caulfield South
The permit allows:	12 lot subdivision in accordance with the endorsed plans

The following conditions apply to this permit:

Amended plans

1. Before the Plan of Subdivision can be certified, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application, (identified as PS835866C, Version 4, Ref 17853, sheets 1-12 (inclusive), prepared by Goodison Surveying, undated), but modified to show:
 - (a) Lot boundaries and dimensions which are in accordance with the endorsed development plans forming part of Planning Permit GE/PP-31742/2018/A, or any further planning approval issued by the Responsible Authority.
 - (b) A carparking and storage layout, dimensions and allocation which is in accordance with the endorsed development plans forming part of Planning Permit GE/PP-31742/2018/A, or any further planning approval issued by the Responsible Authority.

When approved, the plans will be endorsed and will then form part of this Permit.

Public Works

2. Prior to the issue of a Statement of Compliance for this subdivision, the owner must complete all public works associated with Planning Permit GE/PP-31742/2018/A to the Responsible Authority's satisfaction, (or otherwise to the satisfaction of the Responsible Authority).

Note: Pursuant to Section 21(1) of the Subdivision Act 1988, the Responsible Authority is not obliged to issue a Statement of Compliance until after the Responsible Authority is satisfied that all requirements under Part 3 of the Subdivision Act 1988 and the Planning and Environment Act 1987 that relate to public works [as that term is defined in the Subdivision Act] have been met.

Layout Not Altered

3. The layout of the subdivision as shown on the endorsed plans must not be altered or modified except with the prior written consent of the Responsible Authority.

Signature for the responsible authority Nicky McNeillage
Principal Urban Planner (Subdivisions)
Date issued 19 April 2023

PLANNING PERMIT



GLEN EIRA
CITY COUNCIL

Planning scheme: Glen Eira Planning Scheme
Responsible authority: Glen Eira City Council

Expiry Provisions

4. This permit will expire if one of the following circumstances applies:
- The plan of subdivision is not certified within two years of the date of this permit.
 - The registration of the subdivision is not completed within five years from the date of certification of the plan of subdivision.

The Responsible Authority may extend the permit if a request is made in writing in accordance with Section 69 of *Planning and Environment Act 1987*.

Mandatory State Government Telecommunication Conditions

5. The owner of the land must enter into an agreement with:
- a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
6. Before the issue of a Statement of Compliance for any stage of the subdivision under the *Subdivision Act 1988*, the owner of the land must provide written confirmation from:
- a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
 - a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Public Open Space Contribution Fee

7. A cash contribution equal to 8.3% of the value of the land must be paid to Council for open space in accordance with Clause 53.01 of the Glen Eira Planning Scheme. This payment must be made before the issue of a Statement of Compliance. Council may vary the valuation in accordance with Section 19(5) of the Subdivision Act 1988.

Signature for the responsible authority Nicky McNeillage
Principal Urban Planner (Subdivisions)
Date issued 19 April 2023

PLANNING PERMIT



GLEN EIRA
CITY COUNCIL

Planning scheme: Glen Eira Planning Scheme
Responsible authority: Glen Eira City Council

Referral Authority Conditions

8. The applicant must enter into an agreement with United Energy for the extension, upgrading or rearrangement of the electricity supply to the lots on the plan of subdivision. A payment to cover such costs of such works will be required. *(Condition required by United Energy).*
9. The applicant must enter into an agreement with United Energy for a supply of electricity for the endorsed plan. *(Condition required by United Energy).*
10. The applicant must enter into an agreement with United Energy for the rearrangement of the existing electricity supply systems. *(Condition required by United Energy).*
11. Prior to the issue of a Statement of Compliance, United Energy requires the developer to establish a group meter box within the common property for any lot that touches common property and is affected by any owners corporation. *(Condition required by United Energy).*

The following permit notes are for information only and do not constitute part of this permit or conditions of this permit:

- Owners or Prospective owners
Section 12(2) of the Subdivision Act 1988 applies to all of the land in the plan of subdivision. Council recommends that you seek independent advice in order to understand how this Section of the Act may affect you, including what ongoing rights, obligations and/or limitations you may have as a consequence.
- The amendments specified in Condition 1 of this Permit and any additional modifications which are "necessary or consequential" are those that will be assessed by Council when plans are lodged to satisfy that condition. Any "necessary or consequential" amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.

If other modifications are proposed, they must be identified and be of a nature that an application for amendment of permit may be lodged under Section 72 of the Planning and Environment Act 1987. An amendment application is subject to the procedures set out in Section 73 of the Planning and Environment Act 1987.

- This Planning Permit represents the Planning approval for the subdivision of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.

Signature for the responsible authority Nicky McNeillage
Principal Urban Planner (Subdivisions)
Date issued 19 April 2023

PLANNING PERMIT



GLEN EIRA
CITY COUNCIL

Planning scheme: Glen Eira Planning Scheme
Responsible authority: Glen Eira City Council

- In order to satisfy the state government mandatory telecommunications conditions referred to in the above conditions, please refer to Amendment VC81 - Advisory Note 49.

This document was printed from SPEAR on: 19/04/2023 10:17 am.

Signature for the responsible authority *Nicky McNeillage*
Principal Urban Planner (Subdivisions)
Date issued 19 April 2023

PLANNING PERMIT



GLEN EIRA
CITY COUNCIL

Important information about this notice

What has been decided?

The responsible authority has issued a permit. (Note: This is not a permit granted under Division 5 or 6 of Part 4 of the *Planning and Environment Act 1987*).

Can the responsible authority amend this permit?

The responsible authority may amend this permit under Division 1A of Part 4 of the *Planning and Environment Act 1987*.

When does a permit begin?

A permit operates:

- from the date specified in the permit, or
- if no date is specified, from—
 - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
 - (ii) the date on which it was issued, in any other case.

When does a permit expire?

1. A permit for the development of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within five years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.
2. A permit for the use of land expires if—
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision—
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

What about reviews?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

Proposed Annual OC Budget Estimate

630 - 632 Glen Huntly Road Caulfield South

	OC 1		OC 2	
Professional Fees	Year One	Year Two	Year One	Year Two
Management Fees	\$ 3,120.00	\$ 3,229.20	\$ -	\$ -
Disbursements	\$ 924.00	\$ 956.34	\$ -	\$ -
OC Sign, OC Seal, Registrations, Rules	\$ 330.00	\$ -	\$ -	\$ -
Total Professional Fees	\$ 4,374.00	\$ 4,185.54	\$ -	\$ -
Insurance				
Insurance Policy	\$ 6,262.30	\$ 6,481.48	\$ -	\$ -
Total Insurance	\$ 6,262.30	\$ 6,481.48	\$ -	\$ -
ESM / Compliance				
Compliance Auditing	\$ 605.00	\$ 626.18	\$ -	\$ -
Fire Monitoring	\$ 2,300.00	\$ 2,380.50	\$ -	\$ -
Fire Equipment maintenance (incl. E&E test)	\$ 1,320.00	\$ 1,366.20	\$ -	\$ -
Mechanical ventilation inspection and testing	\$ 1,320.00	\$ 1,366.20	\$ -	\$ -
Anchor point certification	\$ 847.00	\$ 876.65	\$ -	\$ -
Lift Maintenance & SIM Connection	\$ 550.00	\$ 5,500.00	\$ -	\$ -
Total ESM / Compliance	\$ 6,942.00	\$ 12,115.72	\$ -	\$ -
Building Management Services				
Caretaking	\$2,750.00	\$ 2,846.25	\$ -	\$ -
Car stacker (twice yearly service)	\$0.00	\$ -	\$ 7,700.00	\$ 7,969.50
Waste	\$5,550.00	\$ 5,744.25	\$ -	\$ -
Total Building Management Services	\$ 8,300.00	\$ 8,590.50	\$ 7,700.00	\$ 7,969.50
Utilities				
Public light and power	\$ 4,900.00	\$ 5,071.50	\$ -	\$ -
Gas	\$ 660.00	\$ 683.10	\$ -	\$ -
Water	\$ 3,780.00	\$ 3,912.30	\$ -	\$ -
Total Utilities	\$ 9,340.00	\$ 9,666.90	\$ -	\$ -
Facilities Management (Non-ESM)				
Carpet steam cleaning	\$ 550.00	\$ 569.25	\$ -	\$ -
Pedestrian entrance door - service contracts	\$ 1,210.00	\$ 1,252.35	\$ -	\$ -
CCTV sim connection	\$ 550.00	\$ 569.25	\$ -	\$ -
Window and exterior building cleaning	\$ 1,100.00	\$ 1,138.50	\$ -	\$ -
Sump Pump Service	\$ 550.00	\$ 569.25	\$ -	\$ -
Vehicle entrance gate service	\$ 1,210.00	\$ 1,252.35	\$ -	\$ -
Total Facilities Management	\$ 5,170.00	\$ 5,350.95	\$ -	\$ -
General Expenses				
Repairs, replacement and general expenses	\$ 3,500.00	\$ 3,622.50	\$ -	\$ -
Total General Expenses	\$ 3,500.00	\$ 3,622.50	\$ -	\$ -
Total Administration Budget	\$ 43,888.30	\$ 50,013.59	\$ 7,700.00	\$ 7,969.50

**Proposed Annual OC Budget Estimate Owners
Corporation 1 Lot Liability**

630 - 632 Glen Huntly Road Caulfield South

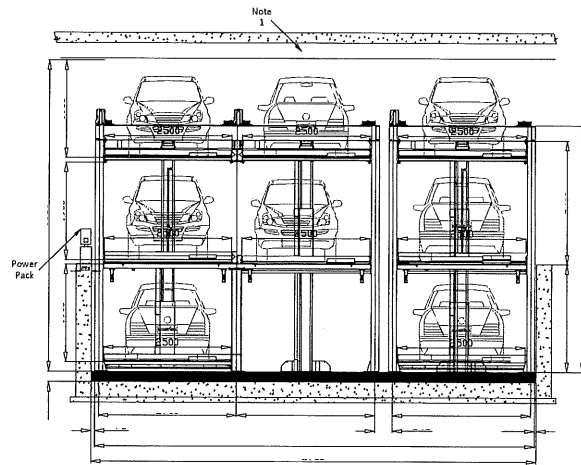
OC1			
Lots	OC1 Liability	Year 1	Year 2
1	83	\$3,643	\$4,151
2	84	\$3,687	\$4,201
3	79	\$3,467	\$3,951
4	66	\$2,897	\$3,301
5	83	\$3,643	\$4,151
6	85	\$3,731	\$4,251
7	102	\$4,477	\$5,101
8	74	\$3,248	\$3,701
9	88	\$3,862	\$4,401
10	76	\$3,336	\$3,801
11	122	\$5,354	\$6,102
C1	58	\$2,546	\$2,901
Total	1000	\$43,888	\$50,014

**Proposed Annual OC Budget Estimate Owners
Corporation 2 Lot Liability**

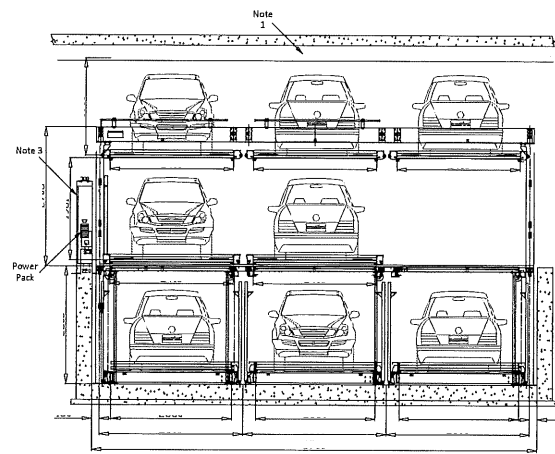
630 - 632 Glen Huntly Road Caulfield South

OC2			
Lots	OC2 Liability	Year 1	Year 2
1	10	\$513	\$531
2	10	\$513	\$531
3	10	\$513	\$531
4	10	\$513	\$531
5	10	\$513	\$531
6	10	\$513	\$531
7	20	\$1,027	\$1,063
8	10	\$513	\$531
9	10	\$513	\$531
10	10	\$513	\$531
11	20	\$1,027	\$1,063
C1	20	\$1,027	\$1,063
Total	150	\$7,700	\$7,970

DP-1+2SL 2.1



DP-1+2SLDT 2.1





Nicholas O'Donohue and Co.
Where Law Works

Deed of Appointment

Address: Level 36, 140 William Street Melbourne Vic 3000

Mail: GPO Box 4596 Melbourne Vic 3001

Tel.: +61 3 9607 8100

Our Ref: KC:AB:Glen630

Deed of Appointment and Indemnity of Receiver and Manager

This Deed is made on 23 December 2022.

Parties

- 1 **Perpetual Corporate Trust Limited Pty Ltd (ACN 000 341 533)** as custodian for AUS Finance Group Pty Ltd (ACN 168 482 433) ATF the AUS Finance Group Investment Trust (**Secured Party**)
- 2 **Philip Newman** of PCI Partners Pty Ltd, Level 9/179 Queen St, Melbourne VIC 3000 (the **Receiver**)

Recitals

- A By General Security Agreements made between **Glen630 Pty Ltd (ACN 619 593 725)** in its own capacity and as trustee for Glen630 Unit Trust (ABN 59154335756) (**Grantor**) and **Perpetual Corporate Trust Limited Pty Ltd (ACN 000 341 533)** as custodian for AUS Finance Group Pty Ltd (ACN 168 482 433) ATF the AUS Finance Group Investment Trust (**Secured Party**), the Grantor for the purpose of securing to the Secured Party the payment and performance by the Grantor of its obligations under the instrument gave to the Secured Party a security interest over all of the Collateral (as defined in the General Security Agreements).
- B By Builder's Side Agreements made between the Secured Party, the Grantor and **KSM Design & Construct Pty Ltd (ACN 616 581 170) (Builder)**, the Secured Party provided finance for the purpose of the Builder completing the Development (as defined in the Builder's Side Agreements) pursuant to the Building Contract as defined in the Builder's Side Agreement) as between the Builder and the Grantor.
- C The Secured Party confirms that:
 - (i) the Grantor has defaulted in the performance of their obligations under the General Security Agreements, which constitutes an Event of Default; and
 - (ii) the Secured Party is entitled under the powers conferred by the General Security Agreements any person or two or more persons jointly an/or severally to be receiver and manager of the Collateral ("**Receiver**"); and
 - (iii) the Development has reached a critical stage to completion.
- D The parties to this Deed enter into this Deed to record the terms of the Receiver's appointment.

OPERATIVE PROVISIONS

1 Definitions and Interpretation

1.1 Definitions

In this Deed:

Builder's Side Agreements means the two Builder's Side Agreements executed on or around 23 September 2021.

Building Contract has the same meaning as in the Builder's Side Agreements.

Business Day means a day that is not a Saturday, Sunday or any other day that is a public holiday or a bank holiday in the place where an act is to be performed.

Claims includes a claim, notice, demand, action, proceeding, litigation, investigation, judgment, damage, Loss, cost, expense or liability however arising, whether present, unascertained, immediate, future or contingent, whether based in contract, tort or statute and whether involving a third party or a party to this Deed including a party's agents, servants or representatives.

Costs means all costs, charges and expenses incurred by the Receiver in relation to the Receivership, including but not limited to those incurred in connection with advisers and legal expenses on a full indemnity basis or a solicitor and own client basis, whichever is the greater.

Collateral has the same meaning as in the General Security Agreements which includes but is not limited to the mortgages and real property described in Item 1 of the Schedule to this Deed.

Deed means this Deed of Appointment and Indemnity of Receiver and Manager and includes the Recitals to this Deed, the Schedule and Receiver's remuneration schedule.

Development has the same meaning as in the Builder's Side Agreements.

Event of Default has the same meaning as in the General Security Agreements.

Grantor means Glen630 Pty Ltd (ACN 619 593 725) in its own capacity and as trustee for Glen630 Unit Trust (ABN 59154335756).

General Security Agreements means the two General Security Agreements executed on or around 23 September 2021.

Loss includes any loss, damage, cost, charge liability or expense (including legal costs and expenses).

Party means a party to this Deed.

Receiver means Philip Newman.

Receiver's remuneration schedule means the document in this Deed headed "Receiver's remuneration schedule".

Secured Party means Perpetual Corporate Trust Limited Pty Ltd (ACN 000 341 533) as custodian for AUS Finance Group Pty Ltd (ACN 168 482 433) ATF the AUS Finance Group Investment Trust.

Schedule means the section in this Deed headed "Schedule".

1.2 Interpretation

In this Deed:

- (a) the Deed will not be construed adversely to a party only because that party was responsible for preparing it;
- (b) references to a person or words denoting a person includes a company, statutory corporation, partnership, joint venture and association, and includes that person's legal personal representatives, executors, administrators, successors and permitted assigns;
- (c) every obligation entered into by two or more parties binds them jointly and each of them severally;
- (d) where any word or phrase is defined in this Deed, any other grammatical form of that word or phrase will have a corresponding meaning;
- (e) "includes", "including" and similar expressions are not words of limitation;
- (f) headings are for convenience only and do not affect interpretation;

- (g) all monetary amounts are in Australian dollars; and
- (h) reference to any agreement or other document annexed to or referred to in this Deed includes any amendments to it and any documents in addition to or in substitution for it which has been approved in writing by the parties to this Deed.

1.3 The Recitals form part of this Deed.

2 Appointment of Receiver

2.1 The Secured Party warrants that the instrument is valid and enforceable, that the Grantor has committed an Event of Default, and that the Secured Party presently has power pursuant to the General Security Agreements to appoint the Receiver in accordance with this Deed.

2.2 Now in exercise of that power the Secured Party by this instrument appoints Philip Newman to be receiver and manager of the Collateral on and from the date of this Deed with all the powers conferred upon the receiver and manager by the General Security Agreements and the law ("**Receivership**"). The Receiver accepts the appointment on the terms set out in this Deed.

If more than one receiver is appointed:

- (a) the Secured Party appoints them jointly and severally; and
- (b) a function or power of the Receiver may be performed or exercised by one of them, or by them together.

2.3 This appointment is made without prejudice to and with full reservation of the provisions of General Security Agreements as to removal and/or replacement of the Receiver and as to the powers, authorities and discretions of the Secured Party.

2.4 The Receiver shall from time-to-time report to the Secured Party, as it shall request in writing or otherwise as to the Receiver's dealings with the Collateral.

2.5 The Secured Party may at any time revoke the appointment of the Receiver by giving notice in writing to that effect but any act done by the Receiver prior to receiving such notice shall be valid as if such notice had not been executed.

3 Dealings with the Builder

3.1 The Secured Party warrants that:

- (a) the Development is partially completed;
- (b) completing the Development would likely realise the full value of the Development to the benefit of all parties;
- (c) the Secured Party will have discussions with the Builder to continue work pursuant to the Building Contract to complete the Development and with a Project Manager to supervise the works;
- (d) the Secured Party will not seek to novate or assign the Building Contract;
- (e) the Secured Party will continue to finance the Development to completion;
- (f) the Secured Party shall appoint its own Project Manager and the Project Manager will confer with the Builder, the Receiver and the Secured Party with respect to the building works and payments to be made to the Builder (and any third party as required);
- (g) The Receiver will not provide any direction to the Builder and all direction for the works and payments to the Builder shall be authorised by the Project Manager and paid by the Secured Party;

- (h) The Project Manager is solely the agent of the Secured Party and is not an agent of the Receiver.
- (i) The Receiver shall take possession of the site and shall obtain relevant insurances and secure the site with the cooperation of the Builder and Project Manager;
- (j) All claims for payment by the Builder shall be made to the Project Manager and the Receiver shall be copied into all communications between the Project Manager and Builder;
- (k) All payments from the Secured Party shall be authorised by the Project Manager and shall be made direct to the Builder;
- (l) The Secured Party agrees to pay any other costs and expenses of the Development as so required and approved by the Project Manager including any fees and charges and any payments to third party contractors. Particulars of all payments made shall be provided to the Receiver by the Project Manager promptly after each payment;

3.2 In light of the above warranties, the Receiver agrees that the Receiver:

- (a) will not unreasonably withhold their consent from the Secured Party for any matters involving the Builder to achieve completion; and
- (b) will withhold from further action to realise the Collateral, subject to the Development proceeding to completion in accordance with the Secured Party's warranties.

4 Indemnity of Receiver

4.1 Subject to clause 4.2, the Secured Party must indemnify the Receiver, their partners, employees and agents:

- (a) against all Claims against the Receiver in connection with the Receivership and/or the Development;
- (b) against all Claims against the Receiver in connection with any invalidity, defect or irregularity in the appointment of the Receiver or in the General Security Agreements;
- (c) against all liabilities, including Costs, of the Receiver for the debts properly incurred in the course of the Receivership (other than goods and service tax);
- (d) against all goods and service tax liabilities of the Receiver for debts properly incurred in the course of the Receivership (except to the extent that the Receiver is entitled to claim an input tax credit for that goods and service tax);
- (e) for the Receiver's remuneration for work done by them and their partners, employees and agents in relation to the Receivership in accordance with the terms of this Deed; and
- (f) against all Costs incurred and professional time spent by the Receiver and their partners, employees and agents in responding to any:
 - (i) request for information;
 - (ii) subpoena;
 - (iii) issues relating to the Development;
 - (iv) notice or order from the Australian Securities and Investments Commission;
 - (v) notice or order from the Land Titles Office;
 - (vi) court order in relation to the Receivership;

which relates in any way to the Receivership and in accordance with the terms of this Deed ("**Indemnity**").

- 4.2** The Secured Party does not indemnify the Receiver or their partners, employees or agents against:
- (a) court proceedings not notified by the Receiver within 60 days of the receipt of the originating process (other than those relating to debts incurred by the Receiver in the ordinary course of the Receivership);
 - (b) any Claims arising:
 - (i) from any dishonest, fraudulent or negligent act or omission of the Receiver or any of their partners, employees or agents in the performance or exercise (or the purported performance or exercise) of the Receiver's rights, powers, discretions or authorities;
 - (ii) as a result of the Receiver or their partners, employees or agents exceeding the scope of the Receiver's rights, powers, discretions or authorities;
 - (c) any breach of the law or a statutory provision unless the Receiver has acted reasonably and in good faith;
 - (d) any other default, act or omission of the Receiver or their partners, employees or agents (other than a bona fide exercise or performance by the Receiver of their powers as a receiver and manager).
- 4.3** The Secured Party agrees that if:
- (a) the Receiver becomes liable to make a payment to a third party which is covered by the indemnity in clause 4.1;
 - (b) the Receiver requests that the Secured Party pay the third party, the Secured Party will subject to clause 4.2 herein pay the third party an amount sufficient to discharge the Receiver's liability, inclusive of the goods and service tax (except to the extent that the Receiver is entitled to claim an input tax credit from that goods and service tax).

5 Remuneration

- 5.1** The Receiver will be remunerated for work done by the Receiver, his partners, employees and agents on a time basis in accordance with the scale set out in the Receiver's remuneration schedule attached to this Deed. The Receiver's remuneration schedule can be varied by written agreement between the parties to this Deed.
- 5.2** Subject to clause 4.2 herein, the Receiver may only claim on the Indemnity in clause 4.1 herein for their remuneration to the extent that the proceeds from the sale of the Collateral are presently insufficient to cover their remuneration and Costs.

6 Terminating the appointment

- 6.1** The Secured Party may terminate the appointment of the Receiver by giving them 7 days written notice.
- 6.2** The Receiver may terminate their appointment by giving the Secured Party 7 days written notice.
- 6.3** If the Receiver's appointment has been terminated, including termination by a court order, the Receiver must not incur any further liabilities in relation to the Receivership in their capacity as receiver and manager, except by written consent of the Secured Party.
- 6.4** At the end of the Receiver's Receivership and/or appointment, the Secured Party will, on request by the Receiver, sign a document releasing the Receiver from all liability to the Secured Party arising from the Receivership and/or their appointment. The release will not extend to liabilities arising from any negligence, willful misconduct, or breach of duty by the Receiver or

any of their partners, employees, or agents. The form of release must be in a form that is acceptable to the Receiver. The Receiver must not unreasonably withhold their approval of the form of release provided by the Secured Party.

- 6.5** The parties to this Deed must do anything (such as obtaining consents, signing and producing documents, producing receipts and getting documents completed and signed) which the other party reasonably asks and considers necessary to give full effect to this document.

7 General provisions

7.1 Jurisdiction

- (a) These terms are governed by and is to be construed in accordance with the laws applicable in Victoria, Australia.
- (b) Each party irrevocably and unconditionally submits to the non-exclusive jurisdiction of the courts of Victoria, Australia and any courts which have jurisdiction to hear appeals from any of those courts and waives any right to object to any proceedings being brought in those courts.

7.2 Costs of this Deed

The Receiver's costs and remuneration incurred for preparing this Deed is to form part of the Receiver's Costs as defined herein.

7.3 Entire agreement

- (a) This Deed sets out the entire agreement between the parties. It replaces all previous negotiations, understandings, communications, representations, warranties, inducements, undertakings, agreements and arrangements between the parties in respect of its subject matter.
- (b) No oral explanation or information provided by any party to another:
 - (i) affects the meaning or interpreting of these terms; or
 - (ii) constitutes any collateral agreement, warranty or understanding between the parties.
- (c) This Deed may not be amended or varied except pursuant to clause 7.8 herein.

7.4 Notices

- (a) Notices and other communications in connection with this Deed must be in writing. They must be sent to the address or email address referred to in the Schedule and marked for the attention of the party referred to in the Schedule.
- (b) Email communications must state the first and last name of the sender and are taken to be signed by the named sender. If the intended recipient has notified changed contact details, then communications must be sent and/or directed to the changed contact details.
- (c) Communications take effect from the time they are received or taken to be received under clause 7.4(d) herein unless a later time is specified in the communication.
- (d) Communications are taken to be received:
 - (i) if sent by post, 8 Business Days after posting (or 10 days after posting if sent interstate); or
 - (ii) if sent by email, when the sender received an automated message confirming delivery; or

- (iii) 4 hours after the time sent (as recorded on the device from which the sender sent the email) unless the sender received an automated message that the email has not been delivered or there has been a change of contact details, whichever happens first.
- (e) Despite anything else in this clause 7.4, if communications are received or taken to be received under clause 7.4(d) after 5.00pm on a Business Day or a non-Business Day, they are taken to be received at 9.00am on the next Business Day.

7.5 No waiver

Failure to exercise, or any delay in exercising, any right, power or remedy in accordance with this Deed by a party does not operate as a waiver. A single or partial exercise of any right, power or remedy in accordance with this Deed does not preclude any further exercise of that or any other right, power or remedy. A waiver is not valid or binding on the party granting that waiver unless made in writing.

7.6 Severance

If a clause is void, illegal or unenforceable, it may be severed without affecting the enforceability of the other provisions in this Deed.

7.7 Further steps

Each party must promptly do whatever any other party reasonably requires of it to give effect to this Deed and to perform its obligations under it.

7.8 Amendment

This Deed may only be varied or replaced by written agreement executed by the parties.

7.9 Continuing obligations

The Secured Party's obligations to indemnify, compensate or reimburse the Receiver for their remuneration and Costs continue even if this document ends and are separate to any of the Secured Party's other obligations.

7.10 Assignment

- (a) A party must not assign its interest in this Deed without the prior written consent of the other parties.
- (b) Any purported dealing in breach of this clause is of no effect.

8 Execution

8.1 This Deed may be delivered electronically, including by email or fax.

8.2 This Deed may be executed in any number of counterparts and those counterparts taken together will form one deed.


Executed as a deed on

23


December 2022

Executed by Perpetual Corporate Trust Limited Pty Ltd (ACN 000 341 533) as custodian for AUS Finance Group Pty Ltd (ACN 168 482 433) ATF the AUS Finance Group Investment Trust ~~in accordance with Section 127 of the Corporations Act 2001.~~

Executed under Power of Attorney dated 18 September 2014

 _____ Signature of Director Attorney Trent Franklin Senior Client Manager _____ Print Name	 _____ Signature of Director/Secretary Witness Jasmine Vu Client Service Officer _____ Print Name
---	--


Signed sealed and delivered by Philip Newman in the presence of:



Witness

Trent Isbister

Print Name



Philip Newman

Schedule

ITEM 1:	Security:	Mortgage AU842115Q and AU842116N both dated 23 September 2021 and both over 630 – 632 Glen Huntly Road, Caulfield Victoria 3162 (being the land more particularly described in Certificate of Title Volume 8167 Folio 277 and Certificate of Title Volume 8111 Folio 463)
Secured Party's contact details	Address:	c/- Williams Winter Solicitors Level 7,555 Lonsdale Street, Melbourne, VIC 3000
	Email:	abrutovic@williamswinter.com
Receiver's contact details	Address:	PCI Partners Pty Ltd, Level 9, 179 Queen Street, Melbourne, VIC 3000
	Email:	pnewman@pcipartners.com.au

Receiver's remuneration schedule

CHARGE OUT RATES AND SCHEDULE OF FEES

The current hourly rates applicable to the grade or classification set out in the scale of fees, exclusive of GST, together with a general guide showing the qualifications and experience of employees engaged on the assignment, are as follows-

Level	Rate / Hour \$	Description
Appointee / Director / Partner	695	Liquidator and / or Trustee. Extensive experience bringing his or her specialist skills to the administration or insolvency task.
Principal	625	Extensive insolvency experience of which, at least five (5) years at manager level, qualified accountant and capable of controlling all aspects of an administration.
Senior Manager	570	Seven (7) to ten (10) years experience of which at least three (3) to five (5) years as manager, qualified accountant and capable of controlling all aspects of an administration.
Manager	545	More than seven (7) years insolvency or equivalent experience, qualified accountant. Answerable to the appointee, but otherwise responsible for all aspects of administration. Experienced at all levels and considered very competent. Controls employees and their training.
Supervisor	430	Six (6) years experience. CAANZ / CPA or equivalent qualification. Has conduct of minor administrations and experience in control of employees. Assists planning and control of medium to large administrations.
Senior	390	Four (4) to five (5) years experience, qualified accountant, continuing with CAANZ / CPA or equivalent. Assists with small to medium administrations as well as assisting with some of the more difficult work on larger administrations.
Senior Accountant	345	Three (3) to four (4) years experience, qualified accountant, has commenced CAANZ / CPA or equivalent. Assists with small to medium administrations as well as assisting with some of the more difficult work on larger administrations.
Accountant 1	310	Two (2) to three (3) years experience, qualified accountant. Assists with small administrations as well as assisting with some of the more difficult work on medium to large administrations.
Accountant	285	One (1) to two (2) years experience, qualified accountant. Assists with small administrations as well as assisting with some of the more difficult work on medium to large administrations.

Level	Rate / Hour \$	Description
Graduate	255	Zero (0) to one (1) year experience. Graduate with little or no professional experience. Required to assist in the day to day fieldwork under the supervision of more senior employees.
Senior Personal Assistant / Senior Clerk	285	Appropriate skills including machine usage.
Personal Assistant	245	As for senior personal assistant, however, with limited experience.
Bookkeeper	245	Required to assist in data entry, the preparation of receipts and payments, Business Activity Statements and general bookkeeping functions.
Clerk	195	Non qualified. Required to undertake and assist in general administration duties.

Deed of Variation of Deed of Appointment and Indemnity of Receiver and Manager

Date of this Deed	11 January 2024
Secured Party	Perpetual Corporate Trust Limited Pty Ltd (ACN 000 341 533) as custodian for AUS Finance Group Pty Ltd (ACN 168 482 433) as trustee for the AUS Finance Group Investment Trust
Receiver	Philip Newman
Company	Glen630 Pty Ltd (ACN 619 593 725) in its own capacity & as trustee for Glen630 Unit Trust (ABN 59154335756)
Deed of Appointment	Deed of Appointment and Indemnity of Receiver and Manager dated 23 December 2023 between the Secured Party and Receiver, a copy of which is attached in Annexure A.

RECITALS

- A. By the Deed of Appointment, the Secured Party appointed the Receiver as the receiver and manager of the property of the Company, which was defined as Secured Property under the Deed of Appointment.
- B. Pursuant to a Development Management Agreement, the Secured Party has engaged its nominated entity, FMCCR Pty Ltd (ACN 608 295 389) (**FMCCR**) and authorising FMCCR to enter into a new building contract, Presale Contracts and any other contracts required to complete the Development (**DMA**).
- C. The Secured Party has negotiated a new building contract with the Builder to complete the Development. The new building contract is to be executed by the Secured Party's nominated entity FMCCR.
- D. The parties wish and agree to vary the terms of the Deed of Appointment in accordance with the terms of this Deed.

OPERATIVE PROVISIONS

1. The parties agree that the Recitals form part of this Deed.
2. The Deed of Appointment is to be varied in the following respects:

- 2.1. clause 1.1 Building Contract is amended to read:

Building Contract has the same meaning as in the Builder's Side Agreements and is the Building Contract referred to in Recital C and the Presale Contracts.

- 2.2. clause 1.1 Development is amended to read:

Development has the same meaning in the Builder's Side Agreements and also includes the meaning of "Project" as defined in the Development Management Agreement.

- 2.3. clause 1.1 include a definition of Development management Agreement to read:

Development Management Agreement means the agreement between the Developer, AUS Finance and the Secured Party dated 11 January 2024.

- 2.4. clause 1.1 includes the definition of Plans and Specifications to read:

Plans and Specifications means the Building Plans and Specifications defined in the Presale Contracts and being the Plans and Specifications in the Development Management Agreement.

- 2.5. insert definition of Property in clause 1:

Property has the same meaning as Property in the Development Management Agreement .

- 2.6. insert a definition of Presale Contracts in clause 1:

Presale Contracts means the Contracts of Sale and/or the sale of Lots referred to in the Development Management Agreement.

- 2.7. clause 3.1 (c) of the Deed of Appointment is to be amended to read:

the Secured Party will have discussions with the Builder to continue work pursuant to the Building Contract or any new building contract (whether the Secured Party or its nominated entity, FMCCR, is the contracting party) to complete the Development and with a Project Manager to supervise the works;

- 2.8. clause 3.1 (d) of the Deed of Appointment is to be amended to read:

the Secured Party (or its nominated entity, FMCCR, in relation to a new building contract) will not seek to novate or assign the Building Contract or the new building contract;

- 2.9. clause 3.1 (f) of the Deed of Appointment is to be amended to read:

the Secured Party shall appoint its own Project Manager and the Project Manager will confer with the Builder, the Receiver and the Secured Party (or its nominated entity, FMCCR, in relation to the new building contract) with respect to the building works and payments to be made to the Builder (and any third party as required);

- 2.10. clause 3.1 (h) of the Deed of Appointment is to be amended to read:

the Project Manager and FMCCR are solely the agent of the Secured Party and are not an agent of the Receiver;

- 2.11. clause 3.1 (i) of the Deed of Appointment is to be amended to read:

the Receiver shall take possession of the site and shall obtain relevant insurances and secure the site with the cooperation of the Builder and Project Manager. This clause only applies where and if the DMA is not applicable;

- 2.12. clause 3.1 (j) of the Deed of Appointment is to be amended to read:

all claims for payment by the Builder shall be made to the Project Manager and/or FMCCR and the Receiver shall be copied into all communications between the Project Manager and/or FMCCR and the Builder in this regard;

2.13. clause 3.1 (l) of the Deed of Appointment is to be amended to read:

the Secured Party agrees to pay any other cost and expenses of the Development as required and approved by the Project Manager and/or FMCCR including any fees and charges and any payments to third party contractors, where not provided under the DMA. Particulars of all payments made shall be provided to the Receiver by the Project Manager and/or FMCCR promptly after each payment;

2.14. clause 3.1 (m) to be inserted in the Deed of Appointment to read:

the Secured Party agrees to promptly do all things necessary, including providing instructions to FMCCR to enable the Receiver to comply with all his duties and obligations conferred under the Deed of Appointment and/or at law including, but not limited to, provision of information to the Receiver regarding all payments and receipts (within 7 days of either occurring) involving the Development and all information regarding any Presale Contracts and/or the sold Lots;

2.15. clause 3.1 (n) to be inserted in the Deed of Appointment to read:

the Receiver is authorised to receive and hold the proceeds from the Contracts of Sale, including the deposit and to disburse these funds in accordance with the reasonable directions of the Secured Party;

2.16. clause 3.2 of the Deed of Appointment is to be amended to read:

In light of the above warranties and where the Receiver is satisfied that any action taken by the Receiver will not be in breach of any of his duties and obligations conferred under the Deed of Appointment and/or at law, the Receiver:

- (a) will not unreasonably withhold their consent from the Secured Party or its nominated entity FMCCR for any matters involving the Builder to achieve completion;
- (b) will not unreasonably withhold countersigning any Presale Contracts procured by FMCCR in a form pre-approved by the Receiver;
- (c) will disburse the proceeds from the Contracts of Sale including the deposit in accordance with the reasonable directions of the Secured Party;
- (d) will take any action requested by the Secured Party in relation to the matters arising under the Special Conditions (including but not limited to 6.3, 6.4, 8, 20.1, 21.2 and 37.2) in the Presale Contracts, including but not limited to issuing legal proceedings to enforce contractual terms and obligations, to terminate the Presale Contracts and/or claim for loss and damages; and
- (e) will otherwise withhold from further action to realise the Collateral, subject to the Development proceeding to completion in accordance with the Secured Party's warranties.

2.17. clause 4.1 (a) of the Deed of Appointment is to be amended to read:

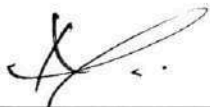
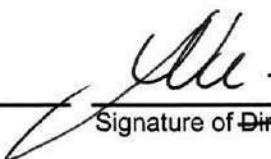
against all Claims and all Costs, Loss, including any liability to any statutory or other authority, against the Receiver in connection with:

- (i) the Receivership; and/or
- (ii) the Development; and/or


- (iii) the Property; and/or
- (iv) the Development Management Agreement;
- (v) the Building Contract;
- (vi) the Contracts of Sale;
- (vii) the Presale Contracts; and/or
- (viii) the DMA.

3. For any avoidance of doubt, the Receiver's costs and remuneration incurred for preparing this Deed is to form part of the Receiver's Costs as defined and referred to in the Deed of Appointment.


Executed by Perpetual Corporate Trust Limited Pty Ltd (ACN 000 341 533) as custodian for AUS Finance Group Pty Ltd (ACN 168 482 433) ATF the AUS Finance Group Investment Trust. Executed under Power of Attorney dated 18 September 2014:

 _____ Signature of Director Attorney	 _____ Signature of Director/Secretary Witness
Amanta Shankar Manager	Jasmine Vu
_____ Print Name	_____ Print Name

Signed sealed and delivered by Philip Newman in the presence of:



Witness



Philip Newman

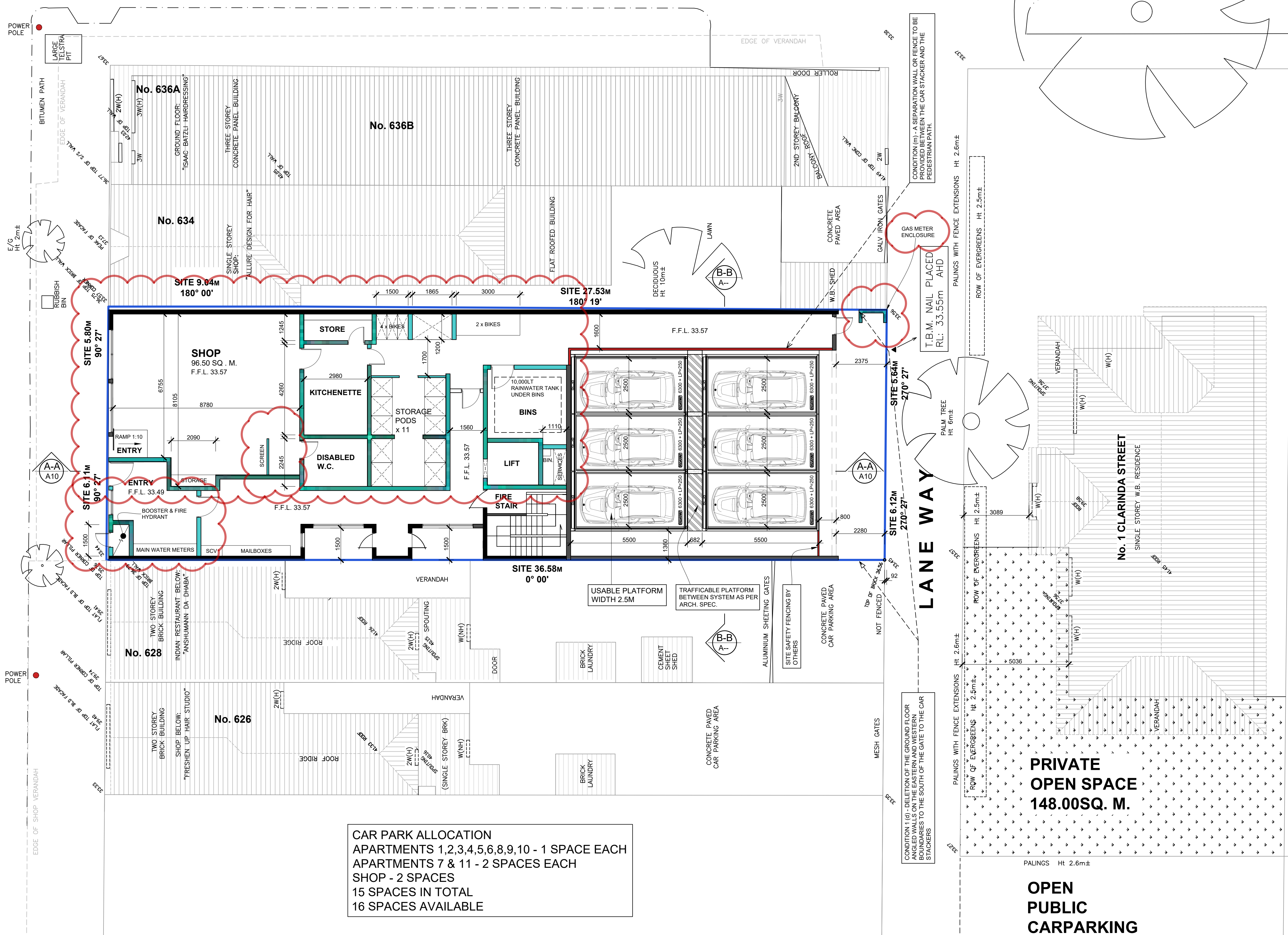
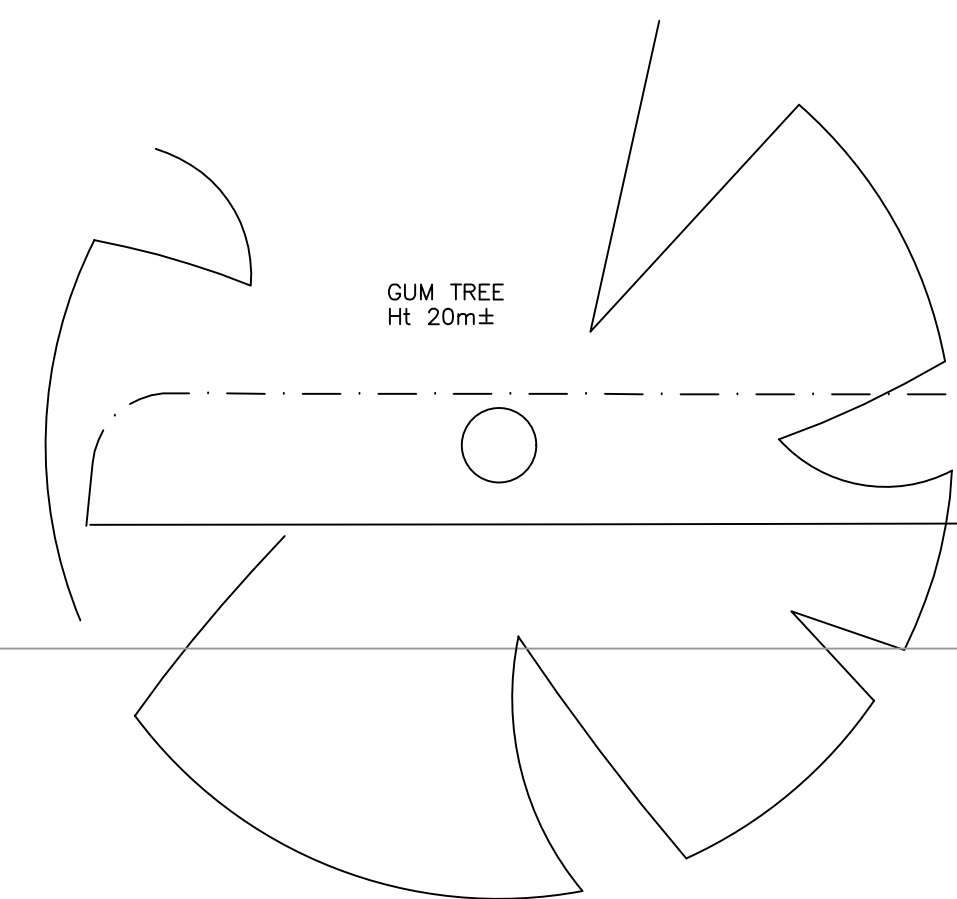
Trent Isbister

Print Name

CLARINDA STREET

SITE AREA - 432.90 SQ. M.
 GROUND FLOOR
 TOTAL AREA - 393.00 SQ. M.
 CARS - 97.00 SQ. M.
 CIRCULATION/SERVICES - 189.30 SQ. M.
 OPEN SPACE - 30.97 SQ. M.

GLEN HUNTLY ROAD



CAR PARK ALLOCATION

APARTMENTS 1,2,3,4,5,6,8,9,10	- 1 SPACE EACH
APARTMENTS 7 & 11	- 2 SPACES EACH
SHOP	- 2 SPACES
15 SPACES IN TOTAL	
16 SPACES AVAILABLE	

DIMENSIONS NOTE:
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Rev	Description	Date
A	INTERNAL CHANGES	9.10.2023



PROJECT PLANNING & MANAGEMENT
 242 Elgar Road
 Box Hill South 3128
 PH: 0439 439 204
 E: brian.o.cain@bigpond.com
 RBP DP-AD 1

CLIENT
 FMCCR PTY. LTD.

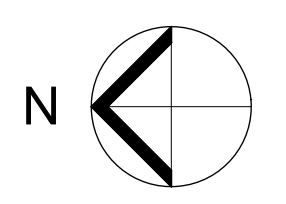
PROJECT DESCRIPTION
 PROPOSED APARTMENT BUILDING

PROJECT ADDRESS
 630-632 GLEN HUNTLY ROAD,
 CAULFIELD SOUTH VIC 3162

PAGE TITLE
 PROPOSED GROUND FLOOR PLAN

DRAWN BY S.M.
CHECKED B.C.
DATE 09.10.2023
SCALE 1:100 @ A1

PROJECT NO 2023.08
DWG NO A01

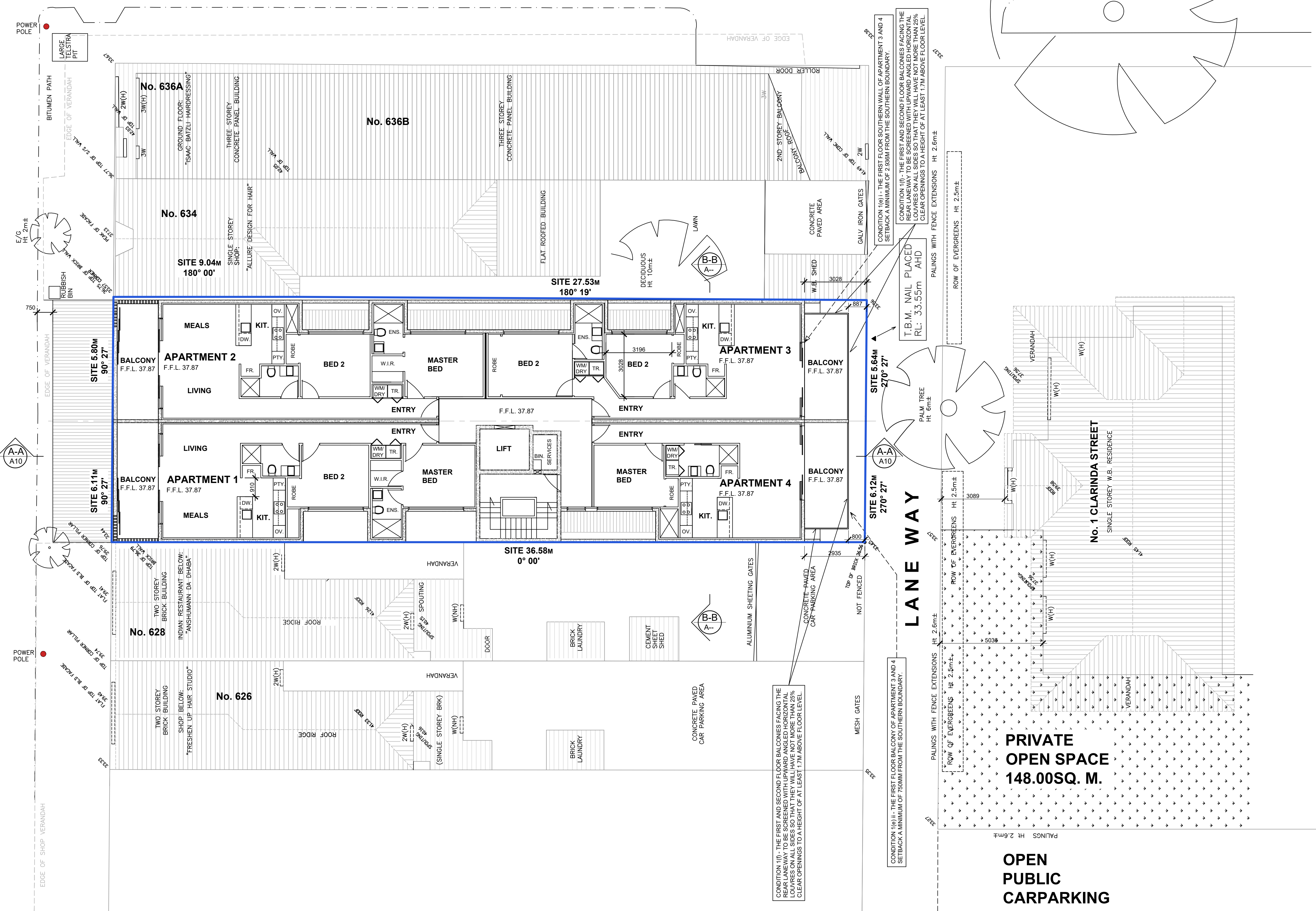
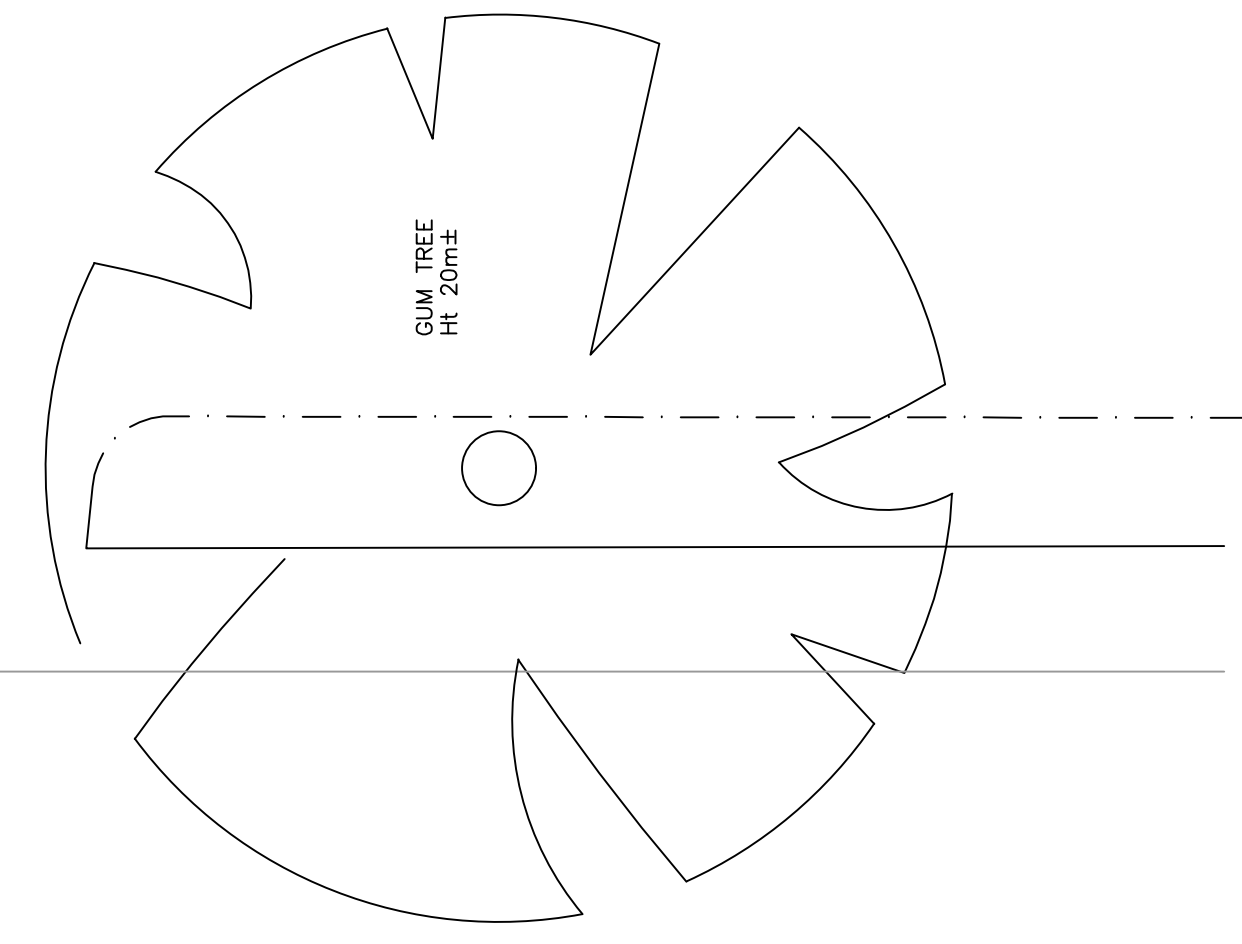


A

PROPOSED GROUND FLOOR PLAN 1:100 RETAIL & GARAGE

CLARINDA STREET

GLEN HUNTLY ROAD



APARTMENT 1
AREA: 79.00 SQ. M.
BALCONY: 12.60 SQ. M.
APARTMENT 2
AREA: 80.50 SQ. M.
BALCONY: 12.60 SQ. M.
APARTMENT 3
AREA: 75.00 SQ. M.
BALCONY: 11.00 SQ. M.
APARTMENT 4
AREA: 56.50 SQ. M.
BALCONY: 11.00 SQ. M.

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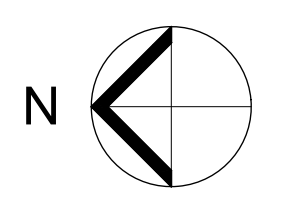
PROJECT DESCRIPTION
PROPOSED APARTMENT BUILDING

PROJECT ADDRESS
630-632 GLEN HUNTLY ROAD,
CAULFIELD SOUTH VIC 3162

PAGE TITLE
PROPOSED FIRST FLOOR PLAN

DRAWN BY S.M.
CHECKED B.C.
DATE 09.10.2023
SCALE 1:100 @ A1

PROJECT NO 2023.08
DWG NO A02



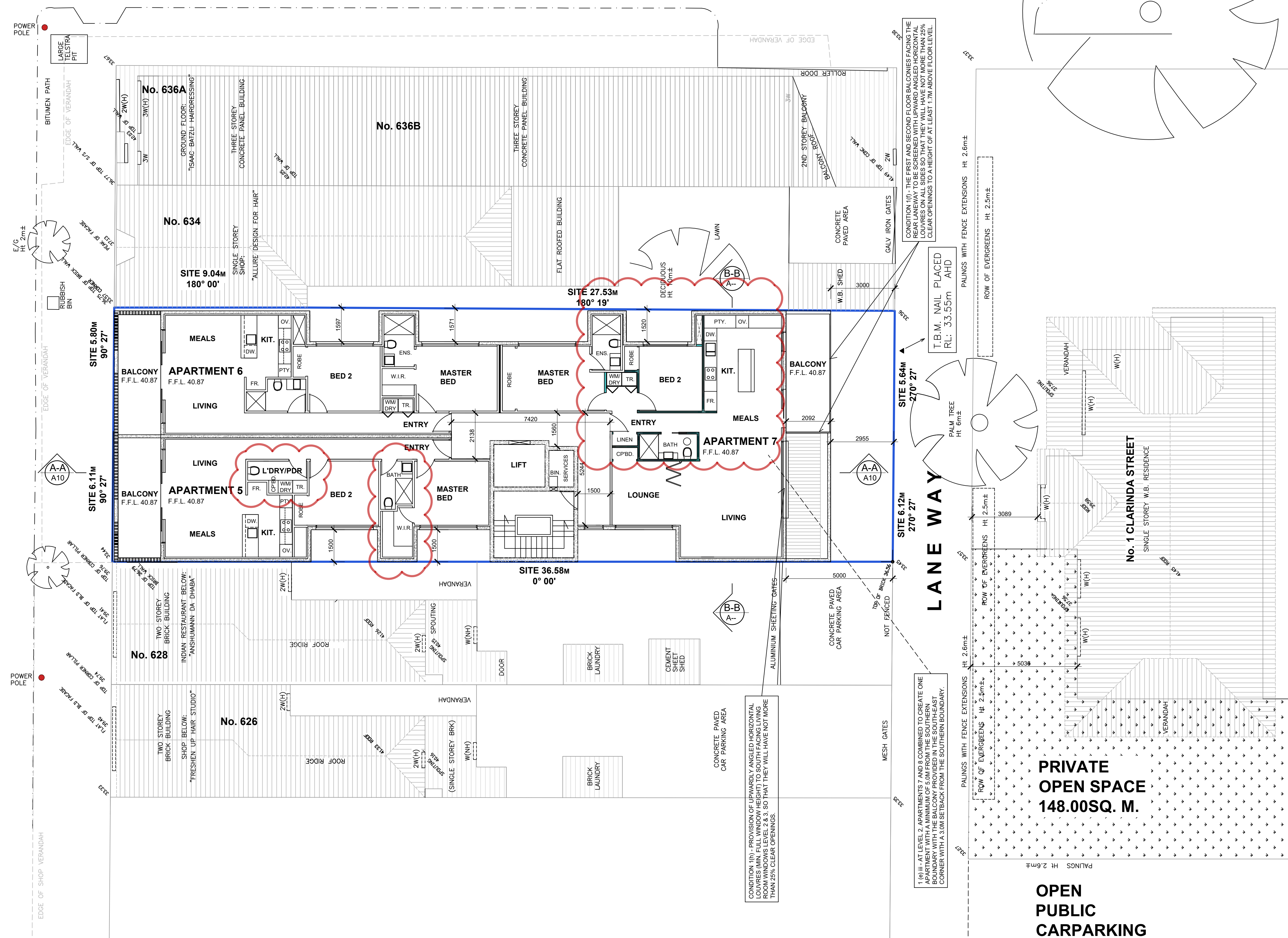
PROPOSED FIRST FLOOR PLAN 1:100 APARTMENTS 1, 2, 3 & 4

PRIVATE OPEN SPACE
148.00SQ. M.

OPEN PUBLIC CARPARKING

CLARINDA STREET

GLEN HUNTLY ROAD



APARTMENT 5
AREA: 79 SQ. M.
BALCONY: 12.60 SQ. M.
APARTMENT 6
AREA: 80.50 SQ. M.
BALCONY: 12.60 SQ. M.
APARTMENT 7
AREA: 106.80 SQ. M.
BALCONY: 12.00 SQ. M.

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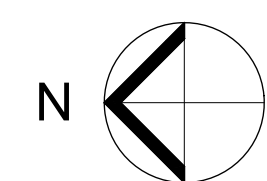
PROJECT DESCRIPTION
PROPOSED APARTMENT BUILDING

PROJECT ADDRESS
630-632 GLEN HUNTLY ROAD,
CAULFIELD SOUTH VIC 3162

PAGE TITLE
PROPOSED SECOND FLOOR PLAN

DRAWN BY S.M.
CHECKED B.C.
DATE 09.10.2023
SCALE 1:100 @ A1

PROJECT NO 2023.08
DWG NO A03

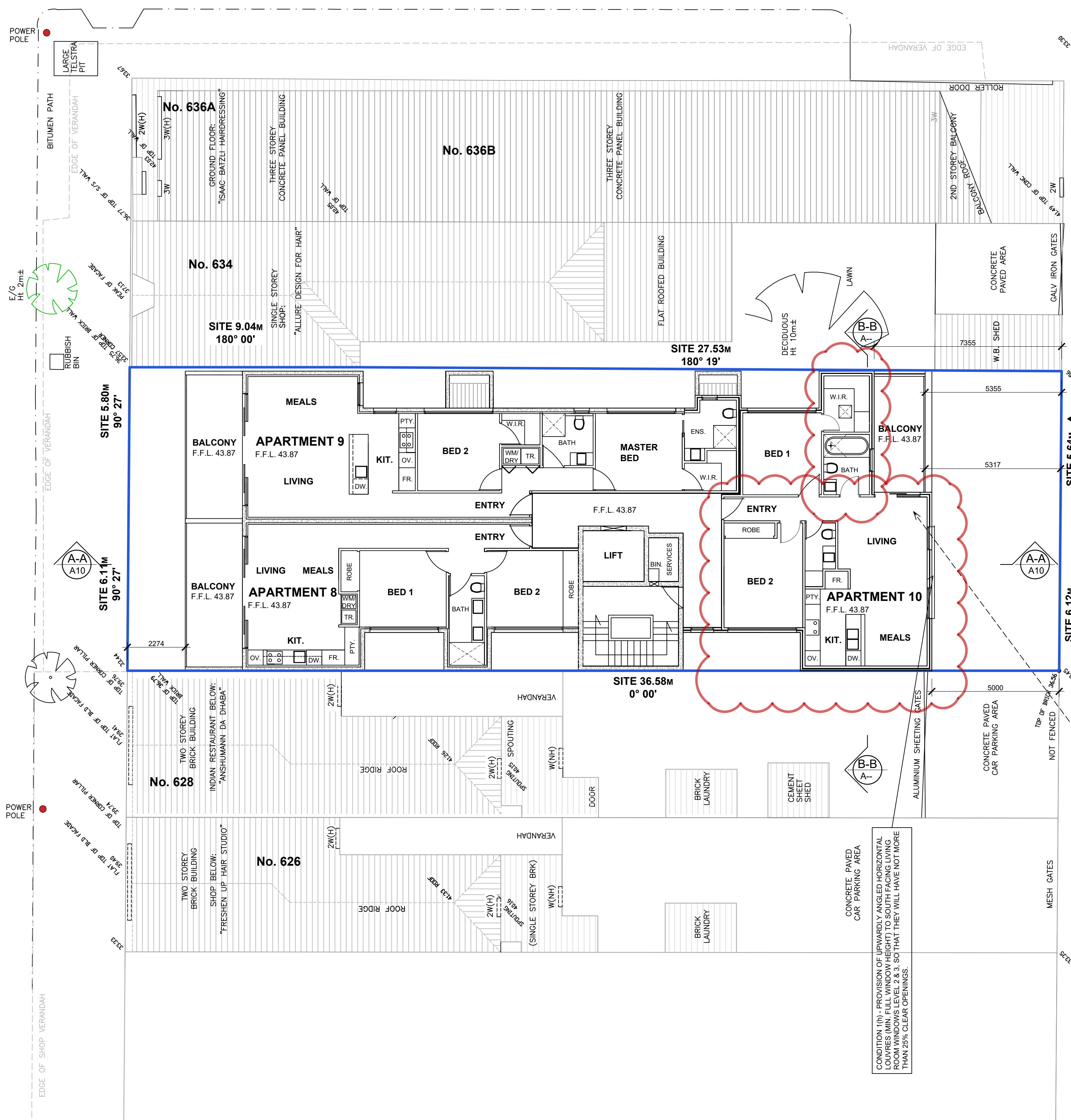
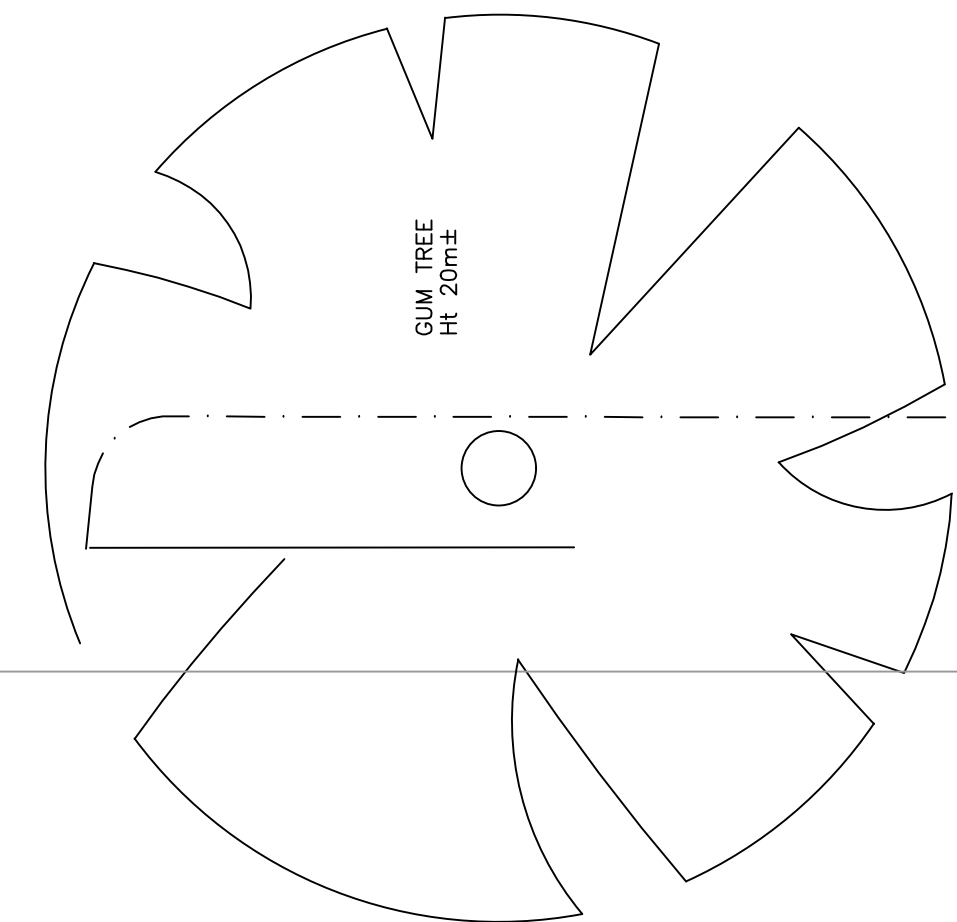


A

PROPOSED SECOND FLOOR PLAN 1:100
APARTMENTS 5, 6 & 7

CLARINDA STREET

GLEN HUNTLY ROAD



APARTMENT 8
 AREA: 64.80 SQ. M.
 BALCONY: 13.00 SQ. M.
 APARTMENT 9
 AREA: 85.50 SQ. M.
 BALCONY: 13.00 SQ. M.
 APARTMENT 10
 AREA: 73.60 SQ. M.
 BALCONY: 9.50 SQ. M.

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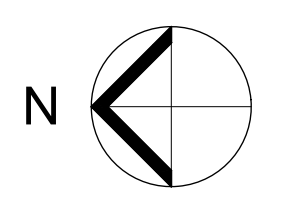
PROJECT DESCRIPTION
 PROPOSED APARTMENT BUILDING

PROJECT ADDRESS
 630-632 GLEN HUNTLY ROAD,
 CAULFIELD SOUTH VIC 3162

PAGE TITLE
 PROPOSED THIRD FLOOR PLAN

DRAWN BY S.M.
CHECKED B.C.
DATE 09.10.2023
SCALE 1:100 @ A1

PROJECT NO 2023.08
DWG NO A04



A

CONDITION 10(1)(iv) - AT LEVEL 3, THE THIRD FLOOR SOUTHERN WALL OF THE APARTMENT SETBACK A MINIMUM OF 5.0M FROM THE SOUTHERN BOUNDARY. THE ENCLOSURE PROVIDED AT THE SOUTHERN CORNER AND SETBACK NO LESS THAN 5.0M FROM THE SOUTHERN BOUNDARY.

CONDITION 10(1) - PROVISION OF UPWARDLY ANGLED HORIZONTAL ROOM WINDOWS LEVEL 2 & 3, SO THAT THEY WILL HAVE NOT MORE THAN 25% CLEAR OPENINGS.

PRIVATE OPEN SPACE
 148.00SQ. M.

OPEN PUBLIC CARPARKING

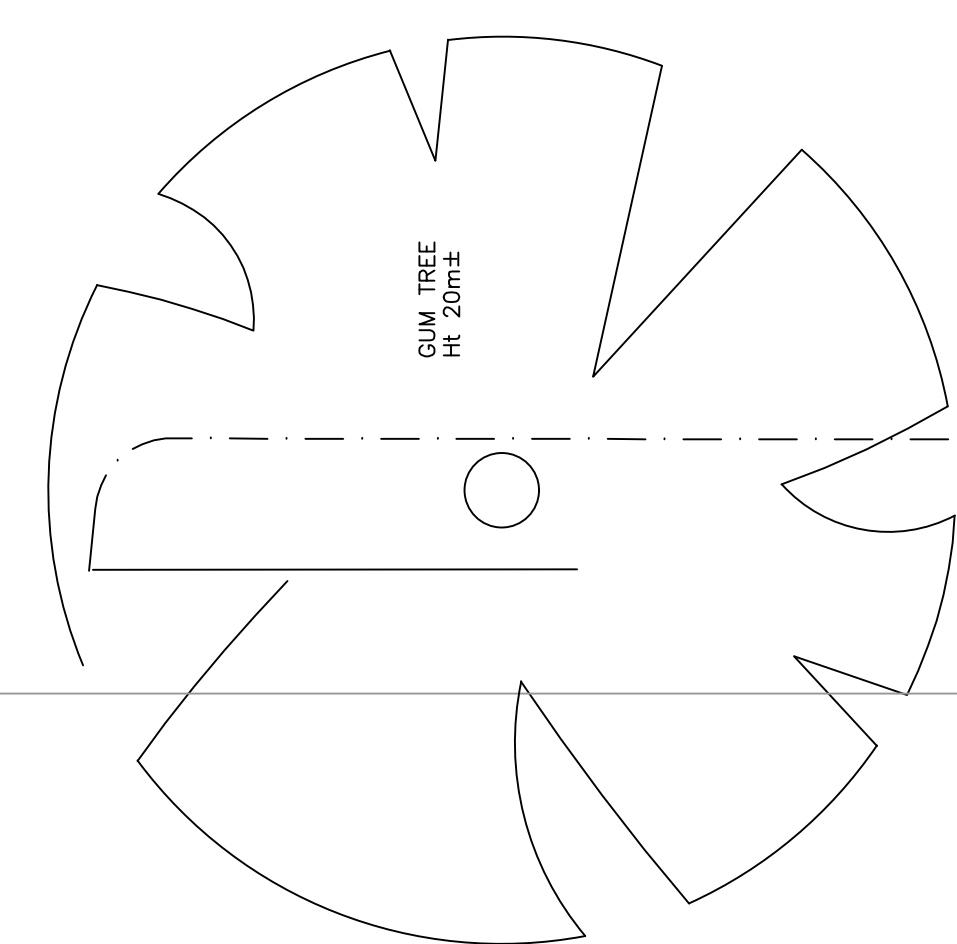
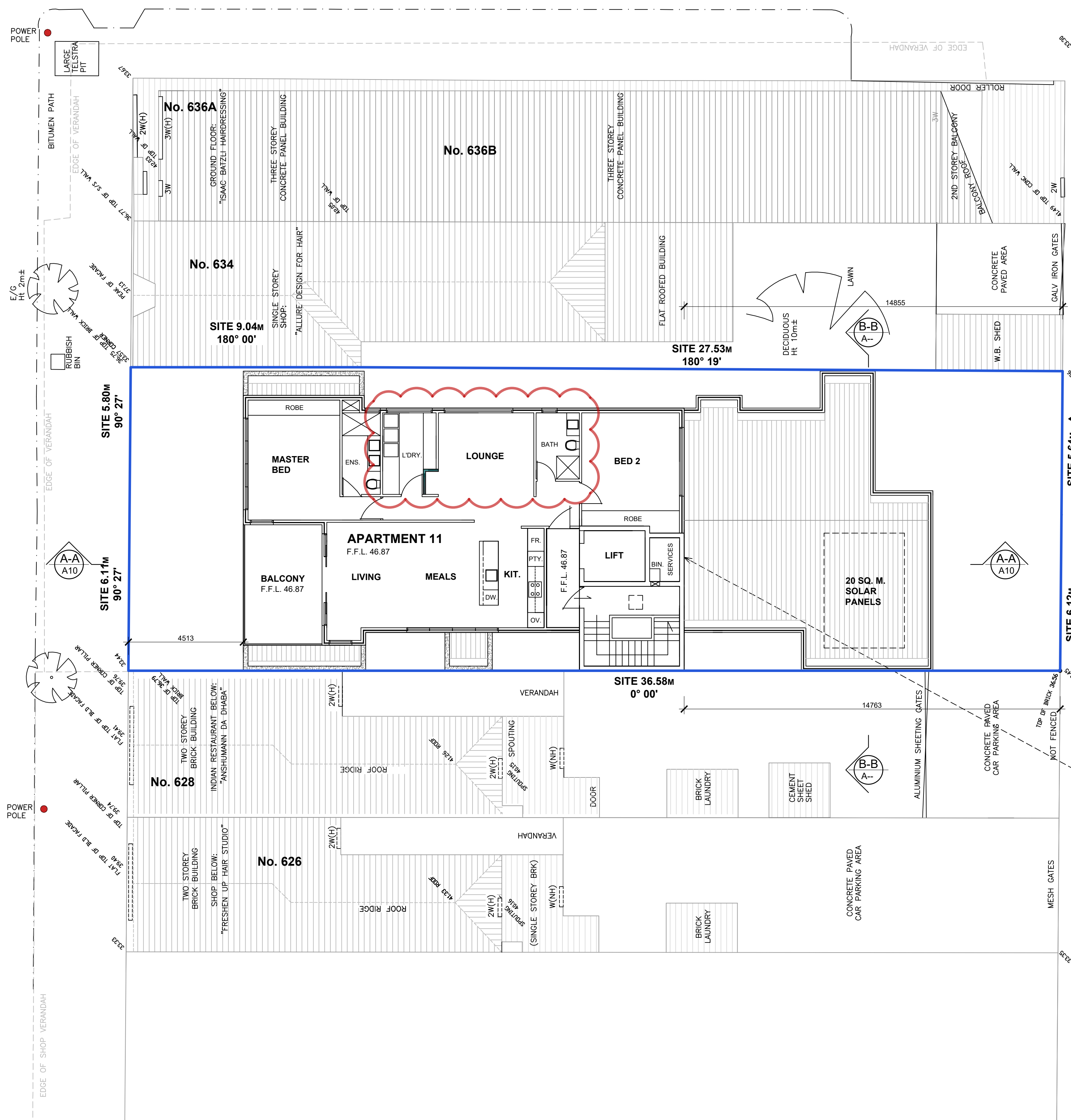
T.B.M. NAIL PLACED
 RL: 33.55m AHD

LANE WAY

No. 1 CLARINDA STREET
 SINGLE STOREY W.B. RESIDENCE

CLARINDA STREET

GLEN HUNTLY ROAD



T.B.M. NAIL PLACED
RL: 33.55m
AHD

PALINGS WITH FENCE EXTENSIONS
HT. 2.6m±

ROW OF EVERGREENS
HT. 2.5m±

PALINGS WITH FENCE EXTENSIONS
HT. 2.6m±

ROW OF EVERGREENS
HT. 2.5m±

PALINGS HT. 2.6m±

APARTMENT 11
AREA: 120.00 SQ. M.
BALCONY: 14.60 SQ. M.

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CLIENT
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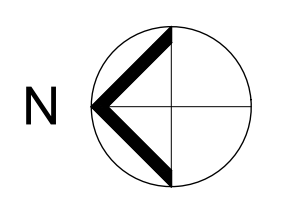
PROJECT DESCRIPTION
PROPOSED APARTMENT BUILDING

PROJECT ADDRESS
630-632 GLEN HUNTLY ROAD,
CAULFIELD SOUTH VIC 3162

PAGE TITLE
PROPOSED FOURTH FLOOR PLAN

DRAWN BY S.M.
CHECKED B.C.
DATE 09.10.2023
SCALE 1:100 @ A1

PROJECT NO 2023.08
DWG NO A05



PROPOSED FOURTH FLOOR PLAN 1:100
APARTMENT 11

PRIVATE OPEN SPACE
148.00SQ. M.

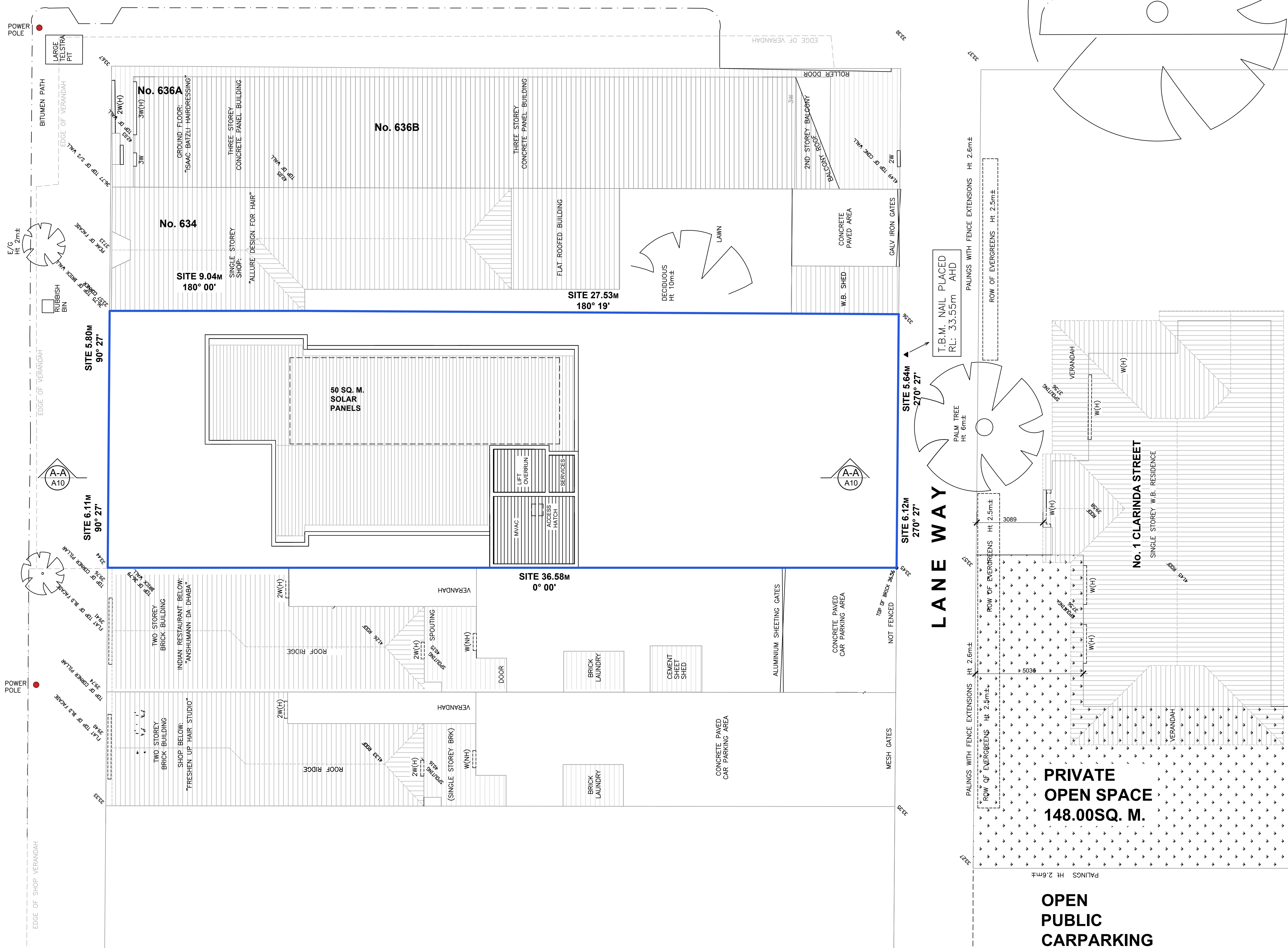
OPEN PUBLIC CARPARKING

A

CLARINDA STREET

GLEN HUNTLY ROAD

LANE WAY



APARTMENT 11
 AREA: 121.00 SQ. M.
 BALCONY: 14.60 SQ. M.
 (MIN. WIDTH 3.09M)
 TOTAL AREA: 135.60 SQ. M.

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Rev	Description	Date
A	INTERNAL CHANGES	9.10.2023



PROJECT PLANNING & MANAGEMENT
 242 Elgar Road
 Box Hill South 3128
 PH: 0439 439 204
 E: brian.o.cain@bigpond.com
 RBP DP-AD 1

CLIENT
 FMCCR PTY. LTD.

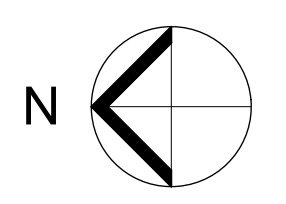
PROJECT DESCRIPTION
 PROPOSED APARTMENT BUILDING

PROJECT ADDRESS
 630-632 GLEN HUNTLY ROAD,
 CAULFIELD SOUTH VIC 3162

PAGE TITLE
 PROPOSED FOURTH FLOOR ROOF PLAN

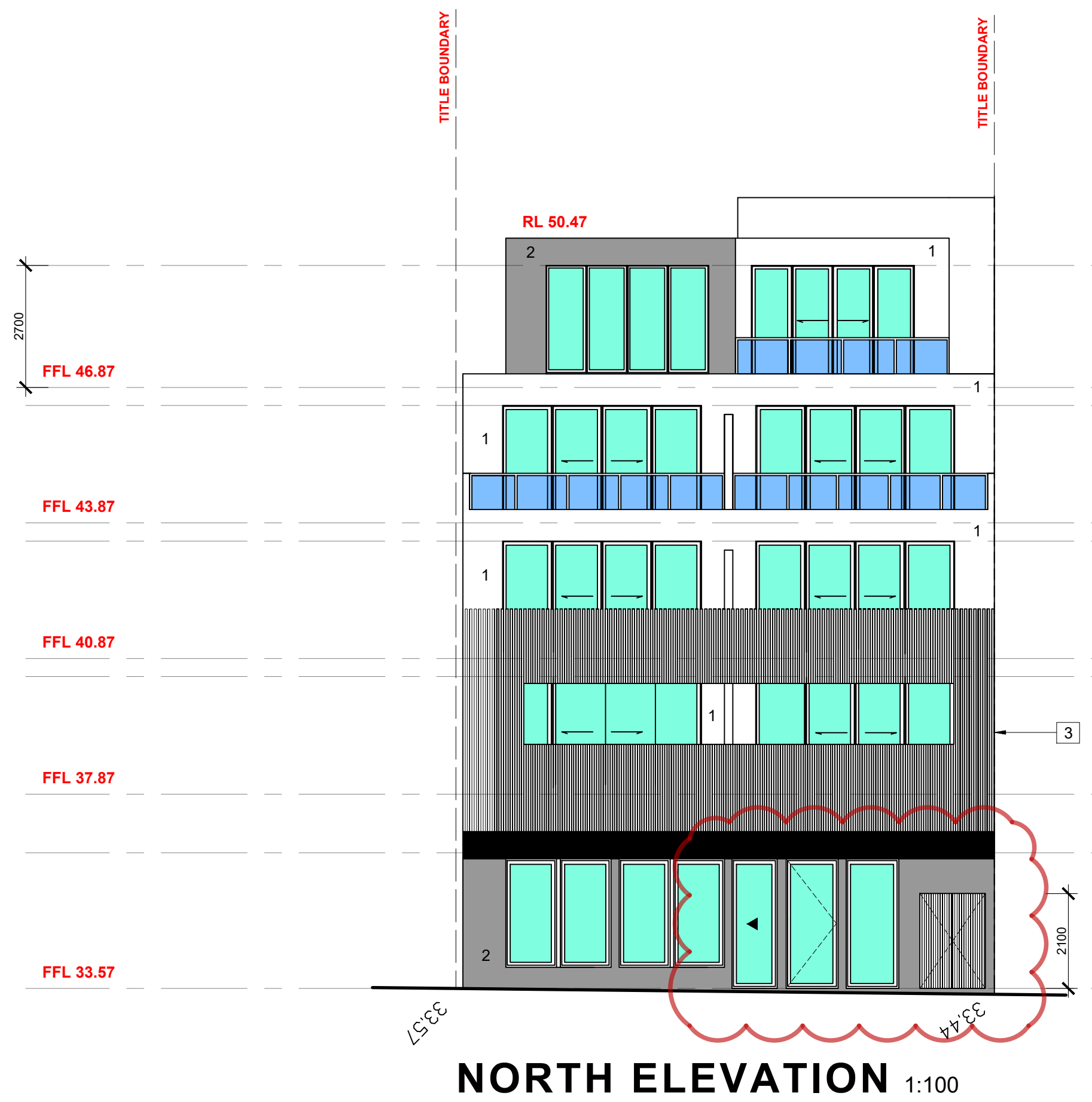
DRAWN BY S.M.
CHECKED B.C.
DATE 09.10.2023
SCALE 1:100 @ A1

PROJECT NO 2023.08
DWG NO A06



PROPOSED FOURTH FLOOR ROOF PLAN 1:100

A



CONDITION 1(h) - PROVISION OF UPWARDLY ANGLED HORIZONTAL LOUVRES (MIN. FULL WINDOW HEIGHT) TO SOUTH FACING LIVING ROOM WINDOWS LEVEL 2 & 3. SO THAT THEY WILL HAVE NOT MORE THAN 25% CLEAR OPENINGS.

CONDITION 1 (a) - DELETION OF FEATURE PORCH OVER THE NORTH FACING BALCONIES ON THE FIRST AND SECOND FLOOR.

CONDITION 1 (b) - THE FRONT FACADE (NORTH ELEVATION) TO BE MODIFIED TO ALLOW A SUITABLE ARCHITECTURAL FEATURE TO CREATE A CONTINUOUS TWO-STORY STREET PRESENTATION TO REFLECT THE EXISTING TWO-STORY STREET WALL CHARACTER AND VERTICAL ARCHITECTURAL ELEMENTS.

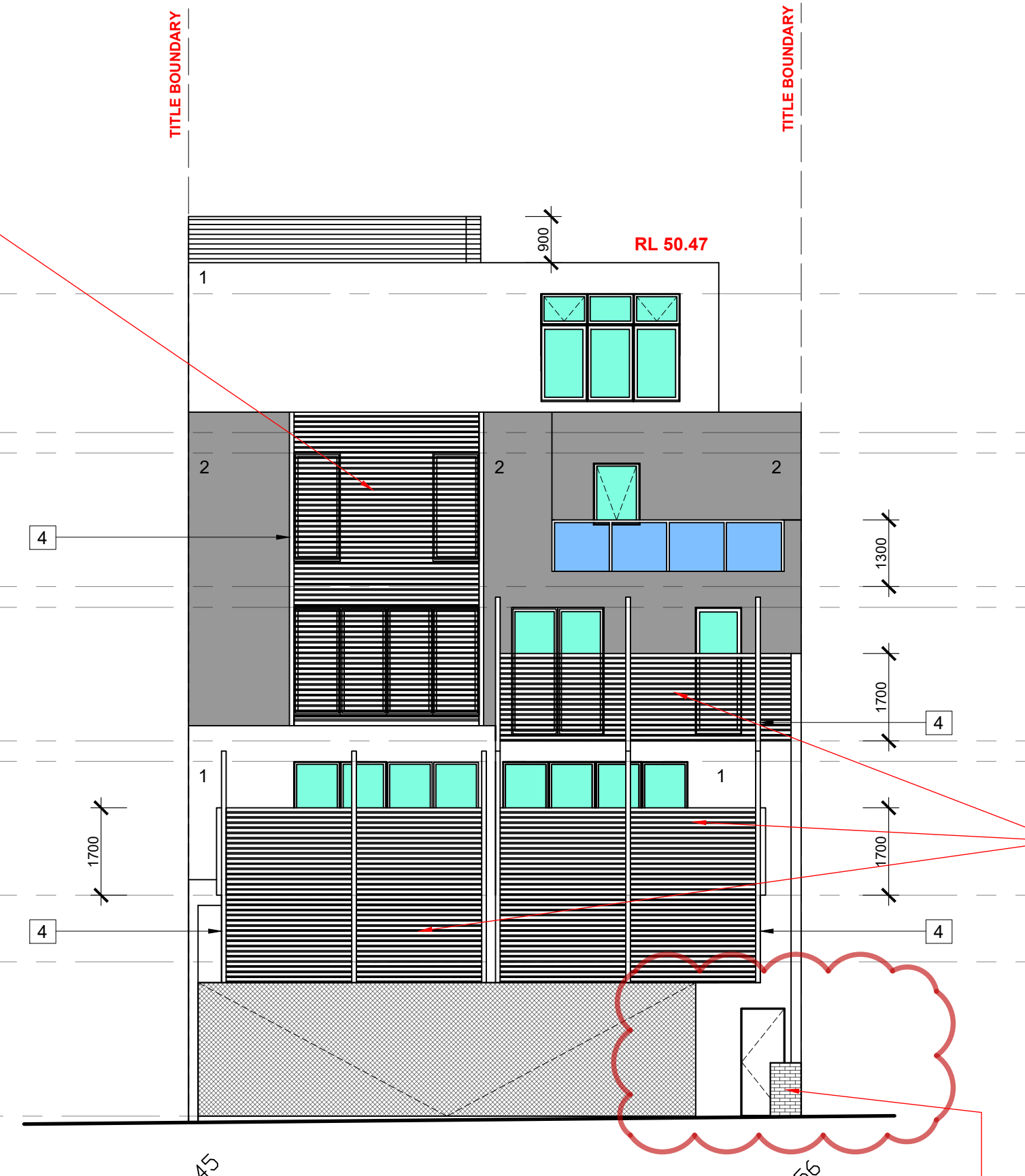
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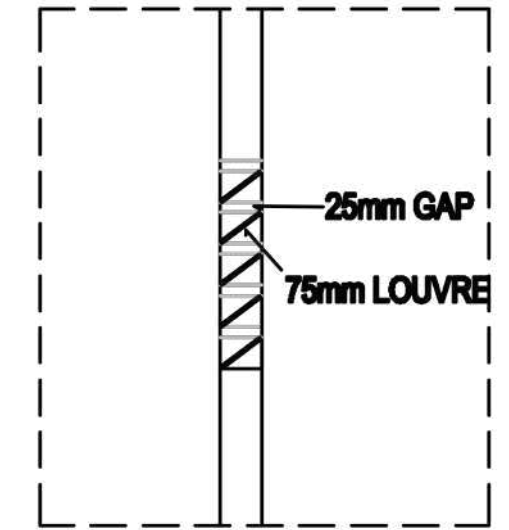
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FFL 33.57



HORIZONTAL SCREENING LOUVRES
COLORBOND - BASALT LOUVRES
UPWARDLY ANGLED 25% MAX. OPENINGS.



CONDITION 1 (f) - THE FIRST AND SECOND FLOOR BALCONIES FACING THE REAR LANEWAY TO BE SCREENED WITH UPWARD ANGLED HORIZONTAL LOUVRES ON ALL SIDES SO THAT THEY WILL HAVE NOT MORE THAN 25% CLEAR OPENINGS TO A HEIGHT OF AT LEAST 1.7M ABOVE FLOOR LEVEL.

DIMENSIONS NOTE:

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CONDITION 1 (c) - A SCHEDULE OF CONSTRUCTION MATERIALS, EXTERNAL FINISHES AND COLOURS.



BLACK FRAMED ALUMINIUM AWNING WINDOWS



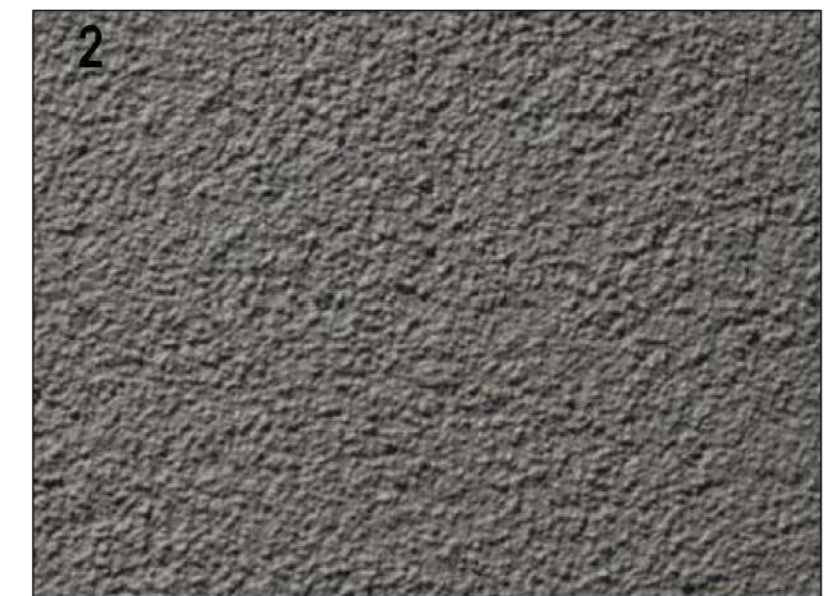
ALL FLASHINGS, CAPPINGS AND DOWPIPES AGAINST WHITE RENDERED WALLS TO BE COLORBOND SURFMIST



ALL FLASHINGS, CAPPINGS AND DOWPIPES AGAINST DARK RENDERED WALLS TO BE COLORBOND BASALT



WHITE TEXTURED RENDER COLOUR - DULUX HOURGLASS



DARK TEXTURED RENDER COLOUR - DULUX KNIGHT'S ARMOR



VERTICAL SCREENING FINS COLORBOND - MONUMENT



HORIZONTAL SCREENING LOUVRES COLORBOND - BASALT LOUVRES UPWARDLY ANGLED 25% MAX OPENINGS



GLASS BALCONY BALUSTRADING GLAZING - CLEAR RAILINGS POWDER COATED BLACK



FIRE HYDRANT AND BOOSTER CUPBOARD DETAIL



MESHED REAR GARAGE SEGMENTED DOOR

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Rev	Description	Date
A	INTERNAL CHANGES	9.10.2023



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CLIENT
FMCCR PTY. LTD.

PROJECT DESCRIPTION
PROPOSED APARTMENT BUILDING

PROJECT ADDRESS
630-632 GLEN HUNTLY ROAD,
CAULFIELD SOUTH VIC 3162

PAGE TITLE
PROPOSED NORTH & SOUTH ELEVATIONS

DRAWN BY S.M.
CHECKED B.C.
DATE 09.10.2023
SCALE 1:100 @ A1

PROJECT NO 2023.08 **DWG NO** A07 **A**



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WEST ELEVATION 1:100

CONDITION 1 (c) - A SCHEDULE OF CONSTRUCTION MATERIALS, EXTERNAL FINISHES & COLOURS

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PAGE TITLE
 PROPOSED WEST ELEVATION

DRAWN BY S.M.
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PROJECT NO 2023.08 **DWG NO** A08 **A**



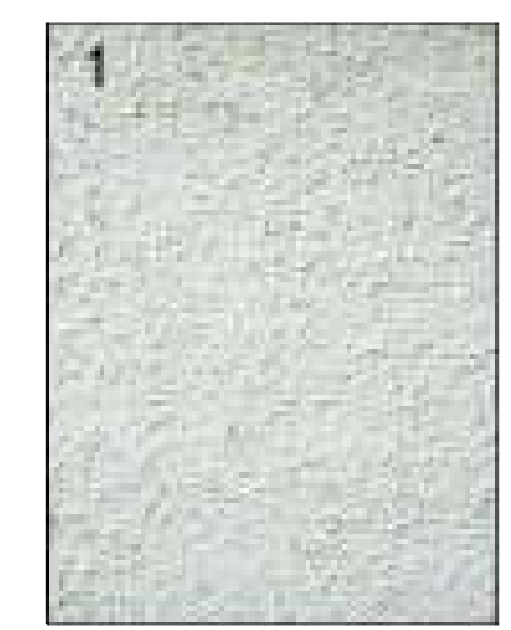
BLACK FRAMED ALUMINIUM AWNING WINDOWS



ALL FLASHINGS, CAPPINGS AND DOWPIPES AGAINST WHITE RENDERED WALLS TO BE COLORBOND SURFMIST



ALL FLASHINGS, CAPPINGS AND DOWPIPES AGAINST DARK RENDERED WALLS TO BE COLORBOND BASALT



WHITE TEXTURED RENDER COLOUR - DULUX HOURGLASS



DARK TEXTURED RENDER COLOUR - DULUX KNIGHT'S ARMOR



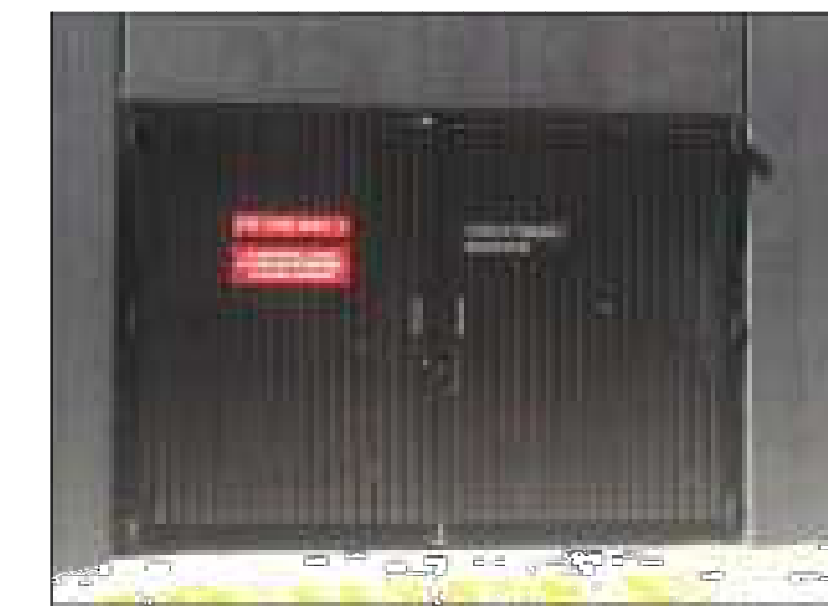
VERTICAL SCREENING FINs COLORBOND - MONUMENT



HORIZONTAL SCREENING LOUVRES COLORBOND - BASALT LOUVRES UPWARDLY ANGLED 25% MAX OPENINGS



GLASS BALCONY BALUSTRADING GLAZING - CLEAR RAILINGS POWDER COATED BLACK



FIRE HYDRANT AND BOOSTER CUPBOARD DETAIL



MESHED REAR GARAGE SEGMENTED DOOR



EAST ELEVATION 1:100

CONDITION 1 (c) - A SCHEDULE OF CONSTRUCTION MATERIALS, EXTERNAL FINISHES & COLOURS

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PAGE TITLE
 PROPOSED EAST ELEVATION

DRAWN BY S.M.
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DATE 09.10.2023
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PROJECT NO 2023.08 **DWG NO** A09 **A**



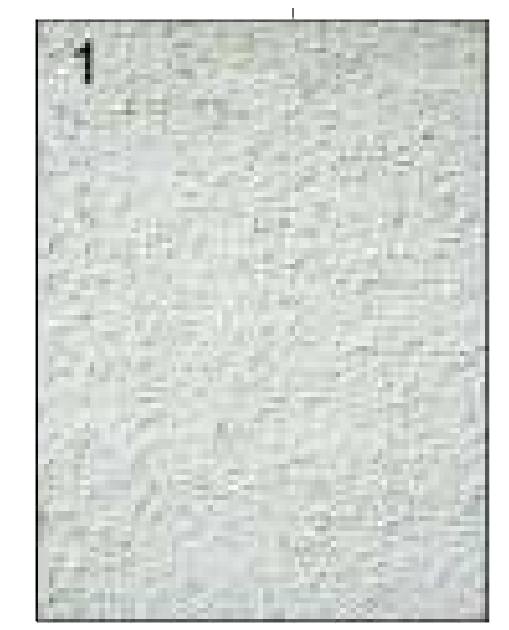
BLACK FRAMED ALUMINIUM AWNING WINDOWS



ALL FLASHINGS, CAPPINGS AND DOWPIPES AGAINST WHITE RENDERED WALLS TO BE COLORBOND SURFMIST



ALL FLASHINGS, CAPPINGS AND DOWPIPES AGAINST DARK RENDERED WALLS TO BE COLORBOND BASALT



WHITE TEXTURED RENDER
 COLOUR - DULUX HOURGLASS



DARK TEXTURED RENDER
 COLOUR - DULUX KNIGHT'S ARMOR



VERTICAL SCREENING FINS
 COLORBOND - MONUMENT



HORIZONTAL SCREENING LOUVRES
 COLORBOND - BASALT
 LOUVRES UPWARDLY ANGLED
 25% MAX OPENINGS



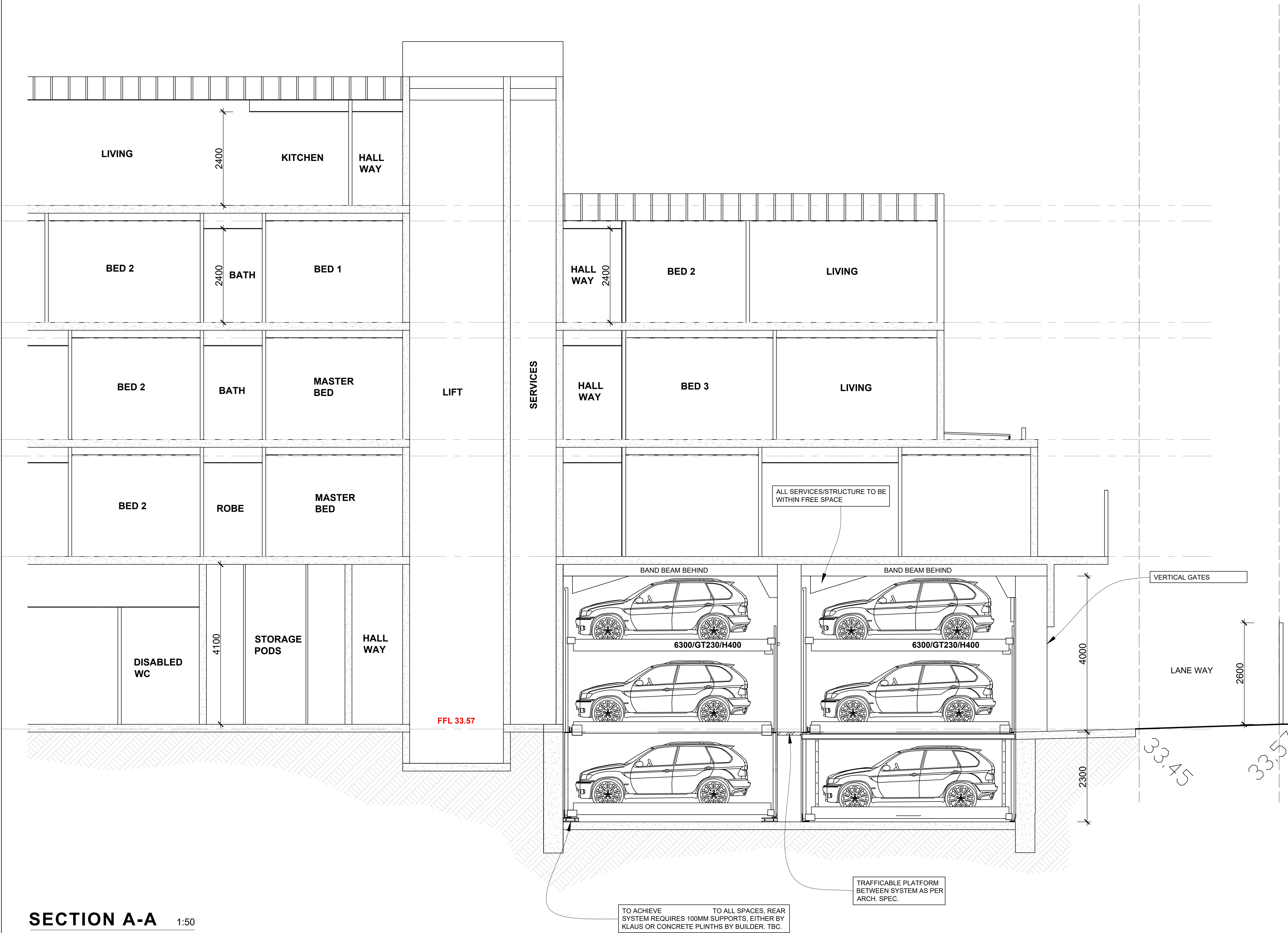
GLASS BALCONY BALUSTRADING
 GLAZING - CLEAR
 RAILINGS POWDER COATED BLACK



FIRE HYDRANT AND BOOSTER CUPBOARD DETAIL



MESHED REAR GARAGE SEGMENTED DOOR



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PROJECT ADDRESS
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PAGE TITLE
 SECTION A-A

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DATE 09.10.2023
SCALE 1:50 @ A1

PROJECT NO 2023.08 **DWG NO** A10 **A**

SECTION A-A 1:50

TO ACHIEVE TO ALL SPACES, REAR SYSTEM REQUIRES 100MM SUPPORTS, EITHER BY KLAUS OR CONCRETE PLINTHS BY BUILDER. TBC.



STREETSCAPE 1:50

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PAGE TITLE
 STREETSCAPE ELEVATION

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PROJECT NO 2023.08 **DWG NO** A11 **A**