



Contract of Sale of Real Estate - General Conditions

Property Address:

1/13 Mines Road, Ringwood East VIC 3135

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

The terms of this contract are contained in the –

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

in that order of priority.

Important Notice to Purchasers

Cooling-off period - Section 31 *Sale of Land Act 1962* (Vic)

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

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

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

EXCEPTIONS

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

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

NOTICE TO PURCHASERS OF PROPERTY 'OFF-THE-PLAN'

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

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

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

The value of the lot may change between the day on which the purchaser signs this contract and the day on which you become the registered proprietor.



Contract of Sale of Real Estate

Signing of this Contract

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

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

- a copy of the section 32 statement; and
- a copy of the full terms of this contract.

In this contract, **section 32 statement** means a statement required to be given by a vendor under section 32 of the *Sale of Land Act 1962* (Vic).

The authority of a person signing:

- under power of attorney; or
- as director of a corporation; or
- as an agent authorised in writing by one of the parties,

must be noted alongside the signature.

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

Signed by the purchaser

	Signature		Signature
	Authority		Authority
(e.g. 'director', 'agent', or 'attorney under power of attorney')		(e.g. 'director', 'agent', or 'attorney under power of attorney')	
	Full name		Full name
	Date		Date

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

In this contract, **business day** means any day which is not a Saturday, Sunday or a proclaimed public holiday in Victoria.

Signed by the vendor

	Signature		Signature
	Authority		Authority
(e.g. 'director', 'agent', or 'attorney under power of attorney')		(e.g. 'director', 'agent', or 'attorney under power of attorney')	
Enzo Cacciotti	Full name	Maria Assunta Cacciotti	Full name
	Date		Date

The **Day of Sale** is the date by which both parties have signed this contract.



Contract of Sale of Real Estate – Particulars of Sale

Particulars of sale

Vendor's estate agent

Name O'Brien Real Estate

Address 98 South Parade, Blackburn VIC 3130

Email anthony.molinaro@obrienrealestate.com.au

Telephone 03 9894 2044 Facsimile 03 9894 2043 DX Ref

Vendor

Name Enzo Cacciotti and Maria Assunta Cacciotti

ABN/ACN Email

Address 7 Gordon Close Narre Warren VIC 3805

Vendor's legal practitioner or conveyancer

Name Josephine Di Felice - Lawyer

Address PO Box 7268, Doncaster East VIC 3109

Email josephine@lawjdf.com.au

Telephone 0412 266 750 Facsimile DX Ref 233/20

Purchaser

Name

ABN/ACN Email

Address

Purchaser's legal practitioner or conveyancer

Name

Address

Email

Telephone Facsimile DX Ref

Land (general conditions 3 and 16) The land is described in the table below

Certificate of Title reference	being lot	on plan
Volume 10788 Folio 002	9	SP023827N
Volume Folio		

If no title particulars are recorded above, the land is described in the copy of the Register Search Statement and the document or part document referred to as the diagram location in the Register Search Statement, as



Contract of Sale of Real Estate – Particulars of Sale

attached to the section 32 statement if no title or plan references are recorded in the table above or if the land is general law land.

The land includes all improvements and fixtures.



Contract of Sale of Real Estate – Particulars of Sale

Property Address:

The address of the land is:

1/13 Mines Road, Ringwood East VIC 3135

Goods sold with the land (list or attach schedule)

All electric light fittings, window furnishings and floor coverings.

Payment (general conditions 8 and 21)

Price

Deposit

by

(of which)

has been paid)

Balance

payable at settlement

GST (general condition 23)

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

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

If the margin scheme will be used to calculate GST then add the words '**margin scheme**' in this box

GST Withholding (general condition 24)

- ☐ If this box is ticked then the vendor is not required to give the purchaser a written notice which complies with section 14-255(1) of schedule 1 of the *Taxation Administration Act 1953* (Cth).
- ☒ If this box is ticked then the vendor notifies the purchaser in accordance with section 14-255(1) of schedule 1 of the *Taxation Administration Act 1953* (Cth) that the purchaser is not required to make a withholding payment in relation to the supply of the property under section 14-250 of schedule 1 of the *Taxation Administration Act 1953* (Cth).
- ☐ If this box is ticked then general condition 24 applies in relation to the supply of the property.

Settlement (general condition 21)

is due on dd/mm/yyyy

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

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

Lease (general condition 1.1)

At settlement the purchaser is entitled to vacant possession of the property unless the words 'subject to lease' appear in this box, in which case refer to general condition 1.1. If the property is sold 'subject to lease' then particulars of the lease are:

SUBJECT TO LEASE

☐ Commencement date

End Date



Contract of Sale of Real Estate – Particulars of Sale

or

☒ a periodic tenancy determinable by notice

Terms contract (general condition 17)

If this contract is intended to be a terms contract within the meaning of the *Sale of Land Act 1962* (Vic) then add the words '**terms contract**' in this box, and refer to general condition 17 and add any further provisions by way of special conditions.

Loan (general condition 7)

☐ If this box is checked this contract is subject to loan approval

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

Lender:

Loan amount: Not more than \$

Approval date:

Special conditions

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

If the contract is subject to '**special conditions**' then particulars of the special conditions are set out after the General Conditions.



Contract of Sale of Real Estate - General Conditions

1. Encumbrances

- 1.1. The purchaser buys the property subject to:
- (a) any encumbrance shown in the section 32 statement other than mortgages or caveats;
 - (b) any reservations, exceptions or conditions in the crown grant; and
 - (c) any lease or tenancy referred to in the particulars of sale.
- 1.2. The purchaser indemnifies the vendor against all obligations under any lease or tenancy that are to be performed by the landlord after settlement.

2. Vendor warranties

- 2.1. The warranties in general conditions 2.2 and 2.3 replace the purchaser's right to make requisitions and inquiries.
- 2.2. The vendor warrants that the vendor:
- (a) has, or by the due date for settlement will have, the right to sell the land;
 - (b) is under no legal disability;
 - (c) is in possession of the land, either personally or through a tenant;
 - (d) has not previously sold or granted any option to purchase, agreed to a lease or granted a pre-emptive right which is current over the land and which gives another party rights which have priority over the interest of the purchaser;
 - (e) will at settlement be the holder of an unencumbered estate in fee simple in the land; and
 - (f) will at settlement be the unencumbered owner of any improvements, fixtures, fittings and goods sold with the land.
- 2.3. The vendor further warrants that the vendor has no knowledge of any of the following:
- (a) public rights of way over the land;
 - (b) easements over the land;
 - (c) lease or other possessory agreement or tenancy affecting the land;
 - (d) notice or order affecting the land which will not be dealt with at settlement, other than the usual rate notices and any land tax notices;
 - (e) legal proceedings which would render the sale of the land void or voidable or capable of being set aside.
- 2.4. The warranties in general conditions 2.2 and 2.3 are subject to any contrary provisions in this contract and disclosures in the section 32 statement.
- 2.5. If sections 137B and 137C of the *Building Act 1993* (Vic) apply to this contract, the vendor warrants that:
- (a) all domestic building work carried out in relation to the construction by or on behalf of the vendor of the home was carried out in a proper and workmanlike manner;
 - (b) all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless

otherwise stated in the contract, those materials were new; and

- (c) domestic building work was carried out in accordance with all laws and legal requirements, including, without limiting the generality of this warranty, the *Building Act 1993* (Vic) and regulations made under the *Building Act 1993* (Vic).
- 2.6. Words and phrases used in general condition 2.5 which are defined in the *Building Act 1993* (Vic) have the same meaning in general condition 2.5.

3. Identity of the land

- 3.1. An omission or mistake in the description of the property or any deficiency in the area, description or measurements of the land does not invalidate the sale.
- 3.2. The purchaser may not:
- (a) make any objection or claim for compensation for any alleged misdescription of the property or any deficiency in its area or measurements; or
 - (b) require the vendor to amend title or pay any cost of amending title.

4. Services

- 4.1. The vendor does not represent that the services are adequate for the purchaser's proposed use of the property and the vendor advises the purchaser to make appropriate inquiries. The condition of the services may change between the day of sale and settlement and the vendor does not promise that the services will be in the same condition at settlement as they were on the day of sale.
- 4.2. The purchaser is responsible for the connection of all services to the property after settlement and the payment of any associated cost.

5. Consents

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

6. Notices

The purchaser is responsible for any notice, order, demand or levy imposing liability on the property that is issued or made on or after the day of sale that does not relate to periodic outgoings. The purchaser may enter the property to comply with that responsibility where action is required before settlement.

7. Loan

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



Contract of Sale of Real Estate - General Conditions

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

- (a) immediately applied for the loan;
- (b) did everything reasonably required to obtain approval of the loan;
- (c) serves written notice ending the contract on the vendor within 2 clear business days after the approval date or any later date allowed by the vendor together with written evidence of the purchaser's immediate application for and the lender's rejection or non-approval of, the loan; and
- (d) is not in default under any other condition of this contract when the notice is given.

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

8. Payment of Deposit

8.1. In this general condition:

- (a) 'bank' means an authorised deposit-taking institution under the *Banking Act 1959* (Cth);
- (b) 'bank guarantee' means an irrevocable and unconditional undertaking from a bank to pay on demand an amount equal to the deposit (or such other amount agreed by the parties) on terms and conditions acceptable to the vendor. If the land sold is a lot on an unregistered plan of subdivision, the bank guarantee must be in favour of the vendor's legal practitioner or conveyancer;
- (c) 'deposit bond' means an irrevocable and unconditional undertaking from a financial institution resident in Australia acceptable to the vendor to pay on demand an amount equal to the deposit (or such other amount agreed by the parties) on terms and conditions acceptable to the vendor. If the land sold is a lot on an unregistered plan of subdivision, the deposit bond must be in favour of the vendor's legal practitioner or conveyancer; and
- (d) 'financial institution' means a bank, building society, credit union, insurance company or other entity which is authorised to provide finance, issue bank guarantees or deposit bonds in Australia.

8.2. The purchaser must pay the deposit:

- (a) to the vendor's licensed estate agent; or
- (b) if there is no estate agent, to the vendor's legal practitioner or conveyancer; or
- (c) if the vendor directs, into a special purpose account in a bank in Victoria specified by the vendor in the joint names of the purchaser and the vendor.

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

- (a) must not exceed 10% of the price; and
- (b) must be paid to the vendor's estate agent, legal practitioner or conveyancer and held by the estate agent, legal practitioner or conveyancer

on trust for the purchaser until the registration of the plan of subdivision.

8.4. The vendor may, at its discretion, agree to accept a deposit bond or bank guarantee instead of payment of cash deposit as the deposit by the purchaser.

8.5. If the vendor agrees to accept a deposit bond or bank guarantee instead of payment of a cash deposit as the deposit by the purchaser, the purchaser must pay the deposit in cleared funds to the vendor's legal practitioner and conveyancer on the first to occur of:

- (a) settlement;
- (b) the date that is 30 days before the bank guarantee or deposit bond expires;
- (c) any earlier date on which:
 - (i) the vendor would be entitled to the release of the deposit to it having regard to the provisions of this contract and section 27 of the *Sale of Land Act 1962* (Vic);
 - (ii) the vendor rescinds or otherwise terminates this contract for breach or repudiation of the contract by the purchaser; or
 - (iii) the bank guarantee or deposit bond becomes ineffective.

8.6. If general condition 8.4 applies, when the purchaser pays the deposit, the vendor will return the bank guarantee or deposit bond to the purchaser.

8.7. Without limiting any of the vendor's other rights under this contract, if the purchaser does not comply with general condition 8.5, the vendor or the vendor's legal practitioner or conveyancer (if the land sold is a lot on an unregistered plan of subdivision) can make demand for the amount secured by the deposit bond or bank guarantee without reference to the purchaser.

8.8. Any amount paid by the bank or financial institution under general condition 8.5 or 8.7 must be dealt with in accordance with general condition 8.2 or, if the land sold is a lot on an unregistered plan of subdivision, in accordance with general condition 8.3.

9. Release of deposit

9.1. The deposit must be released to the vendor if:

- (a) the vendor provides particulars, to the satisfaction of the purchaser, that either—
 - (i) there are no debts secured against the property; or
 - (ii) if there are any debts, the total amount of those debts does not exceed 80% of the sale price less any amounts withheld under general conditions;
- (b) at least 28 days have elapsed since the particulars were given to the purchaser under paragraph (a); and
- (c) all conditions of section 27 of the *Sale of Land Act 1962* (Vic) have been satisfied.



Contract of Sale of Real Estate - General Conditions

- 9.2. The stakeholder must pay the deposit and any interest to the party entitled when the deposit is released, the contract is settled, or the contract is ended.
- 9.3. The stakeholder may pay the deposit and any interest into court if it is reasonable to do so.
- 9.4. If the purchaser is deemed by section 27(7) of the *Sale of Land Act 1962* (Vic) to have given authorisation to release the deposit under section 27(1), the purchaser is deemed to have accepted title in the absence of any prior objection to title.

10. Liability of signatory

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

11. Guarantee

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

12. Transfer

- 12.1. Any paper transfer of land document required to effect a transfer of the property must be prepared by the purchaser and delivered to the vendor at least 10 days before settlement. The delivery of the transfer of land document is not acceptance of title.
- 12.2. The vendor must prepare the online duties form or such other forms required to be completed by the vendor for assessment of duty on this transaction by the State Revenue Office and must provide a link to complete the form or copies of those forms as soon as practicable before settlement. The purchaser must complete the online duties form or such other forms required to be completed by the purchaser by the State Revenue Office as soon as practicable before settlement. Both parties agree to co-operate to complete such forms prior to settlement.

13. Nominee

The purchaser may no later than 10 business days before the due date for settlement nominate a substitute or additional transferee, but the named purchaser remains personally liable for the due performance of all the purchaser's obligations under this contract.

14. Release of security interest

- 14.1. This general condition applies if any part of the property is subject to a security interest to which the *Personal Property Securities Act 2009* (Cth) applies.
- 14.2. For the purposes of enabling the purchaser to search the Personal Property Securities Register for any security interests affecting any

personal property for which the purchaser may be entitled to a release, statement, approval or correction in accordance with general condition 14.4, the purchaser may request the vendor to provide the vendor's date of birth to the purchaser. The vendor must comply with a request made by the purchaser under this condition if the purchaser makes the request at least 21 days before the due date for settlement.

- 14.3. If the purchaser is given the details of the vendor's date of birth under condition 14.2, the purchaser must:
- (a) only use the vendor's date of birth for the purposes specified in condition 14.2; and
 - (b) keep the date of birth of the vendor secure and confidential.
- 14.4. The vendor must ensure that at or before settlement, the purchaser receives:
- (a) a release from the secured party releasing the property from the security interest;
 - (b) a statement in writing in accordance with section 275(1)(b) of the *Personal Property Securities Act 2009* (Cth) setting out that the amount or obligation that is secured is nil at settlement; or
 - (c) a written approval or correction in accordance with section 275(1)(c) of the *Personal Property Securities Act 2009* (Cth) indicating that, on settlement, the personal property included in the contract is not or will not be property in which the security interest is granted.
- 14.5. Subject to general condition 14.6, the vendor is not obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property:
- (a) that:
 - (i) the purchaser intends to use predominantly for personal, domestic or household purposes; and
 - (ii) has a market value of not more than \$5000 or, if a greater amount has been prescribed for the purposes of section 47(1) of the *Personal Property Securities Act 2009* (Cth), not more than that prescribed amount; or
 - (b) that is sold in the ordinary course of the vendor's business of selling personal property of that kind.
- 14.6. The vendor is obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property described in general condition 14.5 if:
- (a) the personal property is of a kind that may or must be described by serial number in the Personal Property Securities Register; or
 - (b) the purchaser has actual or constructive knowledge that the sale constitutes a breach of



Contract of Sale of Real Estate - General Conditions

the security agreement that provides for the security interest.

- 14.7. A release for the purposes of general condition 14.4(a) must be in writing.
- 14.8. A release for the purposes of general condition 14.4(a) must be effective in releasing the goods from the security interest and be in a form which allows the purchaser to take title to the goods free of that security interest.
- 14.9. If the purchaser receives a release under general condition 14.4(a) the purchaser must provide the vendor with a copy of the release at or as soon as practicable after settlement.
- 14.10. In addition to ensuring that a release is received under general condition 14.4(a), the vendor must ensure that at or before settlement the purchaser receives a written undertaking from a secured party to register a financing change statement to reflect that release if the property being released includes goods of a kind that are described by serial number in the Personal Property Securities Register.
- 14.11. The purchaser must advise the vendor of any security interest that is registered on or before the day of sale on the Personal Properties Securities Register, which the purchaser reasonably requires to be released, at least 21 days before the due date for settlement.
- 14.12. The vendor may delay settlement until 21 days after the purchaser advises the vendor of the security interests that the purchaser reasonably requires to be released if the purchaser does not provide an advice under general condition 14.11.
- 14.13. If settlement is delayed under general condition 14.12 the purchaser must pay the vendor—
- (a) interest from the due date for settlement until the date on which settlement occurs or 21 days after the vendor receives the advice, whichever is the earlier; and
 - (b) any reasonable costs incurred by the vendor as a result of the delay—
as though the purchaser was in default.
- 14.14. The vendor is not required to ensure that the purchaser receives a release in respect of the land. This general condition 14.14 applies despite general condition 14.1.
- 14.15. Words and phrases which are defined in the *Personal Property Securities Act 2009* (Cth) have the same meaning in general condition 14 unless the context requires otherwise.

15. Builder warranty insurance

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

16. **General law land** This general condition 16 only applies if any part of the land is not under the operation of the *Transfer of Land Act 1958* (Vic).
- 16.2. The vendor is taken to be the holder of an unencumbered estate in fee simple in the land if there is an unbroken chain of title starting at least 30 years before the day of sale proving on the face of the documents the ownership of the entire legal and equitable estate without the aid of other evidence.
- 16.3. The purchaser is entitled to inspect the vendor's chain of title on request at such place in Victoria as the vendor nominates.
- 16.4. The purchaser is taken to have accepted the vendor's title if:
- (a) 21 days have elapsed since the day of sale; and
 - (b) the purchaser has not reasonably objected to the title or reasonably required the vendor to remedy a defect in the title.
- 16.5. The contract will be at an end if:
- (a) the vendor gives the purchaser a notice that the vendor is unable or unwilling to satisfy the purchaser's objection or requirement and that the contract will end if the objection or requirement is not withdrawn within 14 days of the giving of the notice; and
 - (b) the objection or requirement is not withdrawn in that time.
- 16.6. If the contract ends in accordance with general condition 16.5, the deposit must be returned to the purchaser and neither party has a claim against the other in damages.
- 16.7. General condition 21.1 should be read, in respect of that part of the land which is not under the operation of the *Transfer of Land Act 1958* (Vic), as if the reference to 'registered proprietor' is a reference to 'owner'.

17. Terms contract

- 17.1. If this is a 'terms contract' as defined in the *Sale of Land Act 1962* (Vic):
- (a) any mortgage affecting the land sold must be discharged as to that land before the purchaser becomes entitled to possession or to the receipt of rents and profits unless the vendor satisfies section 29M of the *Sale of Land Act 1962* (Vic); and
 - (b) the deposit and all other money payable under the contract (other than any money payable in excess of the amount required to so discharge the mortgage) must be paid to a legal practitioner or conveyancer or a licensed estate agent to be applied in or towards discharging the mortgage.
- 17.2. While any money remains owing each of the following applies:
- (a) the purchaser must maintain full damage and destruction insurance of the property and public



Contract of Sale of Real Estate - General Conditions

risk insurance noting all parties having an insurable interest with an insurer approved in writing by the vendor;

- (b) the purchaser must deliver copies of the signed insurance application forms, the policies and the insurance receipts to the vendor not less than 10 days before taking possession of the property or becoming entitled to receipt of the rents and profits;
- (c) the purchaser must deliver copies of any amendments to the policies and the insurance receipts on each amendment or renewal as evidence of the status of the policies from time to time;
- (d) the vendor may pay any renewal premiums or take out the insurance if the purchaser fails to meet these obligations;
- (e) insurance costs paid by the vendor under paragraph (d) must be refunded by the purchaser on demand without affecting the vendor's other rights under this contract;
- (f) the purchaser must maintain and operate the property in good repair (fair wear and tear excepted) and keep the property safe, lawful, structurally sound, weatherproof and free from contaminations and dangerous substances;
- (g) the property must not be altered in any way without the written consent of the vendor which must not be unreasonably refused or delayed;
- (h) the purchaser must observe all obligations that affect owners or occupiers of land; and
- (i) the vendor and/or other person authorised by the vendor may enter the property at any reasonable time to inspect it on giving 7 days written notice, but not more than twice in a year.

18. Adjustments

- 18.1. All periodic outgoings payable by the vendor, and any rent and other income received in respect of the property must be apportioned between the parties on the settlement date and any adjustments paid and received as appropriate.
- 18.2. The periodic outgoings and rent and other income must be apportioned on the following basis:
 - (a) the vendor is liable for the periodic outgoings and entitled to the rent and other income up to and including the day of settlement;
 - (b) the land is treated as the only land of which the vendor is owner (as defined in the *Land Tax Act 2005* (Vic));
 - (c) the vendor is taken to own the land as a resident Australian beneficial owner; and
 - (d) any personal statutory benefit available to each party is disregarded in calculating apportionment.
- 18.3. The purchaser must provide copies of all certificates and other information used to calculate the adjustments if requested by the vendor.

- 18.4. If requested by the purchaser, the vendor must provide all information regarding the payment of rent and other moneys under any lease or other tenancy affecting the property reasonably required by the purchaser to calculate the adjustments.

19. Inspection

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

20. Loss or damage before settlement

- 20.1. The vendor carries the risk of loss or damage to the property until settlement.
- 20.2. The vendor must deliver the property to the purchaser at settlement in the same condition it was in on the day of sale, except for fair wear and tear.
- 20.3. The purchaser must not delay settlement because one or more of the goods is not in the condition required by general condition 20.2, but may claim compensation from the vendor after settlement.
- 20.4. The purchaser may nominate an amount not exceeding \$5,000 to be held by a stakeholder to be appointed by the parties if the property is not in the condition required by general condition 20.2 at settlement.
- 20.5. The nominated amount may be deducted from the amount due to the vendor at settlement and paid to the stakeholder, but only if the purchaser also pays an amount equal to the nominated amount to the stakeholder.
- 20.6. The stakeholder must pay the amounts referred to in general condition 20.5 in accordance with the determination of the dispute, including any order for payment of the costs of the resolution of the dispute.

21. Settlement

- 21.1. At settlement:
 - (a) the purchaser must pay the balance; and
 - (b) the vendor must:
 - (i) do all things necessary to be done by a registered proprietor of the land to enable the purchaser to become the registered proprietor of the land; and
 - (ii) give either vacant possession or receipt of rents and profits in accordance with the particulars of sale.
- 21.2. The purchaser must pay all money other than the deposit:
 - (a) to the vendor, or the vendor's legal practitioner or conveyancer; or
 - (b) in accordance with a written direction of the vendor or the vendor's legal practitioner or conveyancer.
- 21.3. Payments under this contract must be made or tendered:



Contract of Sale of Real Estate - General Conditions

- (a) in cash up to \$10,000;
 - (b) by cheque drawn on a bank; or
 - (c) if the parties agree, by electronically transferring the payment in the form of cleared funds. Payment is made by electronic funds transfer when the funds are received and cleared in the recipient's bank account.
- 21.4. At settlement, the purchaser must pay the fees on up to three cheques drawn on a bank. If the vendor requests that any additional cheques be drawn on a bank, the vendor must reimburse the purchaser for the fees incurred.
- 21.5. For the purpose of this general condition 'bank' means an authorised deposit-taking institution under the *Banking Act 1959* (Cth).
- 21.6. Settlement must be conducted between the hours of 10.00 a.m. and 4.00 p.m. unless the parties agree otherwise.
- 21.7. The vendor's obligations under this general condition continue after settlement.

22. Electronic Conveyancing

22.1. In this general condition:

- (a) 'discharging mortgagee' means any mortgagee, chargee, covenant chargee or caveator whose provision of an electronically signed discharge of mortgage, discharge of charge or withdrawal of caveat is required in order for unencumbered title to the property to be transferred to the purchaser;
- (b) 'ECNL' means the Electronic Conveyancing National Law (Victoria);
- (c) 'electronic document' means a dealing as defined in the *Transfer of Land Act 1958* (Vic) which may be created and signed electronically in an electronic workspace;
- (d) 'electronic transaction' means a transaction to be conducted for the parties by their legal representatives as subscribers using an ELN and in accordance with the ECNL and the participation rules;
- (e) 'electronic transfer' means a transfer of land under the *Transfer of Land Act 1958* (Vic) for the property to be prepared and electronically signed in the electronic workspace established for the purposes of the parties' transaction;
- (f) 'electronic workspace' means a shared electronic workspace generated by the ELN;
- (g) 'ELN' means Electronic Lodgement Network under the ECNL;
- (h) 'ELNO' means Electronic Lodgement Network Operator under the ECNL;
- (i) 'participation rules' means the participation rules as determined by the ECNL; and
- (j) 'subscriber' means a person who is authorised under a participation agreement to use an ELN to complete conveyancing transactions on behalf of another person or on their own behalf.

22.2. This transaction is to be conducted as an electronic transaction if the Registrar of Titles

requires it to be conducted as an electronic transaction.

22.3. If this transaction is not to be conducted as an electronic transaction this general condition 10 ceases to apply and this transaction is to be conducted in accordance with this contract otherwise than as an electronic transaction.

22.4. If this transaction is to be conducted as an electronic transaction:

- (a) to the extent, but only to the extent, that any other provision of this contract is inconsistent with this general condition, the provisions of this general condition prevail;
- (b) a party must pay the fees and charges payable by that party to the ELNO and the Registrar of Titles as a result of this transaction being an electronic transaction;
- (c) any provision of this contract requiring the physical preparation, signing, delivery or payment of anything that is dealt with digitally or electronically within or using the electronic workspace is amended accordingly;
- (d) the parties agree that written communications for the purposes of preparing for and facilitating the electronic transaction may be given and received electronically within the electronic workspace, however, no other notices may be given electronically within the electronic workspace;
- (e) any communication from one party to another party in the electronic workspace is taken to have been received by that party at the time determined by section 13A of the *Electronic Transactions (Victoria) Act 2000* (Vic); and
- (f) despite anything in this contract to the contrary, the electronic transfer is not required to be served 10 days before the due date for settlement.

22.5. Each party must:

- (a) be, or engage a representative who is, a subscriber;
- (b) ensure that each other person for whom that party is responsible and who is associated with the transaction is, or engages, a subscriber;
- (c) authorise their representative to act on their behalf in the manner required by the ECNL; and
- (d) conduct the electronic transaction in accordance with the participation rules and the ECNL.

22.6. The vendor must as soon as reasonably practicable after the day of sale:

- (a) create an electronic workspace;
- (b) complete the title details for the property, the due date for settlement and a time for settlement; and
- (c) invite the purchaser and any discharging mortgagee to the electronic workspace.

22.7. As soon as reasonably practicable after receiving an invitation from the vendor to join the electronic workspace, the purchaser must:



Contract of Sale of Real Estate - General Conditions

- (a) join the electronic workspace;
 - (b) create and complete an electronic transfer;
 - (c) invite any incoming mortgagee to join the electronic workspace; and
 - (d) accept the nominated settlement date and time.
- 22.8.** Before settlement:
- (a) each party must do everything reasonably necessary to progress the transaction in the electronic workspace to settlement on the due date for settlement at the settlement time;
 - (b) the parties must ensure that:
 - (i) all electronic documents which a party must electronically sign to complete the electronic transaction are completed and electronically signed; and
 - (ii) all certifications required by the ECNL are properly given, and
 - (c) the parties must complete the electronic workspace with payment details as soon as reasonably practicable before the due date for settlement.
- 22.9.** On settlement the electronic workspace must record that the exchange of funds or value (if any) between the accounts of the relevant financial institutions in accordance with the instructions of the parties has occurred.
- 22.10.** If settlement takes place in the electronic workspace:
- (a) the parties are deemed to agree under general condition 21.3 that the balance may be paid by electronically transferring the funds; and
 - (b) no party may exercise any rights under this contract or at law to terminate this contract during the time that the electronic workspace is locked for settlement.
- 22.11.** If settlement has not occurred by the time that the ELNO usually closes for settlements in Victoria on the due date for settlement, the parties must do everything reasonably necessary to effect settlement:
- (a) as an electronic transaction on the next business day; or
 - (b) if settlement cannot reasonably be effected as an electronic transaction, then at the option of either party, exercised by giving notice to the other party to that effect, otherwise than as an electronic transaction, as soon as reasonably practicable.
- 22.12.** A party is not in default under this contract if:
- (a) the computer systems of any of Land Use Victoria, the Office of State Revenue, the ELNO or the Reserve Bank of Australia are inoperative for any reason at the settlement time agreed by the parties and there is a failure to complete this contract for that reason; or
 - (b) that party is prevented from complying with an obligation because the other party or the other party's financial institution has not done something in the electronic workspace,
- but that party must comply with that party's obligations as soon as such events cease to apply.
- 22.13.** If the parties do not agree about the delivery before settlement of one or more documents or things (including keys or other security devices) that cannot be delivered through the electronic workspace, the party required to deliver the documents or things:
- (a) holds them on and from settlement in escrow for the benefit of; and
 - (b) must immediately after settlement deliver the documents or things to, or as directed by, the party entitled to them.
- 22.14.** Each party must do everything reasonably necessary to assist the other party to trace and identify the recipient of any mistaken payment made in the electronic workspace and to recover the mistaken payment.
- 23. GST**
- 23.1.** The purchaser does not have to pay the vendor any amount in respect of GST in addition to the price unless the particulars of sale specify that the price is 'plus GST'. However the purchaser must pay to the vendor any GST payable by the vendor in respect of a taxable supply made under this contract in addition to the price if:
- (a) GST is payable by the vendor solely as a result of any action taken or intended to be taken by the purchaser after the day of sale, including a change of use;
 - (b) if the particulars of sale specify that the supply made under this contract is of land on which a farming business is carried on and the supply (or a part of it) does not satisfy the requirements of section 38-480 of the GST Act; or
 - (c) if the particulars of sale specify that the supply made under this contract is of a going concern and the supply (or a part of it) does not satisfy the requirements of section 38-325 of the GST Act.
- 23.2.** If the purchaser is liable to pay GST, the purchaser is not required to make payment until provided with a tax invoice, unless the margin scheme applies.
- 23.3.** If the particulars of sale specify that the supply made under this contract is of land on which a 'farming business' is carried on:
- (a) the vendor warrants that the property is land on which a farming business has been carried on for the period of 5 years preceding the date of supply; and
 - (b) the purchaser warrants that the purchaser intends that a farming business will be carried on after settlement on the property.
- 23.4.** If the particulars of sale specify that the supply made under this contract is a 'going concern':
- (a) the parties agree that this contract is for the supply of a going concern;



Contract of Sale of Real Estate - General Conditions

- (b) the purchaser warrants that the purchaser is, or prior to settlement will be, registered for GST; and
 - (c) the vendor warrants that the vendor will carry on the going concern until the date of supply.
- 23.5. If the particulars of sale specify that the supply made under this contract is a 'margin scheme' supply, the parties agree that the margin scheme applies to this contract.
- 23.6. This general condition will not merge on either settlement or registration.
- 23.7. In this general condition:
- (a) 'GST Act' means *A New Tax System (Goods and Services Tax) Act 1999* (Cth); and
 - (b) 'GST' includes penalties and interest.
- 24. GST withholding**
- 24.1. If subdivision 14-E of the *Taxation Administration Act 1953* (Cth) applies to the sale of the land, the vendor must give the purchaser a written notice which complies with section 14-255(1) of schedule 1 of the *Taxation Administration Act 1953* (Cth) at least eight business days before the due date for settlement.
- 24.2. If the purchaser is required to make a payment to the Commissioner of Taxation under section 14-250 of schedule 1 of the *Taxation Administration Act 1953* (Cth), the purchaser must:
- (a) pay the GST withholding amount specified in the vendor's notice that the purchaser is required to pay under section 14-250 of schedule 1 of the *Taxation Administration Act 1953* (Cth) to the Commissioner of Taxation at the time specified in section 14-250(4) of schedule 1 of the *Taxation Administration Act 1953* (Cth); and
 - (b) give the Commissioner of Taxation the notice required under section 16-250(2) of schedule 1 of the *Taxation Administration Act 1953* (Cth).
- 24.3. At least three business days before the due date for settlement, the purchaser must give evidence to the vendor that it has complied with general condition 24.2(b) including a copy of the confirmation received from the Commissioner of Taxation following lodgement of the purchaser's notice which includes details of the lodgement reference number and payment reference number.
- 24.4. At settlement, the purchaser must give the vendor a bank cheque for the GST withholding amount specified in the vendor's notice that is payable to the Commissioner of Taxation. The purchaser will be taken to have complied with this general condition if it pays the GST withholding amount by electronic funds transfer to the account nominated by the Commissioner of Taxation via an Electronic Lodgement Network (as defined in the Electronic
- Conveyancing National Law (Victoria)) as part of an electronic settlement.
- 24.5. After settlement, the vendor must give the Commissioner of Taxation any bank cheque received under this general condition 15 together with any forms required to be provided to the Commissioner of Taxation to confirm that settlement has been effected.
- 24.6. The purchaser is responsible for any penalties or interest payable to the Commissioner of Taxation on account of late payment of the withholding amount, except to the extent that they arise from any failure by the vendor to comply with its obligations under this contract.
- 25. Foreign resident capital gains withholding**
- 25.1. Words defined or used in subdivision 14-D of schedule 1 to the *Taxation Administration Act 1953* (Cth) have the same meaning in this general condition 25 unless the context requires otherwise.
- 25.2. This general condition 25 applies unless:
- (a) the vendor gives the purchaser a clearance certificate issued by the Commissioner of Taxation under section 14-220(1) of schedule 1 to the *Taxation Administration Act 1953* (Cth). The specified period in the clearance certificate must include the day of sale and the day the vendor provides the certificate to the purchaser;
 - (b) the transaction is not excluded under section 14-215(1) of schedule 1 to the *Taxation Administration Act 1953* (Cth).
- 25.3. If the vendor has not given the purchaser a clearance certificate issued by the Commissioner of Taxation under section 14-220(1) of schedule 1 to the *Taxation Administration Act 1953* (Cth) at least two business days prior to settlement, the purchaser may withhold an amount equal to 12.5% of the price, or such lower percentage or amount specified in a written notice issued by the Commissioner of Taxation under section 14-235 of schedule 1 to the *Taxation Administration Act 1953* (Cth), and that withholding will constitute discharge of the purchaser's obligation to pay the price to the extent of the withholding.
- 25.4. The purchaser must:
- (a) prior to settlement lodge a Foreign Resident Capital Gains Withholding Purchaser Notification Form with the Australian Taxation Office for each person comprising the purchaser and give copies to the vendor with the payment reference numbers;
 - (b) within two business days of settlement:
 - (i) pay, or ensure payment of, the withholding amount to the Commissioner of Taxation in the manner required by the Commissioner of Taxation; and



Contract of Sale of Real Estate - General Conditions

- (ii) promptly provide the vendor with proof of payment.

The purchaser will be taken to have complied with this general condition if it pays the withholding amount by electronic funds transfer to the account nominated by the Commissioner of Taxation via an Electronic Lodgement Network (as defined in the Electronic Conveyancing National Law (Victoria)) as part of an electronic settlement.

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

26. Breach

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

- 26.1.** compensation for any reasonably foreseeable loss to the other party resulting from the breach; and
- 26.2.** any interest due under this contract as a result of the breach.

27. Interest

Interest at a rate of 2% per annum plus the rate for the time being fixed by section 2 of the *Penalty Interest Rates Act 1983* (Vic) is payable on any money owing under the contract during the period of default, without affecting any other rights of the offended party.

28. Default notice

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

28.2. The default notice must:

- (a) specify the particulars of the default; and
- (b) state that it is the offended party's intention to exercise the rights arising from the default unless, within 14 days of the notice being given:
 - (i) the default is remedied; and
 - (ii) the reasonable costs incurred as a result of the default and any interest payable are paid.

29. Default not remedied

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

29.2. The contract immediately ends if:

- (a) the default notice also states that unless the default is remedied and the reasonable costs and interest are paid, the contract will be ended in accordance with this general condition; and
- (b) the default is not remedied and the reasonable costs and interest are not paid by the end of the period of the default notice.

29.3. If the contract ends by a default notice given by the purchaser:

- (a) the purchaser must be repaid any money paid under the contract and be paid any interest and reasonable costs payable under the contract;
- (b) all those amounts are a charge on the land until payment; and
- (c) the purchaser may also recover any loss otherwise recoverable.

29.4. If the contract ends by a default notice given by the vendor:

- (a) the deposit up to 10% of the price is forfeited to the vendor as the vendor's absolute property, whether the deposit has been paid or not;
- (b) the vendor is entitled to possession of the property;
- (c) in addition to any other remedy, the vendor may within one year of the contract ending either:
 - (i) retain the property and sue for damages for breach of contract; or
 - (ii) resell the property in any manner and recover any deficiency in the price on the resale and any resulting expenses by way of liquidated damages;
- (d) the vendor may retain any part of the price paid until the vendor's damages have been determined and may apply that money towards those damages; and
- (e) any determination of the vendor's damages must take into account the amount forfeited to the vendor.

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

30. Time

30.1. Time is of the essence of this contract.

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

31. Service

31.1. Any document sent by:

- (a) regular post is taken to have been served on the sixth business day after posting, unless proved otherwise;
- (b) priority post is taken to have been served on the fourth business day after posting, unless proved otherwise;
- (c) express post is taken to have been served on the next business day after posting, unless proved otherwise; or
- (d) email is taken to have been served at the time of receipt within the meaning of section 13A of the *Electronic Transactions (Victoria) Act 2000* (Vic).

31.2. Any demand, notice or document required to be served by or on any party may be served by or on the legal practitioner or conveyancer for that party. It is sufficiently served if served—



Contract of Sale of Real Estate - General Conditions

- (a) personally;
- (b) by pre-paid post;
- (c) in any manner authorised by law or the Supreme Court for service of documents, including any manner authorised for service on or by a legal practitioner regardless of whether the person serving or receiving the document is a legal practitioner; or
- (d) by email.

31.3. This general condition applies to the service of any demand, notice or document by or on any party. In this contract, the expression 'serve' includes 'give' and 'served', 'serviced' and 'given' have corresponding meanings.

32. Counterparts and execution

32.1. This contract and the section 32 statement may be executed in any number of counterparts. All counterparts together will be taken to constitute one instrument of the relevant document.

32.2. A copy of an original executed counterpart given or served by facsimile machine, email or link emailed:

- (a) must be treated as an original counterpart;
- (b) is sufficient evidence of the execution of the original; and
- (c) may be produced in evidence for all purposes in place of the original.

32.3. Each party consents to the contract and the section 32 statement being signed by any other

party in accordance with an electronic communication method and being given or served by electronic communication, including by link emailed to a party to download an electronic copy.

32.4. Without limiting general condition 32.3, the parties acknowledge and agree that:

(a) electronic signatures will constitute a signature and have the same quality of integrity as a written signature including if the signature is:

- (i) computer generated;
- (ii) by computer pen;
- (iii) by a typed mark or name;
- (iv) physically signed on paper and scanned electronically;

32.5. The parties to this contract agree that, despite any other clause of this contract and despite custom, practise or code otherwise followed in respect of contracts for the sale of land, if executed electronically this contract:

- (a) is made on its execution by all parties to it (including electronic signature);
- (b) need not be executed and exchanged in counterparts; and
- (c) constitutes an original document in an electronic format.



Contract of Sale of Real Estate - General Conditions

The following special conditions (if any) apply in respect of this contract.

1/173 MINES ROAD RINGWOOD EAST VIC 3735

Vendor Statement

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

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

Land: 1/13 Mines Road, Ringwood East VIC 3135

Vendor: Enzo Cacciotti

_____/_____/2020
Vendor's signature Date

Vendor: Maria Assunta Cacciotti

_____/_____/2020
Vendor's signature Date

Purchaser:

_____/_____/20_____
Purchaser's signature Date

Purchaser:

_____/_____/20_____
Purchaser's signature Date

1. FINANCIAL

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

☒ Are contained in the attached certificates.

There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge, which are not included in item 1.1 above.

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

☒ Not applicable.

- 1.3 **Terms Contract**

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

☒ Not applicable.

- 1.4 **Sale Subject to Mortgage**

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

☒ Not applicable.

2. INSURANCE

- 2.1 **Damage and Destruction**

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

☒ Not applicable.

- 2.2 **Owner-Builder**

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

☒ Not applicable.

3. LAND USE

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

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

☒ Is in the attached copies of title document/s.

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

☒ Not applicable

3.2 Road Access

There is:

☒ access to the property by road

3.3 Designated Bushfire Prone Area

The land:

☒ Is NOT in a designated bushfire prone area within the meaning of regulations made under the Building Act 1993

3.4 Planning Scheme

☒ Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

☒ Not applicable.

4.2 Agricultural Chemicals

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

☒ Not applicable.

4.3 Compulsory Acquisition

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

☒ Not applicable.

5. BUILDING PERMITS

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

☒ Not applicable.

6. OWNERS CORPORATION

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

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

- ☒ GAIC (and Section 7) is NOT applicable on the sale of this property.

8. SERVICES

- 8.1 The services which are marked with an "X" in the box below are **NOT connected to the land**:

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

9. TITLE

- 9.1 Attached are copies of the following **title documents**:

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

10. SUBDIVISION

- ☒ This sale is NOT affected by a subdivision and therefore Section 10 is NOT applicable.

11. DISCLOSURE OF ENERGY INFORMATION

- ☒ Disclosure of this information is not applicable under section 32 of the Sale of Land Act 1962.

12. DUE DILIGENCE CHECKLIST

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

- ☒ Is attached.

13. ATTACHMENTS

Register Search Statement Volume 10788 Folio 002

Strata Plan SP023827N

Yarra Valley Water Information Certificate

Maroondah City Council – Land Information Certificate

Maroondah City Council – Building Approvals Certificate

Planning Certificate

Vic Roads – Roads Property Certificate

Land Tax Clearance Certificate

Lease

Due Diligence Checklist

VOLUME 10788 FOLIO 002

Security no : 124082060550D
Produced 10/03/2020 02:15 PM

LAND DESCRIPTION

Lot 9 on Registered Plan of Strata Subdivision 023827N.
REGISTRATION OF DEALINGS WITH THIS LOT IS RESTRICTED
PARENT TITLE Volume 09675 Folio 044
Created by instrument SP023827N/D1 11/03/2004

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ENZO CACCIOTTI
MARIA ASSUNTA CACCIOTTI both of 7 GORDON CLOSE NARRE WARREN VIC 3805
E996540 14/09/1973

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE SP023827N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: UNIT 1 13 MINES ROAD RINGWOOD EAST VIC 3135

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP023827N

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	plan
Document Identification	SP023827N
Number of Pages (excluding this cover sheet)	4
Document Assembled	10/03/2020 14:16

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23827N

Township

PLAN OF STRATA SUBDIVISION

THE PARCEL : The whole of the land described in Certificate of Title Volume 8075 Folio 662 being part of Crown Allotment 71 Section D Township and Parish of Ringwood County of Mornington, AND BEING LIMITED AS TO SO MUCH AS LIES ABOVE THE DEPTH OF 15.24 METRS BELOW THE SURFACE.

POSTAL ADDRESS OF BUILDINGS :
13 Mines Road, Ringwood. 3134.

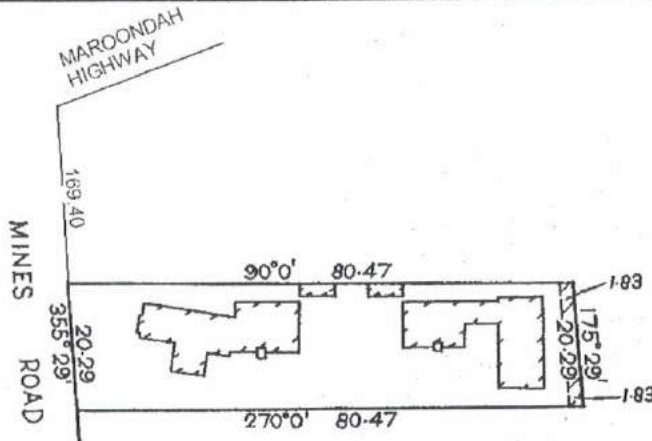
FOR CURRENT ADDRESS FOR SERVICE OF NOTICE
SEE BODY CORPORATE SEARCH REPORT

REGISTERED

Edition 2

TIME 0800

DATE 30.4.86



The land shown thus  is a Drainage & Sewerage easement vide L.P. 28816

The above encumbrance affects part of lot 4 and part of the common property.

SCALE 16 8 0 16 32
LENGTHS ARE IN METRES

Diagram showing the external boundaries of the site and the location in relation thereto at ground level of all buildings in the parcel.

SURVEYOR'S CERTIFICATE

I, Donald Ian Kirkpatrick of Kirkpatrick & Webber Pty. Ltd., 289 Maroondah Highway, Ringwood, a surveyor licensed under the Surveyors Act 1978 certify that this plan and any measurements on which it is based have been made by me or under my personal direction and supervision; that the standard of accuracy of any measurements made to determine the external boundaries of the site complies with the requirements of and under the Surveyors Act 1978, that the plan accurately represents as at the 30th day of July, 1985 in the manner required by or under the Strata Titles Act 1967 and by or under the Surveyors Act 1978; and within the limitations of the scale used and the standard of accuracy required, the boundaries of the units and the location at ground level of all buildings in the parcel in relation to the external boundaries of the site; and that all units are within the parcel.

Signature. *Donald Ian Kirkpatrick* Date. 8/8/85.

SEAL OF MUNICIPALITY AND ENDORSEMENT

Sealed pursuant to Section 6(1).
Strata Title Act.

The Common Seal of the Mayor, Councillors and Citizens of the CITY OF RINGWOOD was hereto affixed this 19th day of Aug. 1985 in pursuance of a Resolution of the Council; and in accordance with Section 6(1) of the Strata Titles Act.

W. W. W. W. MAYOR
W. W. W. W. COUNCILLOR
W. W. W. W. TOWN CLERK

Reference: E/10/3469

SCHEDULE OF LOT ENTITLEMENT AND LOT LIABILITY...

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT

Donald Ian Kirkpatrick
SHEET 1 OF 3 SHEETS 8/8/85.

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

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

PLAN NUMBER

SP23827N

[illegible]

10th March 2020

Josephine Di Felice C/- GXS
LANDATA

Dear Josephine Di Felice C/- GXS,

RE: Application for Water Information Statement

Property Address:	1/13 MINES ROAD RINGWOOD EAST 3135
Applicant	Josephine Di Felice C/- GXS LANDATA
Information Statement	30523894
Conveyancing Account Number	7959580000
Your Reference	233/20/Cacciotti

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Rates Certificate
- Indemnity

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address enquiry@yvw.com.au. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,

Steve Lennox
GENERAL MANAGER
RETAIL SERVICES

Yarra Valley Water Encumbrance

Property Address	1/13 MINES ROAD RINGWOOD EAST 3135
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STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(3)

Existing sewer mains will be shown on the Asset Plan.

THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)

Refer to the attached copy of correspondence about outstanding matters.

This Property is a part of a development that is serviced by private water and/or sewer infrastructure. This infrastructure (or pipeline) is known as a private extension and may extend some distance in length from your property before connecting to Yarra Valley Water infrastructure. Any maintenance or supply issues associated with the private extension are the responsibility of the property owners. Yarra Valley Water is responsible for maintaining the water service from the water main up to and including the development main meter or manifold, and the sewer service from the sewer main up to the sewer branch including the inspection shaft /27 A.

Where the property is serviced through a private fire service the property owner is fully responsible for the maintenance of this service including the isolating valve connected to our water main.

Yarra Valley Water does not guarantee the continuity of service or supply, water quality or water pressure within the private extension.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

Melbourne Water Encumbrance

Property Address	1/13 MINES ROAD RINGWOOD EAST 3135
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STATEMENT UNDER SECTION 158 WATER ACT 1989

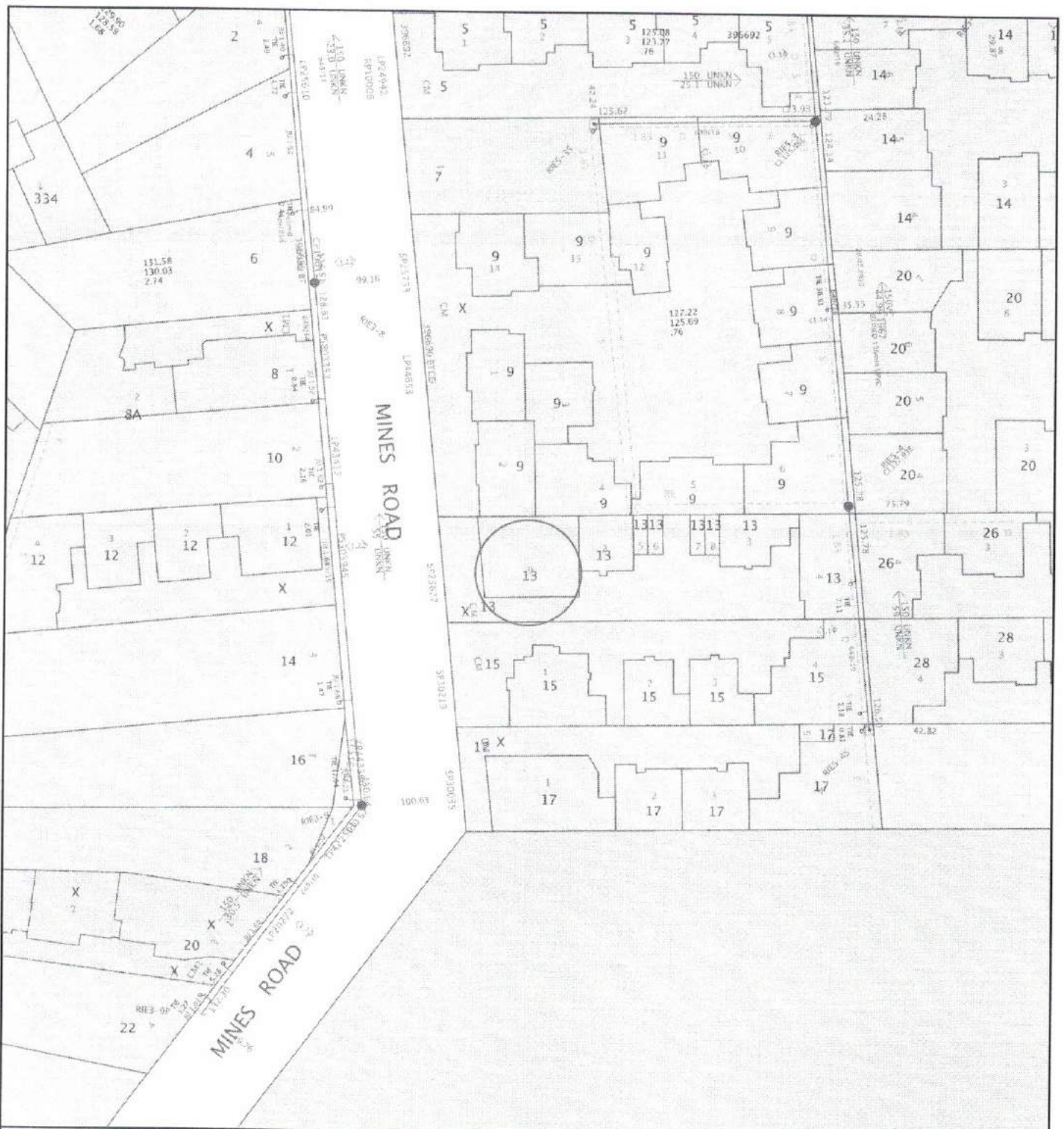
THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)

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

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.



Yarra Valley Water Information Statement Number: 30523894		Address	1/13 MINES ROAD RINGWOOD EAST 3135	 Yarra Valley Water ABN 93 066 902 501
		Date	10/03/2020	
		Scale	1:1000	
Existing Title		Access Point Number	GLV2-42	Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd: - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets; - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information; - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;
Proposed Title		Sewer Manhole		
Easement		Sewer Pipe Flow		
Existing Sewer		Sewer Offset		
Abandoned Sewer		Sewer Branch		



Josephine Di Felice C/- GXS
LANDATA
certificates@landata.vic.gov.au

YARRA VALLEY WATER
ABN 23 365 997 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

RATES CERTIFICATE

Account No: 6450070000
Rate Certificate No: 30523894

Date of Issue: 10/03/2020
Your Ref: 233/20/Cacciotti

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
UNIT 1/13 MINES RD, RINGWOOD EAST VIC 3135	9\SP23827	1461949	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-01-2020 to 31-03-2020	\$19.42	\$19.42
Residential Water Usage Charge <i>Step 1 – 36.250000kL x \$2.66200000 = \$96.50</i> Estimated Average Daily Usage \$0.99	03-09-2019 to 10-12-2019	\$96.50	\$0.00
Residential Sewer Service Charge	01-01-2020 to 31-03-2020	\$113.94	\$113.94
Residential Sewer Usage Charge <i>36.250000kL x 0.923657 = 33.482564 x 0.900000 = 30.134308 x \$1.14260000 = \$34.43</i> Estimated Average Daily Usage \$0.35	03-09-2019 to 10-12-2019	\$34.43	\$0.00
Parks Fee	01-07-2019 to 30-06-2020	\$79.02	\$0.00
Drainage Fee	01-01-2020 to 31-03-2020	\$25.38	\$25.38
Other Charges:			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
Balance Brought Forward			\$0.00
Total for This Property			\$158.74

The property above forms part of the property for which the charges below are applicable

Property Address	Lot & Plan	Property Number	Property Type
13 MINES RD, RINGWOOD EAST VIC 3135	CM\SP23827	1694865	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Usage Charge Estimated Average Daily Usage \$0.00	03-09-2019 to 10-12-2019	\$0.00	\$0.00
Residential Sewer Usage Charge Estimated Average Daily Usage \$0.00	03-09-2019 to 10-12-2019	\$0.00	\$0.00
Other Charges:			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
Balance Brought Forward			\$0.00
Total for This Property			\$0.00

IMPORTANT NOTICE FOR SOLICITORS AND CONVEYANCERS

We have changed our BPAY biller code. Please refer to the payment options and update your bank details.



GENERAL MANAGER
RETAIL SERVICES

Note:

1. Invoices generated with Residential Water Usage during the period 01/07/2017 – 30/09/2017 will include a Government Water Rebate of \$100.
2. This statement details all tariffs, charges and penalties due and payable to Yarra Valley Water as at the date of this statement and also includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
3. All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.
4. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchasers account at settlement.
5. Any deferred property debt is included in the arrears figures.
6. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.
7. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up to date financial information, please order a Rates Settlement Statement prior to settlement.
8. From 01/07/2019, Residential Water Usage is billed using the following step pricing system: 266.20 cents per kilolitre for the first 44 kilolitres; 317.87 cents per kilolitre for 44-88 kilolitres and 472.77 cents per kilolitre for anything more than 88 kilolitres
9. From 01/07/2019, Residential Recycled Water Usage is billed 186.34 cents per kilolitre
10. From 01/07/2019, Residential Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre
11. From 01/07/2019, Residential Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre
12. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.

To ensure you accurately adjust the settlement amount, we strongly recommend you book a Special Meter Reading:

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.



YARRA VALLEY WATER
ABN 83 086 802 801

Lucknow Street
Mitham Victoria 3132

Private Bag 1
Mitham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

Property No: 1461949

Address: UNIT 1/13 MINES RD, RINGWOOD EAST VIC 3135

Water Information Statement Number: 30523894

HOW TO PAY



Bill Code: 314567
Ref: 64500700006



Mail a Cheque with the Remittance Advice
below to:

Yarra Valley Water
GPO Box 2860 Melbourne VIC 3001

Amount
Paid

Date
Paid

Receipt
Number

Please Note: BPAY is available for individual property settlements.

PROPERTY SETTLEMENT REMITTANCE ADVICE

Property No: 1461949

Address: UNIT 1/13 MINES RD, RINGWOOD EAST VIC 3135

Water Information Statement Number: 30523894

Cheque Amount: \$

Did you know?

PEXA is a property exchange network that allows secure, online lodgment and Financial Settlement.

Property Land Titles are lodged online at settlement, whilst funds are settled through the Reserve Bank of Australia, meaning that the vendor will usually receive their cleared funds on the same day.

There's no need to wait on the phone for payout figures as transfer and Electronic Notice of Sale documents are transmitted automatically at settlement.

Key benefits for you

- Free to register
- Fast, immediate updates
- Potential to settle in minutes (not days)
- Pre-lodgement verification improves information accuracy
- Conveyancers, banks, legal firms and land registries share information
- No need to physically attend settlement
- Funds settle through the Reserve Bank of Australia

Want to know more or register?

Please visit the PEXA website or contact them directly:

<https://www.pexa.com.au/howpexaworks>

Phone: 1300 084 515 between 7am-10pm AEST/AEDT Monday to Friday excluding national public holidays

Email: support@pexa.com.au

DOCUMENT TO BE
MICROFILMED

P.S. 396689

24th April, 1979

Dear Sir,

Re: Sewerage Installation.

Premises: No. 13 Mines Road, Ringwood.

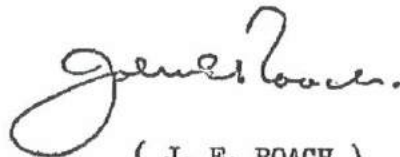
I have to inform you that the sanitary installation on your property at the above address is in need of attention with respect to the matters listed below.

Please ensure that the licensed plumber engaged to do the work completes the enclosed Form C.1 and lodges it at the appropriate Property Services Depot.

Until such time as your plumber calls for an inspection and the work is approved by the inspecting officer, a notation of these requirements will be maintained in the Board's records.

You are reminded that the Board is empowered by its Act to order any necessary cleansing, alteration or repair to any sewerage installation.

Yours faithfully,



(J. E. ROACH)
Assistant Secretary.

Items requiring attention

1. To reconstruct the property service drain and bathroom disconnector trap for Flat No. 1, in approved positions clear of Flat No. 3.
2. To flash, in an approved manner, the ventilator pipes from fixtures in Flat No. 1, where they penetrate the roof of Flat No. 3.

Mr. E. Cacciotti,
43 Kuringgai Crescent,
NOBLE PARK, 3174

DOCUMENT TO BE
MICROFILMED

LAND INFORMATION CERTIFICATE

Local Government (General) Regulations 2015
Section 229 Local Government Act 1989

Landata Counter Services
DX250639
Melbourne

Certificate No: 76254
Applicant Ref: 35926070-013-8:42725

Date: 11 March 2020

This certificate PROVIDES information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the **Local Government Act 1989**, the **Local Government Act 1958**, the **Fire Services Property Levy Act 2012** or under a Local Law of the Council.

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

This certificate is current at the time of printing however is subject to change at any time due to supplementary rates, alteration to charges, interest or legal costs being incurred. Council will only be held responsible for information provided in writing, not information provided or confirmed verbally. The validity of this Certificate is 90 days during which time Council will assist in providing up to date financial information as requested.

SUNDRY INFORMATION

General Rates, Charges & Fire Services Property Levy: In full payments must be paid by 15 February in the year ending 30 June 2020 unless paying by instalments. Instalment due dates are 30 September, 30 November, 28 February, and 31 May of the current financial year. Any payment received at this office after the applicable due date will incur penalty interest and may result in legal action being taken for the recovery of unpaid rates. A person who becomes the owner of the land will be liable for any outstanding rates and charges whether current or in arrears including interest on late payments.

PROPERTY INFORMATION

Assessment number: 141824

Property Location: 1/13 Mines Road
Ringwood East VIC 3135
Lot 9 SP 23827

Title Details: CT-10788/002

Valuations

Site Value:	\$350,000
Capital Improved Value	\$490,000
Nett Annual Value:	\$24,500
Relevant Date:	1 st January 2018

ADDITIONAL INFORMATION

RE: 1/13 Mines Road
Ringwood East VIC 3135

Certificate No:

76254

FINANCIAL INFORMATION

Assessment No:	1418243		
<u>RATES & CHARGES</u>	<u>LEVIED</u>	<u>REBATES</u>	<u>BALANCE</u>
Arrears			0.00
General Rate	1,029.10	0.00	1,029.10
Waste Service Charge	324.00	0.00	324.00
State Government Fire Levy MFB	137.95	0.00	137.95
Municipal Charge	0.00	0.00	0.00
State Deficit Levy	0.00	0.00	0.00
Copy Notice/Administration fee	0.00		0.00
Interest - Current			0.00
Interest - Arrears			0.00
Legal/Other Costs - Current			0.00
Legal/Other Costs - Arrears			0.00
Refund			0.00
Less Payments			-1,491.05
Less Overpayments			0.00
<u>ASSESSMENT TOTAL</u>			<u>\$0.00</u>

TOTAL BALANCE

\$0.00

BPAY Payment Details

Biller Code: 118992

Reference Number:0014182430

Please ensure a **Notice of Acquisition**
is sent directly to Council at:
maroondah@maroondah.vic.gov.au

POTENTIAL LIABILITIES

Note: A Notice to Comply for fire hazard clearance may be issued to all owners of vacant land during the declared fire danger period. Although there may be no charge shown on this certificate, it is possible that a charge will exist by the settlement date. Further information on any **Notices to Comply** can be obtained by contacting Local Laws on 03 9294 5653

I acknowledge having received the sum of \$27.00 being the fee for this certificate.



All Correspondence: PO Box 156, Ringwood, Vic 3134 DX 38068 Ringwood **Telephone:** 1300 88 22 33 or (03) 9298 4598 **Fax:** (03) 9298 4345

Email: maroondah@maroondah.vic.gov.au **Web:** www.maroondah.vic.gov.au

Service Centres: **City Offices:** Braeside Avenue, Ringwood **Croydon Library:** Civic Square, Croydon **Realm:** 179 Maroondah Highway, Ringwood

Delegated Officer.

Telephone Enquiries: 03 9298 4327
Your Reference: 35926070-014-5:42726
Reg 51 (1)



11 March 2020

Landata Counter Services
DX250639
Melbourne

Dear Sir/Madam

Re: 1/13 Mines Road, Ringwood East VIC 3135 Lot 9 SP 23827

I refer to your request for information available from Council records concerning the above property.

No Building Permits have been issued in the last 10 years.

No Building Notices or Orders are outstanding against this property.

Combined Allotments

No combined allotment determinations have been made under Regulation 64(1) of the Building Regulations 2018.

Subdivision of an existing building

Council is **unaware** of any exemptions having been issued under regulation 231 of the Building Regulations 2018 that involves the subdivision of an existing building.

Please note this information is only as accurate as Council's Building records permit.

If there is a pool on this property it is the responsibility of the present or any future owner to ensure that the pool is fenced with safety barriers that comply with the Building Act, Regulations and relevant Australian Standards. For more information on the obligations of pool owners see: <http://www.vba.vic.gov.au/consumers/swimming-pools>

Did you know you can apply for Property Information from Maroondah City Council online and pay via credit card? Register now for our online services at <http://www.maroondah.vic.gov.au/OnlineServices.aspx>. You will receive a prompt email response and you will be helping us achieve our goal of reducing Council's impact on the environment.

Yours faithfully

Warren Brooker

**Warren Brooker
Municipal Building Surveyor**

Contact us

Phone 1300 88 22 33 or 9298 4598 **Fax** 9298 4345

maroondah@maroondah.vic.gov.au | www.maroondah.vic.gov.au | PO Box 156, Ringwood 3134 | DX 38068, Ringwood

Visit us

City Offices Braeside Avenue, Ringwood **Realm** 179 Maroondah Highway, Ringwood **Croydon Civic Square**, Croydon

ABN 98 606 522 719

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

647577

APPLICANT'S NAME & ADDRESS

JOSEPHINE DI FELICE C/- GXS
MELBOURNE

VENDOR

CACCIOTTI, MARIA ASSUNTA

PURCHASER

REFERENCE

233/20/Cacciotti

This certificate is issued for:

LOT 9 PLAN SP23827, LOT CM PLAN SP23827 ALSO KNOWN AS 1/13 MINES ROAD RINGWOOD EAST
MAROONDAH CITY

The land is covered by the:

MAROONDAH PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- is within a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 4

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

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

10 March 2020

Hon. Richard Wynne MP
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.

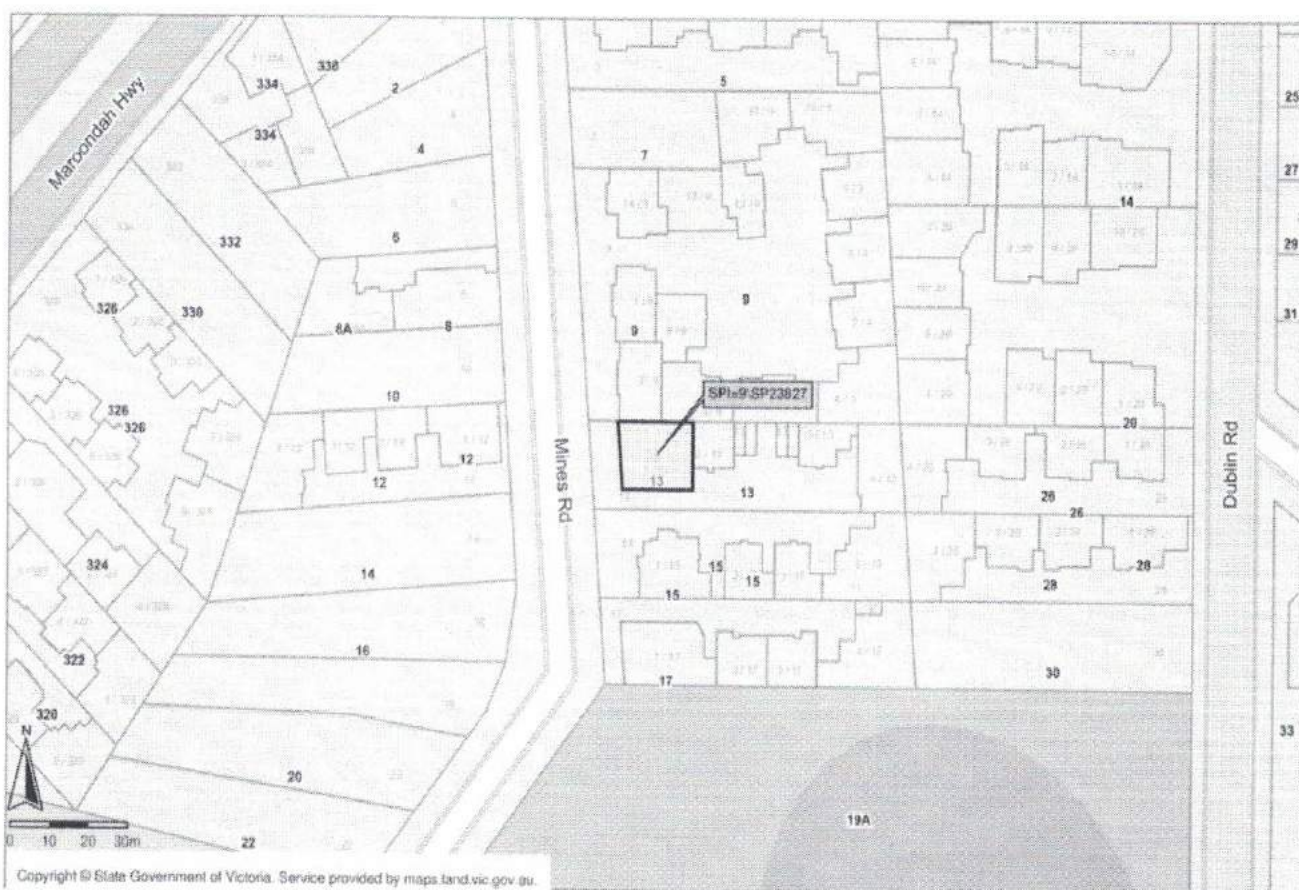
LANDATA@
2 Lonsdale Street
Melbourne VIC 3000
Tel: (03) 9194 0606

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

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

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

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



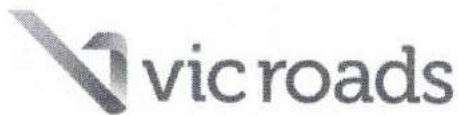
Choose the authoritative Planning Certificate

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.



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Josephine Di Felice
11 Larnaca Court
TEMPLESTOWE 3106

Client Reference: 233/20/Cacciotti

NO PROPOSALS. As at the 10th March 2020, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

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

UNIT 1, 13 MINES ROAD, RINGWOOD EAST 3135
CITY OF MAROONDAH

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: 10th March 2020

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 35926070 - 35926070141516
'233/20/Cacciotti'

Land Tax Clearance Certificate

Land Tax Act 2005



JOSEPHINE DI FELICE

Your Reference:	LD:35926070-009-1.233/20/CA
Certificate No:	36059209
Issue Date:	10 MAR 2020
Enquiries:	ESYSPROD

Land Address: UNIT 1, 13 MINES ROAD RINGWOOD EAST VIC 3135

Land Id	Lot	Plan	Volume	Folio	Tax Payable
31405586	9	23827	10788	2	\$1,679.78

Vendor: MARIA CACCIOTTI & ENZO CACCIOTTI

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR ENZO CACCIOTTI	2020	\$350,000	\$1,679.78	\$0.00	\$1,679.78

Comments: Land Tax will be payable but is not yet due - please see note 6 on reverse.

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

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMP VALUE: \$490,000

SITE VALUE: \$350,000

AMOUNT PAYABLE: \$1,679.78

Notes to Certificates Under Section 105 of the *Land Tax Act 2005*

Certificate No: 36059209

1. Under Section 96 of the *Land Tax Act 2005* (the Act), unpaid land tax (including special land tax and vacant residential land tax) is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
2. A purchaser who has obtained a Certificate is only liable to a charge on the land to the amount of unpaid land tax as certified by a Certificate. A purchaser must obtain the Certificate from the Commissioner. They cannot rely on the Certificate obtained by the vendor.
3. If land tax (including special land tax and vacant residential land tax) is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
4. The amount of land tax on this certificate relates to the amount of land tax (including special land tax and vacant residential land tax) due and payable as at the date of the application only and not to any future liability or the tax status of the land.
5. A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax or vacant residential land tax.
6. If land tax (including special land tax or vacant residential land tax) will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO.
7. If the amount in 4. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from the:
 - a. vendor, or
 - b. purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO.
8. If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
9. If an amount certified is excessively high (for example, because an exemption or concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
10. If no land tax (including special land tax or vacant residential land tax) is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
11. If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
12. The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax (including special land tax and vacant residential land tax).
13. You can request a free update of a Land Tax Clearance Certificate via our website if:
 - there is no change to the parties involved in the transaction, and
 - the request is within 90 days of the original certificate being issued.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$475.00

Taxable Value = \$350,000

Calculated as \$275 plus (\$350,000 - \$250,000) multiplied by 0.200 cents.

Land Tax Clearance Certificate - Payment Options

BPAY



Billers Code: 5249
Ref: 36059209

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: 36059209

Visa or Mastercard.

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

sro.vic.gov.au/paylandtax

Residential Tenancy Agreement
Residential Tenancies Act 1997

Conditions of Agreement

1. This Agreement is made on the date specified in item 1 in the Schedule hereto between the **Landlord** whose name and address is specified in item 2 in the Schedule whose agent is specified in item 3 in the Schedule and the **Tenant** whose name and address is specified in item 4 in the Schedule.

Premises and Rent

The **Landlord** lets to the **Tenant** the **Premises** specified in item 5 in the Schedule together with those items indicated in the Schedule, for which the **Rental** shall be the amount specified in item 6 in the Schedule of which the first installment is payable on the date specified in item 7 of the Schedule and payable by the **Tenant** to the party specified in item 8 in the Schedule.

Bond

The **Tenant** shall pay a **Bond** of the amount specified in item 9 of the Schedule to the **Landlord/Agent** on or before the signing of this Agreement.

In accordance with the Residential Tenancies Act 1997 the **Landlord/Agent** must lodge the **Bond** with the Residential Tenancies Authority within 5 business days of receiving the **Bond**.

Fixed Term Tenancy

The term of this Agreement shall be as specified in item 11 of the Schedule **Commencement** on the date specified in item 12 in the Schedule and **Ending** on the date specified in item 13 in the Schedule and unless either party terminates this Agreement in accordance with the provisions of the Residential Tenancies Act 1997 this Agreement shall then continue as a period tenancy.

OR

Periodic Tenancy

This Agreement shall commence on the date specified in item 14 in the Schedule and continue until terminated in accordance with the Residential Tenancies Act 1997.

2. **Condition of the Premises**

The **Landlord** shall make sure that the premises are maintained in good repair.

3. **Damage to the Premises**

- (a) The **Tenant** shall make sure that care is taken to avoid damaging the rented premises.
- (b) The **Tenant** must take reasonable care to avoid damaging the premises and any common areas
- (c) The **Tenant** who becomes aware of damage to the rented premises must give notice to the **Landlord** of any damage to the premises as soon as practicable.

4. **Cleanliness of the premises**

- (a) The **Landlord** shall make sure that the premises are in a reasonably clean condition on the day on which it is agreed that the **Tenant** shall enter in to occupation of the premises.
- (b) The **Tenant** shall keep the premises in a reasonably clean condition during the period of Agreement

5. **Use of premises**

- (a) The **Tenant** shall not use or allow the premises to be used for any illegal purpose.
- (b) The **Tenant** shall not use or allow the premises to be used in such a manner as to cause nuisance or cause an interference with the reasonable peace, comfort or privacy of any occupier of neighbouring premises

6. **Quiet Enjoyment**

The **Landlord** shall take all reasonable steps to make sure that the **Tenant** has quiet enjoyment of the premises

7. **Assignment of sub-letting**

- (a) The **Tenant** shall not assign or sub-let the whole or any part of the premises without the written consent of the **Landlord**. The **Landlord's** consent shall not be unreasonably withheld.
- (b) The **Landlord** shall not demand or receive any fee or payment for the consent, except in respect of any fees, costs or charges incurred by the **Landlord** in relation to the preparation of an assignment in writing of this Agreement.

8. **Residential Tenancies Act 1997**

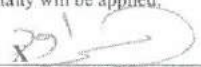
Both parties to the Agreement shall comply with the provisions of the Residential Tenancies Act 1997 as they apply to each party.
(Note: Reference should be made to the Residential Tenancies Act 1997 for further rights and duties)

Additional Terms

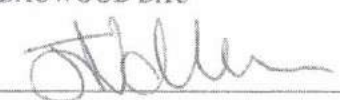
Additional terms which do not take away the rights and duties included in the Residential Tenancies Act 1997 may be set out in the Section.

9. The **Tenant** shall pay all charges in respect of the re-connection and consumption of water, electricity, gas, oil and telephone where the rented premises is separately metered for these services.
10. The **Tenant** shall not do or allow anything to be done which would invalidate any insurance policy on the premises or increase the premium and the **Tenant** shall pay the **Landlord** all increased premiums and all other expenses incurred as a consequence of any breach of this term.
11. The **Tenant** agrees to pay the **Landlord** any excess amount charged or any additional premium charged by the **Landlord's** Insurance Company as a result of accidental breakage of glass, toilet bowls and wash basins in the premises where the damage has been caused by the **Tenant**, or by anyone on the premises with the consent of the **Tenant**.
12. The **Tenant** shall indemnify the **Landlord** for any loss or damage caused by failure to ensure that care is taken to avoid damaging the rented premises by the **Tenant** or anyone on the premises with the consent of the **Tenant**. Without limiting the generality of the foregoing, the **Tenant** shall indemnify the **Landlord** for the cost of repairs to plumbing blockages caused by the negligence or misuse of the **Tenant**.
13. The **Tenant** shall notify the **Landlord** or **Agent** immediately upon becoming aware of any defects in the premises or any other matter which may give rise to a liability pursuant to the Occupiers Liability Act 1983.
14. The **Tenant** shall indemnify the **Landlord** against all liability in respect of injury or damage to any third person or third party property arising from any conduct, act or omission by the **Tenant**, or the **Tenant's** servants, **Agents** and/or invitees.
15. The **Tenant** shall not paint or affix any sign or any antenna onto the premises or affix any nail, screw, fastening or adhesive to the interior of the premises without the prior written consent of the **Landlord** or **Agent**.
16. The **Tenant** acknowledges that it is the **Tenant's** responsibility upon the termination of the Agreement to deliver the keys to the premises to the **Agent's** office and to continue paying rent until such time as the keys are delivered.
17. The **Tenant** shall not use the premises for any purpose other than for residential purposes without the written consent of the **Landlord**.
18. The **Tenant** shall not do or allow to be done anything that will cause the shared service facilities to become obstructed, untidy, damaged or used for any purpose other than for which they are intended.
19. The **Tenant** shall not keep any animal, bird or pet on the premises without the written consent of the **Landlord**. (Note: written consent of the Body Corporate Committee will be necessary in an own-your-own unit).
20. The **Tenant** shall deposit all rubbish including cartons and newspapers in a proper rubbish receptacle with a close fitting lid as required by the Health Department or Local Council. Such rubbish receptacle shall be kept only in the place provided and placed out by the **Tenant** for collection by the Local Council or Health Department and returned to its allotted place.
21. The **Tenant** shall not hang any clothes outside the premises other than where provision for the hanging of clothes has been provided.
22. The **Tenant** shall not keep or use in the premises any portable kerosene heaters, oil burning heaters or heaters of a similar kind.
23. The **Tenant** shall comply with any Act, Regulation, Rule or direction of any Government, semi Government or statutory body.
24. The **Tenant** shall allow the **Landlord** or his **Agent** to put on the premises a notice or notices 'to let' during the last month of the term of this Agreement. The **Tenant** shall also allow the **Landlord** or his **Agent** to put on the premises a notice or notices 'for sale' or 'auction' at any time during the term of this Agreement and permit access to the premises by the **Landlord** or his **Agent** to present the property to prospective purchasers or **Tenants** upon 24 hours' notice or by Agreement with the **Tenant** and the **Landlord** or the **Landlord's** **Agent**.
25. The **Tenant** acknowledges that no promises, representations, warranties or undertakings have been given by the **Landlord** or **Agent** in relation to the suitability of the premises for the **Tenant's** purposes or in respect of the furnishings, fittings or appurtenances of the premises otherwise than as provided herein.
26. No consent or waiver of any breach by the **Tenant** of the **Tenant's** obligations under the Residential Tenancies Act 1997 shall prevent the **Landlord** from subsequently enforcing any of the provisions of the Agreement.
27. The **Tenant** agrees to observe and be bound by the Articles of Association of the Service Company or the Rules of the Body Corporate (as the case may be) in so far as they relate to or affect the use, occupation and enjoyment of the premises and the common property provided that the **Tenant** shall not be required to contribute costs of a capital nature or which would, except for the provision, be payable by the **Landlord**. The Standard Rules of the Subdivision (Body Corporate) Regulations, if not amended, apply to all Bodies Corporate.
28. In accordance with the provisions of Section 44 of the Residential Tenancies Act 1997, the **Landlord** may from time to time and at any time, other than within the terms specified in the Schedule as the fixed term, increase the rent by giving the **Tenant** at least 60 days notice of the increase.
29. This Agreement may be amended only by an Agreement in writing signed by the **Landlord** and the **Tenant**.

30. The Tenant shall at the Tenant's expense replace all lighting tubes and globes to the premises which become defective during the term of the tenancy unless the defect is proven to be caused by faulty wiring.
31. The Tenant agrees to fully and regularly maintain and water the garden area, including the trees and shrubs, to mow the lawn and the remove all garden rubbish from the property.
32. If the Tenant wishes to vacate the premises at the expiration of this Agreement the Tenant shall give the Landlord or Agent written notice of the Tenant's intention to vacate 28 days prior to the expiration of the Agreement. If the Tenant remains in occupation of the premises after the expiration of this Agreement and does not enter into a new fixed term Agreement the Tenant must give written notice of the Tenant's intention to vacate the premises specifying a terminations date that is not earlier than 28 days after the day on which the Tenant gives notice.
33. The Tenant acknowledges that pursuant to Section 428 of the Residential Tenancies Act 1997, the Tenant shall not refuse to pay rent on the ground that the Tenant intends to regard as rent paid by the Tenant, the Bond or any part of the Bond paid in respect of the Premises. The Tenant acknowledges that failure to abide by this section of the Act renders the Tenant liable to a penalty of \$1000.
34. The Tenant agrees not to carry out any mechanical repairs or spray painting of any motor vehicles, boats or motor cycles in or around the property including common property. The Tenant also agrees to be fully responsible for the removal of any motor cycle, car or boat spare parts or bodies or any other equipment used to fully reinstate the Premises or the land or common property on which it is situated to their original condition forthwith.
35. The Tenant must:
- (a) check each smoke detector in the Premises weekly to confirm that it is kept fully operational. These checks are to ensure the safety of the Tenant and the security of the Premises.
 - (b) replace the battery in each smoke detector on or about 1 January each year (or earlier if this becomes necessary).
 - (c) immediately notify the Landlord/Agent of any faulty smoke detector (and confirm this advise to the Landlord/Agent in writing the same day)
36. The Tenant acknowledges that the Tenant shall insure their possessions. The Tenant also acknowledges that the Landlord's insurance policy will not provide cover for such possessions.
37. Rent must always be paid in advance.
38. The Tenant/s shall not make any alterations or additions to the property without the consent of the Landlord.
39. Only those persons named on the lease are permitted to reside at the premises in any one time. In the event of any Tenant named on the lease vacating the Landlord must be notified and a transfer of bond arranged.
40. The Tenant/s agree to park all vehicles only in those areas provided for car parking. No vehicle shall be parked on the lawns or gardens of the property at any one time. The Tenant/s shall maintain the allotted parking area in a clean condition at all times. (i.e. free from all oil stains) and shall not allow the use of any of the said parking space to be used for the purpose of mechanical repairs or maintenance to any vehicle without written consent of the Landlord.
41. The Tenant/s acknowledge that they are responsible to have the carpets professionally steam/dry cleaned at the expiration of their tenancy and if required produce a receipt as evidence.
42. The Tenant/s acknowledge that should they wish to vacate the property prior to the expiration of the lease the following penalties shall apply:
- a) The Tenant/s shall pay the Agents re-letting fee, being 5% of the annual rent on a pro-rata basis OR one weeks rent, which ever is the greatest.
 - b) The Tenant/s shall pay for any advertising costs associated with finding a new tenant.
 - c) The Tenant/s shall pay rent until a new tenant commences or the end of their lease, whichever comes first.
43. The Tenant/s acknowledge that they cannot use the bond or any part of it as rent. Under the Residential Tenancies Act 1997 a \$1000 penalty will be applied.

Signed: 
DAUWOOD DAU


LEIBENA WANT

Witness: 

Dated 27/7/06

SCHEDULE

Item 1: DATE OF AGREEMENT: TWENTY FIFTH JULY 2006

Item 2: LANDLORD: Name: MR E CACCIOTTI
Address: C/- 2 RAILWAY AVENUE
RINGWOOD EAST. 3135

Item 3: AGENT: Registered Business Name: Maroondah Realty PTY LTD
T/AS BARRY PLANT DOHERTY (Ringwood)
Address: 2 RAILWAY AVENUE, RINGWOOD EAST
Fax 9870 2377 Phone 9870 2277 A.H. 9625 2730.

Item 4: TENANT 1: Name: DAUWOOD DAU
Address: 207 CANTERBURY ROAD, HEATHMONT

TENANT 2: Name: LIBENA WANT
Address: 207 CANTERBURY ROAD, HEATHMONT

Item 5: PREMISES: UNIT 1/13 MINES ROAD, RINGWOOD EAST
Including chattels (attach inventory if necessary)

Item 6: RENTAL: \$780.00 per Calendar Month. Payable on the THIRD day of every MONTH ALWAYS IN ADVANCE.

Item 7: COMMENCING ON: THIRD AUGUST 2006

Item 8: RENTAL PAYMENTS TO AGENT AT:
(Address of Agent) BARRY PLANT DOHERTY REAL ESTATE
2 RAILWAY AVENUE, RINGWOOD EAST
OR
VIA QUICKRENT CARD AS PER INSTRUCTIONS PROVIDED

Item 9: BOND: \$780.00 paid to Residential Tenancies Bond Authority
by THIRD day of AUGUST 2006

Where there is more than one tenant the amounts they contribute are listed here:

NAME: _____ AMOUNT: _____ NAME: _____ AMOUNT: _____
NAME: _____ AMOUNT: _____ NAME: _____ AMOUNT: _____

Item 10: URGENT REPAIRS: SNIL TELEPHONE 9625 2730

*FIXED TERM AGREEMENT:

Item 11: TERM: TWELVE (12) CALENDAR MONTHS

Item 12: COMMENCEMENT DATE: THIRD day of AUGUST 2006

Item 13: TERMINATION: SECOND day of AUGUST 2007

SIGNED by the Landlord

in the presence of:

SIGNED by the Tenant:

in the presence of:

The TENANT hereby acknowledges having received a copy of Renting - Your Rights and Responsibilities, two copies of the Condition Report and a copy of this Tenancy Agreement in accordance with the provisions of the Residential Tenancies Act, 1997.

DAUWOOD DAU

LIBENA WANT

TENANT/S

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

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.

1/13 Mines Road, Ringwood East VIC 3135
(Property)

CONTRACT OF SALE

Josephine Di Felice - Lawyer

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