

VENDOR STATEMENT
TO THE PURCHASER OF REAL ESTATE
PURSUANT TO SECTION 32 OF THE
SALE OF LAND ACT 1962 (VIC) (“the Act”)

LAND **Volume 11826 Folio 507**
 being Lot 206 on Plan 710536X

PROPERTY ADDRESS **206/83 Tram Road, Doncaster**

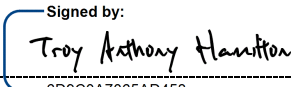
The vendors make this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

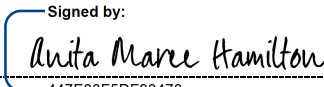
The vendors must sign this statement and give it to the purchaser prior to the purchaser signing the contract.

The vendors may sign this statement to be given to the purchaser by electronic signature.

VENDORS **Troy Anthony Hamilton and Anita Maree Hamilton**

Signatures of the Vendors

Signed by:

6D9C0A7065AD453...
31/1/2025

Signed by:

447E80F5DF93478...
31/1/2025

DATE OF THIS STATEMENT / /20__

The Purchaser acknowledges being given this statement signed by the Vendors together with the attached documents before the Purchaser signed any contract.

PURCHASER

Signature of the Purchaser

DATE OF ACKNOWLEDGEMENT / /20__

1. FINANCIAL MATTERS

1.1 Particulars of any rates, taxes, charges or other similar outgoings

Particulars of the amount of any rates, taxes, charges or other similar outgoings affecting the land and any interest payable on them:

- (a) Their total does not exceed \$7,500.00.
- (b) Are contained in the attached certificates.

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

Refer to the attached land information certificate for details of the fire levy

1.3 Terms Contract

This section 1.3 only applies if this section 32 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 a mortgage

This section 1.4 only applies if this section 32 statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 125
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒ NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR ☒ Not applicable

2. INSURANCE DETAILS

2.1 Damage and destruction

This section 2.1 only applies if this section 32 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 Easement, covenant or other similar restriction affecting the land

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

is set out in the attached copies of title documents.

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

The Vendor is not aware of any existing failure to comply with any easement, covenant or other similar restriction.

3.2 Designated bushfire prone area

The land is **NOT** in an area that is designated as a bushfire prone area under section 192A of the *Building Act* 1993.

3.3 Road access

There is access to the property by road.

3.4 Planning scheme

(a) Attached is a certificate with the required specified information.

AND

(b) The required specified information is as follows:

Name of planning scheme	Manningham Planning Scheme
Name of responsible authority	Manningham City Council
Zoning of the land	Residential Growth Zone
Name of planning overlay	Design and Development Overlay

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:

None to the Vendor's knowledge

4.2 Agricultural purposes

Details of 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 are as follows:

None to the Vendor's knowledge

4.3 Compulsory acquisition

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

None to the Vendor's knowledge

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act* 1993 in the preceding 7 years in relation to a building on the land¹:

Not Applicable

6. OWNERS CORPORATION

Applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act* 2006.

6.1 A copy of the current owners corporation certificate issued in respect of the land under section 151 of the *Owners Corporations Act* 2006 is attached.

7. SERVICES

The following services are not connected to the land:

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

8. TITLE

8.1 Copies of the following documents are attached:

(a) **Registered Title**

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

9. SUBDIVISION

9.1 Unregistered Subdivision

Applies in the case of land that is subject to a subdivision:

Not Applicable

9.2 Staged Subdivision

Applies in the case of land that is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act* 1988:

Not Applicable

¹ Only required where there is a residence on the land

9.3 Further Plan of Subdivision

Applies in the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the *Subdivision Act* 1988 is proposed:

Not Applicable

10. DUE DILIGENCE CHECKLIST

The vendor or the vendor's licensed estate agent must ensure that a prescribed due diligence checklist is made available to any purchasers before the land is offered for sale that is vacant residential land or land on which there is a residence.

The provision or attachment of the due diligence checklist to vendor statement is not required but may be attached as a matter of convenience.

Due Diligence Checklist is attached.

11. ATTACHMENTS

- 11.1 Register Search Statement Volume 11826 Folio 507
- 11.2 Copy Plan No. 710536X
- 11.3 Manningham Council Land Information Certificate
- 11.4 Yarra Valley Water Information Statement
- 11.5 Owners Corporation Certificate
- 11.6 Planning Property Report
- 11.7 State Revenue Office Land Tax Certificate
- 11.8 State Revenue Office Commercial and Industrial Property Tax Certificate
- 11.9 State Revenue Office Windfall Gains Tax Certificate
- 11.10 Vic Roads Property Certificate

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 <http://www.consumer.vic.gov.au/duediligencechecklist> (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

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

VOLUME 11826 FOLIO 507

Security no : 124121282471F
Produced 17/01/2025 09:35 AM

LAND DESCRIPTION

Lot 206 on Plan of Subdivision 710536X.
PARENT TITLES :
Volume 08341 Folio 372 Volume 08575 Folio 305
Created by instrument PS710536X 13/10/2016

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
 TROY ANTHONY HAMILTON
 ANITA MAREE HAMILTON both of 7 LUMLEY DRIVE BRIGHT VIC 3741
 AW168321C 17/10/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW168322A 17/10/2022
 NATIONAL AUSTRALIA BANK LTD

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

DIAGRAM LOCATION

SEE PS710536X 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: APARTMENT 206 83 TRAM ROAD DONCASTER VIC 3108

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 17/10/2022

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS710536X

DOCUMENT END

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Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS710536X
Number of Pages (excluding this cover sheet)	9
Document Assembled	17/01/2025 09:40

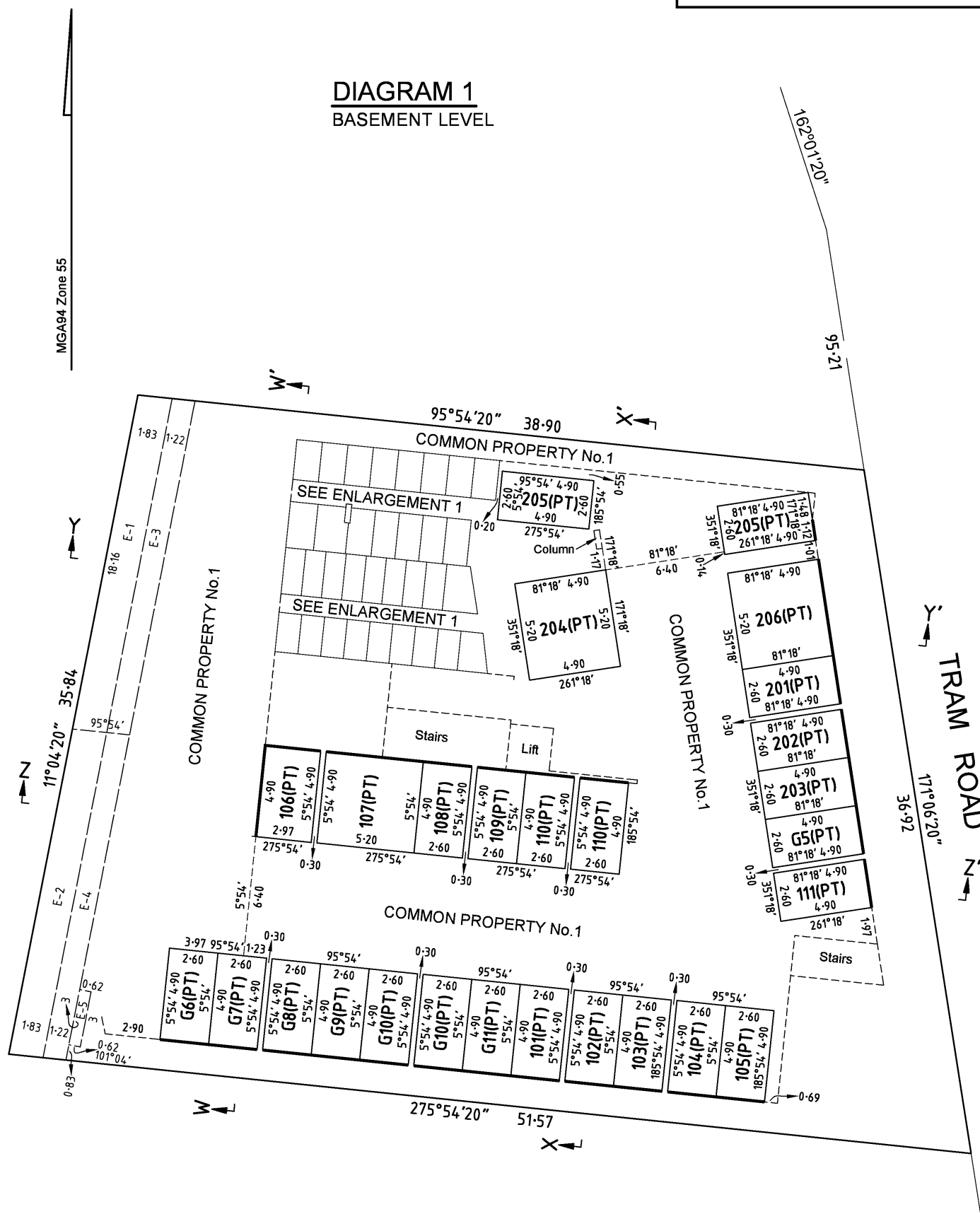
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PLAN OF SUBDIVISION			EDITION 1	PS 710536X		
LOCATION OF LAND PARISH: BULLEEN TOWNSHIP: SECTION: CROWN ALLOTMENT: CROWN PORTION: PART OF UNWINS CROWN SPECIAL SURVEY TITLE REFERENCE: Vol. 8341 Fol. 372 Vol. 8575 Fol. 305 Vol. Fol. LAST PLAN REFERENCE: LOTS 20 & 21 ON LP42014 POSTAL ADDRESS: 81-83 TRAM ROAD (at time of subdivision) DONCASTER 3108 MGA CO-ORDINATES: E: 334 895 ZONE: 55 (of approx centre of land in plan) N: 5 815 840 GDA 94			Council Name: Manningham City Council Council Reference Number: SC16/007151 Planning Permit Reference: PL16/025957 SPEAR Reference Number: S079628V Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 06/09/2016 Statement of Compliance This is a statement of compliance issued under section 21 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 Has been made and the requirement has been satisfied at Certification Digitally signed by: Peter McWhinney for Manningham City Council on 12/10/2016			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		Total site area : 1615m² Number of lots : 33 Boundaries shown by thick continuous lines are defined by buildings. Location of boundaries defined by buildings: Interior Face : All boundaries ----- Lines shown thus define a structure of the building that does not constitute a boundary. Common Property 1 is all the land in the plan except the lots and it includes the structure of all walls, floors, ceilings, windows, doors and balustrades which define boundaries. CP No.1 - Common Property No.1 Lots LG1 to LG5, G1 to G9, G11, 101 to 106, 107, 108, 109, 111, 201, 202, 203, 204 & 206 comprise of 3 parts. Lots G10, 110 & 205 comprise of 4 parts. All internal columns, service ducts, pipe shafts, cable ducts & service installations within the building are deemed to be part of common property No.1. The positions of these columns, service ducts, pipe shafts, cable ducts & service installations may not have been shown on the diagrams contained herein. Lots in this plan may be affected by one or more Owners Corporations. For details of Owners Corporation(s) including; purpose, responsibility and entitlement and liability, see Owners Corporation search report, Owners Corporation rules and Owners Corporation additional information.		
Nil		Nil				
NOTATIONS						
DEPTH LIMITATION: Does not apply						
SURVEY: This plan is/is not based on survey. STAGING: This is/is not a staged subdivision. Planning Permit No. This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No.						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Section 12(2) of the Subdivision Act 1988 applies to all the land in this plan						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
E-1,E-2 E-1,E-3 E-2,E-4 E-1,E-2,E-3,E-4 & E-5	Drainage & Sewerage Sewerage Sewerage Sewerage	1.83 3.05 3.05 See Plan	LP42014 Inst.D889615 Inst.D904669 This Plan	Lots on LP42014 MMBW MMBW Yarra Valley Water Corporation		
GOODISON & ASSOCIATES LICENSED SURVEYORS LEVEL 1 424 BRIDGE ROAD RICHMOND 3121 TEL: 9428-1818 FAX: 9428-0015 E-mail: goodison@pacific.net.au			SURVEYORS FILE REF: 13668 Digitally signed by: Bernard Goodison (Goodison & Associates), Surveyor's Plan Version (4), 11/10/2016 Amended: 13/10/2016		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 9 PLAN REGISTERED TIME: 4.18pm DATE: 13/10/16 Assistant Registrar of Titles	

DIAGRAM 1
BASEMENT LEVEL



LICENSED SURVEYORS
LEVEL 1 424 BRIDGE ROAD RICHMOND 3121
TEL: 9428-1818 FAX: 9428-0015
E-mail: goodison@pacific.net.au

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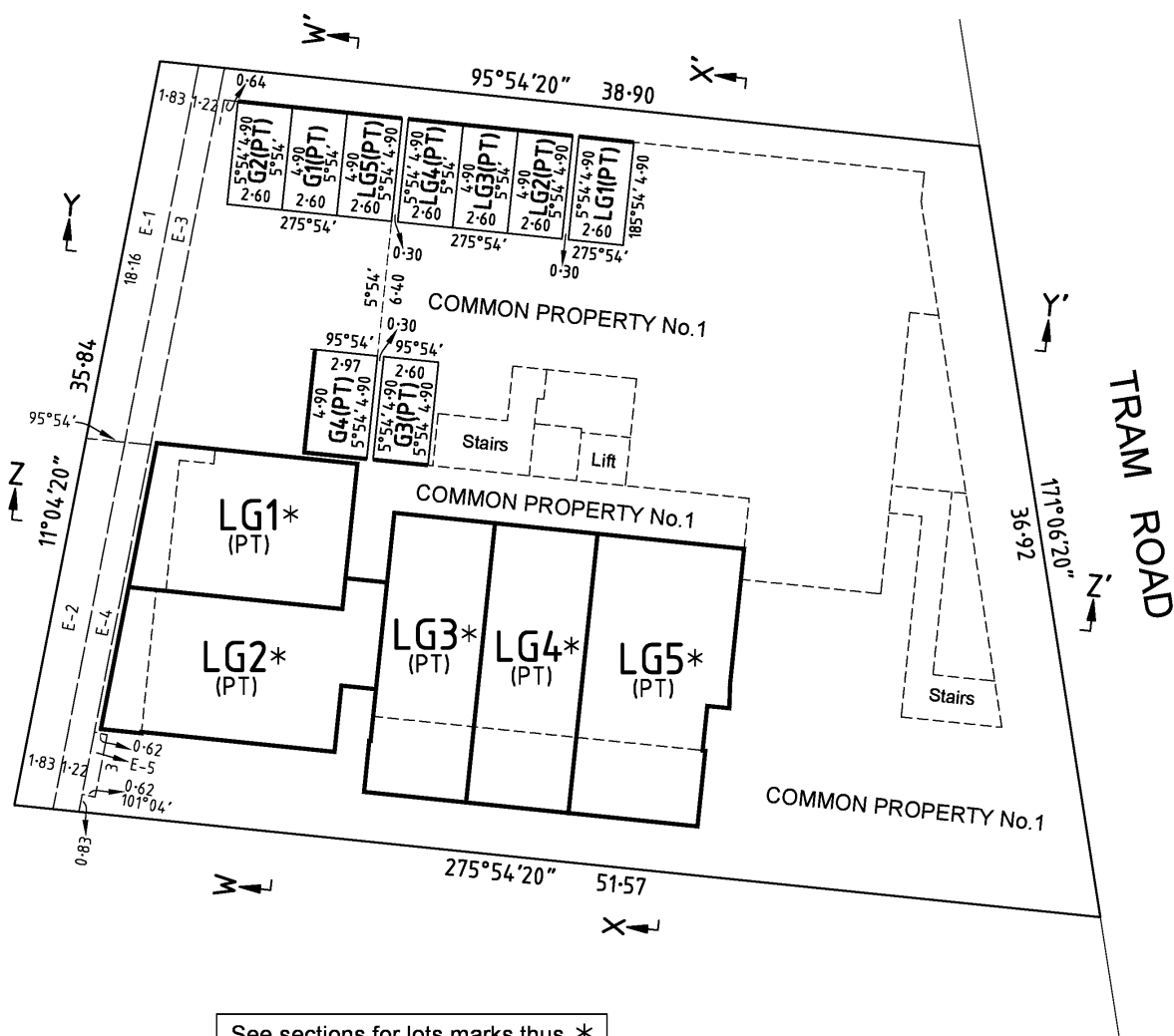
SHEET 2

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Manningham City Council,
12/10/2016,
SPEAR Ref: S079628V

PS 710536X

DIAGRAM 2
LOWER GROUND FLOOR

MG94 Zone 55



GOODISON & ASSOCIATES

LICENSED SURVEYORS
LEVEL 1 424 BRIDGE ROAD RICHMOND 3121
TEL: 9428-1818 FAX: 9428-0015
E-mail: goodison@pacific.net.au

SCALE
1:250

2-5 0 2-5 5 7-5 10
LENGTHS ARE IN METRES

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SIZE: A3

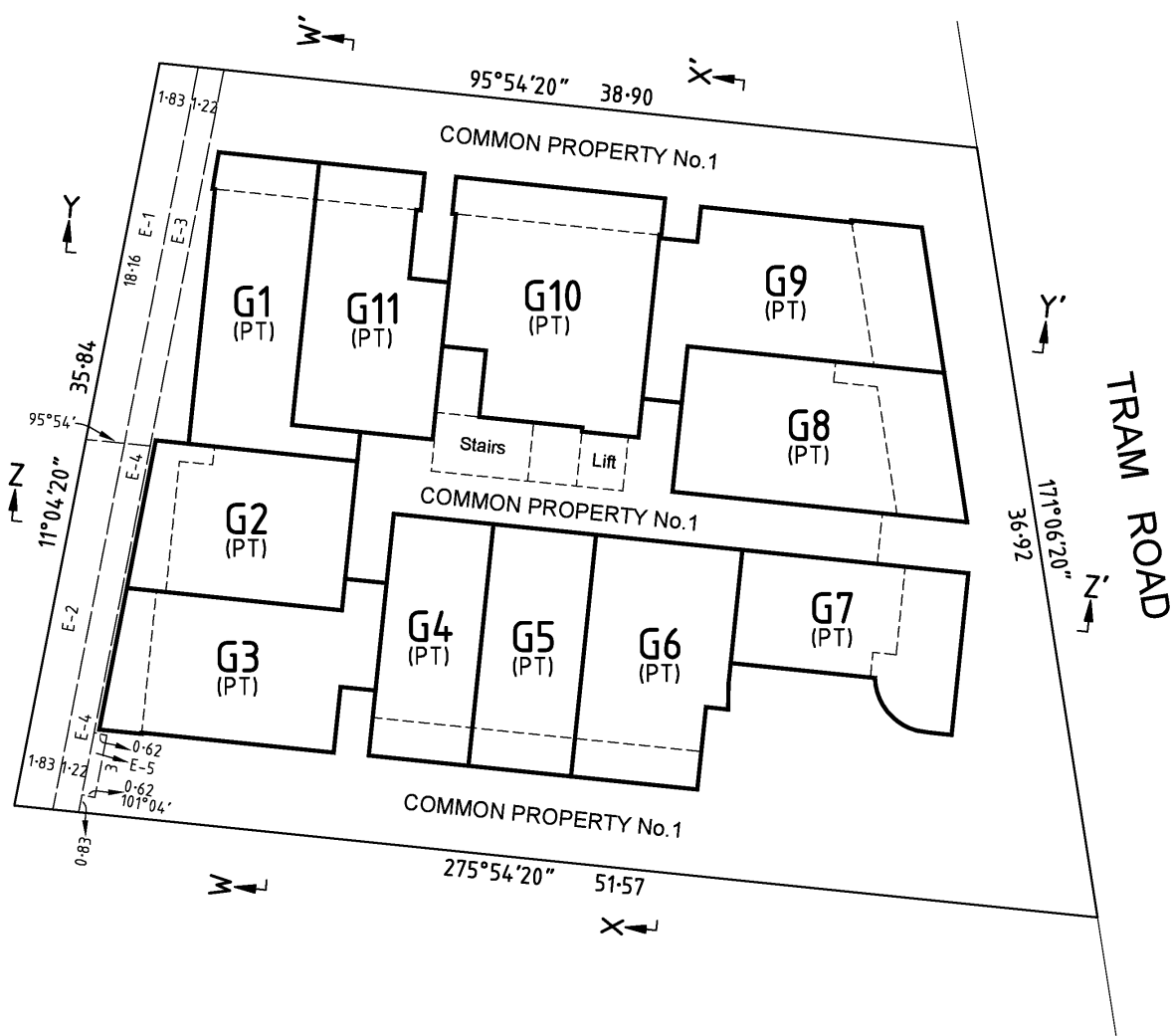
SHEET 3

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DIAGRAM 3
GROUND FLOOR

MGA94 Zone 55



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SCALE
1:250

2.5 0 2.5 5 7.5 10
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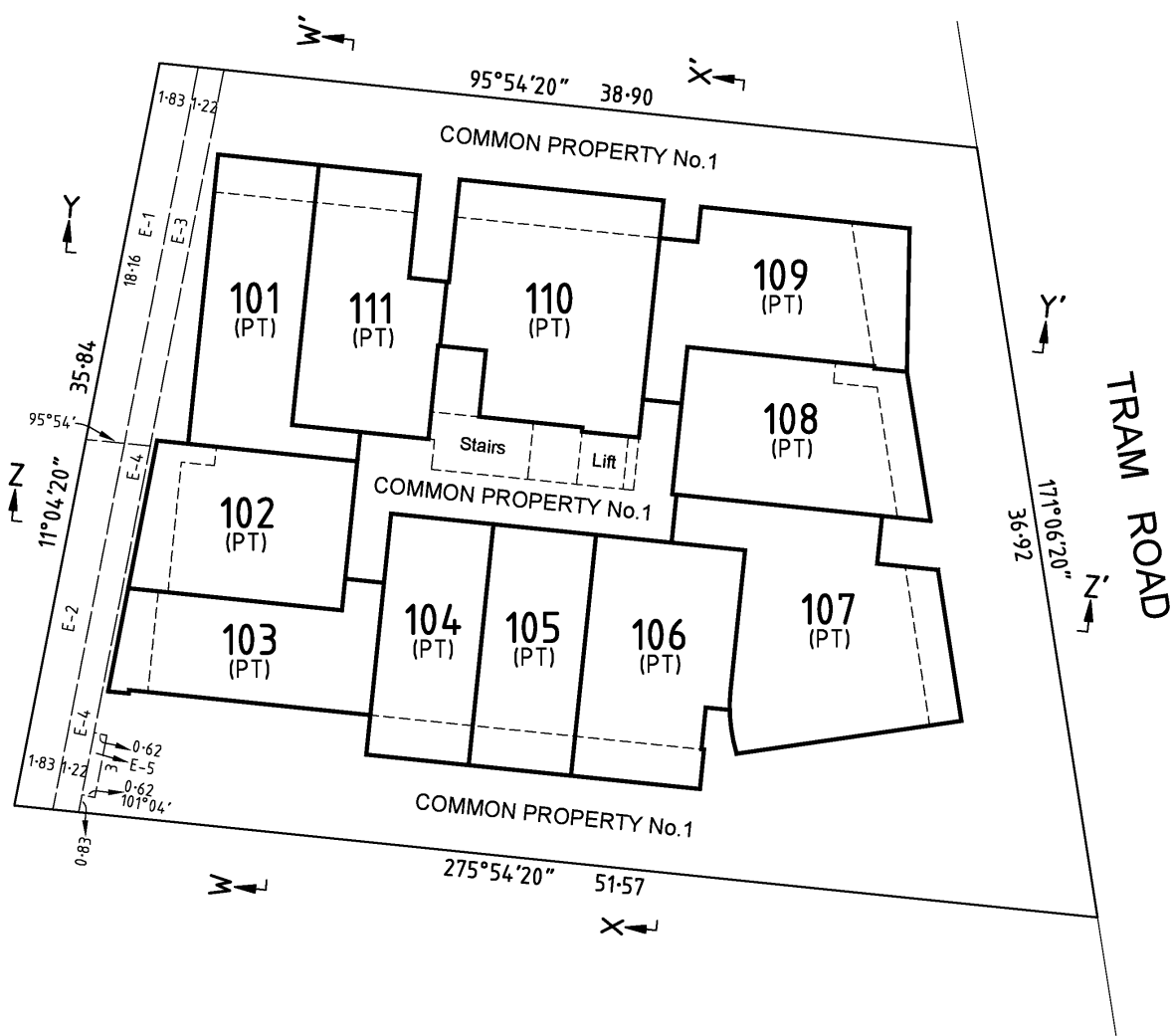
SHEET 4

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DIAGRAM 4
FIRST FLOOR

MG94 Zone 55



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SCALE
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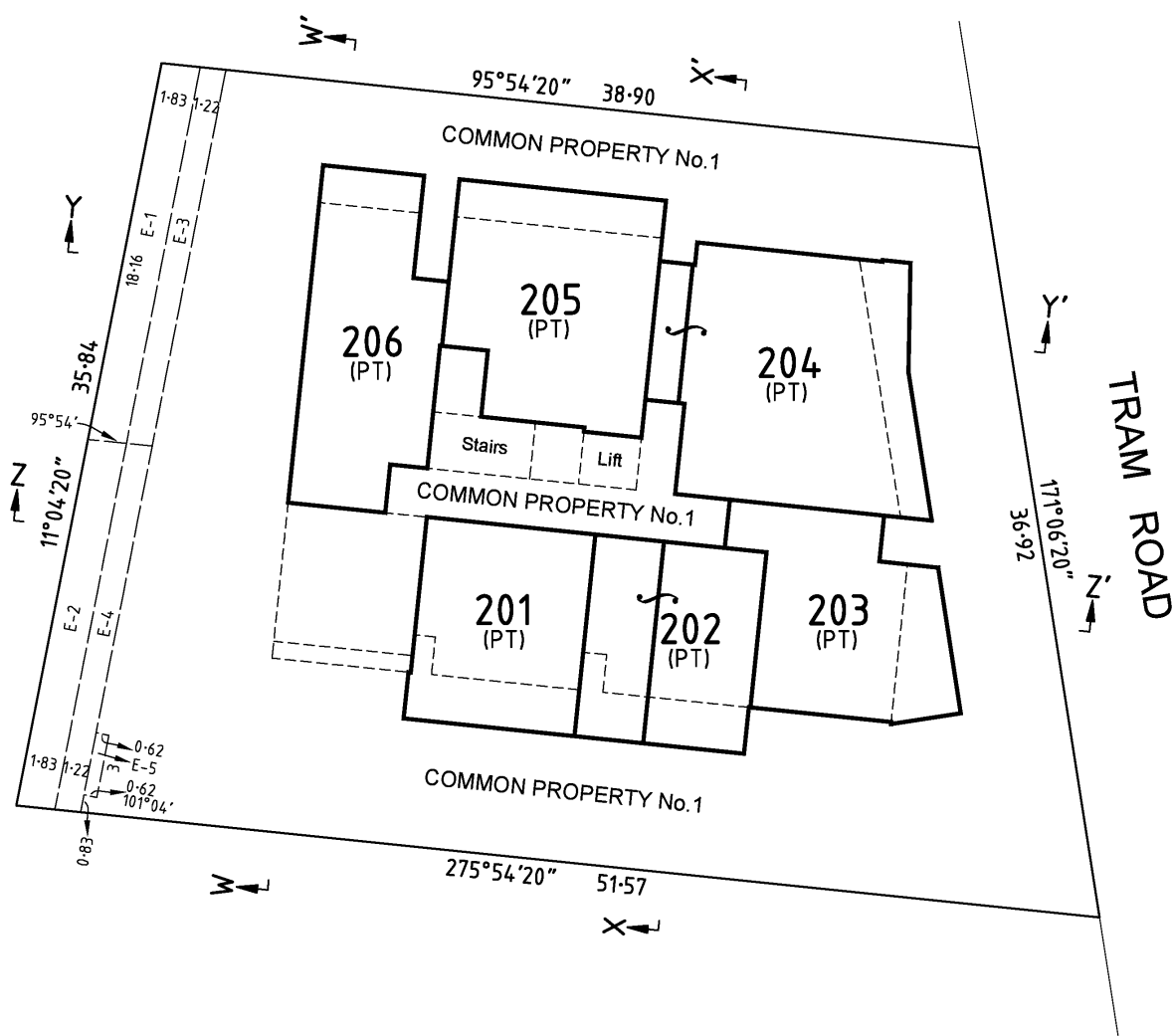
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DIAGRAM 5
SECOND FLOOR

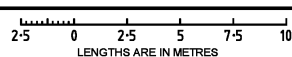
MG94 Zone 55



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SCALE
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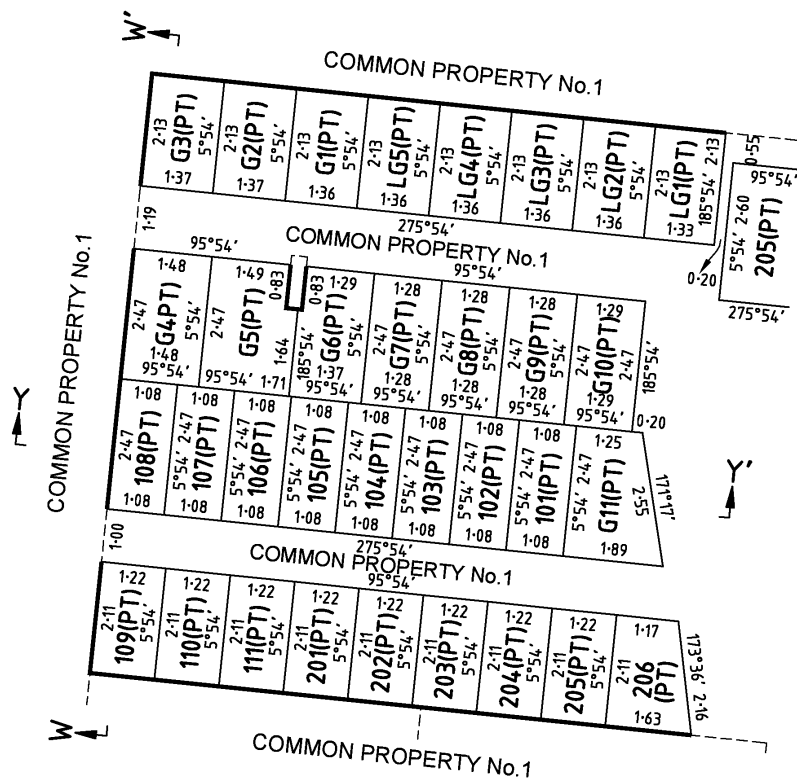
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SHEET 6

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SPEAR Ref: S079628V

PS 710536X



ENLARGEMENT 1
BASEMENT LEVEL (PART)
SCALE 1:100

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LICENSED SURVEYORS
LEVEL 1 424 BRIDGE ROAD RICHMOND 3121
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SCALE

LENGTHS ARE IN METRES

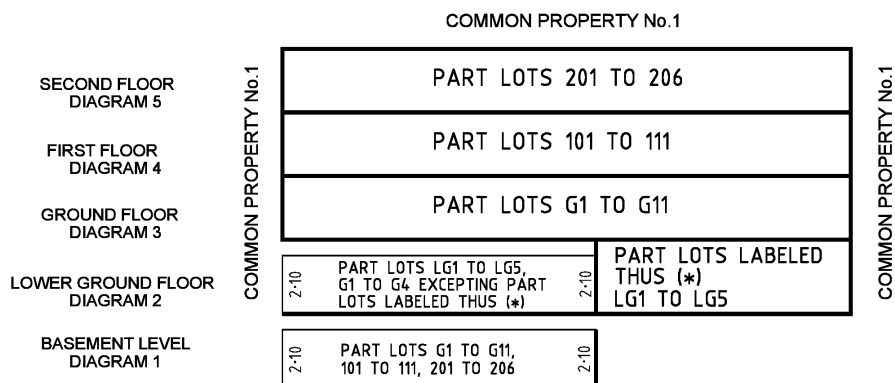
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SHEET 7

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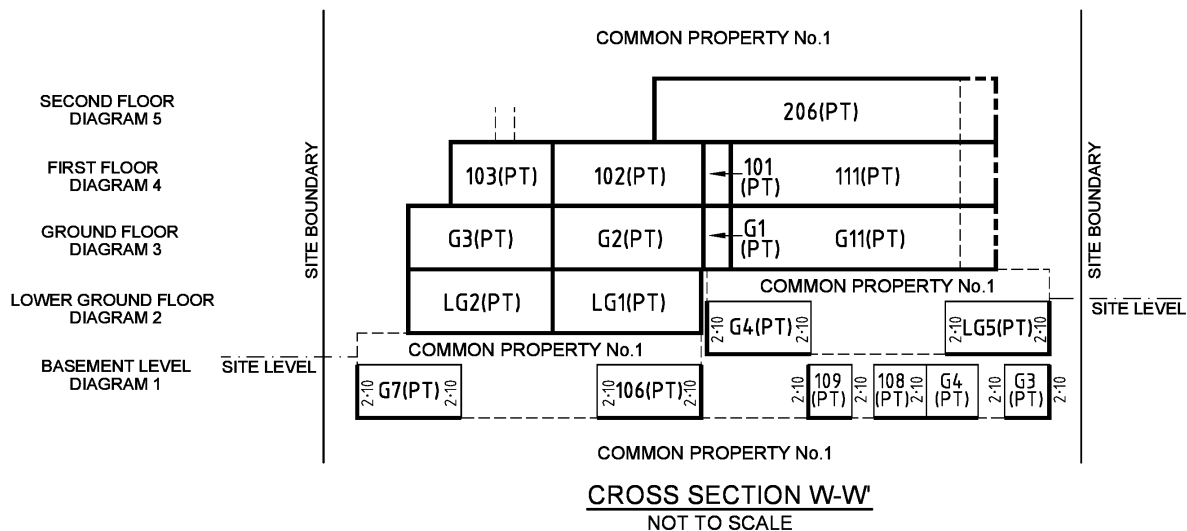
PS 710536X



COMMON PROPERTY No.1

TYPICAL ELEVATION

UNLESS OTHERWISE SHOWN
NOT TO SCALE



GOODISON & ASSOCIATES

LICENSED SURVEYORS
LEVEL 1 424 BRIDGE ROAD RICHMOND 3121
TEL: 9428-1818 FAX: 9428-0015
E-mail: goodison@pacific.net.au

SCALE

LENGTHS ARE IN METRES

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11/10/2016 Amended: 13/10/2016

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SHEET 8

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PS 710536X

SECOND FLOOR
DIAGRAM 5

FIRST FLOOR
DIAGRAM 4

GROUND FLOOR
DIAGRAM 3

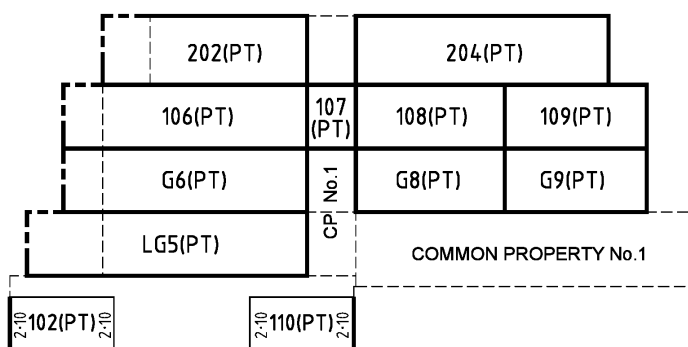
LOWER GROUND FLOOR
DIAGRAM 2

BASEMENT LEVEL
DIAGRAM 1

SITE BOUNDARY

SITE LEVEL

COMMON PROPERTY No.1



COMMON PROPERTY No.1

CROSS SECTION X-X'

NOT TO SCALE

SECOND FLOOR
DIAGRAM 5

FIRST FLOOR
DIAGRAM 4

GROUND FLOOR
DIAGRAM 3

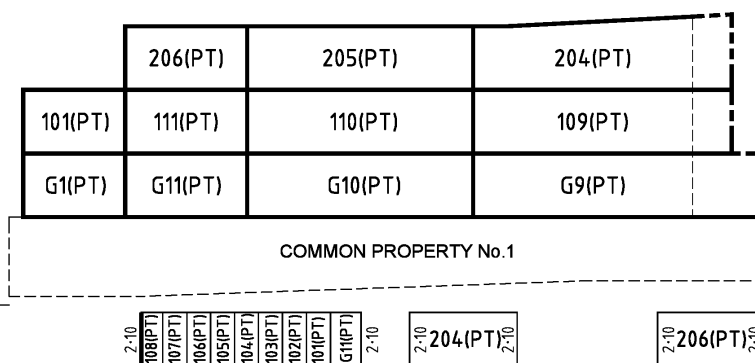
LOWER GROUND FLOOR
DIAGRAM 2

BASEMENT LEVEL
DIAGRAM 1

SITE BOUNDARY

SITE LEVEL

COMMON PROPERTY No.1



COMMON PROPERTY No.1

CROSS SECTION Y-Y'

NOT TO SCALE

SECOND FLOOR
DIAGRAM 5

FIRST FLOOR
DIAGRAM 4

GROUND FLOOR
DIAGRAM 3

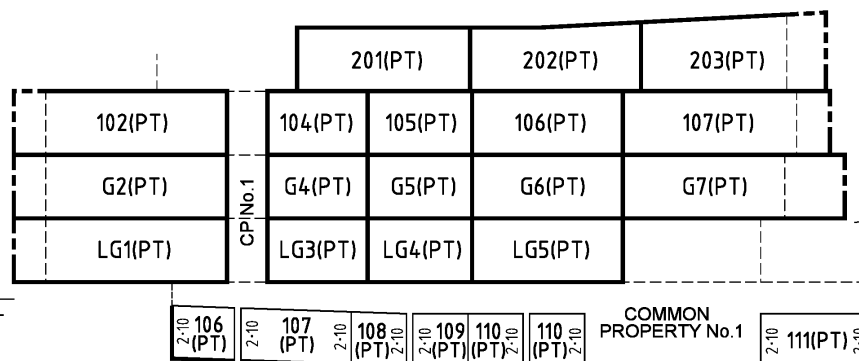
LOWER GROUND FLOOR
DIAGRAM 2

BASEMENT LEVEL
DIAGRAM 1

SITE BOUNDARY

SITE LEVEL

COMMON PROPERTY No.1



COMMON PROPERTY No.1

CROSS SECTION Z-Z'

NOT TO SCALE

SITE BOUNDARY

TRAM ROAD

SITE LEVEL

SITE BOUNDARY

TRAM ROAD

SITE LEVEL

GOODISON & ASSOCIATES

LICENSED SURVEYORS
LEVEL 1 424 BRIDGE ROAD RICHMOND 3121
TEL: 9428-1818 FAX: 9428-0015
E-mail: goodison@pacific.net.au

SCALE

LENGTHS ARE IN METRES

Digitally signed by: Bernard Goodison (Goodison & Associates),
Surveyor's Plan Version (4),
11/10/2016 Amended: 13/10/2016

ORIGINAL SHEET
SIZE: A3

SHEET 9

Digitally signed by:
Manningham City Council,
12/10/2016,
SPEAR Ref: S079628V



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Produced: 17/01/2025 09:40:30 AM

OWNERS CORPORATION 1
PLAN NO. PS710536X

The land in PS710536X is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 1, Lots 101 - 111, 201 - 206, G1, G2, G3, G4, G5, G6, G7, G8, G9, G10, G11, LG1, LG2, LG3, LG4, LG5.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

BODY CORPORATE VICTORIA PTY LTD BUILDING 5 303 BURWOOD HIGHWAY BURWOOD EAST VIC 3151

AU058980Q 23/02/2021

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

1. AN899798W 05/06/2017

Additional Owners Corporation Information:

OC032589D 13/10/2016

Notations:

NIL

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 101	29	29
Lot 102	27	27
Lot 103	25	25
Lot 104	22	22
Lot 105	22	22
Lot 106	31	31



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 17/01/2025 09:40:30 AM

OWNERS CORPORATION 1
PLAN NO. PS710536X

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 107	45	45
Lot 108	31	31
Lot 109	31	31
Lot 110	40	40
Lot 111	30	30
Lot 201	27	27
Lot 202	27	27
Lot 203	31	31
Lot 204	56	56
Lot 205	40	40
Lot 206	40	40
Lot G1	29	29
Lot G2	27	27
Lot G3	32	32
Lot G4	22	22
Lot G5	22	22
Lot G6	31	31
Lot G7	19	19
Lot G8	31	31
Lot G9	31	31
Lot G10	40	40
Lot G11	30	30
Lot LG1	26	26
Lot LG2	32	32
Lot LG3	22	22
Lot LG4	22	22
Lot LG5	30	30
Total	1000.00	1000.00



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 17/01/2025 09:40:30 AM

OWNERS CORPORATION 1
PLAN NO. PS710536X

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

Manningham City Council

PHONE: 9840 9333

EMAIL: MANNINGHAM@MANNINGHAM.VIC.GOV.AU

DX 30403, DONCASTER

PO Box 1, DONCASTER 3108

**LAND INFORMATION CERTIFICATE****Section 121 of the Local Government Act 2020**

This Certificate provides information regarding valuation, rates, charges, fire services property levies, other monies owing, and any orders and notices made under the Local Government Act 2020, Local Government Act 1989, Local Government Act 1958, Fire Services Property Levy Act 2012 or under local laws of the Council, and specified flood level by Council (if any). This Certificate is not required to include information regarding planning, building, health, landfill, land slip, other flooding information or service easements. Information regarding these matters may be available from the Council or relevant authority. A fee may be charged for such information.

Applicant:	Landata Two Melbourne Quarter Level 13, 697 Collins Street DOCKLANDS VIC 3008	Issue Date:	17/01/2025
Customer Reference:	391656	Certificate No.:	LICe25/00184
Agent Reference:	75544519-016-7	Property ID:	800568

Property Location: Apt 206/83 Tram Road DONCASTER VIC 3108

Property Description: Lot 206 PS 710536X Vol 11826 Fol 507

Site Value:	\$130000	Capital Improved Value:	\$485000	Net Annual Value:	\$24250
Level of Valuation:	01-01-2024	Valuation Effective Date:	01-07-2024	Rate in the \$:	0.00151560
Rates are levied on the Capital Improved Value. AVPCC: 125 - Strata unit or flat					

RATES, CHARGES AND OTHER MONIES

For the year ending 30 June 2025

Details of Rates, Fire Services Property Levies, Charges, Outstanding Notices and Works for which a charge has been made:

Rates & Charges		
Arrears	\$0.00	
General Rates	\$735.00	
Fire Services Levy	\$174.10	
Payments	\$-454.10	
Rates & Charges Balance		\$455.00
Total Balance Outstanding		\$455.00

Rate Balance Update: Online: <https://www.manningham.vic.gov.au/rates-balance>. For the most up to date balance, please check online after 11am.

Please contact Manningham Council on (03) 9840 9333 to obtain an update if any of the following apply: arrears owing, other charges owing besides Rates (e.g., Special Rates, Fire Hazard etc), pending subdivision.

PLEASE NOTE: In accordance with Section 175(1), Local Government Act 1989, the owner MUST PAY all rates and charges that are current or in arrears which are due and payable.

This certificate may contain important information pertaining to this property on subsequent pages.

Payment details:



Manningham City Council

LAND INFORMATION CERTIFICATE (CONT.)

Property Address: Apt 206/83 Tram Road DONCASTER VIC 3108

Property ID: 800568

Certificate No.: LICe25/00184

ADDITIONAL INFORMATION

Flood Level Information

A Flood level has **not** been designated by Council under the Building Regulation 1994, advice on whether a flood level has been determined which affects this property should be sought from Melbourne Water.

Other Information (If Applicable)

THIS PROPERTY IS SCHEDULED FOR MONTHLY DIRECT DEBIT PAYMENTS ON 15TH OF EACH MONTH. PLEASE NOTIFY VENDOR TO CANCEL DIRECT DEBIT PRIOR TO SETTLEMENT.

Important Notes:

1. This certificate may be updated online or verbally within the current financial year for up to three (3) months from date of issue. This certificate will not be updated after the end of the financial year in which it was issued. It should be noted that Council will only be held responsible for information provided on a certificate, not information that is provided online or verbally.
2. Rates, fire services property levy and charges not paid by the due dates are subject to penalty interest. Interest will continue to accrue at the rate fixed under Section 2 of the Penalty Interest Rates Act 1983 until such time as payment of outstanding rates, fire services property levy and charges is received.
3. This Land Information Certificate does not contain any information about the planning controls that apply to the land. Planning controls may regulate the use or development of the land. You should make enquiries of Council through its Planning Department or apply for a planning certificate under the **Planning and Environment Act 1987** to ascertain the planning controls that may apply to the land.
4. Payments are subject to clearance by the bank.
5. Council declared the rates and charges levied for the period 01/07/2024 to 30/06/2025 on 25 June 2024.
6. In accordance with Section 175 of the Local Government Act 1989, the purchaser must pay at settlement any rates, fire services property levy or charges (including interest) which are due and payable:
 - Instalments due by: **30/09/2024; 30/11/2024; 28/02/2025; 31/05/2025.**

For further information, please contact Revenue Services on (03) 9840 9333.

Receipt for the sum of \$29.70 being the fee for this Certificate is acknowledged.

I hereby certify that as at the date of this Certificate, the information given in this Certificate is true and correct and conforms with the requirements of the appropriate section of the Local Government Act 2020.



Authorised Officer



YARRA VALLEY WATER
ABN 93 066 902 501

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

17th January 2025

Nevin Lenne & Gross C/- InfoTrack C/- LANDATA
LANDATA

Dear Nevin Lenne & Gross C/- InfoTrack C/- LANDATA,

RE: Application for Water Information Statement

Property Address:	206/83 TRAM ROAD DONCASTER 3108
Applicant	Nevin Lenne & Gross C/- InfoTrack C/- LANDATA LANDATA
Information Statement	30911593
Conveyancing Account Number	7959580000
Your Reference	391656

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

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

Yours sincerely,

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

Lisa Anelli
GENERAL MANAGER
RETAIL SERVICES



YARRA VALLEY WATER
ABN 93 066 902 501

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

Yarra Valley Water Property Information Statement

Property Address	206/83 TRAM ROAD DONCASTER 3108
------------------	---------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

Existing sewer mains will be shown on the Asset Plan.

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.



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ABN 93 066 902 501

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Private Bag 1
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DX 13204

F (03) 9872 1353

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

Melbourne Water Property Information Statement

Property Address	206/83 TRAM ROAD DONCASTER 3108
------------------	---------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

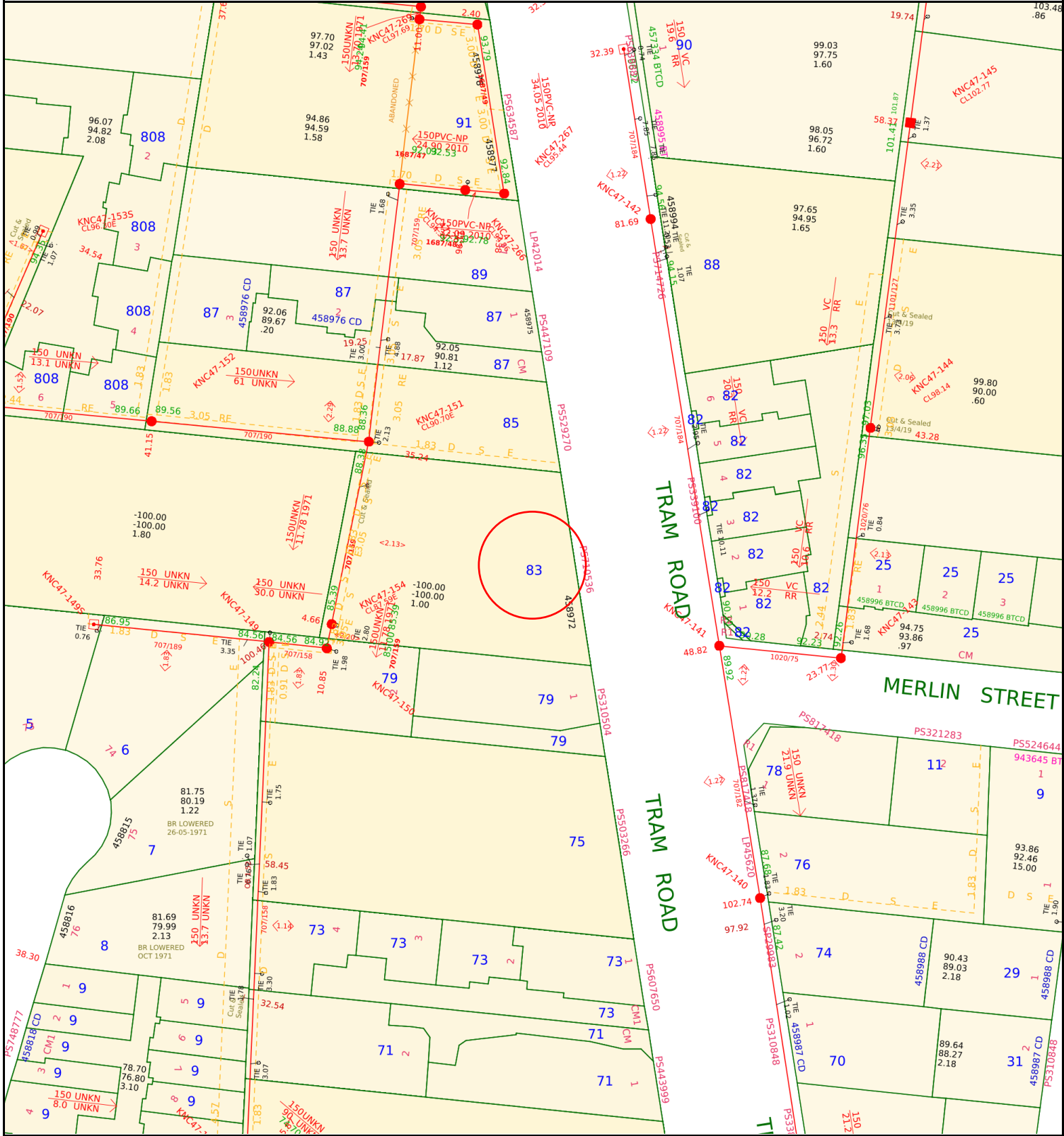
THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

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: 30911593	Address	206/83 TRAM ROAD DONCASTER 3108				
	Date	17/01/2025				
	Scale	1:1000				
			 Yarra Valley Water ABN 93 066 902 501			
Existing Title		Access Point Number		GLV2-42	MW Drainage Channel Centreline	
Proposed Title		Sewer Manhole			MW Drainage Underground Centreline	
Easement		Sewer Pipe Flow			MW Drainage Manhole	
Existing Sewer		Sewer Offset		<1.00>	MW Drainage Natural Waterway	
Abandoned Sewer		Sewer Branch				

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;



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yvw.com.au

Nevin Lenne & Gross C/- InfoTrack C/- LANDATA
LANDATA
certificates@landata.vic.gov.au

RATES CERTIFICATE

Account No: 1683486540
Rate Certificate No: 30911593

Date of Issue: 17/01/2025
Your Ref: 391656

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
APT 206/83 TRAM RD, DONCASTER VIC 3108	206\PS710536	5093447	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-01-2025 to 31-03-2025	\$20.41	\$20.41
Residential Water and Sewer Usage Charge <i>Step 1 – 11.000000kL x \$3.43420000 = \$37.78</i> Estimated Average Daily Usage \$0.40	19-07-2024 to 21-10-2024	\$37.78	\$0.00
Residential Sewer Service Charge	01-01-2025 to 31-03-2025	\$116.90	\$116.90
Parks Fee	01-01-2025 to 31-03-2025	\$21.50	\$21.50
Drainage Fee	01-01-2025 to 31-03-2025	\$30.10	\$30.10
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			\$188.91

GENERAL MANAGER
RETAIL SERVICES

Note:

1. From 1 July 2023, the Parks Fee has been charged quarterly instead of annually.
2. From 1 July 2023, for properties that have water and sewer services, the Residential Water and Sewer Usage charge replaces the Residential Water Usage and Residential Sewer Usage charges.
3. This statement details all tariffs, charges, and penalties due and payable to Yarra Valley Water as of the date of this statement and 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.
4. 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.

5. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchaser's account at settlement.

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 01/07/2024, Residential Water Usage is billed using the following step pricing system: 256.31 cents per kilolitre for the first 44 kilolitres; 327.60 cents per kilolitre for 44-88 kilolitres and 485.34 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for properties with water service only.

9. From 01/07/2024, Residential Water and Sewer Usage is billed using the following step pricing system: 343.42 cents per kilolitre for the first 44 kilolitres; 450.59 cents per kilolitre for 44-88 kilolitres and 523.50 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for residential properties with both water and sewer services.

10. From 01/07/2024, Residential Recycled Water Usage is billed 192.59 cents per kilolitre.

11. From 01/07/2022 up to 30/06/2023, Residential Sewer Usage was calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (/kl) 1.1540 per kilolitre. From 1 July 2023, this charge will no longer be applicable for residential customers with both water and sewer services.

12. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.



YARRA VALLEY WATER
ABN 93 066 902 501

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

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.

Property No: 5093447

Address: APT 206/83 TRAM RD, DONCASTER VIC 3108

Water Information Statement Number: 30911593

HOW TO PAY



Biller Code: 314567
Ref: 16834865402

Amount Paid		Date Paid		Receipt Number	
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OWNERS CORPORATION CERTIFICATE

Owners Corporations Act 2006, s.151 Owners Corporations Act 2006, Owners Corporations Regulations 2018

As at 23rd January 2025

1. OWNERS CORPORATION DETAILS

Plan Number: 710536X

Address of Plan: 83 Tram Road Doncaster Victoria 3108

Lot Number this statement relates to: 206

Unit Number this statement relates to: 206

Postal Address: Level 14, 575 Bourke Street Melbourne Victoria 3000

2. CERTIFICATE DETAILS

Vendor: Troy Anthony Hamilton, Anita Maree Hamilton

Postal Address for Lot 206: 93 Wellington Street Mernda Victoria 3754

Purchaser:

Person requesting Certificate: Infotrack on behalf of Nevin Lenne & Gross

Reference: (Ref: 72820)

Address:

Fax:

E-mail: ownerscorp@infotrack.com.au

3. CURRENT ANNUAL LEVY FEES FOR LOT 206

ADMINISTRATIVE FUND

The annual administrative levy fees for Lot 206 are **4,840.00 per annum** commencing on 1 October 2024. Levies for this plan are raised over **2 periods**

Period	Amount	Due Date	Status
01/10/24 to 31/03/25	2,420.00	01/10/24	Paid
01/04/25 to 30/09/25	2,420.00	01/04/25	To be Issued

Maintenance Fund

The annual maintenance levy fees for Lot 206 are **400.00 per annum** commencing on 1 October 2024. Levies for this plan are raised over **2 periods**

Period	Amount	Due Date	Status
01/10/24 to 31/03/25	0.00	N/A	N/A
01/04/25 to 30/09/25	400.00	01/04/25	To be Issued

OWNERS CORPORATION CERTIFICATE

(Continued)
As at 23rd January 2025
For Plan No. 710536X - Lot 206

4. CURRENT LEVY POSITION FOR LOT 206

Fund	Balance	Paid To
Administrative	0.00	31 March 2025
Maintenance Fund	0.00	
BALANCE	0.00	

5. SPECIAL LEVIES

There are currently no special levy fees due for Lot 206.

6. OTHER CHARGES

There are currently no additional charges payable by Lot 206 that relate to work performed by the owners corporation or some other act that incurs additional charge.

7. FUNDS HELD BY OWNERS CORPORATION

The owners corporation holds the following funds as at 23 January 2025:

Account / Fund	Amount
TOTAL FUNDS HELD AS AT 23 JANUARY 2025	\$7,141.51

8. INSURANCE

The owners corporation currently has the following insurance cover in place:

Policy	
Policy No.	LNG-STR-20182931
Expiry Date	19-August-2025
Insurance Company	LONGITUDE
Broker	RESOLUTE PROPERTY PROTECT
Premium	19799.15

Cover Type	Amount of Cover
Common Area Contents	\$143,500
Damage (i.e. Building) Policy	\$14,350,000
Fidelity Guarantee Insurance	\$100,000
Floating Floors	Insured
Flood	Insured
Government Audit Costs	\$30,000
Legal Defense Expenses	\$50,000
Loss of Rent	\$2,152,500
Machinery Breakdown Insurance	\$100,000
Office Bearers Liability Insurance	\$5,000,000
Property, Death and Injury (Public Liability)	\$50,000,000
Voluntary Workers Insurance	\$200,000
Workplace Health & Safety - Breaches	\$150,000

OWNERS CORPORATION CERTIFICATE

(Continued)
As at 23rd January 2025
For Plan No. 710536X - Lot 206

9. CONTINGENT LIABILITIES

The owners corporation has no contingent liabilities arising from legal proceedings not otherwise shown or budgeted for in items 3, 5 or 6 above.

10. CONTRACTS OR AGREEMENTS AFFECTING COMMON PROPERTY

The owners corporation has entered into or intends to enter in the foreseeable future the following contracts affecting the common property:

Date of Contract	Name of Contractor	Status	Brief Description
03/07/2024	Body Corporate Services (VIC) Pty Ltd	Current	Strata Management

11. AUTHORITIES OR DEALINGS AFFECTING COMMON PROPERTY

The owners corporation has not granted any authorities or dealings affecting the common property.

12. AGREEMENTS TO PROVIDE SERVICES

The owners corporation has not made any agreements to provide services to lot owners and occupiers or the general public for a fee.

13. NOTICES OR ORDERS

The owners corporation currently has no orders or notices served in the last 12 months that have not been satisfied.

14. CURRENT OR FUTURE PROCEEDINGS

The owners corporation is not currently a party to any proceedings or is aware of any circumstances which may give rise to proceedings.

15. APPOINTMENT OF AN ADMINISTRATOR

The owners corporation is not aware of an application or a proposal for the appointment of an administrator.

OWNERS CORPORATION CERTIFICATE

(Continued)

As at 23rd January 2025

For Plan No. 710536X - Lot 206

16. PROFESSIONAL MANAGER DETAILS

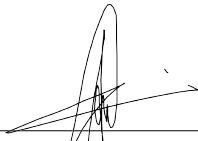
Name of Manager: Body Corporate Services (VIC) Pty Ltd
ABN / ACN: 35079654103
Address of Manager: Level 14, 575 Bourke Street Melbourne Victoria 3000
Telephone: 96161699
Facsimile:
E-mail Address: bcs_melbourne@bcssm.com.au

17. ADDITIONAL INFORMATION

Nil.

SIGNING

The common seal of Plan No. 710536X, was affixed and witnessed by and in the presence of the registered manager in accordance with Section 20(1) and Section 21(2A) of the Owners Corporations Act 2006.



Registered Manager

Full name: Fiona Tan/RT
Company: Body Corporate Services (VIC) Pty Limited
Address of registered office: Level 14, 575 Bourke Street Melbourne Victoria 3000

23/01/2025

Date



Common Seal
of Owners Corporation

ABN: 77472484856
83 Tram Road
Doncaster Victoria 3108

Accounts: 1300889227
Enquiries: 96161699
Body Corporate Services (VIC) Pty Ltd

Infotrack on behalf of Nevin Lenne & Gross

23rd January 2025

Dear Infotrack on behalf of Nevin Lenne & Gross

Re: OWNERS CORPORATION CERTIFICATE - LOT 206, PLAN NO. 710536X

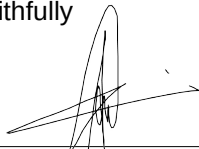
In response to your request, we now attach an Owners Corporation Certificate for Lot 206 in Plan No. 710536X dated 23rd January 2025. This certificate is intended for use for the purpose of section 151 of the *Owners Corporations Act 2006* ("**Act**").

Pursuant to section 151(4)(b) of the Act, we also attach the following:

- (a) A copy of the Rules for this Owners Corporation;
- (b) A statement of advice and information for prospective purchasers of a strata title lot in Victoria in accordance with Regulation 17 of the *Owners Corporations Regulations 2018*; and
- (c) A copy of the minutes of the last annual general meeting of the Owners Corporation showing all resolutions passed at that meeting.

Please note that if you require any further information on the matters reported in the attached Owners Corporation Certificate, you may inspect a copy of the Owners Corporation Register in accordance with section 150 of the Act. An inspection of the Register must be booked in advance by contacting our office during business hours or via email at bcs_melbourne@bcssm.com.au. Please note the inspection of the Register may require the payment of a fee.

Yours faithfully



Registered Manager

Full name: Fiona Tan/RT
Company: Body Corporate Services (VIC) Pty Limited
Address of registered office: Level 14, 575 Bourke Street Melbourne
Victoria 3000

23/01/2025

Date

Body Corporate Services (VIC) Pty Limited
ABN 35079654103

Po Box 444, Broadbeach QLD 4218

picagroup.com.au/bcs-strata-melbourne
bcs_melbourne@bcssm.com.au

Ph:(03)96161699



MINUTES OF ANNUAL GENERAL MEETING

Owners Corporation Plan No 710536X

83 TRAM ROAD

83 Tram Road, Doncaster, VIC, 3108

These are the minutes of the Annual General Meeting for Owners Corporation Plan No 710536X held at BCS Melbourne Offices, Level 14, 575 Bourke Street, Melbourne VIC, 3000; Video Conference: <https://meetings.picagroup.com.au/> commenced at 5:30 PM on Tuesday 29 October 2024.

Notice of interim minutes is provided pursuant to Section 78(4) of the Act and that these interim resolutions will become resolutions of the Owners Corporation, subject to paragraphs (b) & (c), 29 days from the date of the interim resolution.

Lots Represented

<u>Lot No</u>	<u>Name</u>
LG4	Sabliston Manassavee
LG5	Craig Matthews [Pre-Voted]
G10	Richard Tay
G3	Yong King Hwa
G5	Yau Christine Siew Feong [Pre-Voted]
G6	Chu Kevin Patrick Francis [Pre-Voted]
G7	Yau Christine Siew Feong [Pre-Voted]
G8	Sin Yim Yeung
101	Yucui Li
102	Jessica Ying Zhang
105	Linda Christine Di Fabrizio
110	Suet Mei Ng

Present by Proxy

Nil

Apologies

Nil

In Attendance

Fiona Tan representing Body Corporate Services (VIC) Pty Limited.

Quorum

As no quorum was declared, members resolved that the meeting proceed in accordance with Section 78 of the Owners Corporation Act 2006, and that all decisions made will be interim decisions

Chairperson

Fiona Tan

Motions

1 MINUTES

1.1 Minutes of Last AGM Ordinary Resolution

That the Minutes of the last Annual General Meeting of the Owners Corporation held 31 October 2023 be adopted and confirmed as a true record and account of the decisions made at that meeting.

Motion Result: Motion CARRIED.

Voting: Affirmative: 11 Negative: 0 Abstained: 1

2 INSURANCES

2.1 Acknowledge Insurance Ordinary Resolution

That the Owners Corporation resolve to acknowledge and accept the insurance cover set out within the notice of meeting; and resolve to renew the insurance at the greater of, the suggested rate of cover as recommended by the broker/insurer at the time of renewal or the recommended by a valuation obtained prior to the renewal.

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
LNG-STR-20182931	LONGITUDE	19 Aug 2025	Floating Floors	Insured
			Flood	Insured
			Legal Defense Expenses	\$50,000.00
			Workplace Health & Safety - Breaches	\$150,000.00
			Government Audit Costs	\$30,000.00
			Machinery Breakdown Insurance	\$100,000.00
			Office Bearers Liability Insurance	\$5,000,000.00
			Fidelity Guarantee Insurance	\$100,000.00
			Voluntary Workers Insurance	\$200,000.00
			Property, Death and Injury (Public Liability)	\$50,000,000.00
			Loss of Rent	\$2,152,500.00
			Damage (i.e. Building) Policy	\$14,350,000.00
			Common Area Contents	\$143,500.00
TOTAL PREMIUM: \$19,799.15				

Motion Result: Motion CARRIED.

Voting: Affirmative: 12 Negative: 0 Abstained: 0

2.2

Acknowledge Insurance Valuation

Ordinary Resolution

That the Owners Corporation acknowledge the insurance valuation report dated 1 February 2024 with a recommended building sum insured of \$14,350,000.00.

Motion Result: Motion CARRIED.

Voting: Affirmative: 12 Negative: 0 Abstained: 0

3

REPORTS

3.1

Receive Manager's Report

Ordinary Resolution

That the Manager's Report be received.

Motion Result: Motion CARRIED.

Voting: Affirmative: 12 Negative: 0 Abstained: 0

3.2

Receive Dispute Resolution Report/Arrears Waiver of Interest Report

Ordinary Resolution

That the Dispute Resolution Report/Arrears Waiver of Interest Report be received.

Motion Result: Motion CARRIED.

Voting: Affirmative: 12 Negative: 0 Abstained: 0

4

FINANCIAL STATEMENTS

4.1

Financial Statements

Ordinary Resolution

That the financial statements for the period ending 30 September 2024 (which report total members' funds of \$12,260.38 as per report attached) be adopted.

Motion Result: Motion CARRIED.

Voting: Affirmative: 12 Negative: 0 Abstained: 0

5

BUDGET

5.1

Approve Budget

Ordinary Resolution

That the budget for the financial year commencing 1 October 2024, enclosed within the meeting documents, be adopted.

Motion Result: Motion CARRIED.

Voting: Affirmative: 12 Negative: 0 Abstained: 0

6

FEES

6.1

Setting of Fees - Administration Fund

Ordinary Resolution

That fees be set in accordance with Section 23 of the Owners Corporations Act 2006 at \$121,000.00 (not GST registered) towards the **Administration Fund**, to commence on 1 October 2024.

Motion Result: Motion CARRIED.

Voting: Affirmative: 9 Negative: 0 Abstained: 3

6.2 Fee Instalment Periods - Administration Fund

Ordinary Resolution

That the **Administration Fund** fees be paid in advance by 2 instalments for the financial year ending 30 September 2025, and to be continued at the same rate until changed by a resolution by the members of the Owners Corporation at a General Meeting, as follows:

Administration Fund:

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Per Lot Ent.
Already Issued	Current	01 Oct 2024	31 Mar 2025	01 Oct 2024	\$60,500.00	\$60.50
To be Issued	Current	01 Apr 2025	30 Sep 2025	01 Apr 2025	\$60,500.00	\$60.50
Total					\$121,000.00	\$121.00

Interim Periods

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Per Lot Ent.
To be Issued	Next	01 Oct 2025	31 Mar 2026	01 Oct 2025	\$60,500.00	\$60.50
To be Issued	Next	01 Apr 2026	30 Sep 2026	01 Apr 2026	\$60,500.00	\$60.50
Total					\$121,000.00	\$121.00

Motion Result: Motion CARRIED.

Voting: Affirmative: 9 Negative: 0 Abstained: 3

6.3 Authority to Strike Shortfall Funding Levy

Ordinary Resolution

That should there be a shortfall in the funds of the Owners Corporation to meet its statutory and or contractual commitments, including maintaining a current insurance policy then the Owners Corporation Manager may raise a special levy to meet the shortfall in funds to comply with that statutory and or contractual obligation.

Motion Result: Motion CARRIED.

Voting: Affirmative: 8 Negative: 0 Abstained: 4

NOTES: Motions 6.4 and 6.5 was raised by members during the AGM

6.4 Setting of Fees - Maintenance Fund

Ordinary Resolution

That fees be set in accordance with Section 23 of the Owners Corporations Act 2006 at \$10,000.00 (incl. GST) every 6 months towards the **Maintenance Fund** to commence on 1 April 2025.

Motion Result: Motion CARRIED.

Voting: Affirmative: 8 Negative: 0 Abstained: 0

6.5

Fee Instalment Periods - Maintenance Fund

Ordinary Resolution

That the **Maintenance Fund** fees be paid in advance by 2 instalments for the financial year ending 30 September 2025, and to be continued at the same rate until changed by a resolution by the members of the Owners Corporation at a General Meeting, as follows:

Administration Fund:

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Per Lot Ent.
Already Issued	Current	01 Oct 2024	31 Mar 2025	01 Oct 2024	\$0.00	\$0.00
To be Issued	Current	01 Apr 2025	30 Sep 2025	01 Apr 2025	\$10,000.00	\$10.00
Total					\$10,000.00	\$10.00

Interim Periods

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Per Lot Ent.
To be Issued	Next	01 Oct 2025	31 Mar 2026	01 Oct 2025	\$10,000.00	\$10.00
To be Issued	Next	01 Apr 2026	30 Sep 2026	01 Apr 2026	\$10,000.00	\$10.00
Total					\$20,000.00	\$20.00

Motion Result: Motion CARRIED.

Voting: Affirmative: 8 Negative: 0 Abstained: 0

7

PENALTY INTEREST AND DEBT MANAGEMENT

7.1

Charging of Penalty Interest

Ordinary Resolution

That the Owners Corporation confirm to charge penalty interest in accordance with the conditions set out by the Owners Corporation Act 2006 Part 3.

Motion Result: Motion CARRIED.

Voting: Affirmative: 9 Negative: 0 Abstained: 3

7.2

Waiver of Penalty Interest and Late Payment Fees

Ordinary Resolution

That the owners corporation authorise the owners corporation manager, when finalising outstanding fees, charges and contributions, to waive from the lot ledger, penalty interest up to **\$50**. This waiver is only applicable to lots that have not received any waiver of penalty interest in the past two (2) years. All other amounts will require approval of the committee. Any waived penalty interest must be fully paid, with the credit being carried forward and applied to future fees, charges and contributions.

Motion Result: Motion CARRIED.

Voting: Affirmative: 10 Negative: 0 Abstained: 2

7.3 Debt Management

Ordinary Resolution

That the owners corporation delegate the authority to the owners corporation manager to enter the lot owner/s and owners corporation into a payment arrangement where the outstanding balance of fees, charges and contributions is paid out in full within six (6) months, or in accordance with a policy adopted by the Committee from time to time, and subject to all future fees, charges and contributions being paid on-time and in full.

The owners corporation further authorise:

- a. the owners corporation manager to arrange for the issue of debt collection and legal proceedings against the owner/s of lot/s in arrears, and
- b. debt collection and legal cost/s of these proceedings to be invoiced back to the owner/s of lot/s who are being pursued for the arrears, and
- c. that the owners corporation may recover, as a debt due from the person or persons in default or breach, the costs, charges and expenses incurred by the owners corporation (excluding the personal time cost of any person acting in an honorary capacity including the chairperson, secretary, or committee member of the owners corporation) arising out of any default or breach, by any lot owner, or occupier of a lot, of any obligations under the Act or Regulations or the Rules of the Owners Corporation, and
- d. that the owners corporation may recover from any instigating lot owner the cost of any works undertaken for the use of that lot such as, but not limited to, Title searches, key issue/recovery, attendance to record searches, or other incidentals.

Motion Result: Motion CARRIED.

Voting: Affirmative: 12 Negative: 0 Abstained: 0

8 UTILITIES AGREEMENTS

8.1 Consider any Current Agreements

Ordinary Resolution

That the owners corporation consider any current agreements for the supply of electricity, gas, or any other utility relevant to the owners corporation and determine any action required.

Motion Result: Motion CARRIED.

Voting: Affirmative: 11 Negative: 1 Abstained: 0

8.2 Engage Services of Energy Broker

Ordinary Resolution

That the owners corporation instruct the owners corporation manager to engage the services of an energy broker to assist the committee with the negotiation of utility agreement/s and for these purposes be authorised to sign a letter of authorisation with the broker.

Motion Result: Motion CARRIED.

Voting: Affirmative: 11 Negative: 0 Abstained: 1

8.3 Authorise a Representative

Ordinary Resolution

That the owners corporation authorise a representative of the committee to liaise with the appointed energy broker.

Motion Result: Motion CARRIED.

Voting: Affirmative: 12 Negative: 0 Abstained: 0

8.4 Authorise the Committee

Ordinary Resolution

That the owners corporation authorise the committee to evaluate the analysis from the energy broker and approve new utility agreement/s on behalf of the owners corporation, if any.

Motion Result: Motion CARRIED.

Voting: Affirmative: 12 Negative: 0 Abstained: 0

8.5 Owners Corporation Authorisation

Ordinary Resolution

That the owners corporation authorise:

- a. two members of the committee to sign approved single-site utility agreement/s on behalf of the owners corporation; and
- b. the owners corporation manager to sign approved multi-site utility agreement/s on behalf of the owners corporation.

Motion Result: Motion CARRIED.

Voting: Affirmative: 12 Negative: 0 Abstained: 0

9 ENGAGEMENT OF CONTRACTORS

9.1 Engagement of Contractors

Ordinary Resolution

That the Owners Corporation acknowledges that the Strata Manager will not issue a Work Order or engage any Contractors for the provision of any goods or services, unless they have complied with the Minimum Requirements as defined in the explanatory note.

Motion Result: Motion CARRIED.

Voting: Affirmative: 12 Negative: 0 Abstained: 0

10 ESSENTIAL SAFETY

10.1 Essential Safety

Ordinary Resolution

That the Owners Corporation will review its mandatory responsibility in accordance with the Victorian Building Regulations 2006 (Part 10) & OHS Act 2004, Section 21 (3) in relation to the fire services, safety and risk management; and

That the Owners Corporation is to ensure the essential service items are attended to in accordance with the Building Code of Australia.

Motion Result: Motion CARRIED.

Voting: Affirmative: 12 Negative: 0 Abstained: 0

11 USE OF COMMON SEAL AND EXECUTION OF DOCUMENTS

11.1 Use of Common Seal and Execution of Documents

Ordinary Resolution

To advise what documents the common seal has been affixed to, or documents executed by the Owners Corporation in accordance with Section 10 of the Owners Corporations Act 2006, since the last Annual General Meeting.

- Contract of Appointment – Owners Corporation Manager x 2
- OC Certificate for prospective vendors.

Motion Result: Motion CARRIED.

Voting: Affirmative: 12 Negative: 0 Abstained: 0

12 COMMITTEE**12.1 To Elect a Committee****Ordinary Resolution**

That, pursuant to Sections 100 and 103 of the Owners Corporation Act 2006, the Owners Corporation elect a committee consisting of at least three (3) and no more than seven (7) members.

Motion Result: Motion CARRIED.

Voting: Affirmative: 12 Negative: 0 Abstained: 0

12.2 Election of Committee**Ordinary Resolution**

That members of the Committee be elected and that the size of the Committee is declared as a maximum number and be equal to the number of members elected.

Members:	Jade Li	Lot 101
	Sabliston Manassavee	Lot LG4
	Richard Tay	Lot G10
	Jessica Ying Zhang	Lot 102
	Suet Mei Ng	Lot 110
	Linda Christine Di Fabrizio	Lot 105

Motion Result: Motion CARRIED.

Voting: Affirmative: 12 Negative: 0 Abstained: 0

12.3 Committee To Elect a Chairperson**Ordinary Resolution**

That the Committee elect **Jade Li** as the Chairperson of the Owners Corporation.

Motion Result: Motion CARRIED.

Voting: Affirmative: 12 Negative: 0 Abstained: 0

12.4 Owners Corporation to Elect Chairperson**Ordinary Resolution**

That, if the above Motion is defeated, the Owners Corporation elect a Chairperson of the Owners Corporation.

Motion Result: Motion CARRIED.

Voting: Affirmative: 12 Negative: 0 Abstained: 0

12.5 Committee To Elect a Secretary**Ordinary Resolution**

That the Owners Corporation appoint BCS as Secretary of the Owners Corporation and of the Committee in accordance with Sections 99 and 107 of the Owners Corporation Act 2006.

Motion Result: Motion CARRIED.

Voting: Affirmative: 12 Negative: 0 Abstained: 0

12.6 Delegation of Powers to Committee**Ordinary Resolution**

That the Owners Corporation delegate to the members of the Committee who are members of the Owners Corporation all the powers and functions of the Owners Corporation that may be delegated as set out in the Owners Corporation Act 2006 (see the notes section below for breakdown);

Motion Result: Motion CARRIED.

Voting: Affirmative: 12 Negative: 0 Abstained: 0

12.7 Committee to also serve as Grievance Committee**Ordinary Resolution**

That the members of the Committee also serve as the Grievance Committee.

Motion Result: Motion CARRIED.

Voting: Affirmative: 12 Negative: 0 Abstained: 0

13 GENERAL BUSINESS

13.1 Air Ventilation

It has been noted that the ventilation system on the LG floor is not functioning optimally, resulting in smoke odour affecting the residents.

Action: BCS is to arrange for an air quality inspection and issue a formal notice to residents, reminding them to refrain from smoking in a manner that impacts common property.

BCS TASK ID 8025262

13.2 Fire door

Members discussed options to install fob readers for all stairwell door to avoid wearing out the door lock as often. It was noted that the LG door be treated with priority, and that a budget of \$10k be allocated for the works.

Action: BCS to source 3 quotations for committee consideration.

BCS TASK ID 7359289

13.3 Solar panel

Members noted that the Owners Corporation did not proceed with Round 1 application for Solar Panel subsidy from the Victorian Government due to out-of-pocket cost being higher than anticipated. It was noted that O'Brien has provided an updated quote with lower out of pocket cost for owners, and that the cost to each owner will be lower the more owner participate in the project.

Action: BCS to proceed with making Round 2 application for Solar Panel subsidy. BCS and committee to follow up with owners yet to respond about participating in the Solar Panel project.

BCS TASK ID 7771913

13.4 Noticeboard

Members resolved that noticeboard be placed in the common hallway and the lift for ease of communication with residents.

Action: BCS and committee to organise.

BCS TASK ID 8025292

13.5 Housekeeping notice

Members resolved that letter regarding housekeeping in the property be issued to all residents and owners.

Action: BCS and committee to organise.

BCS TASK ID 8025308

13.6 Front entrance drainage

Members noted that the front entrance drainage is inadequate at redirecting water flow, especially during heavy rains. This caused the front entrance carpet and skirting board to be water damaged.

Action: BCS to source quotation for solution to alleviate the issue.

BCS TASK ID 8025315

14 NEXT MEETING

That the next Annual General Meeting be tentatively scheduled on 28 October 2025.

Closure

There being no further business the Chairperson declared the meeting closed at **07:47 PM**.

Expenditure	Budget 10/24 - 09/25
Air Conditioning Systems	3,000.00
Cleaning Service	15,000.00
Cleaning Service - carpets	500.00
Door & Window Maintenance	1,000.00
Electrical Repairs	500.00
Electricity	5,500.00
Fire Protection Services	15,000.00
Fire Protection Services - compliance certification	250.00
Fire Protection Services - monitoring	2,500.00
Garden/Lawn Maintenance	5,000.00
Gas	1,900.00
General Repairs	2,500.00
Lift Maintenance	5,000.00
Lock & Key Maintenance	2,000.00
Management - Taxation Management	800.00
Management - additional services	5,000.00
Management - disbursements	2,310.00
Management - management fees	11,780.00
Management - work order/quotes	850.00
Plumbing & Drainage	4,000.00
Plumbing Maintenance - back flow testing	600.00
Premium	23,000.00
Roof Systems - anchor points	450.00
Security Services	900.00
Telephone & Internet Services	420.00
Waste Management Services	9,500.00
Water	6,000.00
Total Administrative Fund Expenditure	125,260.00

Approved Annual Budget (continued)

Administrative Fund

Owners Corporation for Plan No. 710536X

1 October 2024 to 30 September 2025

83 Tram Road Doncaster Victoria 3108

Administrative Fund Summary			Budget 10/24 - 09/25
Opening balance (Surplus)			12,260.38
Expenditure during budget period			125,260.00
			112,999.62
Less	Additional revenue during budget period		0.00
Plus	Planned surplus at end of budget period		8,000.38
Plus	Allowance for GST on levies		0.00
Budgeted levies to be raised \$			121,000.00
			Per Ent 121.0000
Total Lot Liability			1000
*May include insurance contributions			

Expenditure		Budget 10/24 - 09/25
Total Maintenance Fund Expenditure		-

Maintenance Fund Summary		Budget 10/24 - 09/25
Opening balance	0.00	
Expenditure during budget period	0.00	
	0.00	
Less Additional revenue during budget period	0.00	
Plus Planned surplus at end of budget period	10,000.00	
Budgeted levies to be raised \$		Per Ent 10.0000

Total Lot Liability

1000

1 October 2024 to 30 September 2025

Owners Corporation for Plan No. 710536X
83 Tram Road Doncaster Victoria 3108

Levy Period Start 01/10/2024
Levy Period Duration 12 month(s)
No. of Instalment(s): 2
GST NO

TOTAL LEVIES	Per Period	Per Year
Admin Fund	P1 60,500.0000 P2 60,500.0000	121,000.00
Maint Fund	P1 0.0000 P2 10,000.0000	10,000.00
Total Contribution	P1 60,500.0000 P2 70,500.0000	131,000.00

TOTAL LIABILITIES	Per Period	Per Year
Admin Fund	P1 60.5000 P2 60.5000	121.0000
Maint Fund	P1 0.0000 P2 10.0000	10.0000
Total Per Lot Liability	P1 60.5000 P2 70.5000	131.0000

					Yearly Levy (Estimates Only)		
Lot No.	Unit No.	Lot Liability	Lot Entitlement		Administrative Fund	Maintenance Fund	Total
G1	G1	29	29		3,509.00	290.00	3,799.00
G2	G2	27	27		3,267.00	270.00	3,537.00
G3	G3	32	32		3,872.00	320.00	4,192.00
G4	G4	22	22		2,662.00	220.00	2,882.00
G5	G5*	22	22		2,662.00	220.00	2,882.00
G6	G6*	31	31		3,751.00	310.00	4,061.00
G7	G7*	19	19		2,299.00	190.00	2,489.00
G8	G8	31	31		3,751.00	310.00	4,061.00
G9	G9	31	31		3,751.00	310.00	4,061.00
G10	G10	40	40		4,840.00	400.00	5,240.00
G11	G11	30	30		3,630.00	300.00	3,930.00
LG1	LG1	26	26		3,146.00	260.00	3,406.00
LG2	LG2	32	32		3,872.00	320.00	4,192.00
LG3	LG3	22	22		2,662.00	220.00	2,882.00
LG4	LG4	22	22		2,662.00	220.00	2,882.00
LG5	LG5	30	30		3,630.00	300.00	3,930.00
101	101	29	29		3,509.00	290.00	3,799.00
102	102	27	27		3,267.00	270.00	3,537.00
103	103	25	25		3,025.00	250.00	3,275.00
104	104	22	22		2,662.00	220.00	2,882.00
105	105	22	22		2,662.00	220.00	2,882.00
106	106	31	31		3,751.00	310.00	4,061.00

Lot No.	Unit No.	Lot Liability	Lot Entitlement		Administrative Fund	Maintenance Fund	Total	
107	107	45	45		5,445.00	450.00	5,895.00	
108	108	31	31		3,751.00	310.00	4,061.00	
109	109	31	31		3,751.00	310.00	4,061.00	
110	110	40	40		4,840.00	400.00	5,240.00	
111	111	30	30		3,630.00	300.00	3,930.00	
201	201	27	27		3,267.00	270.00	3,537.00	
202	202	27	27		3,267.00	270.00	3,537.00	
203	203	31	31		3,751.00	310.00	4,061.00	
204	204	56	56		6,776.00	560.00	7,336.00	
205	205	40	40		4,840.00	400.00	5,240.00	
206	206	40	40		4,840.00	400.00	5,240.00	
		1000	1000		121,000.00	10,000.00	131,000.00	

Owners Corporation for Plan No. 710536X

83 Tram Road Doncaster Victoria 3108
ABN/ACN 77472484856

DEBTOR STATEMENT - LOT: 206
OWNER: Troy Anthony Hamilton, Anita Maree Hamilton
For the period 1 Oct 2024 to 30 Sep 2025 - sorted by Due Date

Levy Account

Due Date	Issue Date	Payment Date	Payment Method	Description	Period (if applicable)	Admin Fund	Maint Fund	BALANCE
01-10-24	18-08-24			Levies - normal (interim)	01-10-24 to 31-03-25	-2,420.00		-2,420.00
		02-10-24	TRANSFER	Payment 2420.00		2,420.00		0.00
Balance as at 23 Jan 2025						0.00	0.00	0.00
* Invoice is a debt to the Lot						TOTAL ADMIN	TOTAL MAINT	TOTAL BALANCE
^ Invoice is a debt to the Sundry Debtor								
						\$ 0.00	0.00	0.00

OWNERS CORPORATION 1 PLAN NO. PS 710536X

81 – 83 TRAM ROAD, DONCASTER VIC 3108

OWNERS CORPORATION RULES

1. Health, Safety and Security

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

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

1.2 Storage of flammable liquids and other dangerous substances and materials

- (1) Except with the approval in writing of the Owners Corporation, an owner or occupier of a lot must not use or store on the lot or on the common property, any flammable chemical, liquid or gas or other flammable material.
- (2) This rule does not apply to:
 - (a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or
 - (b) any chemicals, liquids, gases or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

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

2. A Member Must Not and Must Ensure That the Occupier Of A Member's Lot Does Not:

Use of common property

- (a) use or permit the use of common property or the common facilities in such a manner as to unreasonably interfere with or prevent its use by other members or occupiers of lots or their families or visitors; or
- (b) obstruct lawful use of common property by any person in particular, the entrances, passages, stairways and landings which provide access to any lot; or
- (c) damage or deface any entrances, passages, stairways, landings, pathways or any part of the common property or use them for any purpose other than for the purpose for which they are provided or properly available; or

- (d) restrict or hinder the reasonable use of easements affecting the common property by those with the benefit of those easements; or
- (e) deposit, other than in proper receptacles in the area specified for such purpose by the Owners Corporation, or throw or store upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of any member or occupier of any lot or other person lawfully using the common property; or
- (f) fail to comply with any reasonable request or direction of any person employed by the Owners Corporation;
- (g) do or allow anything to be done which constitutes a nuisance, damage, grievance, disturbance or annoyance to any person owning or occupying any lot or which may be illegal or injurious to the reputation of the building or use or allow the use of any lot for any noxious, noisome, offensive, illegal or immoral purpose, act, trade, business, occupation, or calling.
- (h) make or permit any undue noise in or about the common property or any lot;
- (i) do or suffer to be done or allow to be done any act, matter or thing whereby any policy of insurance of the building and other improvements may become void, or voidable or which may increase the premium payable in respect of such insurance;
- (j) enter into any plant room, machine house, water disposal room, electricity switch room, machinery room or adjust or cause adjustments to the thermostat, water control, electricity, gas or heating and/or cooling controls in or on the common property without the consent in writing of the Owners Corporation;
- (k) require the Owners Corporation to contribute or reimburse or pay for any plant, equipment, service or facilities exclusively servicing a member's lot notwithstanding that its location may be within common property.

Appearance

- (a) hang or permit to be hung any clothes or other articles on any balconies, landing, stairway or any other part of the common property or on any part of the exterior of the lot so as to be visible from outside the lot;
- (b) use the lot or any part of it or any part of the common property for any public announcement or for the display of any signage, placard or advertisement in relation to the sale or lease of a lot unless previously approved in writing by the Owners Corporation and affixed to the property in the area designated by the owners Corporation from time to time;
- (c) allow any balcony forming part of a lot to become unkempt, overgrown or unsightly;
- (d) affix any blind, light fitting, awning, radio mast, antennae, satellite dish or similar device without the prior consent in writing of the Owners Corporation;
- (e) deposit household rubbish except in the bins provided;

- (f) store or permit to be stored on common property any materials or goods or place garbage on the common property except in the proper bin or receptacle and in a place set aside for the purpose by the owners corporation;
- (g) cut, injure, damage, deface or obstruct any of the common property or any conveniences, appliances, facilities or equipment installed and not use them for any purpose other than for which they are provided;
- (h) without the prior written consent of the Owners Corporation (on such terms and conditions as the Owners Corporation in its absolute discretion thinks appropriate):
 - 1) make any alterations or additions (painting and decorating included) to the exterior of the lot; or
 - 2) make any structural alterations or additions to the interior of the lot or any part of it which may diminish the support and shelter of any lot, and for this purpose the Owners Corporation has the right to appoint an architect, structural engineer or building contractor at the expense of the member and in these circumstances the consent of the Owners Corporation shall not be unreasonably refused; and
- (i) fail to clear and must keep clear on each and everyday any mail receiving box and/or newspaper receptacle of all mail, leaflets, circulars, pamphlets, newspaper advertising and promotional literature or material or any other objects whatsoever whether solicited or not, and must arrange for such required clearance by other persons should a member or the occupier of a member's lot be absent for any reason for any period of more than one night notwithstanding that this requirement may be waived entirely or otherwise amended by the Owners Corporation provided that any such waiver or amendment is obtained from the Owners Corporation in writing not less than 7 days prior to the date or dates for which such waiver is required;

NOISE

- (a) use or permit to be used any mechanical or musical instrument which is audible outside the lot between the hours of 10 p.m. and 8 a.m.;
- (b) make any disturbing or irritating noise or install or use any appliance engine machine or instrument which causes or may be likely to cause noise or vibration in the building;

USE

- (a) use or permit to be used on the lot any machine, equipment or instrument operated by electricity which causes interference with wireless or telephone reception of the occupiers of any other lot;
- (b) keep any animal in the lot or leave unattended or exercise any animal on the common property;

- (c) install any heating or cooling device or machine other than by mounting the plant and equipment for it in an area approved by the Owners Corporation in writing;
- (d) not bring to, do or keep anything in their lot which shall increase the rate of fire insurance premium on the building or the common property or which may conflict with the laws and/or regulations relating to fires any insurance policy upon the building or the common property or the regulations or ordinances of any public authority for the time being in force;
- (e) violate the provisions of any statutes or any rules made thereunder;
- (f) use the lot designated as residential for any purpose other than a residence.

4. A Member must or must ensure that the Occupier of a Member's Lot will:

- (a) give prompt notice to the Owners Corporation of any accident to or fault in the water pipes, gas pipes, electrical, heating or cooling installation or fixtures which comes to their notice and the Owners Corporation will have authority by its agents or servants in the circumstances having regard to the urgency involved to examine or make such repairs as they may deem necessary for the safety and preservation of the building;
- (b) insofar as it may be necessary to avoid annoyance to the members or occupiers of any of the other lots adjacent to or in the neighbourhood to the lot, keep the floors in the lot carpeted or sufficiently covered;
- (c) regularly clean the interior of all windows forming part of the lot;
- (d) not use any water closets, convenience and other water apparatus including wastes pipes and drains for any purpose other than those for which they were constructed and no sweepings or rubbish or other unsuitable substances shall be deposited therein and any costs or expenses resulting from damage or blockage to such appurtenances from misuse or negligence shall be borne by the member whether the same is caused by their action or those of the member's household or their guests or visitors;
- (e) pay all rates, taxes, charges, outgoings and assessments levied by the Owners Corporation and payable in respect by the lot;
- (f) repair and maintain the interior of the lot and keep the lot in a state of good and tidy repair;
- (g) notify the owners corporation immediately of any change of ownership or occupancy of the lot;
- (h) only use light power or heat generated by electrical current or gas supplied through meters except in the case of emergency or failure of supply when the occupier may use other sources of energy except a naked flame;
- (i) allow reasonable access to any part of a lot for any tradesperson, contractor or service person employed by the Owners Corporation for the purpose of maintenance or repair of the common property or lot or any plant equipment, service, facility or utility;

- (j) deposit household and recyclable rubbish in the proper receptacles;
- (k) take all reasonable precautions to keep the lot free from rodents, vermin, insects and other pests;
- (l) take all reasonable steps to ensure that their guests and visitors do not behave in a manner likely to interfere with the peaceful enjoyment of the member or occupier of another lot or of any other person lawfully using the common property.

5. GENERAL

- (a) a member shall not let any person into actual occupation (whether by means of lease or licence or however otherwise) of a member's lot save on the footing that such person is bound by these rules and/or other rules which may be in force with respect to that lot.
- (b) a member or occupier shall not smoke at anytime indoor or in enclosed areas of the common property.
- (c) the Owners Corporation may employ for and on behalf of the Owners Corporation such agents and servants for and in connection with the exercise and performance of the powers, authorities, duties and functions of the Owners Corporation and will enter into management agreements and incur the necessary costs for the proper management and running of the building.
- (d) members shall observe the terms of any notice displayed by the Owners Corporation or of any statutory authority.
- (e) where the Owners Corporation expends money to make good damage caused by a breach of the Owners Corporation Act 2006, regulation or these rules by any member or his or her tenants, guests, servants, employees, agents, children, invitees or licensees, the Owners Corporation shall be entitled to recover the amount so expended as a debt from the member of the lot at the time when the breach occurred.

6. DISPUTE RESOLUTION

- (1) The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the Owners Corporation.
- (2) The party making the complaint must prepare a written statement in the approved form.
- (3) If there is a grievance committee of the Owners Corporation, it must be notified of the dispute by the complainant.
- (4) If there is no grievance committee, the Owners Corporation must be notified of any dispute by the complainant regardless of whether the Owners Corporation is an immediate party to the dispute.

- (5) The parties to the dispute must meet and discuss the matter in dispute, along with either grievance committee or the Owners Corporation within 14 days after the dispute comes to the attention of all the parties.
- (6) A party to the dispute may appoint a person to act or appear on his or her behalf at the dispute resolution meeting.
- (7) If the dispute is not resolved, the grievance committee or the Owners Corporation must notify each party of his or her right to take further action under Part 10 of the Owners Corporation Act 2006.
- (8) This process is separate from and does not limit any further action under Part 10 of the Owners Corporation Act 2006.

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Owners Corporations Regulations 2018
S.R. No. 154/2018
Schedule 2—Model rules for an owners corporation

Schedule 2—Model rules for an owners corporation

Regulation 11

1 Health, safety and security

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

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

1.2 Storage of flammable liquids and other dangerous substances and materials

- (1) Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.
- (2) This rule does not apply to—
 - (a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or
 - (b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

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

1.4 Smoke penetration

A lot owner or occupier in a multi-level development must ensure that smoke caused by the smoking of tobacco or any other substance by

Sch. 2 rule 1.4
inserted by
S.R. No.
147/2021
reg. 14.

Owners Corporations Regulations 2018
S.R. No. 154/2018
Schedule 2—Model rules for an owners corporation

the owner or occupier, or any invitee of the owner or occupier, on the lot does not penetrate to the common property or any other lot.

Sch. 2 rule 1.5
inserted by
S.R. No.
147/2021
reg. 14.

1.5 Fire safety information

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

2 Committees and sub-committees

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

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

3 Management and administration

3.1 Metering of services and apportionment of costs of services

- (1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.
- (2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.

Owners Corporations Regulations 2018
S.R. No. 154/2018
Schedule 2—Model rules for an owners corporation

- (3) Subrule (2) does not apply if the concession or rebate—
- (a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or
 - (b) is paid directly to the lot owner or occupier as a refund.

4 Use of common property

4.1 Use of common property

- (1) An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.
- (2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for the owner or occupier's own purposes as a garden any portion of the common property.
- (3) An approval under subrule (2) may state a period for which the approval is granted.
- (4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.
- (5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.
- (6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

Owners Corporations Regulations 2018
S.R. No. 154/2018
Schedule 2—Model rules for an owners corporation

Sch. 2
rule 4.1(7)
inserted by
S.R. No.
147/2021
reg. 15(1).

- (7) The owners corporation may impose reasonable conditions on a lot owner's right or an occupier's right to access or use common property to protect the quiet enjoyment, safety and security of other lot owners, including but not limited to imposing operating hours on facilities such as gymnasiums and swimming pools.

4.2 Vehicles and parking on common property

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

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

4.3 Damage to common property

- (1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.
- (2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.
- (3) An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.

Owners Corporations Regulations 2018
S.R. No. 154/2018
Schedule 2—Model rules for an owners corporation

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- (4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.
 - (5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

5 Lots

5.1 Change of use of lots

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

Example

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

5.2 External appearance of lots

- (1) An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.
- (2) An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.
- (3) The owners corporation cannot unreasonably prohibit the installation of sustainability items on the exterior of the lot, including by prohibiting the installation of a sustainability item only on aesthetic grounds.

**Sch. 2
rule 5.2(3)
inserted by
S.R. No.
147/2021
reg. 15(2).**

Owners Corporations Regulations 2018
S.R. No. 154/2018
Schedule 2—Model rules for an owners corporation

Sch. 2
rule 5.2(4)
inserted by
S.R. No.
147/2021
reg. 15(2).

- (4) The owners corporation may require that the location of a sustainability item, or the works involved in installing a sustainability item, must not unreasonably disrupt the quiet enjoyment of other lot owners or occupiers or impede reasonable access to, or the use of, any other lot or the common property.

Sch. 2
rule 5.2(5)
inserted by
S.R. No.
147/2021
reg. 15(2).

- (5) The owners corporation may impose reasonable conditions on the installation of a sustainability item on the exterior of the lot related to the colour, mounting and location of the sustainability item provided that these conditions do not increase the cost of installing the sustainability item or reduce its impact as a sustainability item.

5.3 Requiring notice to the owners corporation of renovations to lots

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

6 Behaviour of persons

6.1 Behaviour of owners, occupiers and invitees on common property

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

6.2 Noise and other nuisance control

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

Owners Corporations Regulations 2018
S.R. No. 154/2018
Schedule 2—Model rules for an owners corporation

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

7 Dispute resolution

- (1) The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.
- (2) The party making the complaint must prepare a written statement in the approved form.
- (3) If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.
- (4) If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.
- (5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 28 calendar days after the dispute comes to the attention of all the parties.
- (5A) A meeting under subrule (5) may be held in person or by teleconferencing, including by videoconference.
- (6) A party to the dispute may appoint a person to act or appear on the party's behalf at the meeting.
- (6A) Subject to subrule (6B), the grievance committee may elect to obtain expert evidence to assist with the resolution of the dispute.

Sch. 2
rule 7(5)
amended by
S.R. No.
147/2021
reg. 15(3).

Sch. 2
rule 7(5A)
inserted by
S.R. No.
147/2021
reg. 15(4).

Sch. 2
rule 7(6A)
inserted by
S.R. No.
147/2021
reg. 15(5).

Owners Corporations Regulations 2018
S.R. No. 154/2018
Schedule 2—Model rules for an owners corporation

Sch. 2
rule 7(6B)
inserted by
S.R. No.
147/2021
reg. 15(5).

- (6B) The grievance committee may obtain expert evidence to assist with the resolution of a dispute if the owners corporation or the parties to the dispute agree in writing to pay for the cost of obtaining that expert evidence.
- (7) If the dispute is not resolved, the grievance committee or owners corporation must notify each party of the party's right to take further action under Part 10 of the **Owners Corporations Act 2006**.
- (8) This process is separate from and does not limit any further action under Part 10 of the **Owners Corporations Act 2006**.

Statement of advice and information for prospective purchasers and lot owners

Schedule 3, Regulation 17, Owners Corporations Regulations 2018

What is an owners corporation?

The lot you are considering buying is part of an owners corporation. Whenever a plan of subdivision creates common property, an owners corporation is responsible for managing the common property. A purchaser of a lot that is part of an owners corporation automatically becomes a member of the owners corporation when the transfer of that lot to the purchaser has been registered with Land Victoria.

If you buy into an owners corporation, you will be purchasing not only the individual property, but also ownership of, and the right to use, the common property as set out in the plan of subdivision. This common property may include driveways, stairs, paths, passages, lifts, lobbies, common garden areas and other facilities set up for use by owners and occupiers. In order to identify the boundary between the individual lot you are purchasing (for which the owner is solely responsible) and the common property (for which all members of the owners corporation are responsible), you should closely inspect the plan of subdivision.

How are decisions made by an owners corporation?

As an owner, you will be required to make financial contributions to the owners corporation, in particular for the repair, maintenance and management of the common property. Decisions as to the management of this common property will be the subject of collective decision making. Decisions as to these financial contributions, which may involve significant expenditure, will be decided by a vote.

Owners corporation rules

The owners corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, occupiers or guests and grievance procedures.

You should look at the owners corporation rules to consider any restrictions imposed by the rules.

Lot entitlement and lot liability

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of owners corporation expenses that each lot owner is required to pay.

Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

Further information

If you are interested in finding out more about living in an owners corporation, you can contact Consumer Affairs Victoria. If you require further information about the particular owners corporation you are buying into you can inspect that owners corporation's information register.

Management of an owners corporation

An owners corporation may be self-managed by the lot owners or professionally managed by an owners corporation manager. If an owners corporation chooses to appoint a professional manager, it must be a manager registered with the Business Licensing Authority (BLA).

If you are uncertain about any aspect of the owners corporation or the documents you have received from the owners corporation, you should seek expert advice.

PROPERTY REPORT

From www.land.vic.gov.au at 29 January 2025 11:02 AM

PROPERTY DETAILS

Address: **206/83 TRAM ROAD DONCASTER 3108**

Lot and Plan Number: **Lot 206 PS710536**

Standard Parcel Identifier (SPI): **206\PS710536**

Local Government Area (Council): **MANNINGHAM**

Council Property Number: **800568**

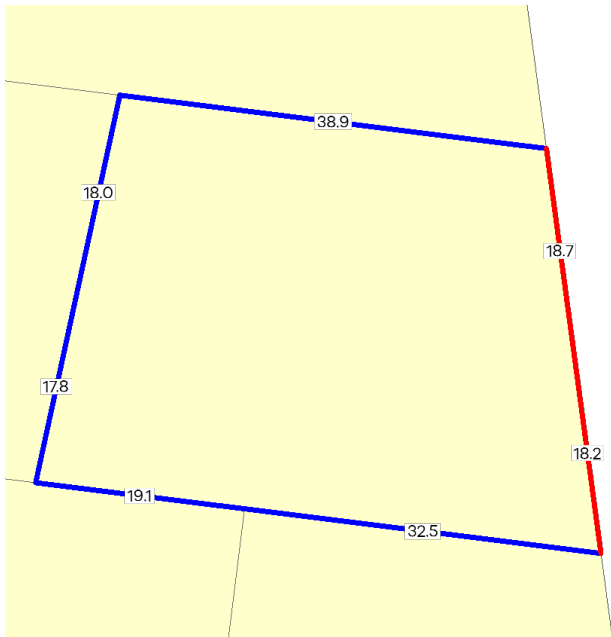
Directory Reference: **Melway 47 D1**

www.manningham.vic.gov.au

Note: There are 34 properties identified for this site.
These can include units (or car spaces), shops, or part or whole floors of a building.
Dimensions for these individual properties are generally not available.

SITE DIMENSIONS

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



Area: 1614 sq. m
Perimeter: 163 m
For this property:
— Site boundaries
— Road frontages

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

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

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

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **Yarra Valley Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **UNITED ENERGY**

STATE ELECTORATES

Legislative Council: **NORTH-EASTERN METROPOLITAN**

Legislative Assembly: **BULLEEN**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

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

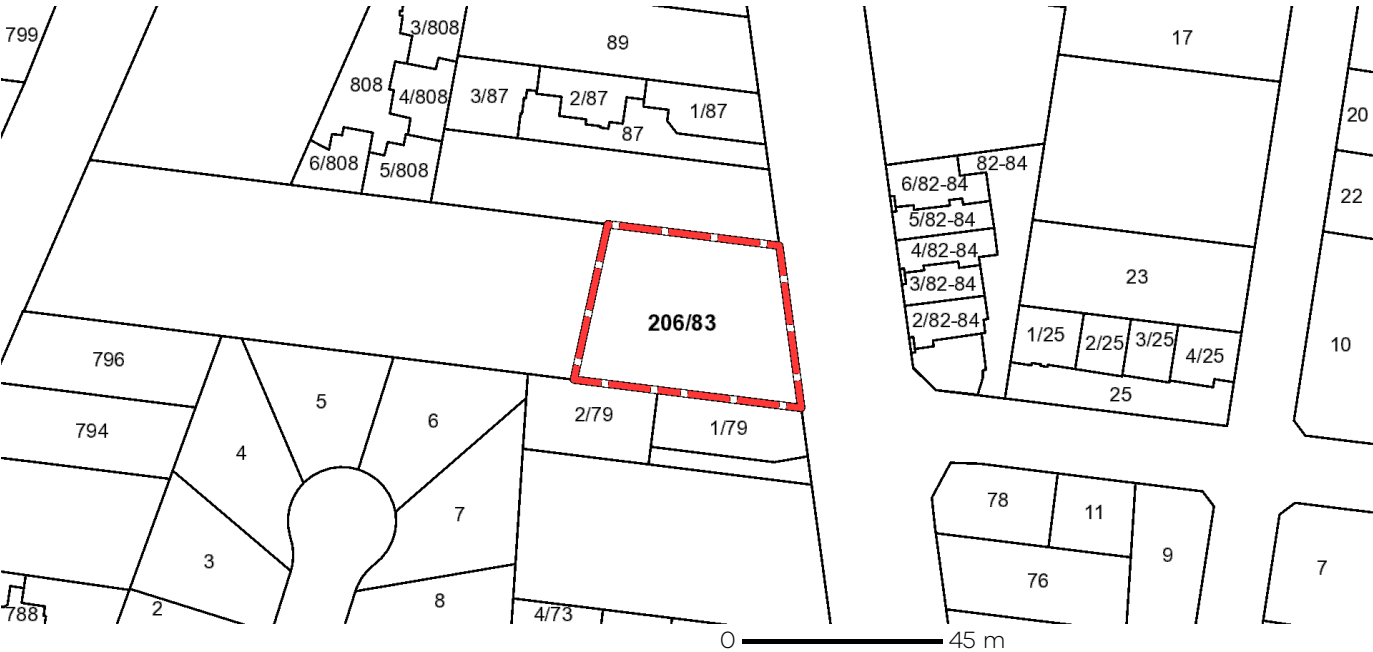
Planning Property Reports can be found via these two links

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

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

PROPERTY REPORT

Area Map



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 29 January 2025 11:01 AM

PROPERTY DETAILS

Address:	206/83 TRAM ROAD DONCASTER 3108	
Lot and Plan Number:	Lot 206 PS710536	
Standard Parcel Identifier (SPI):	206\PS710536	
Local Government Area (Council):	MANNINGHAM	www.manningham.vic.gov.au
Council Property Number:	800568	
Planning Scheme:	Manningham	Planning Scheme - Manningham
Directory Reference:	Melway 47 D1	

UTILITIES

Rural Water Corporation:	Southern Rural Water
Melbourne Water Retailer:	Yarra Valley Water
Melbourne Water:	Inside drainage boundary
Power Distributor:	UNITED ENERGY

STATE ELECTORATES

Legislative Council:	NORTH-EASTERN METROPOLITAN
Legislative Assembly:	BULLEEN
OTHER	
Registered Aboriginal Party:	Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is not in a designated bushfire prone area.

Planning Zone	RESIDENTIAL GROWTH ZONE (RGZ) RESIDENTIAL GROWTH ZONE - SCHEDULE 2 (RGZ2)
Planning Overlay	DESIGN AND DEVELOPMENT OVERLAY (DDO) DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8 (DDO8) DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8-1 (DDO8-1) DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO) PARKING OVERLAY (PO)

PLANNING PROPERTY REPORT



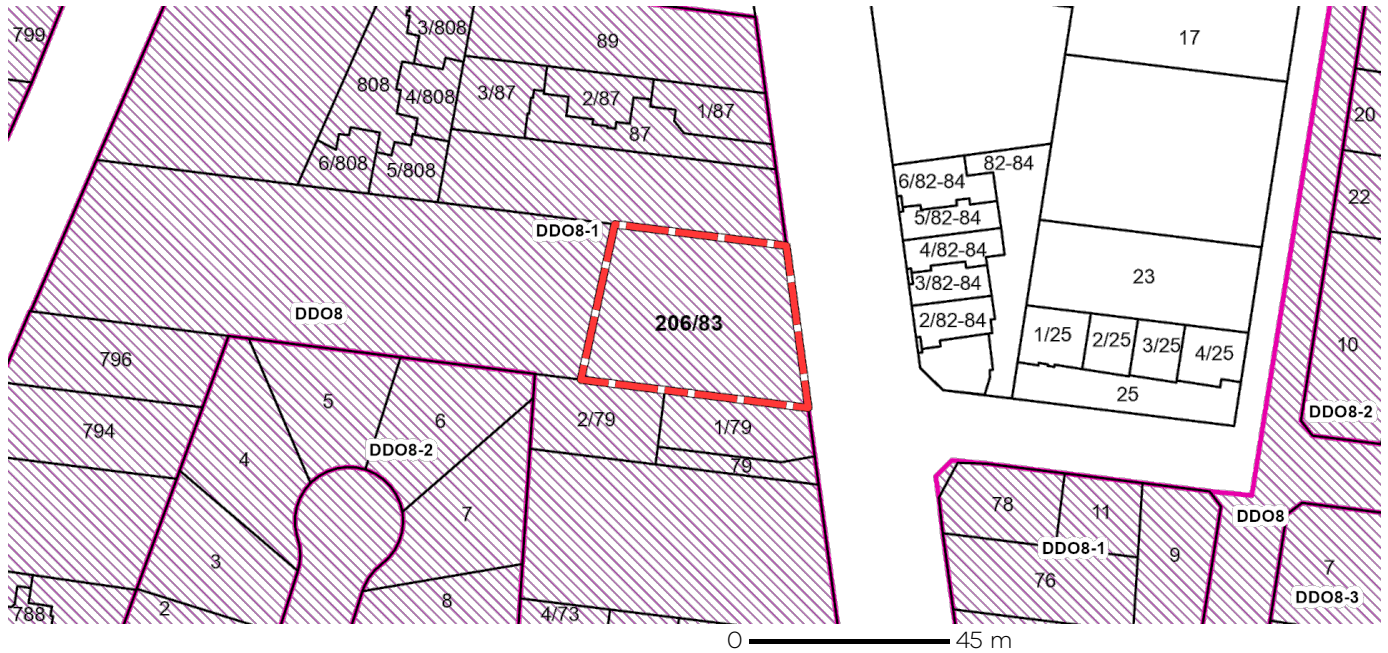
Department
of Transport
and Planning

Planning Overlays

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

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8 \(DDO8\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8-1 \(DDO8-1\)](#)



DDO - Design and Development Overlay

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

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



DCPO - Development Contributions Plan Overlay

PO - Parking Overlay

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

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

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

Further Planning Information

Planning scheme data last updated on 23 January 2025.

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

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

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

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

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

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

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

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

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

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PLANNING PROPERTY REPORT: 206/83 TRAM ROAD DONCASTER 3108

Page 5 of 5

32.07
31/07/2018
VC148

RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ** with a number (if shown).

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide housing at increased densities in buildings up to and including four storey buildings.
- To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.
- To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.
- To ensure residential development achieves design objectives specified in a schedule to this zone.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

32.07-1
27/03/2017
VC110

Design objectives

A schedule to this zone must contain the design objectives to be achieved for the area.

32.07-2
14/01/2025
VC237

Table of uses

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Community care accommodation	Must meet the requirements of Clause 52.22-2.
Domestic animal husbandry (other than Domestic animal boarding)	Must be no more than 2 animals.
Dwelling (other than Bed and breakfast)	
Home based business	
Informal outdoor recreation	
Medical centre	The gross floor area of all buildings must not exceed 250 square metres.

MANNINGHAM PLANNING SCHEME

Use	Condition
Place of worship	The gross floor area of all buildings must not exceed 250 square metres. The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Racing dog husbandry	Must be no more than 2 animals.
Railway	
Residential aged care facility	
Rooming house	Must meet the requirements of Clause 52.23-2.
Small second dwelling	Must be no more than one dwelling existing on the lot. Must be the only small second dwelling on the lot. Reticulated natural gas must not be supplied to the building, or part of a building, used for the small second dwelling.
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 – Permit required

Use	Condition
Accommodation (other than Community care accommodation, Dwelling, Residential aged care facility, Rooming house and Small second dwelling)	
Agriculture (other than Animal production, Animal training, Apiculture, Domestic animal husbandry, Horse husbandry and Racing dog husbandry)	
Car park	Must be used in conjunction with another use in Section 1 or 2.
Car wash	The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Convenience restaurant	The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Convenience shop	
Domestic animal husbandry (other than Domestic animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.

MANNINGHAM PLANNING SCHEME

Use	Condition
Food and drink premises (other than Convenience restaurant and Take away food premises)	
Grazing animal production	
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Market	
Office (other than Medical centre)	The land must be located within 100 metres of a commercial zone. The land must have the same street frontage as the land in the commercial zone. The leasable floor area must not exceed 250 square metres.
Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus, Nightclub and Place of worship)	
Plant nursery	
Retail premises (other than Food and drink premises, Market, Plant nursery and Shop)	The use must be associated with a use or development to which clause 53.23 (Significant residential development with affordable housing) applies.
Service station	The site must either: - Adjoin a commercial zone or industrial zone. - Adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3. The site must not exceed either: 3000 square metres. 3600 square metres if it adjoins on two boundaries a road in a Transport Zone 2 or a Transport Zone 3.
Shop (other than Adult sex product shop, Bottle shop and Convenience shop)	The land must be located within 100 metres of a commercial zone or Mixed Use Zone. The land must have the same street frontage as the land in the commercial zone or Mixed Use Zone.
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.

Use	Condition
Take away food premises	The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Adult sex product shop
Amusement parlour
Animal production (other than Grazing animal production)
Animal training
Bottle shop
Cinema based entertainment facility
Domestic animal boarding
Extractive industry
Horse husbandry
Industry (other than Automated collection point and Car wash)
Motor racing track
Nightclub
Saleyard
Small second dwelling – if the Section 1 condition is not met
Transport terminal
Warehouse (other than Store)

32.07-3
14/12/2023
VC253

Subdivision

Permit requirement

A permit is required to subdivide land.

MANNINGHAM PLANNING SCHEME

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

A permit must not be granted which would allow a separate lot to be created for land containing a small second dwelling.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Subdivide land to realign the common boundary between 2 lots where: ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change.	Clause 59.01
Subdivide land into lots each containing an existing building or car parking space where: ▪ The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. ▪ An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.	Clause 59.02
Subdivide land into 2 lots if: ▪ The construction of a building or the construction or carrying out of works on the land: – Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired. – Has started lawfully. ▪ The subdivision does not create a vacant lot.	Clause 59.02

32.07-4
22/09/2023
VC243

Construction and extension of one dwelling on a lot

Permit requirement

A permit is required to construct or extend one dwelling on a lot less than 300 square metres.
A development must meet the requirements of Clause 54.

No permit required

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- Make structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct or extend a dwelling on a lot less than 300 square metres if the development meets the requirements in the following standards of Clause 54: ▪ A3 Street setback. ▪ A10 Side and rear setbacks. ▪ A11 Walls on boundaries. ▪ A12 Daylight to existing windows. ▪ A13 North-facing windows. ▪ A14 Overshadowing open space. ▪ A15 Overlooking. For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory. If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.	Clause 59.14

32.07-5
14/12/2023
VC253

Construction and extension of a small second dwelling on a lot

Permit requirement

A permit is required to construct or extend a small second dwelling on a lot of less than 300 square metres.
A development must meet the requirements of Clause 54.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct or extend a small second dwelling on a lot less than 300 square metres if the development meets the requirements in the following standards of Clause 54: ▪ A3 Street setback. ▪ A9 Building setback. ▪ A9.1 Safety and accessibility. ▪ A10 Side and rear setbacks. ▪ A11 Walls on boundaries. ▪ A12 Daylight to existing windows. ▪ A13 North-facing windows. ▪ A14 Overshadowing open space. ▪ A15 Overlooking. For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory. If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.	Clause 59.14

32.07-6
14/12/2023
VC253

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Permit requirement

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

MANNINGHAM PLANNING SCHEME**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct or extend a front fence within 3 metres of a street if the fence is associated with 2 or more dwellings on a lot or a residential building.	Clause 59.03

Transitional provisions

Clause 55 of this scheme, as in force immediately before the approval date of Amendment VC136, continues to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

Clause 58 does not apply to:

- An application for a planning permit lodged before the approval date of Amendment VC136.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136.

Clauses 55 and 58 of this scheme, as in force immediately before the approval date of Amendment VC174, continue to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

32.07-7
14/12/2023
VC253

Requirements of Clause 54 and Clause 55

A schedule to this zone may specify the requirements of:

- Standards A3, A5, A6, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.

If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

32.07-8
14/12/2023
VC253

Residential aged care facility**Permit requirements**

A permit is required to construct a building or construct or carry out works for a residential aged care facility.

A development must meet the requirements of Clause 53.17 - Residential aged care facility.

32.07-9
14/12/2023
VC253

Buildings and works associated with a Section 2 use

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.07-2.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct a building or construct or carry out works where: ▪ The building or works are not associated with a dwelling, primary school or secondary school and have an estimated cost of up to \$100,000; or ▪ The building or works are associated with a primary school or secondary school and have an estimated cost of up to \$500,000; and ▪ The requirements in the following standards of Clause 54 are met, where the land adjoins land in a residential zone used for residential purposes: – A10 Side and rear setbacks. – A11 Walls on boundaries. – A12 Daylight to existing windows. – A13 North-facing windows. – A14 Overshadowing open space. – A15 Overlooking. For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory. If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.	Clause 59.04

32.07-10
14/12/2023
VC253

Maximum building height requirement for a dwelling, small second dwelling or residential building

A building must not be constructed for use as a dwelling, small second dwelling or a residential building that exceeds the maximum building height specified in a schedule to this zone.

If no maximum building height is specified in a schedule to this zone, the building height should not exceed 13.5 metres.

This building height requirement replaces the maximum building height specified in Standard A4 in Clause 54 and Standard B7 in Clause 55.

A building may exceed the maximum building height specified in a schedule to this zone if:

- It replaces an immediately pre-existing building and the new building does not exceed the building height of the pre-existing building.
- There are existing buildings on both abutting allotments that face the same street and the new building does not exceed the building height of the lower of the existing buildings on the abutting allotments.
- It is on a corner lot abutted by lots with existing buildings and the new building does not exceed the building height of the lower of the existing buildings on the abutting allotments.
- It is constructed pursuant to a valid building permit that was in effect prior to the introduction of this provision.

An extension to an existing building may exceed the maximum building height specified in a schedule to this zone if it does not exceed the building height of the existing building.

MANNINGHAM PLANNING SCHEME

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

The maximum building height requirement in this zone or a schedule to this zone applies whether or not a planning permit is required for the construction of a building.

Building height if land is subject to inundation

If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

32.07-11

14/12/2023
VC253

Buildings on lots that abut another residential zone

Any buildings or works constructed on a lot that abuts land which is in a General Residential Zone, Neighbourhood Residential Zone, or Township Zone must meet the requirements of Clauses 55.03-5, 55.04-1, 55.04-2, 55.04-3, 55.04-5 and 55.04-6 along that boundary.

32.07-12

14/12/2023
VC253

Application requirements

An application must be accompanied by the following information, as appropriate:

- For a residential development of four storeys or less, the neighbourhood and site description and design response as required in Clause 54 and Clause 55.
- For an apartment development of five or more storeys, an urban context report and design response as required in Clause 58.01.
- For an application for subdivision, a site and context description and design response as required in Clause 56.
- Plans drawn to scale and dimensioned which show:
 - Site shape, size, dimensions and orientation.
 - The siting and use of existing and proposed buildings.
 - Adjacent buildings and uses.
 - The building form and scale.
 - Setbacks to property boundaries.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.
- Any other application requirements specified in a schedule to this zone.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

32.07-13

14/12/2023
VC253

Exemption from notice and review

Subdivision

An application to subdivide land is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

32.07-14

14/12/2023
VC253

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

MANNINGHAM PLANNING SCHEME**General**

- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of this zone.
- The objectives set out in a schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a Mixed Use Zone or Residential Growth Zone.

Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

Dwellings, small second dwellings and residential buildings

- For the construction of one dwelling on a lot, whether the development is an under-utilisation of the lot.
- For the construction and extension of one dwelling on a lot and a small second dwelling, the applicable objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.
- For the construction and extension of an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.

Non-residential use and development

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

32.07-1514/12/2023
VC253**Signs**

Sign requirements are at Clause 52.05. This zone is in Category 3.

27/05/2019
C126mann

SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ2** .

RESIDENTIAL AREAS ALONG MAIN ROADS

1.0
27/05/2019
C126mann

Design objectives

None specified.

2.0
27/05/2019
C126mann

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

3.0
03/05/2024
VC255

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

4.0
27/05/2019
C126mann

Application requirements

None specified.

5.0
27/05/2019
C126mann

Decision guidelines

None specified.

43.02
31/07/2018
VC148

DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO** with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.
To identify areas which are affected by specific requirements relating to the design and built form of new development.

43.02-1
19/01/2006
VC37

Design objectives

A schedule to this overlay must contain a statement of the design objectives to be achieved for the area affected by the schedule.

43.02-2
14/12/2023
VC253

Buildings and works

Permit requirement

A permit is required to:

- Construct a building or construct or carry out works. This does not apply:
 - If a schedule to this overlay specifically states that a permit is not required.
 - To the construction of an outdoor swimming pool associated with a dwelling unless a specific requirement for this matter is specified in a schedule to this overlay.
 - To the construction of a building or construction or carrying out of works for a small second dwelling if all the following requirements are met:
 - The building height must not exceed 5 metres.
 - The building must be finished using muted tones and colours.
- Construct a fence if specified in a schedule to this overlay.

Buildings and works must be constructed in accordance with any requirements in a schedule to this overlay. A schedule may include requirements relating to:

- Building setbacks.
- Building height.
- Plot ratio.
- Landscaping.
- Any other requirements relating to the design or built form of new development.

A permit may be granted to construct a building or construct or carry out works which are not in accordance with any requirement in a schedule to this overlay, unless the schedule specifies otherwise.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct a fence.	Clause 59.05

MANNINGHAM PLANNING SCHEME

Class of application	Information requirements and decision guidelines
Construct a building or construct or carry out works for: ▪ A carport, garage, pergola, verandah, deck, shed or similar structure. ▪ An outdoor swimming pool. The buildings and works must be associated with a dwelling.	Clause 59.05
Construct a building or construct or carry out works with an estimated cost of up to \$1,000,000 where the land is in an industrial zone.	Clause 59.05
Construct a building or construct or carry out works with an estimated cost of up to \$500,000 where the land is in a commercial zone or a Special Use, Comprehensive Development, Capital City, Docklands, Priority Development or Activity Centre Zone.	Clause 59.05

Exemption from notice and review

A schedule to this overlay may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Subdivision**Permit requirement**

A permit is required to subdivide land.

This does not apply if a schedule to this overlay specifically states that a permit is not required.

Subdivision must occur in accordance with any lot size or other requirement specified in a schedule to this overlay.

A permit may be granted to subdivide land which is not in accordance with any lot size or other requirement in a schedule to this overlay, unless the schedule specifies otherwise.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Subdivide land to realign the common boundary between 2 lots where: ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change.	Clause 59.01
Subdivide land into lots each containing an existing building or car parking space where: ▪ The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.	Clause 59.02

43.02-3
31/07/2018
VC148

MANNINGHAM PLANNING SCHEME**Class of application****Information requirements
and decision guidelines**

- An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.

Subdivide land into 2 lots if:

Clause 59.02

- The construction of a building or the construction or carrying out of works on the land:
 - Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.
 - Has started lawfully.
 - The subdivision does not create a vacant lot.
-

Exemption from notice and review

A schedule to this overlay may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

43.02-4

31/07/2018
VC148

Signs

Sign requirements are at Clause 52.05 unless otherwise specified in a schedule to this overlay.

43.02-5

31/07/2018
VC148

Application requirements

An application must be accompanied by any information specified in a schedule to this overlay.

43.02-6

31/07/2018
VC148

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The design objectives of the relevant schedule to this overlay.
- The provisions of any relevant policies and urban design guidelines.
- Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.
- Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking
- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Any other matters specified in a schedule to this overlay.

27/05/2019
C126mann**SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO8**.

RESIDENTIAL AREAS SURROUNDING ACTIVITY CENTRES AND ALONG MAIN ROADS1.0
13/02/2014
C96**Design objectives**

- To increase residential densities and provide a range of housing types around activity centres and along main roads.
- To encourage development that is contemporary in design that includes an articulated built form and incorporates a range of visually interesting building materials and façade treatments.
- To support three storey, 'apartment style', developments within the Main Road sub-precinct and in sub-precinct A, where the minimum land size can be achieved.
- To support two storey townhouse style dwellings with a higher yield within sub-precinct B and sub-precinct A, where the minimum land size cannot be achieved.
- To ensure new development is well articulated and upper storey elements are not unduly bulky or visually intrusive, taking into account the preferred neighbourhood character.
- To encourage spacing between developments to minimise a continuous building line when viewed from a street.
- To ensure the design and siting of dwellings have regard to the future development opportunities and future amenity of adjoining properties.
- To ensure developments of two or more storeys are sufficiently stepped down at the perimeter of the Main Road sub-precinct to provide an appropriate and attractive interface to sub-precinct A or B, or other adjoining zone.
- Higher developments on the perimeter of sub-precinct A must be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B or other adjoining zone.
- To ensure overlooking into adjoining properties is minimised.
- To ensure the design of carports and garages complement the design of the building.
- To ensure the design of basement and undercroft car parks complement the design of the building, eliminates unsightly projections of basement walls above natural ground level and are sited to allow for effective screen planting.
- To create a boulevard effect along Doncaster Road and Manningham Road by planting trees within the front setback that are consistent with the street trees.
- To encourage landscaping around buildings to enhance separation between buildings and soften built form.

2.0
13/02/2014
C96**Buildings and works****Permit requirement**

A permit is required to construct or extend a front fence within 3 metres of a street, if the fence is associated with 2 or more dwellings on a lot or a residential building.

A permit is not required to construct or extend one dwelling on a lot more than 500 square metres.

Building Height & Setbacks

Any building or works must comply with the requirements set out in Table 1 and 2 of this Schedule.

MANNINGHAM PLANNING SCHEME

A permit cannot be granted to vary the condition regarding the minimum land size and configuration specified in Table 2 to this Schedule.

A permit cannot be granted to vary the Maximum Building Height specified in Table 2 to this Schedule. This does not apply to:

- The rebuilding of a lawful building or works which have been damaged or destroyed.
- A building which exceeds the specified building height for which a valid building permit was in effect prior of the introduction of this provision.

For the purposes of this Schedule, the Maximum Building Height does not include building services, lift over-runs and roof mounted equipment, including screening devices.

For the purposes of this Schedule, balconies, terraces, and verandahs may encroach within the Street Setback by a maximum of 2.0m, but must not extend along the width of the building.

Table 1 to Schedule 8

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size.	Street Setback
DDO8-1 (Main Road) Sub-precinct	11 metres provided the condition regarding minimum land size is met. If the condition is not met, the maximum height is 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	1,800 square metres must be all in the same sub-precinct. Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage.	For one dwelling on a lot: ▪ Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is the lesser. ▪ Minimum side street setback is the distance specified in Clause 54.03-1. For two or more dwellings on a lot or a residential building: ▪ Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. ▪ Minimum side street setback is the distance specified in Clause 55.03-1.

MANNINGHAM PLANNING SCHEME

Table 2 to Schedule 8

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size.	Street Setback
DDO8-2 (Sub-precinct A)	11 metres provided the condition regarding minimum land size is met. If the condition is not met, the maximum height is 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	1,800 square metres must be all in the same sub-precinct. Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage.	For one dwelling on a lot: - Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is the lesser - Minimum side street setback is the distance specified in Clause 54.03-1 For two or more dwellings on a lot or a residential building: - Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser - Minimum side street setback is the distance specified in Clause 55.03-1
DDO8-3 (Sub-precinct B)	9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.		For one dwelling on a lot: - Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is the lesser. - Minimum side street setback is the distance specified in Clause 54.03-1. For two or more dwellings on a lot or a residential building:

MANNINGHAM PLANNING SCHEME

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size.	Street Setback
			■ Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. ■ Minimum side street setback is the distance specified in Clause 55.03-1.

Form

Development must:

- Ensure that the site area covered by buildings does not exceed 60 percent.
- Provide visual interest through articulation, glazing and variation in materials and textures.
- Minimise buildings on boundaries to create spacing between developments.
- Where appropriate, ensure that buildings are stepped down at the rear of sites to provide a transition to the scale of the adjoining residential area.
- Where appropriate, ensure that buildings are designed to step with the slope of the land.
- Avoid reliance on below ground light courts for any habitable rooms.
- Ensure the upper level of a two storey building provides adequate articulation to reduce the appearance of visual bulk and minimise continuous sheer wall presentation.
- Ensure that the upper level of a three storey building does not exceed 75% of the lower levels, unless it can be demonstrated that there is sufficient architectural interest to reduce the appearance of visual bulk and minimise continuous sheer wall presentation.
- Integrate porticos and other design features with the overall design of the building and not include imposing design features such as double storey porticos.
- Be designed and sited to address slope constraints, including minimising views of basement projections and/or minimising the height of finished floor levels and providing appropriate retaining wall presentation. Be designed to minimise overlooking and avoid the excessive application of screen devices.
- Ensure design solutions respect the principle of equitable access at the main entry of any building for people of all mobilities.
- Ensure the projections of basement car parking above natural ground level do not result in excessive building height as viewed by neighbouring properties.
- Ensure basement or undercroft car parks are not visually obtrusive when viewed from the front of the site.
- Integrate car parking requirements into the design of buildings and landform by encouraging the use of undercroft or basement parking and minimise the use of open car park and half basement parking.
- Ensure the setback of the basement or undercroft car park is consistent with the front building setback and is setback a minimum of 4.0m from the rear boundary to enable effective landscaping to be established.

MANNINGHAM PLANNING SCHEME

- Ensure that building walls, including basements, are sited a sufficient distance from site boundaries to enable the planting of effective screen planting, including canopy trees, in larger spaces.
- Ensure that service equipment, building services, lift over-runs and roof-mounted equipment, including screening devices is integrated into the built form or otherwise screened to minimise the aesthetic impacts on the streetscape and avoids unreasonable amenity impacts on surrounding properties and open spaces.

Car parking and Access

Development must:

- Include only one vehicular crossover, wherever possible, to maximise availability of on street parking and to minimise disruption to pedestrian movement. Where possible, retain existing crossovers to avoid the removal of street tree(s). Driveways must be setback a minimum of 1.5m from any street tree, except in cases where a larger tree requires an increased setback.
- Ensure that when the basement car park extends beyond the built form of the ground level of the building in the front and rear setback, any visible extension is utilised for paved open space or is appropriately screened, as is necessary.
- Ensure that where garages are located in the street elevation, they are set back a minimum of 1.0m from the front setback of the dwelling
- Ensure that access gradients of basements car parks are designed appropriately to provide for safe and convenient access for vehicles and servicing requirements.

Landscaping

Development must:

- On sites where a three storey development is proposed include at least 3 canopy trees within the front setback, which have a spreading crown and are capable of growing to a height of 8.0m or more at maturity.
- On sites where one or two storey development is proposed include at least 1 canopy tree within the front setback, which has a spreading crown, and is capable of growing to a height of 8.0m or more at maturity.
- Provide opportunities for planting alongside boundaries in areas that assist in breaking up the length of continuous built form and/or soften the appearance of the built form.

Fencing

A front fence must be at least 50 per cent transparent.

On sites that front Doncaster, Tram, Elgar, Manningham, Thompsons, Blackburn and Mitcham Roads, a fence must:

- not exceed a maximum height of 1.8m
- be setback a minimum of 1.0m from the front title boundary

and a continuous landscaping treatment within the 1.0m setback must be provided.

Subdivision

None specified.

Signs

None specified.

3.0
27/05/2019
C126mann

4.0
27/05/2019
C126mann

MANNINGHAM PLANNING SCHEME

5.0

27/05/2019
C126mann

Application requirements

None specified.

6.0

27/05/2019
C126mann

Decision guidelines

None specified.

Property Clearance Certificate

Land Tax



INFOTRACK / NEVIN LENNE & GROSS

Your Reference:	72820
Certificate No:	81552163
Issue Date:	17 JAN 2025
Enquiries:	ESYSPROD

Land Address:	UNIT 206, 83 TRAM ROAD DONCASTER VIC 3108
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Land Id	Lot	Plan	Volume	Folio	Tax Payable
43444384	206	710536	11826	507	\$975.00

Vendor: ANITA HAMILTON & TROY HAMILTON
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR TROY ANTHONY HAMILTON	2025	\$130,000	\$975.00	\$0.00	\$975.00

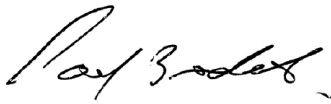
Comments: Land Tax will be payable but is not yet due - please see notes on reverse.

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 IMPROVED VALUE:	\$485,000
SITE VALUE:	\$130,000
CURRENT LAND TAX CHARGE:	\$975.00



Notes to Certificate - Land Tax

Certificate No: 81552163

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

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

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$975.00

Taxable Value = \$130,000

Calculated as \$975 plus (\$130,000 - \$100,000) multiplied by 0.000 cents.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 81552163

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: 81552163

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / NEVIN LENNE & GROSS

Your Reference:	72820
Certificate No:	81552163
Issue Date:	17 JAN 2025
Enquires:	ESYSPROD

Land Address: UNIT 206, 83 TRAM ROAD DONCASTER VIC 3108					
Land Id	Lot	Plan	Volume	Folio	Tax Payable
43444384	206	710536	11826	507	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
125	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.	

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$485,000
SITE VALUE:	\$130,000
CURRENT CIPT CHARGE:	\$0.00



Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 81552163

Power to issue Certificate

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

Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960*:
 - a general valuation of the land;
 - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
 - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
 - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
 - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
 - the date on which the land became tax reform scheme land;
 - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
 - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification

must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
 - the request is within 90 days of the original Certificate's issue date, and
 - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / NEVIN LENNE & GROSS

Your Reference:	72820
Certificate No:	81552163
Issue Date:	17 JAN 2025

Land Address: UNIT 206, 83 TRAM ROAD DONCASTER VIC 3108

Lot	Plan	Volume	Folio
206	710536	11826	507

Vendor: ANITA HAMILTON & TROY HAMILTON

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00



Notes to Certificate - Windfall Gains Tax

Certificate No: 81552163

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

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

Windfall Gains Tax - Payment Options

BPAY BPAY Billers Code: 416073 Ref: 81552168 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: 81552168 Visa or Mastercard Pay via our website or phone 13 21 61. A card payment fee applies. sro.vic.gov.au/payment-options	Important payment information Windfall gains tax payments must be made using only these specific payment references. Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.
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**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Nevin Lenne & Gross C/- InfoTrack
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 391656

NO PROPOSALS. As at the 17th January 2025, 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 206 83 TRAM ROAD, DONCASTER 3108
CITY OF MANNINGHAM

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: 17th January 2025

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 75544519 - 75544519093618 '391656'