

Vendor Statement

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

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

The vendor may sign by electronic signature.

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

Land	23 Sunnyside Terrace, Emerald 3782
-------------	------------------------------------

Vendor's name	Gilcorp Factory Investments Pty Ltd ATF Gilcorp Superannuation Fund	Date 05/07/2024
Vendor's signature	<i>Cheryl Gilbee</i> <i>Peter Gilbee</i>	Director/Secretary
	05/07/2024	

Purchaser's name		Date / /
Purchaser's signature		

Purchaser's name		Date / /
Purchaser's signature		

1 FINANCIAL MATTERS

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

(a) Are contained in the attached certificate/s.

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

	To	
--	----	--

Other particulars (including dates and times of payments):

1.3 Terms Contract

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

Not Applicable

1.4 Sale Subject to Mortgage

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

Not Applicable

2 INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3 LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

To the best of the vendor's knowledge, there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

3.2. Road Access

There is NO access to the property by road if the square box is marked with an 'X'

3.3. Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act 1993* if the square box is marked with an 'X'

3.4. **Planning Scheme**

Attached is a certificate with the required specified information.

4 NOTICES

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

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

Are contained in the attached certificates and/or statements.

4.2. **Agricultural Chemicals**

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

Not Applicable.

4.3. **Compulsory Acquisition**

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

Not Applicable.

5 BUILDING PERMITS

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

Are contained in the attached certificate.

6 OWNERS CORPORATION

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

Not Applicable.

7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (“GAIC”)

Not Applicable.

8 SERVICES

The services which are marked with an ‘X’ in the accompanying square box are NOT connected to the land:

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input type="checkbox"/>
---------------------------------------------	-------------------------------------	---------------------------------------	----------------------------------------------	---------------------------------------------

9 TITLE

Attached are copies of the following documents:

9.1 (a) **Registered Title**

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

10 SUBDIVISION

10.1. **Unregistered Subdivision**

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

Not Applicable.

10.2. Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

Not Applicable.

10.3. Further Plan of Subdivision

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

Not Applicable.

11 DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12 DUE DILIGENCE CHECKLIST

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

- Vacant Residential Land or Land with a Residence
- Attach Due Diligence Checklist (this will be attached if ticked)

13 ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

As attached

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

(04/10/2016)

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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 08986 FOLIO 891

Security no : 124115440673L
Produced 31/05/2024 12:43 PM

LAND DESCRIPTION

Lot 34 on Plan of Subdivision 013486.
PARENT TITLE Volume 06653 Folio 489
Created by instrument E865554 21/06/1973

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

GILCORP FACTORY INVESTMENTS PTY LTD of 9 FINLAYSON STREET RINGWOOD EAST VIC
3135
AV276435R 28/01/2022

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP013486 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: 23 SUNNYSIDE TERRACE EMERALD VIC 3782

ADMINISTRATIVE NOTICES

NIL

eCT Control 19990A JAMES & CO CONVEYANCING
Effective from 28/01/2022

DOCUMENT END

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Document Identification	LP013486
Number of Pages (excluding this cover sheet)	2
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PLAN OF SUBDIVISION

Part of Crown Allotment 46C

PARISH OF NANGANA

COUNTY OF EVELYN

VOL. 5654 FOL. 702

Measurements are in Feet & Inches
Conversion Factor

FEET X 0.3048 = METRES

46C

DEPTH LIMITATION: 50 FEET

LP 13486

EDITION 1

PLAN MAY BE LODGED 25-3-1931

2 SHEETS
SHEET 1

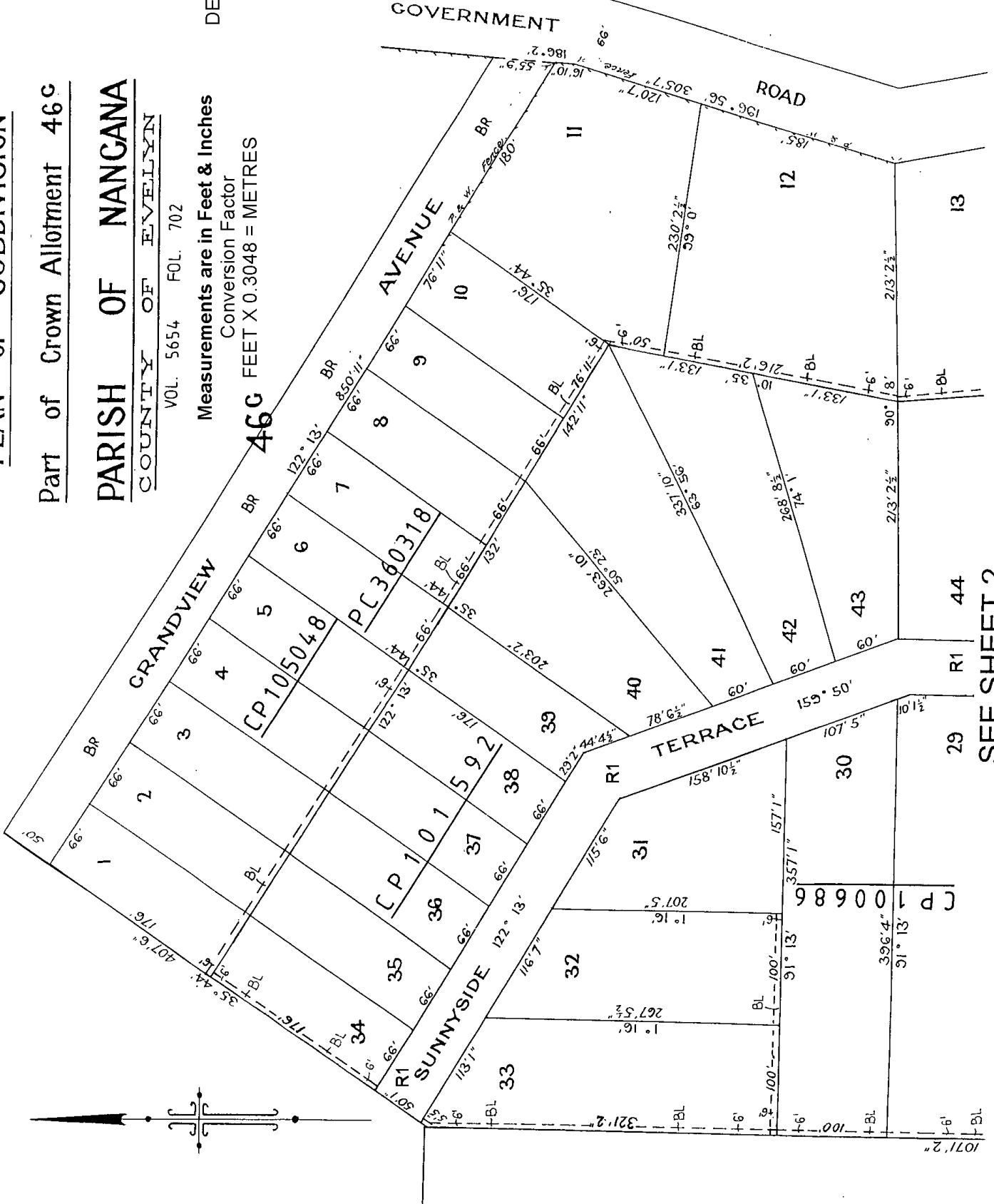
COLOUR CODE

- BL=BLUE
- R1 & BR = BROWN
- Y=YELLOW
- H=HATCH
- G=GREEN
- P=PURPLE
- R=RED
- CH=CROSS HATCH

APPROPRIATIONS

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR ROADS

THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE



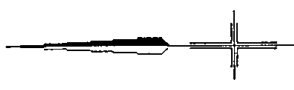
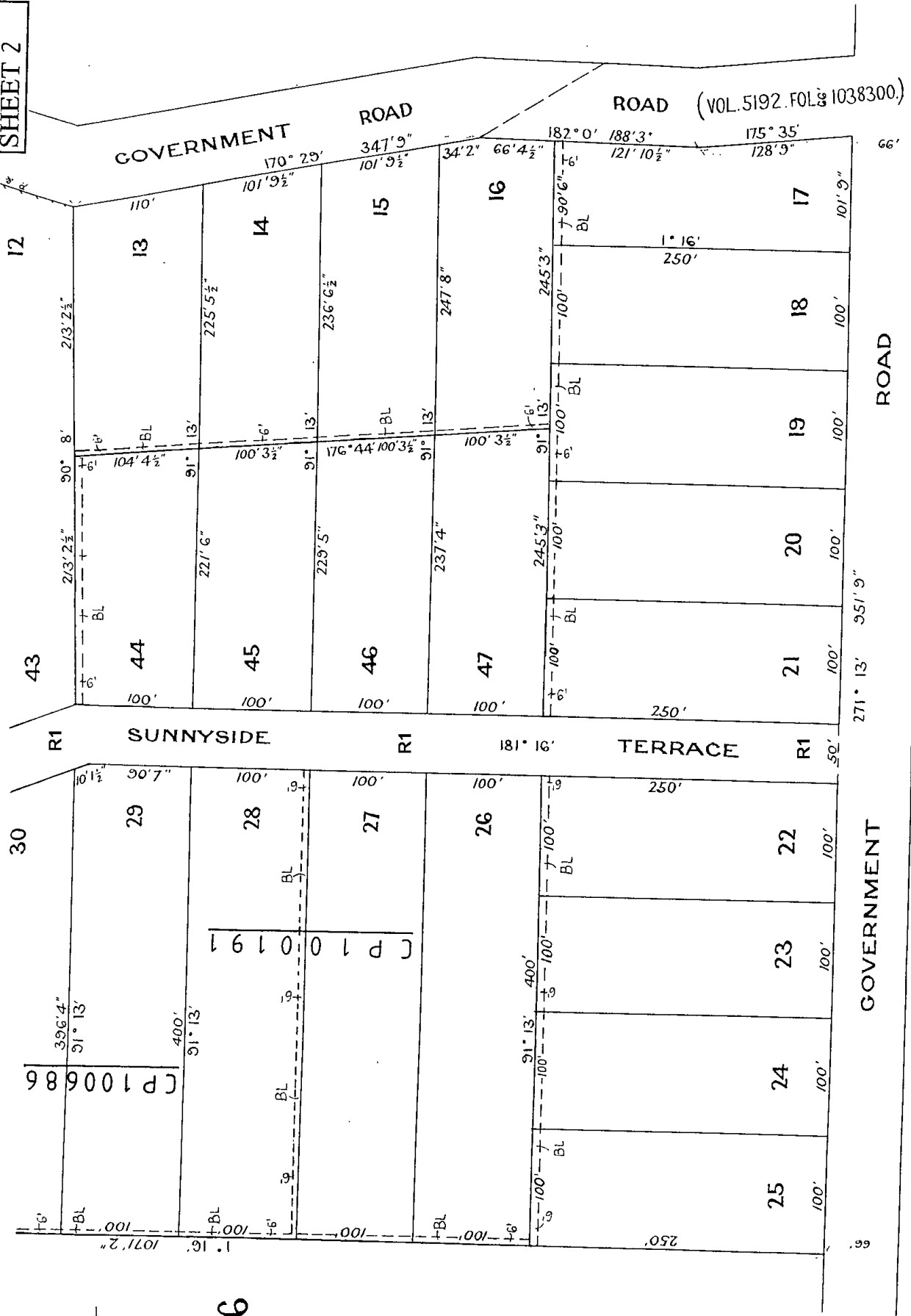
SEE SHEET 2

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

LP 13486

2 SHEETS
SHEET 2

SEE SHEET 1



From www.planning.vic.gov.au at 31 May 2024 12:41 PM

PROPERTY DETAILS

Address: **23 SUNNYSIDE TERRACE EMERALD 3782**
 Lot and Plan Number: **Lot 34 LP13486**
 Standard Parcel Identifier (SPI): **34\LP13486**
 Local Government Area (Council): **CARDINIA**
 Council Property Number: **2818151000**
 Planning Scheme: **Cardinia**
 Directory Reference: **Melway 125 F11**

www.cardinia.vic.gov.au

[Planning Scheme - Cardinia](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **Yarra Valley Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **MONBULK**

OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

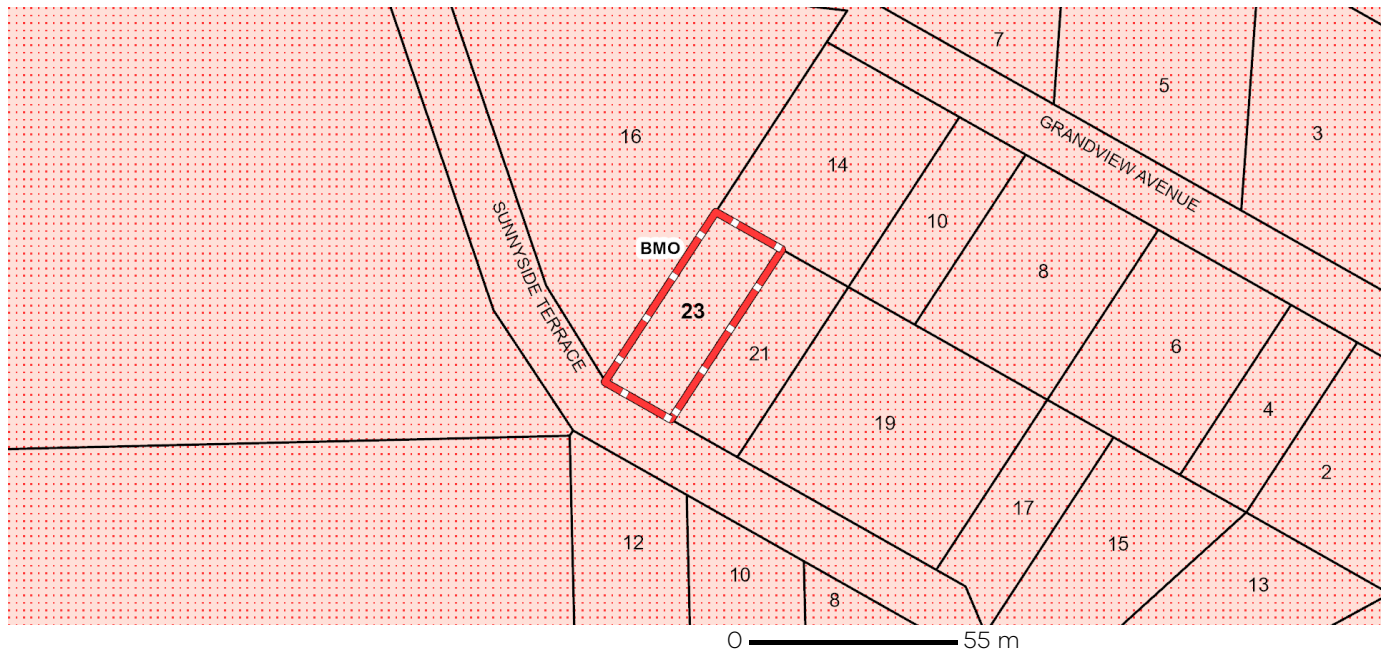
[LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)
[LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2 \(LDRZ2\)](#)



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

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

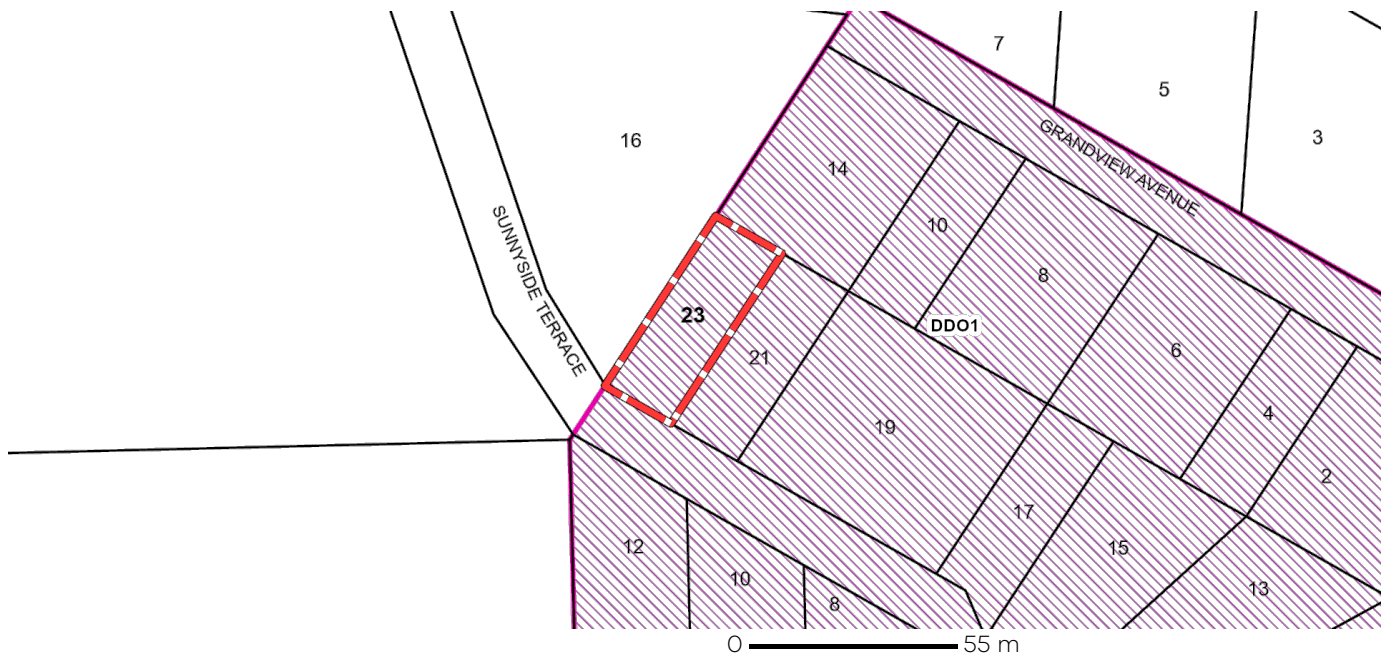


BMO - Bushfire Management Overlay

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

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)



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

Planning Overlays

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)

[VEGETATION PROTECTION OVERLAY - SCHEDULE 1 \(VPO1\)](#)



VPO - Vegetation Protection 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

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[RESTRUCTURE OVERLAY \(RO\)](#)



ESO - Environmental Significance Overlay **RO - Restructure 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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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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

Further Planning Information

Planning scheme data last updated on 29 May 2024.

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>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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

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



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

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

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

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

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

Native Vegetation

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

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

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

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1036427

APPLICANT'S NAME & ADDRESS

COLLARDS C/- INFOTRACK (LEAP) C/- LANDATA
DOCKLANDS

VENDOR

GILCORP FACTORY INVESTMENTS PTY
LTD

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

355194

This certificate is issued for:

LOT 34 PLAN LP13486 ALSO KNOWN AS 23 SUNNYSIDE TERRACE EMERALD
CARDINIA SHIRE

The land is covered by the:

CARDINIA PLANNING SCHEME

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

The land:

- is included in a LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2
- is within a VEGETATION PROTECTION OVERLAY - SCHEDULE 1
 - and a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1
 - and a BUSHFIRE MANAGEMENT OVERLAY
- and is AREA OUTSIDE THE URBAN GROWTH BOUNDARY

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

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

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

31 May 2024

Sonya Kilkeny
Minister for Planning

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

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

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

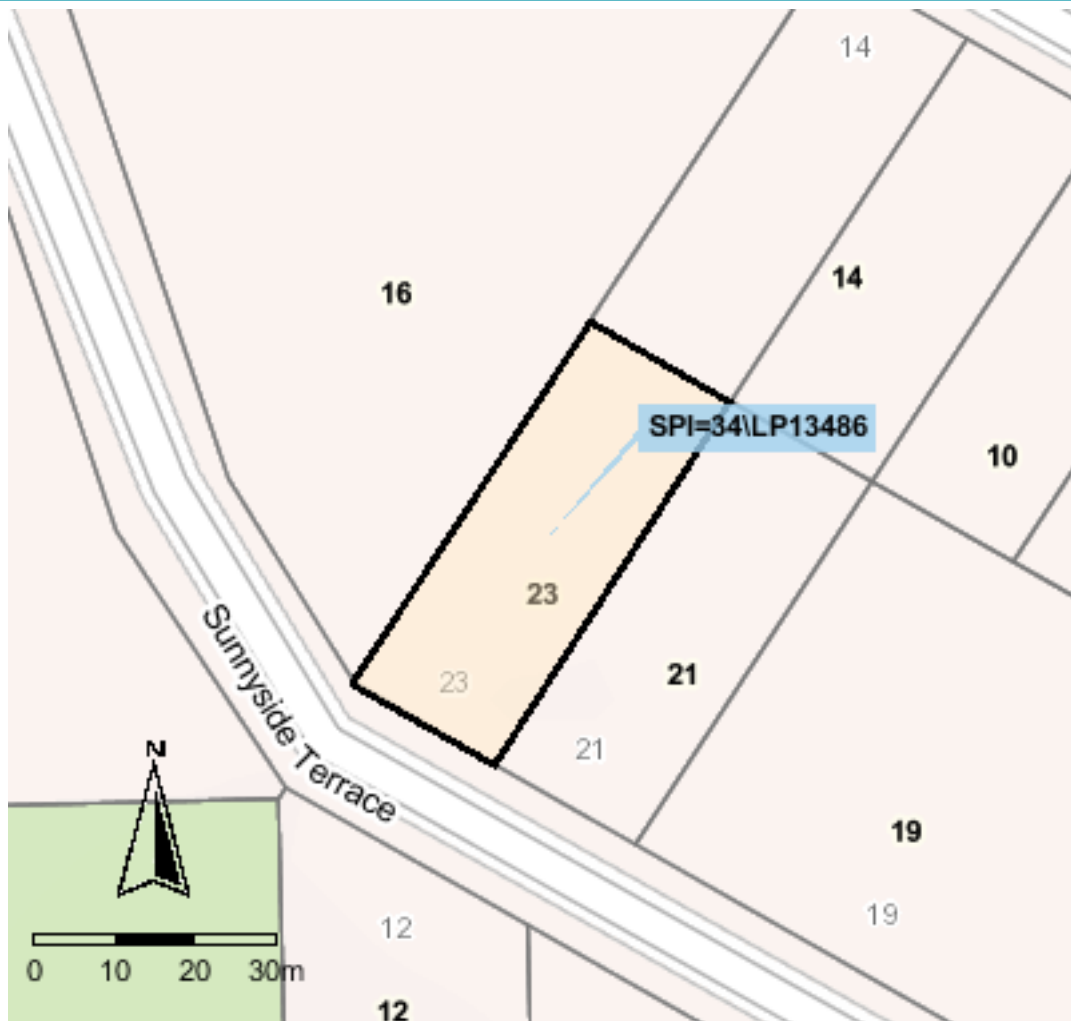
LANDATA@
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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

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

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

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



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Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.

Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

Privacy Statement

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

PROPERTY INFORMATION CERTIFICATE
Building Regulations 2018
Regulation 51(1)

3 June 2024



Property number 2818151000
Your reference 73030940-014-9
Receipt number H

Collards C/- InfoTrack (LEAP) c/o LANDATA

Land (property) Address: Lot 34 (23) Sunnyside Tce, Emerald Vic 3782

Building Permits or certificates of final inspection issued by the relevant Building Surveyor for the construction on the property during the last 10 years are as follows:

Permit No:	Permit Issue Date:	Final Certificate Date:
1433300425786	22/08/2023	N/A
Details of Build:		
Dwelling alterations		
Building Surveyor:		
Brent Williams - Brent Williams & Associates Pty Ltd		

Please note that Council is unaware of any current statement(s) issued under the Building Act 1993 and Building Regulations 2018 Notices or Orders currently against the property.

Outstanding building related orders or Notices pertaining to the Building Act 1993: -

Type	Issue Date	Details
Building Notice	2/10/2020	Dwelling damaged by tree

Residential Notes:

- As of 1 December 2019, all pools and spas must be registered with Council and a compliance certificate provided confirming that the existing pool barrier is compliant with the relevant Australian standards.
- The Building Regulations also require working Smoke Alarms to be installed within all residential buildings. Fines or prosecution may result if these legal requirements are not satisfied.
- As of the 11 March 2009 all building works for Class1, Class 2, Class 3 and associated 10a buildings must comply with the Bushfire protection requirements of the Building Code of Australia as required by the Bushfire construction Regulations 2018.

Note: This summary is an extract of Council's records only made at the date the information is provided. The information provided does not guarantee the status of the building. An inspection has not been specifically conducted because of your enquiry. The reply provided has been prepared as accurately as possible as at the date of the reply, from information currently available to Council. Council accepts no liability for any omissions or errors contained in the information supplied. Where any doubt or concern is raised professional advice should be sought.

Yours sincerely

Delegate of Municipal Building Surveyor

**LAND INFORMATION CERTIFICATE
SECTION 121 LOCAL GOVERNMENT ACT 2020
LOCAL GOVERNMENT (LAND INFORMATION)
REGULATIONS 2021**



Collards C/- InfoTrack (LEAP) C/- LANDATA
DX 250639
Melbourne

CERTIFICATE NO : 79755
APPLICANT REFERENCE : 73030940-013-2
DATE: 3/06/2024

This certificate PROVIDES information regarding valuations, rates, charges, other moneys owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law or by law of the Council.

This certificate IS NOT REQUIRED to include information regarding planning, building, health, land fill, land slip, other flooding information or service easements. Information regarding these matters may be available from Council or the relevant Authority.

A fee may be charged for such information.

ASSESSMENT NO : 2818151000	VALUATIONS	
PROPERTY LOCATION : 23 Sunnyside Tce	SITE VALUE :	455000
Emerald 3782	CAPITAL IMPROVED VALUE :	570000
TITLE DETAILS : L34 LP13486 V8986 F891	NET ANNUAL VALUE :	28500
	LEVEL OF VALUE DATE :	01/01/23
	OPERATIVE DATE :	01/07/23

PROPERTY RATES & CHARGES

Rates and charges for the financial year ending 30 June 2024

<u>RATES & CHARGES</u>	LEVIED	BALANCE
ARREARS BROUGHT FORWARD		\$0.00
RATES	\$1,187.48	\$297.88
INTEREST		\$0.00
MUNICIPAL CHARGE	\$0.00	\$0.00
FIRE SERVICES PROPERTY LEVY	\$151.22	\$37.90
GARBAGE	\$348.60	\$87.15
GREEN WASTE LEVY	\$266.40	\$66.77

SPECIAL RATES /SPECIAL CHARGES

SCHEME NAME	ESTIMATED AMOUNT	PRINCIPAL BALANCE	INTEREST BALANCE
		\$0.00	\$0.00
		TOTAL SCHEME BALANCE	\$0.00

OPEN SPACE CONTRIBUTION

TOTAL OUTSTANDING \$489.70



Billers code : 858944
Reference : 28181510000

**LAND INFORMATION CERTIFICATE
SECTION 121 LOCAL GOVERNMENT ACT 2020
LOCAL GOVERNMENT (LAND INFORMATION)
REGULATIONS 2021**

23 Sunnyside Tce
Emerald
L34 LP13486 V8986 F891

NOTICES AND ORDERS

Other Notices or Orders on the land that have been served by Council under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or Local Law of the Council, which have a continuing application as at the date of this certificate if any

OPEN SPACE CONTRIBUTION

Any outstanding amount required to be paid for recreational purposes or any transfer of land required to Council for recreational purposes under Section 18 of the Subdivision of Land Act 1988 or the Local Government Act 1958:

FLOOD LEVEL

A flood level has not been designated under the Building Regulations 1994.
Advice on whether a flood level has been determined, which affects the property, should be sought from Melbourne Water.

POTENTIAL LIABILITIES

Notices and Orders issued as described above:

Other:

ADDITIONAL INFORMATION

In accordance with Section 175 of the Local Government Act a person who becomes the owner of rateable land must pay any rate or charge on the land which is due and payable at the time the person becomes the owner of the land.

I acknowledge having received the sum of \$28.90 being the fee for this certificate.

Delegated Officer: 

**CONFIRMATION OF ANY VARIATION TO THIS CERTIFICATE WILL ONLY BE GIVEN FOR 90 DAYS AFTER ISSUE DATE .
PAYMENTS MADE BY CHEQUE ARE SUBJECT TO CLEARANCE FROM THE BANK .**

31st May 2024

Collards C/- InfoTrack (LEAP) C/- LANDATA
LANDATA

Dear Collards C/- InfoTrack (LEAP) C/- LANDATA,

RE: Application for Water Information Statement


Property Address:	23 SUNNYSIDE TERRACE EMERALD 3782
Applicant	Collards C/- InfoTrack (LEAP) C/- LANDATA LANDATA
Information Statement	30854814
Conveyancing Account Number	7959580000
Your Reference	355194

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,



Chris Brace
GENERAL MANAGER
RETAIL SERVICES

Yarra Valley Water Property Information Statement

Property Address	23 SUNNYSIDE TERRACE EMERALD 3782
------------------	-----------------------------------

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. If no assets can be seen, email easyaccess@yvw.com.au to seek servicing options available to the property.

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.

Melbourne Water Property Information Statement

Property Address	23 SUNNYSIDE TERRACE EMERALD 3782
------------------	-----------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

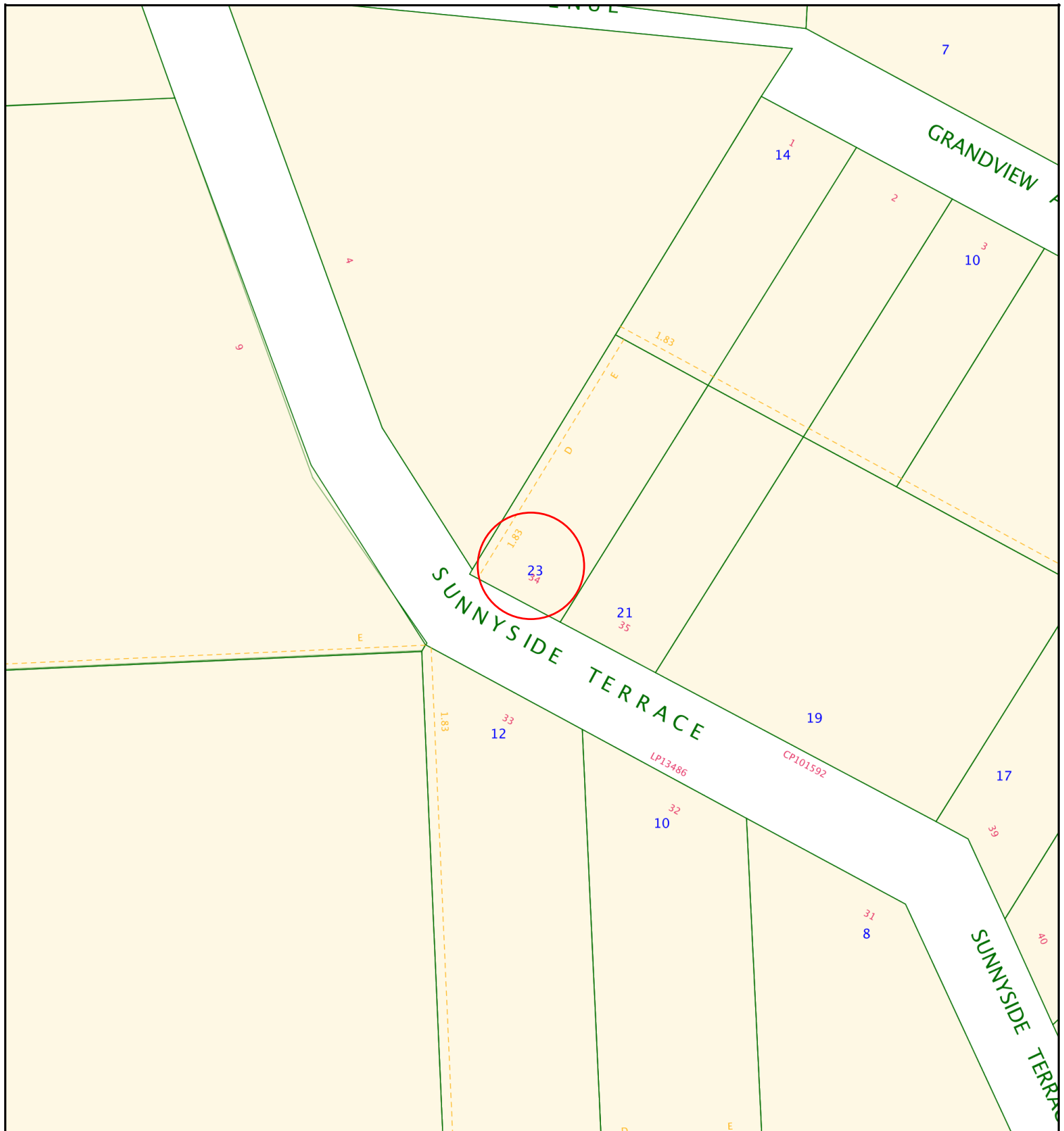
THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

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: 30854814**

Address	23 SUNNYSIDE TERRACE EMERALD 3782
Date	31/05/2024
Scale	1:1000



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		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;

Collards C/- InfoTrack (LEAP) C/- LANDATA
LANDATA
certificates@landata.vic.gov.au

RATES CERTIFICATE

Account No: 9940523017
Rate Certificate No: 30854814

Date of Issue: 31/05/2024
Your Ref: 355194

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
23 SUNNYSIDE TCE, EMERALD VIC 3782	34/LP13486	1384016	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-04-2024 to 30-06-2024	\$20.03	\$20.03
Residential Water Usage Charge <i>Step 1 – 1.000000kL x \$2.49560000 = \$2.50</i> Estimated Average Daily Usage \$0.03	07-12-2023 to 15-03-2024	\$2.50	\$0.00
Parks Fee *	01-04-2024 to 30-06-2024	\$21.10	\$21.10
Drainage Fee	01-04-2024 to 30-06-2024	\$16.13	\$16.13

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		\$57.26

* Please note, from 1 July 2023 the Parks fee will be charged quarterly instead of annually.



GENERAL MANAGER
RETAIL SERVICES

Note:

- From 1 July 2023, the Parks Fee will be charged quarterly instead of annually.
- 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.
- 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.
- 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 01/07/2023, Residential Water Usage is billed using the following step pricing system: 249.56 cents per kilolitre for the first 44 kilolitres; 318.98 cents per kilolitre for 44-88 kilolitres and 472.56 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 01/07/2023, Residential Water and Sewer Usage is billed using the following step pricing system: 334.38 cents per kilolitre for the first 44 kilolitres; 438.73 cents per kilolitre for 44-88 kilolitres and 509.73 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 01/07/2023, Residential Recycled Water Usage is billed 188.71 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.

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: 1384016

Address: 23 SUNNYSIDE TCE, EMERALD VIC 3782

Water Information Statement Number: 30854814

HOW TO PAY



Bill Code: 314567
Ref: 99405230173

**Amount
Paid**

**Date
Paid**

**Receipt
Number**

Property Clearance Certificate

Land Tax



INFOTRACK / COLLARDS

Your Reference: 246054
Certificate No: 77717214
Issue Date: 31 MAY 2024
Enquiries: ESYSPROD

Land Address: 23 SUNNYSIDE TERRACE EMERALD VIC 3782

Land Id	Lot	Plan	Volume	Folio	Tax Payable
12657815	34	13486	8986	891	\$0.00

Vendor: GILCORP FACTORY INVESTMENTS PTY LTD
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
GILCORP FACTORY INVESTMENTS PTY	2024	\$455,000	\$1,870.91	\$0.00	\$0.00

Comments: Land Tax of \$1,870.91 has been assessed for 2024, an amount of \$1,870.91 has been paid.

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: \$570,000

SITE VALUE: \$455,000

CURRENT LAND TAX CHARGE: \$0.00

Notes to Certificate - Land Tax

Certificate No: 77717214

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 = \$1,815.00

Taxable Value = \$455,000

Calculated as \$1,350 plus (\$455,000 - \$300,000) multiplied by 0.300 cents.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 77717214

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: 77717214

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / COLLARDS

Your Reference: 246054

Certificate No: 77717214

Issue Date: 31 MAY 2024

Land Address: 23 SUNNYSIDE TERRACE EMERALD VIC 3782

Lot	Plan	Volume	Folio
34	13486	8986	891

Vendor: GILCORP FACTORY INVESTMENTS PTY LTD

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:

\$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 77717214

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




Billers Code: 416073
Ref: 77717213

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: 77717213

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.

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Collards C/- InfoTrack (LEAP)
135 King St
SYDNEY 2000
AUSTRALIA

Client Reference: 355194

NO PROPOSALS. As at the 31th May 2024, 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®.

23 SUNNYSIDE TERRACE, EMERALD 3782
SHIRE OF CARDINIA

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

Date of issue: 31th May 2024

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 73030940 - 73030940125956 '355194'

Certificate of Electrical Safety

Non-Prescribed Electrical Installation Work

Electricity Safety Act 1998, Electricity Safety (General) Regulations 2019

energysafe
VICTORIA

N5 0283 6351 9

CERTIFICATE OF COMPLIANCE

Responsible Person

REC registration no.	REC-28684	Telephone no.	0468 928 617
Name	MET ELECTRICAL CONTRACTORS		
Address	9 BRISBANES RD COCKATOO VIC 3781		

Licensed Electrical Worker

Licence no.	A50912
Name	JARROD CHARLES MCKAY

Details of Electrical Installation

Address	23 SUNNYSIDE TCE EMERALD VIC 3782		
NMI	--	Lot number (where applicable only)	--

Description of Non-Prescribed Work

Wire in and fit off Air conditioner
Wire in and fit off 2 x 2 heat lamps in bathrooms
Replace all power points and switches
Wire in and fit off oven
Install rcbo's on all circuits
Wire in and fit off 9 x LED downlights
Wire in and fit off 2 x LED flood lights
Install 2 x 10 year lithium battery with wireless interconnect smoke alarms
Wire in and fit off 2 x kitchen gpo
Wire in and fit off laundry gpo
Wire in and fit off 2 x bathroom gpo
Install new earth stake and main earth

I, **JARROD CHARLES MCKAY**, who carried out the electrical installation work described above, certify that the electrical work has passed all the required tests and complies in all respects with the Electricity Safety Act 1998 and the Electricity Safety (General) Regulations.

Date of Completion	Date of Certification
08 March 2024	10 March 2024

Please note: The electrical installation work described on this certificate may be subject to audit by representatives of Energy Safe Victoria. Please visit www.esv.vic.gov.au for further information.

Certificate of Electrical Safety

Prescribed Electrical Installation Work

Electricity Safety Act 1998, Electricity Safety (General) Regulations 2019

energysafe
VICTORIA

P1 0097 7483 3

CERTIFICATE OF COMPLIANCE

Responsible Person

REC registration no. Telephone no.

Name

Address

Licensed Electrical Worker

Licence no.

Name

Details of Electrical Installation

Address

NMI Lot number (where applicable only)

Description of Prescribed Work Undertaken

Wire & install :
63amp single phase supply to fascia mounted mains bracket & mains box (with 25mm metal conduit in wall cavity)
63amp main switch
2amp hot water service main switch

I, **JASON SCOTT BOVA**, who carried out the electrical installation work described above, certify that the electrical work has passed all the required tests and complies in all respects with the Electricity Safety Act 1998 and the Electricity Safety (General) Regulations.

Date of Completion

Date of Certification

CERTIFICATE OF INSPECTION

Licensed Electrical Inspector

Licence no.

Name

I, **MARK ROONEY**, have inspected the prescribed electrical installation work as described in the certificate of compliance and certify that the work **COMPLIES** with the Electricity Safety Act 1998 and the Electricity Safety (General) Regulations.

Date of Inspection

Date of Certification

Please note: The electrical installation work described on this certificate may be subject to audit by representatives of Energy Safe Victoria. Please visit www.esv.vic.gov.au for further information.

24 Mar 2023

File Number: BP20230307

Gilcorp Factory Investments Pty Ltd
8 Finlayson Street
Ringwood East Vic 3135

ADVICE LETTER OF BUILDING PERMIT APPROVED ON YOUR PROPERTY

Lot 34, 23 Sunnyside Terrace Emerald Vic 3782 Australia

Additions & Alterations to Existing Dwelling

Dear Sir/Madam:

As required by regulation 39(2) please find a copy of the building permit that has been issued to the works mentioned above at the above address.

Should you require any further information please do not hesitate to contact me.

Yours faithfully,

Andrew Bennett
Building Surveyor

Building Inspection Result

Project File Job: BP20230307
Permit Number: 1433300425786

To:

Owner: Gilcorp Factory Investments Pty Ltd
8 Finlayson Street
Ringwood East
Pgilbee@awafg.com.au

Builder: Superior Home Builders
6 Davey Road
Emerald
admin@superiorhb.com.au

This is the result of your recent inspection

Project Address: Lot 34, 23 Sunnyside Terrace Emerald Vic 3782 Australia
Project Description: Additions & Alterations to Existing Dwelling
Type of Inspection: Re-Final upon the completion of all building work (1)
Inspection Date: 15 March 2024
Inspected By: James Jones
Inspection Result: **Approved**

15/3/24 - APPROVED - FINAL

Relevant building surveyor

Name: Brent Williams
Address: 39 Pine Avenue Mildura Vic 3500
Email: admin@bwanational.com.au
Registration no.: BS-U 1062

Signature:



Application Number: BP20230307

FORM 2
Regulation 37(1)
Building Act 1993
Building Regulations 2018

Building Permit No. 1433300425786 24 March 2023

Issue to

Agent of Owner **New Edge Building Design**
Postal Address **Suite 4 668 – 670 Warburton Highway Seville** Postcode **3139**
Email **info@newedgebd.com.au**
Contact Person **Nic Toy** Telephone **03 5905 2890**

Ownership Details

Owner **Gilcorp Factory Investments Pty Ltd**
Postal Address **8 Finlayson Street Ringwood East** Postcode **3135**
Email **pgilbee@awafg.com.au**
Contact Person **Peter Gilbee** Telephone **0417 357 614**

Property Details

Number **23** Street/Road **Sunnyside Terrace** Suburb **Emerald** Postcode **3782**
Lot/s **34** LP/PS **LP013486** Volume **08986** Folio **891**
Municipal District **Cardinia Shire Council**

Builder

Name
Company **Superior Home Builders** Telephone **0438 922 966**
Address **6 Davey Road Emerald** Postcode **3782**
This builder is specified under section 24B 4 of the **Building Act 1993** for the building work to be carried out under this permit.

Details of Building Practitioners and Architects

a) To be engaged in the building work³

Name	Category/class	Registration Number
Superior Home Builders	Domestic Builder - Unlimited (Company Reg)	CDB-U 52418

b) Were engaged to prepare documents⁴

Name	Category/class	Registration Number
Nicholas Toy	Draftsperson	DP-AD 40191

Details of Domestic Building Work Insurance⁵

The issuer or provider of the required insurance policy is:	Insurance policy number	Insurance policy date
VMIA	C773566	14/03/2023

Details of Relevant Planning Permit

Planning Permit No: **N/A** Date of grant of Planning Permit: **N/A**

Nature of Building Work: Additions & Alterations to Existing Dwelling

Details of Building Work:

Type of construction:**N/A** Rise in storeys:**0** Effective height:**N/A**

Storeys contains: 1

Version of BCA applicable to permit: 2019

Cost of Building Work: \$110,600.00 Total floor area of new building work in m²: 9

Conditions and Required Certificates

This building permit is issued subject to compliance with all of the conditions as listed in attached Annexures.

BCA Class

Part of Building: As per plans

Class: 1a(a)

Use: Domestic

Protection Work

Protection work is not required in relation to the building work proposed in this permit.

Inspection Requirements³

The mandatory inspection notification stages are:

1. Prior to placing a footing (Stump Holes)
2. Completion of Framework (Subfloor)
3. Completion of Framework
4. Final upon the completion of all building work

Occupation or User of Building: A certificate of final inspection is required prior to the occupation or use of this building.

Commencement and Completion

This building work must commence by 24 March 2024

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

This building work must be completed by 24 March 2025

If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

Relevant Building Surveyor

Name: Brent Williams

Address: 39 Pine Avenue Mildura Vic 3500

Email: admin@bwanational.com.au

Building practitioner registration no.: BS-U 1062

Permit no.: 1433300425786

Date of issue of permit: 24 March 2023



Notes

- Note 1 Under Regulation 42 an owner of a building of land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units;
- Note 2 Under Regulation 41 the person in charge of the carrying out the building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans and relevant documentation are available for inspection at the allotment while the building works in progress. They must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.
- Note 3 Include building practitioners with continuing involvement in the building work.
- Note 4 Include building practitioners with no further involvement in the building work.
- Note 5 Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than

\$16,000) must be covered by an Insurance policy as required under section 135 of **The Building Act 1993**.

Annexures 'A' **Conditions of Approval** **Building Permit No. 1433300425786 Issued 24 March 2023**

The building permit for this project has been issued subject to the following conditions and further information being submitted prior to completion of works certificate being issued:

1. This property is located in a Bushfire prone area and has been classified BAL 29 in accordance with Australian Standard 3959 - Construction of buildings in bushfire prone areas. Construction is to achieve a minimum BAL 29
2. All works authorised by this Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2018, Building Code of Australia current edition (BCA) other relevant codes and any Local Laws of the Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder is responsible to obtain any other relevant permits or consents prior to commencing work.
3. Home Warranty Insurance applies in relation to building work approved by this permit.
4. The owner and/or builder shall be responsible to define, the boundaries of the allotment
5. All site cuts to be graded to an angle that self supports the existing ground to the satisfaction of the Building Surveyor or otherwise approved retaining walls to be erected.
6. Down pipes must be installed in accordance with Clause 3.5.2.5 of the BCA and overflow provisions made for the spouting if the down pipes are located further than 1.2mt from a valley. Such down pipes shall be directed to an underground drainage system discharging to a legal point to the satisfaction of the Building Surveyor.
7. All construction shall meet the performance requirements of Section 2 /B.1 as applicable, of the Building Code of Australia.
8. All timber framing to comply with AS 1684.2 – National Timber Manual 2006
9. The building is in an area designated by the Municipality as likely to be subject to infestation by termites and shall be protected in accordance with Building Code of Australian B1.4 (i).
10. The building is in an area designated by the Municipality as likely to be subject to infestation by termites and shall be protected in accordance with Building Code of Australian B1.4 (i).
11. This Building Permit does not authorize the removal of any vegetation that requires a Town Planning Permit. Brent Williams and associates would like to advice if any vegetation is to be removed that is classified as vegetation under a planning scheme a town planning permit will be required prior to the removal of that vegetation.
12. I the Builder named in this Building Permit declare that all building products, building materials and the like used on this project are only products complying with the minimum standards for building products as regulated through the National Construction Code (NCC)
13. I the Builder named in this Building Permit declare that all balustrades (including glass elements) have been designed and installed as per AS1170.1 and the BCA.
14. I the Builder named in this Building Permit declare that the building(s) have been constructed in accordance with the relevant bushfire attack level (nominated in this Permit), as described by AS3959-2018 and that all sarking material used has a flammability index not greater than 5
15. I the Builder named in this Building Permit declare that the building has been constructed in accordance with the condensation management requirements of the National Construction Code Volume 2 part 3.8.7
16. I the Builder named in this Building Permit declare that the external walls have been constructed in accordance with the building permit conditions, approved plans and specifications.
17. I the Builder named in this Building Permit declare that all surfaces required to achieve a slip rating have had the product in the Building Permit installed and completed as per the manufacture's specification.

Annexures 'B' **Required Certificates**

The following compliance certificates are required prior to the issuing of an Occupancy Permit:

- Builders Declaration declaring that all works have been installed and completed in accordance with the Building Permit and its conditions.
- Glazing Certificate
- Electrical Certificate - Non Prescribed
- Plumbing Certificate - Roof Plumbing Certificate if plumbing works are greater than \$750

Annexures 'C' **Exemption From, Or Consent To Partial Compliance With, Certain Requirements**

The following exemption from, or a consent to partial compliance with, certain requirements of the Building Regulations 2018 was granted or given under regulation 229(2), 231(2), 233(3) or 234(2) of the Building Regulations 2018 in relation to the building work to which this permit applies:

Part Or Whole Of Building Or Place Of Public Entertainment Or Building Work Exempt From, Or Given Consent To Partial Compliance With, Requirements Of The Building Regulations 2018	Nature And Scope Of Exemption
Proposed Part of Building (Vol 2)	Under Regulation 233 the proposed part of the building is granted an exemption not be upgraded to comply with the current requirements of the NCC P2.6 (Energy)
Proposed Part of Building (Vol 2)	Under Regulation 233 the proposed part of the building is granted an exemption not to be upgraded to comply with the current requirements of the NCC P2.7.5 (BAL)

Domestic Building Insurance

Certificate of Insurance

Peter Gilbee
9 Finlayson St
RINGWOOD EAST
VIC 3135

Policy Number:
C773566

Policy Inception Date:
14/03/2023

Builder Account Number:
061729

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Policy Schedule Details

Domestic Building Work: **C04: Alterations/Additions/Renovations - Structural**

At the property: **23 Sunnyside Tce EMERALD VIC 3782 Australia**

Carried out by the builder: **SUPERIOR HOME BUILDERS PTY LTD**

Builder ACN: **618953361**

! If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact the VMIA. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s): **Peter Gilbee**

Pursuant to a domestic building contract dated: **06/03/2023**

For the contract price of: **\$ 110,600.00**

Type of Cover: **Cover is only provided if SUPERIOR HOME BUILDERS PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***

The maximum policy limit for claims made under this policy is: **\$300,000 all inclusive of costs and expenses ***

The maximum policy limit for non-completion claims made under this policy is: **20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK

If the information on this certificate does not match what's on your domestic building contract, please contact the VMIA immediately on 1300 363 424 or email dbi@vmia.vic.gov.au

IMPORTANT

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

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

Period of Cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the building owner named in the domestic building contract and to the successors in title to the building owner in relation to the domestic building work undertaken by the Builder.

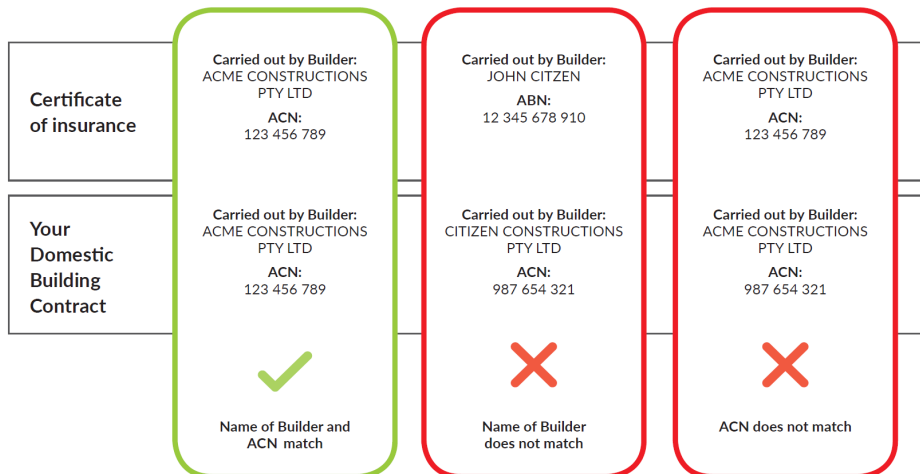
Issued by Victorian Managed Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	\$893.00
GST:	\$89.30
Stamp Duty:	\$98.23
Total:	\$1,080.53

If the information on the certificate does not match exactly what is on your domestic building contract, please contact VMIA on 1300 363 424

Below are some example of what to look for



Project Number: BP20230307

Form 17
Regulation 200
Building Act 1993

Building Regulations 2018

CERTIFICATE OF FINAL INSPECTION

To: Owner: Gilcorp Factory Investments Pty Ltd
8 Finlayson Street Ringwood East Vic 3135 Australia

Agent: New Edge Building Design
Suite 4 668 – 670 Warburton Highway Seville Vic 3139 Australia

From: PRIVATE BUILDING SURVEYOR BRENT WILLIAMS
BRENT WILLIAMS AND ASSOCIATES

Property Details

Number: **23** Street/Road: **Sunnyside Terrace** Suburb: **Emerald** Postcode: **3782**
Lot/s: **34** LP/PS: **LP013486** Volume: **08986** Folio: **891**

Municipal District: **Cardinia Shire Council**

Building Permit details

Building permit number: 1433300425786
Version of BCA applicable to building permit: 2019

Nature of Building Works: Additions & Alterations to Existing Dwelling

Description of building work

Part of building to which permit applies	Permitted use	BCA Class of building
As per plans	Domestic	1a(a)

Exemption from, or consent to partial compliance with, certain building requirements

The following exemption from, or a consent to partial compliance with, certain requirements of the Building Regulations 2018 was granted under regulation 229(2), 231(2), 233(3) or 234(2) of the Building Regulations 2018:

Part or whole of building or place of public entertainment or building work exempt from, or given consent to partial compliance with, requirements of the Building Regulations 2018	Nature and scope of exemption
Proposed Part of Building (Vol 2)	Under Regulation 233 the proposed part of the building is granted an exemption not be upgraded to comply with the current requirements of the NCC P2.6 (Energy)
Proposed Part of Building (Vol 2)	Under Regulation 233 the proposed part of the building is granted an exemption not to be upgraded to comply with the current requirements of the NCC P2.7.5 (BAL)
Proposed Part of Building	Regulation 233, Vol 2, Human Impact Glazing - Under Regulation 233 the Proposed part of the building is granted an exemption not to be upgraded to the current requirements of the NCC H1P1 [2019:P2.1.1] & H2P2 [2019:P2.2.2] (Glazing Human Impact)

Relevant Building Surveyor

Name: Brent Williams
Address: 39 Pine Avenue Mildura Vic 3500

Email: admin@bwanational.com.au
Building practitioner registration no.: BS-U 1062
Date of final inspection: 15 March 2024

Signature:



Certificate no. 1433300425786
Date of issue: 28 June 2024

28/06/2024

File Number: BP20230307

New Edge Building Design
Suite 4 668 – 670 Warburton Highway
Seville Vic 3139

Certificate of Final Inspection Approved

Lot 34, 23 Sunnyside Terrace Emerald Vic 3782 Australia

Additions & Alterations to Existing Dwelling

Dear Sir/Madam:

I am pleased to advise you that a Certificate Of Final Inspection No BS-U 1062/1433300425786 has been issued for the works mentioned above at the above address.

Copies of the approved documentation are enclosed for your records.

Thank you again for choosing Brent Williams & Associates for your building permit services. We value your business and appreciate your ongoing support.

If you have any query in relation to this project, please contact our office for assistance.

Yours faithfully,

Andrew Bennett



Building Surveyor

Working Australia wide with offices located in:

Melbourne

Suite 1, Studio 47
91 Moreland Street
Footscray, VIC 3011

Mildura

39 Pine Avenue
Mildura, VIC 3500

Swan Hill

Suite 8/270 Campbell Street
Swan Hill, VIC 3585

Victoria

From: mail@cardinia.vic.gov.au
Sent: Monday, 1 July 2024 9:02 AM
To: Victoria
Subject: Cardinia Shire Council Request CR-24434098 has been closed

Categories: LEAP

CRMS Request Reference Number CR-24434098 has been closed

You are being notified because this Request has been closed.

Request Summary

Ref No: CR-24434098
Category: Building Department\Technical Enquiries
Description: Preferred method of contact: Email
If email, please remember to get customers email address.

Customer called through to speak to someone regarding a Property Info request. They advised that it lists a building notice on the cert from 2/10/20. Their client had thought that once he received the cert of final inspection that it would be resolved and they wanted to check that this was correct. Can someone please email them. Thank you.

Requested By: Victoria Mastrogiannakos
Date Received: 28/06/2024
Date Closed: 01/07/2024
Location: 23 Sunnyside Terrace, Emerald VIC 3782
Closure Comments: emailed with response.

THIS IS AN AUTOMATED MESSAGE, PLEASE DO NOT REPLY TO THIS EMAIL.

Thank You,
Cardinia Shire Council

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Victoria



From: Andrew Webb <A.Webb@cardinia.vic.gov.au>
Sent: Monday, 1 July 2024 9:17 AM
To: Victoria
Subject: RE: 23 Sunnyside Crescent, Emerald - building notice.

Hi Victoria,

Yes, we can cancel the building notice, but we can't do it yet.
The building surveyors & building inspectors at Cardinia are temporarily un-registered, due to councils insurance & the building practitioner registration falling on the same day, 30th June. We can't get the insurance to the VBA before June 30, as it does not exist.

Once we are registered, we can issue the cancellation.

Cheers,

 Andrew Webb | Deputy Municipal Building Surveyor | Cardinia Shire Council
Phone: +61 3 5943 4629 | Web: www.cardinia.vic.gov.au
PO Box 7 Pakenham 3810 | Customer Service: 1300 787 624


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From: Victoria <victoria@collards.com.au>
Sent: Monday, July 1, 2024 9:03 AM
To: Andrew Webb <A.Webb@cardinia.vic.gov.au>
Cc: Rita <rita@collards.com.au>
Subject: RE: 23 Sunnyside Crescent, Emerald - building notice.

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Andrew,

Please see attached is this the build permit and certificate of final inspection you need to now cancel the notice?

Regards

Victoria Mastrogiannakos LLB | Solicitor

Collards Solicitors Pty Ltd
ACN 004 864 859
ABN 39 004 864 859



PO Box 1030, Lalor VIC 3075
Tel: (03) 9466 1544
Fax: (03) 9464 0589
Email: victoria@collards.com.au
Web: www.collardssolicitors.com.au



LALOR OFFICE
312 Station Street,
Lalor VIC 3075

MELBOURNE OFFICE (By prior appointment)
Normanby Chambers, Suite 107, Level 1,
430 Little Collins Street, Melbourne VIC 3000

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WE TAKE THE RISK OF CYBER FRAUD SERIOUSLY AND SO SHOULD YOU

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From: Andrew Webb <A.Webb@cardinia.vic.gov.au>
Sent: Monday, July 1, 2024 9:00 AM
To: Victoria <victoria@collards.com.au>
Subject: 23 Sunnyside Crescent, Emerald - building notice.

Hi Victoria,

In regards to your query about the property info for 23 Sunnyside Cres, Emerald, there is a building notice issued about 4 years ago for a dwelling that was damaged by a fallen tree. A building permit was issued by a private building surveyor for the repair to the damaged dwelling, and the repair work is still being done. Once the work has been done, the private building surveyor will issue a certificate of final inspection. Once we receive that certificate, we will cancel the building notice.

Cheers,



Andrew Webb | Deputy Municipal Building Surveyor | Cardinia Shire Council
Phone: +61 3 5943 4629 | Web: www.cardinia.vic.gov.au
PO Box 7 Pakenham 3810 | Customer Service: 1300 787 624



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