

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

Unit 7/73-75 Maud Street, Geelong 3220

Vendor's name

Mastker Pty Ltd ABN 33b327 581 345

Date

/ /

**Vendor's
signature**

Director/Secretary

**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) Their total does not exceed:

\$3,400.00

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 vendors 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

The required specified information is as follows:

Name of planning scheme
Name of responsible authority
Zoning of the land
Name of planning overlay

Greater Geelong Planning Scheme
Greater Geelong City Council
General Residential Zone (GRZ)

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

4.2 Agricultural Chemicals

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

Nil.

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:

Nil.

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):

Not Applicable.

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*.

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 type="checkbox"/>	Telephone services <input type="checkbox"/>
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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)

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Register Search Statement - Volume 10610 Folio 334

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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 10610 FOLIO 334

Security no : 124093330390B

Produced 26/10/2021 02:56 PM

LAND DESCRIPTION

Lot 7 on Plan of Subdivision 446579Y.
PARENT TITLE Volume 09576 Folio 861
Created by instrument PS446579Y 23/10/2001

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MASTKER PTY LTD of 11 ROTOROA COURT TAYLORS LAKES VIC 3038
AG460434X 20/04/2009

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS446579Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: UNIT 7 73-75 MAUD STREET GEELONG VIC 3220

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS446579Y

DOCUMENT END

The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of
Victoria to provide this information
via LANDATA® System. Delivered at 26/10/2021, for Order Number 71069139. Your reference: Raschke.

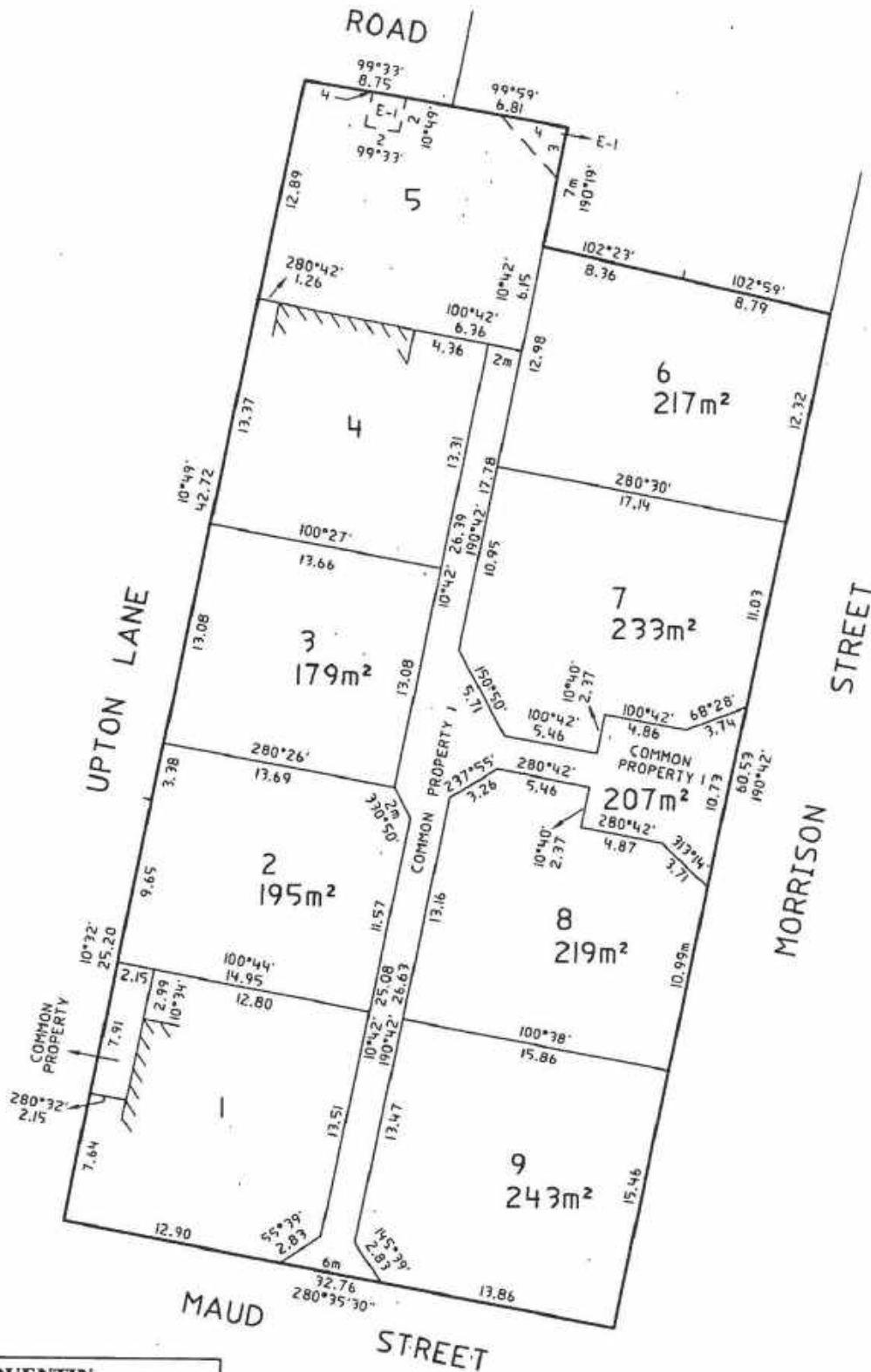
PLAN OF SUBDIVISION		STAGE No <div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto; transform: rotate(45deg);"></div>	LTO USE ONLY EDITION 1	PLAN NUMBER PS446579Y
LOCATION OF LAND PARISH: CORIO CITY: GEELONG SECTION: 20B CROWN ALLOTMENT: PARTS OF 5, 6, 15 & 16 CROWN PORTION: _____ LTO BASE RECORD: TITLE REFERENCES: VOL.9576 FOL.861 LAST PLAN REFERENCE/S: PC 157865 M POSTAL ADDRESS: MAUD STREET (At time of subdivision) GEELONG 3220 AMG Co-ordinates (of approx centre of land in plan) E 268 690 N 5 773 480 ZONE:55		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: CITY OF GREATER GEELONG REF: 5228 1. This plan is certified under Section 6 of the Subdivision Act 1988 2. This plan is certified under Section 11(7) of the Subdivision Act 1988 Date of original certification under Section 5 / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988 OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/had not been made (ii) The requirement has been satisfied (iii) The requirement is to be satisfied in Stage _____ Council Delegate Council Seal Date 26 / 4 / 01 Re-certified under Section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL	NOTATIONS STAGING This is / is not a staged subdivision Planning permit No. _____ DEPTH LIMITATION DOES NOT APPLY THE LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES. LOCATION OF BOUNDARIES DEFINED BY BUILDINGS EXTERIOR FACE: ALL BOUNDARIES SHOWN		
SURVEY THIS PLAN IS / IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s) _____ IN PROCLAIMED SURVEY AREA No _____				
Legend: E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A - Appurtenant Easement		EASEMENT INFORMATION R - Encumbering Easement (Road)		
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE PLAN	THIS PLAN	BARWON REGION WATER AUTHORITY
LTO USE ONLY STATEMENT OF COMPLIANCE EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE 04 / 10 / 01 LTO USE ONLY PLAN REGISTERED TIME 11.10 DATE 23 / 10 / 01 Assistant Registrar of Titles SHEET 1 OF 3 SHEETS				
GRANT ST QUENTIN SURVEYORS 76 LITTLE RYRIE STREET GEELONG 3220 PO BOX 919 GEELONG 3220 PH (03) 52292011 FAX (03) 52292908		LICENSED SURVEYOR (PRINT) GRANT S'QUENTIN SIGNATURE _____ DATE 30 / 03 / 01 REF 5203/01 VERSION 02		
DATE 26 / 04 / 01 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3				

PLAN OF SUBDIVISION

STAGE No

PLAN NUMBER

PS446579Y



GRANT ST QUENTIN

SURVEYORS

76 LITTLE RYRIE STREET GEELONG 3220
PO BOX 919 GEELONG 3220
PH (03)52292011 FAX (03)52292909

2.5 0 2.5 5 7.5 10 12.5
LENGTHS ARE IN METRES

ORIGINAL
SCALE SHEET
1 : 250 SIZE
A3

LICENSED SURVEYOR(PRINT) GRANT S'QUENTIN

SIGNATURE DATE / /

REF 5203/01

VERSION 02

SHEET 2 OF 3 SHEETS

DATE / /

COUNCIL DELEGATE SIGNATURE

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS446579Y

The land in PS446579Y is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property 1, Lots 1 - 9.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
ACE BODY CORPORATE MANAGEMENT (GEELONG) SUITE 2 190 RYRIE STREET GEELONG VIC 3220
AF961575T 11/07/2008

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:
NIL

Additional Owners Corporation Information:
NIL

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 1	30	30
Lot 2	30	30
Lot 3	30	30
Lot 4	30	30
Lot 5	30	30
Lot 6	30	30



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 26/10/2021 02:57:24 PM

OWNERS CORPORATION 1
PLAN NO. PS446579Y

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 7	30	30
Lot 8	30	30
Lot 9	30	30
Total	270.00	270.00

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.

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au on 26 October 2021 03:29 PM

PROPERTY DETAILS

Address: UNIT 7/73-75 MAUD STREET GEELONG 3220
Lot and Plan Number: Lot 7 PS446579
Standard Parcel Identifier (SPI): 7\PS446579
Local Government Area (Council): GREATER GEELONG
Council Property Number: 215661
Planning Scheme: Greater Geelong
Directory Reference: Melway 401 H8

www.geelongaustralia.com.au

planning-schemes.delwp.vic.gov.au/schemes/greatergeelong

UTILITIES

Rural Water Corporation: Southern Rural Water
Urban Water Corporation: Barwon Water
Melbourne Water: outside drainage boundary
Power Distributor: POWERCOR

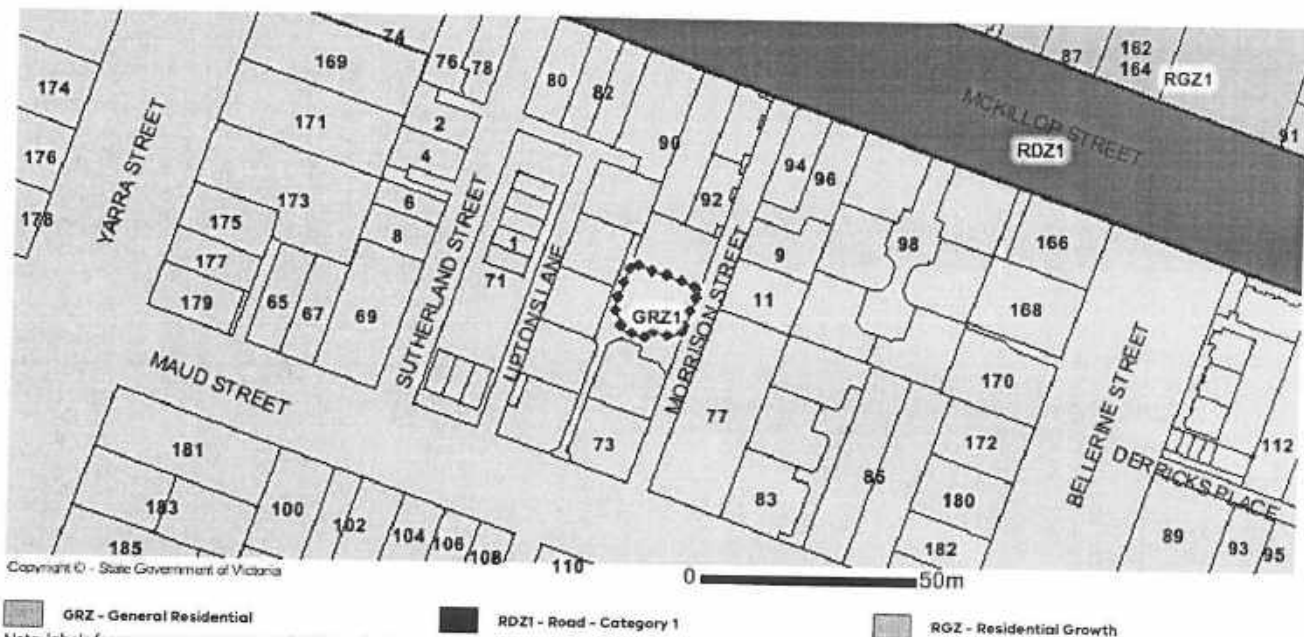
STATE ELECTORATES

Legislative Council: WESTERN VICTORIA
Legislative Assembly: GEELONG

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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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).

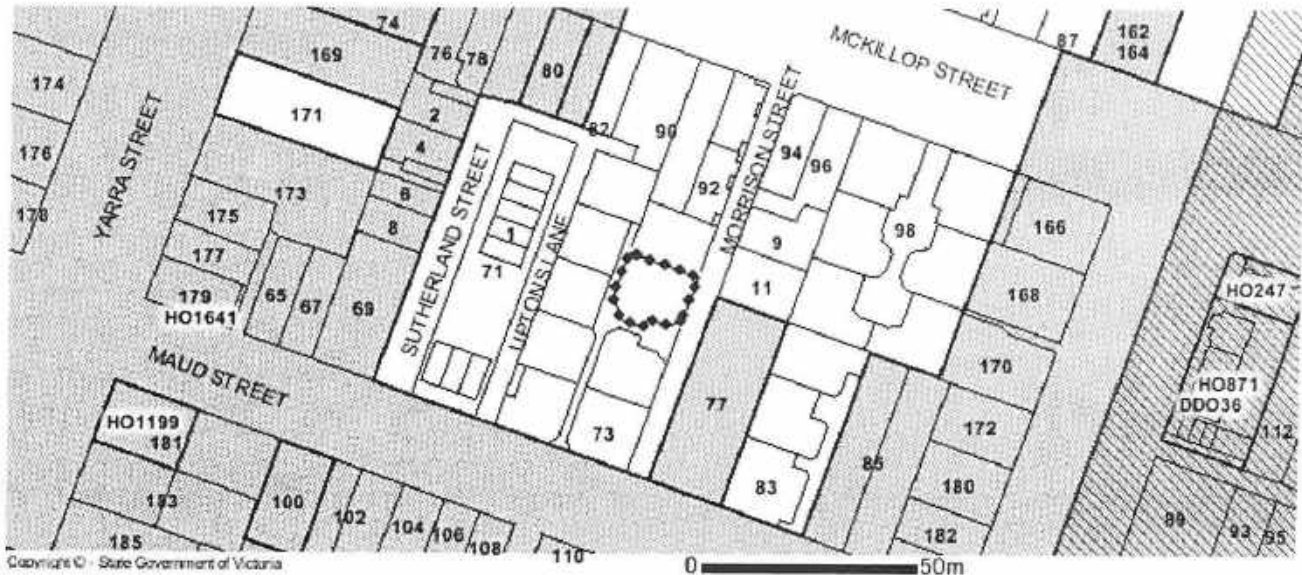
PLANNING PROPERTY REPORT: 7/73-75 MAUD STREET GEELONG 3220

Planning Overlay

None affecting this land - there are overlays in the vicinity

DESIGN AND DEVELOPMENT OVERLAY (DDO)

HERITAGE OVERLAY (HO)



DDO - Design and Development

HO - Heritage

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

Further Planning Information

Planning scheme data last updated on 25 October 2021.

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>

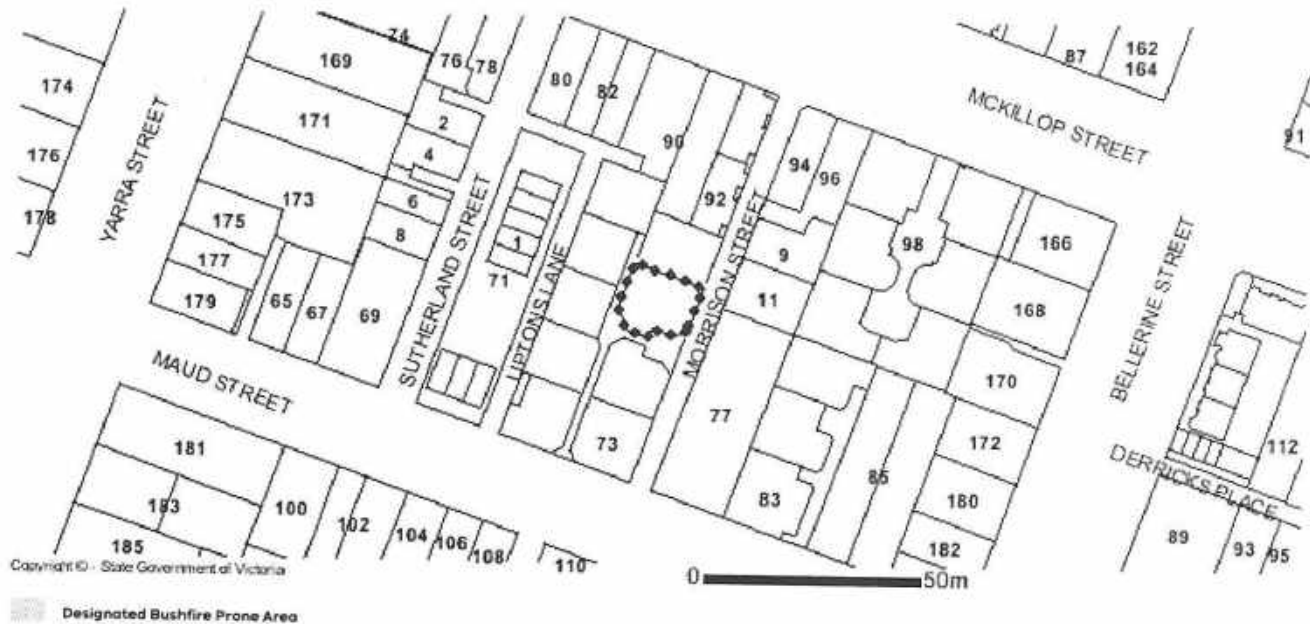
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Area

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



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Property Report

from www.land.vic.gov.au on 26 October 2021 03:32 PM

Address: UNIT 7/73-75 MAUD STREET GEELONG 3220

Lot and Plan Number: Lot 7 PS446579

Standard Parcel Identifier (SPI): 7\PS446579

Local Government (Council): GREATER GEELONG Council Property Number: 215661

Directory Reference: Melway 401 H8

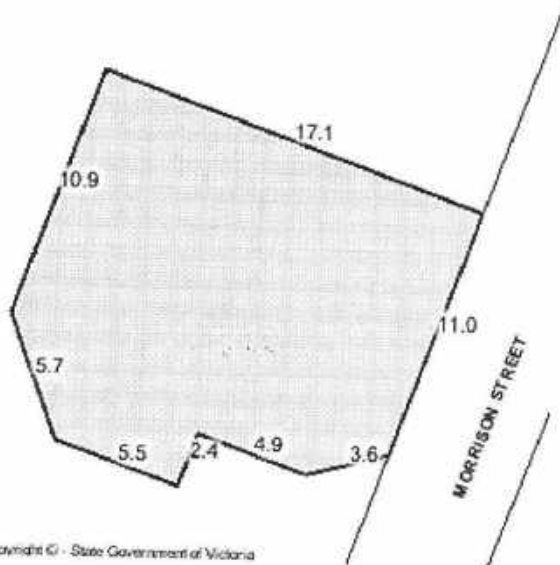
This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Site Dimensions

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



Area: 232 sq. m

Perimeter: 61 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.

For more accurate dimensions get copy of plan at Title and Property Certificates

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State Electorates

Legislative Council: WESTERN VICTORIA

Legislative Assembly: GEELONG

Utilities

Rural Water Corporation: Southern Rural Water

Urban Water Corporation: Barwon Water

Melbourne Water: outside drainage boundary

Power Distributor: POWERCOR (Information about [choosing an electricity retailer](#))

Planning information continued on next page

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Planning Zone Summary

Planning Zone: GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)
Planning Overlay: None

Planning scheme data last updated on 25 October 2021.

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 [Planning Schemes Online](#).

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](#).

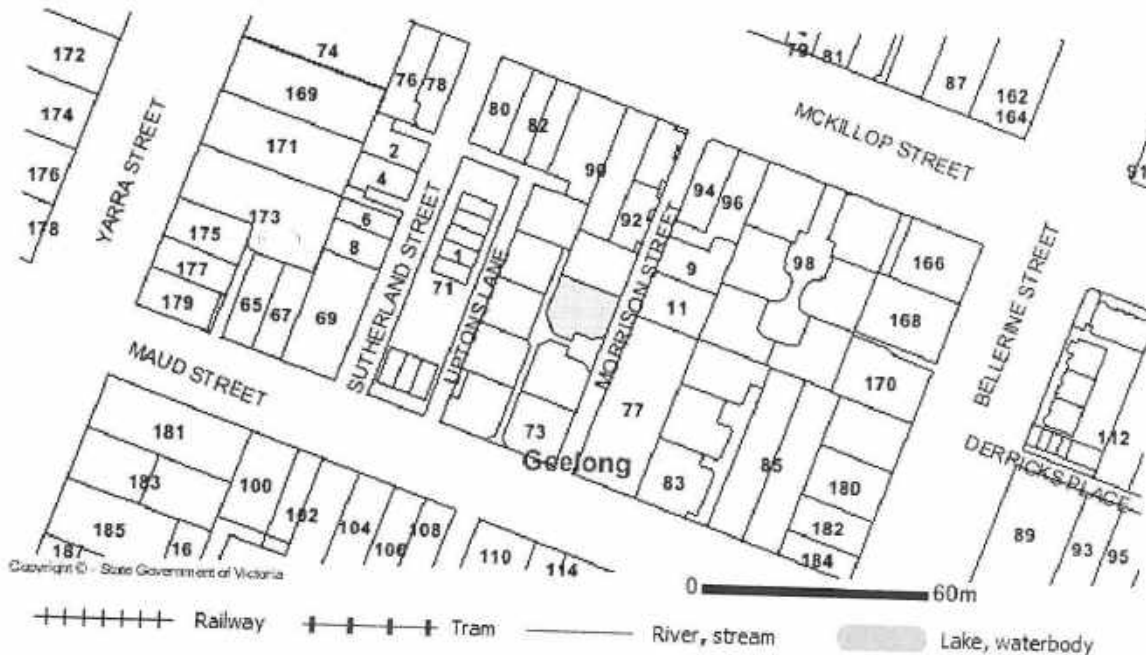
The Planning Property Report includes separate maps of zones and overlays

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 [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

Area Map



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2021-22 RATES, VALUATION AND CHARGES NOTICE



ABN 18 374 210 672

All items are GST free.



023-3215 (16549)

Mastker Pty Ltd
18 Vautier Street
RIPPLESIDE VIC 3215

RATE NO. 43556
PROPERTY 7/73-75 Maud Street, GEELONG VIC 3220
232.5m2 Lot 7 PS 446579

AVPCC 120 - Single - Unit/Villa Unit/Townhouse
VALUATIONS Site: land only \$185,000
Capital improved: land + building + improvements \$420,000
Net annual: \$21,000
RATES AND CHARGES Residential Rates $0.00228877 \times \$420,000$ \$961.25
*Waste Management \$396.35
Sub Total \$1,357.60

FIRE SERVICES Classification: Residential
PROPERTY LEVY Residential Variable $0.000059 \times \$420,000$ \$24.75
Residential Fixed \$114.00
Sub Total \$138.75

Total Due \$1,496.35

**ONE
PAYMENT
IN FULL**

\$1,496.35

Due by
15 February 2022

or pay by instalment

To become an instalment payer you must pay your first instalment in full by 30 September 2021, otherwise your balance will be due on 15 February 2022.

**FIRST
INSTALMENT**

\$374.20

Due by
30 September 2021

**SECOND
INSTALMENT**

\$374.05

Due by 30 November 2021

**THIRD
INSTALMENT**

\$374.05

Due by 28 February 2022

**FOURTH
INSTALMENT**

\$374.05

Due by 31 May 2022

Rating Period 1 July 2021 to 30 June 2022
Declared 1 July 2021
Valuation Level 1 January 2021
Operative 1 July 2021
Issue Date 28 August 2021

ONLINE OR BY PHONE

Online: www.geelongaustralia.com.au/rates
Phone: 1300 858 058 Ref: **43556**

A payment processing fee of 0.46 per cent applies for payments by Visa and Mastercard.

BPAY

Bill Code: 17475
Ref: **1000 0043 5560**

Payment via internet or phone
banking, from your cheque or
savings account, Visa and Mastercard.

DIRECT DEBIT

Call 5272 5272 for an application form,
or go to www.geelongaustralia.com.au

CENTREPAY

Call 5272 5272 to request a Centrepay deduction from your
Centrelink payment

Please be aware transactions after 22 August 2021 may not
be included in this notice.

*The Waste Management Charge includes an Environmental
Protection Agency (EPA) levy estimated at \$56.88

Full payment

\$1,496.35



*877 435560

Or First instalment \$374.20



*877 435560

Council Use



OWNERS CORPORATION CERTIFICATE

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

As at 6th November 2021

1. OWNERS CORPORATION DETAILS

Plan Number: PS446579Y
Address of Plan: 73 Maud Street GEELONG VIC 3220
Lot Number this statement relates to: 7
Unit Number this statement relates to: 7
Postal Address: PO Box 4258 GEELONG VIC 3220

2. CERTIFICATE DETAILS

Vendor: Mastker Pty Ltd
Postal Address for Lot 7: 18 Vautier Street RIPPLESIDE VIC 3215
Purchaser:
Person requesting Certificate: Mastker Pty Ltd
Reference:
Address: 18 Vautier Street RIPPLESIDE VIC 3215
Fax:
E-mail:

3. CURRENT ANNUAL LEVY FEES FOR LOT 7

ADMINISTRATIVE FUND

The annual administrative levy fees for Lot 7 are **855.56 per annum** commencing on 1 March 2021.

Levies for this plan are raised over **1 periods**

Please note that the levies increased by \$55.56 and this amount was raised by an additional levy which has been paid

Period	Amount	Due Date	Status
01/03/21 to 28/02/22	855.56	01/03/21	Paid

Maintenance Fund

The annual maintenance levy fees for Lot 7 are **144.44 per annum** commencing on 1 March 2021.

Levies for this plan are raised over **1 periods**

Period	Amount	Due Date	Status
01/03/21 to 28/02/22	144.44	01/03/21	Paid

OWNERS CORPORATION CERTIFICATE

(Continued)

As at 6th November 2021
For Plan No. PS446579Y - Lot 7

4. CURRENT LEVY POSITION FOR LOT 7

Fund	Balance	Paid To
Administrative	0.00	28 February 2022
Maintenance Fund	0.00	28 February 2022
BALANCE	0.00	

5. SPECIAL LEVIES

There are currently no special levy fees due for Lot 7.

6. OTHER CHARGES

There are currently no additional charges payable by Lot 7 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 6 November 2021:

Account / Fund	Amount
Administrative Fund	3,015.70
Maintenance Fund	4,487.47
TOTAL FUNDS HELD AS AT 6 NOVEMBER 2021	\$7,503.17

8. INSURANCE

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

Policy	
Policy No.	LNG-STR-121305
Expiry Date	28-March-2022
Insurance Company	Longitude Residential
Broker	Resolute Property Protect Pty Ltd
Premium	4522.53

Cover Type	Amount of Cover
All sub-sections 5.16 (a) (i) Combined	694,177
Common Area Contents	27,767
Damage (i.e. Building) Policy	2,776,712
Fidelity Guarantee Insurance	100,000
Floating Floors	insured
Flood	insured
Government Audit Costs	30,000
Government Audit Costs - Appeal Expenses	150,000
Government Audit Costs - Legal Defense Expenses	50,000
Loss of Market Value	insured
Lot Owners Fixtures and Fittings (per lot):	300,000
Office Bearers Liability Insurance	250,000
Property, Death and Injury (Public Liability)	10,000,000
Temporary Accommodation and Loss of Rent:	416,506

OWNERS CORPORATION CERTIFICATE

(Continued)

As at 6th November 2021
For Plan No. PS446579Y - Lot 7

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
01/01/2012	Ace Body Corporate	Current	Owner Corporation

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 6th November 2021
For Plan No. PS446579Y - Lot 7

16. PROFESSIONAL MANAGER DETAILS

Name of Manager: Ace Body Corporate Management (Geelong)
ABN / ACN: 27 154 911 032
Address of Manager: Suite 2/190 Ryrie Street GEELONG 3220
Telephone: 5221 3685
Facsimile: 5221 6048
E-mail Address: admin@acegeelong.com

17. ADDITIONAL INFORMATION

The owners corporation provides the following information for the benefit of the purchaser:

Please refer to the minutes of the last AGM and relevant documents

SIGNING

The common seal of Plan No. PS446579Y, 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: Venessa Afonso
Company: Proficient Management Unit Trust
Address of registered office: Suite 2/190 Ryrie Street GEELONG
3220

06/11/2021

Date



Common Seal
of Owners Corporation



**Minutes of Annual General Meeting
Owners Corporation 1 Plan No PS446579Y
73 Maud St. Geelong Vic. 3220**

**held on
3rd May 2021 at 4.00pm**

Via Zoom

1. Attendees, apologies, proxies, determine quorum & entitlement to vote

a) Present, apologies & proxies

Lot	Owner	Attendance
Lot 1	Vicki Callanan	
Lot 2	Elanor Sawyer	
Lot 3	B. O'Donohue	By Proxy- V. Afonso
Lot 4	Christina Louise Rootes	By Phone
Lot 5	Adrian Chian	
Lot 6	Terri Powell	
Lot 7	Mastker Pty Ltd	
Lot 8	Loretta Dunstan	
Lot 9	Jayne Martin	

b) In attendance

Venessa Afonso of Ace Body Corporate Management (Geelong) - the Manager

c) Quorum & entitlement to vote

A quorum was not achieved with only 2 out of 9 lots represented. All lots represented at the meeting were financial and entitled to vote on ordinary resolutions. As there was no quorum for the meeting all ordinary resolutions made at the meeting are interim resolutions and will become resolutions of the Owners Corporation in accordance with Section 78 of the *Owners Corporation Act 2006*.

The effect of this section is that interim resolutions become resolutions of the Owners Corporation –

- subject to paragraphs (b) and (c), 29 days from the date of the interim resolution; or
- if notice of a special general meeting is given within that 29 day period and the meeting is held within 28 days after the notice is given, only if confirmed at that meeting; or
- if notice of a special general meeting is given within that 29 day period and the meeting is not held within 28 days after the notice is given, at the end of that 28 day period.

Petitions to hold a special general meeting need to be received at our office by 5.00pm on 1st June 2021.

It was **RESOLVED** that voting would be via a show of hands with one vote per lot represented.

2. Appointment of Chairperson for the meeting

It was **RESOLVED** that Venessa Afonso, the Manager, be appointed Chairperson for the meeting.

For:	All	Against:	Nil	Abstain:	Nil	Outcome:	Carried
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3. Confirmation & acceptance of minutes of the last meeting held

The minutes of the last Annual General Meeting held 09/04/20 were tabled and discussed. It was **RESOLVED** that they be confirmed as a true and correct record of that meeting.

For:	All	Against:	Nil	Abstain:	Nil	Outcome:	Carried
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4. Receive report from the Manager and Chairperson

The Manager's Report, which was circulated with the notice of meeting, was discussed and noted by the meeting.

5. Election of Chairperson

It was **RESOLVED** to elect Christina Rootes of unit 4 as Chairperson under the Delegation set out in the Owners Corporation Act 2006. Christina accepted the position.

For:	All	Against:	Nil	Abstain:	Nil	Outcome:	Carried
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6. Disputes

There have been no complaints lodged with the Owners Corporation since the last AGM.

The Manager explained the need to have a Grievance Committee and it was **RESOLVED** to elect all lot owners to be the Owners Corporation Grievance Committee.

For:	All	Against:	Nil	Abstain:	Nil	Outcome:	Carried
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7. Insurance

7.1. Current cover

The current insurance details were included in the Manager's Report, which was distributed with the notice of meeting. The Manager tabled a copy of the Product Disclosure Statement (PDS) and Financial Services Guide (FSG) and advised the meeting that she is an Authorised Representative of CHU Underwriting Agencies, Body Corporate Brokers and Whitbread Insurance Brokers. The manager advised that Ace Body Corporate Management (Geelong) are unit holders in Resolute Property Protect (Resolute) whereby the manager is an authorised representative of Resolute and can provide general and factual advice to lot owners and committees regarding strata insurance. Note: Ace Managers will be receiving a distribution of dividends and commissions in accordance with the revenue they generate for acting as a unit holder and as an authorised representative of Resolute.

General Advice Warning – The Manager advised the meeting that any recommendation(s) made is general advice only and owners and/or their representatives should read the PDS before they make a decision.

Commission Disclosure – The Manager advised that as per clause 1.3 of the Contract of Appointment and in line with the Strata Community Association (SCA) guidelines, the Manager receives insurance commission on insurance premiums paid on behalf of the Owners Corporation from those organisations that the Manager is authorised to deal with. Commission does not exceed 20% of the base premium amount. This commission does not usually affect the insurance premium. The manager will also receive dividends for being a unit holder in Resolute.

Duty of Disclosure – The law requires Owners Corporations (or designated officers) to tell the Insurers everything that they know (or could reasonably be expected to know in the circumstances) which is relevant to the Insurers decision to insure the Owners Corporation and the terms on which the Insurer offers to the Owners Corporation.

The duty applies before the Owners Corporation enters into a contract with the Insurer, that is, before the Insurer accepts the Owners Corporation's application and before an alteration or renewal of the Owners Corporation's policy.

If the Owners Corporation does not tell an Insurer everything that is relevant, they may;

- Reduce or refuse to pay a claim;
- Cancel the policy; or
- If the Owners Corporation acts dishonestly, invalidate the policy from its beginning and not be bound by it.

The Manager advised the meeting that all owners and/or their representatives need to ensure information (as required above) is disclosed as soon as possible and prior to a policy being taken out, renewed or changed. If you are not sure whether something is relevant, it is best to disclose it anyway. Disclosures must be in writing addressed to the Manager.

Details of cover – The meeting discussed and noted the insurance details.

The Manager stated it is important to note that whilst the Owners Corporation has insurance on the buildings and for public liability over the common areas, this insurance **does not extend** to owners and occupants contents or public liability inside a member's lot. It is, therefore, important that members organise their own insurance.

7.2. Renewal of insurance

The Manager explained the importance of continuity of cover to comply with the Owners Corporation's legal responsibilities and explained that he is required to obtain clear instructions for the renewal of the insurance.

The Manager advised that the Owners Corporation could;

- i. Renew at the same level of cover currently in place; or
- ii. Renew at the suggested level of cover from the Insurer; or
- iii. Renew at a set percentage increase; or
- iv. Obtain an insurance valuation and renew at the value suggested in the valuation report.

7.3 Building Insurance Valuation

The Manager tabled the building valuation report undertaken on March 20th 2012, showing an insurance valuation of \$2,200,000. The members discussed the need to have a valuation undertaken.

It was **RESOLVED** that a valuation be undertaken prior to next renewal.

For:	All	Against:	Nil	Abstain:	Nil	Outcome:	Carried
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It was **RESOLVED** that the manager source quotes at the valuation amount and report to the chairperson and renew at her discretion.

For:	All	Against:	Nil	Abstain:	Nil	Outcome:	Carried
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8. Maintenance issues

8.1. Common Property Issues

- **Sweeping of the leaves during Autumn**- It was noted that the sweeping of the leaves task needs to be shared by all and all owners are urged to help in sweeping the leaves to prevent increase in levies.
- **Letter Boxes replacement**- It was noted that the letterboxes have been replaced. There was a small dent in the letterbox bank behind unit 5 which was noted during the installation. The contractor tried to get a response from the manufacturer and the transporting company with no success. As the dent did not affect the functionality of the letterbox and being at the rear of the box it did not affect the outward appearance, the Chairperson approved the install for economic reasons and will arrange for the Owners Corporation sign that needs to be installed on the letterboxes to be installed over the dent to cover it. It was noted that the owner of unit 5 wanted the letterboxes replaced but since the letterboxes are common property and the dent does not affect the functionality of the letterbox, it was resolved that no further action is required.

For:	All	Against:	Nil	Abstain:	Nil	Outcome:	Carried
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- **Condition of fences**- it was noted that the fences will need to be replaced soon as the fences between the units are falling apart and some posts have deteriorated. It was noted that when the fence is replaced it would be economical and less disruptive to replace the paths and the lights on the fences at the same time.
- **Tree Trimming**- it was resolved that the trees will need to be trimmed back next year and make it a task every second year.

For:	All	Against:	Nil	Abstain:	Nil	Outcome:	Carried
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8.2. Safety issues

The Manager highlighted the importance of safety on the property and advised the meeting that any issues should be reported immediately to the Property Maintenance Department (by calling the office number and selecting option 1), the Manager or the Chairperson. Issues may include but are not limited to; blown light globes, trip hazards, oil spills and the like. **It is the owner's responsibility to ensure they (or their tenant) are aware of the need to report issues of unsafe hazards immediately.**

Contractors – The Owners Corporation has a duty of care and is required to provide a safe work site for all contractors. All contractors should be adequately insured and licensed for the work that they are carrying out. Owners should only be paid for work done if they hold adequate insurance and are licensed.

8.3. Essential safety measures

There are currently no essential safety measures being monitored.

General Reminders:

- **Owners Corporation Rules** – Owners are reminded that the rules of the Owners Corporation must be adhered to. Owners should ensure their tenants are aware of the rules and ensure that they adhere to them.
- **Parking on Common Property** – Parking on common property is in breach of the rules of the Owners Corporation and all owners are asked to ensure that they, their tenants and visitors are aware of this.
- **Exterior of Buildings** – Approval should be sought from the Owners Corporation before commencing any maintenance, repairs and/or other building works to the exterior of the common property buildings. This includes painting, installation of air conditioners, changing windows and the like.

9. Confirmation & acceptance of the income and expenditure statement

The income and expenditure statement for the 12 months ending 28/02/21, which was circulated with the notice of meeting, was reviewed by the meeting. The Manager reported that there was a surplus of **\$13,043.39 (\$6,218.89 for the Administrative Fund and \$6,824.50 for the Maintenance Fund)**, which included advance levy payments of **\$5,000.00** (relating to the next budget year) and levy arrears of **\$0.00** making the net surplus of **\$8,043.39**.

It was **RESOLVED** that the income and expenditure statement be accepted as representing a true and correct record of the Owners Corporation's movement of funds.

For:	All	Against:	Nil	Abstain:	Nil	Outcome:	Carried
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10. **Review & acceptance of proposed budget and fees**

A proposed expenditure budget and levies for the year ending 28/02/22 was circulated with the notice of meeting. The meeting discussed the budget and levies and it was **RESOLVED** that the proposed **Administrative Fund expenditure budget of \$8,151.29 be adopted**. It was further **RESOLVED** that levies be set at **\$8,200.00 for the Administrative Fund and \$1,300.00 for the Maintenance Fund and charged annually in advance** in accordance with the lot liability on the plan of subdivision and that levies remain at this rate until changed at a future Annual General Meeting.

For:	All	Against:	Nil	Abstain:	Nil	Outcome:	Carried
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It was noted that the levies have increased by \$500 from last year.

The Manager noted that at the AGM held on 23/5/2008 it was **RESOLVED** that interest at the maximum amount allowed under the Act be charged on all levies that are paid late and/or remain outstanding.

Recovery by the Owners Corporation of fees & charges incurred in pursuing overdue levies

The Manager noted that at the AGM held on 29/3/10 it was **RESOLVED** that the costs incurred by the Owners Corporation in recovering fees and levies due under Section 32 of the *Owners Corporation Act 2006* Act No. 69/2006, will be fully recoverable from the indebted lot owner.

This includes administrative fees charged to the Owners Corporation by the manager and all legal fees incurred as a result of the failure to pay levies, fees and charges due.

Special Resolution: At the AGM on 6th of April 2016, the members of the Owners Corporation resolved by Special resolution that when the fences along the common property are due for replacement, that the fences will be replaced jointly by all the owners through the owners corporation with cost determined by the length of fence affecting each unit.

11. **General business**

No General business was discussed

12. **Close**

There being no other business to discuss, the meeting was declared closed at 4.30pm with the chairperson thanking all who attended.

Venessa Afonso

CHAIRPERSON

03/05/21

DATE

Model rules for an owners corporation

1. Health, safety and security

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

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

1.2 Storage of flammable liquids and other dangerous substances and materials

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

(2) This rule does not apply to—

- (a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes;
- or
- (b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

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

2. Committees and sub-committees

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

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

3. Management and administration

3.1 Metering of services and apportionment of costs of services

(1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.

(2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.

(3) Subrule (2) does not apply if the concession or rebate—

(a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or

(b) is paid directly to the lot owner or occupier as a refund.

4. Use of common property

4.1 Use of common property

(1) An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.

(2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for the owner or occupier's own purposes as a garden any portion of the common property.

(3) An approval under subrule (2) may state a period for which the approval is granted.

(4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.

(5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.

(6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

4.2 Vehicles and parking on common property

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

(a) to be parked or left in parking spaces situated on common property and allocated for other lots; or

(b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or

(c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

4.3 Damage to common property

(1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.

(2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.

(3) An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.

(4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.

(5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

5. Lots

5.1 Change of use of lots

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

Example

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

5.2 External appearance of lots

- (1) An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.
- (2) An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.

5.3 Requiring notice to the owners corporation of renovations to lots

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

6. Behaviour of persons

6.1 Behaviour of owners, occupiers and invitees on common property

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

6.2 Noise and other nuisance control

- (1) An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.
- (2) Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

7. Dispute resolution

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

- (5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 14 working days after the dispute comes to the attention of all the parties.
- (6) A party to the dispute may appoint a person to act or appear on the party's behalf at the meeting.
- (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*.

Owners Corporation Statement of Advice and Information for Prospective Purchasers and Lot Owners

Schedule 3, Regulation 12, Owners Corporations Regulations 2007

OC 10 (12/07)

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.

Buxton - Geelong East
1/85-87 Garden Street,
East Geelong, VIC 3219

P: 03 5201 6977
E: geelongeast@buxton.com.au
ABN: 76 163 709 644



Residential Tenancy Agreement Renewal

for

7/73 Maud Street, Geelong VIC 3220

This agreement is between **Hans Raschke**
and **Gideon Minjur, Mohsen Ameri Haftadori**.

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Schedule

Item 1	Date of Agreement:	Fri 29/01/2021
Item 2	Landlord:	Hans Raschke Landlord ABN: Landlord ACN:
Item 3	Agent:	Registered Business Name: Buxton (Geelong East) Pty Ltd ABN: 76 163 709 644 ACN: 163 709 644 Address: 1/85-87 Garden Street East Geelong, VIC 3219 Telephone: 03 5201 6977 Email Address for Notices: geelongeast@buxton.com.au
Item 4	Tenant:	1) Gideon Minjur 2) Mohsen Ameri Haftadori Tenant consents to electronic service of notices <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Email Address for Notices: Gideon Minjur gideonminjur86@gmail.com Mohsen Ameri Haftadori mohsenameri0811@gmail.com
Item 5	Premises:	The Landlord lets the Premises known as 7/73 Maud Street, Geelong VIC 3220
Item 6	Rental:	The rent is \$320.00 per week and payable WEEK IN ADVANCE
Item 7	Rental Payments to Buxton - Geelong East:	Buxton Rental Trust Account Bendigo Bank BSB: 633 000 Account: 149 859 266
Item 8	Bond:	\$1,347.00 PAID TO RTBA If the Tenant does not receive a bond receipt from the Residential Tenancies bond Authority within 15 business days of paying the bond, the Tenant should contact the Residential Tenancies Bond Authority.
Item 9	Authorised Urgent Repairs:	\$1,800.00 including GST.
Item 10	Fixed Term:	12 months

Item 11 **Commencement Date:** Thu 18/02/2021

Item 12 **Expiry Date:** Thu 17/02/2022

Tenant Signature(s)

Tenant 1: Gideon Minjur



Signed at Fri, 29/01/2021 16:29, from device: Android 9 Samsung SM-G955F Chrome Mobile 88.0.4324

Tenant 2: Mohsen Ameri Haftadori



Signed at Sun, 31/01/2021 14:17, from device: Android 10 Samsung SM-G975F Chrome Mobile 86.0.4240

Property Manager Signature(s)

Property Manager: Renee Lomas on behalf of Hans Raschke (Landlord)



Signed at Mon, 01/02/2021 09:14, from device: Windows 10 Other Chrome 88.0.4324

AUDIT TRAIL

Gideon Minjur (Tenant)

- Fri, 29/01/2021 16:25 - Gideon Minjur clicked 'start' button to view the Residential Tenancy Agreement Renewal (Android 9 Samsung SM-G955F Chrome Mobile 88.0.4324, IP: 120.21.29.29)
- Fri, 29/01/2021 16:29 - Gideon Minjur signed the Residential Tenancy Agreement Renewal (Android 9 Samsung SM-G955F Chrome Mobile 88.0.4324, IP: 120.21.29.29)
- Fri, 29/01/2021 16:29 - Gideon Minjur submitted the Residential Tenancy Agreement Renewal (Android 9 Samsung SM-G955F Chrome Mobile 88.0.4324, IP: 120.21.29.29)

Mohsen Ameri Haftadori (Tenant)

- Sun, 31/01/2021 14:15 - Mohsen Ameri Haftadori clicked 'start' button to view the Residential Tenancy Agreement Renewal (Android 10 Samsung SM-G975F Chrome Mobile 86.0.4240, IP: 120.21.109.17)
- Sun, 31/01/2021 14:17 - Mohsen Ameri Haftadori signed the Residential Tenancy Agreement Renewal (Android 10 Samsung SM-G975F Chrome Mobile 86.0.4240, IP: 120.21.109.17)
- Sun, 31/01/2021 14:17 - Mohsen Ameri Haftadori submitted the Residential Tenancy Agreement Renewal (Android 10 Samsung SM-G975F Chrome Mobile 86.0.4240, IP: 120.21.109.17)

Renee Lomas (Property Manager)

- Mon, 01/02/2021 09:14 - Renee Lomas clicked 'start' button to view the Residential Tenancy Agreement Renewal
- Mon, 01/02/2021 09:14 - Renee Lomas signed the Residential Tenancy Agreement Renewal
- Mon, 01/02/2021 09:14 - Renee Lomas submitted the Residential Tenancy Agreement Renewal

DUE DILIGENCE CHECKLIST

Consumer Affairs Victoria

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.

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.