

# WARREN WOOLCOCK

BARRISTER & SOLICITOR  
of the Supreme Court of Victoria  
ABN 26 502 215 585

Australian Legal Practitioner under the *Legal Profession Uniform Law (Victoria)*

Land- 78 PARER STREET, BURWOOD 3125

## CONTRACT OF SALE OF REAL ESTATE

### IMPORTANT WARNING NOTICES TO PURCHASERS

a) **Cooling-off Period (Section 31 *Sale of Land Act* 1962)**

You may end this Contract within three (3) business days of the day that you sign the Contract if none of the exceptions listed below apply to you.

You must either give the Vendor or the Vendor's real estate agent written Notice that you are ending the Contract or leave the Notice at the address of the Vendor or the Vendor's estate agent to end this Contract within this time in accordance with this cooling-off provision. You are entitled to a refund of all the money you paid except for one hundred dollars (\$100.00) or zero point two per cent (0.2%) of the purchase Price (whichever is more) if you end the Contract in this way.

**Exceptions** The 3 day cooling-off period does not apply if:

- you bought the Land at or within 3 clear business days before or after a publicly advertised auction;
- the Land is used primarily for industrial or commercial purposes;
- the Land is more than 20 hectares in size and is used primarily for farming;
- you and the Vendor previously signed a similar Contract for the same Land in substantially the same terms; or
- you are a real estate agent or a corporate body.

b) **Section 14-255 of Schedule 1 - *Taxation Administration Act* 1953 (Cth)**

The Purchaser and/or Nominee, in the event that a Nominee is appointed, will not be required to make a payment under section 14-250 in relation to the supply. (NOT APPLICABLE if this Contract relates to Off the Plan sales.)

### THE CONTRACT BETWEEN THE PARTIES

#### WARNING- THIS IS A LEGALLY BINDING AGREEMENT

**You should read this Contract before signing it**

The Vendor sells and the Purchaser buys the property, being the Land and the Goods, for the Price and on the Conditions set out in this Contract.

**SIGNED BY THE PURCHASER/S:**

Print FULL NAME of person signing

Print FULL NAME of person signing

who sign/s as \*director, \*Attorney under Power of Attorney or \*authorised agent (\*circle if applicable)

on ..... 2024 / 2025

This offer will lapse unless accepted within ..... clear business days.

**SIGNED BY THE VENDORS:**

.....  
**ENZO CRISANTE**

.....  
**ANTONIETTA CRISANTE**

who sign/s as \*director, \*Attorney under Power of Attorney or \*authorised agent (\*circle if applicable)

The **DAY OF SALE** is the date on which the Vendor signs this Contract **after the Purchaser** has signed.

The **DAY OF SALE** is the ..... day of ..... 2024 / 2025

## PARTICULARS OF SALE

**VENDOR** **ENZO CRISANTE and ANTONIETTA CRISANTE**  
of 23A Trafalgar Road, Camberwell 3124

**VENDOR'S LEGAL PRACTITIONER** **WARREN WOOLCOCK, Barrister & Solicitor** ABN 26 502 215 585  
of 1582 High Street, Glen Iris 3146 Ref: Mr. Warren Woolcock  
Ph- 9885 8600 Email- [ww@warrenwoolcock.com](mailto:ww@warrenwoolcock.com)

**VENDOR'S REAL ESTATE AGENT** **Rothmans Property Group t/a LANGWELL HARPER**  
of 416 High Street, Kew 3101 Ref: Mr. Peter Daicos  
Ph- 9276 5900 Email- [peterd@langwellharper.com.au](mailto:peterd@langwellharper.com.au)

**PURCHASER** .....  
of .....  
ABN / ACN .....

**PURCHASER'S LEGAL PRACTITIONER or CONVEYANCER** .....  
of .....  
Ph- ..... Email- .....

**PROPERTY ADDRESS** **78 PARER STREET, BURWOOD 3125**

**THE LAND** is described in the attached copy **CERTIFICATE OF TITLE Volume 10577 Folio 711** being **LOT 1 on PLAN of SUBDIVISION No. 441197R** and includes all improvements and fixtures

**GOODS** **All fixed floor coverings, window furnishings, electric light fittings, all fittings and fixtures**

**PAYMENT**

Price	\$ _____ .00	<b>THE PRICE INCLUDES GST (if any)</b>
Deposit	\$ _____ .00	<b>10% by ..... 2024 / 2025</b>
Balance	\$ _____ .00	<b>PAYABLE AT SETTLEMENT</b>

**SETTLEMENT** **IS DUE ON ..... 2024 / 2025**

At settlement the Purchaser is entitled to **VACANT POSSESSION** of the Land. There is no Lease, Deposit Bond, Bank Guarantee, Terms Contract, Building Report or Pest Report applicable to this Land.

**SPECIAL CONDITIONS** **This Contract is subject to the SPECIAL CONDITIONS attached.**

**LOAN** (Refer to General Condition 20) The following details apply if this Contract is subject to a loan being approved:

**NOTE-** **NOT APPLICABLE IF PROPERTY SOLD AT AUCTION**

Lender : .....

Loan amount / not more than: \$ \_\_\_\_\_ .00

Approval date: ..... 2024 / 2025

# General conditions

## Contract signing

### 1. ELECTRONIC SIGNATURE

- 1.1 In this general condition "electronic signature" means a digital signature or a visual representation of a person's handwritten signature or mark which is placed on a physical or electronic copy of this contract by electronic or mechanical means, and "electronically signed" has a corresponding meaning.
- 1.2 The parties' consent to this contract being signed by or on behalf of a party by an electronic signature.
- 1.3 Where this contract is electronically signed by or on behalf of a party, the party warrants and agrees that the electronic signature has been used to identify the person signing and to indicate that the party intends to be bound by the electronic signature.
- 1.4 This contract may be electronically signed in any number of counterparts which together will constitute the one document.
- 1.5 Each party consents to the exchange of counterparts of this contract by delivery by email or such other electronic means as may be agreed in writing.
- 1.6 Each party must upon request promptly deliver a physical counterpart of this contract with the handwritten signature or signatures of the party and all written evidence of the authority of a person signing on their behalf, but a failure to comply with the request does not affect the validity of this contract.

### 2. LIABILITY OF SIGNATORY

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

### 3. GUARANTEE

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

### 4. NOMINEE

The purchaser may no later than 14 days before the due date for settlement nominate a substitute or additional person to take a transfer of the land, but the named purchaser remains personally liable for the due performance of all the purchaser's obligations under this contract.

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## Title

### 5. ENCUMBRANCES

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

### 6. VENDOR WARRANTIES

- 6.1 The vendor warrants that these general conditions 1 to 35 are identical to the general conditions 1 to 35 in the form of contract of sale of land published by the Law Institute of Victoria Limited and the Real Estate Institute of Victoria Ltd in the month and year set out at the foot of this page.
- 6.2 The warranties in general conditions 6.3 and 6.4 replace the purchaser's right to make requisitions and inquiries.
- 6.3 The vendor warrants that the vendor:
  - (a) has, or by the due date for settlement will have, the right to sell the land; and
  - (b) is under no legal disability; and
  - (c) is in possession of the land, either personally or through a tenant; and
  - (d) has not previously sold or granted any option to purchase, agreed to a lease or granted a pre-emptive right which is current over the land and which gives another party rights which have priority over the interest of the purchaser; and
  - (e) will at settlement be the holder of an unencumbered estate in fee simple in the land; and
  - (f) will at settlement be the unencumbered owner of any improvements, fixtures, fittings and goods sold with the land.

- 6.4 The vendor further warrants that the vendor has no knowledge of any of the following:
- (a) public rights of way over the land;
  - (b) easements over the land;
  - (c) lease or other possessory agreement affecting the land;
  - (d) notice or order directly and currently affecting the land which will not be dealt with at settlement, other than the usual rate notices and any land tax notices;
  - (e) legal proceedings which would render the sale of the land void or voidable or capable of being set aside.
- 6.5 The warranties in general conditions 6.3 and 6.4 are subject to any contrary provisions in this contract and disclosures in the section 32 statement.
- 6.6 If sections 137B and 137C of the *Building Act* 1993 apply to this contract, the vendor warrants that:
- (a) all domestic building work carried out in relation to the construction by or on behalf of the vendor of the home was carried out in a proper and workmanlike manner; and
  - (b) all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and
  - (c) domestic building work was carried out in accordance with all laws and legal requirements, including, without limiting the generality of this warranty, the *Building Act* 1993 and regulations made under the *Building Act* 1993.
- 6.7 Words and phrases used in general condition 6.6 which are defined in the *Building Act* 1993 have the same meaning in general condition 6.6.

## 7. IDENTITY OF THE LAND

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

## 8. SERVICES

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

## 9. CONSENTS

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

## 10. TRANSFER & DUTY

- 10.1 The purchaser must prepare and deliver to the vendor at least 7 days before the due date for settlement any paper transfer of land document which is necessary for this transaction. The delivery of the transfer of land document is not acceptance of title.
- 10.2 The vendor must promptly initiate the Duties on Line or other form required by the State Revenue Office in respect of this transaction, and both parties must co-operate to complete it as soon as practicable.

## 11. RELEASE OF SECURITY INTEREST

- 11.1 This general condition applies if any part of the property is subject to a security interest to which the *Personal Property Securities Act* 2009 (Cth) applies.
- 11.2 For the purposes of enabling the purchaser to search the Personal Property Securities Register for any security interests affecting any personal property for which the purchaser may be entitled to a release, statement, approval or correction in accordance with general condition 11.4, the purchaser may request the vendor to provide the vendor's date of birth to the purchaser. The vendor must comply with a request made by the purchaser under this condition if the purchaser makes the request at least 21 days before the due date for settlement.
- 11.3 If the purchaser is given the details of the vendor's date of birth under general condition 11.2, the purchaser must
- (a) only use the vendor's date of birth for the purposes specified in general condition 11.2; and
  - (b) keep the date of birth of the vendor secure and confidential.

- 11.4 The vendor must ensure that at or before settlement, the purchaser receives—
- (a) a release from the secured party releasing the property from the security interest; or
  - (b) a statement in writing in accordance with section 275(1)(b) of the *Personal Property Securities Act 2009* (Cth) setting out that the amount or obligation that is secured is nil at settlement; or
  - (c) a written approval or correction in accordance with section 275(1)(c) of the *Personal Property Securities Act 2009* (Cth) indicating that, on settlement, the personal property included in the contract is not or will not be property in which the security interest is granted.
- 11.5 Subject to general condition 11.6, the vendor is not obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property—
- (a) that—
    - (i) the purchaser intends to use predominantly for personal, domestic or household purposes; and
    - (ii) has a market value of not more than \$5000 or, if a greater amount has been prescribed for the purposes of section 47(1) of the *Personal Property Securities Act 2009* (Cth), not more than that prescribed amount; or
  - (b) that is sold in the ordinary course of the vendor's business of selling personal property of that kind.
- 11.6 The vendor is obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property described in general condition 11.5 if—
- (a) the personal property is of a kind that may or must be described by serial number in the Personal Property Securities Register; or
  - (b) the purchaser has actual or constructive knowledge that the sale constitutes a breach of the security agreement that provides for the security interest.
- 11.7 A release for the purposes of general condition 11.4(a) must be in writing.
- 11.8 A release for the purposes of general condition 11.4(a) must be effective in releasing the goods from the security interest and be in a form which allows the purchaser to take title to the goods free of that security interest.
- 11.9 If the purchaser receives a release under general condition 11.4(a) the purchaser must provide the vendor with a copy of the release at or as soon as practicable after settlement.
- 11.10 In addition to ensuring that a release is received under general condition 11.4(a), the vendor must ensure that at or before settlement the purchaser receives a written undertaking from a secured party to register a financing change statement to reflect that release if the property being released includes goods of a kind that are described by serial number in the Personal Property Securities Register.
- 11.11 The purchaser must advise the vendor of any security interest that is registered on or before the day of sale on the Personal Property Securities Register, which the purchaser reasonably requires to be released, at least 21 days before the due date for settlement.
- 11.12 The vendor may delay settlement until 21 days after the purchaser advises the vendor of the security interests that the purchaser reasonably requires to be released if the purchaser does not provide an advice under general condition 11.11.
- 11.13 If settlement is delayed under general condition 11.12 the purchaser must pay the vendor—
- (a) interest from the due date for settlement until the date on which settlement occurs or 21 days after the vendor receives the advice, whichever is the earlier; and
  - (b) any reasonable costs incurred by the vendor as a result of the delay—
- as though the purchaser was in default.
- 11.14 The vendor is not required to ensure that the purchaser receives a release in respect of the land. This general condition 11.14 applies despite general condition 11.1.
- 11.15 Words and phrases which are defined in the *Personal Property Securities Act 2009* (Cth) have the same meaning in general condition 11 unless the context requires otherwise.

## 12. BUILDER WARRANTY INSURANCE

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

## 13. GENERAL LAW LAND

- 13.1 The vendor must complete a conversion of title in accordance with section 14 of the *Transfer of Land Act 1958* before settlement if the land is the subject of a provisional folio under section 23 of that Act.
- 13.2 The remaining provisions of this general condition 13 only apply if any part of the land is not under the operation of the *Transfer of Land Act 1958*.

- 13.3 The vendor is taken to be the holder of an unencumbered estate in fee simple in the land if there is an unbroken chain of title starting at least 30 years before the day of sale proving on the face of the documents the ownership of the entire legal and equitable estate without the aid of other evidence.
- 13.4 The purchaser is entitled to inspect the vendor's chain of title on request at such place in Victoria as the vendor nominates.
- 13.5 The purchaser is taken to have accepted the vendor's title if:
- (a) 21 days have elapsed since the day of sale; and
  - (b) the purchaser has not reasonably objected to the title or reasonably required the vendor to remedy a defect in the title.
- 13.6 The contract will be at an end if:
- (a) the vendor gives the purchaser a notice that the vendor is unable or unwilling to satisfy the purchaser's objection or requirement and that the contract will end if the objection or requirement is not withdrawn within 14 days of the giving of the notice; and
  - (b) the objection or requirement is not withdrawn in that time.
- 13.7 If the contract ends in accordance with general condition 13.6, the deposit must be returned to the purchaser and neither party has a claim against the other in damages.
- 13.8 General condition 17.1 [settlement] should be read as if the reference to 'registered proprietor' is a reference to 'owner' in respect of that part of the land which is not under the operation of the *Transfer of Land Act 1958*.
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## Money

### 14. DEPOSIT

- 14.1 The purchaser must pay the deposit:
- (a) to the vendor's licensed estate agent; or
  - (b) if there is no estate agent, to the vendor's legal practitioner or conveyancer; or
  - (c) if the vendor directs, into a special purpose account in an authorised deposit-taking institution in Victoria specified by the vendor in the joint names of the purchaser and the vendor.
- 14.2 If the land sold is a lot on an unregistered plan of subdivision, the deposit:
- (a) must not exceed 10% of the price; and
  - (b) must be paid to the vendor's estate agent, legal practitioner or conveyancer and held by the estate agent, legal practitioner or conveyancer on trust for the purchaser until the registration of the plan of subdivision.
- 14.3 The deposit must be released to the vendor if:
- (a) the vendor provides particulars, to the satisfaction of the purchaser, that either-
    - (i) there are no debts secured against the property; or
    - (ii) if there are any debts, the total amount of those debts together with any amounts to be withheld in accordance with general conditions 24 and 25 does not exceed 80% of the sale price; and
  - (b) at least 28 days have elapsed since the particulars were given to the purchaser under paragraph (a); and
  - (c) all conditions of section 27 of the *Sale of Land Act 1962* have been satisfied.
- 14.4 The stakeholder must pay the deposit and any interest to the party entitled when the deposit is released, the contract is settled, or the contract is ended.
- 14.5 The stakeholder may pay the deposit and any interest into court if it is reasonable to do so.
- 14.6 Where the purchaser is deemed by section 27(7) of the *Sale of Land Act 1962* to have given the deposit release authorisation referred to in section 27(1), the purchaser is also deemed to have accepted title in the absence of any prior express objection to title.
- 14.7 Payment of the deposit may be made or tendered:
- (a) in cash up to \$1,000 or 0.2% of the price, whichever is greater; or
  - (b) by cheque drawn on an authorised deposit-taking institution; or
  - (c) by electronic funds transfer to a recipient having the appropriate facilities for receipt.
- However, unless otherwise agreed:

- (d) payment may not be made by credit card, debit card or any other financial transfer system that allows for any chargeback or funds reversal other than for fraud or mistaken payment, and
- (e) any financial transfer or similar fees or deductions from the funds transferred, other than any fees charged by the recipient's authorised deposit-taking institution, must be paid by the remitter.

- 14.8 Payment by electronic funds transfer is made when cleared funds are received in the recipient's bank account.
- 14.9 Before the funds are electronically transferred the intended recipient must be notified in writing and given sufficient particulars to readily identify the relevant transaction.
- 14.10 As soon as the funds have been electronically transferred the intended recipient must be provided with the relevant transaction number or reference details.
- 14.11 For the purpose of this general condition 'authorised deposit-taking institution' means a body corporate for which an authority under section 9(3) of the *Banking Act 1959* (Cth) is in force.

## 15. DEPOSIT BOND

~~15.1 This general condition only applies if the applicable box in the particulars of sale is checked.~~

- 15.2 In this general condition "deposit bond" means an irrevocable undertaking to pay on demand an amount equal to the deposit or any unpaid part of the deposit. The issuer and the form of the deposit bond must be satisfactory to the vendor. The deposit bond must have an expiry date at least 45 days after the due date for settlement.
- 15.3 The purchaser may deliver a deposit bond to the vendor's estate agent, legal practitioner or conveyancer within 7 days after the day of sale.
- 15.4 The purchaser may at least 45 days before a current deposit bond expires deliver a replacement deposit bond on the same terms and conditions.
- 15.5 Where a deposit bond is delivered, the purchaser must pay the deposit to the vendor's legal practitioner or conveyancer on the first to occur of:
  - (a) settlement;
  - (b) the date that is 45 days before the deposit bond or any replacement deposit bond expires;
  - (c) the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and
  - (d) the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.
- 15.6 The vendor may claim on the deposit bond without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the issuer satisfies the obligations of the purchaser under general condition 15.5 to the extent of the payment.
- 15.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract, except as provided in general condition 15.6.

~~15.8 This general condition is subject to general condition 14.2 [deposit].~~

## 16. BANK GUARANTEE

~~16.1 This general condition only applies if the applicable box in the particulars of sale is checked.~~

- 16.2 In this general condition:
  - (a) "bank guarantee" means an unconditional and irrevocable guarantee or undertaking by a bank in a form satisfactory to the vendor to pay on demand any amount under this contract agreed in writing, and
  - (b) "bank" means an authorised deposit-taking institution under the *Banking Act 1959* (Cth).
- 16.3 The purchaser may deliver a bank guarantee to the vendor's legal practitioner or conveyancer.
- 16.4 The purchaser must pay the amount secured by the bank guarantee to the vendor's legal practitioner or conveyancer on the first to occur of:
  - (a) settlement;
  - (b) the date that is 45 days before the bank guarantee expires;
  - (c) the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and
  - (d) the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.
- 16.5 The vendor must return the bank guarantee document to the purchaser when the purchaser pays the amount secured by the bank guarantee in accordance with general condition 16.4.
- 16.6 The vendor may claim on the bank guarantee without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the bank satisfies the obligations of the purchaser under general condition 16.4 to the extent of the payment.

~~16.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract except as provided in general condition 16.6.~~

~~16.8 This general condition is subject to general condition 14.2 [deposit].~~

## **17. SETTLEMENT**

### **17.1 At settlement:**

- (a) the purchaser must pay the balance; and
- (b) the vendor must:
  - (i) do all things necessary to enable the purchaser to become the registered proprietor of the land; and
  - (ii) give either vacant possession or receipt of rents and profits in accordance with the particulars of sale.

**17.2** Settlement must be conducted between the hours of 10.00 am and 4.00 pm unless the parties agree otherwise.

**17.3** The purchaser must pay all money other than the deposit in accordance with a written direction of the vendor or the vendor's legal practitioner or conveyancer.

## **18. ELECTRONIC SETTLEMENT**

**18.1** Settlement and lodgement of the instruments necessary to record the purchaser as registered proprietor of the land will be conducted electronically in accordance with the Electronic Conveyancing National Law. This general condition 18 has priority over any other provision of this contract to the extent of any inconsistency.

**18.2** A party must immediately give written notice if that party reasonably believes that settlement and lodgement can no longer be conducted electronically. General condition 18 ceases to apply from when such a notice is given.

### **18.3 Each party must:**

- (a) be, or engage a representative who is, a subscriber for the purposes of the Electronic Conveyancing National Law,
- (b) ensure that all other persons for whom that party is responsible and who are associated with this transaction are, or engage, a subscriber for the purposes of the Electronic Conveyancing National Law, and
- (c) conduct the transaction in accordance with the Electronic Conveyancing National Law.

**18.4** The vendor must open the electronic workspace ("workspace") as soon as reasonably practicable and nominate a date and time for settlement. The inclusion of a specific date and time for settlement in a workspace is not of itself a promise to settle on that date or at that time. The workspace is an electronic address for the service of notices and for written communications for the purposes of any electronic transactions legislation.

**18.5** This general condition 18.5 applies if there is more than one electronic lodgement network operator in respect of the transaction. In this general condition 18.5 "the transaction" means this sale and purchase and any associated transaction involving any of the same subscribers.

To the extent that any interoperability rules governing the relationship between electronic lodgement network operators do not provide otherwise:

- (a) the electronic lodgement network operator to conduct all the financial and lodgement aspects of the transaction after the workspace locks must be one which is willing and able to conduct such aspects of the transaction in accordance with the instructions of all the subscribers in the workspaces of all the electronic lodgement network operators after the workspace locks;
- (b) if two or more electronic lodgement network operators meet that description, one may be selected by purchaser's incoming mortgagee having the highest priority but if there is no mortgagee of the purchaser, the vendor must make the selection.

### **18.6 Settlement occurs when the workspace records that:**

- (a) there has been an exchange of funds or value between the exchange settlement account or accounts in the Reserve Bank of Australia of the relevant financial institutions or their financial settlement agents in accordance with the instructions of the parties; or
- (b) if there is no exchange of funds or value, the documents necessary to enable the purchaser to become registered proprietor of the land have been accepted for electronic lodgement.

### **18.7 The parties must do everything reasonably necessary to effect settlement:**

- (a) electronically on the next business day, or
- (b) at the option of either party, otherwise than electronically as soon as possible –

if, after the locking of the workspace at the nominated settlement time, settlement in accordance with general condition 18.6 has not occurred by 4.00 pm, or 6.00 pm if the nominated time for settlement is after 4.00 pm.

**18.8** Each party must do everything reasonably necessary to assist the other party to trace and identify the recipient of any missing or mistaken payment and to recover the missing or mistaken payment.

### **18.9 The vendor must before settlement:**

- (a) deliver any keys, security devices and codes ("keys") to the estate agent named in the contract,
- (b) direct the estate agent to give the keys to the purchaser or the purchaser's nominee on notification of settlement by the vendor, the vendor's subscriber or the electronic lodgement network operator;



- (c) deliver all other physical documents and items (other than the goods sold by the contract) to which the purchaser is entitled at settlement, and any keys if not delivered to the estate agent, to the vendor's subscriber or, if there is no vendor's subscriber, confirm in writing to the purchaser that the vendor holds those documents, items and keys at the vendor's address set out in the contract, and

give, or direct its subscriber to give, all those documents and items and any such keys to the purchaser or the purchaser's nominee on notification by the electronic lodgement network operator of settlement.

## 19. GST

- 19.1 The purchaser does not have to pay the vendor any amount in respect of GST in addition to the price if the particulars of sale specify that the price includes GST (if any).
- 19.2 The purchaser must pay to the vendor any GST payable by the vendor in respect of a taxable supply made under this contract in addition to the price if:
  - (a) the particulars of sale specify that GST (if any) must be paid in addition to the price; or
  - (b) GST is payable solely as a result of any action taken or intended to be taken by the purchaser after the day of sale, including a change of use; or
  - (c) the particulars of sale specify that the supply made under this contract is of land on which a 'farming business' is carried on and the supply (or part of it) does not satisfy the requirements of section 38-480 of the GST Act; or
  - (d) the particulars of sale specify that the supply made under this contract is of a going concern and the supply (or a part of it) does not satisfy the requirements of section 38-325 of the GST Act.
- 19.3 The purchaser is not obliged to pay any GST under this contract until a tax invoice has been given to the purchaser, unless the margin scheme applies.
- 19.4 If the particulars of sale specify that the supply made under this contract is of land on which a 'farming business' is carried on:
  - (a) the vendor warrants that the property is land on which a farming business has been carried on for the period of 5 years preceding the date of supply; and
  - (b) the purchaser warrants that the purchaser intends that a farming business will be carried on after settlement on the property.
- 19.5 If the particulars of sale specify that the supply made under this contract is a 'going concern':
  - (a) the parties agree that this contract is for the supply of a going concern; and
  - (b) the purchaser warrants that the purchaser is, or prior to settlement will be, registered for GST; and
  - (c) the vendor warrants that the vendor will carry on the going concern until the date of supply.
- 19.6 If the particulars of sale specify that the supply made under this contract is a 'margin scheme' supply, the parties agree that the margin scheme applies to this contract.
- 19.7 In this general condition:
  - (a) 'GST Act' means *A New Tax System (Goods and Services Tax) Act 1999* (Cth); and
  - (b) 'GST' includes penalties and interest.

## 20. LOAN

- 20.1 If the particulars of sale specify that this contract is subject to a loan being approved, this contract is subject to the lender approving the loan on the security of the property by the approval date or any later date allowed by the vendor.
- 20.2 The purchaser may end the contract if the loan is not approved by the approval date, but only if the purchaser:
  - (a) immediately applied for the loan; and
  - (b) did everything reasonably required to obtain approval of the loan; and
  - (c) serves written notice ending the contract, together with written evidence of rejection or non-approval of the loan, on the vendor within 2 clear business days after the approval date or any later date allowed by the vendor; and
  - (d) is not in default under any other condition of this contract when the notice is given.
- 20.3 All money must be immediately refunded to the purchaser if the contract is ended.

## 21. BUILDING REPORT

- 21.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 21.2 The purchaser may end this contract within 14 days from the day of sale if the purchaser:
  - (a) obtains a written report from a registered building practitioner or architect which discloses a current defect in a structure on the land and designates it as a major building defect;
  - (b) gives the vendor a copy of the report and a written notice ending this contract; and
  - (c) is not then in default.
- 21.3 All money paid must be immediately refunded to the purchaser if the contract ends in accordance with this general condition.

- 21.4 A notice under this general condition may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.
- 21.5 The registered building practitioner may inspect the property at any reasonable time for the purpose of preparing the report.

## **22. PEST REPORT**

- 22.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 22.2 The purchaser may end this contract within 14 days from the day of sale if the purchaser:
- (a) obtains a written report from a pest control operator licensed under Victorian law which discloses a current pest infestation on the land and designates it as a major infestation affecting the structure of a building on the land;
  - (b) gives the vendor a copy of the report and a written notice ending this contract; and
  - (c) is not then in default.
- 22.3 All money paid must be immediately refunded to the purchaser if the contract ends in accordance with this general condition.
- 22.4 A notice under this general condition may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.
- 22.5 The pest control operator may inspect the property at any reasonable time for the purpose of preparing the report.

## **23. ADJUSTMENTS**

- 23.1 All periodic outgoings payable by the vendor, and any rent and other income received in respect of the property must be apportioned between the parties on the settlement date and any adjustments paid and received as appropriate.
- 23.2 The periodic outgoings and rent and other income must be apportioned on the following basis:
- (a) the vendor is liable for the periodic outgoings and entitled to the rent and other income up to and including the day of settlement; and
  - (b) the land is treated as the only land of which the vendor is owner (as defined in the *Land Tax Act 2005*); and
  - (c) the vendor is taken to own the land as a resident Australian beneficial owner; and
  - (d) any personal statutory benefit available to each party is disregarded in calculating apportionment.
- 23.3 The purchaser must provide copies of all certificates and other information used to calculate the adjustments under general condition 23, if requested by the vendor.

## **24. FOREIGN RESIDENT CAPITAL GAINS WITHHOLDING**

- 24.1 Words defined or used in Subdivision 14-D of Schedule 1 to the *Taxation Administration Act 1953* (Cth) have the same meaning in this general condition unless the context requires otherwise.
- 24.2 Every vendor under this contract is a foreign resident for the purposes of this general condition unless the vendor gives the purchaser a clearance certificate issued by the Commissioner under section 14-220 (1) of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The specified period in the clearance certificate must include the actual date of settlement.
- 24.3 The remaining provisions of this general condition 24 only apply if the purchaser is required to pay the Commissioner an amount in accordance with section 14-200(3) or section 14-235 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) ("the amount") because one or more of the vendors is a foreign resident, the property has or will have a market value not less than the amount set out in section 14-215 of the legislation just after the transaction, and the transaction is not excluded under section 14-215(1) of the legislation.
- 24.4 The amount is to be deducted from the vendor's entitlement to the contract consideration. The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.
- 24.5 The purchaser must:
- (a) engage a legal practitioner or conveyancer ("representative") to conduct all the legal aspects of settlement, including the performance of the purchaser's obligations under the legislation and this general condition; and
  - (b) ensure that the representative does so.
- 24.6 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests and instructions that the representative must:
- (a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition if the sale of the property settles;
  - (b) promptly provide the vendor with proof of payment; and
  - (c) otherwise comply, or ensure compliance, with this general condition;
- despite:
- (d) any contrary instructions, other than from both the purchaser and the vendor; and
  - (e) any other provision in this contract to the contrary.
- 24.7 The representative is taken to have complied with the requirements of general condition 24.6 if:
- (a) the settlement is conducted through an electronic lodgement network; and

- (b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.

- 24.8 Any clearance certificate or document evidencing variation of the amount in accordance with section 14-235(2) of Schedule 1 to the *Taxation Administration Act 1953* (Cth) must be given to the purchaser at least 5 business days before the due date for settlement.
- 24.9 The vendor must provide the purchaser with such information as the purchaser requires to comply with the purchaser's obligation to pay the amount in accordance with section 14-200 of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The information must be provided within 5 business days of request by the purchaser. The vendor warrants that the information the vendor provides is true and correct.
- 24.10 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of late payment of the amount.

## 25. GST WITHHOLDING

- 25.1 Words and expressions defined or used in Subdivision 14-E of Schedule 1 to the *Taxation Administration Act 1953* (Cth) or in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) have the same meaning in this general condition unless the context requires otherwise. Words and expressions first used in this general condition and shown in italics and marked with an asterisk are defined or described in at least one of those Acts.
- 25.2 The purchaser must notify the vendor in writing of the name of the recipient of the \*supply for the purposes of section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) at least 21 days before the due date for settlement unless the recipient is the purchaser named in the contract.
- 25.3 The vendor must at least 14 days before the due date for settlement provide the purchaser and any person nominated by the purchaser under general condition 4 with a GST withholding notice in accordance with section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth), and must provide all information required by the purchaser or any person so nominated to confirm the accuracy of the notice.
- 25.4 The remaining provisions of this general condition 25 apply if the purchaser is or may be required to pay the Commissioner an \*amount in accordance with section 14-250 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) because the property is \*new residential premises or \*potential residential land in either case falling within the parameters of that section, and also if the sale attracts the operation of section 14-255 of the legislation. Nothing in this general condition 25 is to be taken as relieving the vendor from compliance with section 14-255.
- 25.5 The amount is to be deducted from the vendor's entitlement to the contract \*consideration and is then taken to be paid to the vendor, whether or not the vendor provides the purchaser with a GST withholding notice in accordance with section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.
- 25.6 The purchaser must:
  - (a) engage a legal practitioner or conveyancer ("representative") to conduct all the legal aspects of settlement, including the performance of the purchaser's obligations under the legislation and this general condition; and
  - (b) ensure that the representative does so.
- 25.7 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests relating to the payment of the amount to the Commissioner and instructions that the representative must:
  - (a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition on settlement of the sale of the property;
  - (b) promptly provide the vendor with evidence of payment, including any notification or other document provided by the purchaser to the Commissioner relating to payment; and
  - (c) otherwise comply, or ensure compliance, with this general condition;despite:
  - (d) any contrary instructions, other than from both the purchaser and the vendor; and
  - (e) any other provision in this contract to the contrary.
- 25.8 The representative is taken to have complied with the requirements of general condition 25.7 if:
  - (a) settlement is conducted through an electronic lodgement network; and
  - (b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.
- 25.9 The purchaser may at settlement give the vendor a bank cheque for the amount in accordance with section 16-30 (3) of Schedule 1 to the *Taxation Administration Act 1953* (Cth), but only if:
  - (a) so agreed by the vendor in writing; and
  - (b) the settlement is not conducted through an electronic lodgement network.However, if the purchaser gives the bank cheque in accordance with this general condition 25.9, the vendor must:
  - (c) immediately after settlement provide the bank cheque to the Commissioner to pay the amount in relation to the supply; and

- (d) give the purchaser a receipt for the bank cheque which identifies the transaction and includes particulars of the bank cheque, at the same time the purchaser gives the vendor the bank cheque.
- 25.10 A party must provide the other party with such information as the other party requires to:
- (a) decide if an amount is required to be paid or the quantum of it, or
  - (b) comply with the purchaser's obligation to pay the amount,
- in accordance with section 14-250 of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The information must be provided within 5 business days of a written request. The party providing the information warrants that it is true and correct.
- 25.11 The vendor warrants that:
- (a) at settlement, the property is not new residential premises or potential residential land in either case falling within the parameters of section 14-250 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) if the vendor gives the purchaser a written notice under section 14-255 to the effect that the purchaser will not be required to make a payment under section 14-250 in respect of the supply, or fails to give a written notice as required by and within the time specified in section 14-255; and
  - (b) the amount described in a written notice given by the vendor to the purchaser under section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) is the correct amount required to be paid under section 14-250 of the legislation.
- 25.12 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of non-payment or late payment of the amount, except to the extent that:
- (a) the penalties or interest arise from any failure on the part of the vendor, including breach of a warranty in general condition 25.11; or
  - (b) the purchaser has a reasonable belief that the property is neither new residential premises nor potential residential land requiring the purchaser to pay an amount to the Commissioner in accordance with section 14-250 (1) of Schedule 1 to the *Taxation Administration Act 1953* (Cth).
- The vendor is responsible for any penalties or interest payable to the Commissioner on account of non-payment or late payment of the amount if either exception applies.
- 

## Transactional

### 26. TIME & CO OPERATION

- 26.1 Time is of the essence of this contract.
- 26.2 Time is extended until the next business day if the time for performing any action falls on a day which is not a business day.
- 26.3 Each party must do all things reasonably necessary to enable this contract to proceed to settlement, and must act in a prompt and efficient manner.
- 26.4 Any unfulfilled obligation will not merge on settlement.

### 27. SERVICE

- 27.1 Any document required to be served by or on any party may be served by or on the legal practitioner or conveyancer for that party.
- 27.2 A cooling off notice under section 31 of the *Sale of Land Act 1962* or a notice under general condition 20 [loan approval], 21 [building report] or 22 [pest report] may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.
- 27.3 A document is sufficiently served:
- (a) personally, or
  - (b) by pre-paid post, or
  - (c) in any manner authorized by law or by the Supreme Court for service of documents, including any manner authorised for service on or by a legal practitioner, whether or not the person serving or receiving the document is a legal practitioner, or
  - (d) by email.
- 27.4 Any document properly sent by:
- (a) express post is taken to have been served on the next business day after posting, unless proved otherwise;
  - (b) priority post is taken to have been served on the fourth business day after posting, unless proved otherwise;
  - (c) regular post is taken to have been served on the sixth business day after posting, unless proved otherwise;
  - (d) email is taken to have been served at the time of receipt within the meaning of section 13A of the *Electronic Transactions (Victoria) Act 2000*.
- 27.5 In this contract 'document' includes 'demand' and 'notice', 'serve' includes 'give', and 'served' and 'service' have corresponding meanings.

## 28. NOTICES

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

## 29. INSPECTION

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

## 30. TERMS CONTRACT

30.1 If this is a 'terms contract' as defined in the *Sale of Land Act 1962*:

- (a) any mortgage affecting the land sold must be discharged as to that land before the purchaser becomes entitled to possession or to the receipt of rents and profits unless the vendor satisfies section 29M of the *Sale of Land Act 1962*; and
- (b) the deposit and all other money payable under the contract (other than any money payable in excess of the amount required to so discharge the mortgage) must be paid to a legal practitioner or conveyancer or a licensed estate agent to be applied in or towards discharging the mortgage.

30.2 While any money remains owing each of the following applies:

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

## 31. LOSS OR DAMAGE BEFORE SETTLEMENT

- 31.1 The vendor carries the risk of loss or damage to the property until settlement.
- 31.2 The vendor must deliver the property to the purchaser at settlement in the same condition it was in on the day of sale, except for fair wear and tear.
- 31.3 The purchaser must not delay settlement because one or more of the goods is not in the condition required by general condition 31.2, but may claim compensation from the vendor after settlement.
- ~~31.4 The purchaser may nominate an amount not exceeding \$5,000 to be held by a stakeholder to be appointed by the parties if the property is not in the condition required by general condition 31.2 at settlement.~~
- ~~31.5 The nominated amount may be deducted from the amount due to the vendor at settlement and paid to the stakeholder, but only if the purchaser also pays an amount equal to the nominated amount to the stakeholder.~~
- ~~31.6 The stakeholder must pay the amounts referred to in general condition 31.5 in accordance with the determination of the dispute, including any order for payment of the costs of the resolution of the dispute.~~

## 32. BREACH

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

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

# Default

## 33. INTEREST

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

## 34. DEFAULT NOTICE

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

34.2 The default notice must:

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

## 35. DEFAULT NOT REMEDIED

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

35.2 The contract immediately ends if:

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

35.3 If the contract ends by a default notice given by the purchaser:

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

35.4 If the contract ends by a default notice given by the vendor:

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

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

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## **SPECIAL CONDITIONS**

**General Conditions are to be read as being altered  
to the extent of these Special Conditions**

**Purchaser/s to initial each page of SC's to confirm having read them**

### **Special Condition 1- Auction**

If the Land is offered for sale by public auction, subject to the Vendor's reserve price, the Rules for the conduct of the auction shall be as set out in the Schedules to the *Sale of Land Regulations 2005* or any Rules prescribed by regulation which modify or replace those Rules.

### **Special Condition 2- Deposit**

- 2.1 If the Land is sold and the Purchaser tenders a personal cheque or cheque drawn against a company which is not a bank cheque then such cheque must be honoured on its first presentation for payment.
- 2.2 It is a fundamental term of this Contract of Sale that failure by the Purchaser to pay the deposit or to comply with clause 2.1 of this Special Condition then the Purchaser acknowledges the Vendor's right to rescind this Contract of Sale at any time in its absolute discretion and such Contract of Sale shall be terminated immediately upon the Vendor giving written Notice to the Purchaser to that effect.
- 2.3 Termination under clause 2.2 of this Special Condition shall be without prejudice to the Vendor's rights against the Purchaser under this Contract of Sale and any other legal right which may be available to the Vendor, including the right to re sell the Land to any other party.

### **Special Condition 3- Continuing Obligations**

Any provision of this Contract which is capable of taking effect after completion of this Contract shall not merge on completion but rather shall continue in full force and effect.

### **Special Condition 4- Planning Restrictions**

The Purchaser buys subject to the *Planning and Environment Act 1987* and to all relevant planning controls and restrictions on the use and/or development of the Land imposed by the Planning Scheme for the municipality in which the Land is situated.

### **Special Condition 5- Whole Agreement**

- 5.1 Acknowledgment- The Purchaser acknowledges that:
  - a) this Contract of Sale is the sole repository of the agreement between the parties and that any notice, alteration, concession or allowance must be confirmed in writing between the legal practitioners or conveyancers representing the parties;
  - b) there are no terms, conditions, representations or warranties relating to the sale of the Land which have been relied upon by the Purchaser entering into this Contract except those included in this Contract of Sale;
  - c) the Purchaser has not relied on any information in any brochure, investment report or advertisement about the Land relating to:
    - i) its area or measurements;
    - ii) any description of any improvements, chattels, fixtures or fittings on the Land;
  - d) the Purchaser has relied on his own inspection and inquiries in purchasing the Land and any buildings, fences, plant and equipment, fixtures and fittings (the Installations) sold with the Land.

Purchaser/s to initial. ....

5.2 No Warranties- The Vendor and the agents of the Vendor have not made any representation nor given any warranty:

- a) about the condition or quality of the Installations, the Land or the services connected or available to it;
- b) that the Land is suitable for any purpose which the Purchaser may have indicated as his intention to pursue;
- c) that any permit of any nature has been obtained or is available from any authority;
- d) that any other land is available for acquisition (unless otherwise indicated in this Contract of Sale).

**Special Condition 6- Nominee Guarantee**

If the Purchaser is a company other than a public company and/or if the Purchaser nominates a substitute Purchaser which is a company other than a public company the Purchaser undertakes and agrees that it shall procure the Guarantee of the directors of the substitute Purchaser in the form annexed hereto to the performance of the obligations incurred by the Purchaser pursuant to this Contract of Sale within fourteen (14) days of the date of this Contract or of its nomination of the substitute Purchaser.

**Special Condition 7- Vendor Losses and Expenses**

The Vendor gives notice to the Purchaser and the Purchaser hereby acknowledges that in the event that the Purchaser fails to complete this Contract or comply with its Terms and Conditions by the due date(s), the Vendor will or may suffer the following losses or expenses which the Purchaser would be required to pay upon demand, in addition to the interest chargeable on the balance of purchase moneys, in accordance with the terms of the Contract:

- 7.1 the cost of obtaining bridging finance to complete the Vendor's purchase of another property and interest charged on such bridging finance;
- 7.2 interest payable by the Vendor under any existing Mortgage over the Land calculated from the due date for Settlement;
- 7.3 accommodation, additional removal and/or storage expenses necessarily incurred by the Vendor;
- 7.4 legal costs and expenses as between solicitor and own client on an indemnity basis;
- 7.5 penalties payable by the Vendor through any delay in completion of the Vendor's purchase of another property.

**Special Condition 8- State Revenue Assessment**

- 8.1 If there is more than one Purchaser, it is the Purchasers' responsibility to ensure the Contract correctly records at the date of sale the proportions in which the Purchasers are buying the Land ("the Proportions");
- 8.2 If the Proportions recorded in the Transfer of Land differ from those recorded in the Contract, it is the Purchasers' responsibility to pay any additional Duty which may be assessed as a result of the variation;

Purchaser/s to initial. ....



- 8.3 The Purchasers fully indemnify the Vendor, the Vendor's agent and the Vendor's legal practitioner against any claims or demands which may be made against any or all of them in relation to any additional Duty payable as a result of the Proportions in the Transfer of Land differing from those in the Contract;
- 8.4 Land Tax adjustment- the parties acknowledge that in the event that Settlement falls in a new year from the year of this Contract then new or additional Land Tax may be incurred and shall be adjusted as between the parties (refer to GC 23);
- 8.5 This Special Condition will not merge on completion.

**Special Condition 9- Acknowledgment of Property Condition**

- 9.1 The Purchaser acknowledges that he has inspected the Land and purchases the Land in its state of repair and condition (including but not limited to any deficiency which may require reinstatement or replacement or removal of asbestos or other hazardous material) as at the Day of Sale and the Purchaser shall not make any objection, requisition or claim any compensation by reason of such condition or state of repair (including but not limited to any deficiency which may require reinstatement or replacement) of the Land.
- 9.2 The Land is sold as it stands in every respect subject to any defect, whether latent or patent, and the Vendor shall not be bound by any advertisement or representation made or given by any agent at any time and the terms of this Contract shall represent the sole terms of the Agreement between the parties.

**Special Condition 10- Stakeholding**

Add to GC 14, after GC 14.3(c):

- '14.3 d) The Purchaser must authorise the release of the Deposit to the Vendor in writing if all Conditions of the *Sale of Land Act* 1962 enuring for the benefit of the Purchaser have been reasonably satisfied. If the Purchaser is not so satisfied then the Purchaser must give written notice of objection within twenty eight (28) days of the date of delivery of the Section 27 Certificate (the "said Objection") specifying such Condition(s); and
- i) that the said Condition(s) are fundamental to the sale herein; and
  - ii) the Condition(s) relates to the release of the Deposit being an unreasonable financial risk to the Purchaser if that Purchaser had lodged a Caveat over the Land; and
  - iii) the said Objection ought properly be satisfied before the Deposit is released and to do otherwise would be an unreasonable financial risk to the Purchaser;
- e) PROVIDED THAT the Purchaser indemnifies the Vendor against any costs, loss or damages in the event that:
- i) the said Objection is without proper legal foundation; or
  - ii) the Purchaser has otherwise failed to comply with all elements of this Stakeholding Condition.'

**Special Condition 11- Default Interest**

Interest at a rate of four per cent (4%) per annum plus the rate for the time being fixed by section 2 of the *Penalty Interest Rates Act* 1983 is payable on any money owing (including any Deposit money that is required to be released to the Vendor under the Stakeholding Condition) under the Contract to the Vendor during the period of default, without affecting any other rights of the offended party.

Purchaser/s to initial. ....

### **Special Condition 12- Default Notice**

- 12.1 A party is not entitled to exercise any rights arising from the other party's default, other than the right to receive interest and the right to sue for money owing, until the other party is served and fails to comply with a written Default Notice.
- 12.2 The Default Notice must:
  - a) specify the particulars of the default; and
  - b) state that it is the offended party's intention to exercise the rights arising from the default unless, within fourteen (14 days) of service of the Notice-
    - i) the default is remedied; and
    - ii) if the default is by the Purchaser, any reasonably foreseeable loss incurred as a result of the default and any interest payable are paid ("the default loss").

### **Special Condition 13- Default Not Remedied**

- 13.1 All unpaid money under the Contract becomes immediately payable to the Vendor if the default has been made by the Purchaser and is not remedied and the default loss is not paid.
- 13.2 The Contract immediately ends if:
  - a) the Default Notice also states that unless the default is remedied and the default loss is paid, the Contract will be ended in accordance with this General Condition; and
  - b) the default is not remedied and the default loss is not paid by the end of the period of the Default Notice.
- 13.3 If the Contract ends by a Default Notice given by the Purchaser:
  - a) the Purchaser must be repaid any money paid under the Contract and be paid any interest and reasonable costs payable under the Contract;
  - b) the Purchaser may also recover any reasonable loss otherwise recoverable.
- 13.4 If the Contract ends by a Default Notice given by the Vendor:
  - a) the Deposit or an amount up to ten per cent (10%) of the Price is forfeited to the Vendor as the Vendor's absolute property, whether the Deposit or ten per cent (10%) of the Price has been paid or not; and
  - b) the Vendor is entitled to possession of the Land; and
  - c) in addition to any other remedy, the Vendor may within eighteen (18) months of the Contract ending either:
    - i) retain the Land and sue for damages for breach of Contract; or
    - ii) resell the Land in any manner and recover any deficiency in the Price on the resale and any resulting expenses by way of liquidated damages; and
  - d) the Vendor may retain any part of the Price paid until the Vendor's damages, including the default loss, have been determined and may apply that money towards those damages; and
  - e) any determination of the Vendor's damages must take into account the amount forfeited to the Vendor.
- 13.5 The ending of the Contract does not affect the rights of the offended party as a consequence of the default.

Purchaser/s to initial. ....

**Special Condition 14- Deletion**

The following General Conditions are deleted and do not apply to this Contract of Sale- General Condition 9, 15, 16, 31.4, 31.5, and 31.6.

**Special Condition 15- Further Assurances**

The Vendor and the Purchaser must sign any documents and do anything else reasonably necessary to give effect to the terms of this Contract of Sale.

**Special Condition 16- State Taxation Acts and Other Acts Amendment Bill 2023 (“Bill”)**

16.1 The Bill prohibits a Vendor from recovering the Windfall Gains Tax and adjusting Land Tax in circumstances (as set out in the Bill) for Contracts of Sale of Land entered into on and from 1 January 2024.

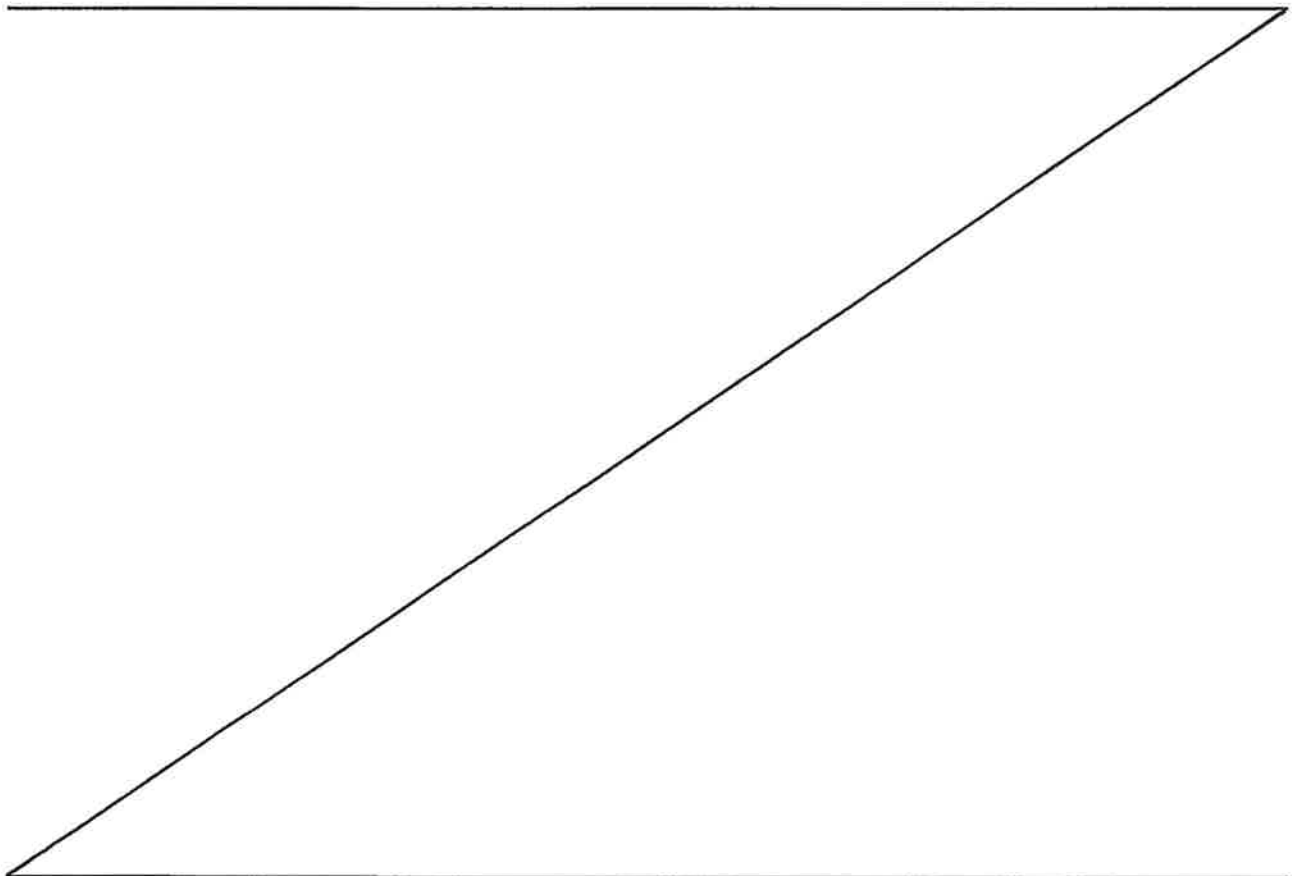
16.2 For the purposes of General Condition 23, the expression “periodic outgoings” does not include any amounts to which section 10G of the *Sale of Land Act* 1962 applies. General Condition 28 does not apply to any amounts to which sections 10G or 10H of the *Sale of Land Act* 1962 applies.

**Special Condition 17- Electronic Signatures**

Refer to GC 1, 1.1 to 1.6

The Purchaser/s who sign this Contract of Sale using an “electronic signature” acknowledge that communications from the Purchaser’s conveyancer or representative shall be deemed to mean that any “electronic signature” purportedly by the Purchaser/s to this Contract of Sale is certified as that of the Purchaser/s or the person/s named, as the case may be.

Purchaser/s to initial. ....



---

**\* LAW INSTITUTE OF VICTORIA  
PROPERTY LAW DISPUTE RESOLUTION COMMITTEE GUIDELINES**

1. The Committee has been established to decide disputes relating to property law matters. Where a party does not have a legal practitioner representing them, the dispute cannot be heard until that party instructs a legal practitioner.
2. An agreed Statement of Facts must be signed by all parties and referring legal practitioners and must include:
  - a) A clear and concise statement of all the relevant agreed facts upon which the dispute is based. The Committee is unable to make any decision unless the facts are agreed between the parties.
  - b) A copy of all relevant documents.
  - c) The issues, based on the agreed facts, to be decided by the Committee.
3. Applications for disputes to be decided by the Committee shall include an agreement by the referring legal the parties to be bound by the Committee's decision on any question of law or practice.
4. Applications in the appropriate form must be lodged with the Secretary of the Property Law Dispute Resolution Committee C/- the Law Institute of Victoria.
5. An administration fee of one hundred dollars (\$100.00) for each referring legal practitioner must be paid to the Law Institute of Victoria when the application is lodged.
6. The Committee's decision will be based upon the material contained in the Statement of Facts. In making its decision the Committee shall act as an expert panel and not as an arbitrator.
7. The Committee reserves the right -
  - a) to call for further and better particulars in order to make a decision.
  - b) to refuse to decide any dispute, in which cases all fees will be refunded in full.
8. The Committee's written decision will be sent to the referring legal practitioners within seven (7) days of the dispute being decided.

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*\* The Guidelines and forms required can be obtained from the Secretary of the Property & Environmental Law Section, Law Institute of Victoria, telephone (03) 9607 9522.*

## GUARANTEE

I/ We .....  
of .....  
[hereinafter called "the Guarantor(s)"] in consideration of the within named Vendor selling to the within named Purchaser at my/our request and the land described in the within Contract for the price and upon the terms and conditions therein set forth do hereby for myself/ourselves my/our respective Executors and Administrators **JOINTLY AND SEVERALLY COVENANT** with the said Vendor that if at any time default shall be made in the payment of the deposit or residue of purchase money or interest or other moneys payable by the Purchaser to the Vendor under the within Contract or in the performance or observance of any term or condition of the within Contract to be performed or observed by the Purchaser I/we will forthwith on demand by the Vendor pay to the Vendor the whole of such deposit residue of purchase money interest or other moneys which shall then be due and payable to the Vendor and will keep the Vendor indemnified against all loss of purchase money interest and other moneys payable under the within Contract and all losses costs charges and expenses whatsoever which the Vendor may incur by reason of any default as aforesaid on the part of the Purchaser.

**THIS GUARANTEE** shall be a continuing Guarantee and shall not be released by any neglect or forbearance on the part of the Vendor in enforcing payment of any of the moneys payable under the within Contract or the performance or observance of any of the agreements obligations or conditions under the within Contract or by time being given to the Purchaser for any such payment performance or observance or by any other thing which under the law relating to sureties would but for this provision have the effect of releasing me/us my/our Executors and Administrators.

**IN WITNESS WHEREOF** I/we have set my/our hand and seals this ..... day  
of ..... Two thousand and twenty four / five.

**SIGNED SEALED and DELIVERED** by the )  
said ..... )  
in the presence of: ) .....

**Witness** .....

**SIGNED SEALED and DELIVERED** by the       )  
said ..... )  
in the presence of:                     ) .....

Witness .....

# VENDOR / SUPPLIER GST WITHHOLDING NOTICE

**Pursuant to Section 14-255 Schedule 1  
*Taxation Administration Act 1953 (Cth)***

To the Purchaser: .....

Property Address: **78 PARER STREET, BURWOOD 3125**

The Purchaser / Recipient is not required to make any payment under Section 14-255 Schedule 1  
*Taxation Administration Act 1953 (Cth)* in relation to the above Property.

From the Vendor / Supplier: **ENZO CRISANTE and ANTONIETTA CRISANTE**

Dated: ..... **5<sup>TH</sup> DAY OF DECEMBER,** ..... 2024 / ~~2025~~

Signed by or on behalf of the Vendor / Supplier:

.....  
**ENZO CRISANTE**

.....  
**ANTONIETTA CRISANTE**

Signature/s of the Purchaser/s- .....

**VENDOR'S STATEMENT TO THE PURCHASER  
OF REAL ESTATE PURSUANT TO  
SECTION 32 OF THE SALE OF LAND ACT 1962**

**VENDOR-**                    **ENZO CRISANTE and ANTONIETTA CRISANTE**  
                                 of 23A Trafalgar Road, Camberwell 3124

**LAND-**                    **78 PARER STREET, BURWOOD 3125**  
                                 **CERTIFICATE OF TITLE Volume 10577 Folio 711**

---

**IMPORTANT NOTICE TO PURCHASERS**

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 of Sale.

The Purchaser acknowledges being given this Statement signed by the Vendor with the attached documents **BEFORE** the Purchaser signed any Contract of Sale.

The Due Diligence Checklist **IS ATTACHED** to this Vendor's Statement.

See <http://consumer.vic.gov.au/duediligencechecklist>

---

**1.      FINANCIAL MATTERS (32 A)**

Information concerning any rates, taxes, charges or other similar outgoings **AND** any interest payable on any part of them for the current relevant rateable year is contained in the **ATTACHED** Certificates.

The Contract of Sale provides that at settlement the rates will be adjusted between the parties with each party paying their proportion of rates or other outgoings according to their occupancy of the Land. New rates may be struck each year.

**2.      INSURANCE (32 B)**

The Contract of Sale does **NOT** provide that the Land does not remain at the risk of the Vendor until the Purchaser becomes entitled to possession.

The Purchaser should consider arranging his own insurance(s) of the Land after signing any Contract of Sale.

Where there is a residence on the Land which was constructed within the preceding six (6) years, and Section 137B of the Building Act 1993 applies, particulars of the required insurance are as follows:

**NOT APPLICABLE**

**3.      LAND USE (32 C)**

Information concerning any easement, covenant or similar restriction affecting the Land (whether registered or unregistered) **IS ATTACHED** together with any tenancy agreement (if applicable).

There are no existing failures to comply with the terms of such easement, covenant and/or restriction to the Vendor's knowledge.



## **VENDOR'S STATEMENT** continued

The Vendor has **NOT** received any notice(s) from any statutory authority as to non-compliance. The Vendor is only able to provide details which they have directly obtained themselves from any statutory authority of any construction of any buildings during the time the Vendor has been the registered proprietor of the Land.

The Land **IS NOT** within a designated bush fire prone area within the meaning of Section 192A of the *Building Act* 1993.

There **IS** access to the Land by road.

Planning information is contained in the **ATTACHED** certificate.

### **4. NOTICES (32 D)**

To the Vendor's knowledge there is no notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the Land of which the Vendor might reasonably be expected to have knowledge, however the Vendor has no means of knowing all decisions of government and other authorities unless such decisions have been communicated to the Vendor.

### **5. BUILDING PERMITS (32 E)**

**NO** Building Permit was issued under the *Building Act* 1993 during the past seven (7) years.

### **6. OWNERS CORPORATION (32 F)**

The Land is **NOT** affected by an Owners Corporation within the meaning of the *Owners Corporation Act* 2006.

### **7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC) (32 G)**

There is **NO** notice or certificate.

### **8. SERVICES (32 H)**

The services below marked with an 'X' are **NOT** connected to the Land:

Electricity . . . . . Gas . . . . . Water . . . . . Sewerage . . . . . Telephone . . . . .

The Purchaser should be aware that the Vendor may terminate their account with the service provider before settlement and the Purchaser will need to reconnect to the service.

### **9. TITLE (32 I)**

**ATTACHED** are the following documents concerning Title:

A copy of the Register Search Statement and the documents, or part of the documents, referred to as the diagram location in the Register Search Statement/s that identifies the Land and its location including any Plan of Subdivision and a copy of any Covenant/s which affect the Land.

**VENDOR'S STATEMENT continued**

**10. ACKNOWLEDGEMENT BY VENDOR**

The Vendor/s hereby confirm that they have read this Section 32 Statement and approve all details including services connected to the Land, building approvals, owner builder works, construction over easements and notices issued in relation to the Land.

**DATE OF THIS STATEMENT-** ..... 2024 / 2025

**SIGNATURES OF THE VENDORS-** .....

  
.....  
**ENZO CRISANTE**  
  
.....  
**ANTONIETTA CRISANTE**

**11. ACKNOWLEDGEMENT BY THE PURCHASER(S)**

The Purchaser/s acknowledge having been provided with a prescribed Due Diligence Checklist as published by Consumer Affairs Victoria before the Purchaser signed any Contract of Sale.

The Purchaser/s acknowledge being given a duplicate of this Vendor's Statement signed by the Vendor/s before the Purchaser signed any Contract.

**DATE OF THIS ACKNOWLEDGMENT-** ..... 2024 / 2025

**SIGNATURE(S) OF THE PURCHASER(S)-** .....

(print full name) .....

.....

(print full name) .....

# **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 using the **Due diligence checklist page on the Consumer Affairs Victoria website ([consumer.vic.gov.au/duediligencechecklist](http://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 attract 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:

- a) 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.
- b) Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- c) 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 Licenses associated with the land?

## DUE DILIGENCE CHECKLIST continued

### **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 documents 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 Title to the property which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 Vendor 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.

## DUE DILIGENCE CHECKLIST continued

### **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 works are 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 is 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.

### **Buyer's (Purchaser's) Rights**

#### **Do you know your rights when buying a property?**

The Contract of Sale and section 32 Vendor 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 Contract 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 purchase. 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 purchaser, you have rights.

# PLANNING CERTIFICATE

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

## CERTIFICATE REFERENCE NUMBER

1092136

## APPLICANT'S NAME & ADDRESS

WARREN WOOLCOCK C/- LANDATA  
MELBOURNE

## VENDOR

CRISSANTE, ENZO

## PURCHASER

ADVISED, TO BE

## REFERENCE

Crisante Parer

This certificate is issued for:

LOT 1 PLAN PS441197 ALSO KNOWN AS 78 PARER STREET BURWOOD  
WHITEHORSE CITY

The land is covered by the:

WHITEHORSE PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- is within a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 6
- and a DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1

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

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

27 November 2024

**Sonya Kilkenny**  
Minister for Planning

Additional site-specific controls may apply.  
The Planning Scheme Ordinance should be  
checked carefully.  
The above information includes all  
amendments to planning scheme maps  
placed on public exhibition up to the date  
of issue of this certificate and which are  
still the subject of active consideration

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

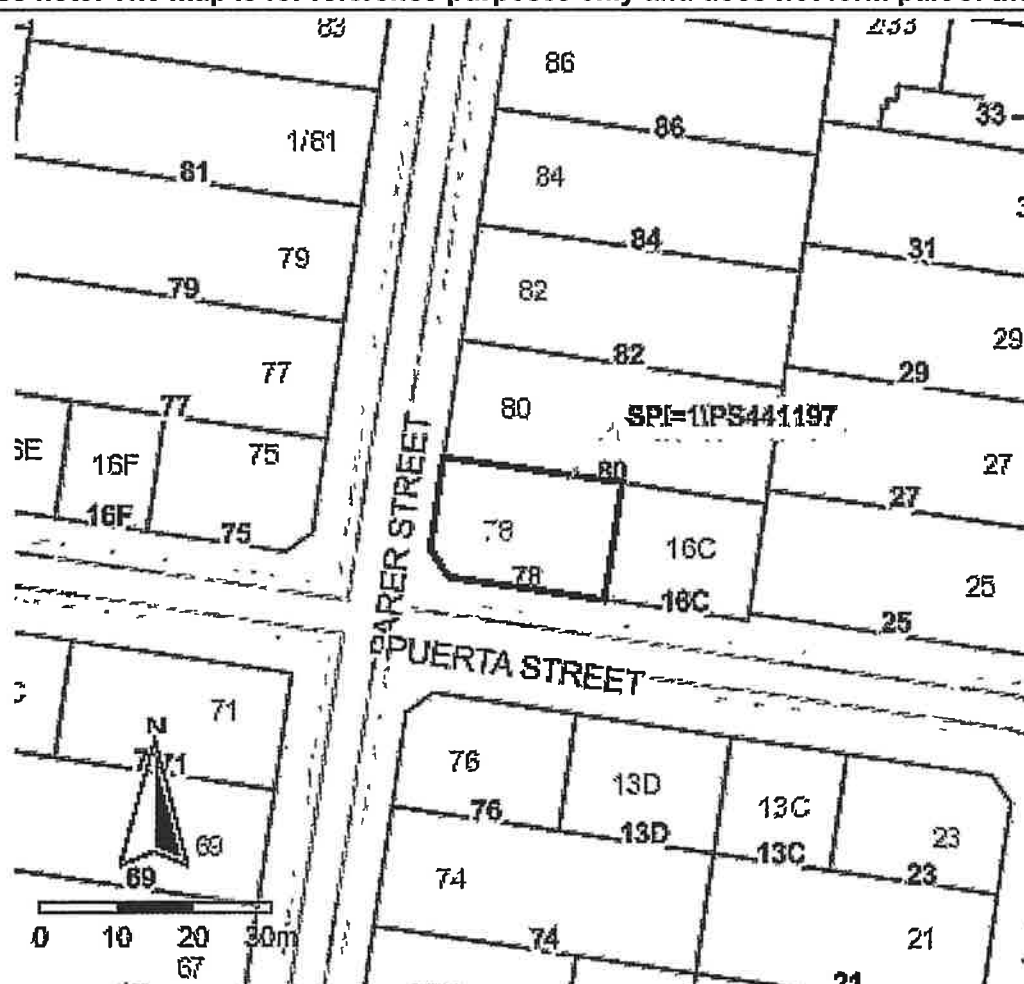
LANDATA®  
T: (03) 9102 0402  
E: [landata.enquiries@servictoria.com.au](mailto:landata.enquiries@servictoria.com.au)

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](mailto:landata.enquiries@servictoria.com.au)

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



Copyright © State Government of Victoria. Service provided by [maps.land.vic.gov.au](http://maps.land.vic.gov.au)

#### 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.





**Whitehorse City Council**  
379–399 Whitehorse Road  
Nunawading VIC 3131  
Locked Bag 2 Nunawading VIC 3131  
  
ABN: 39549568822

Telephone: (03) 9262 6333  
Fax: (03) 9262 6490  
NRS: 133 677  
TIS: 131 450  
customer.service@whitehorse.vic.gov.au  
www.whitehorse.vic.gov.au

## LAND INFORMATION CERTIFICATE

### Local Government Act 1989 - Section 229

Certificate Number: 3513  
Date of Issue: 27 November 2024  
Applicant's Reference: 75078699-014-8:70339

This Certificate provides information regarding valuation, rates, charges, fire services property levy, other moneys owing and any orders and notices made under the *Local Government Act 1958*, the *Local Government Act 1989*, the *Fire Services Property Levy Act 2012* 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, flooding information or service easements. Information regarding these matters may be available from the Council or the relevant authority. A fee may be charged for such information.

<b>Assessment Number:</b> 763887	<b>Check Digit:</b> 7
<b>Property Description:</b> LOT 1 PS 441197R 47B	
<b>Property Address:</b> 78 Parer Street, BURWOOD VIC 3125	

The Council uses Capital Improved Value (CIV) for rating purposes. The current level of values date is 1 January 2024 and the date on which the valuation became operative for rating purposes for this property is 01-Jul-2024.

<b>Site Value:</b>	<b>\$805,000</b>
<b>Capital Improved Value:</b>	<b>\$900,000</b>
<b>Net Annual Value:</b>	<b>\$45,000</b>

### RATES AND CHARGES LEVIED FOR THE PERIOD 1 JULY 2024 TO 30 JUNE 2025

#### DECLARED BY COUNCIL 24 JUNE 2024

#### FIRE SERVICES PROPERTY LEVY (FSPL) RAISED FOR THE PERIOD 1 JULY 2024 TO 30 JUNE 2025

General Rates	1,244.30
FSPL Fixed Charge	132.00
FSPL Variable Rate	78.30
Waste Service Charges	359.05
<b>TOTAL CURRENT LEVIED</b>	<b>\$1,813.65</b>

#### OTHER CHARGES

Arrears	0.00
Interest	0.00
Legal Costs	0.00
Other Charges	0.00
<b>TOTAL</b>	<b>\$0.00</b>

**TOTAL AMOUNT OUTSTANDING** **\$1,359.00**

For Waste Service charge details, please see page 3  
FOR PAYMENT INFORMATION SEE BACK PAGE BELOW SIGNATURE



NOTE:

**Section 175 Local Government Act 1989 and Section 32 Fire Services Property Levy Act 2012**

A person who becomes the owner of rateable or leviable land must pay any rate, charge or levy on the land which is current; and any arrears of rates, charges or levies (including interest on those rates, charges or levies) on the land which are due and payable.

If a Council has obtained an award for legal costs in relation to any rate or charge owing by the previous owner of the rateable or the leviable land, the above section applies to the amount of legal costs remaining unpaid as if the legal costs were arrears of rates, charges or levies.

If the previous owner of the rateable or leviable land had been paying any rate, charge or levy by instalments at the time the ownership of the land changed, the person who becomes the owner of the land may continue the payment of that rate, charge or levy by instalments.

The person who becomes the owner of rateable land may also pay a rate or charge by instalments if the previous owner could have paid it by instalments and the person becomes the owner of the land before the date the first instalment falls due. The person who becomes the owner of leviable land may also pay a levy amount by instalments.

In all other cases, the person who becomes the owner of rateable or leviable land must pay any amount due by the date it was due to have been paid by the previous owner of the land; or if that date has already passed, immediately after the person becomes the owner of the land (in the case of rates and charges under the *Local Government Act 1989*), or within 14 days from the date the person becomes the owner of the land (in the case of levies under the *Fire Services Property Levy Act 2012*).

For the 2024/2025 rating year, due dates for instalments are 30 September 2024, 30 November 2024, 28 February 2025 and 31 May 2025. Due date for lump sum payment is 15 February 2025.

**Notices, Orders, Subdivisional Matters and Other Outstanding and/or Potential Liability Matters**

- A. There are no monies owed for works under the *Local Government Act 1958*.
- B. There is no potential liability for rates under the *Cultural and Recreational Lands Act 1963*.
- C. There is no potential liability for land to become rateable under sections 173 or 174A of the *Local Government Act 1989*.
- D. There are no outstanding monies required to be paid for recreational purposes or any transfer of land to the Council for recreational purposes under section 18 of the *Subdivision Act 1988* or the *Local Government Act 1958*.
- E. There are no monies owed under Section 227 of the *Local Government Act 1989*.
- F. There are no notices or orders on the land which has continuing application under the *Local Government Act 1958*, the *Local Government Act 1989* or under a local law of the Council.
- G. At the time of writing there are no monies owed in relation to the land under section 94(5) of the *Electricity Industry Act 2000*.
- H. At the time of writing there are no environmental upgrade charges in relation to the land which is owed under section 181C of the *Local Government Act 1989*.

There is other information under section 229(3) of the *Local Government Act 1989* (other than as set out on page 3 under "Comments" (if any) and this additional information is as follows):

**Additional information**

Notwithstanding that, pursuant to a written request previously received from the owner of the property, for Council to send its rates and charges notices for payment to a person other than the owner (in this case, according to Council's records, the occupier of the property, as the tenant of the property), the owner of the property is reminded that –

- the owner of the property is, and remains, liable to pay the rates and charges on the property, including interest, should the occupier not pay the rates and charges (or any instalment) by their due date, or at all;
- all declared rates and charges in relation to the property which are unpaid and any unpaid interest on such rates or charges and any costs awarded to Council by a court or in any proceedings in relation to such rates or charges or interest are a first charge on the property; and
- unless Council decides otherwise, no waiver or deferral of rates and charges will be given merely because the owner of the property is unable to recover rates and charges from the tenant, or if the property is, or becomes, vacant, or if the property is, or becomes, subject to the grant by the owner of a rental discount or other reduction.

To determine if there are any outstanding building notices or orders on the property, an application can be made for a Building Property Information Request, which provides information on the status of building works. Visit <https://www.whitehorse.vic.gov.au/planning-building/lodge-and-apply> or call 9262 6421 for more information.

In accordance with the section 2 of the *Penalty Interest Rates Act 1983*, interest will continue to accrue on any overdue rates, charges or levies at the prescribed rate of 10 per cent per annum until paid in full.

I hereby certify that, as at the issue date of this Certificate the information supplied is true and correct for the property described in this Certificate.

This Certificate is valid for 120 days from the date of issue. Council may be prepared to provide up to date verbal information to the applicant about matters disclosed in this Certificate. No liability will be accepted for verbal updates given or for any changes that occur after the issue date.

**BIN SERVICES AT PROPERTY** (Please note: If there are multiple bins of the same type and size, they will list separately below):

Garbage - 80L  
Recycling - 240L  
Garden Organics - 240L

**For further information on the items that the waste service charges can comprise of, please see:**  
<https://www.whitehorse.vic.gov.au/waste-environment/rubbish-recycling/bin-services/waste-service-charge>

**COMMENTS:**

**Authorised Officer:**

A handwritten signature in black ink, appearing to read 'G. Matelli', is written over a horizontal line.

If the subject property is a recent subdivision, please contact Council's Rates Department on 9262 6292 to ascertain if an updated reference number is required for BPAY payment.

**Payment of rates and charges outstanding can be made by:**

- Bpay – Biller Code: 18325 Reference Number: 0007638877
- On Council's website at: <http://www.whitehorse.vic.gov.au/Online-Payment.html>

When transfer of property is settled please email the Notice of Acquisition to [customer.service@whitehorse.vic.gov.au](mailto:customer.service@whitehorse.vic.gov.au) or send to Locked Bag 2, Nunawading DC VIC 3131. Other forms of notification at this stage are unable to be accepted.



YARRA VALLEY WATER  
ABN 93 056 902 501

Luoknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

29th November 2024

Warren Woolcock C/- LANDATA  
LANDATA

Dear Warren Woolcock C/- LANDATA,

**RE: Application for Water Information Statement**

<b>Property Address:</b>	78 PARER STREET BURWOOD 3125
<b>Applicant</b>	Warren Woolcock C/- LANDATA LANDATA
<b>Information Statement</b>	30903556
<b>Conveyancing Account Number</b>	7959580000
<b>Your Reference</b>	Crisante Parer

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](mailto:propertyflow@yvw.com.au). For further information you can also refer to the Yarra Valley Water website at [www.yvw.com.au](http://www.yvw.com.au).

Yours sincerely,

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

Lisa Anelli  
GENERAL MANAGER  
RETAIL SERVICES

**Yarra Valley Water Property Information Statement**

Property Address	78 PARER STREET BURWOOD 3125
------------------	------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

**THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)**

Existing sewer mains will be shown on the Asset Plan.

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

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



YARRA VALLEY WATER  
ABN 93 059 902 501

Luoknow Street  
Mitoam Victoria 3132

Private Bag 1  
Mitoam Victoria 3132

DX 13204

F (03) 9872 1353

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

**Melbourne Water Property Information Statement**

Property Address	78 PARER STREET BURWOOD 3125
------------------	------------------------------

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  
ABN 83 065 502 501

Luoknow Street  
Miltonham Victoria 3132

Private Bag 1  
Miltonham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.vic.gov.au  
yvw.vic.gov.au

Warren Woolcock C/- LANDATA  
LANDATA  
certificates@landata.vic.gov.au

## RATES CERTIFICATE

Account No: 4478820000  
Rate Certificate No: 30903556

Date of Issue: 29/11/2024  
Your Ref: Crisante Parer

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
78 PARER ST, BURWOOD VIC 3125	1\PS441197	1585864	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-10-2024 to 31-12-2024	\$20.86	\$0.00
Residential Usage Charge		\$0.00	\$0.00
Residential Sewer Service Charge	01-10-2024 to 31-12-2024	\$119.50	\$0.00
Parks Fee	01-10-2024 to 31-12-2024	\$21.98	\$0.00
Drainage Fee	01-10-2024 to 31-12-2024	\$30.77	\$0.00
Residential Water and Sewer Usage Charge		\$0.00	\$0.00

### Other Charges:

Interest

No interest applicable at this time

No further charges applicable to this property

Balance Brought Forward \$0.00

Total for This Property \$0.00

GENERAL MANAGER  
RETAIL SERVICES

### Note:

1. From 1 July 2023, the Parks Fee has been charged quarterly instead of annually.
2. From 1 July 2023, for properties that have water and sewer services, the Residential Water and Sewer Usage charge replaces the Residential Water Usage and Residential Sewer Usage charges.
3. This statement details all tariffs, charges, and penalties due and payable to Yarra Valley Water as of the date of this statement and includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
4. All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection



activities - pursuant to section 275 of the Water Act 1989.

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

6. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

7. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up-to-date financial information, please order a Rates Settlement Statement prior to settlement.

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

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

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

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

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



YARRA VALLEY WATER  
ABN 93 059 602 501

Luoknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitoham Viotoria 3132

DX 13204

F (03) 9872 1353

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

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

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

Property No: 1585864

Address: 78 PARER ST, BURWOOD VIC 3125

Water Information Statement Number: 30903556

#### HOW TO PAY:



Biller Code: 314567  
Ref: 44788200001

Amount  
Paid

Date  
Paid

Receipt  
Number

Property Clearance Certificate

Land Tax



WARREN WOOLCOCK

Your Reference: LD:75078699-011-7.CRISANT

Certificate No: 80938073

Issue Date: 27 NOV 2024

Enquiries: ESYSPROD

Land Address: 78 PARER STREET BURWOOD VIC 3125

Land Id	Lot	Plan	Volume	Folio	Tax Payable
28628379	1	441197	10577	711	\$0.00

Vendor: ANTOINETTA CRISSANTE & ENZO CRISSANTE

Purchaser: TO BE ADVISED

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR ENZO CRISANTE	2024	\$780,000	\$3,330.00	\$0.00	\$0.00

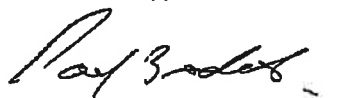
Comments: Land Tax of \$3,330.00 has been assessed for 2024, an amount of \$3,330.00 has been paid.

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

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:	\$880,000
SITE VALUE:	\$780,000
CURRENT LAND TAX CHARGE:	\$0.00



# Notes to Certificate - Land Tax

**Certificate No:** 80938073

## 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 = \$3,330.00

Taxable Value = \$780,000

Calculated as \$2,250 plus ( \$780,000 - \$600,000) multiplied by 0.600 cents.

## Land Tax - Payment Options

### BPAY



Billers Code: 5249  
Ref: 80938073

### 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](http://www.bpay.com.au)

### CARD



Ref: 80938073

### Visa or Mastercard

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

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)

# Property Clearance Certificate

## Commercial and Industrial Property Tax



WARREN WOOLCOCK

Your Reference: LD:75078699-011-7.Crisante Par

Certificate No: 80938073

Issue Date: 27 NOV 2024

Enquires: ESYSPROD

Land Address: 78 PARER STREET BURWOOD VIC 3125

Land Id	Lot	Plan	Volume	Folio	Tax Payable
28628379	1	441197	10577	711	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
120.5	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

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

Paul Broderick  
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$880,000
SITE VALUE:	\$780,000
CURRENT CIPT CHARGE:	\$0.00

# Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 80938073

## Power to issue Certificate

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

## Amount shown on Certificate

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

## Australian Valuation Property Classification Code (AVPCC)

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

## Commercial and industrial property tax information

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

## Change of use of tax reform scheme land

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

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

## Commercial and industrial property tax is a first charge on land

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

## Information for the purchaser

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

## Information for the vendor

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

## Passing on commercial and industrial property tax to a purchaser

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

## General information

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

# Property Clearance Certificate

## Windfall Gains Tax



WARREN WOOLCOCK

Your LD:75078699-011-7.CRISANTE  
Reference: PAR  
Certificate No: 80938073  
Issue Date: 27 NOV 2024

Land Address: 78 PARER STREET BURWOOD VIC 3125

Lot	Plan	Volume	Folio
1	441197	10577	711

Vendor: ANTOINETTA CRISSANTE & ENZO CRISSANTE  
Purchaser: TO BE ADVISED

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

Comments: No windfall gains tax liability identified.

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

Paul Broderick  
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:  
\$0.00



# Notes to Certificate - Windfall Gains Tax

Certificate No: 80938073

## 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

<p><b>BPAY</b></p>  <p>Billers Code: 416073 Ref: 80938079</p> <p><b>Telephone &amp; Internet Banking - BPAY®</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p><a href="http://www.bpay.com.au">www.bpay.com.au</a></p>	<p><b>CARD</b></p>  <p>Ref: 80938079</p> <p><b>Visa or Mastercard</b></p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p><a href="http://sro.vic.gov.au/payment-options">sro.vic.gov.au/payment-options</a></p>	<p><b>Important payment information</b></p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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\*\*\*\* Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning \*\*\*\*

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Warren Woolcock  
1582 High STREET  
GLEN IRIS 3146

Client Reference: Crisante Parer

NO PROPOSALS. As at the 27th November 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®.

78 PARER STREET, BURWOOD 3125  
CITY OF WHITEHORSE

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: 27th November 2024

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 75078699 - 75078699155225 'Crisante Parer'



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

Page 1 of 1

VOLUME 10577 FOLIO 711

Security no : 124120201864D

Produced 27/11/2024 03:57 PM

**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 441197R.  
PARENT TITLE Volume 06551 Folio 015  
Created by instrument PS441197R 09/04/2001

**REGISTERED PROPRIETOR**

Estate Fee Simple  
TENANTS IN COMMON  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor  
ENZO CRISANTE of 78 PARER STREET BURWOOD 3125  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor  
ANTONIETTA CRISANTE of 78 PARER STREET BURWOOD 3125  
PS441197R 09/04/2001

**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 PS441197R 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: 78 PARER STREET BURWOOD VIC 3125

DOCUMENT END



# Imaged Document Cover Sheet

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

Document Type	<b>Plan</b>
Document Identification	<b>PS441197R</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>27/11/2024 15:57</b>

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

<b>PLAN OF SUBDIVISION</b>				STAGE NO. —	LTO use only <b>EDITION 1</b>	Plan Number <b>PS 441197 R</b>
<b>Location of Land</b> <b>Parish:</b> NUNAWADING  <b>Township:</b> — <b>Section:</b> — <b>Crown Allotment:</b> — <b>Crown Portion:</b> —  <b>LTO Base Record:</b> DCMB <b>Title Reference:</b> VOL. 6551 FOL. 015  <b>Last Plan Reference:</b> LOT 170 ON LP 7041 <b>Postal Address:</b> 78 PARER STREET, BURWOOD (at time of subdivision)  <b>AMG Co-ordinates</b> E 333 140 Zone: 55 (of approx. centre of land in plan) N 5 809 550				<b>Council Certification and Endorsement</b> <b>Council Name:</b> CITY OF WHITEHORSE <b>Ref:</b> CRT 2402 1. This plan is certified under section 6 of the Subdivision Act 1988. <del>2. This plan is certified under section 11(7) of the Subdivision Act 1988.</del> <del>Date of original certification under section 6</del> / / <del>3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.</del> <b>OPEN SPACE</b> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. <del>(ii) The requirement has been satisfied.</del> <del>(iii) The requirement is to be satisfied in Stage</del> ..... Council delegate <del>Council seal</del> Date 20 / 12 / 00 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
<b>Vesting of Roads or Reserves</b>				<b>Notations</b>		
Identifier	Council/Body/Person			<b>Staging</b> This is/is not a staged subdivision Planning Permit No.		
NIL	NIL			<b>Depth Limitation</b>  DOES NOT APPLY		
<b>Survey</b> This plan is/is not based on survey This survey has been connected to permanent marks no(s) In Proclaimed Survey Area No.						
<b>Easement Information</b>					<b>LTO use only -</b>	
<b>Legend:</b> E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement or other Encumbrance A - Appurtenant Easement R - Encumbering Easement (Road)					Statement of Compliance/ Exemption Statement  Received <input checked="" type="checkbox"/> Date 3 / 4 / 01	
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL LAND IN THIS PLAN						
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
E-1	DRAINAGE	3.05	LP 7041	LOTS ON LP 7041		
E-1	SEWERAGE	3.05	THIS PLAN	YARRA VALLEY WATER LIMITED		
E 1	ANY EASEMENTS	3 05	C/T VOL 6551 FOL 015	UNSPECIFIED		
<b>CALVIN F RAVEN</b> LICENSED SURVEYOR P.O. BOX 2143 KEW, 3101 Ph. 9818 5560 Fax. 9818 7999 email: acsurvey@smart.net.au				LICENSED SURVEYOR (PRINT)..... <b>CALVIN F RAVEN</b> SIGNATURE..... DATE 11 / 8 / 00 REF 3013 VERSION 3013/01/1/A		<b>LTO use only</b> <b>PLAN REGISTERED</b> TIME 5:15 pm DATE 9 / 4 / 01 ..... Assistant Registrar of Titles Sheet 1 of 2 Sheets DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3

# PLAN OF SUBDIVISION

### Plan Number

PS 441197 R

**Stage No.**

PATTERSON AVENUE

STREET

PARER

90°02' (42.37)

270°02' (42.37)

PUERTA STREET

324.92

00021 15.24

23.67

1

364m<sup>2</sup>

0002, 15.24

**(18.70)**

2

 $282m^2$ 

**23.67**

(18.70)

3.05

3.05

15-24

E-1

180021

Sheet 2 of 2 Sheets

CALVIN F RAVEN

**LICENSED SURVEYOR**

P.O. BOX 2143 KEW, 3101

Ph. 9818 5560 Fax. 9818 7999

email: [acsurveysmart.net.au](mailto:acsurveysmart.net.au)

ORIGINAL

SCALE	SHEET	SIZE
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1:200

**SCALE**

A horizontal number line with tick marks at every integer from 0 to 8. The numbers 2, 4, and 8 are labeled above the line.

**LENGTHS ARE IN METRES**

**LICENSED SURVEYOR (PRINT)** **CALVIN F RAVEN**

**SIGNATURE** ..... **DATE** .....

3013

.....

DATE / /

**COUNCIL DELEGATE SIGNATURE**

	110	120	130	140	150 mm
110	110	120	130	140	150 mm
120	120	130	140	150	
130	130	140	150		
140	140	150			
150	150				

### T.O. 3

**78 PARER STREET, BURWOOD 3125**

**- PROPERTY -**

**ENZO CRISANTE and ANTONIETTA CRISANTE**

**- VENDOR -**

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**CONTRACT OF SALE OF REAL ESTATE**

**- AND -**

**VENDOR STATEMENT**

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**WARREN WOOLCOCK**

**Barrister & Solicitor**

**ABN 26 502 215 585**

**1582 High Street**

**Glen Iris 3146 Victoria**

**Telephone: 9885 8600**

**Email: [ww@warrenwoolcock.com](mailto:ww@warrenwoolcock.com)**

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