

SECTION 32 **STATEMENT**

PURSUANT TO DIVISION 2 OF PART II
SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

Vendor:	Kee Sook Boquien
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Property:	Unit 103/1088 Stud Road ROWVILLE VIC 3178
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VENDORS REPRESENTATIVE

Cardinia Conveyancing

PO Box 987
BERWICK VIC 3806

Tel: 03 9769 8995

Fax:

Email: contactus@cardiniaconveyancing.com.au

Ref: 24/6615

SECTION 32 STATEMENT
UNIT 103/1088 STUD ROAD ROWVILLE VIC 3178

32A FINANCIAL MATTERS

Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is as follows-

Their total does not exceed \$6,500

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- None to the Vendors knowledge save and except that land tax may apply if land value exceeds \$50,000 or a change of use occurs.

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

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

The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is AVPCC No: 125.

The land is not land tax reform scheme land within the meaning of the CIPT Act.

32B INSURANCE

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable
- (b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:- Not applicable.

32C LAND USE

(a) RESTRICTIONS

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:-

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

(b) BUSHFIRE

This land is not in a designated bushfire- prone area under section 192A of the Building Act 1993.

SECTION 32 STATEMENT
UNIT 103/1088 STUD ROAD ROWVILLE VIC 3178

(c) ROAD ACCESS
There is access to the Property by Road.

(d) PLANNING
Planning Scheme: Knox City Planning Scheme
Responsible Authority: Knox City Council
Zoning: Residential Growth Zone
Planning Overlay/s: None

32D NOTICES

Save and except as attached, the Vendor is not aware of any Notices, Declarations, Property Management Plans, Reports, Recommendations or Orders in respect of the land issued by a Government Department or Public Authority or any approved proposal directly and currently affecting the land however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor.

32E BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):-

No such Building Permit has been granted to the Vendors knowledge.

32F OWNERS CORPORATION

Attached is a copy of the current Owners Corporation Certificate issued in respect of the land together with all documents and information required under section 151 of the *Owners Corporations Act 2006*.

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

- (1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –
- land that is to be transferred under the agreement.
 - land on which works are to be carried out under the agreement (other than Crown land).
 - land in respect of which a GAIC is imposed

32H SERVICES

Service	Status
Electricity supply	Connected
Gas supply	Connected
Water supply	Connected
Sewerage	Connected
Telephone services	Connected

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate any account with a service provider before settlement, and the purchaser may need to have the service reconnected.

SECTION 32 STATEMENT
UNIT 103/1088 STUD ROAD ROWVILLE VIC 3178

32I TITLE

Attached are the following document/s concerning Title:

In the case of land under the *Transfer of Land Act 1958* a copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.

MATERIAL FACT

The unit can be affected by water ingress from the drain adjacent to the front door of the building when the flow exceeds the design capacity of the drain.

ATTACHMENTS

Attached to this Section 32 Statement please find:-

- All documents noted as attached within this Section 32 Statement
- **Due Diligence** Checklist

DATE OF THIS STATEMENT

6 / Sep /20 24

Name of the Vendor

Kee Sook Boquien

Signature/s of the Vendor

x 

The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract.

The Purchaser further acknowledges being directed to the DUE DILIGENCE CHECKLIST.

DATE OF THIS ACKNOWLEDGMENT

[] / [] /20 []

Name of the Purchaser

[]

Signature/s of the Purchaser

x []

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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



Valuations, rates and charges notice 2024-2025

Knox City Council, 511 Burwood Highway, Wantirna South VIC 3152
T 9298 8000 E knoxcc@knox.vic.gov.au W knox.vic.gov.au
Interpreter 131 450 National Relay Service 133 677

Assessment number
Quote this number when contacting us

175510 8

Issue date

05/08/2024

Total payable

\$620.85



K S Boquien
C/O First National Real Estate
1 Bayview Rd
BELGRAVE VIC 3160

028
R0_889870



To receive emailed notices sign up at
knox.enotices.com.au
Reference: D9ED8AB40Z

Property and valuation details These valuations are prepared by the state government for rating and taxation purposes only

Property owner/s: K S Boquien

Address: 103/1088 Stud Road, ROWVILLE VIC 3178

Legal description: Lot 103 PS 714704

Land use: Residential

AVPCC: 125 - Strata unit or flat

Capital Improved Value: \$315,000

Site value: \$30,000

Net annual value: \$15,750

Valued as at: 01/01/2024

Valuation applied from: 01/07/2024

Ward: Tirhatuan

Rates and charges for 1 July 2024 to 30 June 2025 (Declared 24 June 2024)

Particulars	Charge	Value	Amount
General Rates	0.001465 x	315000	\$461.45
Fire Services Property Levy Residential Fixed			\$132.00
Fire Services Property Levy Residential Variable	0.000087 x	315000	\$27.40

Payments and charges received after 23 July 2024 are not included in this notice.

Payment options Please read over the page for more information on each option. You can only choose one option.

Payment in full Due 15 Feb 2025 \$620.85	OR	4 instalments \$155.85 Due 30 Sep 24 \$155.00 Due 30 Nov 24 \$155.00 Due 28 Feb 25 \$155.00 Due 31 May 25	OR	9 instalments Please read full details about this option over page This requires SMS registration of the assessment number to 0481 891 010 and full payment of the first instalment by 30 September 2024		
	\$76.85 Due 30 Sep 24 \$68.00 Due 31 Oct 24 \$68.00 Due 30 Nov 24		\$68.00 Due 31 Dec 24 \$68.00 Due 31 Jan 25 \$68.00 Due 28 Feb 25	\$68.00 Due 31 Mar 25 \$68.00 Due 30 Apr 25 \$68.00 Due 31 May 25		

Where to pay



Visa or Mastercard

(0.4% surcharge added)
Call: 1300 668 153
Visit: www.knox.vic.gov.au/rates
Scan: QR code



Direct Debit

(0.4% surcharge added for credit cards)
Pay from a bank account or credit card.
Register at www.knox.vic.gov.au/rates
or scan the QR code. Cancel at any time.



BPAY®
Online or phone banking

Billers Code: 18077
Ref: 1755108
BPAY View®
Registration No: 1755108



Pay in person

Knox City Council Civic Centre
511 Burwood Hwy, Wantirna South
Monday - Friday, 8.30am - 5pm



City of Knox Council use - In Full



Mail

Knox City Council - 511 Burwood Hwy, Wantirna Sth, VIC, 3152. Make cheques out to Knox City Council. Write your assessment number on the back.



Post Billpay

In store at any Post Office

Payment options Please choose one

Payment in full

You must pay any overdue total by 30 September 2024.

The 2024/25 rates are due by 15 February 2025.

A reminder notice will be sent during January 2025 showing the balance payable.

4 instalments

You must pay the first instalment by 30 September 2024. This includes any overdue amounts. If any balance of the first instalment remains unpaid after 30 September 2024, then by default, the balance of your 2024/2025 rates will all be due by 15 February 2025.

When this occurs, no further instalment notices are issued for the remainder of the current rating year.

9 instalments

No further notices will be sent for this rating year.

To register you must do **both** of the following by 30 September 2024

- Pay the first instalment including any overdue amounts; and
- Register your assessment number by **SMS to 0481 891 010**

Council will schedule and send an SMS reminder for the 8 remaining monthly payments; 7 days before each due date.

Registered Direct Debit payers - NO ACTION required.

You may apply to Council for a payment plan. Refer to Council's Payment Assistance Policy for further details.

All rating differentials adopted by Council for 2024/2025 are shown for comparative purposes only. The rates shown are based on the same rateable valuation.

Residential	Vacant Land	Derelict Land	Commercial	Industrial	Retirement	Recreational
\$315,000	\$315,000	\$315,000	\$315,000	\$315,000	\$315,000	\$315,000
0.001465	0.0036626	0.0043951	0.0036626	0.0038824	0.0010988	0.001465
\$461.48	\$1,153.72	\$1,384.46	\$1,153.72	\$1,222.96	\$346.12	\$461.48

Pensioners

Holders of a Pensioner Concession Card and some Veterans' Affairs Gold Cards may be entitled to a rebate on their rates. Health care cards are not accepted. If you have previously applied, you do not need to reapply. If the rebate does not appear on your rates notice you may need to apply.

Application forms and eligibility details are available at www.knox.vic.gov.au/rates or by calling Council on 9298 8000.

Payment Assistance Policy

If you have difficulty paying your rates, please contact Council before the due date as an alternative payment plan may be available under Council's Payment Assistance Policy. Visit www.knox.vic.gov.au/rates or call Council on 9298 8000.

Late payments

Interest will be charged from the due date. This will continue until all rates are paid in full. The penalty interest rate is applied in accordance with section 172 of the *Local Government Act 1989*.

Other penalties for failing to pay

Council may start legal action in the Magistrates' Court to recover any outstanding rates and/or charges. This may result in further costs added to the account.

Change of property ownership and address details

When there is a change in property ownership, a Notice of Acquisition must be submitted to Council within 30 days of settlement.

If you change your mailing address, please notify Council in writing to the email or postal address on the front of the notice.

Privacy statement

The information appearing on this notice is used by Council to collect Council rates and other charges. We also use this information to update Council databases.

You may view Council's Privacy Policy and Statement at www.knox.vic.gov.au or call Council on 9298 8000 to obtain a copy.

Fire Services Property Levy

The Fire Services Property Levy is set by the state government to fund the State Fire Services. It is included in the Council rates but given to the state government. The levy has fixed and variable parts.

The owners of rateable and non-rateable land may apply for a waiver or deferral in respect of the Fire Services Property Levy in accordance with section 27 and 28 of the *Fire Services Property Levy Act 2012*. Further details available on www.firelevy.vic.gov.au

Allocation of payments

Whenever you make a payment the money is allocated in this order (as applicable):

1. Legal costs
2. Interest charges
3. Overdue rates and charges
4. Current year rates and charges

Victorian Government capping on council rate revenue

The Victorian Government's Fair Go Rates System directs that councils can only raise an additional 2.75% in total rate income, compared to the previous year.

Council has complied with the Victorian Government's rate cap of 2.75%. The cap applies to the average annual increase of rates and charges.

The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons:

1. the valuation of your property relative to the valuation of other properties in the municipality
2. the application of any differential rate by Council
3. the inclusion of other rates and charges not covered by the Victorian Government's rate cap.

Australian Valuation Property Classification Code (AVPCC)

A property is allocated an AVPC Code to determine the land use classification.

The code is used to calculate the Fire Services Property Levy. If a property has more than one use, the code will be determined by the primary use.

Your objection rights as a ratepayer

Objection on the valuation of your property
If you disagree with the assessment of the value and/or the AVPCC, you may lodge an objection to <https://ratingvaluationobjections.vic.gov.au>

You must do this:

- within two months after the Annual Rates Notice or Supplementary Rates Notice is sent directly to the owner
- within four months after the Annual Rates Notice or Supplementary Rates Notice is given to the occupier who is not the owner.

Even if you lodge an objection the rates and charges must be paid. This is the law as required by section 29 of the *Valuation of Land Act 1960*.

Objection on Council rates and charges

If you disagree with a rate or charge imposed by Council, you may appeal to the County Court under Section 184 of the *Local Government Act 1989*.

A person may only appeal on one or more of the following grounds:

- that the land is not rateable land
- that the rate or charge assessment was calculated incorrectly
- that the person rated is not liable to be rated

Any appeal must be lodged with the County Court within 30 days of receiving this notice.

A person cannot appeal to the County Court where an objection or appeal may be made under the *Valuation of Land Act 1960* (see above).

Review of differential rating classification

Do you think the rating classification is incorrect?

You may apply to the Victorian Civil and Administrative Tribunal. Applications must be made within 30 days of the owner or occupier receiving this rates notice. This is allowed under Section 183 of the *Local Government Act 1989*.



*375 1755108 - In Full 00001755108000062085



*375 1755108 - Instalment - 4 00001755108000015585



*375 1755108 - Instalment - 9 00001755108000007685

Waste charges are down

Waste charges have reduced this year by \$6.70 for the standard 80L rubbish bin and \$15.30 for the larger 120L rubbish bin. This includes a 240L recycle bin, 240L food and garden bin, two hard waste collections and the green bundled waste service.

As we mark one year since the new weekly food and garden bin and fortnightly rubbish bin collection service, Knox is now diverting 74% of all waste from landfill, up from 53% since before the change.

There has been no notable increase in dumping or contamination in our waste streams, and only a 1% increase in overflow bins.

We understand that the change may be challenging for some households so extra support is available, including bigger bins and extra bins. People with two or more children in nappies or extra waste needs due to medical conditions can apply for a second bin at no cost.

Apply at: knox.vic.gov.au/FoodAndGarden



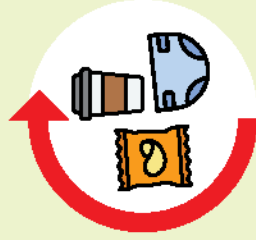
Find my bin days

Search your address to find out your bin collection dates.

knox.vic.gov.au/BinDay

Well done Knox

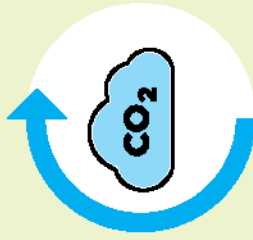
Since introducing the weekly food and garden bin service in July 2023, you have achieved some amazing results.



74% of waste diverted from landfill

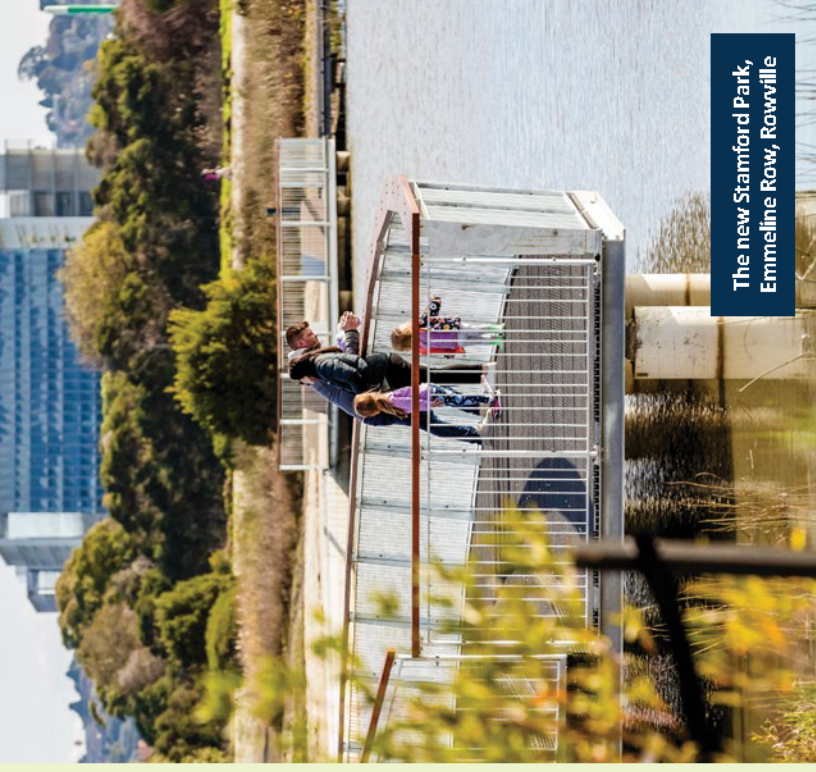


2,600 tonnes of organics recycled*



2,200 tonnes of greenhouse gas emissions saved*

*on average each month



The new Stamford Park, Emmeline Row, Rowville

Your rates at work

Delivering critical services and investing in your priorities

knox



Knox City Council

511 Burwood Highway, Wantirna South VIC 3152

Phone: 9298 8000 Email: knoxccc@knox.vic.gov.au

Online: knox.vic.gov.au

Interpreter: 131 450

National Relay Service: 133 677

0370



Fairpark Reserve
Multipurpose Community Facility

The new Fairpark Reserve Multipurpose Community Facility.

Your priorities

Your rates help pay for the services you value the most.

Our budget was guided by community feedback about your priorities, and outlines where your rates are spent.

You told us the services you value most include open space and biodiversity, roads and transport, sustainability and climate response, early years, waste, libraries, seniors, sports and leisure, and health.

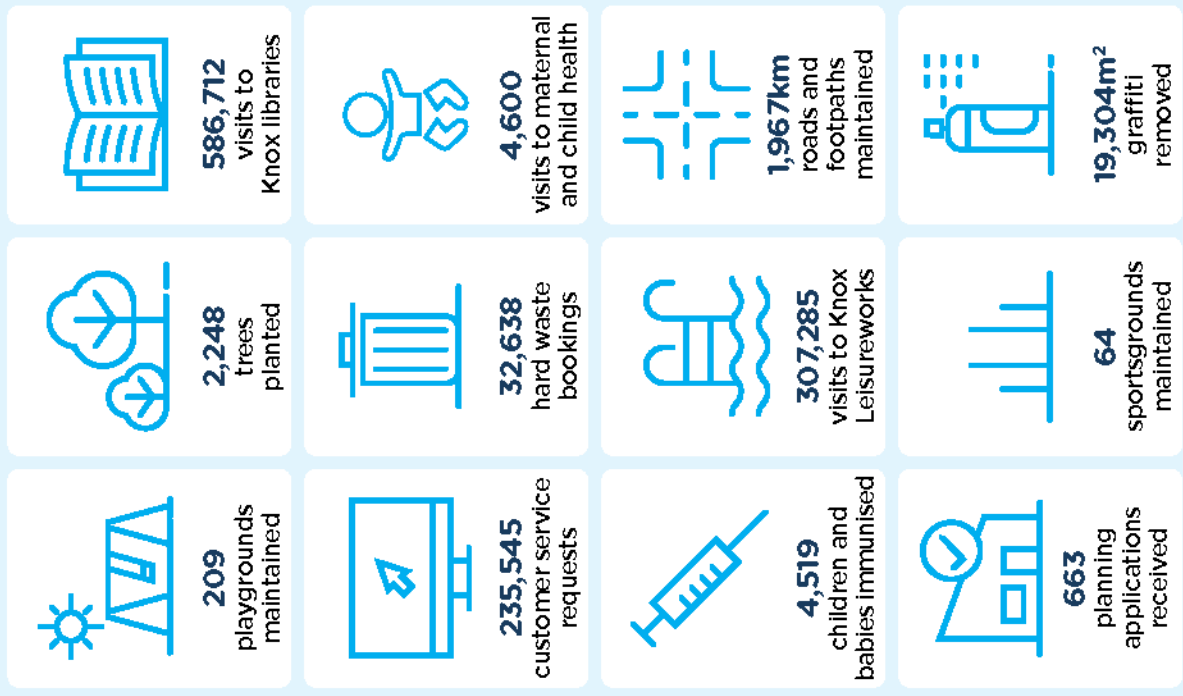
Budget highlights

Highlights of the 2024-25 capital works program include the following new funding:

- \$10.8M for drainage and local roads
- \$5.3M for sports reserves and facilities
- \$4.8M for footpaths and bike paths, plus \$1.2M for a bike path in Chandler Road, Boronia
- \$11.4M for sporting pavilions
- \$1.1M for car parks
- \$2.6M for flood mitigation and creating wetlands (This is in addition to contributing to Melbourne Water wetland works in Lewis Park.)
- \$3M in playground and recreation upgrades (This is in addition to open space enhancements at Kings Park and Gilbert Park Skate Park.)
- \$900,000 to continue LED streetlight replacement along major roads.

Where does your dollar go?

Council's budget includes \$126 million for services and nearly \$77 million in new infrastructure and ongoing projects for our community.



Stud Park playspace next to Rowville Community Centre is open.

Rates explained

Average residential rates in Knox are among the lowest in metropolitan Melbourne. Overall rates revenue will increase by 2.75% in line with the Victorian Government's rates cap.

Rates are based on independent revaluations by the Victorian Valuer-General, with residential and non-residential properties in Knox increasing in value by an average of 6.58%.

However, rate increases (or decreases) experienced by individual ratepayers may differ from the 2.75% depending on the value of their property.

If your property increased in value by more than the 6.58% average for Knox, your rates will increase by more than 2.75%. If your property value increased by less than the 6.58% average, your rates will increase by less than 2.75% and may even be less than last year.

Recognising that we are experiencing a cost-of-living crisis, Council have committed to retaining the \$100 rate rebate for eligible pensioners to ease the rates burden. This is in addition to the state government's pensioner rebate.

The Fire Services Property Levy (FSPL) is collected on behalf of the state government. Unlike general rates (capped at 2.75%) the FSPL is not capped. There is an overall increase to Knox ratepayers of 23% in 2024-25, as mandated by the state government.

*2023-24 data



Payments (Visa/MasterCard) & account balances:
 southeastwater.com.au or call 1300 659 658
 Account enquiries:
 southeastwater.com.au/enquiries or call 131 851
 Mon-Fri 8am to 6pm
 Faults and emergencies (24/7):
 live.southeastwater.com.au or call 132 812
 Interpreter service:
 For all languages 9209 0130
 TTY users 133 677 (ask for 131 851)

KEE S BOQUIEN
 C/O:FIRST NATIONAL
 1-3 BAYVIEW RD
 BELGRAVE VIC 3160

Account number: 29142882
 Date due: 31 January 2024

Last bill	Payments received	Balance	Current charges	To
\$166.60	— \$166.60cr	= \$0.00	+ \$166.60	

Your account breakdown

Issue date	12 January 2024
Property	Unit 103 1088 Stud Road ROWVILLE VIC 3178
Property reference	56T//18354/00311
Last bill	\$166.60
Payment received	\$166.60cr
Balance brought forward	\$0.00
Our charges (no GST)	\$115.85
Other authorities' charges (no GST)	\$50.75
Total due	\$166.60

Your snapshot

Average daily cost **\$1.27**

Payment options



Direct debit
 Set up payments at southeastwater.com.au/paymybill



EFT (Electronic Funds Transfer)
 BSB: 033-874 Account number: 29142882
 Account name: South East Water Corporation



BPAY* (Up to \$20,000)
 Biller code: 24208 Ref: 10029142880007



Postbillpay
 BillpayCode: 0361 Ref: 10029142880007
 Call 131 816 Visit: postbillpay.com.au
 Or visit an Australia Post store.



Credit card
 Pay by Visa or MasterCard at
 southeastwater.com.au/paymybill
 or call 1300 659 658.



Centrepay
 Use Centrepay to make regular deductions from
 your Centrelink payment.
 Reference number: 555 050 397J

Property ref: 56T//18354/00311
 UNIT 103 1088 STUD ROAD
 ROWVILLE VIC 3178

PN56T



*361 100291428800007

Total due: \$166.60
Account number: 29142882
Date paid:
Receipt number:

+00000029142882> +009124+ <0000000000> <0000016660> +444+

OWNERS CORPORATION FEE NOTICE

Owners Corporations Act 2006 Section 31 Owners Corporations Regulations 2018 and Owners Corporation Rules



FROM: Owners Corporation Number: PS714704G
C/O: Network Pacific Strata Management P/L
Building 5, 303 Burwood Highway
Burwood East VIC 3151
Ph: +61 3 9816 4722 Fax: +61 3 9816 4799
Email: info@networkpacific.com.au

Date of Notice

22 August 2024

TAX INVOICE

ABN 62 890 289 831

TO: Kee Sook Boquien
Ranges First National
1 Bayview Road
BELGRAVE VIC 3160

RE: Owners Corporation Number: PS714704G
Lot 103 1088 Stud Road
Rowville VIC 3178

The following fees/charges are due (All amounts listed include GST unless otherwise specified)
Payment is due within 28 days of this Notice or by the due date specified below.

Due Date	Account	Period	Amount
01/10/24	Administration Fund	01/10/24 to 31/12/24	\$1,118.64
01/10/24	Maintenance Fund	01/10/24 to 31/12/24	\$475.53
	Interest on overdue Fees		\$16.24

Total Amount Payable

\$1,610.41

(Fees include GST)

Interest at the rate of 10.00% per annum is payable on overdue Fees.

The rate of interest has been calculated in accordance with the current rate under the Penalty Interest Rates Act 1983 (Vic). This rate is subject to change.

Please make cheques payable to: StrataPay plus your StrataPay Reference Number

Payment Details (how and where to pay)

Payment Options

	Tel: 1300 552 311 Ref: 1443 5193 7	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratamax.com.au Ref: 1443 5193 7	Internet: Make credit card payments online (charges apply). Visit www.stratamax.com.au	
	www.stratapay.com/ddr Ref: 1443 5193 7	Direct Debit: Make auto payments from your credit card* or bank account. Visit www.stratapay.com/ddr to register *Credit card charges apply.	
	Billcode: 74625 Ref: 1443 5193 7	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay.	
	Billpay Code: 3599 Ref: 1443 5193 7	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1443 5193 7	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Acct No: 1443 5193 7 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	



StrataPay Reference

1443 5193 7

Amount

\$1,610.41

Due Date

01 Oct 24

NETWORK PACIFIC PTY LTD
714704G/02100103 Lot 103/103

Kee Sook Boquien
Ranges First National
1 Bayview Road
BELGRAVE VIC 3160



*3599 144351937

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.

Account History

Date	Description	Administration Fund	Maintenance Fund	Other	Total	Balance
	Brought forward				0.00	0.00
21/11/23	01/01/24 To 31/03/24	841.56	129.47		971.03	971.03
08/12/23	Receipt	-841.56	-129.47		-971.03	0.00
20/02/24	01/04/24 To 30/06/24	841.56	129.47		971.03	971.03
30/04/24	Interest			7.99	7.99	979.02
29/05/24	01/07/24 To 30/09/24	1118.64	475.53		1594.17	2573.19
31/05/24	Interest			8.25	8.25	2581.44
30/06/24	Interest			7.99	7.99	2589.43
10/07/24	Receipt	-1960.20	-605.00		-2565.20	24.23
10/07/24	Interest			-6.92	-6.92	17.31
10/07/24	Interest			-1.07	-1.07	16.24
22/08/24	01/10/24 To 31/12/24	1118.64	475.53		1594.17	1610.41

Important information on fees and charges

Payment must be made within 28 days after the date of this notice or by the Due Date whichever is the later.

Enquiries

If you have enquiries on the fees listed in this Notice you can contact the Owners Corporation on the telephone number or at the address listed on the first page of this form.

Disputes

The Owners Corporations Act 2006 (the Act), Owners Corporations Regulations (the Regulations) and the Owners Corporation Rules (the Rules) provide a number of options in dealing with disputes regarding Owners Corporations, Managers, Lot Owners and Occupiers. These are:

- The Owners Corporation Internal Dispute Resolution Process
- Conciliation through Consumer Affairs Victoria
- Applications to the Victorian Civil and Administrative Tribunal (VCAT).

Internal Dispute Resolution process

If you believe the Manager, a Lot Owner or Occupier has breached their obligations under the Rules, Act, or Regulations, you can try to resolve the problem through the Owners Corporation Internal Dispute Resolution process. The internal dispute resolution process is set out in the Rules. Unless the Rules state differently, the following summary applies:

- You can lodge a complaint by completing an 'Owners Corporation Complaint'™ form (available from the Owners Corporation).
- A meeting will be held to discuss the matter with all persons involved in the dispute and representatives of the Owners Corporation. The meeting must be held within 14 days of all persons being notified of the dispute.
- Persons involved in the dispute will be notified of decisions by the Owners Corporation.
- If you are not satisfied with the outcome you can contact Consumer Affairs Victoria or VCAT (see below).

Conciliation through Consumer Affairs Victoria

You can contact Consumers Affairs Victoria regarding disputes. There may be times when Consumer Affairs Victoria will advise you to use the internal dispute resolution process if you have not already done so. For more information on complaints or general enquiries call 1300 55 81 81 or visit the Consumer Affairs Victoria website (consumer.vic.gov.au/contact).

Applications to the Victorian Civil and Administrative Tribunal (VCAT)

For all disputes that affect the Owners Corporation you can apply directly to the Victorian Civil and Administrative Tribunal (VCAT) to hear your case and make an order. For more information on VCAT applications call 1300 01 8228 (1300 01 VCAT) or visit the Victorian Civil and Administrative Tribunal website (vcat.vic.gov.au). Calling this number costs the same as a local call. Additional charges may apply if you call from overseas, on a mobile or payphone.

OWNERS CORPORATION CERTIFICATE

S.151 Owners Corporation Act 2006 and r.11 Owners Corporations Regulations 2007

Owners Corporation No 1 Plan No. PS 714704G

Address: 1088 Stud Road, Rowville, VIC 3178

This certificate is issued for Lot: 103

On Plan of Subdivision No: 714704G

Postal address is Building 5, 303 Burwood Hwy, Burwood East, VIC 3151.

Applicant for the certificate is: Cardinia Conveyancing

Address for delivery of certificate: hennie@cardiniaconveyancing.com.au

Date that the application was received: 17/04/2024



IMPORTANT: The information in this certificate is issued and valid on: 29/04/2024

You can inspect the owners corporations register for additional information and you should obtain a new certificate for current information prior to settlement.

1.	The current annual fees for the lot are \$5,130.40 and are due and payable quarterly on the 1st January, April, July and October until resolved otherwise. Administration Fund Fees \$3,920.40 Maintenance Fund Fees \$1,210.00
2.	The date to which the fees for the lot have been paid up to is: Administration Fund 31/03/2024 Maintenance Fund 31/03/2024
3.	The total of any unpaid fees or charges for the lot are \$971.03: Administration Fund Fees 01/04/2024 – 30/06/2024 \$841.56 Due 01/04/2024 Maintenance Fund Fees 01/04/2024 – 30/06/2024 \$129.47 Due 01/04/2024
4.	The special fees or levies which have been struck, and the dates on which they were struck and are payable are: Nil
5.	The repairs, maintenance or other work which has been or is about to be performed which may incur additional charges which have not been included in the above annual fees, maintenance fund and special fees are: The repairs, maintenance or other work which has been or is about to be performed which may incur additional charges which have not been included in the above annual fees, maintenance fund and special fees are: 1) Water ingress affecting 102 currently awaiting a leak detector report by the OC for, to pass on findings to SJ Higgins the cladding builder. 2) Knox city council have issued building notices dated 23 October 2019 6 December 2018 and 26 July 2019. Cladding Safety Victoria agrees to provide funding to replace the flammable cladding within their scope. The Owners Corporation will need to fund the removal of a portion of cladding outside the CSV scope. A strata loan facility of \$150,000 has been established to assist with funding the works. For further information: www.vic.gov.au/cladding-safety. 4) As part of the closing off on the cladding process, the owners corporation received a building notice Form 11 from VBA to address or confirm some items. A special levy hasn't been raised to defray these costs at this stage, but might be needed to raise all or part of some of these works needing to be executed. 3) Owners Corporation is proceeding with a total common building review with engaging engineers to review and assess if there are any further of water leak issues or any outstanding building defect issues that will need addressing. A special levy may be required to defray cost of the individual defects (if discovered).

6.	<p>The owners corporation has the following insurance cover:</p> <ul style="list-style-type: none"> (a) the name of the company – CHU Underwriting Agencies PtyLtd (b) the number of the policy – HU0037814 (c) the kind of policy – Residential Strata Insurance (d) the buildings covered - All (e) the building amount is \$14,189,000.00 (f) the public liability amount is \$30,000,000.00 (g) the renewal date is 10/05/2024
7.	<p>Has the owner's corporation resolved that the members may arrange their own insurance under section 63 of the Act? If so then provide the date of that resolution:</p> <p>No</p>
8.	<p>The total funds held by the owners corporation:</p> <p>The total funds should report the best available financial position of the owners corporation inclusive GST;</p> <p>Administration Fund \$ 176,476.30 Maintenance Fund -\$ 141,033.98 Total Owner Funds: \$ 35,442.32</p>
9.	<p>Are there any liabilities of the owner's corporation that are not covered by annual fees, special levies and repairs and maintenance as set out above? If so, then provide details:</p> <p>None to the manager's knowledge</p>
10.	<p>Are there any current contracts, leases, licences or agreements affecting the common property? If so, then provide details:</p> <ul style="list-style-type: none"> • Network Pacific Strata Management Pty Ltd - Owners Corporation Management • Alpha Facilities Group – Cleaning Contract • Waste Wise – Rubbish Removal. • Origin - Bulk Hot Water Agreement • Foxtel - Installation Agreement • Fuji Elevators Australia Pty Ltd – Comprehensive Maintenance Agreement • TagOff – Fire Equipment and E&E testing
11.	<p>Are there any current agreements to provide services to lot owners, occupiers or the public? If so, then provide details:</p> <p>None to the manager's knowledge</p>
12.	<p>Are there any notices or orders served on the owner's corporation in the last 12 months that have not been satisfied? If so, then provide details:</p> <p>Cladding Knox city council has issued building notices dated 23 October 2019, 6 December 2018 and 26 July 2019. Cladding Safety Victoria agreed to provide funding to replace the flammable cladding within their scope. The Owners Corporation still needed to fund the removal of a portion of cladding outside the CSV scope. A strata loan facility of \$150,000 has been established to assist with funding the works.</p>
13.	<p>Are there any legal proceedings to which the owner's corporation is a party and any circumstances of which the owner's corporation are aware that are likely to give rise to proceedings? If so, then provide details:</p> <p>None to the Manager's knowledge apart for Fee Recovery Applications to VCAT for recovery of unpaid Owners Corporation Fees (if required)</p>
14.	<p>Has the owners corporation appointed or resolved to appoint a manager? If so, then provide details:</p> <p>A manager is appointed. Network Pacific Strata Management Pty Ltd, Building 5, 303 Burwood Hwy, Burwood East, VIC 3151. ABN 57 158 476 165</p>

15.	<p>Has an administrator been appointed for the owner's corporation, or has there been a proposal for the appointment of an administrator?</p> <p>No administrator is appointed.</p>
16.	<p>The minutes of the most recent Annual General Meeting of the owner's corporation are attached.</p>
17.	<p>The rules of the owner's corporation are the Model rules which are attached.</p>
18.	<p>Additional Comments (if any):</p> <p>Front Foyer: The Owners Corporation experience a flood event from the storms two days consecutive on 7th November & 8th November that affected the front foyer. Quote has been sort and an insurance claim has been placed with the Owners Corporation Insurer. A special levy might be required to defray the cost of these works if the insurance claim is unsuccessful.</p> <p>Defect List: The Owners Corporation received a defect report dated 31/07/2019. Now that the cladding project is coming to an end, the Owners Corporation current insurer has provided a deadline of 10/11/2023 to provide a detailed engineering reports to identify the cause of leaks, cracking in structural and non structural areas and drainage design system. The Committee are currently sourcing quotes to achieve this request. There could be a special levy to defray the cost of the reporting or the cost of these works to be completed. At this stage costings are unknown for necessary works but owners will be informed once timing and contractor decisions have been made by the Committee and/or the current insurer instructs any specific further deadlines.</p> <p>Cladding project: Along with the financial Loan implications noted in items 5 & 12, a brief update is now the Cladding project works has been completed. SJ Higgins have a shortlist of some private or common property matters remaining. VBA is now involved as per usual process before finalising the cladding project to be formally closing off, as per item 5.4 of the OC Cert, the Owners Corporation is working through the list from of the building notice from VBA.</p> <p>Insurance renewal 2023: The current insurer opted to offer a 6 month renewal subject to their instructions regarding the Defect actions. It is the intention of the Owners Corporation to address the defect concerns in order for the insurer to be comfortable again offering 12 month renewal terms.</p> <p>Visitor Parking Spaces – These spaces are for visitors only and parking by permanent residents is strictly prohibited.</p> <p>Insurance Claim Excess – Any excess applied to an insurance claim due to the carelessness and/or negligence of the owner and/or the resident of a lot or any claim made specifically for a lot, will be recovered from the owner of that lot.</p> <p>Non Fire Alarm Events – Cooking fumes or smoke must not be exhausted from apartments into corridors and sprinkler heads within apartments must not be touched or tampered with under any circumstances. If a resident allows smoke to activate a corridor smoke alarm or activates a sprinkler, it will automatically call the fire brigade. If the fire brigade attends the building and there is no fire, it may charge the owners corporation for its attendance. All of the costs in such events will be recovered from the owner of the lot concerned. The activation of a sprinkler may cause a substantial amount of water damage to numerous apartments and/or building assets for which costs may also be recovered from the owner of the offending lot.</p> <p>Address of New Owners – A lot owners who sells a lot or a person who acquires a lot must advise the Owners Corporation of the name and address within one month of the completion of the contract in accordance with Section 134 of the Owners Corporations Act 2006.</p> <p>All boards - All board for lease and for sale boards must be approved by the Owners Corporation before installing. Any requests are to be put in writing to the Owners Corporation Management team via email stuartm@networkpacific.com.au.</p>

	<p>Any queries in relation to the information contained in this Owners Corporation Certificate will not be provided verbally and will only be provided by way of an inspection of records and/or the register of the Owners Corporation or a further updated Owners Corporation Certificate.</p> <p>Updates in relation to Owners Corporation Fees owing will not be provided verbally or by email. You will need to purchase another or updated Owners Corporation Certificate prior to settlement to confirm this information.</p> <p>Should you wish to inspect the records or register, please email reception@networkpacific.com.au and the required forms will be provided to you for you to complete and return. You must be an eligible person to inspect the records or register of the Owners Corporation. Once the records or register are inspected, copies of records or the register can be provided subject to payment of a reasonable set in accordance with the prescribed fee as outlined by Consumer Affairs Victoria</p>
19.	<p>ATTACHMENTS</p> <ul style="list-style-type: none"> • Minutes of the Annual General Meeting held on 04/03/2024 • Model/Special Rules registered at Land Victoria • Statement of Advice and Information for Prospective Purchasers and Lot Owners
20.	<p>ELECTRONIC PAYMENT DETAILS FOR OWNERS CORPORATION FEES AND CHARGES:</p> <p>Billor Code: 74625 Ref: 1443 5193 7</p>
21.	<p>NOTE:</p> <p>More information can be obtained by an inspection of the owners corporation records and register. Please make your request to inspect the owners corporation records and/or register by email to: owncorp@networkpacific.com.au. Prescribed fees for copies applies.</p>
22.	<p>The Common Seal of Owners Corporation 1 PS 714704G was affixed and witnessed by the registered manager in accordance with sections 20(1) and 21(2A)(a) of the Owners Corporation Act 2006</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div> <p>.....</p> <p>Registered Manager Network Pacific Strata Management Pty Ltd (ACN 158 476 165) Building 5, 303 Burwood Hwy, Burwood East, VIC 3151. ☎ +61 3 9816 4722 as agent of the Owners Corporation.</p>

**MINUTES OF ANNUAL GENERAL MEETING
FOR OWNERS CORPORATION PLAN NO. 714704G
1088 STUD ROAD ROWVILLE VIC 3178.**

Members of the Owners Corporation subdivision plan 714704G are advised that the Annual General Meeting for the Owners Corporation was held as follows:

Date:	Monday, 4 March 2024
Time:	5.30 PM
Held:	Via Zoom - Link <i>MEETING ID:</i> 826 4902 0460 <i>PASSWORD:</i> 865142 Join Zoom Meeting- JOIN MEETING
Place:	Via Zoom

AGENDA

1. MEMBERS IN ATTENDANCE

IN PERSON:

Lot 105 – Kim Hayes

Lot 204 – Ming Cheong

Lot 302 & 305 – Jodie Phelps

BY PROXY:

Lot 105 – Kim Hayes representing Stephen Hayes

Lot 305 – Jodie Phelps representing Jesseca Taylor

2. NON-MEMBERS IN ATTENDANCE

Stuart Mahoney - Network Pacific Strata Management

3. APOLOGIES

Lot 106 – Nicole Swann

Lot 111 – Jason Paterson

Lot 206 – Deborah McGrath

4. ENTITLEMENT TO VOTE

It was resolved that all members present were financial and entitled to vote.

5. QUORUM

It was resolved that a quorum was not established and all decisions will be deemed interim resolutions for a period of 28 days.

6. APPOINTMENT OF CHAIRPERSON OF MEETING

It was resolved that the Owners Corporation Manager be elected as the Chairperson of the Meeting.

7. APPOINTMENT OF MINUTE TAKER

It was resolved that the Owners Corporation Manager be elected to take the minutes of the Meeting.

8. CONFIRMATION OF PREVIOUS MINUTES

It was resolved that 1 only member present who could confirm the approval and adoption of the minutes of the Annual General Meeting held 5 July 2023, confirmed by Jodie Phelps.

9. CONFIRMATION REPORTS

- Managers' Report

10. CONSIDERATION OF FINANCIAL MATTERS

It was resolved that the Owners Corporation approves and adopt the financial statements for the period 01/01/2023 to 31/12/2023.

11. AUDIT FINANCIAL STATEMENTS

It was not resolved that the Owners Corporation appoints an auditor.

12. ADMINISTRATION FUND

It was resolved that the Owners Corporation approves and adopt the Administration Fund budget for the period 01/01/2024 to 31/12/2024 in the amount of \$162,000.00 Plus GST.

It was resolved that the Owners Corporation raises the Administration Fund Levy to be calculated on lot liability in accordance with the Plan of Subdivision and to be levied quarterly.

It was resolved that the Owners Corporation continues to raise the Administration Fund Levy until otherwise resolved.

13. MAINTENANCE PLAN & FUND

It was noted that the Owners Corporation does not have a current maintenance plan.

It was not resolved that the Owners Corporation approves to empower the Committee to act on the Contractor quotes on file and prepare a proposal for adoption of the Maintenance Plan and a Maintenance Fund in preparation for the 2025 Annual General Meeting.

MAINTENANCE FUND LEVY

It was resolved that the Owners Corporation approves and adopt the Maintenance Fund budget for the period 01/01/2024 to 31/12/2024 in the amount of \$50,000.00 Plus GST.

It was resolved that the Owners Corporation raises the Maintenance Fund Levy to be calculated on lot liability in accordance with the Plan of Subdivision and to be levied quarterly.

It was resolved that the Owners Corporation continues to raise the Maintenance Fund Levy until otherwise resolved.

14. INSURANCE

It was resolved that the Owners Corporation take out a policy of insurance which includes reinstatement and replacement for all buildings on the Plan of Subdivision and public liability.

15. INSURANCE VALUATION

It was not resolved for the Owners Corporation to seek an insurance valuation.

16. NUMBER OF COMMITTEE MEMBERS

It was not resolved that the Owners Corporation elect a committee of at least three and not more than seven members.

17. ELECTION OF COMMITTEE

It was resolved that the Owners Corporation will not elect any new members for the committee with the previous Committee members to remain until next Annual General Meeting:

Lot 106 – Nicole Swann

Lot 111 – Jason Paterson

Lot 206 – Deborah McGrath

18. INSTRUMENT OF DELEGATION TO THE COMMITTEE

It was resolved that the Owners Corporation delegate all powers and functions that are capable of being delegated to the Owners Corporation Committee to make decisions on behalf of the Owners Corporation save for the power or function to engage, terminate, or otherwise vary the appointment of the Owners Corporation Manager and powers and functions that require a unanimous or special resolution of the Owners Corporation.

19. APPOINTMENT OF CHAIRPERSON

It was not resolved that the Owners Corporation elect a chairperson.

20. APPOINTMENT OF SECRETARY

It was resolved that the Owners Corporation appoint Network Pacific Strata Management Pty Ltd as the Secretary of the Owners Corporation.

21. CONTRACT OF APPOINTMENT

It was resolved that in accordance with s 119 of *The Act*, it is proposed to appoint Network Pacific Strata Management Pty Ltd as Manager of the Owners Corporation for a period of one year in accordance with s20 and s 21 of *The Act* to affix the common deal to the standard Strata Community Association (Vic) Contract of Appointment tabled (“Contract of Appointment”). The period is to commence on 4 March 2024.

22. INSTRUMENT OF DELEGATION TO MANAGER

It was resolved that the Owners Corporation delegates to the Manager those powers and functions under s 11 of The Act required to enable the Manager to perform the duties under the

Contract of Appointment and comply with the requirements of The Act and Regulations. The Manager is to comply with all lawful resolutions of the committee.

23. PENALTY INTEREST

It was resolved that the Owners Corporation charge penalty interest at the maximum rate of interest payable under the Penalty Interest Rates Act (Vic) 1983 on any amount payable by a Lot Owner to the Owners Corporation that is still outstanding 30 days after the due date for payment. The interest rate is currently 10% and is subject to change.

24. DEBT RECOVERY

It was resolved that the Owners Corporation authorises Network Pacific Strata Management Pty Ltd to collect outstanding fees and charges and for that purpose to issue a Letter of Demand, engage a lawyer and carry out all other actions and proceedings in VCAT, Magistrates Court or any other Court as required for the recovery of those fees and to proceed to the execution of any orders made.

25. OCCUPATIONAL HEALTH AND SAFETY

It was acknowledged that the Owners Corporation had received the new Occupational Health and Safety report for the common property the day of the Annual General Meeting.

Upon this report now received, the Owners Corporation delegates to the committee the power to review and address items identified in the Occupational Health and Safety report.

26. COMMON SEAL

It was resolved that the Owners Corporation authorises the Manager to affix the common seal to all documents where it is legally or commercially required including the Contract of Appointment, common property leases and licenses, including the assignment or transfer of same, settlement agreements and each owners corporation certificate.

27. MATTERS RAISED FOR COMMITTEE CONSIDERATION

It is noted that matters may be raised for discussion by the members present but cannot be passed as resolutions of the Owners Corporation. All matters raised will be taken on notice for consideration by the committee.

- Entry side garage door gate: Members present noted the entry side garage door appears to be louder than ever before since the works have been carried out. The Committee will review this with the contractor and work through any possible solutions.
- Gum Tree front left of Building: It was noted the gum tree near the entrance driveway is becoming a nuisance for residents on this side and propose a possible removal of this tree for the Committee to further consider.
- Garage door code change: Members presented queried when the garage door code would be changed to separate access to anyone no longer residing in the building. Owners Corporation Manager to advise all residents in advance of when this will occur.

28. NEXT ANNUAL GENERAL MEETING

It was resolved that the provisional date for the next Annual General Meeting is Monday, 3 March 2025 for 5:30pm start.

29. MEETING CLOSE

There being no further matters to discuss, the meeting was closed at 6:35 PM.

Plan of Subdivision No. PS 714704G

1088 Stud Road Rowville VIC 3178

ANNUAL BUDGET

	ACTUAL 01/01/23-31/12/23	BUDGET 01/01/23-31/12/23	BUDGET 01/01/24-31/12/24
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	129,999.98	139,100.00	162,000.00
Interest On Overdue Levies	1,295.35	0.00	0.00
<u>TOTAL ADMIN. FUND INCOME</u>	131,295.33	139,100.00	162,000.00
<u>EXPENDITURE - ADMIN. FUND</u>			
Additional Services	690.00	1,000.00	1,000.00
Administration Costs	12,000.00	12,000.00	12,000.00
Carpet Cleaning	0.00	820.00	0.00
Common Area Cleaning	16,845.54	15,000.00	19,000.00
Disbursement Fees	1,404.00	1,404.00	1,404.00
Electrical Repairs	7,029.45	3,500.00	3,500.00
Electricity	6,792.27	7,500.00	7,200.00
Essential Services Compliance	0.00	1,755.78	0.00
Essential Services Data Mgmt	454.22	480.00	474.08
Backflow Prevention Device Svc	338.00	0.00	400.00
Fire Monitoring	2,138.71	2,400.00	2,500.00
Fire Protection	6,631.78	6,500.00	8,500.00
Fire Protection - Maintenance	7,036.48	5,000.00	8,500.00
Fire Protection - Repairs	10,025.36	0.00	0.00
Front Door Maintenance	1,325.00	0.00	0.00
Garage Door Maintenance	6,263.13	1,000.00	3,500.00
Gardening	3,620.00	4,500.00	5,000.00
Gas Usage	175.08	1,000.00	220.00
General Maintenance	21,339.08	3,500.00	3,500.00
Hot Water Service Maintenance	1,299.57	1,500.00	2,500.00
Insurance - Premium	25,267.20	22,500.00	31,583.75
Insurance - Stamp Duty	2,409.79	2,250.00	3,012.24
Insurance Valuation	1,350.00	1,000.00	0.00
Loan Application Fee	600.00	0.00	0.00
Legal Costs	1,747.09	0.00	0.00
Lift Maintenance - Contract	3,406.85	4,500.00	4,500.00
Lift Maint-Non-Contracted Wrks	0.00	3,500.00	3,500.00
Mechanical Ventilation	1,382.82	1,000.00	4,500.00
Sump Pump	0.00	800.00	2,500.00
Plumbing Repairs	13,935.96	5,000.00	6,000.00

Plan of Subdivision No. PS 714704G

1088 Stud Road Rowville VIC 3178

ANNUAL BUDGET

	ACTUAL 01/01/23-31/12/23	BUDGET 01/01/23-31/12/23	BUDGET 01/01/24-31/12/24
Pump Servicing	8,900.00	0.00	0.00
Recovery Costs - Final Notices	300.00	0.00	0.00
Roller Door Maintenance	0.00	0.00	2,300.00
Rubbish Removal	11,732.00	11,000.00	12,000.00
Security Equipment Repairs	1,854.50	1,500.00	2,500.00
Stratapay & Software Charges	490.41	600.00	500.00
Telephone Expenses	587.99	450.00	600.00
Title Searches	80.00	0.00	0.00
Water	5,509.00	4,500.00	5,900.00
Prior Year Expenses	404.09	0.00	0.00
<u>TOTAL ADMIN. EXPENDITURE</u>	185,365.37	127,459.78	158,594.07
<u>SURPLUS / DEFICIT</u>	<u>\$ (54,070.04)</u>	<u>\$ 11,640.22</u>	<u>\$ 3,405.93</u>
Opening Admin. Balance	81,681.96	81,681.96	41,138.81
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 27,611.92</u>	<u>\$ 93,322.18</u>	<u>\$ 44,544.74</u>
NUMBER OF UNITS OF LOT LIABILITY:		1,000	1,000
AMOUNT PER UNIT OF LOT LIABILITY:		\$ 139.1000000	\$ 162.0000000

Plan of Subdivision No. PS 714704G

1088 Stud Road Rowville VIC 3178

ANNUAL BUDGET

	ACTUAL 01/01/23-31/12/23	BUDGET 01/01/23-31/12/23	BUDGET 01/01/24-31/12/24
<u>MAINTENANCE FUND</u>			
<u>INCOME</u>			
Levies - Maintenance Fund	5,000.00	21,400.00	50,000.00
Special Maintenance Fund Levy	75,000.00	0.00	0.00
Interest On Overdue Levies	1,154.43	0.00	0.00
Cladding Work Funding (Mf)	1,418,962.60	0.00	0.00
<u>TOTAL SINKING FUND INCOME</u>	1,500,117.03	21,400.00	50,000.00
<u>EXPENDITURE - MAINTENANCE FUND</u>			
Capital Maintenance Fund	6,830.97	0.00	0.00
Cladding Work	1,689,637.58	0.00	0.00
Interest On Loan Maint Fund	8,165.65	0.00	15,000.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	1,704,634.20	0.00	15,000.00
<u>SURPLUS / DEFICIT</u>	\$ (204,517.17)	\$ 21,400.00	\$ 35,000.00
Opening Sinking Fund Balance	61,833.20	61,833.20	(157,499.33)
<u>MAINTENANCE FUND BALANCE</u>	\$ (142,683.97)	\$ 83,233.20	\$ (122,499.33)
NUMBER OF UNITS OF LOT LIABILITY:		1,000	1,000
AMOUNT PER UNIT OF LOT LIABILITY:		\$ 21.4000000	\$ 50.0000000

CONSOLIDATED RULES OF THE OWNERS CORPORATION

OWNERS CORPORATION NO. 1 PLAN OF SUBDIVISION 714704G

Notes:

- These rules are made by Owners Corporation No. 1 Plan No. 714704G for ASPERA APARTMENTS and will apply to all members of Owners Corporation No. 1.
- Any rules in the model rules set out in Schedule 2 *Owners Corporations Regulations 2007 (Vic)* (**Model Rules**) that are not covered by these rules will also apply to the Owners Corporation.
- These rules must be read in conjunction with the *Owners Corporations Regulations 2007(Vic)* or such other regulations made from time to time under the *Owners Corporations Act 2006 (Vic)* or the *Subdivision Act 1998 (Vic)* which provide for the general duties of members, meetings and administration of the owners corporations, insurance and other matters.
- It is each member's legal responsibility to inform any occupier of his or her lot of the Model Rules and these rules.
- At any and all places in these rules where it refers to the Owners Corporation, it may also mean a committee of the management of the Owners Corporation or an Owners Corporation Manager that has been duly appointed and delegated by the Owners Corporation to assume certain powers and duties of the Owners Corporation and in particular to set the terms and conditions referred to in any of the rules of the Owners Corporation.

1. INTERPRETATIONS/DEFINITIONS

In these rules, unless the context clearly indicates otherwise:

Act means the *Owners Corporations Act 2006 (Vic)*;

Building means all and any buildings, structures or improvements comprised in the Development;

Common Property means common property No.1 shown as Common Property No.1 on the Plan of Subdivision;

Development means all the land and improvements comprised in the Plan of Subdivision and known as ASPERA APARTMENTS and situated at 1088 Stud Road, Rowville Vic 3178;

Manager means the manager appointed from time to time by the Owners Corporation pursuant to section 119 of the Act;

Member means a member of the Owners Corporation;

Model Rules means the model rules set out in Form 1 of Schedule 2 to the Regulations;

Occupier means any person occupying or in possession of a Lot on the Plan of Subdivision;

Owners Corporation means Owners Corporation No. 1 Plan No. 714704G;

Plan of Subdivision means Plan of Subdivision No. 714704G and all its stages or a particular stage where the context requires;

Proprietor means the registered proprietor from time to time of a Lot on the Plan of Subdivision;

Regulations means the Owners Corporation Regulations 2007 as amended or any other regulations relating to owners corporation matters made from time to time under the provisions of the Act or the Subdivision Act 1988.

2. LOTS – GENERAL USE OF LOTS

A Member must not, and must ensure that the Occupier of a Member's Lot does not:

- (a) use or permit a Lot affected by the Owners Corporation to be used for any purpose that may be illegal, immoral or injurious to the reputation of the Development or may cause a nuisance or hazard to any other Member or Occupier of any Lot or the invitees of any such Member or Occupier;
- (b) make or permit to be made any noise on that Member's Lot which may be heard outside the Member's Lot between the hours of 10:00pm and 8.00a.m;
- (c) use or occupy any Lot or Lots in a manner that would contravene any planning regulations, requirements or restrictions on the Plan of Subdivision;
- (d) do or permit anything to be done on a Lot which may invalidate, suspend or increase the insurance premiums for any insurance effected by the Owners Corporation which is consistent with the normal use and enjoyment of the relevant Lot for its intended purpose;
- (e) without the prior written consent of the Owners Corporation;
 - (i) make any alterations or addition (painting or decorating included) to the exterior of the Lot including, but not limited to any terrace or balconies attached to a Lot; or
 - (ii) make any structural alterations or additions to the interior of a Lot or any part of it which may diminish the support and shelter of any Lot on the Plan of Subdivision and for this purpose the Owners Corporation has the right, at the expense of the Member proposing to make the alterations to appoint an architect, structural engineer or building contractor to provide the necessary advice to the Owners Corporation to consider whether to provide its consent.
- (f) do or permit anything, which may cause structural damage to the Development including without limitation bringing any heavy article on the Lot or on the Common Property without the written consent of the Owners Corporation;
- (g) alter floor surfaces in such a way that causes the transmission of noise which is likely to disturb other Occupiers.

3. VEHICLES, DRIVEWAYS AND CAR PARKING

A Member must not and must ensure that the Occupier of a Member's Lot does not:

- (a) drive or operate any motor vehicle on any internal road surface in excess of 5kph;
- (b) permit bicycling, roller blading, skate boarding, roller skating or other ball games in the car parking areas, driveways or access pathways or any easement for access purposes;

- (c) use any car parking space other than for the purpose of parking any vehicle, motorcycle, boat or bicycle therein and in such manner as may be fair and reasonable or permit any mechanical repairs except of an emergency nature to be performed on any vehicle;
- (d) without the consent of the Owners Corporation, use any car parking space for storage purposes;
- (e) park either for short or longer periods in any car park space except in the car parking space that is a Member's Lot or part of a Member's Lot;
- (f) interfere with the operation, function or control of any electronic vehicular gates;
- (g) obstruct any easement giving access to any Lots or to the Common Property;
- (h) build any structure on or over a car parking space including, without limitation any fence or wall or structure for storage purposes on a car parking space without the prior written consent of the Owners Corporation;
- (i) allow any build up or discharge of oil and other fluids from any parked vehicle and ensure that all vehicle parking surfaces are cleaned and any oil grease and fluids of any kind are removed immediately upon notice of same or notification of build up by the Owners Corporation; or
- (j) wash any vehicle on any part of the Common Property or on any easement for the purpose of ingress and egress from a Member's Lot or to the Common Property apart from an area designated for that purpose by the Owners Corporation.

4. USE OF COMMON PROPERTY – GENERALLY

A Member must not and must ensure that the Occupier of a Member's Lot does not:

- (a) do or allow anything to be done on the Common Property which causes a nuisance to the Owners Corporation or a Member or Occupier of a Member's Lot;
- (b) obstruct any halls or passage ways, stairways or lifts of the Common Property;
- (c) take any glass or any other item which may become a danger on to the Common Property;
- (d) remove any item, equipment or such other things that are and shall remain the property of the Owners Corporation from any facility for any reason whatsoever;
- (e) interfere with the personal property of the Owners Corporation;
- (f) fail to report any repair or maintenance required to the Common Property to the Manager;
- (g) use the Common Property other than in accordance with the directions of the Manager and in the absence of any such directions in accordance with the directions of the Owners Corporation; or
- (h) allow the Common Property to be used by any person except on a temporary and non-recurring basis.

5. ANIMALS

- (a) A Member must not and must ensure that the Occupier of a Member's Lot does not without the prior written approval of the Owners Corporation keep any pet or animal on their Lot or the Common Property.

- (b) If in the reasonable opinion of the Owners Corporation a pet or animal becomes noisy or interferes with the other Members' use of their Lot or the Common Property or becomes a nuisance to other Members or Occupiers, the Owners Corporation can require by written notice to the Member that the pet or animal is removed from the Lot and thereafter the Member must not keep or allow the Occupier to keep any pet or animal on their Lot.
- (c) A Member must not and must ensure that the Occupier of a Member's Lot does not fail to clean up after any pet or animal debris or make good damage to any Common Property caused by such pet or animal.

6. SIGNAGE

A Member must not and must ensure that the Occupier of a Member's Lot does not allow to be displayed any placard, advertisement or sign on the Common Property or the Member's Lot so that it is visible from outside the Lot without the prior written consent of the Owners Corporation which can be granted on such terms and conditions as the Owners Corporation deems appropriate.

7. BALCONIES, TERRACES, EXTERIOR BUILDING SURFACES AND EXTERNAL APPEARANCE

A Member must not and must ensure that the Occupier of a Member's Lot does not:

- (a) hang clothes, store bicycles or other articles on the balconies, exteriors of the Lots or on any Common Property except in areas designated by the Owners Corporation;
- (b) store or keep on the Common Property or any part thereof any material or goods including bicycles and other items except in designated areas (if any) and subject to terms and conditions set forth in writing by the Owners Corporation;
- (c) install any flywire screen, security doors or any other exterior fixture or fitting without first obtaining the written permission of the Owners Corporation and provided the consent complies with the standards of the Owners Corporation;
- (d) keep any plants, planter boxes or pots on any balcony or terrace that are not maintained in good health and condition and that are offensive in appearance to other Occupiers and further that the size of the plant shall not extend beyond the boundary of the Lot or obstruct the views from another Lot or interfere with the use and enjoyment of the Lots by the Occupiers of those Lots;
- (e) cause disturbance or interference to other Lots when watering any plants or planter boxes or cleaning any balcony and if there is a dispute as to whether the Member or Occupier is causing disturbance or interference, the Owners Corporation may at the cost of the Member appoint a structural engineer or other relevant consultant to make a determination as to whether the watering is causing a disturbance or interference;
- (f) construct or erect any sheds, kennels, spas or hot tubs or structures of any nature or description on any terrace or balcony or other items which may be of a weight that may adversely affect the terrace or balcony without obtaining the prior written consent of the Owners Corporation and complying with all building regulations and planning laws;
- (g) without obtaining the prior consent of the Owners Corporation, install any air-conditioning units or condensers of air-conditioning units on any terrace or balcony;
- (h) fail to maintain and keep in good repair any permitted structures on any terrace or balcony that is visible from outside of the Lot and without limiting the generality of the foregoing, must ensure that any permitted air-conditioning units on the balconies are maintained in good condition and repair;

- (i) construct or erect any outside wireless television aerial, sky dish receivers, satellite dish or receiver or thing of like nature without the prior consent in writing of the Owners Corporation;
- (j) install any aerial, transmitters or telecommunications devices without the prior written consent of the Owners Corporation;
- (k) erect any external blinds or awnings without the prior written consent of the Owners Corporation;
- (l) hang curtains or install any window furnishing visible from outside the Lot unless they are of a type and have a backing of a colour that has been approved by the Owners Corporation;
- (m) install any window tinting without having the colour and design of same approved in writing by the Owners Corporation;
- (n) without the prior consent of the Owners Corporation maintain anything inside a Lot which when viewed from the outside the Lot is not in keeping with the rest of the Development;
- (o) operate or permit to be operated any device or electronic equipment from a Lot which interferes with any appliance or equipment lawfully in use on the Common Property or another Lot or any part of the Development;
- (p) throw any object from any window, balcony, terrace or patio; or
- (q) when on a balcony use language or behave in a manner that may cause offence or embarrassment to other Members or Occupiers of other Lots or to any person using the Common Property.

8. RUBBISH

A Member must not and must ensure that the Occupier of a Member's Lot does not:

- (a) deposit garbage, recyclable material or waste in any other receptacle or any other part of the Common Property except in the receptacles as designated by the Owners Corporation for that purpose and in accordance with the directions of the Owners Corporation;
- (b) throw or allow or permit to be thrown or fall any paper, rubbish, waste, cigarette butts, or other substance whatsoever out of the windows, doors, down the staircase or from the balconies or terraces;
- (c) refuse to bear the cost of cleaning and repair caused by a breach of this rule; or
- (d) leave or fail to clean up any refuse which is dropped or spilled on the Common Property or fail to notify the Owners Corporation if refuse is spilled or dropped.

9. DAMAGE AND REPAIRS

A Member must not and must ensure that the Occupier of a Member's Lot does not:

- (a) damage, deface or obstruct in any way or for any purpose whatsoever any driveway, pathway, stairway or any other Owners Corporation property located on, in or attached to the Common Property provided that if the Owners Corporation expends money to make good the damage caused by any Member or Occupier or their invitees, the Owners Corporation shall be entitled to recover the amount so expended as a debt in any action in any court of competent jurisdiction from the Member at the time the damage occurred;

- (b) fail to properly inform the Owners Corporation within 24 hours of any damage to the Property which may be the subject of claim against the Owners Corporation building and/or public liability insurance policy;
- (c) interfere with or attempt to redirect any maintenance works being attended to by tradespersons or others who have been appointed by the Owners Corporation specifically for the work being undertaken;
- (d) interfere with or attempt to interfere with the operation, function or control of any of the Common Property fixtures, fittings or equipment including but not limited to all pedestrian entrances, lifts, car park entrances, lighting, fire controls, landscaping and structures including the sprinkler system and any facility control or equipment;
- (e) commit, perform or cause in any manner any act on the Lots or the Common Property so as to commit or cause any breach of any Act of Parliament or any regulation, by law or order made by any Municipal, Statutory Government, or other Authority authorised by-law to make such regulations, permits, by-law or order or issue such permits; or
- (f) use any water apparatus including waste pipes and drains for any purpose other than those for which they were constructed and no sweepings or rubbish or other unsuitable substances shall be deposited therein. Any costs or expenses resulting from damage or blockage to such water, apparatus, waste pipes or drains from misuse or negligence shall be borne by the Member whether the same is caused by his or her own actions or those of an Occupier or invitee of the Member or Occupier.

10. FIRE CONTROL

- (a) A Member must not and must ensure that an Occupier of a Member's Lot: does not interfere with or activate any of the Building's fire protection services including, but not limited to alarms, sprinklers, smoke detectors and fire hydrants except in the case of an emergency, provided further that the Owners Corporation may recover the cost of charges for false alarms or making good any damage from the Member;
- (b) The Owners Corporation or a Member must in respect of the Development or their Lot as appropriate:
 - (i) consult with any Government Agency as to an appropriate fire alarm and fire sprinkler system for the Development or the Lots;
 - (ii) ensure the provision of all adequate equipment to prevent fire or spread of fire in or from the Development or the Lots to the satisfaction of all Government Agencies; and
 - (iii) take all reasonable steps to ensure compliance with fire laws in respect of the Development or the Lots.

11. SECURITY

- (a) Each Member and Occupier must comply with the reasonable requirements of the Manager regarding the security of the Common Property.
- (b) The Owners Corporation must take all reasonable steps to ensure the security of the Development from intruders and to preserve the safety of the Development from other hazards it considers necessary or desirable which, without limitation, includes;
 - (i) close off or restrict access to any part of the Common Property not required for access to a Lot on either a temporary or permanent basis;

- (ii) permit to the exclusion of the Members any part of the Common Property to be used by any security person as a means of monitoring the security of the Development; and
 - (iii) restrict access of Members of Lots in one level of the Development to any other level of the Development.
- (c) The Owners Corporation may make rules and regulations to ensure the security of the Development from intruders.
- (d) If the Owners Corporation restricts the access of Members under these rules, the Owners Corporation must make available to each Member free of charge the number of security keys that the Owners Corporation considers reasonably necessary. The Owners Corporation may charge a reasonable fee for any additional security key required by a Member.
- (e) A Member must exercise a high degree of caution and responsibility in making a security key available for use by an Occupier of a Lot including without limitation, entering into an appropriate agreement in any lease or licence of the Lot to ensure the return of the security key to the Member or the Manager on the expiry of the lease or licence.
- (f) A Member in possession of a security key:
 - (i) must not duplicate or permit the security key to be duplicated; and
 - (ii) must take all reasonable steps to ensure that the security key is not lost or handed to any person other than another Member and is not disposed of otherwise than by returning it to the Member or the Manager.
- (g) A Member must promptly notify the Manager if a security key is lost or destroyed.
- (h) If a security key is lost, damaged or destroyed the Member must pay the costs associated with the provision by the Manager of a replacement security key.

12. RELOCATIONS, DELIVERIES, TRADESPERSONS

A Member must not and must ensure that the Occupier of a Member's Lot does not:

- (a) give less than 24 hours notice to the Owners Corporation or its representative before any fixture, fitting or equipment may be moved into or out of any Lot and the moving of the same must be done in a manner and at the time directed by a representative of the Owners Corporation provided that nothing herein shall:
 - (i) restrict the movement of such items if they can be safely and adequately moved by one person and are of a nature such that damage will not be occasioned to any items of Common Property or of the property belonging to another Member or Occupier of another Lot; or
 - (ii) damage, obstruct or interfere with the stairways, lifts, corridors or any other part of the Common Property when moving in or out of any Lot;
- (b) arrange for tradespersons (except in emergencies) to perform works except during the hours of 8:00am to 6:00pm weekdays (excluding public holidays) and under the supervision and at the sole responsibility of the Member
- (c) arrange for deliveries of any kind or nature unless the Member or its designee is at or on the Development to accept or arrange for the same at the Member's or Occupier's sole cost and responsibility.

13. NOTIFICATION

Each Member must advise the Manager of an out of normal business hours contact address and telephone number for them or for the lessee of a Member's Lot and must promptly advise the Manager of any change in address or telephone number.

14. BEHAVIOUR OF INVITEES

A Member must not and must ensure that the Occupier of a Member's Lot and all of their respective invitees of any kind and for any purpose do not:

- (a) behave in a manner likely to interfere with the peaceful enjoyment of the Proprietor or Occupier of another Lot or of any person lawfully using the Common Property;
- (b) fail to accept liability for and compensate the Owners Corporation in respect of all damage to the Common Property or personal property vested in it or caused by any such Proprietor, Occupier or their invitees; or
- (c) fail to inform and require compliance with all Owners Corporation Rules and Regulations by any Occupier, or invitee coming onto the Member's Lot or the Common Property with the consent or approval (actual or implied) of such Member or Occupier.

15. WINDOW CLEANING

- (a) A Member must not inhibit or prevent any professional window cleaners engaged by the Owners Corporation from gaining access through their Lot or any balcony within their Lot or for the purposes of cleaning and maintaining such windows.
- (b) A Member must keep all accessible windows within their Lot clean and not permit the window to reach a level of uncleanliness that detracts or affects the exterior appearance of the Lot or the Development.

16. GENERAL

- (a) The Owners Corporation may employ for and on behalf of the Owners Corporation such agents and servants for and in connection with the exercise and performance of the powers, authorities, duties and functions of the Owners Corporation and will enter into management agreements and incur the necessary costs for the proper running and management of the Development.
- (b) The Owners Corporation may determine to enter into arrangements for the provision of the following amenities or services to any of the Members or Occupiers of a Member's Lot:
 - (i) window cleaning;
 - (ii) garbage disposal and recycling;
 - (iii) electricity, water and gas supply;
 - (iv) fire control services;
 - (v) pay tv; and
 - (vi) telecommunications facilities.

17. COMPLIANCE BY TENANT OR OCCUPIER

- (a) A Member must ensure that all reasonable steps are taken to ensure that a tenant and invitee of a Lot comply with these rules.
- (b) A Member must ensure that any tenancy agreement or lease entered into includes a copy of these rules and all necessary terms and conditions are included in such tenancy agreement or lease to ensure compliance with these rules by the tenant or occupant under the tenancy agreement or the lease.

18. CONSEQUENCES OF BREACH

If a Member or Occupier breaches these Rules, the Member must:

- (a) remedy the breach, and where the breach is incapable of remedy pay compensation;
- (b) pay to the Owners Corporation an amount equal to all costs liabilities loss or damage suffered or incurred by the Owners Corporation (Loss); and
- (c) indemnify the Owners Corporation against Loss.

19. PENALTY INTEREST

In accordance with the Owners Corporation Act 2006 the Owners Corporation may charge interest, in accordance with the Penalty Interest Rates Act 1983 on any amount payable by a lot owner to the Owners Corporation that is still outstanding after the due date for payment.

20. RECOVERY OF OWNERS CORPORATION CONTRIBUTION FEES/LEGAL COSTS

The Owners Corporation may recover, as a debt due from the person or persons in default or breach, the costs, charges and expenses incurred by the Owners Corporation (but excluding the personal time costs of any person acting in an honorary capacity including the chairperson, secretary or committee member of the Owners Corporation) arising out of any default or breach, by any lot owner, or occupier of a lot, of any obligation under the Owners Corporation Act 2006 or the Owners Corporation Regulations 2007.

21. LEGAL PROCEEDINGS

The Owners Corporation may bring, as and when the Committee in its discretion determines, such legal proceedings in any court of competent jurisdiction as may be necessary to recover from any lot owner:

- (a) Monies owing to the Owners Corporation;
- (b) Interest at a rate from time to time applicable according to the Penalty Interest Rates Act 1983 on any monies owing to the Owners Corporation;
- (c) All legal costs and disbursements incurred by the Owners Corporation in pursuing such recovery on a solicitor – own client basis, and
- (d) All administrative costs and any other expenses incurred by the Owners Corporation in pursuing such recovery.

In respect of lot owners that are not natural persons the bringing of legal proceedings described above may include proceedings pursuant to the Corporations Act 2001, including but not limited to winding-up.

Schedule 2—Model Rules for an Owners Corporation

Regulation 11

1 Health, Safety and Security

1.1 Health, Safety and Security of Lot Owners, Occupiers of Lots and Others

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

1.2 Storage of Flammable Liquids and other Dangerous Substances and Materials

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

1.3 Waste Disposal

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

2 Committees and Sub-Committees

2.1 Functions, Powers and reporting of Committees and Sub-Committees

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

3 Management and Administration

3.1 Metering of Services and Apportionment of Costs of Services

- (1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.
- (2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.
- (3) Subrule (2) does not apply if the concession or rebate—
 - (a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or
 - (b) is paid directly to the lot owner or occupier as a refund.

4 Use of Common Property

4.1 Use of Common Property

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

4.2 Vehicles and parking on common property

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

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

4.3 Damage to Common Property

- (1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.
- (2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.
- (3) An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.
- (4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.
- (5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

5 Lots

5.1 Change of Use of Lots

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

Example

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

5.2 External Appearance of Lots

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

5.3 Requiring Notice to the Owners Corporation of Renovations to Lots

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

6 Behaviour of Persons

6.1 Behaviour of Owners, Occupiers and Invitees on Common Property

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

6.2 Noise and Other Nuisance Control

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

7 Dispute Resolution

- (1) The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.
- (2) The party making the complaint must prepare a written statement in the approved form.
- (3) If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.
- (4) If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.
- (5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 14 working days after the dispute comes to the attention of all the parties.
- (6) A party to the dispute may appoint a person to act or appear on the party's behalf at the meeting.
- (7) If the dispute is not resolved, the grievance committee or owners corporation must notify each party of the party's right to take further action under Part 10 of the **Owners Corporations Act 2006**.
- (8) This process is separate from and does not limit any further action under Part 10 of the **Owners Corporations Act 2006**.

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

Schedule 3, Regulation 12, Owners Corporations Regulations 2007

OC 10 (12/07)

What is an Owners Corporation?

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

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

How are decisions made by an Owners Corporation?

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

Owners Corporation rules

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

You should look at the Owners Corporation rules to consider any restrictions imposed by the rules.

Lot entitlement and lot liability

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

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

Further information

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

Management of an Owners Corporation

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

IF YOU ARE UNCERTAIN ABOUT ANY ASPECT OF THE OWNERS CORPORATION OR THE DOCUMENTS YOU HAVE RECEIVED FROM THE OWNERS CORPORATION, YOU SHOULD SEEK EXPERT ADVICE.

From www.planning.vic.gov.au at 01 May 2024 02:10 PM

PROPERTY DETAILS

Address: **103/1088 STUD ROAD ROWVILLE 3178**
 Lot and Plan Number: **Lot 103 PS714704**
 Standard Parcel Identifier (SPI): **103\PS714704**
 Local Government Area (Council): **KNOX**
 Council Property Number: **175510**
 Planning Scheme: **Knox**
 Directory Reference: **Melway 81 J1**

www.knox.vic.gov.au

[Planning Scheme - Knox](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **UNITED ENERGY**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
 Legislative Assembly: **ROWVILLE**

OTHER

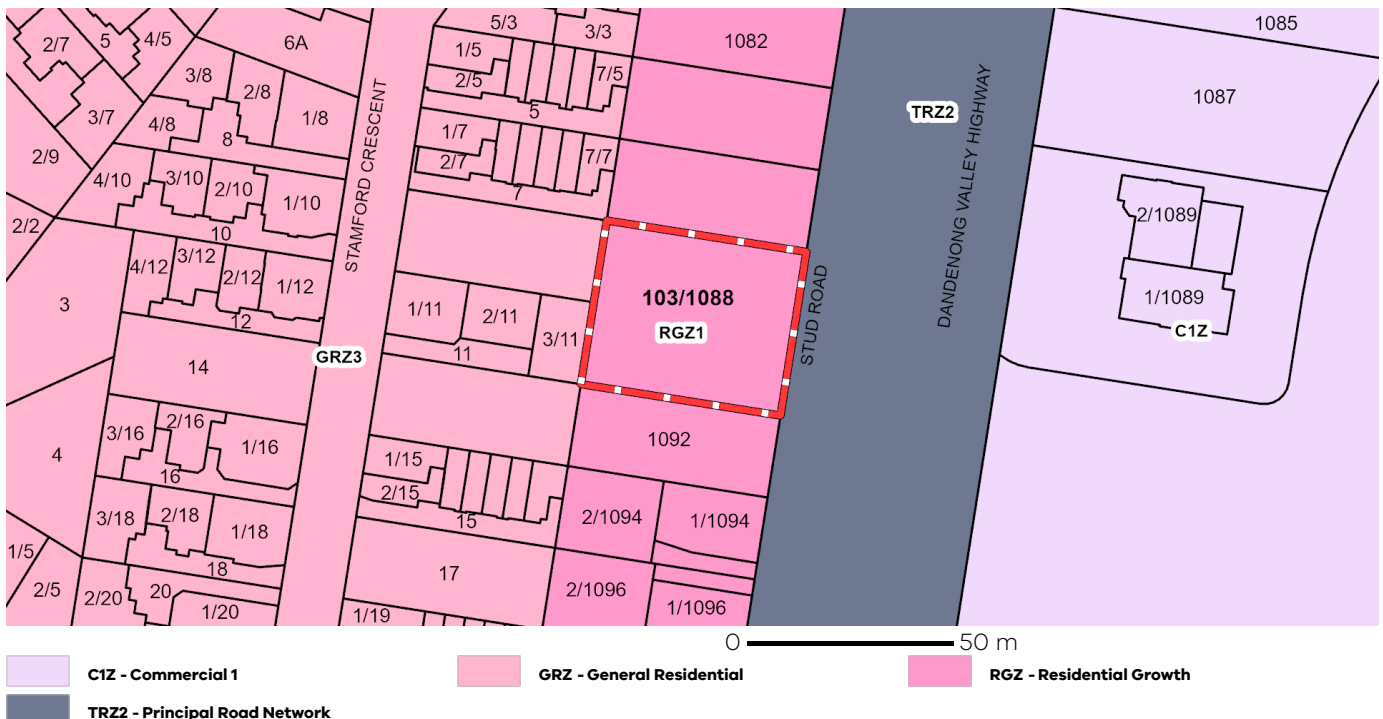
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[RESIDENTIAL GROWTH ZONE \(RGZ\)](#)

[RESIDENTIAL GROWTH ZONE - SCHEDULE 1 \(RGZ1\)](#)



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

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)



 **DPO - Development Plan Overlay**

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

Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

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

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

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

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

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](http://Native%20vegetation%20(environment.vic.gov.au)) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](http://NatureKit%20(environment.vic.gov.au))

Register Search Statement - Volume 11537 Folio 858

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

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

VOLUME 11537 FOLIO 858

Security no : 124114600032C
Produced 01/05/2024 02:21 PM

LAND DESCRIPTION

Lot 103 on Plan of Subdivision 714704G.

PARENT TITLES :

Volume 08345 Folio 336 Volume 08345 Folio 340

Created by instrument PS714704G 03/12/2014

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

KEE SOOK BOQUIEN of 35 GRIFFITHS ROAD UPWEY VIC 3158

AN504566D 30/01/2017

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 PS714704G 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: 1088 STUD ROAD ROWVILLE VIC 3178

OWNERS CORPORATIONS


The land in this folio is affected by

OWNERS CORPORATION 1 PLAN NO. PS714704G

DOCUMENT END

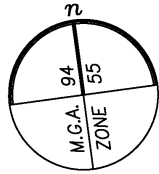
The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 01/05/2024, for Order Number 83835070. Your reference: 24/6615.

Signed by Council: Knox City Council, Council Ref: P/2013/6280, Crt/2013/8054, Original Certification: 19/11/2014, S.O.C.: 19/11/2014

PLAN OF SUBDIVISION		LV use only EDITION 1	Plan Number PS 714704G
Location of Land Parish: NARREE WORRAN Township: -- Section: -- Crown Allotment: -- Crown Portion: 2 (PART) Title Reference: VOL 8345 FOL 336 & VOL 8345 FOL 340 Last Plan Reference: LOTS 6 & 7 ON LP 44527 Postal Address: 1088 STUD ROAD, (at time of subdivision) ROWVILLE, 3178 MGA 94 Co-ordinates E 344 790 Zone: 55 (of approx. centre of land in plan) N 5 801 710		Council Name: KNOX CITY COUNCIL Council Ref:	
Vesting of Roads and/or Reserves			
Identifier	Council/Body/Person	Staging This is is not a staged subdivision Planning Permit No.	
NIL	NIL	Survey This plan is is not based on survey This survey has been connected to permanent marks no(s) In Proclaimed Survey Area No. Depth Limitation DOES NOT APPLY BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS LOCATION OF BOUNDARIES DEFINED BY BUILDINGS INTERIOR FACE: ALL BOUNDARIES COMMON PROPERTY No. 1 IS ALL THE LAND IN THIS PLAN EXCEPT LOTS AND INCLUDES THE STRUCTURE OF ALL WALLS, FLOORS SLABS AND CEILINGS THAT DEFINE BOUNDARIES. ALL SLABS, BEAMS, COLUMNS, SERVICE DUCTS AND PIPE SHAFTS WHETHER OR NOT SHOWN ON THIS PLAN ARE CONTAINED IN COMMON PROPERTY No 1 UNLESS SHOWN OTHERWISE. THE LOWER BOUNDARY OF THOSE PARTS OF THE LOTS MARKED WITH AN ASTERISK (*) IS THE UPPER SURFACE OF THAT PART OF THE FINISHED PAVEMENT. THE UPPER BOUNDARY OF THOSE PARTS OF THE LOTS IS 2.10m METRES ABOVE THE LOWER BOUNDARY. LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. SEE OWNERS CORPORATION SEARCH REPORT(S) FOR DETAIL.	
Easement Information			
Legend: E – Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A – Appurtenant Easement R – Encumbering Easement (Road)			
Easements & Rights implied by Section 12(2) of the Subdivision Act 1988 applies to the whole of the land in this plan.			
Subject Land	Purpose	Width (metres)	Origin Land Benefited/In Favour Of
E-1	DRAINAGE	2.44	LP 44527 LOTS ON LP 44527
E-1	SEWERAGE	2.44	THIS PLAN SOUTH EAST WATER CORPORATION
E-2	SEWERAGE	SEE PLAN	THIS PLAN SOUTH EAST WATER CORPORATION
ASPERA APARTMENTS		LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS SIGNATURE DATE / / REF 29465003 07/10/14 VERSION C DWG 2946500AC	
Bosco Jonson Pty Ltd A.B.N 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992 		Sheet 1 of 8 sheets	
		Original sheet size A3	
		PLAN REGISTERED: TIME: 9:50am DATE: 03/12/2014 Ian D Thomson Assistant Registrar of Titles	

PLAN OF SUBDIVISION

Plan Number
PS 714704G

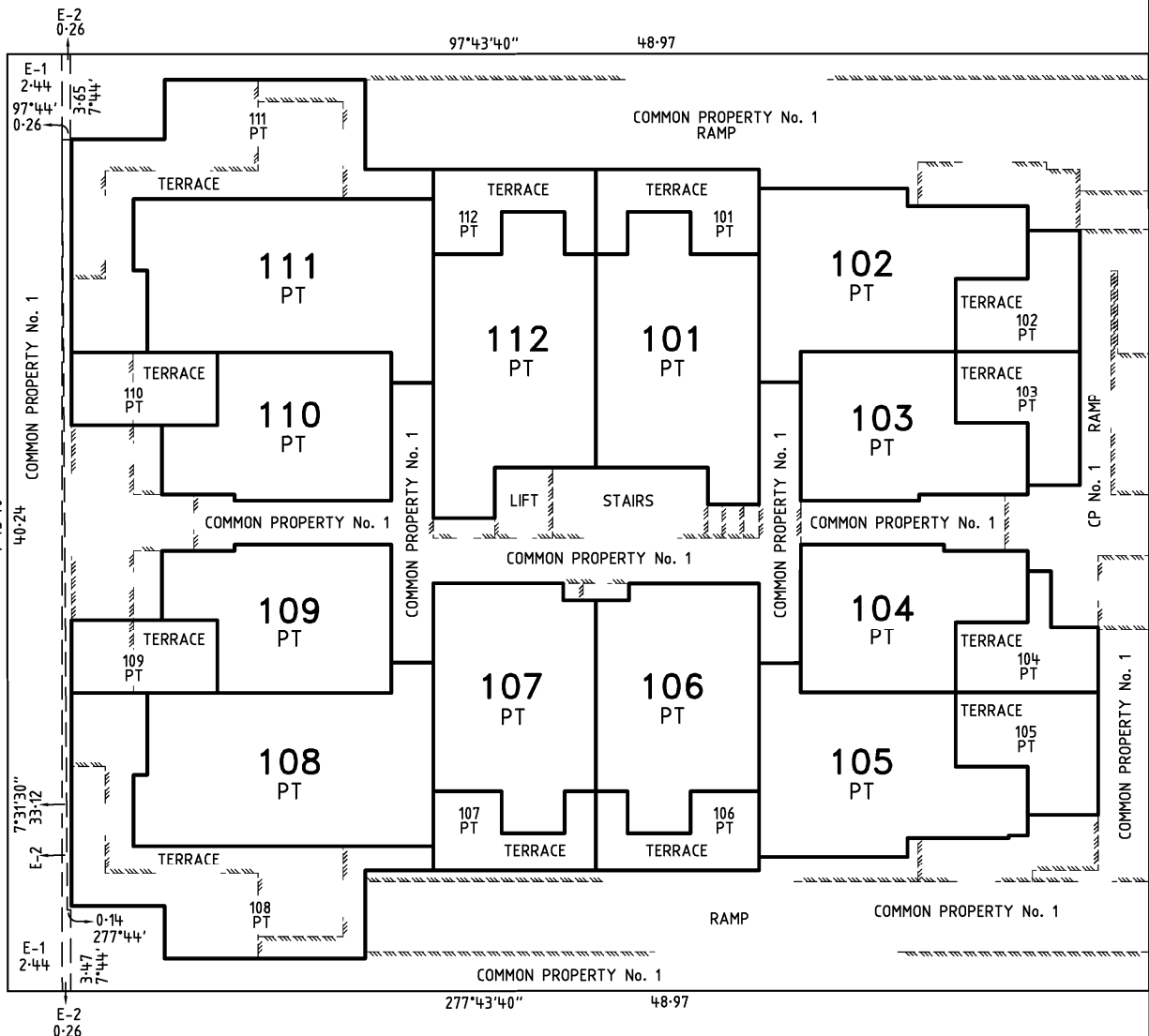


LAKEVIEW AVENUE

6-10

6-10

119-18



STUD ROAD

ASPERA APARTMENTS

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P.O. Box 5075, South Melbourne, Vic 3205
16 Eastern Road South Melbourne
Vic 3205 Australia
Tel (03) 9699 1400 Fax (03) 9699 5992



**SITE DIAGRAM
& GROUND LEVEL
DIAGRAM 1**

Sheet 2

ORIGINAL

SCALE

SCALE
1:200

SHEET
SIZE
A3



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS

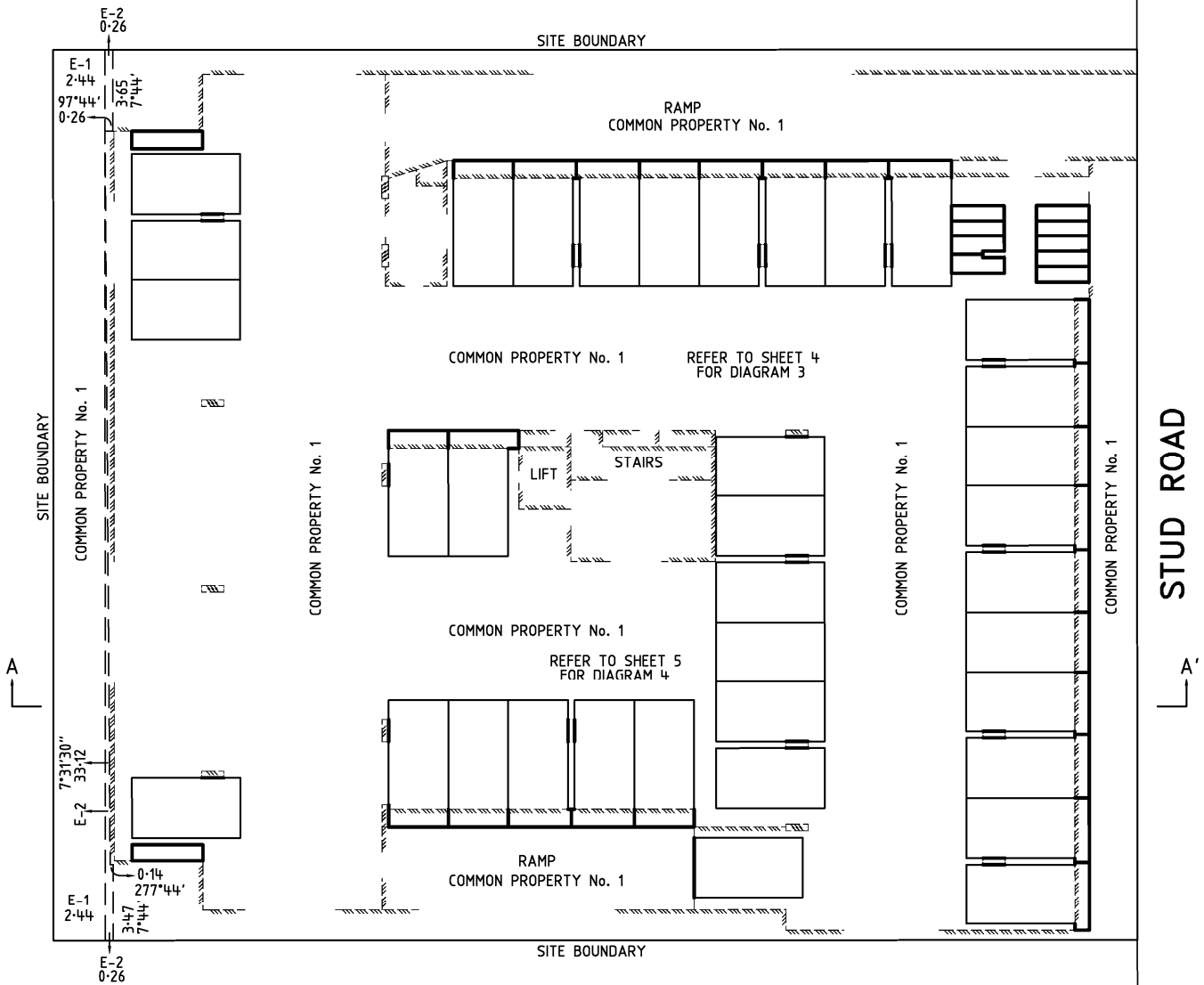
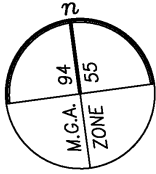
SIGNATURE _____ DATE / /

REF 29465003 07/10/14 VERSION C
DWG 2946500AC

PLAN OF SUBDIVISION

Plan Number

PS 714704G



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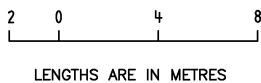
BASEMENT LEVEL
 DIAGRAM 2

Sheet 3

ORIGINAL

SCALE

SCALE SHEET SIZE
 1:200 A3



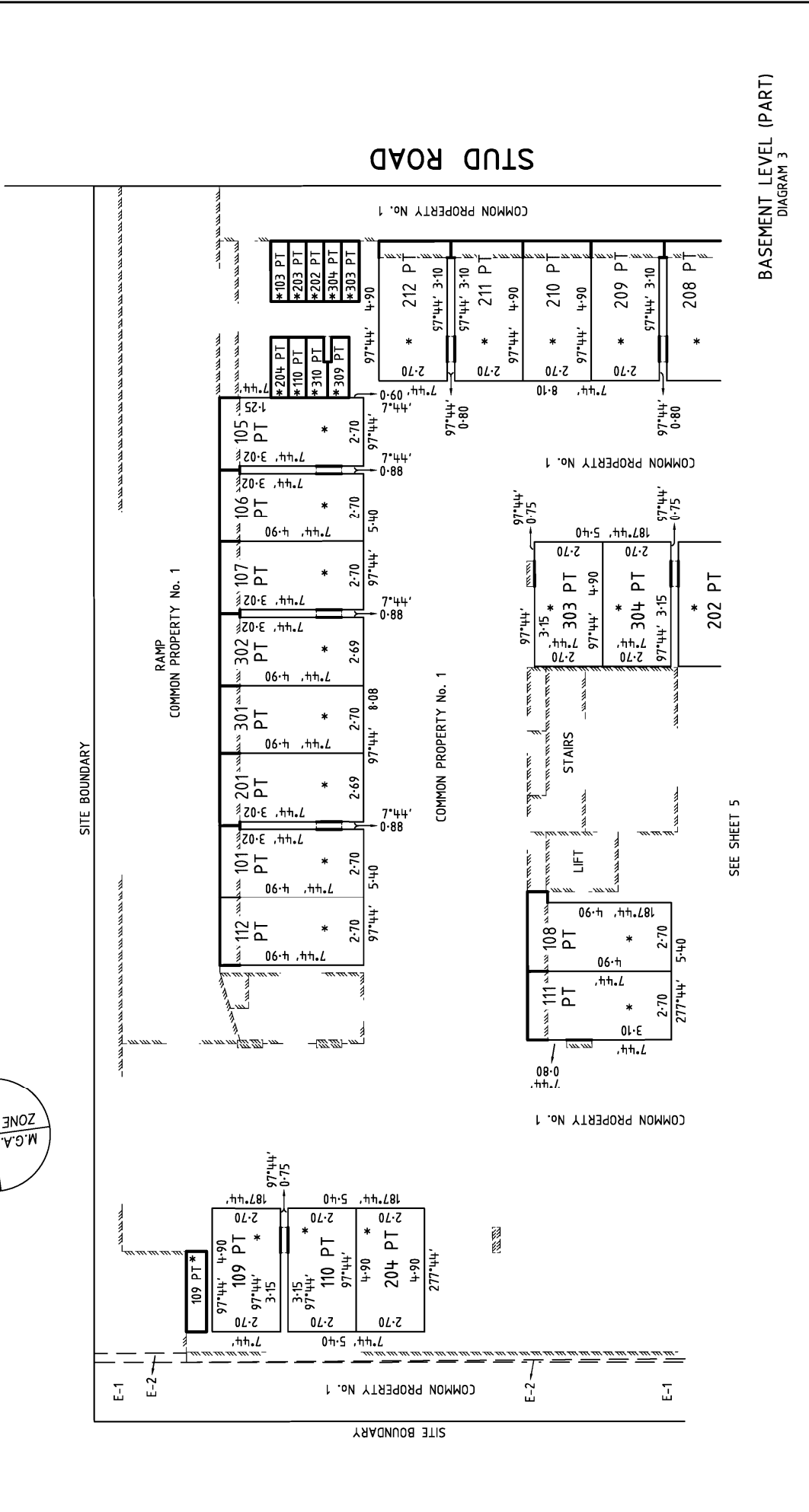
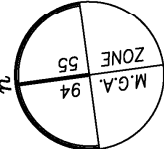
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SIGNATURE DATE / /

REF 29465003 07/10/14 VERSION C
 DWG 2946500AC

Plan Number
PS 714704G

PLAN OF SUBDIVISION



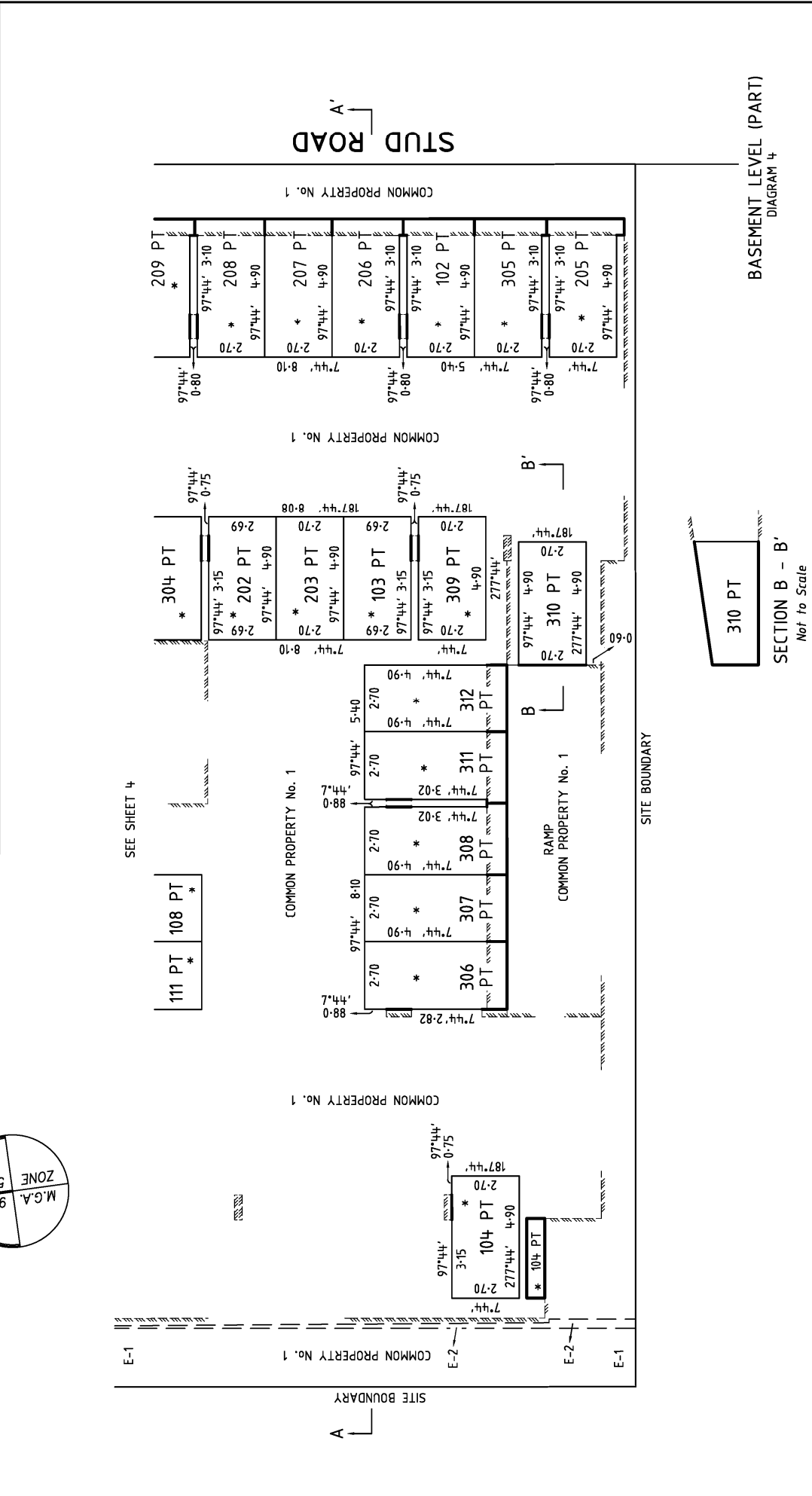
SEE SHEET 5

BASEMENT LEVEL (PART)
DIAGRAM 3

<p>ASPERA APARTMENTS</p> <p>Bosco Jonson Pty Ltd ABN 95 282 532 642 P.O. Box 5075, South Melbourne, Vic 3205 16 Eastern Road South Melbourne Vic 3205 Australia Tel 03) 9699 1400 Fax 03) 9699 5992</p>		<p>ORIGINAL SCALE 1:150 SHEET SIZE A3</p>	<p>SCALE 1:5 0 3 6 LENGTHS ARE IN METRES</p>	<p>LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS SIGNATURE DATE / / REF 29465003 07/10/14 VERSION C DWG 2946500AC</p>	<p>Sheet 4</p>
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PLAN OF SUBDIVISION

Plan Number
PS 714704G



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ORIGINAL SCALE 1:150 SHEET SIZE A3

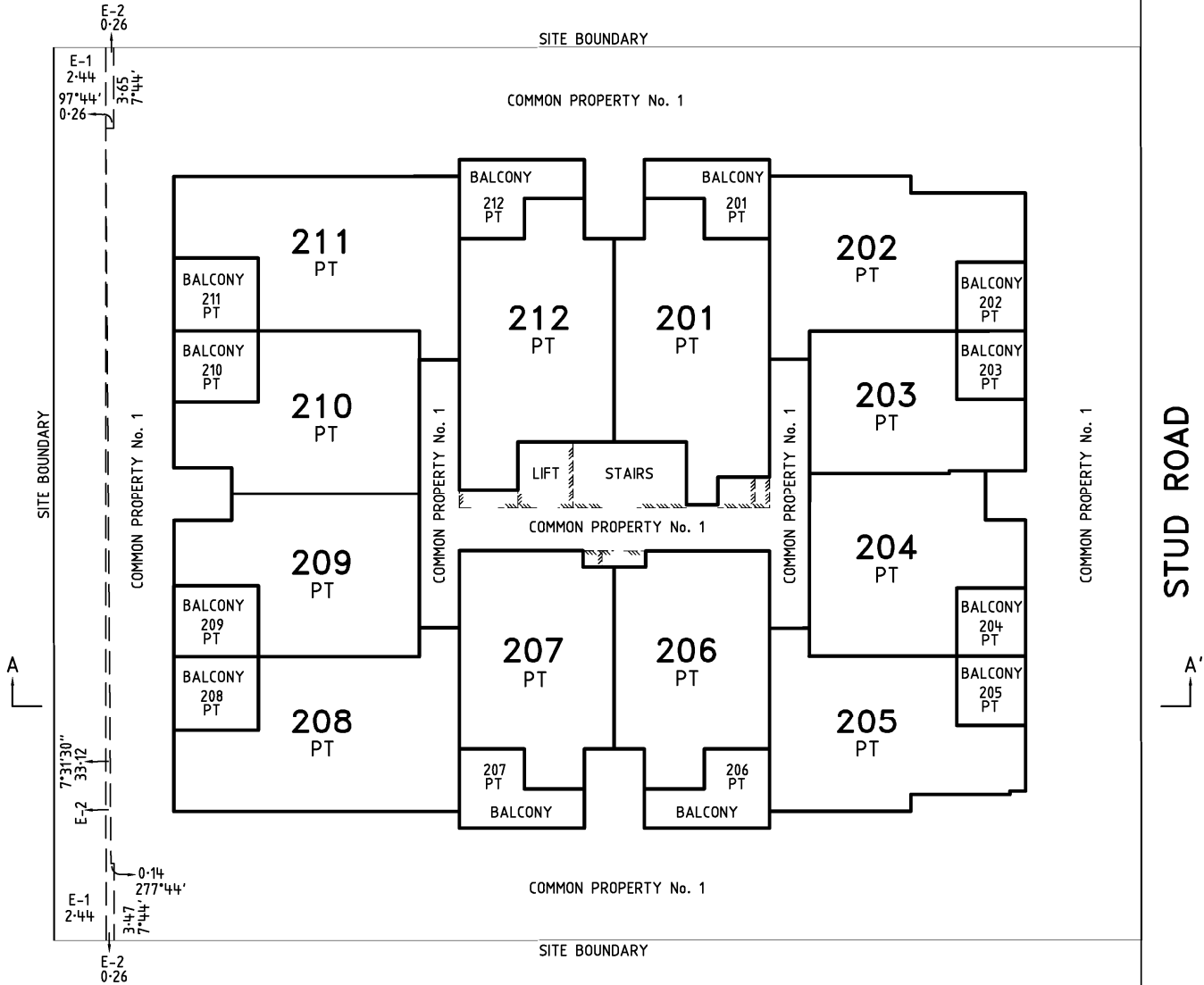
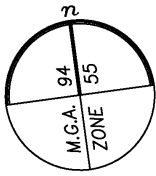
SCALE 1:5 0 3 6
 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS
 SIGNATURE / DATE /
 REF 29465003 07/10/14 VERSION C
 DWG 2946500AC

Sheet 5

PLAN OF SUBDIVISION

Plan Number
PS 714704G



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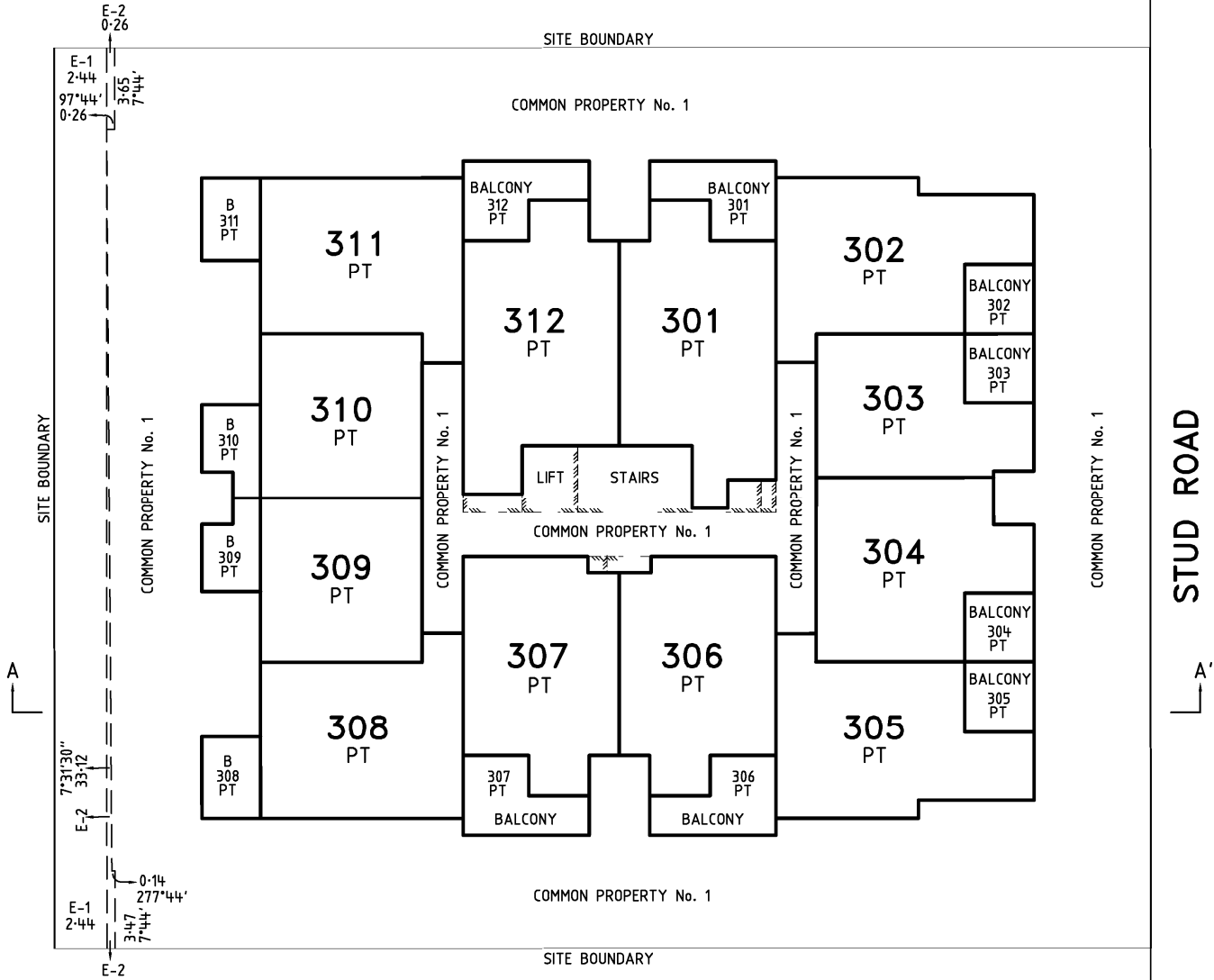
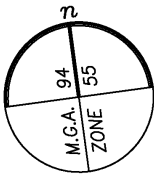


FIRST LEVEL
DIAGRAM 5

ORIGINAL		SCALE		LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS		Sheet 6
SCALE	SHEET SIZE	2 0 4 8		SIGNATURE	DATE / /	
1:200	A3	LENGTHS ARE IN METRES		REF 29465003	07/10/14	VERSION C
				DWG 2946500AC		

PLAN OF SUBDIVISION

Plan Number
PS 714704G



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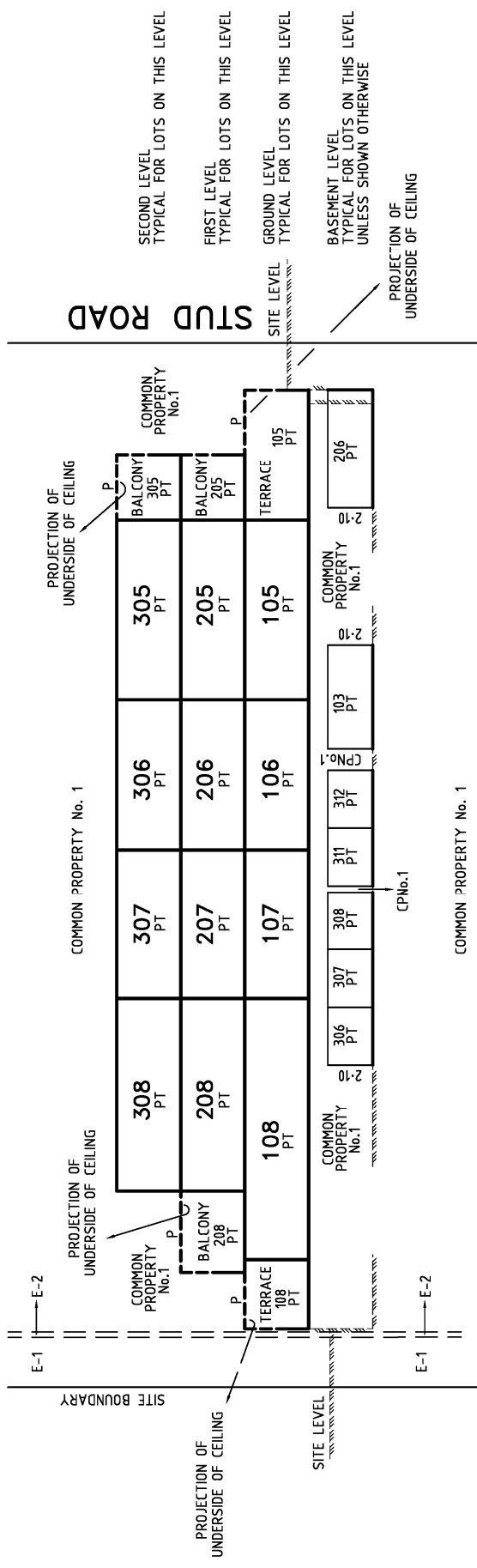


SECOND LEVEL
DIAGRAM 6

ORIGINAL		SCALE		LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS		Sheet 7
SCALE	SHEET SIZE	2 0 4 8		SIGNATURE	DATE / /	
1:200	A3	LENGTHS ARE IN METRES		REF 29465003	07/10/14	
				DWG 2946500AC		

PLAN OF SUBDIVISION

Plan Number
PS 714704G



SECOND LEVEL
TYPICAL FOR LOTS ON THIS LEVEL

FIRST LEVEL
TYPICAL FOR LOTS ON THIS LEVEL

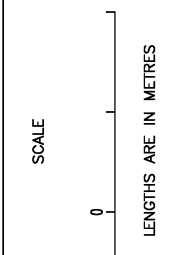
GROUND LEVEL
TYPICAL FOR LOTS ON THIS LEVEL

BASEMENT LEVEL
TYPICAL FOR LOTS ON THIS LEVEL
UNLESS SHOWN OTHERWISE

PROJECTION OF
UNDERSIDE OF CEILING

Sheet 8

LICENSED SURVEYOR (PRINT) ADRIAN A. THOMAS
SIGNATURE DATE / /
REF 29465003 07/10/14 VERSION C
DWG 2946500AC



ORIGINAL SCALE SHEET SIZE
NTS A3

ASPERA APARTMENTS

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 16 Eastern Road South Melbourne
 Vic 3205 Australia
 Tel 03) 9699 1400 Fax 03) 9699 5992

**Plan of Subdivision PS714704G
Concurrent Certification and Statement of Compliance
(Form 3)**



SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S035348J
Plan Number: PS714704G
Responsible Authority Name: Knox City Council
Responsible Authority Reference Number 1: P/2013/6280
Responsible Authority Reference Number 2: Crt/2013/8054
Surveyor's Plan Version: C

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has been made and the requirement has been satisfied at Certification

Digitally signed by Council Delegate: Phillip Singh
Organisation: Knox City Council
Date: 19/11/2014



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Produced: 28/09/2021 04:34:04 PM

OWNERS CORPORATION 1
PLAN NO. PS714704G

The land in PS714704G is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 1, Lots 101 - 112, 201 - 212, 301 - 312.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

NETWORK PACIFIC BUILDING 5 303 BURWOOD HIGHWAY BURWOOD EAST VIC 3151

AL745527K 12/03/2015

Owners Corporation Manager:

NIL

Rules:

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

Owners Corporation Rules:

1. AL575248K 20/12/2014

Additional Owners Corporation Information:

OC024298L 03/12/2014

Notations:

NIL

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 101	30	30
Lot 102	29	29
Lot 103	22	22
Lot 104	22	22
Lot 105	29	29
Lot 106	27	27



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 28/09/2021 04:34:04 PM

OWNERS CORPORATION 1
PLAN NO. PS714704G

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 107	27	27
Lot 108	36	36
Lot 109	23	23
Lot 110	23	23
Lot 111	36	36
Lot 112	31	31
Lot 201	31	31
Lot 202	29	29
Lot 203	22	22
Lot 204	28	28
Lot 205	29	29
Lot 206	27	27
Lot 207	27	27
Lot 208	33	33
Lot 209	27	27
Lot 210	27	27
Lot 211	33	33
Lot 212	30	30
Lot 301	31	31
Lot 302	29	29
Lot 303	22	22
Lot 304	28	28
Lot 305	29	29
Lot 306	27	27
Lot 307	27	27
Lot 308	27	27
Lot 309	22	22
Lot 310	22	22
Lot 311	27	27



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 28/09/2021 04:34:04 PM

OWNERS CORPORATION 1
PLAN NO. PS714704G

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 312	31	31
Total	1000.00	1000.00

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

Statement End.