



**JULIANO LAWYERS**  
BARRISTERS & SOLICITORS

VINCENT J. JULIANO, LL.B.  
NOTARY PUBLIC

VJJ:PI:1721537

[Steven.lionakis@maribyrnong.vic.gov.au](mailto:Steven.lionakis@maribyrnong.vic.gov.au)

April 30, 2019

Mr. S. Lionakis  
Manager, Urban Planning & Acting Manger  
City Places and Design  
Maribyrnong City Council  
PO Box 58  
FOOTSCRAY VIC 3011

Dear Sir,

**RE: 8 Hawkhurst Street, YARRAVILLE VIC 3013**

We act on behalf of Ms Babbage who is attempting to sell the above property. The land consists of two titles, one acquired by the client's parents as their residential home and the other a strip of land adjacent to that home which was initially an SEC easement. Upon acquisition the easement ceased and the land became part of the original Certificate of Title even though it was never consolidated.

A number of Purchasers who wish to develop the land have contacted your council officer and have been informed that the easement is still in existence. This is not the case and as a result of this, prospective purchasers have been misinformed and have gone elsewhere. This is a situation that cannot be allowed to continue and for this purpose we attach a copy of the Certificate of Title in question which clearly shows no easement.

Accordingly, we request that you rectify your records immediately to conform with the information supplied.

Yours faithfully,  
**JULIANO LAWYERS**

Per:   
Enc.



CERTIFICATE OF TITLE - VICTORIA

Volume 10051 Folio 986

124068223968R  
Produced 19/09/2017

Page 1 / 1  
18:53 hr

Under the Transfer of Land Act 1958

I certify that the registered proprietor is the proprietor of the estate and interest in the land subject to the encumbrances, caveats and notices described



REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 1 on Title Plan 102125Y.  
PARENTAL TRUST VOLUME 10051 FOLIO 986  
Created by instrument R569110Q 30/09/1991

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DESPINA BABBAGE of 8 DUCKER STREET YARRAVILLE VIC 3013 Legal Personal Representative(s) of CHRISTOS BALTZIDIS deceased  
AQ265634Q 19/09/2017

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 TITLE PLAN FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE



THIS CERTIFICATE CONTAINS INFORMATION CORRECT AT THE TIME OF PRINTING. CURRENT INFORMATION SHOULD BE OBTAINED BY A SEARCH OF THE REGISTER.

<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 102125Y</b>						
Location of Land Parish <b>CUT PAW PAW</b> Township Section <b>9</b> Crown Allotment <b>C (P1)</b> Crown Portion		Notations  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN						
Last Plan Reference Derived from <b>VOL 10051 1-01 998</b> Depth Limitation <b>NIL</b>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED 11/08/1999 VERIFIED C LAM						
Description of Land / Easement Information								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2" style="font-size: small;">                     WARNING Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1992                 </td> </tr> <tr> <td colspan="2" style="text-align: center;">                     PARCEL 1 - CA C (P1)                 </td> </tr> </table>			TABLE OF PARCEL IDENTIFIERS		WARNING Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1992		PARCEL 1 - CA C (P1)	
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PARCEL 1 - CA C (P1)								
LENGTHS ARE IN METRES	Acres = 0.3046 x Feet Acres = 0.201168 x Cells	Sheet 1 of 1 sheets						

JULIANO LAWYERS  
**VENDORS STATEMENT**

OF REAL ESTATE PURSUANT TO  
SECTION 32 OF THE SALE OF LAND ACT 1962 ("the Act") (September 2014)

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

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

LAND:     **8 HAWKHURST STREET, YARRAVILLE VIC 3013**  
(Certificates of Title Volume 8083 Folio 062 and Volume 10051 Folio 986)

VENDOR'S NAME:   **DESPINA BABBAGE** as Legal Personal  
                                  **Representative of Christos Baltzidis, Deceased**

DATE...../...../.....

VENDOR'S SIGNATURE: .....

.....

PURCHASER'S NAME:.....DATE...../...../.....

PURCHASER'S SIGNATURE: .....

PURCHASER'S NAME:.....DATE...../...../.....

PURCHASER'S SIGNATURE: .....

1. FINANCIAL MATTERS

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

(a) ~~Their total does not exceed:~~

GR

(b) \*Are contained in the attached certificate/s.

GR

(c) \*Their amounts are:

Authority	Amount	Interest (if any)
1	\$ .....	\$ .....
2	\$ .....	\$ .....
3	\$ .....	\$ .....
4	\$ .....	\$ .....

Other than GST (if any) payable in accordance with the Contract of sale there are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge, which are not included in items

1.1 (a), (b) or (c) above; other than any amounts described in this rectangular box.

\$ .....

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

\$ .....

.....

Other particulars (including dates and times of payment/s

.....

Amount to

1.3 Terms Contract

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

"Attached is a Law Institute of Victoria published "Additional Vendor Statement".

1.4 Sale Subject to Mortgage

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

"Attached is a Law Institute of Victoria published "Additional Vendor Statement".

**2. INSURANCE**

**2.1 Damage and Destruction**

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

(a) Attached is a copy or extract of any policy of insurance in respect of any damage to or destruction of the land.

OR

(b) Particulars of any such policy of insurance in respect of any damage to or destruction of the land are as follows:

Name of insurance company:	
Type of policy:	Policy no.:
Expiry date:	Amount insured:

**2.2 Owner-Builder**

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

(a) Attached is a copy or extract of any policy of insurance required under the *Building Act 1993*.

OR

(b) Particulars of any required insurance under the *Building Act 1993* are as follows:

*Note: There may be additional legislative obligations in respect of the sale of land on which there is a building or on which building work has been carried out*

Name of insurance company: .....	
Policy no.: .....	Expiry date: .....

**3. LAND USE**

**3.1 Easements, Covenants or Other Similar Restrictions**

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered): — \*is in the attached copies of title documents.

OR

\*is as follows

.....

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

.....

**3.2 Road Access**

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

**3.3 Designated Bushfire Prone Area**

The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act 1993* if the square box is marked with an "X"

3.4 Planning Scheme

"Attached is a certificate with the required specified information. CR

\*The required specified information is as follows:

(a) Name of planning scheme: .....

(b) Name of responsible authority: .....

(c) Zoning of the land: .....

(d) Name of planning overlays: .....

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

\*Are contained in the attached certificates and/or statements.

OR

[Empty rectangular box]

\*Are as follows:

4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use

[Empty rectangular box]

of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and*

[Empty rectangular box]

*Compensation Act 1986* are as follows:

5. BUILDING PERMITS

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

\*Are contained in the attached certificate.

OR

\*Are as follows:

Nil

**6. OWNERS CORPORATION**

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

6.1 Attached is a current owners corporation certificate with its required accompanying documents and statements, issued in accordance with section 151 of the *Owners Corporations Act 2006*.

OR

6.2 Attached is the information prescribed for the purposes of section 151(4)(a) of the *Owner Corporations Act 2006* and the copy documents specified in section 151(4)(b)(i) and (ii) of that Act.

OR

6.3 The owners corporation is an inactive owners corporation.'

**7. \*GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")**

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act 1987*.

**7.1 Work-in-Kind Agreement**

This section 7.1 only applies if the land is subject to a work-in-kind agreement.

(a) The land is NOT to be transferred under the agreement unless the square box is marked with an "X"

(b) The land is NOT land on which works are to be carried out under the agreement (other than Crown land) unless the square box is marked with an "X"

(c) The land is NOT land in respect of which a GAIC is imposed unless the square box is marked with an "X"

**7.2 GAIC Recording**

This section 7.2 only applies if there is a GAIC recording.

Any of the following certificates or notices must be attached if there is a GAIC recording. The accompanying boxes marked with an "X" indicate that such a certificate or notice that is attached:

(a) \*Any certificate of release from liability to pay a GAIC

(b) \*Any certificate of deferral of the liability to pay the whole or part of a GAIC

(c) \*Any certificate of exemption from liability to pay a GAIC

(d) \*Any certificate of staged payment approval

(e) \*Any certificate of no GAIC liability

(f) \*Any notice providing evidence of the grant of a reduction of the whole or part of the liability for a GAIC or an exemption from that liability

(g) \*A GAIC certificate issued under Part 9B of the *Planning and Environment Act 1987* must be attached if there is no certificate or notice issued under any of sub-sections 7.2 (a) to (f) above

**8. SERVICES**

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

Electricity supply  Gas supply  Water supply  Sewerage  Telephone services



**9. TITLE**

Attached are copies of the following documents:

**9.1 (a) Registered Title**

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

OR

**(b) General Law Title**

The last conveyance in the chain of title or other document which gives evidence of the vendor's title to the land.

"9.2 Evidence of the vendor's right or power to sell (where the vendor is not the registered proprietor or the owner in fee simple).

**10 SUBDIVISION**

**10.1 Unregistered subdivision**

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

(a) Attached is a copy of the plan of subdivision certified by the relevant municipal council if the plan is not yet registered.

OR

(b) Attached is a copy of the latest version of the plan if the plan of subdivision has not yet been certified.

**10.2 Staged Subdivision**

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

(a) Attached is a copy of the plan for the first stage if the land is in the second or a subsequent stage.

(b) The requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with are as follows:

(c) The proposals relating to subsequent stages that are known to the vendor are as follows:

(d) The contents of any permit under the Planning and Environment Act 1987 authorizing the staged subdivision are:

**10.3 Further Plan of Subdivision**

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

(a) Attached is a copy of the plan which has been certified by the relevant municipal council (if the later plan has not been registered).

OR

(b) attached is a copy of the latest version of the plan (if the later plan has not yet been certified).

**11. \*DISCLOSURE OF ENERGY EFFICIENCY INFORMATION**

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 2000m<sup>2</sup>; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date);

\*Are contained in the attached building energy efficiency certificate.

OR

\*Are as follows:

.....  
.....

**12. DUE DILIGENCE CHECKLIST**

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

**13. ATTACHMENTS**

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

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

*(Attached is a Law Institute of Victoria published "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)*

- Certificate of Title Volume 8083 Folio 062;
- Plan of Subdivision No. 011691;
- Certificate of Title Volume 10051 Folio 986;
- Title Plan 102125Y;
- Planning Certificate;
- Maribyrnong City Council Land Information Certificate;
- Maribyrnong City Council Building Certificate (1) & (2)
- City West Water Information Statement;
- Land Tax Clearance Certificate;
- Roads Certificate;
- EPA Certificate;
- Due Diligence Checklist

Register Search Statement - Volume 8083 Folio 062

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

VOLUME 08083 FOLIO 062

Security no : 124068711945G  
Produced 23/10/2017 10:43 am

LAND DESCRIPTION

Lot 337 on Plan of Subdivision 011691.  
PARENT TITLE Volume 08049 Folio 409  
Created by instrument 2698539 20/12/1954

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

DESPINA BABBAGE of 8 DUCKER STREET YARRAVILLE VIC 3013 Legal Personal  
Representative(s) of CHRISTOS BALTZIDIS deceased  
AQ265634Q 19/09/2017

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP011691 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AQ265634Q	TRANSMISSION APPLICATION Registered	19/09/2017

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

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

Street Address: 8 HAWKHURST STREET YARRAVILLE VIC 3013

DOCUMENT END

Delivered from the Landata @ System by SAI Global Property Division Pty Ltd  
Delivered at 23/10/2017, for Order Number 47314941. Your reference: vjj;pi;babbage.

**COLOUR CODE**  
 BL-BLUE C-E-1-GREEN  
 R1, R2 & BR-BROWN P-PURPLE

**APPROPRIATIONS**

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR ROADS  
 THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE  
 THE LAND COLOURED GREEN IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE

**NOTATIONS**

PLAYED CORNERS ARE 10 FEET TO STREET ALIGNMENTS EXCEPT WHERE OTHERWISE SHOWN

**PLAN OF SUBDIVISION**  
 PART OF CROWN ALLOTMENTS 3, 4, 6 OF PORTION 5 SECTION 8, PART OF CROWN ALLOTMENT C SEC IX  
**PARISH OF CUT PAW PAW**  
 COUNTY OF BOURKE

VOL. 5104 FOL. 765

Measurements are in Feet & Inches  
 Conversion Factor  
 FEET X 0.3048 = METRES

**ENCUMBRANCES**

PARTS OF THE ROADS R1 & R2 AND PARTS OF THE LAND COLOURED PURPLE ARE ENCUMBERED BY EASEMENTS TO THE S.E.C. WIDE INST. No. 113327, 1593369 & 2137061

AS TO THE LAND MARKED E-1 THE EASEMENT TO THE S.E.C. CREATED BY INST. 1569369

AS TO THE ROADS R1 & R2 THE CARRIAGEWAY EASEMENT CREATED IN TR. 2248830

THE ROADS R1 & R2 ARE SET APART FOR EASEMENTS OF WAY & DRAINAGE ON LP 20044

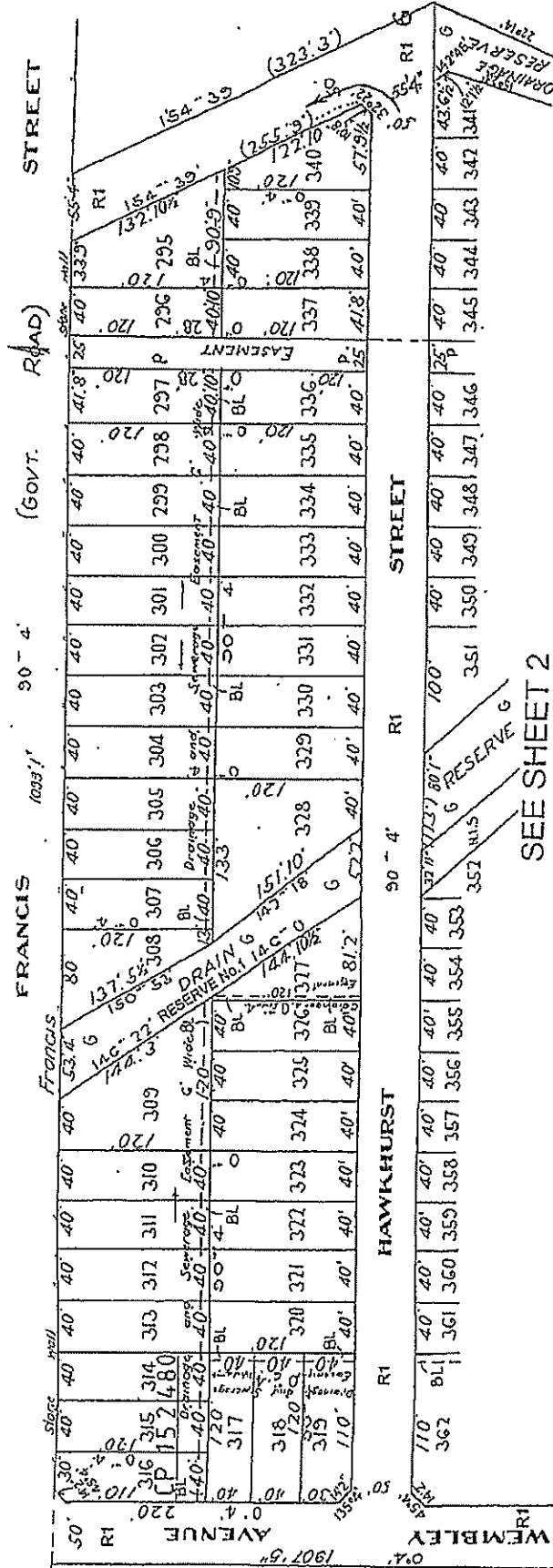
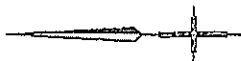
THE ROAD R1 SHOWN AS HAWKHURST STREET IS ENCUMBERED BY THE CARRIAGEWAY EASEMENT CREATED IN D31462

**LP 11691**

EDITION 3

PLAN MAY BE LODGED 16-9-1926

5 SHEETS  
 SHEET 1



SEE SHEET 2

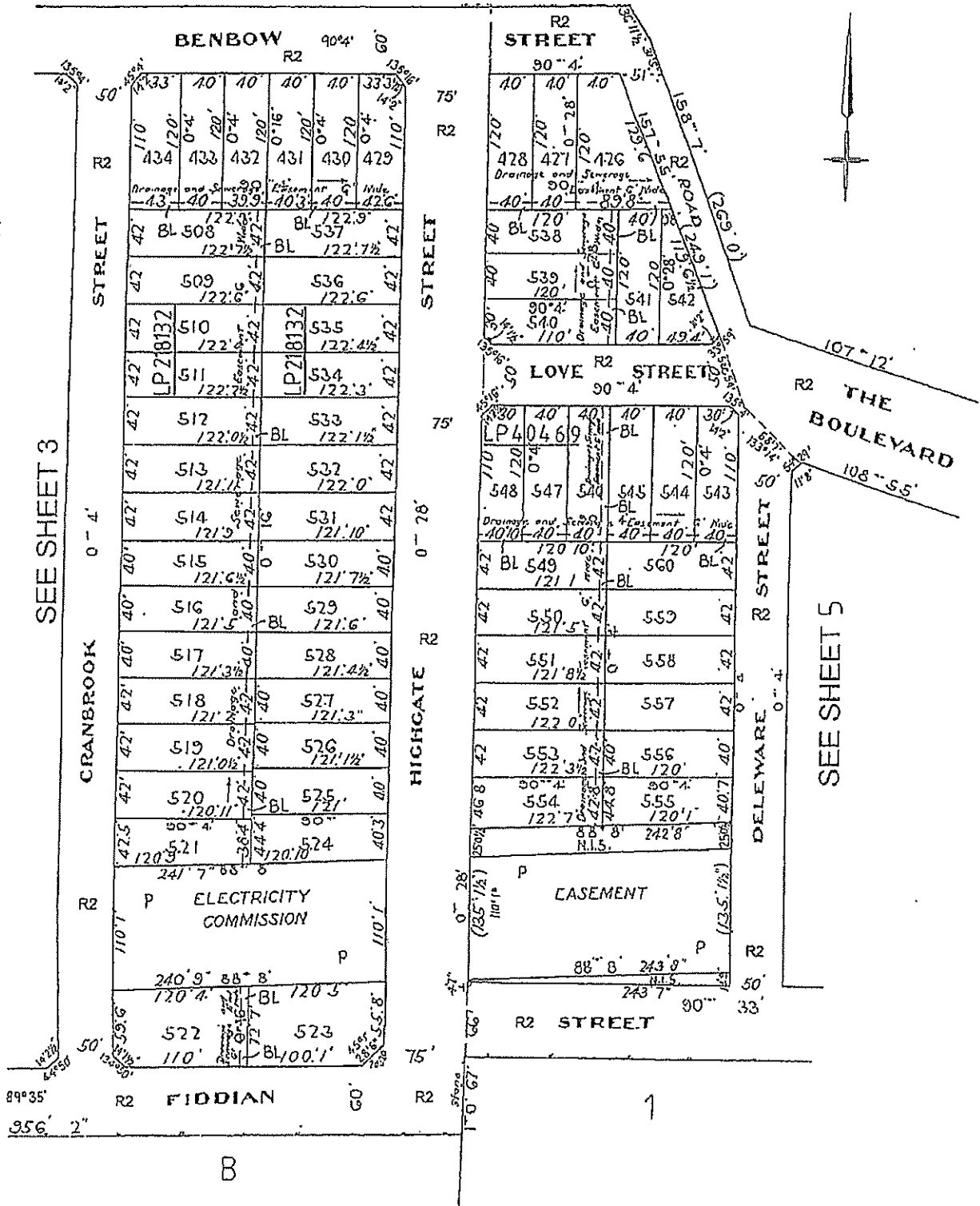




LP 11691

5 SHEETS  
SHEET 4

SEE SHEET 2



SEE SHEET 3

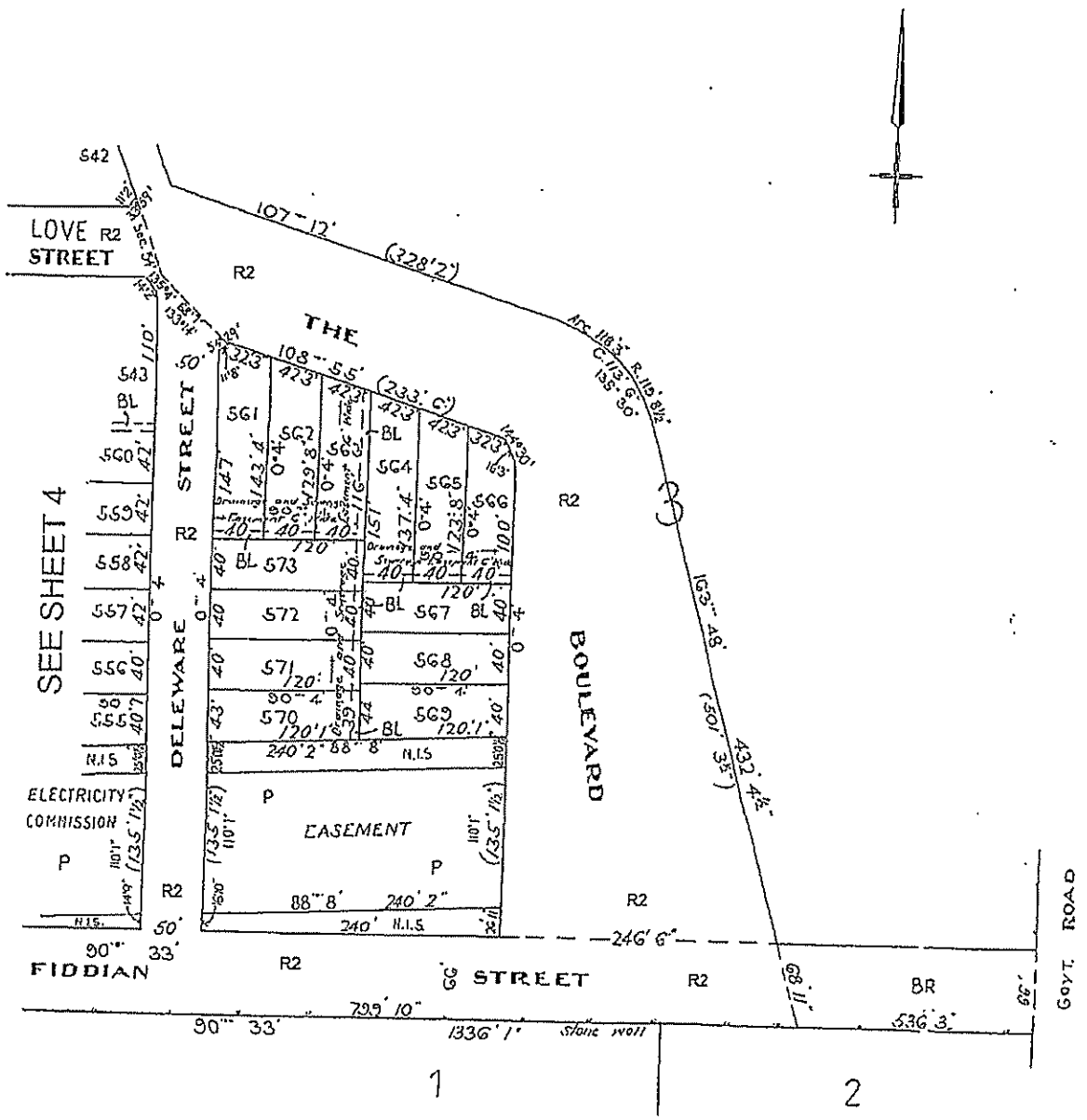
SEE SHEET 5

89°35'  
356' 2"

B

1

LP 11691  
5 SHEETS  
SHEET 5







Register Search Statement - Volume 10051 Folio 986

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

VOLUME 10051 FOLIO 986

Security no : 124068711949B  
Produced 23/10/2017 10:44 am

LAND DESCRIPTION

Lot 1 on Title Plan 102125Y.  
PARENT TITLE Volume 08687 Folio 206  
Created by instrument R569110Q 30/09/1991

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

DESPINA BABBAGE of 8 DUCKER STREET YARRAVILLE VIC 3013 Legal Personal  
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AQ265634Q 19/09/2017

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DIAGRAM LOCATION

SEE TP102125Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	TRANSMISSION APPLICATION	STATUS	DATE
AQ265634Q		Registered	19/09/2017

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

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

Street Address: 8 HAWKHURST STREET YARRAVILLE VIC 3013

DOCUMENT END

Delivered from the Landata © System by SAI Global Property Division Pty Ltd  
Delivered at 23/10/2017, for Order Number 47314941. Your reference: vjj;pl;babbage.

TITLE PLAN		EDITION 1	TP 102125Y						
Location of Land Parish: CUT-PAW-PAW Township: Section: 9 Crown Allotment: C (PT) Crown Portion:		Notations   ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Last Plan Reference: Derived From: VOL 10051 FOL 986 Depth Limitation: NIL									
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 11/06/1999 VERIFIED: C.LAM							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2" style="font-size: small;">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CA C (PT)</td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA C (PT)	
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WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
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LENGTHS ARE IN METRES	Nicks = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets							



CERTIFICATE No: 47315622 DATE: 23/10/2017

## PLANNING CERTIFICATE

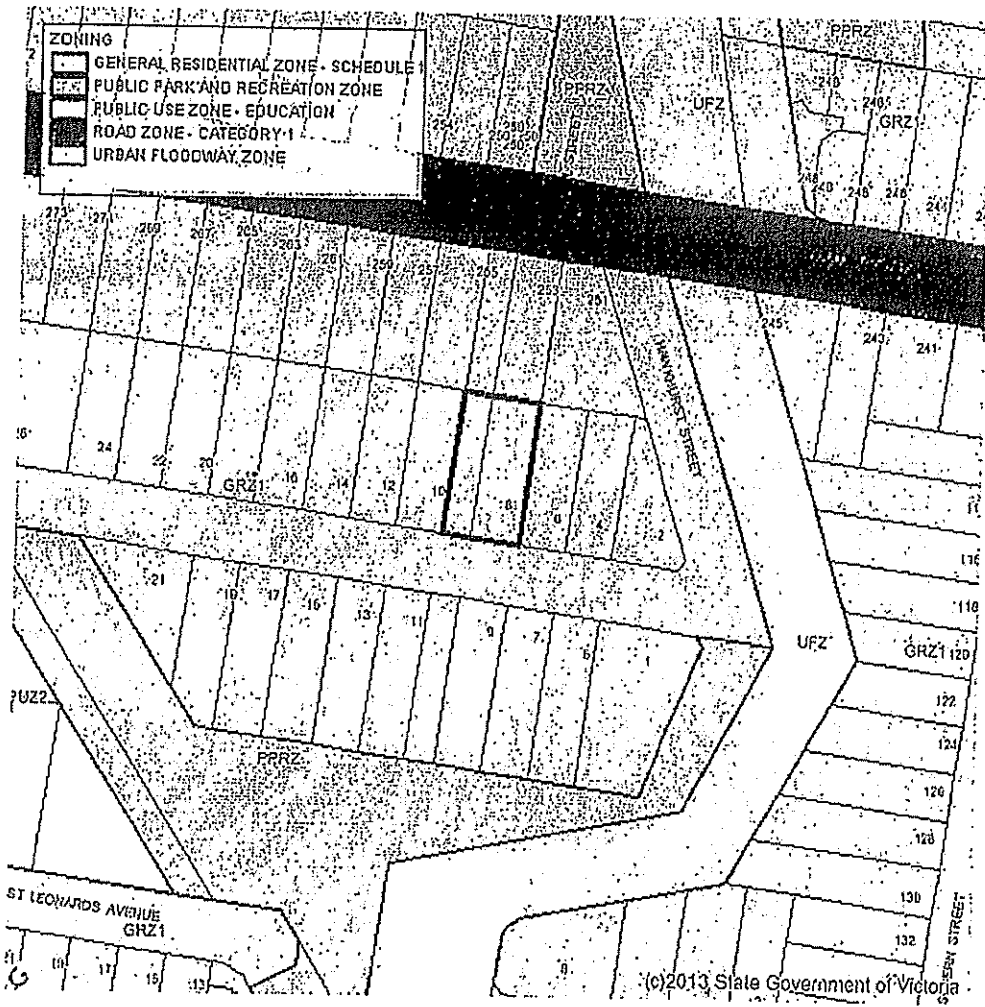
<b>Client:</b> Jullano Lawyers PO Box 215 Carlton South 3053	<b>Matter Ref:</b> vjj;pl;babbage <b>Vendor:</b> DESPINA BABBAGE <b>Purchaser:</b>
<b>Subject Property:</b> 8 HAWHURST STREET YARRAVILLE VIC 3013	
<b>Title Particulars:</b> Vol 8083 Fol 062; Vol 10051 Fol 986	
<b>Municipality:</b> MARIBYRNONG	
<b>Planning Scheme:</b> MARIBYRNONG PLANNING SCHEME	
<b>Responsible Authority for administering and enforcing the Scheme:</b> MARIBYRNONG CITY COUNCIL	
<b>Zone:</b> GENERAL RESIDENTIAL ZONE - SCHEDULE 1	
<b>Abuttal to a Road Zone or a Public Acquisition Overlay for a Proposed Road or Road Widening:</b> Not Applicable	
<b>Design and Development Overlay:</b> Not Applicable	
<b>Development Contributions Plan Overlay:</b> DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 6	
<b>Development Plan Overlay:</b> Not Applicable	
<b>Environmental Audit Overlay:</b> Not Applicable	
<b>Environmental Significance Overlay:</b> Not Applicable	
<b>Heritage Overlay:</b> Not Applicable	
<b>Public Acquisition Overlay:</b> Not Applicable	
<b>Significant Landscape Overlay:</b> Not Applicable	
<b>Special Building Overlay:</b> Not Applicable	
<b>Vegetation Protection Overlay:</b> Not Applicable	
<b>Other Overlays:</b> PART LAND SUBJECT TO INUNDATION OVERLAY	
<b>Proposed Planning Scheme Amendments:</b> MARIBYRNONG C82 (PART 2) PROPOSES TO AMEND THE POTENTIALLY CONTAMINATED LAND POLICY AT CLAUSE 22.03, PENDING THE RECOMMENDATIONS OF THE POTENTIALLY CONTAMINATED LAND ADVISORY COMMITTEE; MARIBYRNONG C141 PROPOSES TO IMPLEMENT THE FINDINGS OF THE 'MARIBYRNONG CITY COUNCIL MANAGING THE IMPACTS OF LICENSED PREMISES 2015' BY INTRODUCING A NEW LOCAL POLICY FOR LICENSED PREMISES AT CLAUSE 22.08	
<b>Additional Notes:</b> STATE-WIDE PROVISIONS IF AN APARTMENT DEVELOPMENT - SEE PLANNING SCHEME CLAUSE 55.07 AND CLAUSE 58	

*The information source for each entry on this certificate has been checked and if shown as Not Applicable does not apply to the subject property. In addition to Planning Scheme Zone and Overlay Provisions, Victorian Planning Schemes comprise the State Planning Policy Framework, the Local Planning Policy Framework, Particular Provisions and General Provisions. Strategies, policies and provisions detailed in these sections of the Planning Scheme may affect the use and development of land.*



CERTIFICATE No: 47315622 DATE: 23/10/2017

# PLANNING CERTIFICATE



This map extract is sourced from data maintained by the State of Victoria and is provided for information purposes only. No representation is made as to the accuracy of the content, and SAI Global Property Division Pty Ltd does not accept any liability to any person for the information provided.

# VALUATION AND RATE NOTICE

Period 1 July 2018 to 30 June 2019

**Postal Address**

PO Box 58  
Footscray 3011

**Council Offices**

Cnr of Napier &  
Hyde Streets,  
Footscray, 3011

Telephone General (03) 9688 0200

Office Hours: 8.30am - 5.00pm Monday to Friday

Email: rates@maribyrnong.vic.gov.au

Date of Valuation: 1 January 2018

**Maribyrnong**  
CITY COUNCIL

ABN 86 517 839 961

www.maribyrnong.vic.gov.au

Date Issued: 10/08/2018

Ward: **YARRAVILLE**



C Baltzidis  
8 Hawkhurst Street  
YARRAVILLE VIC 3013



023  
1011765  
R2\_2904

Assessment Number	
<b>126598</b>	
<b>MINIMUM PAYMENT DUE</b>	<b>Late Payments</b>
<b>\$976.90</b>	10% pa interest
due	will be charged on
<b>30/09/2018</b>	late payments from
	relevant instalment
	due date

For emailed notices:  
[maribyrnong.enotices.com.au](http://maribyrnong.enotices.com.au)  
Reference No: CC52B07EFC

Property Location 8 Hawkhurst Street YARRAVILLE VIC 3013

Legal Description LOT: 337 LP: 11691

AVPCC CODE: 110 : Detached Dwelling

Capital Improved Value	Site Value	Net Annual Value
\$1,330,000	\$1,330,000	\$66,500

GENERAL RATE RESIDENTIAL	\$66,500.00	x	\$0.05611608	\$3,731.72
FIRE CIV RESIDENTIAL	\$1,330,000.00	x	\$0.00004600	\$61.18
FIRE FIXED RESIDENTIAL				\$109.00

Payments received after 10/08/2018 are not included on this notice.

Instalment 1	Instalment 2	Instalment 3	Instalment 4	Total Amount
\$976.90 30/09/2018	\$975.00 30/11/2018	\$975.00 28/02/2019	\$975.00 31/05/2019	\$3,901.90

Assessment Number

Lump Sum Amount

1st Instalment

## See Reverse For Payment Options



Bill Code: 626275

Ref No.: 1265 982

BPAY this payment via internet or phone banking.  
BPAY View View and pay this bill using internet banking.  
BPAY View Registration No.: 1265 982

Property Location 8 Hawkhurst Street YARRAVILLE VIC 3013

Name C Baltzidis

Assessment Number 126598

Instalment Amount \$976.90

Due Date 30/09/2018



**Maribyrnong**  
CITY COUNCIL



Post Billpay Code: 3205

Ref: 1265 982

Pay in person at any post office, phone 13 18 16 or go to [postbillpay.com.au](http://postbillpay.com.au)

Amount Paid: \$



1265982

**CITY OF MARIBYRNONG**  
MUNICIPAL OFFICES, NAPIER STREET, FOOTSCRAY, VIC. 3011  
TELEPHONE 9688 0200



**LAND INFORMATION CERTIFICATE**  
SECTION 229 LOCAL GOVERNMENT ACT 1989

This Certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the Local Government Act 1989 or under a Local Law of the Council.

This Certificate is not required to include information regarding planning, building, health, land fill, land slip, other flooding information or service easement. Information regarding these matters may be available from the Council or the relevant Authority. A fee may be charged for such information.

**SPECIAL NOTE**

After the issue of this certificate, Council may be prepared to provide a verbal update of information to the applicant about the matters disclosed in this certificate within 90 days of the date of issue, but if it does so, Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the Council is authorised to bind Council by the giving of such verbal information.

Verbal confirmation of any variation to amount will only be given for a period of 90 days after date of issue. For settlement purposes after 90 days, a fresh certificate must be applied for.

NOTE: IN ACCORDANCE WITH SECTIONS 175(1)&(2), LOCAL GOVERNMENT ACT 1989 THE PURCHASER MUST PAY ALL RATES AND CHARGES OUTSTANDING AT THE TIME THAT PERSON BECOMES THE OWNER OF THE LAND. ANY ARREARS OF RATES OR CHARGES (INCLUDING ANY INTEREST ON THOSE RATES AND CHARGES) ON THE LAND WHICH ARE DUE AND PAYABLE. OVERDUE AMOUNTS ACCRUE INTEREST ON A DAILY BASIS AT 11.5% P.A.

**OUTSTANDING ORDERS**

There may be Health or Building Orders issued under the Local Government Act 1989. Please refer to the relevant Departments for Orders issued under the Health and Building Acts.

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**ENVIRONMENT PROTECTION AUTHORITY NOTICE**

Please be advised that if Council records indicate that this property is contaminated it will be noted in the Grey Area below.

Should the grey area above be blank, Council will have no record and may not be aware of contamination on this site. Further clarification should be made with the EPA.

Any enquiries on reports and /or soil tests regarding contamination should be directed to the Environment Protection Authority (EPA) or the Department of Human Services.

Council accepts no responsibility for any error or misrepresentation of details relating to contamination etc., for this site or any other site within this municipality.

---



## IMPORTANT NOTICE REGARDING RESIDENT PARKING PERMITS

This notice applies to any new dwelling that is part of a new multi dwelling development of 2 or more dwellings and must be included in any Section 32 statement.

In circumstances where a dwelling within a new multi dwelling development is to be rented out; this notice should be attached to any tenancy agreement.

Council has areas that are experiencing significant problems with car parking and this has resulted in the implementation of parking permit schemes.

Any new resident of any new multi dwelling development will not be entitled to a resident parking permit. New multi dwelling developments have the required number of car parking spaces on site or because of the proximity to public transport, Council accepted a justification to reduce or waive the normal parking requirements.

In addition to areas that are currently subject to a resident parking permit scheme, this may also apply to other areas in the future.

Prospective residents within new multi dwelling developments are advised to carefully consider this situation if they have more than one vehicle or if they are purchasing a dwelling without a car space.

Information about the current situation with resident parking schemes can be obtained by telephoning Parking and Local Laws on 9688 0384.

---

I hereby certify that as at the date of this certificate the information given is a correct disclosure of the rates, other monies and interest payable to Maribyrnong City Council, together with details of any Notices or Orders on the land pursuant to the Local Government Acts and Local Laws.

Received the sum of \$25.90 being the fee for this certificate.

For further information contact: Rates Department: 9688 0200

  
Mario Patti  
MANAGER REVENUE & VALUATIONS



Building Act 1993  
BUILDING INTERIM REGULATIONS 2017  
PROPERTY INFORMATION REQUEST  
Regulation 326 (1)



27 October 2017

Sai Global  
Level 3 355 Spencer Street  
WEST MELBOURNE VIC 3003

**Council Offices**  
Cm Hyde & Napier St  
Footscray  
**Postal Address**  
PO Box 58  
Footscray VIC 3011  
T (03) 9688 0200  
F (03) 9687 7793

<b>RE:</b> 8 Hawkhurst Street YARRAVILLE 3013
<b>YOUR REFERENCE:</b> 47315622:75081011

I refer to the application lodged with Council pursuant to Regulation 326 (Part 1) and advise that the following information has been extracted from Council's data base:

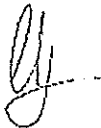
The following information is taken from Council's records:

1. No Building approvals have been issued in the last ten years.
2. There are no Building Notices or Building Orders current on the building
3. There are no Infringement Notices current on the building.

This Property Information Request refers only to the Building particulars relating to the above property. Town Planning information can be obtained directly from the Town Planning Department on 9688 0200. Storm Water and Legal Point of Discharge information can be obtained directly from the Engineering Department on 9688 0200.

As the information contained in this document may have been collected from documentation provided by others and lodged with Council pursuant to the Building Act 1993, Council does not warrant the accuracy of the information.

Yours faithfully,

A handwritten signature in black ink, appearing to be "Adam Petryshyn".

*per* Adam Petryshyn  
Municipal Building Surveyor

Building Act 1993  
BUILDING INTERIM REGULATIONS 2017  
PROPERTY INFORMATION REQUEST  
Regulation 326 (2)



27 October 2017

Sai Global  
Level 3 355 Spencer Street  
WEST MELBOURNE VIC 3003

Council Offices  
Cnr Hyde & Napier St  
Footscray  
Postal Address  
PO Box 58  
Footscray VIC 3011  
T (03) 9688 0200  
F (03) 9687 7793

RE: 8 Hawkhurst Street YARRAVILLE 3013 YOUR REFERENCE: 47315622:75081012
---

I refer to the application lodged with Council pursuant to Regulation 326 (Part 2) and advise that the following information has been extracted from Council's data base:

1. The Land is liable to flooding within the meaning of Regulation 802 of the Building Regulations 2006.
2. The Land is not Designated Land or Works within the meaning of Regulation 806 of the Building Regulations 2006.
3. The land is not in an area 'designated by Council' as subject to infestation by termites under Regulation 803. Termites are present across Victoria and therefore may be present in some areas even though the municipality is not a 'designated area'.
4. This land is not designated as subject to significant snowfalls under Regulation 805.
5. This land is not in an area designated as bushfire prone under Regulation 810.

This Property Information Request refers only to the Building particulars relating to the above property. Town Planning information can be obtained directly from the Town Planning Department on 9688 0200. Storm Water and Legal Point of Discharge information can be obtained directly from the Engineering Department on 9688 0200.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Adam Petryshyn".

per Adam Petryshyn  
Municipal Building Surveyor



# Information Statement & Certificate

SECTION 158 WATER ACT 1989

City West Water

ABN 70 066 902 467

ENQUIRIES  
131691

REFERENCE NO.

1212 6084 2113

DATE OF ISSUE - 24/10/2017

APPLICATION NO.

773320

SAI GLOBAL PROPERTY DIVISION PTY LTD

YOUR REF.

47315622:75081010

ACCOUNTS PAYABLE - LEVEL 9

GPO BOX 5420

SYDNEY NSW 2001

SOURCE NO.

99905059310

PROPERTY: 8 HAWKHURST STREET YARRAVILLE VIC 3013

Statement & Certificate as to Waterways & Drainage, Parks Service and City West Water Charges

The sum of four hundred and thirty nine dollars and ninety eight cents is payable in respect of the property listed above to the end of the financial year.

If applicable, additional volumetric charges may be raised for periods after the date of the last meter read.

Service Charge Type	Annual charge 1/07/2017 - 30/06/2018	Billing Frequency	Date Billed To	Year to Date Billed Amount	Outstanding Amount
WATERWAYS AND DRAINAGE CHARGE - RES	98.88	Quarterly	30/09/2017	24.72	0.00
PARKS SERVICE CHARGES	75.85	Annually	30/06/2018	75.85	0.00
WATER SERVICE CHARGE RESIDENTIAL	231.20	Quarterly	30/09/2017	57.80	0.00
SEWERAGE SERVICE CHARGE RESIDENTIAL	256.56	Quarterly	30/09/2017	64.14	0.00
<b>TOTAL</b>	<b>662.49</b>			<b>222.51</b>	<b>0.00</b>

Service charges owing to 30/06/2017	0.00
Service charges owing for this financial year	0.00
Volumetric charges owing to 24/08/2017.	0.00
Adjustments	0.00
Current amount outstanding	0.00
Plus remainder service charges to be billed	439.98
<b>BALANCE including unbilled service charges</b>	<b>439.98</b>

City West Water property settlement payments can be made via BPAY. If using BPAY please use the BPAY Biller code and reference below.

Biller Code:	8789
Reference:	1212 6084 2113



City West Water

ABN 70 066 002 467

## Information Statement & Certificate

SECTION 156 WATER ACT 1989

ENQUIRIES  
131691

REFERENCE NO.

1212 6084 2113

DATE OF ISSUE - 24/10/2017

APPLICATION NO.

773920

Please note the water meter on this property was last read on 24/08/2017.

The information supplied below could be used to calculate the estimated volumetric charges from last meter read date 24/08/2017 to the settlement date.

Based on the water consumption from the last bill for this property, the average daily cost of volumetric charges is as follows:

Drinking Water Usage	\$0.09 per day
Sewerage Disposal Charge	\$0.06 per day

If a final meter reading is required for settlement purposes please contact City West Water on 131691 at least 7 business days prior to the settlement date. Please note that results of the final meter reading will not be available for at least two business days after the meter is read. An account for charges from the last meter read date 24/08/2017 to the final meter read date will be forwarded to the vendor of the property.

Where applicable, this statement gives particulars of City West Water service charges as well as Parks Service and Waterways & Drainage service charges. Parks Service and Waterways & Drainage service charges are levied and collected on behalf of Parks Victoria and Melbourne Water Corporation respectively.

Section 274(4A) of the Water Act 1989 provides that all amounts in relation to this property that are owed by the owner are a charge on this property.

Section 275 of the Water Act 1989 provides that a person who becomes the owner of a property must pay to the Authority at the time the person becomes the owner of the property any amount that is, under Section 274(4A), a charge on the property.



City West Water

ABN 70 066 902 467

# Information Statement & Certificate

SECTION 158 WATER ACT 1989

ENQUIRIES  
131691

REFERENCE NO.

1212 6084 2113

DATE OF ISSUE - 24/10/2017

APPLICATION NO.

773320

Information given pursuant to section 158 of the Water Act 1989

The applicable flood level for this property is RL 5.59 metres to Australian Height Datum (AHD). If further information is required please contact Melbourne Water on 9679-7517.

Sewer & or Water Assets if available are shown on the attached Plan. Should this plan not display all of the requested property please contact City West Water on 131691.

AUTHORISED OFFICER:

SANDRA MAGANAS  
CUSTOMER OPERATIONS MANAGER  
CUSTOMER OPERATIONS  
CITY WEST WATER CORPORATION

Unless prior consent has been obtained from both CITY WEST WATER and MELBOURNE WATER (Section 148 Water Act 1989), the erection and/or replacement of any structure or filling over or under any easement, sewer or drain, any interference with, any sewer, drain or watercourse, or any connection to any sewer drain or watercourse is PROHIBITED.

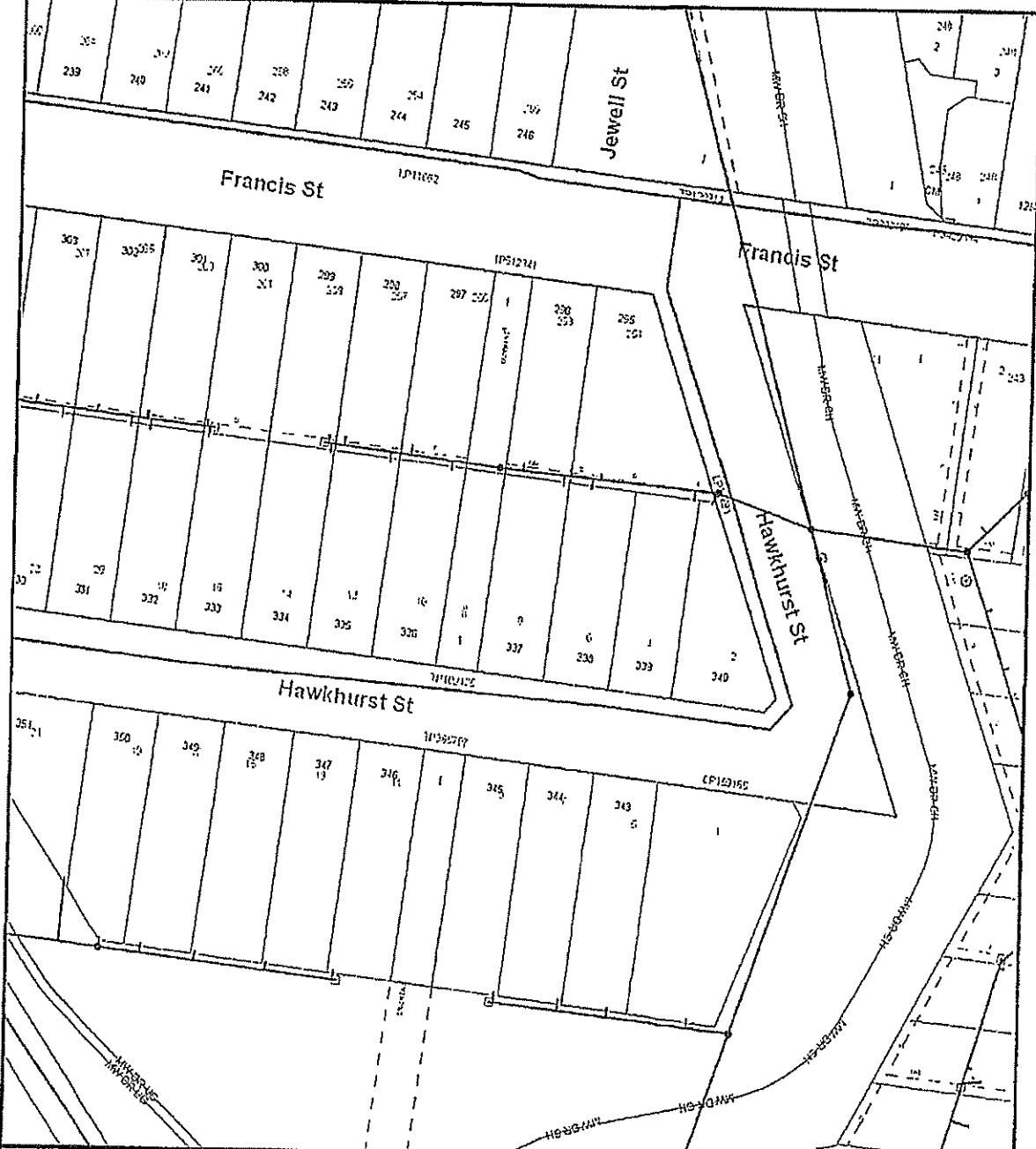
City West Water provides information in this statement relating to waterways and drainage pursuant to Section 158 of the Water Act 1989, as an agent for Melbourne Water.

Please contact City West Water prior to settlement for an update on these charges and remit payment to City West Water immediately following settlement. Updates of rates and other charges will only be provided for up to three months from the date of this statement.



City West Water™

# Encumbrance Plan 8 HAWKHURST STREET YARRAVILLE 3015 Application No. 773320



### LEGEND

	Circular Manhole		Recycled Water Main		MW Sewer Main	
	Inspection Shaft		MW Channel		MW Abandoned Sewer Main	
	Sewer Main		MW Abandoned Channel		MW Water Main	
	Abandoned Sewer Main		MW Natural Waterway		MW Abandoned Water Main	
	Water Main		MW Underground Drain		MW Manhole	
	Abandoned Water Main		MW Abandoned Underground Drain		MW Abandoned Manhole	

Date: 24/10/2017

Disclaimer: The location of assets must be proved in the field prior to the commencement of work. A separate plan showing asset labels should be obtained for any proposed works. These plans do not indicate private services. City West Water Corporation does not guarantee and makes no representation or warranty as to the accuracy or scale of this plan. This corporation accepts no liability for any loss, damage or injury by any person as a result of any inaccuracy in this plan.

# Land Tax Clearance Certificate

## Land Tax Act 2005



JULIANO LAWYERS VIA SAI GLOBAL PROPERTY  
LEVEL 3, 355 SPENCER ST  
WEST MELBOURNE VIC 3003

Your Reference: 47315622:75081009  
Certificate No: 17326760  
Issue Date: 30 OCT 2017  
Enquiries: BXD3

Land Address: 8 HAWHURST STREET YARRAVILLE VIC 3013

Land Id	Lot	Plan	Volume	Folio	Taxable Value	Tax Payable
10357215	337	11691	8083	62	\$740,000	\$0.00
	1	102125	10051	986		

Vendor: DESPINA BABBAGE  
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax Details	Year	Proportional Tax	Penalty/Interest	Total
MS CHRISTOS SALTZIDIS	2017	\$0.00	\$0.00	\$0.00

Arrears of Tax	Year	Proportional Tax	Penalty/Interest	Total

Comments: Property is exempt: LTX Principal Place of Residence.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully. To request an update for this certificate go to: [www.sro.vic.gov.au/certificates](http://www.sro.vic.gov.au/certificates)

TAXABLE VALUE:	\$740,000
----------------	-----------

AMOUNT PAYABLE:	\$0.00
-----------------	--------

Paul Broderick  
Commissioner of State Revenue

## Land Tax Clearance Certificate - Remittance Advice

Certificate No:	17326760	State Revenue Office
Land ID:	10357215	GPO Box 4376
Amount Payable:	\$0.00	MELBOURNE VIC 3001

Please return this section with your payment. For further information refer overleaf.  
Do not mark below this line.

<0000000000<0000000000>017326760000<017326760000>424<424>

# Notes to certificates under Section 105 of the *Land Tax Act 2005*



Certificate No: 17326760

- Under Section 96 of the Land Tax Act 2005 (the Act), land tax is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
- If land tax is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
- The amount of land tax on this certificate relates to the amount of land tax due and payable as at the date of the application only and not to any future liability or the tax status of the land.
- A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax.
- If land tax will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO within 28 days after settlement.
- If the amount in 3. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from
  - the vendor, or
  - the purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO within 28 days after settlement.
- If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
- If an amount certified is excessively high (for example, because a principal residence concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
- If no land tax is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
- If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
- The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax.

## For Information Only

SINGLE OWNERSHIP CALCULATION BASED ON A  
TAXABLE VALUE OF \$740,000

Land Tax = \$1,675.00

Calculated as \$975 plus ( \$740,000 - \$600,000) multiplied by 0.500 cents.

## Further information

Internet	<a href="http://www.sro.vic.gov.au">www.sro.vic.gov.au</a>
Email	<a href="mailto:sro@sro.vic.gov.au">sro@sro.vic.gov.au</a> (Attn: Land Tax)
Phone	13 21 61 (local call cost)
Fax	03 9628 6853
Mail	State Revenue Office GPO Box 4376 MELBOURNE VIC 3001

## Payment options

Make cheque payable to State Revenue Office, Victoria marked 'Not Negotiable' and return with the remittance advice to:



### Payment by mail:

- State Revenue Office  
GPO Box 4376  
MELBOURNE VIC 3001





CERTIFICATE No: 47315622 DATE: 23/10/2017

## ROADS CERTIFICATE

Client: Jullano Lawyers  
PO Box 215  
Carlton South 3053

Matter Ref: vjj;pi;babbage  
Vendor: DESPINA BABBAGE  
Purchaser:

Subject Property: 8 HAWHURST STREET YARRAVILLE VIC 3013

Title Particulars: Vol 8083 Fol 062; Vol 10051 Fol 986

Municipality: MARIBYRNONG

**Advice of approved VicRoads proposals: VICROADS HAS NO APPROVED PROPOSAL REQUIRING ANY PART OF THE PROPERTY DESCRIBED IN YOUR APPLICATION. YOU ARE ADVISED TO CHECK YOUR LOCAL COUNCIL PLANNING SCHEME REGARDING LAND USE ZONING OF THE PROPERTY AND SURROUNDING AREA.**

*Refer to the Planning Certificate for details of land reserved in the Planning Scheme for Road Proposals. VicRoads have advised that investigative studies exist which may form part of information provided on VicRoads certificates.*

# EPA Priority Sites Register Extract



Client: Juliano Lawyers  
PO Box 215  
Carlton South 3053

Client Ref: vj:pl:babbago  
Certificate No: 47315622:75081013

## Property Inquiry Details:

Street Address: 8 Hawhurst Street  
Suburb: YARRAVILLE  
Map Reference: Melways Edition 39, Map No:41, Grid Letter: H, Grid Number: 9

Date of Search: 23/10/2017

## Priority Sites Register Report:

A search of the Priority Sites Register for the above map reference, has indicated that this site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register at the date last notified by the EPA.

## Important Information about the Priority Sites Register:

You should be aware that the Priority Sites Register lists only those sites for which EPA has requirements for active management of land and groundwater contamination. Appropriate clean up and management of these sites is an EPA priority, and as such, EPA has issued either a Clean Up Notice pursuant to section 62A, or a Pollution Abatement Notice (related to land and groundwater) pursuant to section 31A or 31B of the Environment Protection Act 1970 on the occupier of the site to require active management of these sites.

The Priority Sites Register does not list all sites that are known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register.

Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA may not be aware of the presence of contamination. Municipal planning authorities hold information about previous land uses, and it is advisable that such sources of information also be consulted.

For sites listed on the Priority Sites Register, a copy of the relevant Notice, detailing the reasons for issue of the Notice, and management requirements, is available on request from EPA for \$8 per Notice.

For more information relating to the Priority Sites Register, refer to EPA Information bulletin: Priority Sites Register (EPA Publication 735, December 2000). For a copy of this publication, copies of relevant Notices, or for more information relating to sites listed on the Priority Sites Register, please contact EPA as given below:  
EPA Information Centre  
200 Victoria Street, Carlton 3053  
Tel: (03) 9695 2722 Fax: (03) 9655 2610

The information contained in this Extract of the Priority Sites Register may not be used for resale or for the preparation of mailing lists or for direct marketing. Any contravention of this notice will result in immediate revocation of access (including future access) to information contained on the Priority Sites Register.

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The Environment Protection Authority does not warrant the accuracy or completeness of information in this Extract and any person using or relying upon such information does so on the basis that the Environment Protection Authority shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

The information contained in this document has been sourced from the Environment Protection Authority who provides the Priority Sites Register information based only on the map reference entered when ordering this extract. Please ensure that you have used the correct edition of the directory and have entered the map reference correctly. SAI Global Property Division Pty Ltd does not warrant the accuracy or completeness of information provided by the EPA and therefore expressly disclaim liability arising from the use of this information.

# 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 [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist).

### Urban living

#### *Moving to the inner city?*

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

#### *Is the property subject to an owners corporation?*

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

### Growth areas

#### *Are you moving to a growth area?*

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

### Flood and fire risk

#### *Does this property experience flooding or bushfire?*

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their

implications for land management, buildings and insurance premiums.

### Rural properties

#### *Moving to the country?*

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

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

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

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



## Soil and groundwater contamination

### *Has previous land use affected the soil or groundwater?*

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

## Land boundaries

### *Do you know the exact boundary of the property?*

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

## Planning controls

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

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

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

### *Are there any proposed or granted planning permits?*

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

## Safety

### *Is the building safe to live in?*

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

## Building permits

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

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

### *Are any recent building or renovation works covered by insurance?*

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

## Utilities and essential services

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

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

## Buyers' rights

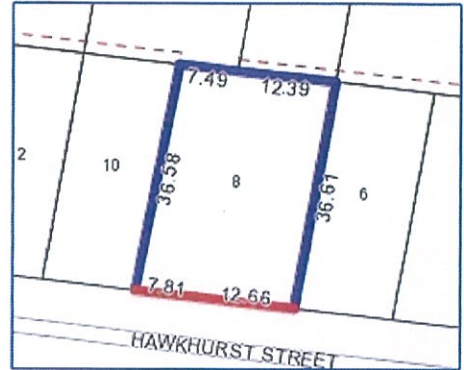
*Do you know your rights when buying a property?*

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

## Detailed Property Report

### Property Details

PROPERTY ADDRESS: 8 HAWKHURST STREET YARRAVILLE 3013  
LOCAL GOVERNMENT AREA: MARIBYRNONG  
(MUNICIPALITY)  
LOT / PLAN: 1/TP102125  
AREA: 737.80 m2  
PERIMETER: 114 m  
MAP REF: MELWAY 41H10, VICROADS 78G7  
PLANNING SCHEME: ZN  
PLANNING ZONE NUMBER: 400  
PLANNING ZONE: GRZ1 (GENERAL RESIDENTIAL ZONE - SCHEDULE 1)  
OVERLAY ZONE: LSIO (LAND SUBJECT TO INUNDATION OVERLAY)



Road frontages shown in red



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