

# HOUSE & LAND CONVEYANCING PTY LTD

Licence No. 000185L

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Licence number Licence number: 000184L

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Vendor's Statement to the Purchaser of Real Estate pursuant to  
Section 32 of The Sale of Land Act 1962 (VIC) ("the act")

**VENDOR:** Edward Thomas Harvey Coleman and Kathleen Frances Coleman

**PROPERTY:** 20 Oakland Avenue UPWEY VIC 3158

## 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-

Provider	Amount (& interest if any)	Period
Yarra Ranges Shire Council rates	\$2059.75	Per year
South East Water (parks, drainage & service fees)	\$ 900.00 approximately	Per year

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**

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.

32A(b)The particulars of any Charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under the charge are as follows:-  
**Not Applicable**

## 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**

No such Insurance has been effected to the Vendors knowledge.

## 32C LAND USE

### (a) RESTRICTIONS

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

Description:- **As set out in copy title documents annexed hereto.**

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any

SECTION 32 STATEMENT  
20 OAKLAND AVENUE UPWEY VIC 3158

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 in a designated bushfire- prone area within the meaning of the regulations made under the *Building Act 1993*.

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme: Yarra Ranges Planning Scheme

Responsible Authority: Shire of Yarra Ranges

Zoning: Low Density Residential & Schedule

Planning Overlay/s: Bushfire Management; - Schedule 2; Erosion Management & Schedule; Significant Landscape – Schedule 22

**32D NOTICES**

- (a) 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 of which the Vendor might reasonably be expected to have knowledge are:- The Shire of Yarra Ranges proposes to amend the planning scheme (Amendment C148). The purchaser should ensure that the proposed amendments to not affect their intended use of the property, otherwise **None to the Vendors knowledge** 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
- (b) **The Vendor is not aware** of any Notices, Property Management Plans, Reports or Orders in respect of the land issued by a Government Department or Public Authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.
- (c) Particulars of any Notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act, 1986* are: **Not Applicable**

**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):- **Not Applicable**

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

**32F OWNERS CORPORATION**

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

SECTION 32 STATEMENT  
20 OAKLAND AVENUE UPWEY VIC 3158

**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 their account with the service provider before settlement, and the purchaser will have to have the service reconnected.

**32I TITLE**

Attached are the following document/s concerning Title:

- (a) 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.

**DUE DILIGENCE CHECKLIST**

A copy of the Due Diligence Checklist is attached.

**DATE OF THIS STATEMENT**

03 / 02 /20 21

**Name of the Vendor**

Edward Thomas Harvey Coleman and Kathleen Frances Coleman

**Signature/s of the Vendor**

x *H. T. Coleman*  
*K. F. Coleman*

SECTION 32 STATEMENT  
20 OAKLAND AVENUE UPWEY VIC 3158

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

**DATE OF THIS ACKNOWLEDGMENT**

	/		/20	
--	---	--	-----	--

**Name of the Purchaser**

--

**Signature/s of the Purchaser**

x
---

**IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS**

**Undischarged mortgages – S32A(a)**

Where the land is to be sold subject to a mortgage (registered or unregistered) which is not to be discharged before the purchaser becomes entitled to possession or receipt of rents and profits, then the vendor must provide an additional statement including the particulars specified in Schedule 1 of the *Sale of Land Act 1962*.

**Terms contracts – S32A(d)**

Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after execution of the contract and before the vendor is entitled to a conveyance or transfer, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the *Sale of Land Act 1962*.

# 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 right.

Register Search Statement - Volume 4952 Folio 330

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

VOLUME 04952 FOLIO 330

Security no : 124087645981H  
Produced 20/01/2021 12:08 PM

LAND DESCRIPTION

Lot 64 on Plan of Subdivision 008931.  
PARENT TITLE Volume 04601 Folio 037  
Created by instrument 1201102 28/01/1925

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
EDWARD THOMAS HARVEY COLEMAN  
KATHLEEN FRANCES COLEMAN both of FLAT 4 NO 12 JUDITH STREET CARNEGIE  
E916598 26/07/1973

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE F781413 22/07/1975  
AUSTRALIA AND NEW ZEALAND SAVINGS BANK LTD

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 LP008931 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: 20 OAKLAND AVENUE UPWEY VIC 3158

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS  
Effective from 23/10/2016



DOCUMENT END

The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 20/01/2021, for Order Number 66116527. Your reference: 2567 Coleman.

PLAN MAY BE LODGED 26 / 7 / 1922

COLOUR CODE

BL = BLUE  
R1 & BR = BROWN  
G = GREEN

## APPROPRIATIONS

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

THE LAND COLOURED BROWN  
IS APPROPRIATED OR SET APART  
FOR ROADS

## ENCUMBRANCES

AS TO THE LAND MARKED E-1  
THE SEWERAGE EASEMENT TO MMBW  
CREATED BY INST. N974440Q

AS TO THE LAND MARKED E-2  
THE SEWERAGE EASEMENT TO MMBW  
CREATED BY INST. P994832G

AS TO THE LAND MARKED E-3  
THE SEWERAGE EASEMENT TO MMBW  
CREATED BY INST. M191777W

AS TO THE LAND MARKED E-4  
THE DRAINAGE AND SEWERAGE EASEMENT  
CREATED BY INST. K52759

AS TO THE LAND MARKED E-5  
ANY EASEMENTS AFFECTING THE SAME

AS TO PART OF ROAD R1  
ANY EASEMENTS AFFECTING  
THE SAME

## PLAN OF SUBDIVISION

OF CROWN ALLOTMENTS 17, 24 & 24A

## SECTION B

PARISH OF NARREE WORRAN

COUNTY OF MORNINGTON

V 4443 F 455

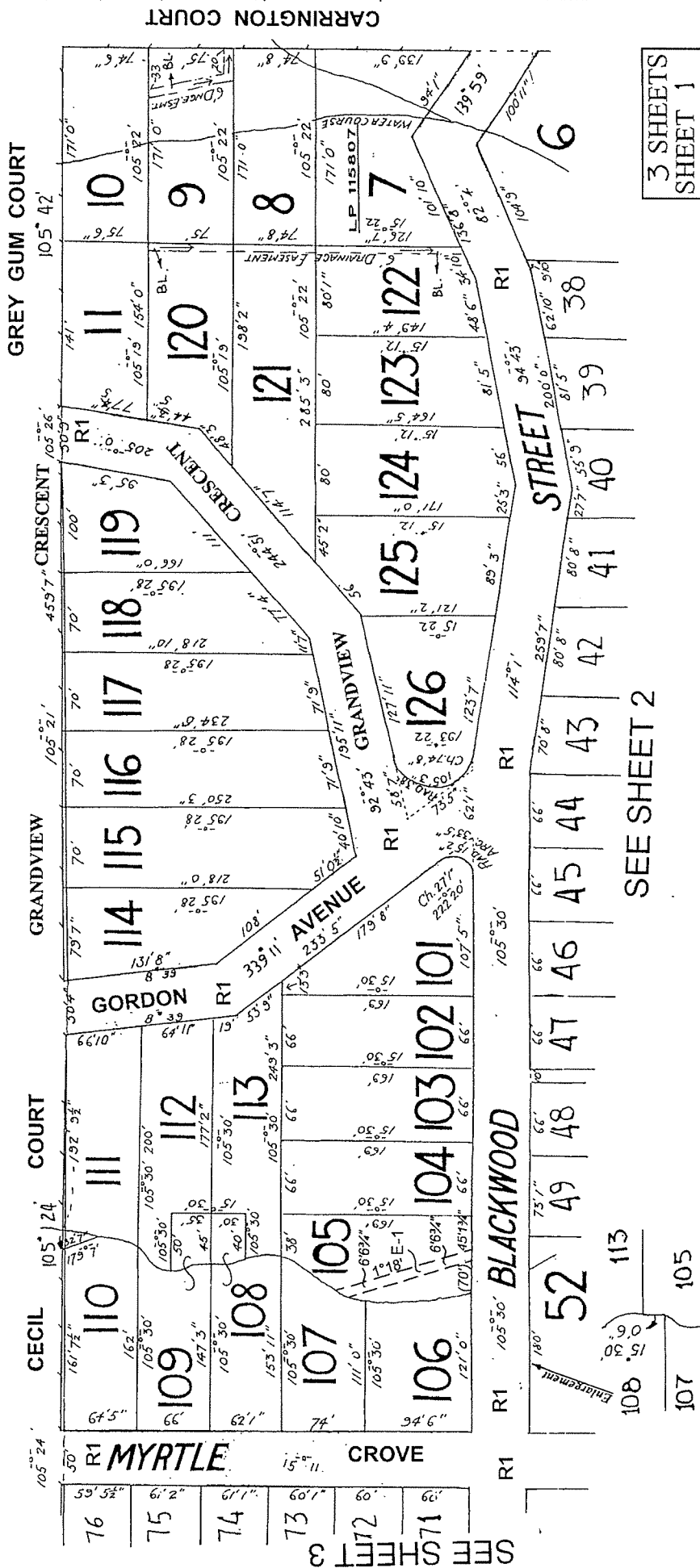
**Measurements are in Feet & Inches**

## Conversion Factor

FEET X 0.3048 = METRES

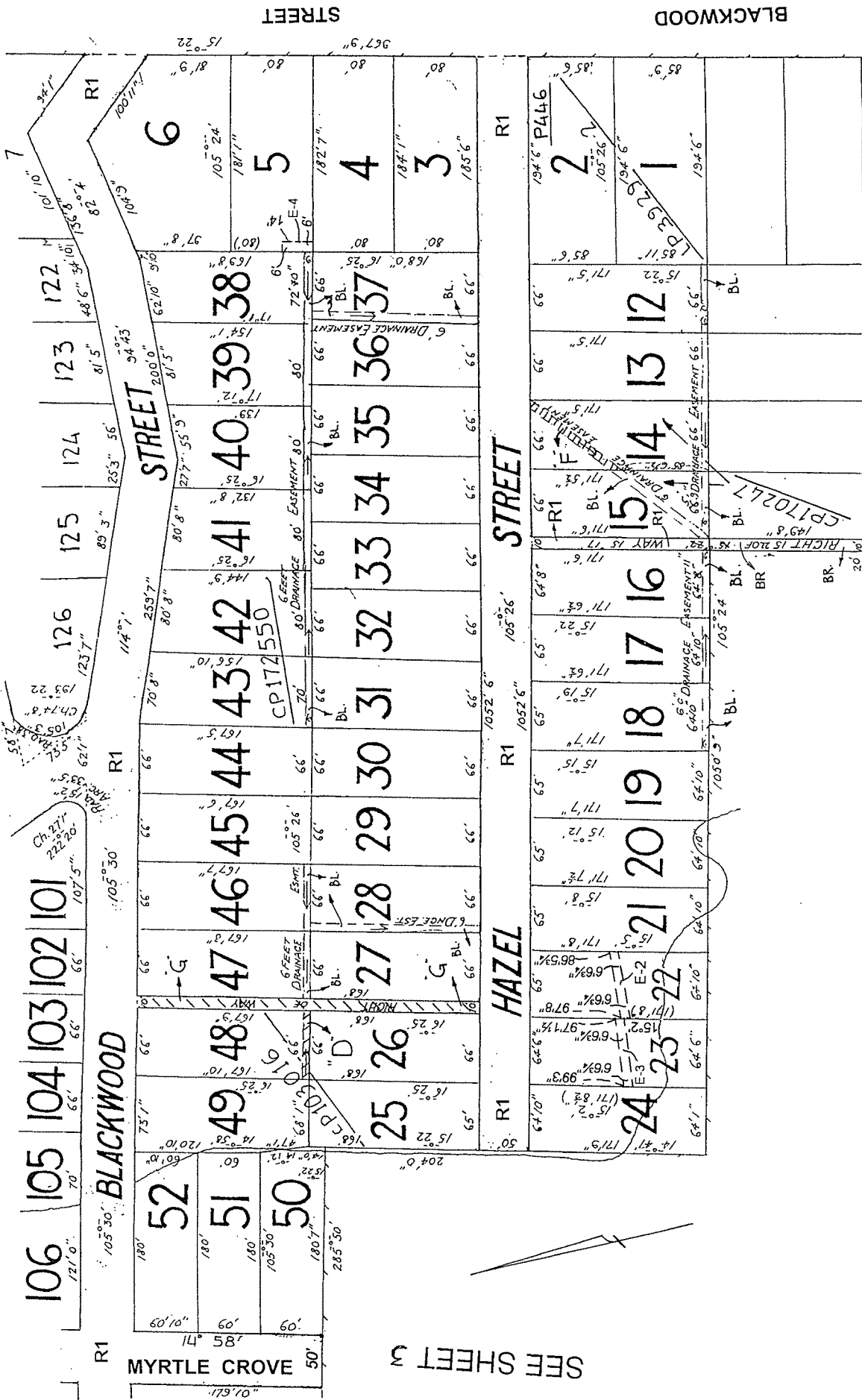
## APPURTENANCES

AS TO LOT 111  
TOGETHER WITH A RIGHT OF  
CARRIAGEWAY OVER THE ROADS  
COLOURED BROWN ON THIS PLAN

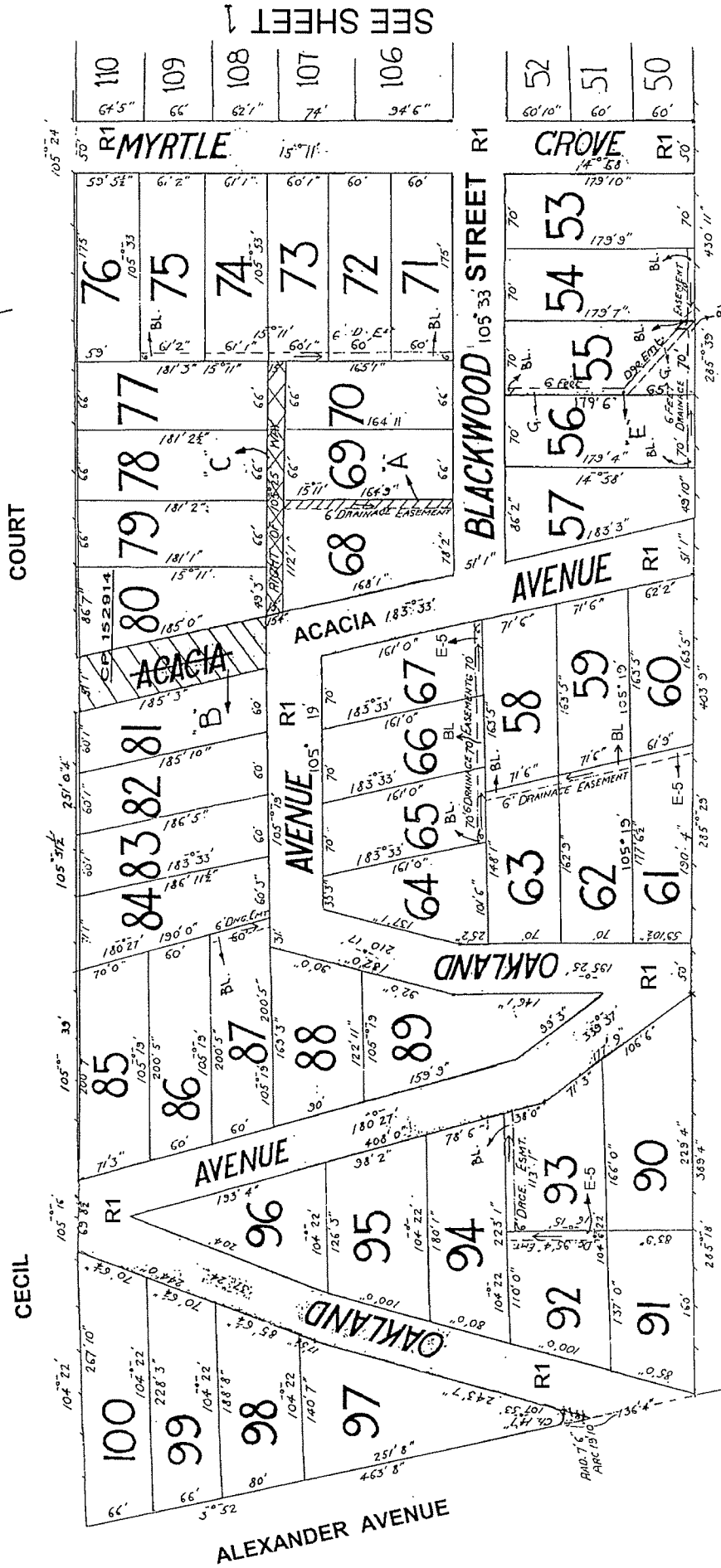


LP 8931

SEE SHEET 1



LP 8931



SEE SHEET 1

3 SHEETS  
SHEET 3

# MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

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

PLAN NUMBER

LP 8931

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
	"A"	EASEMENT REMOVED	APPN.62143 SEC.73			1	AD
	"B"	ROAD EXCISED	L.G.D.2874			1	AD
	"C"	ROAD EXCISED	L.G.D.3763			1	AD
	"D"	EASEMENT REMOVED	APPN.1629 SEC.73			1	AD
	"E"	EASEMENT SUBSTITUTION	CO.39548			1	AD
	"F"	EASEMENT REMOVED	APPN.70112 SEC.73			1	AD
	"G"	ROAD REMOVED	L.G.D.3689			1	AD
		STREET NAME AMENDED FROM DEALBATA ROAD TO CECIL AVENUE	CORR.66/8626			1	AD
		STREET NAME AMENDED FROM RUTHERFORD ROAD TO ALEXANDER AVENUE	CORR.66/8626			1	AD
		STREET NAME AMENDED FROM CECIL AVENUE TO CECIL COURT	GAZ.1988 NO.34 P.2700			1	AD

MODIFICATION TABLE					PLAN NUMBER				
RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN					PS 8931				
WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.									
AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES		
		STREET NAME AMENDED FROM CECIL AVENUE TO GRANDVIEW CRESCENT	GAZ.1988 NO.34 P.2700			1	AD		
		STREET NAME AMENDED FROM CECIL AVENUE TO GREY GUM COURT	GAZ.1988 NO.34 P.2700			1	AD		
		STREET NAME AMENDED FROM CARRINGTON ROAD TO CARRINGTON COURT	GAZ.1988 NO.34 P.2700			1	AD		
		STREET NAME AMENDED FROM CARRINGTON ROAD TO BLACKWOOD STREET	GAZ.1988 NO.34 P.2700			1	AD		
		STREET NAME AMENDED FROM GRANDVIEW CRESCENT TO GORDON AVENUE	GAZ.1988 NO.34 P.2700			1	AD		
LOT 105	E-1	CREATION OF EASEMENT	N974440Q			2	AD		
LOT 22	E-2	CREATION OF EASEMENT	P994832G			2	AD		
LOT 23	E-3	CREATION OF EASEMENT	M191777W			2	AD		
LOT 5	E-4	CREATION OF EASEMENT	K52759			2	AD		
LOT 61 & 67 & 92	E-5	EASEMENT ENHANCEMENT NOTATION ADDED				2	AD		



## Planning Certificate



### PROPERTY DETAILS

Property Address: 20 Oakland Avenue UPWEY VIC 3158

Title Particulars: Vol 4952 Fol 330

Vendor: EDWARD THOMAS HARVEY COLEMAN, KATHLEEN FRANCES COLEMAN

Purchaser: N/A

Certificate No: 66116527

Date: 22/01/2021

Matter Ref: 2567 Coleman

Client: House & Land Conveyancing



### MUNICIPALITY

YARRA RANGES



### PLANNING SCHEME

YARRA RANGES PLANNING SCHEME



### RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

YARRA RANGES SHIRE COUNCIL



### ZONE

LOW DENSITY RESIDENTIAL ZONE



### ABUTTAL TO A ROAD ZONE / PUBLIC ACQUISITION OVERLAY FOR A PROPOSED ROAD OR ROAD WIDENING

NOT APPLICABLE



### OVERLAY

DESIGN AND DEVELOPMENT OVERLAY: NOT APPLICABLE

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY: NOT APPLICABLE

DEVELOPMENT PLAN OVERLAY: NOT APPLICABLE

ENVIRONMENTAL AUDIT OVERLAY: NOT APPLICABLE

ENVIRONMENTAL SIGNIFICANCE OVERLAY: NOT APPLICABLE

HERITAGE OVERLAY: NOT APPLICABLE

PUBLIC ACQUISITION OVERLAY: NOT APPLICABLE

SIGNIFICANT LANDSCAPE OVERLAY: SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22

SPECIAL BUILDING OVERLAY: NOT APPLICABLE

VEGETATION PROTECTION OVERLAY: NOT APPLICABLE

OTHER OVERLAYS: BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 2;  
PART EROSION MANAGEMENT OVERLAY;



### PROPOSED PLANNING SCHEME AMENDMENTS

YARRA RANGES C148 PROPOSES TO INTRODUCE A COMPREHENSIVE REVISION OF THE YARRA RANGES PLANNING SCHEME



### ADDITIONAL INFORMATION

STATE-WIDE PROVISIONS IF AN APARTMENT DEVELOPMENT - SEE PLANNING SCHEME CLAUSE 55.07 AND CLAUSE 58

 **PLANNING ZONE MAP**



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Disclaimer: The information source for each entry on this certificate has been checked and if not shown on this report, is not applicable. 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 development and use of the land.

## Property Report from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 19 January 2021 04:04 PM

Address: 20 OAKLAND AVENUE UPWEY 3158

Lot and Plan Number: Lot 64 LP8931

Standard Parcel Identifier (SPI): 64\LP8931

Local Government (Council): YARRA RANGES Council Property Number: 220435

Directory Reference: Melway 75 C7

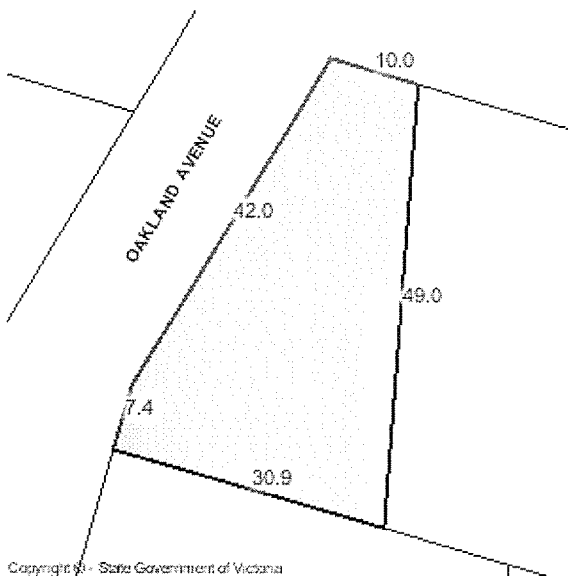
**This property is in a designated bushfire prone area.**

**Special bushfire construction requirements apply. Planning provisions may apply.**

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

### Site Dimensions

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



Area: 1023 sq. m

Perimeter: 139 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

For more accurate dimensions get copy of plan at  
[Title and Property Certificates](#)

### State Electorates

Legislative Council: EASTERN VICTORIA

Legislative Assembly: MONBULK

### Utilities

Rural Water Corporation: Southern Rural Water

Melbourne Water Retailer: South East Water

Melbourne Water: inside drainage boundary

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

Planning information continued on next page

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## Planning Zone Summary

**Planning Zone:** LOW DENSITY RESIDENTIAL ZONE (LDRZ)  
SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE (LDRZ)

**Planning Overlays:** BUSHFIRE MANAGEMENT OVERLAY (BMO)  
BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 2 (BMO2)  
EROSION MANAGEMENT OVERLAY (EMO)  
EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)  
SIGNIFICANT LANDSCAPE OVERLAY (SLO)  
SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22 (SLO22)

Planning scheme data last updated on 13 January 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to [Titles and Property Certificates](#)

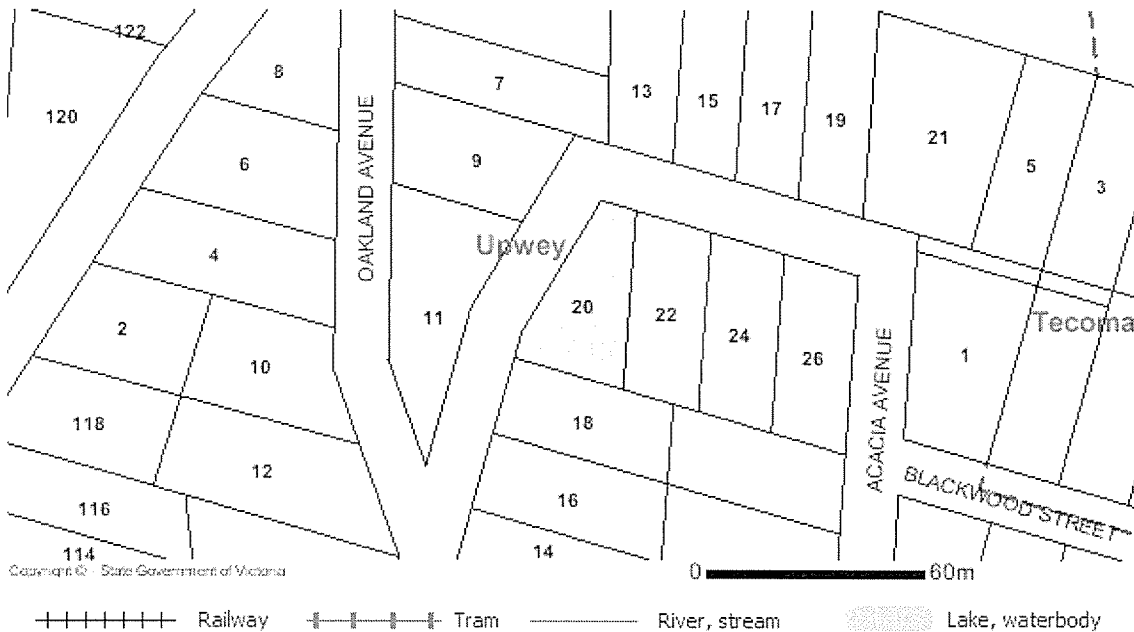
The Planning Property Report includes separate maps of zones and overlays

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

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

## Area Map



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SAI GLOBAL - PSP  
E-mail:  
authority@property.saiglobal.com

Statement for property:  
LOT 64 20 OAKLAND AVENUE  
UPWEY 3158  
64 LP 8931

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
59B//18794/10	66116527:100959660	20 JANUARY 2021	37978159

### 1. Statement of Fees Imposed

The property is classified as a serviced property with respect to charges which as listed below in the Statement of Fees.

<b>Parks Victoria - Parks Service Charge</b>			
	01/07/2020 to 30/06/2021		\$79.02
<b>Melbourne Water Corporation Total Service Charges</b>			
	01/01/2021 to 31/03/2021		\$26.08
<b>Water Service Charge</b>			
	01/01/2021 to 31/03/2021		\$25.53
<b>Sewerage Service Charge</b>			
	01/01/2021 to 31/03/2021		\$93.02
<b>Subtotal Service Charges</b>			<b>\$223.65</b>
<b>Payments</b>			<b>\$79.02</b>
<b>TOTAL UNPAID BALANCE</b>			<b>\$144.63</b>

- The meter at the property was last read on 30/11/2020. Fees accrued since that date may be estimated by reference to the following historical information about the property:

**Water Usage Charge** \$0.67 per day

**Sewage Disposal Charge** \$0.19 per day

- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): <https://secureapp.southeastwater.com.au/PropertyConnect/#/order/info/update>

\* Please Note: if usage charges appear above, the amount shown includes one or more of the following:

Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.

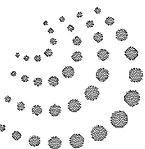
Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

AUTHORISED OFFICER:



TERRY SCHUBACH  
GENERAL MANAGER  
CUSTOMER SERVICE DELIVERY

**South East Water**  
**Information Statement Applications**  
PO Box 2268, Seaford, VIC 3198



- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at [www.southeastwater.com.au](http://www.southeastwater.com.au).
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (Disposition of Land) Regulations 2010. Please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

## 2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from south East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

To assist in identifying if the property is connected to South East Waters sewerage system, connected by a shared, combined or encroaching drain, it is recommended you request a copy of the Property Sewerage Plan. A copy of the Property Sewerage Plan may be obtained for a fee at [www.southeastwater.com.au](http://www.southeastwater.com.au) Part of the Property Sewerage Branch servicing the property may legally be the property owners responsibility to maintain not South East Waters. Refer to Section 11 of South East Waters Customer Charter to determine if this is the case. A copy of the Customer Charter can be found at [www.southeastwater.com.au](http://www.southeastwater.com.au). When working in proximity of drains, care must be taken to prevent infiltration of foreign material and or ground water into South East Waters sewerage system. Any costs associated with rectification works will be charged to the property owner.

Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

**ENCUMBRANCE ENQUIRY EMAIL** [infostatements@sew.com.au](mailto:infostatements@sew.com.au)

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## INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

If no plan is attached to this Statement, South East Water is not aware of any works belonging to South East Water being present on the property.

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

### **Important Warnings**

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

### **3. Disclaimer**

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

AUTHORISED OFFICER:

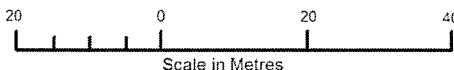
A handwritten signature in black ink, appearing to read 'Terry Schubach', written over a horizontal line.

TERRY SCHUBACH  
GENERAL MANAGER  
CUSTOMER SERVICE DELIVERY

**South East Water**  
**Information Statement Applications**  
PO Box 2268, Seaford, VIC 3198



Case Number: 37978159

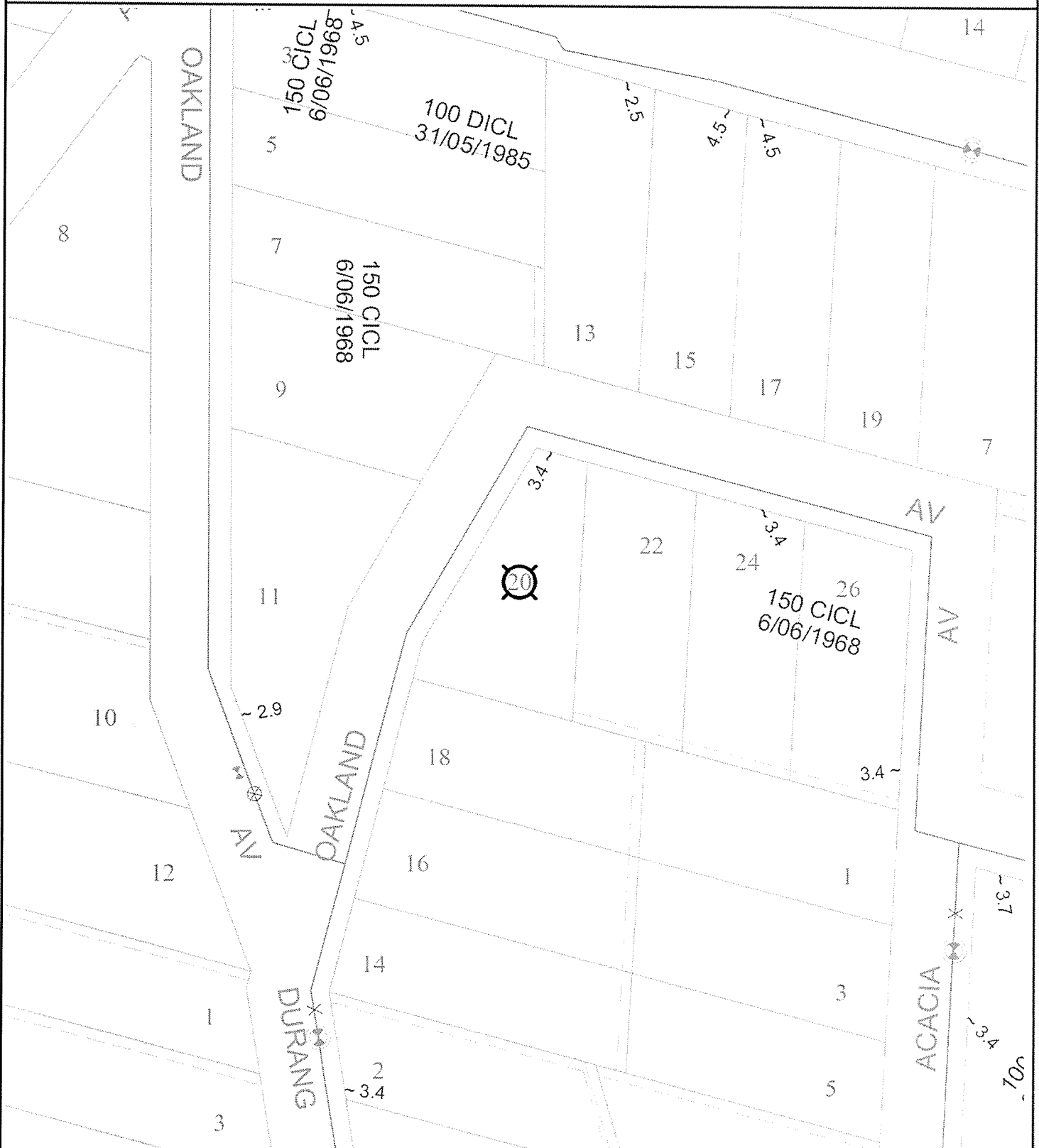


Date: 20JANUARY2021



**WARNING:** This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

	Title/Road Boundary		Subject Property		Maintenance Hole
	Proposed Title/Road		Sewer Main & Property Connections		Inspection Shaft
	Easement		Direction of Flow	<1.0>	Offset from Boundary
<b>Melbourne Water Assets</b>					
	Sewer Main		Underground Drain		Natural Waterway
	Maintenance Hole		Channel Drain		Underground Drain M.H.



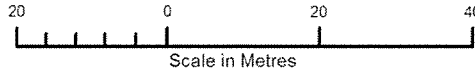
# ASSET INFORMATION - RECYCLED WATER

(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

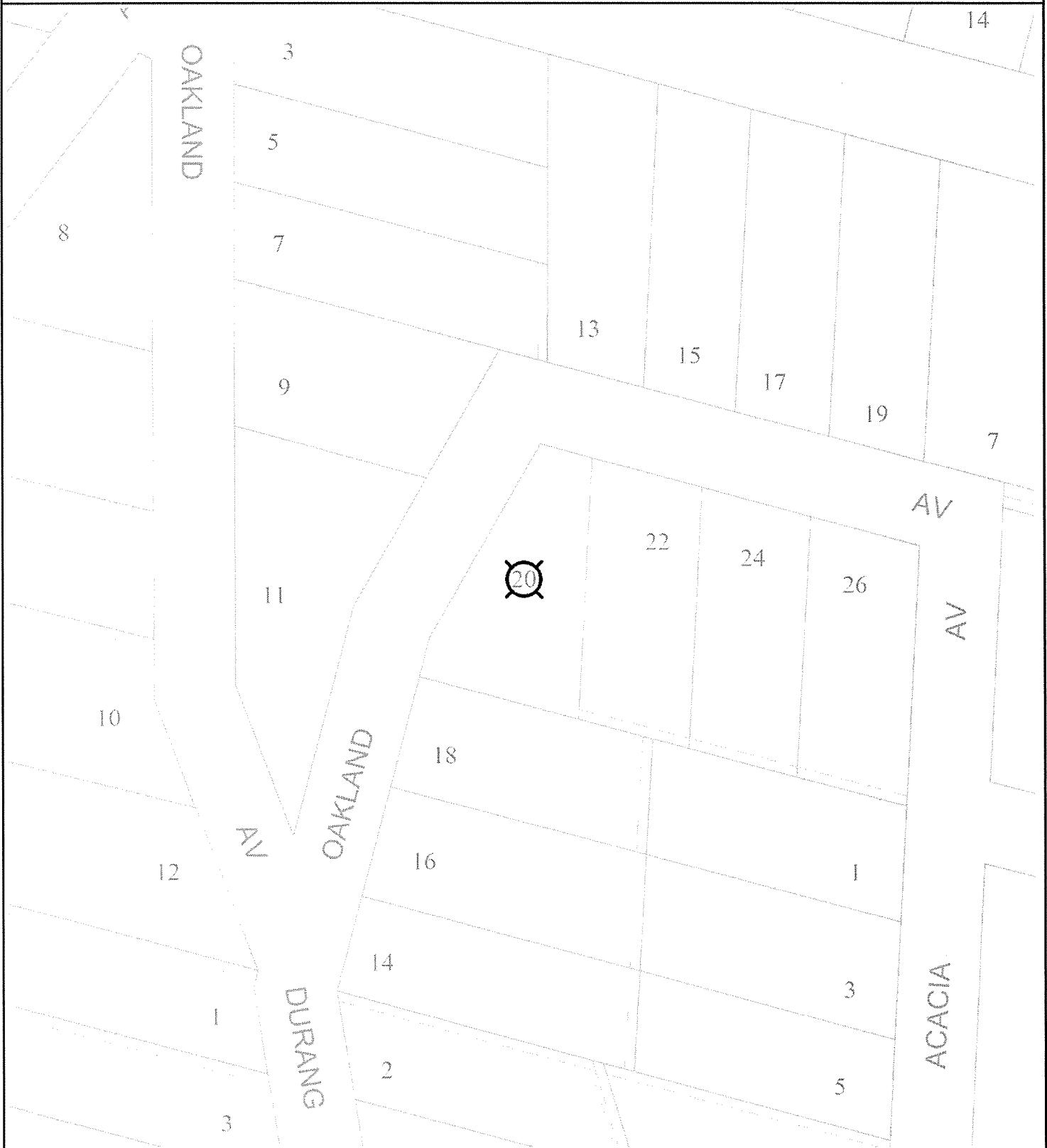
Property: Lot 64 20 OAKLAND AVENUE UPWEY 3158



Case Number: 37978159



Date: 20JANUARY2021



**WARNING:** This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

## LEGEND

— Title/Road Boundary  
 - - - Proposed Title/Road  
 ... Easement



Subject Property  
 Recycled Water Main Valve  
 Recycled Water Main & Services

Hydrant  
 Fireplug/Washout  
 ~ 1.0 Offset from Boundary

