

HOUSE & LAND CONVEYANCING PTY LTD

Licence No. 000185L

Director / Licensed Conveyancer – Hilary Martin
Licence number Licence number: 000184L

1458 Burwood Highway
Upwey, Vic 3158
P. O. Box 1207, Upwey Vic 3158

P: 03 9754 8777
F: 03 9754 8711
E: info@houseandlandconveyancing.com.au

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

VENDOR: Ian Graydon Smith

PROPERTY: 5 James Street SELBY VIC 3159

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	\$1850.00 approximately	Per year
Yarra Valley Water – parks and drainage-	\$ 300.00 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 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

SECTION 32 STATEMENT
5 JAMES STREET SELBY VIC 3159

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: Green Wedge A – Schedule 1

Planning Overlay/s: Bushfire Management; Erosion Management & Schedule; Restructure – Schedule 44

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 amendment does 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
5 JAMES STREET SELBY VIC 3159

32H SERVICES

Service	Status
Electricity supply	Connected
Gas supply	Connected
Water supply	Not connected – tank only
Sewerage	Not connected – septic tank
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

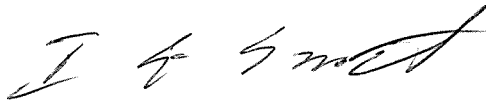
[] / [] / 20 [20]

Name of the Vendor

Ian Graydon Smith

Signature/s of the Vendor

x



SECTION 32 STATEMENT
5 JAMES STREET SELBY VIC 3159

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.

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 10179 Folio 070

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

VOLUME 10179 FOLIO 070

Security no : 124085850439J
Produced 02/10/2020 02:37 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 331980P.

PARENT TITLES :

Volume 05845 Folio 823 Volume 06278 Folio 563 Volume 06587 Folio 238

Volume 07185 Folio 885

Created by instrument PS331980P 18/07/1994

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

IAN GRAYDON SMITH of 5 JAMES ST. SELBY 3159
U392037A 05/09/1996

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 PS331980P 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: 5 JAMES STREET SELBY VIC 3159

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 02/10/2020, for Order Number 64436417. Your reference: 2432 Smith.

PLAN OF SUBDIVISION		STAGE NO.	LTO use only EDITION 1	Plan Number PS 331 980 P				
Location of Land Parish: Narree Worrain Township: Section: A Crown Allotment: 3A (Part) Crown Portion: LTO base record: Chart 5 (3279) Title references: Vol.7185 Fol.885, Vol.5845 Fol.823, Vol.6278 Fol.563, Vol.6587 Fol.238. Last plan reference: LP 9210, Lots 28,31,32 & 68 Postal Address: 5 James Street Selby 3159 (at time of subdivision) AMG co-ordinates E 356 940 Zone: 55 (of approx. centre of plan) N 5802 340		Council Certification and Endorsement Council Name: Sherbrooke Ref: 318760210 1. This plan is certified under section 6 of the Subdivision Act 1958 2. This plan is certified under section 11(7) of the Subdivision Act 1958 Date of original certification under section 6 of the Subdivision Act 1958 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1958. Open Space: (i) A requirement for public open space under section 18 of the Subdivision Act 1958 has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in stage Council delegate Council seal Date 6/6/94 Re certified under section 11(7) of the Subdivision Act 1958 Council delegate Council seal Date / /		LTO use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date: 15/6/94				
Vesting of Roads or Reserves <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:50%;">Identifier</th> <th style="width:50%;">Council/Body/Person</th> </tr> <tr> <td style="text-align: center;">Nil</td> <td style="text-align: center;">Nil</td> </tr> </table>		Identifier	Council/Body/Person	Nil	Nil	LTO use only PLAN REGISTERED TIME 4.25pm DATE 18/7/94 <i>August</i> Assistant Registrar of Titles		
Identifier	Council/Body/Person							
Nil	Nil							
Easement Information Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)		Notations Depth Limitation: Does not apply Staging: This is/is not a staged subdivision Planning Permit No. Survey: This plan is/is not based on survey This Survey has been corrected to permanent mark NO. (s). In Proclaimed Survey Area No.						
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of				
E-1	Drainage	See Plan	This Plan.	The Shire of Sherbrooke				
NICHOLAS PETRIS & ASSOCIATES PTY. LTD. ACN 095 603 081 PLANNING CONSULTANTS • SURVEYORS ENGINEERS • LANDSCAPE DESIGNERS Unit 1, 513 Burnwood Highway, Belgrave 3160 Telephone: (03) 754 3930 Fax: (03) 752 9669		Sheet 1 of 1 Sheets						
SCALE LENGTHS ARE IN METRES		ORIGINAL SCALE 1:1000 SHEET SIZE A3	LICENSED SURVEYOR (PRINT) PETER CLYDE HANSEN SIGNATURE..... DATE 18.2.94 REF 3176 VERSION 2					
				DATE / / COUNCIL DELEGATE SIGNATURE				

Premium Planning Certificate

PROPERTY DETAILS

Property Address: 5 James Street SELBY VIC 3159
Title Particulars: Vol 10179 Fol 070
Vendor: IAN GRAYDON SMITH
Purchaser: N/A

Certificate No: 64437090
Date: 05/10/2020
Matter Ref: 2432 Smith
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

GREEN WEDGE A ZONE - SCHEDULE 1

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: NOT APPLICABLE

SPECIAL BUILDING OVERLAY: NOT APPLICABLE

VEGETATION PROTECTION OVERLAY: NOT APPLICABLE

OTHER OVERLAYS: BUSHFIRE MANAGEMENT OVERLAY;
RESTRUCTURE OVERLAY - SCHEDULE 44;
PART EROSION MANAGEMENT OVERLAY;

SPECIFIC SITE PROVISIONS

NOT APPLICABLE

SPECIFIC AREA PROVISIONS

TIMBER INDUSTRY - PLANNING SCHEME CLAUSE 22.02;

HORTICULTURAL STRUCTURES (IGLOOS AND GLASSHOUSES) - PLANNING SCHEME CLAUSE 22.03;

ADVERTISING SIGNS - PLANNING SCHEME CLAUSE 22.04;

NATIVE VEGETATION - SCHEDULE TO PLANNING SCHEME CLAUSE 52.17;

UPPER YARRA VALLEY AND DANDENONG RANGES REGIONAL STRATEGY PLAN - SCHEDULE TO PLANNING SCHEME CLAUSE 51.03;

VEGETATION PROTECTION - PLANNING SCHEME CLAUSE 22.05;

POST BOXES AND DRY STONE WALLS - PERMIT REQUIREMENT FOR DRY STONE WALLS - SCHEDULE TO PLANNING SCHEME CLAUSE 52.33;

COMBUSTIBLE CLADDING RECTIFICATION EXEMPTIONS - PLANNING SCHEME CLAUSE 52.01;

WIND ENERGY FACILITY - PLANNING SCHEME CLAUSE 52.32;

BUSHFIRE RECOVERY - PLANNING SCHEME CLAUSE 52.07;

BUSHFIRE RECONSTRUCTION - PLANNING SCHEME CLAUSE 52.10;

BUSHFIRE PROTECTION EXEMPTIONS - PLANNING SCHEME CLAUSE 52.12;

BUSHFIRE PLANNING - PLANNING SCHEME CLAUSE 53.02;

TWO LOT SUBDIVISION IN A RURAL ZONE - PLANNING SCHEME CLAUSE 59.12;

BUILDINGS AND WORKS IN A RURAL ZONE - PLANNING SCHEME CLAUSE 59.13;

PROPOSED PLANNING SCHEME AMENDMENTS

YARRA RANGES C177 PROPOSES TO REMOVE RESTRUCTURE OVERLAY - SCHEDULE 44 FROM THE SUBJECT PROPERTY;

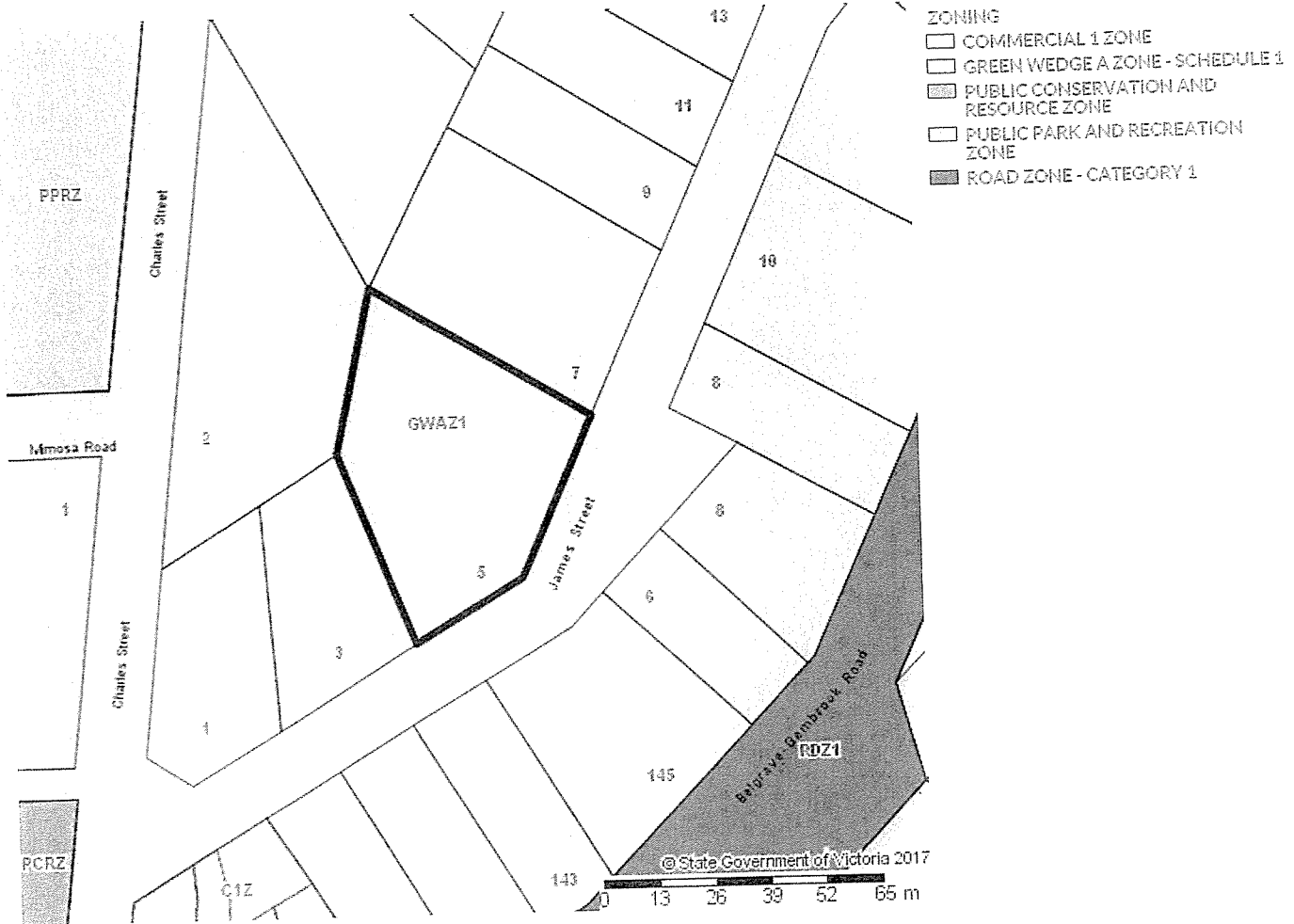
YARRA RANGES C148 PROPOSES TO INTRODUCE A COMPREHENSIVE REVISION OF THE YARRA RANGES PLANNING SCHEME;

YARRA RANGES C148 PROPOSES TO INCLUDE THE SUBJECT PROPERTY IN SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1;

ADDITIONAL INFORMATION

THE SUBJECT PROPERTY IS OUTSIDE THE URBAN GROWTH BOUNDARY

PLANNING ZONE MAP



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.

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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 on 02 October 2020 02:10 PM

Address: 5 JAMES STREET SELBY 3159

Lot and Plan Number: Lot 1 PS331980

Standard Parcel Identifier (SPI): 1\PS331980

Local Government (Council): YARRA RANGES Council Property Number: 223535

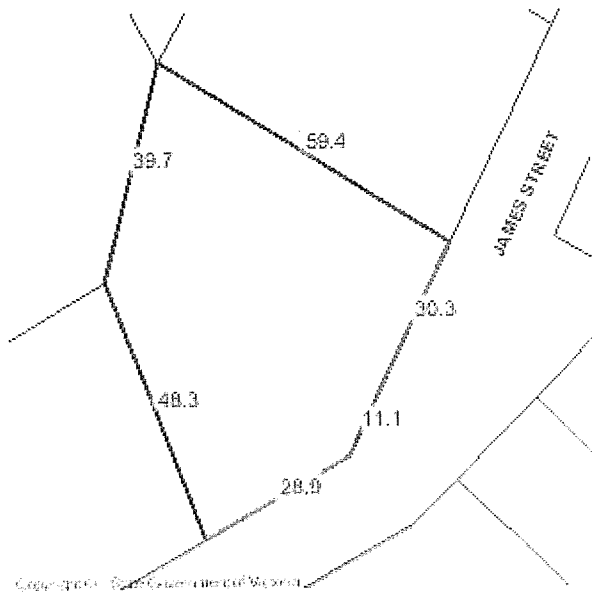
Directory Reference: Melway 75 K11

**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

Site Dimensions

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



Area: 2863 sq. m

Perimeter: 218 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: Yarra Valley 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

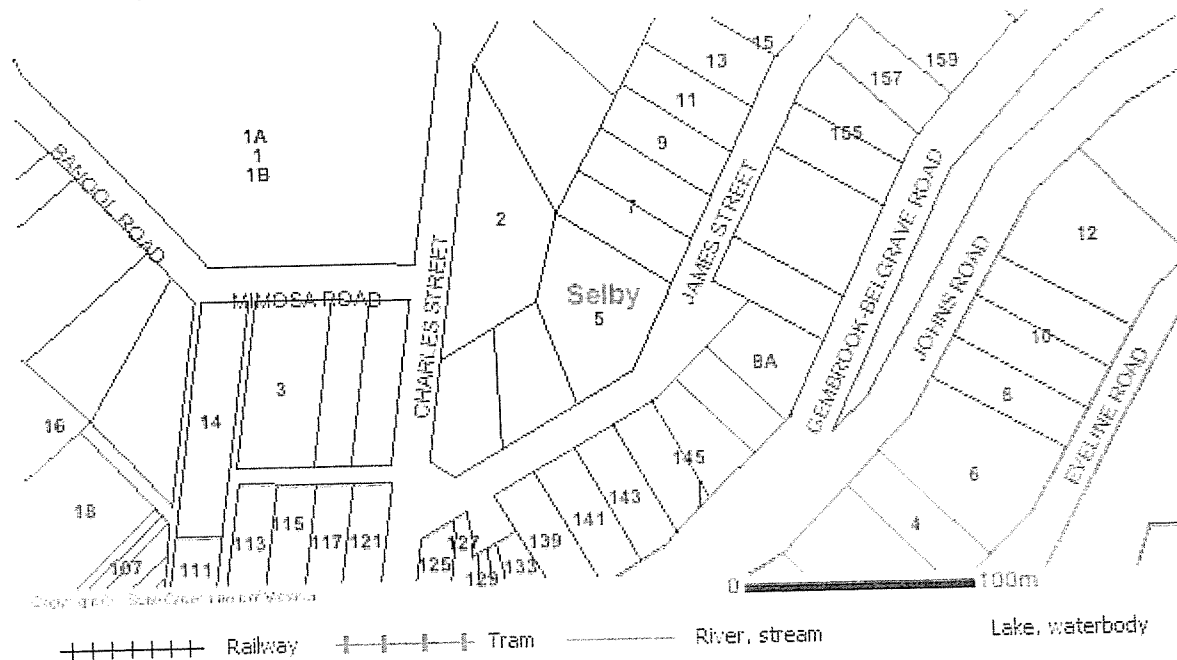
- Planning Zone:** GREEN WEDGE A ZONE (GWAZ)
GREEN WEDGE A ZONE - SCHEDULE 1 (GWAZ1)
- Planning Overlays:** BUSHFIRE MANAGEMENT OVERLAY (BMO)
EROSION MANAGEMENT OVERLAY (EMO)
EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)
RESTRUCTURE OVERLAY (RO)
RESTRUCTURE OVERLAY - SCHEDULE 44 (RO44)

Planning scheme data last updated on 30 September 2020.

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

The Planning Property Report includes separate maps of zones and overlays. For details of surrounding properties, use this service to get the Reports for properties of interest. To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#). For other information about planning in Victoria visit www.planning.vic.gov.au

Area Map



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YARRA VALLEY WATER
687 33 166 862 551

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

OX 15204

F (03) 9872 1353

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

2nd October 2020

House & Land Conveyancing via SAI Global Property
SAIGPROPERTY

Dear House & Land Conveyancing via SAI Global Property,

RE: Application for Water Information Statement

Property Address:	5 JAMES STREET SELBY 3159
Applicant	House & Land Conveyancing via SAI Global Property SAIGPROPERTY
Information Statement	30555046
Conveyancing Account Number	2469580000
Your Reference	2432 Smith

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address enquiry@yvw.com.au. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,

Steve Lennox
GENERAL MANAGER
RETAIL SERVICES



YARRA VALLEY WATER
ABN 52 436 902 507

Lusknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

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

Yarra Valley Water Property Information Statement

Property Address	5 JAMES STREET SELBY 3159
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STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

Existing sewer mains will be shown on the Asset Plan.

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

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



YARRA VALLEY WATER
2241 60 690 312 501

Lusknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1359

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

Melbourne Water Encumbrance

Property Address	5 JAMES STREET SELBY 3159
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STATEMENT UNDER SECTION 158 WATER ACT 1989

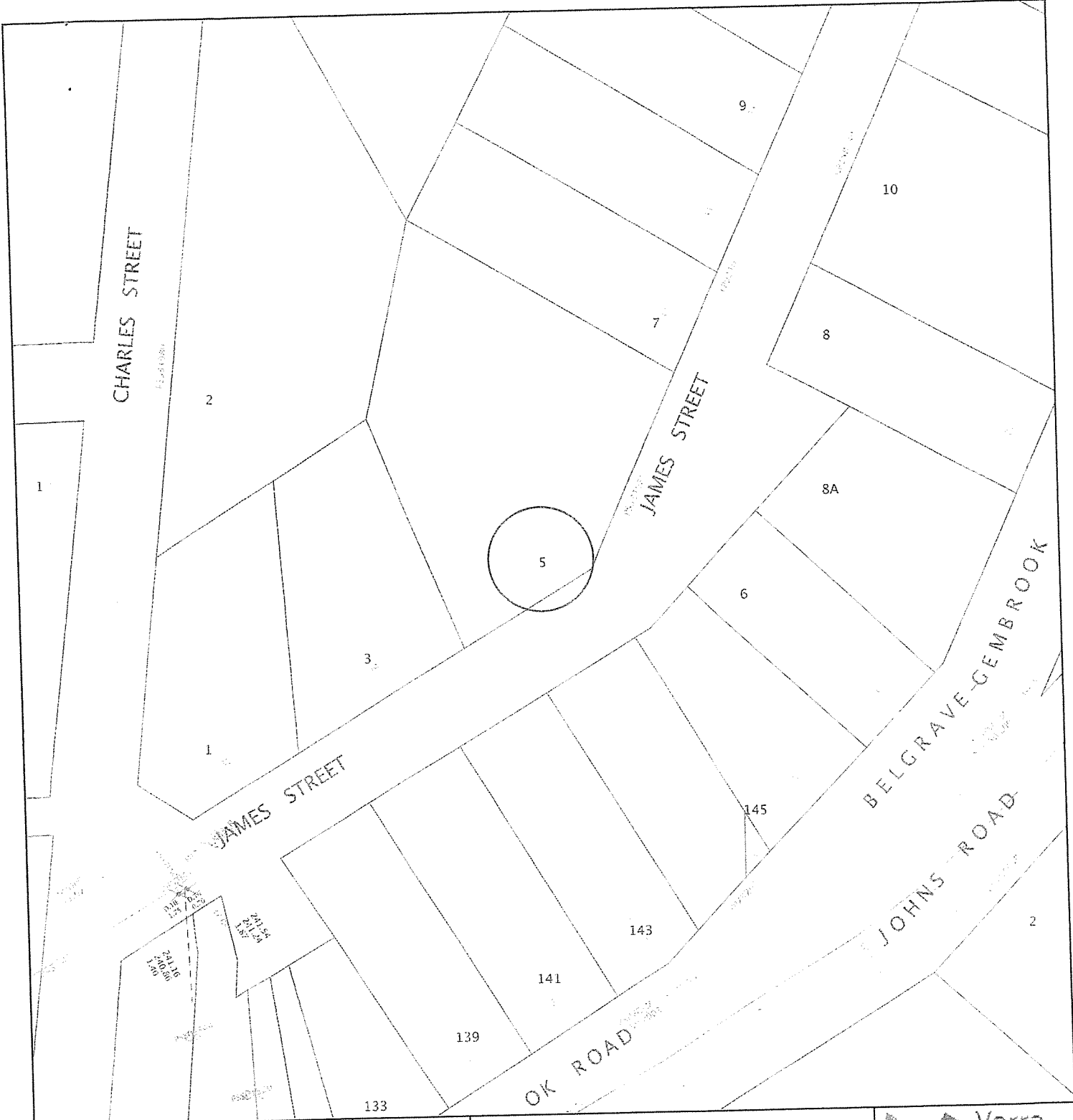
THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)

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

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

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

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.
















**Yarra Valley Water
Information Statement
Number: 30555046**

Address	5 JAMES STREET SELBY 3159
Date	02/10/2020
Scale	1:1000



Yarra Valley Water
ABN 93 066 902 501

Existing Title		Access Point Number	GLV2-42	MW Drainage Channel Centreline	
Proposed Title		Sewer Manhole		MW Drainage Underground Centreline	
Easement		Sewer Pipe Flow		MW Drainage Manhole	
Existing Sewer		Sewer Offset		MW Drainage Natural Waterway	
Abandoned Sewer		Sewer Branch			

Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd:
 - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets;
 - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information;
 - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;



YARRA VALLEY WATER
ABN 93 666 922 501

Locknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (08) 9372 1999

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

House & Land Conveyancing via SAI Global Property
SAIGPROPERTY
certificates@property.saiglobal.com

RATES CERTIFICATE

Account No: 1755080000
Rate Certificate No: 30555046

Date of Issue: 02/10/2020
Your Ref: 2432 Smith

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
5 JAMES ST, SELBY VIC 3159	1\PS331980	1529733	Residential

Agreement Type	Period	Charges	Outstanding
Parks Fee	01-07-2020 to 30-06-2021	\$79.02	\$79.02
Drainage Fee	01-10-2020 to 31-12-2020	\$14.44	\$14.44
Other Charges:			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
	Balance Brought Forward		\$14.44
	Total for This Property		\$107.90
	Total Due		\$107.90

IMPORTANT NOTICE FOR SOLICITORS AND CONVEYANCERS

We have changed our BPAY biller code. Please refer to the payment options and update your bank details.

GENERAL MANAGER
RETAIL SERVICES

Note:

1. Invoices generated with Residential Water Usage during the period 01/07/2017 – 30/09/2017 will include a Government Water Rebate of \$100.
2. This statement details all tariffs, charges and penalties due and payable to Yarra Valley Water as at the date of this statement and also includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
3. All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.
4. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchasers account at settlement.
5. Any deferred property debt is included in the arrears figures.

- 6. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.
- 7. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up to date financial information, please order a Rates Settlement Statement prior to settlement.
- 8. From 01/07/2019, Residential Water Usage is billed using the following step pricing system: 266.20 cents per kilolitre for the first 44 kilolitres; 317.87 cents per kilolitre for 44-88 kilolitres and 472.77 cents per kilolitre for anything more than 88 kilolitres
- 9. From 01/07/2019, Residential Recycled Water Usage is billed 186.34 cents per kilolitre
- 10. From 01/07/2019, Residential Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre
- 11. From 01/07/2019, Residential Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre
- 12. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.

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

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



YARRA VALLEY WATER
AEN 92 066 922 551

Locknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 18224

F (03) 9672 1353

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

Property No: 1529733

Address: 5 JAMES ST, SELBY VIC 3159

Water Information Statement Number: 30555046

HOW TO PAY



Bill Code: 314567
Ref: 17550800003



Mail a Cheque with the Remittance Advice
below to:

Yarra Valley Water
GPO Box 2860 Melbourne VIC 3001

Amount
Paid

Date
Paid

Receipt
Number

Please Note: BPAY is available for individual property settlements.

PROPERTY SETTLEMENT REMITTANCE ADVICE

Property No: 1529733

Address: 5 JAMES ST, SELBY VIC 3159

Water Information Statement Number: 30555046

Cheque Amount: \$