

# HOUSE & LAND CONVEYANCING PTY LTD

Licence No. 000185L

Director / Licensed Conveyancer – Hilary Martin  
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:** Judith Louise Lynch

**PROPERTY:** 31 Sherbrooke Lodge Road SHERBROOKE VIC 3789

## 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	\$2,907.35	Per annum
Yarra Valley Water (parks, drainage & service fees)	\$800.00 approximate	Per annum

Any further amounts 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**

## 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 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.

SECTION 32 STATEMENT  
31 SHERBROOKE LODGE ROAD SHERBROOKE VIC 3789

(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: Yarra Ranges Shire Council  
Zoning: GWAZ - Green Wedge A Zone  
Planning Overlay/s: BMO or WMO - Bushfire Management Overlay, SLO - Significant Landscape Overlay

**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: - **See attached Yarra Valley Water Sewer Notice dated 19<sup>th</sup> June 2020**. 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):- **See attached Permit & Final Inspection for Deck**

**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  
31 SHERBROOKE LODGE ROAD SHERBROOKE VIC 3789

**32H SERVICES**

Service	Status
Electricity supply	Connected
Gas supply	Connected
Water supply	Connected
Sewerage	Not Connected/ Septic
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**

12 / 11 / 20 20

**Name of the Vendor**

Judith Louise Lynch

**Signature/s of the Vendor**

x 

SECTION 32 STATEMENT  
31 SHERBROOKE LODGE ROAD SHERBROOKE VIC 3789

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 8069 Folio 109

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

VOLUME 08069 FOLIO 109

Security no : 124086448743D  
Produced 06/11/2020 10:17 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 029514.  
PARENT TITLE Volume 06790 Folio 906  
Created by instrument 2592601 30/09/1953

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
JUDITH LOUISE LYNCH of 165 MT DANDENONG TOURIST RD FERNY CREEK 3786  
U515895L 21/11/1996

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP029514 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: 31 SHERBROOKE LODGE ROAD SHERBROOKE VIC 3789

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 06/11/2020, for Order Number 65026434. Your reference: 0571Lynch.



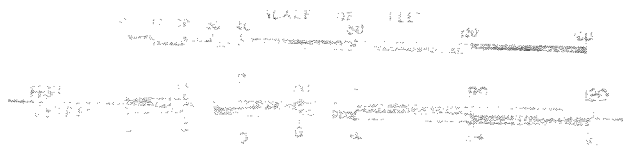
LP 29514

LP 29514  
EDITION I

PLAN OF SUBDIVISION  
PART OF CROWN ALLOTMENT 47 SECTION G  
PARISH OF MONBULK  
COUNTY OF EVELYN

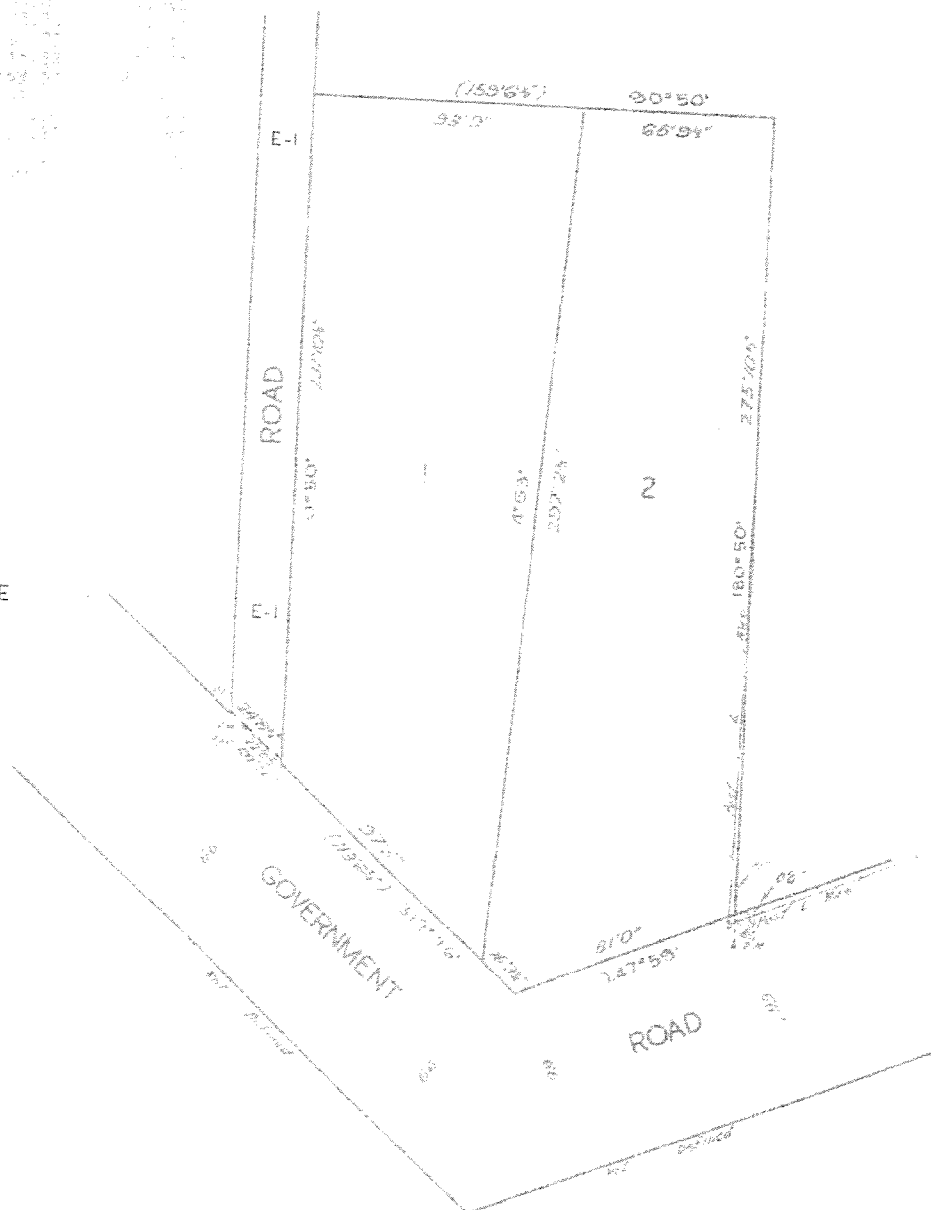


SLP29514-1-1



DEPTH LIMITATION 50 FEET

COLOUR CODE  
E-I- BROWN



FOR APPROPRIATIONS ETC.  
SEE BACK HEREOF

LVIII  
405

LP 29514

LP 29514

## Property Report from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 09 November 2020 09:48 PM

**Address:** 31 SHERBROOKE LODGE ROAD SHERBROOKE 3789

**Lot and Plan Number:** Lot 1 LP29514

**Standard Parcel Identifier (SPI):** 1\LP29514

**Local Government (Council):** YARRA RANGES **Council Property Number:** 221100

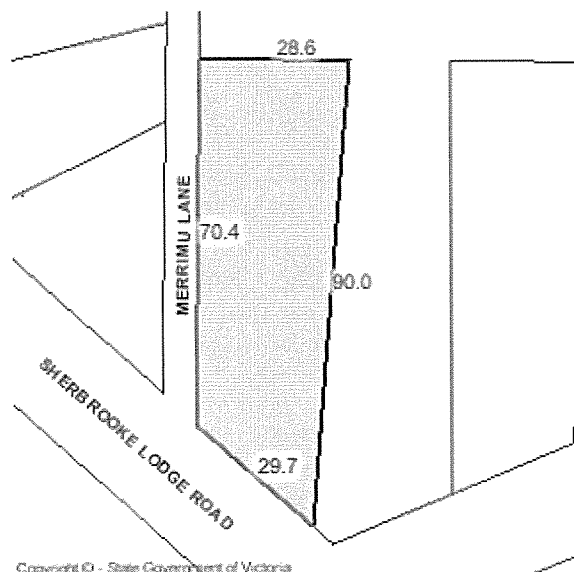
**Directory Reference:** Melway 75 G4

**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:** 2075 sq. m

**Perimeter:** 219 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)  
SIGNIFICANT LANDSCAPE OVERLAY (SLO)  
SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 9 (SLO9)

Planning scheme data last updated on 4 November 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 affect the land.

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

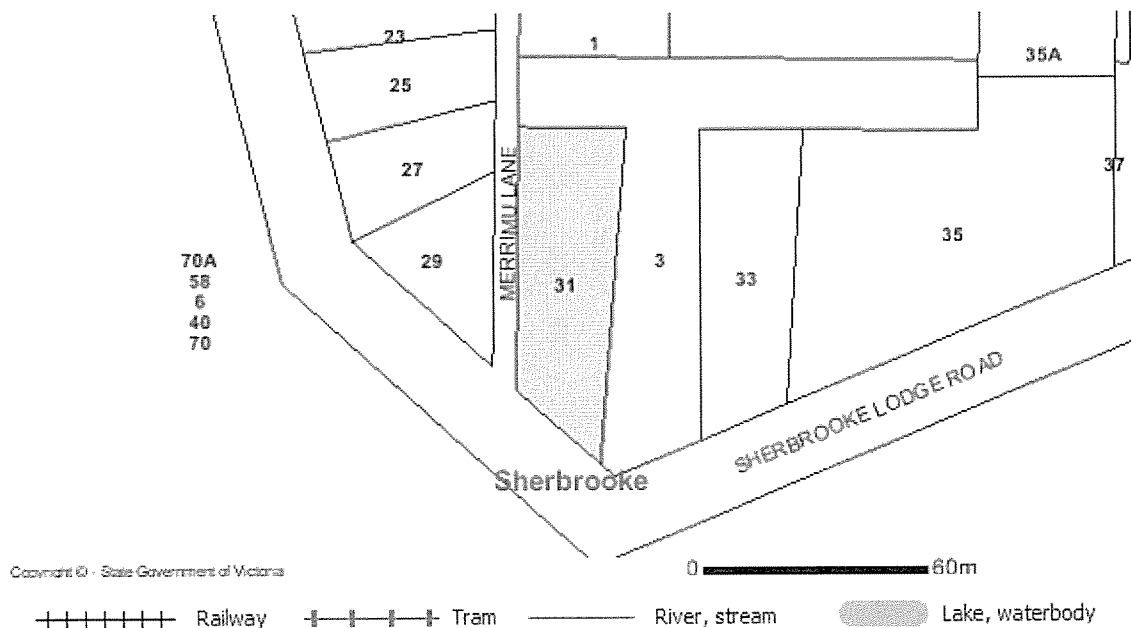
The Planning Property Report includes separate maps of zones and overlays

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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## Planning Certificate



### PROPERTY DETAILS

Property Address: 31 Sherbrooke Lodge Road SHERBROOKE VIC 3789

Title Particulars: Vol 8069 Fol 109

Vendor: JUDITH LOUISE LYNCH

Purchaser: N/A

Certificate No: 65026434

Date: 09/11/2020

Matter Ref: 0571Lynch

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: SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 9

SPECIAL BUILDING OVERLAY: NOT APPLICABLE

VEGETATION PROTECTION OVERLAY: NOT APPLICABLE

OTHER OVERLAYS: BUSHFIRE MANAGEMENT OVERLAY



### PROPOSED PLANNING SCHEME AMENDMENTS

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

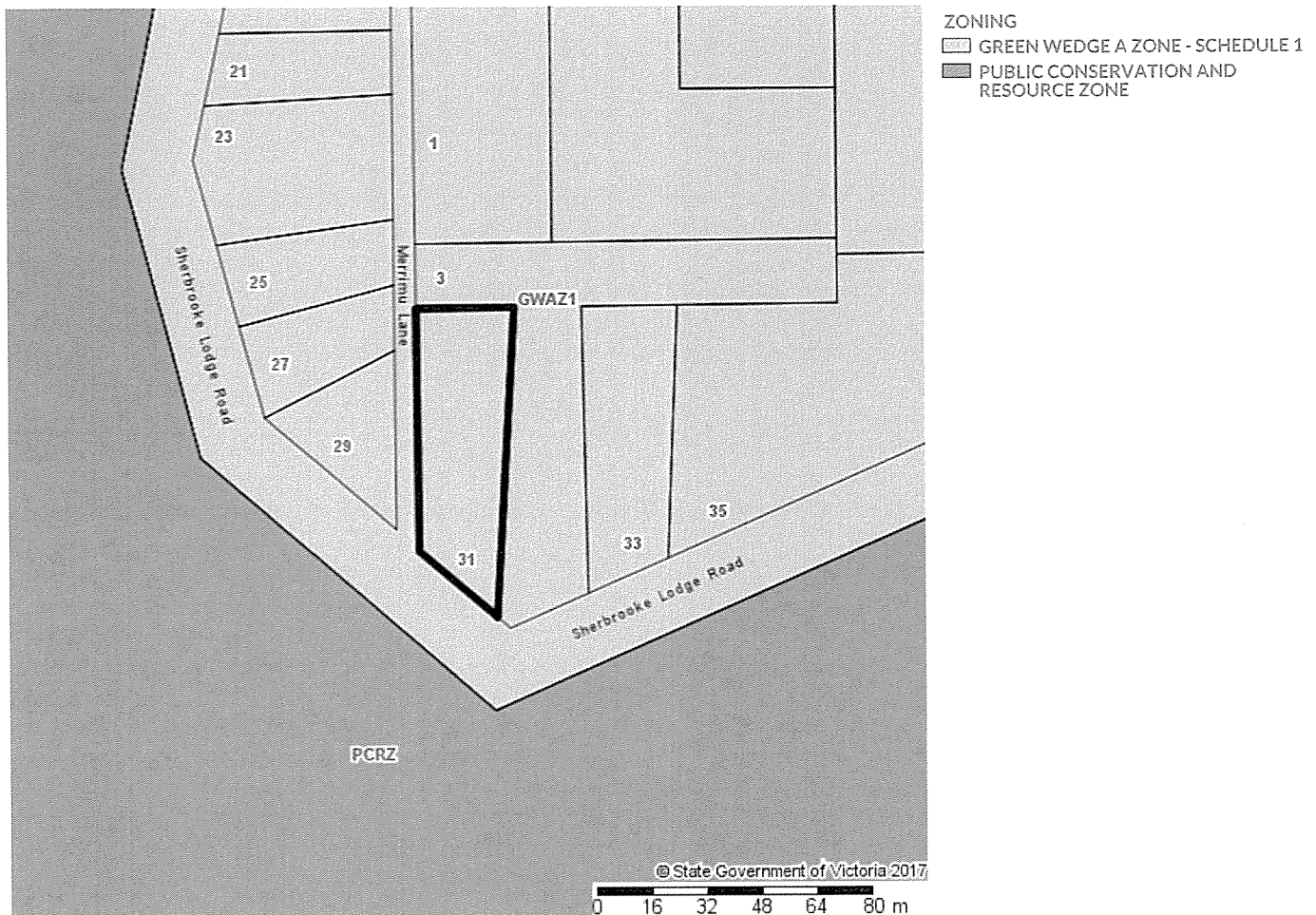
YARRA RANGES C148 PROPOSES TO REMOVE SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 9 FROM THE SUBJECT PROPERTY AND TO INCLUDE IT IN SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1;



### 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.

6th November 2020

House & Land Conveyancing via SAI Global Property  
SAIGPROPERTY

Dear House &amp; Land Conveyancing via SAI Global Property,

**RE: Application for Water Information Statement**

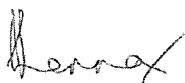
<b>Property Address:</b>	31 SHERBROOKE LODGE ROAD SHERBROOKE 3789
<b>Applicant</b>	House & Land Conveyancing via SAI Global Property SAIGPROPERTY
<b>Information Statement</b>	30561419
<b>Conveyancing Account Number</b>	2469580000
<b>Your Reference</b>	0571Lynch

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

Yours sincerely,

Steve Lennox  
GENERAL MANAGER  
RETAIL SERVICES

**Yarra Valley Water Property Information Statement**

Property Address	31 SHERBROOKE LODGE ROAD SHERBROOKE 3789
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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.

**Melbourne Water Encumbrance**

Property Address	31 SHERBROOKE LODGE ROAD SHERBROOKE 3789
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STATEMENT UNDER SECTION 158 WATER ACT 1989

**THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)**

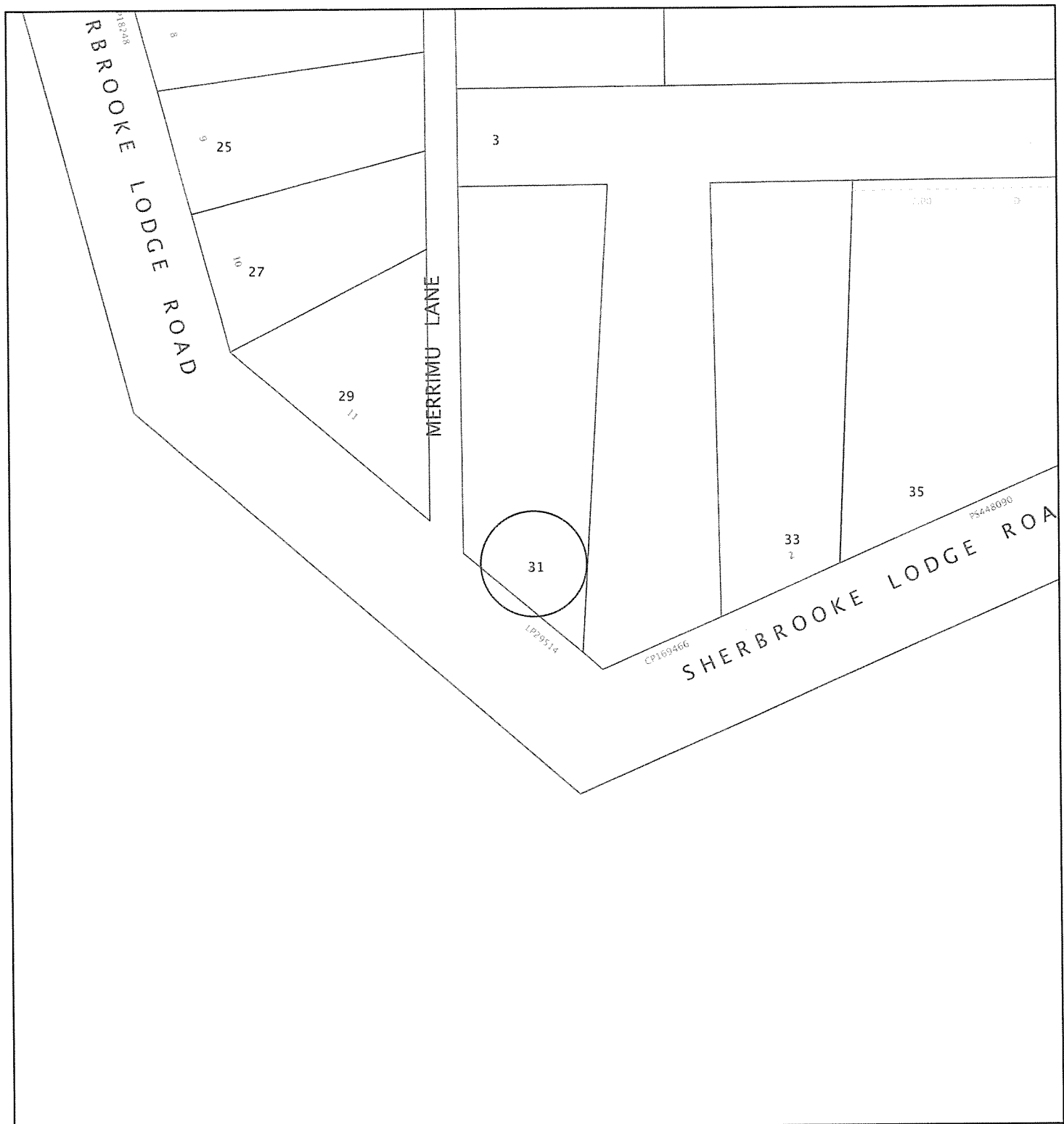
Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

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: 30561419**

<b>Address</b>	31 SHERBROOKE LODGE ROAD SHERBROOKE 3789
<b>Date</b>	06/11/2020
<b>Scale</b>	1:1000



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 93 066 902 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

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

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

## RATES CERTIFICATE

Account No: 7132460000  
Rate Certificate No: 30561419

Date of Issue: 06/11/2020  
Your Ref: 0571Lynch

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
31 SHERBROOKE LODGE RD, SHERBROOKE VIC 3789	1\LP29514	1386390	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-10-2020 to 31-12-2020	\$19.69	\$19.69
Residential Water Usage Charge Step 1 – 15.000000kL x \$2.66200000 = \$10.35 Step 1 – 0.000000kL x \$2.64460000 = \$29.38 Estimated Average Daily Usage \$0.49	09-06-2020 to 29-08-2020	\$39.73	\$0.00
Parks Fee	01-07-2020 to 30-06-2021	\$79.02	\$0.00
Drainage Fee	01-10-2020 to 31-12-2020	\$14.44	\$14.44
<b>Other Charges:</b>			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
	<b>Balance Brought Forward</b>		\$0.00
	<b>Total for This Property</b>		\$34.13
	<b>Total Due</b>		\$34.13

### 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:

- Invoices generated with Residential Water Usage during the period 01/07/2017 – 30/09/2017 will include a Government Water Rebate of \$100.
- 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.
- 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. 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.

6. 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.

7. 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

8. From 01/07/2019, Residential Recycled Water Usage is billed 186.34 cents per kilolitre

9. 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

10. 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

11. 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  
ABN 93 066 902 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

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

**Property No:** 1386390

**Address:** 31 SHERBROOKE LODGE RD, SHERBROOKE VIC 3789

**Water Information Statement Number:** 30561419

#### HOW TO PAY



Billers Code: 314567  
Ref: 71324600000



**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:** 1386390

**Address:** 31 SHERBROOKE LODGE RD, SHERBROOKE VIC 3789

**Water Information Statement Number:** 30561419

**Cheque Amount:** \$

# Neocheck Building Surveyors

Suite 25, Level 1  
441 South Road  
Moorabbin VIC 3189  
P.O Box 5390  
Mordialloc VIC 3195

Tel: (03) 9556-5463  
Fax: (03) 9580-6601  
Mobile: 0410531399  
Email: Neocheck@aapt.net.au

FORM 2  
Building Act 1993 Building Regulations 2006, Regulation 313

**BUILDING PERMIT No. BS18919/20100146/0**

**ISSUED 22/04/2010**

**Issued to**

Owner/Agent of owner **Helmut Huber**  
Postal address **PO Box 284 WANDIN NORTH**  
Telephone **5964 3942**

Postcode **3139**

**Ownership Details** (only if agent of owner listed above)

Owner **Chris Lynch**  
Postal address **31 Sherbrooke Lodge Road, SHERBROOKE**  
Telephone **9755 2170**

Postcode **3789**

**Property details** (include Title details as and if applicable)

Number <b>31</b>	Street/road <b>Sherbrooke Lodge Road</b>	City/suburb/town <b>SHERBROOKE</b>	Postcode <b>3789</b>
Lot/s	LP/PS	Volume	Folio
Crown allotment	Section	Parish	County
Municipal District <b>Yarra Ranges Shire Council</b>	Unique Property Identifier		

**Builder**

Name <b>Brian Rohan</b>	Telephone <b>5964 3942</b>
Address <b>PO Box 284 WANDIN NORTH</b>	Postcode <b>3139</b>

**Details of building practitioners and architects**

**a) who are engaged in the building work**

Type	Registration Number	Name	Company
Builder	<b>DBL14390</b>	<b>Brian Rohan</b>	<b>Outside Concepts Ferntree Gully</b>

**b) who were engaged to prepare documents forming part of the application for this permit**

Type	Registration Number	Name	Company
------	---------------------	------	---------

**Details of domestic building work insurance**

The issuer or provider of the required insurance policy is

**Details of relevant planning permit**

Planning permit no. **YR-2010/253** Date of grant of planning permit. **26/03/2010**

**Nature of building work**

Deck

Stage of building work permitted **All**

Cost of building work **\$10,584**

**Building classification**

Nature of Work	BCAClass	Part of Building
<b>Extension</b>	<b>1a</b>	<b>Deck</b>

**Occupation or Use of building:**

A Certificate of Final Inspection is required prior to the occupation or use of this building

**Commencement and completion:**

This building work must commence by: **22/04/2011**

This building work must be completed by: **22/04/2012**

**Inspection requirements**

The mandatory notification stages are:

Inspection of pads  
Inspection of frame  
Final upon completion of all building work

**Relevant building surveyor**

Name: Sokratis Kromidellis

Registration No. BS18919

Signature: \_\_\_\_\_



1. Include building practitioner with continuing involvement in the building work.
2. Include only building practitioners with no further involvement in the building work.
3. Domestic building work forming part of this permit and carried out by the registered domestic builder above must be covered by an insurance policy as required under section 135 of the Act.

**Conditions of Approval**  
**Building Permit No. BS18919/20100146/0**

1. A sign must be erected at the front of the site that is visible to the public and that clearly details the Building Permit number and date of issue as well as the Builder's and the Building Surveyor's names, registration numbers and contact details.
2. All framing to be in accordance with endorsed plans or suitable alternative to the satisfaction of the Building Surveyor in accordance with AS1684.4 - Residential Timber Framed Construction.

# Neocheck Building Surveyors

Suite 25, Level 1  
441 South Road  
Moorabbin VIC 3189  
P.O Box 5390  
Mordialloc VIC 3195

Tel: (03) 9556-5463  
Fax: (03) 9556-5471  
Email: Neocheck@aapt.net.au

Building Act 1993  
Building Regulations 2006  
Regulation 1006  
Form 7

## Certificate of Final Inspection For Building Permit number: BS18919/20100146/0,

Issued to (owner)  
Chris Lynch  
31 Sherbrooke Lodge Road  
SHERBROOKE VIC 3789

Site  
Street number: 31 Street: Sherbrooke Lodge Road  
Suburb SHERBROOKE Postcode 3789

Municipality Yarra Ranges Shire Council

### Description of Building Work:

Class 1a Extension Deck

### Directions

Any directions under Part 4 of the Building Act 1993 have been complied with.

Certificate number: 20100146

Certificate date: 12 September 2013

(18) Issued By: Sokratis Kromidellis Registration No.: BS18919  
Postal Address: Suite 25, Level 1, 441 South Road Moorabbin VIC 3189  
Signature:



Inspection approval dates for mandatory inspections that have been carried out with regard to building work carried out under Building Permit No. BS18919/20100146/0, issued on 22/04/2010 are as follows;

Approved date	Inspection
22/04/2010	Inspection of pads
09/09/2013	Inspection of frame
12/09/2013	Final upon completion of all building work



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ABN 99 066 902 501

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Mitcham Victoria 3132

DX 13204

F (03) 9972 1353

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

19 June 2020

MS J LYNCH  
31 SHERBROOKE LODGE RD  
SHERBROOKE VIC 3789

Dear MS J LYNCH,

**Kallista Sewerage Project Stage 2 – Update**

Yarra Valley Water is building a piped pressure sewerage system to parts of Sherbrooke, Kallista and The Patch. Pipes in the streets will connect serviced properties and carry the sewage away to a treatment plant.

Our project team continues to progress plans and we have completed a number of site investigations throughout the area. We are continuing to work towards finalising the design so construction can start in mid-2021.

**Upcoming cultural heritage investigations**

Before we can finalise the design, we will be working with the traditional owners of the land to ensure our works do not impact upon or disturb any sites of cultural significance.

In the week commencing Monday, 6 July 2020, Yarra Valley Water and our consultants, Jacobs, will undertake complex assessments at several public land sites.

These assessments are required when Aboriginal cultural heritage is, or is likely to be, present in the activity area, and when it is not possible to identify the nature, extent, and significance of the Aboriginal cultural heritage unless an investigation is completed.

The assessment involves digging within an activity area, with hand tools, to uncover or discover Aboriginal cultural heritage. Generally, testing at each location takes less than a day. Once completed, any disturbed surfaces will be reinstated. Depending on what our testing identifies, if a potential site of cultural significance is found, further investigations may be required.

The information obtained from the complex assessments will be used to develop a Cultural Heritage Management Plan for the project.

**Community impacts**

While these assessments will be completed in parks, reserves or along the side of the road, you will notice some minor construction activity in your local area.

There shouldn't be any disruption to your normal activities while this work is being completed. If we do need to access your property, we will contact you prior to work starting.



31 SHERBROOKE LODGE RD, SHERBROOKE

**Timeframe for connection**

Your property at ~~7 DALMONTE GROVE, KALLISTA~~ will be provided with a sewerage system connection as part of the Kallista Stage 2 project.

Our current program is to deliver the project over the next two years, with construction of the pipeline commencing from mid-2021 and connections completed in mid-2022.

However, as we are still completing investigations to inform the design, these dates and timeframes are subject to change. They are also dependent on a number of factors, including obtaining planning permits and favourable ground conditions.

**Design appointments**

In the lead up to the start of construction, our project partner, Pressure Sewer Services Australia Pty Ltd, will invite you to book a design appointment with them. This design appointment is your opportunity to ask questions about the pressure sewer unit to be installed at your property and to discuss your preference for its location.

**Responding to coronavirus (COVID-19) – planned works**

At Yarra Valley Water we're continuing to operate business as usual to keep delivering essential services to the community. We care deeply about the health and safety of our customers, community, staff and contractors.

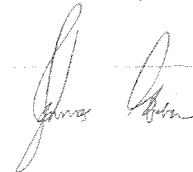
We are continuing with planned works for future infrastructure and our staff and contractors are practising safe social distancing. We are continuously reviewing the situation in line with the most recent State Government advice.

**Contact us**

For more information about this project, visit our Community Sewerage Program webpage. If you have any questions or feedback about these investigations or about the project, please contact me by phone (03) 9872 1912, via email

[James.Martin@yvw.com.au](mailto:James.Martin@yvw.com.au).

Yours sincerely,



**James Martin**  
Community Sewerage Project Manager  
Yarra Valley Water