

# 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:** Beverley Rayma Anderson

**PROPERTY:** 14 Nugent Street MONBULK VIC 3793

## 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	\$1,868.95	Per year
Yarra Valley 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.**

SECTION 32 STATEMENT  
14 NUGENT STREET MONBULK VIC 3793

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

(b) BUSHFIRE

This land is 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 1; 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 changes do 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  
14 NUGENT STREET MONBULK VIC 3793

**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**

/  /20

**Name of the Vendor**

Beverley Rayma Anderson

**Signature/s of the Vendor**

x

*B.R. Anderson.*

SECTION 32 STATEMENT  
14 NUGENT STREET MONBULK VIC 3793

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 5880 Folio 872**

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

VOLUME 05880 FOLIO 872

Security no : 124086729648W  
Produced 23/11/2020 01:59 PM

LAND DESCRIPTION

Lot 22 on Plan of Subdivision 011622.  
PARENT TITLE Volume 05332 Folio 213  
Created by instrument 1537810 03/02/1934

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
BEVERLEY RAYMA ANDERSON of 14 NUGENT STREET MONBULK VIC 3793  
AQ006840L 04/07/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ450283X 25/01/2012  
DIRECTOR OF HOUSING

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 TP670580A 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: 14 NUGENT STREET MONBULK VIC 3793

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 23/11/2020, for Order Number 65292490. Your reference: 2500 Bev.

TITLE PLAN		EDITION 1	TP 670580A
<b>Location of Land</b>  Parish: MONBULK Township: Section: C Crown Allotment: 74(PT) Crown Portion:  Last Plan Reference: LP11622 Derived From: VOL 5880 FOL 872 Depth Limitation: 50 FEET		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
<b>Description of Land / Easement Information</b> <b>ENCUMBRANCES REFERRED TO.</b>  As to the land colored blue --- THE EASEMENTS (if any) existing over the same by virtue of Section 212 of the Transfer of - Land Act 1928- - - - -  BL = EASEMENT TO MELBOURNE AND METROPOLITAN BOARD OF WORKS CREATED BY C/E M660750P		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 27/10/2000 VERIFIED: SO'C	
LENGTHS ARE IN FEET & INCHES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets

## Planning Certificate



### PROPERTY DETAILS

Property Address: 14 Nugent Street MONBULK VIC 3793

Title Particulars: Vol 5880 Fol 872

Vendor: BEVERLEY XXX

Purchaser: N/A

Certificate No: 65292490

Date: 24/11/2020

Matter Ref: 2500 Bev

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 1



### 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 23 November 2020 01:55 PM

**Address:** 14 NUGENT STREET MONBULK 3793

**Lot and Plan Number:** Lot 22 LP11622

**Standard Parcel Identifier (SPI):** 22\LP11622

**Local Government (Council):** YARRA RANGES Council **Property Number:** 227645

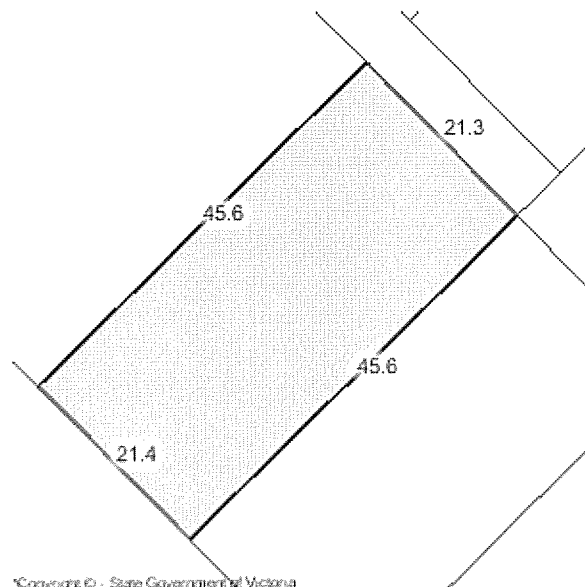
**Directory Reference:** Melway 124 H1

**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:** 974 sq. m

**Perimeter:** 134 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:** LOW DENSITY RESIDENTIAL ZONE (LDRZ)  
SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE (LDRZ)

**Planning Overlays:** BUSHFIRE MANAGEMENT OVERLAY (BMO)  
BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 1 (BMO1)  
SIGNIFICANT LANDSCAPE OVERLAY (SLO)  
SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22 (SLO22)

Planning scheme data last updated on 19 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](#)

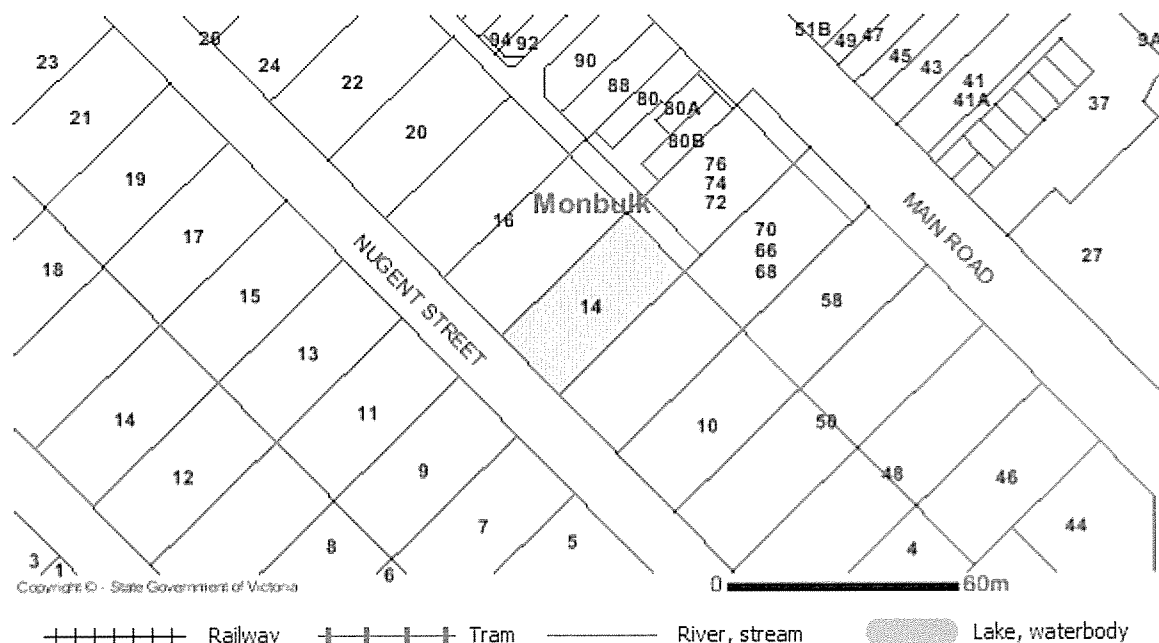
The Planning Property Report includes separate maps of zones and overlays

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

23rd November 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:	14 NUGENT STREET MONBULK 3793
Applicant	House & Land Conveyancing via SAI Global Property SAIGPROPERTY
Information Statement	30564685
Conveyancing Account Number	2469580000
Your Reference	2500 Bev

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,

A handwritten signature in black ink, appearing to read 'Steve Lennox'.

Steve Lennox  
GENERAL MANAGER  
RETAIL SERVICES



YARRA VALLEY WATER  
ABN 93 066 902 501

Lucknow Street  
Mitcham Victoria 3132

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[yvw.com.au](http://yvw.com.au)

### Yarra Valley Water Property Information Statement

Property Address	14 NUGENT STREET MONBULK 3793
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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  
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[yvw.com.au](http://yvw.com.au)

### **Melbourne Water Encumbrance**

Property Address	14 NUGENT STREET MONBULK 3793
------------------	-------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

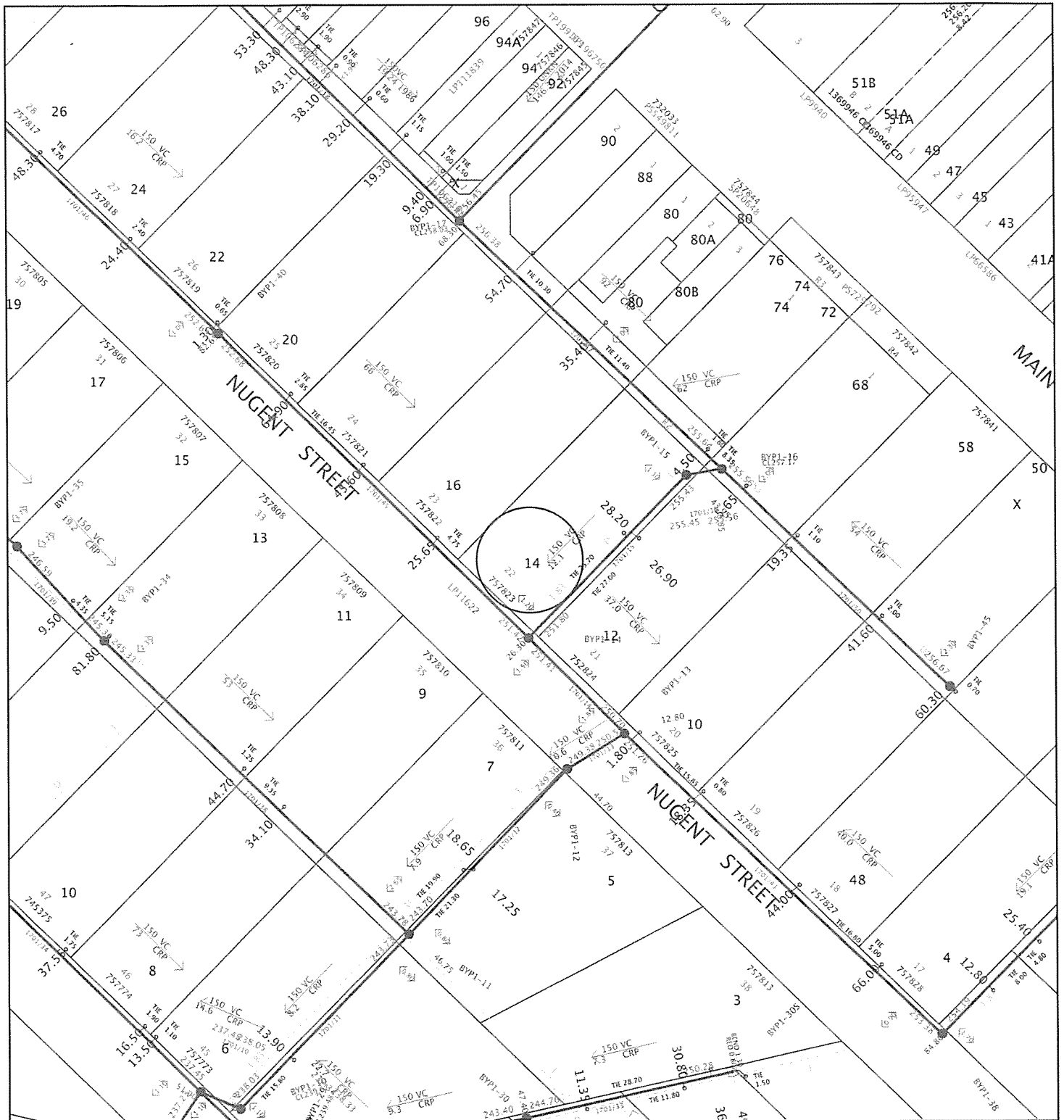
### **THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)**

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: 30564685**

Address	14 NUGENT STREET MONBULK 3793
Date	23/11/2020
Scale	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 93 056 902 501

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

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

## RATES CERTIFICATE

Account No: 0497460000  
Rate Certificate No: 30564685

Date of Issue: 23/11/2020  
Your Ref: 2500 Bev

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
14 NUGENT ST, MONBULK VIC 3793	22\LP11622	1385766	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 <i>Step 1 – 16.000000kL x \$2.66200000 = \$10.78</i> <i>Step 1 – 0.000000kL x \$2.64460000 = \$31.61</i> Estimated Average Daily Usage \$0.51	09-06-2020 to 31-08-2020	\$42.39	\$0.00
Residential Sewer Service Charge	01-10-2020 to 31-12-2020	\$115.51	\$115.51
Residential Sewer Usage Charge <i>16.000000kL x 1.000000 = 16.000000 x 0.900000 =</i> <i>14.400000 x \$1.14260000 = \$16.45</i> Estimated Average Daily Usage \$0.20	09-06-2020 to 31-08-2020	\$16.45	\$0.00
Parks Fee	01-07-2020 to 30-06-2021	\$79.02	\$0.00
Drainage Fee	01-10-2020 to 31-12-2020	\$26.29	\$26.29
<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>			\$161.49
<b>Total Due</b>			\$161.49

### 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. 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:** 1385766

**Address:** 14 NUGENT ST, MONBULK VIC 3793

**Water Information Statement Number:** 30564685

#### HOW TO PAY



Bill Code: 314567  
Ref: 04974600002



**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:** 1385766

**Address:** 14 NUGENT ST, MONBULK VIC 3793

**Water Information Statement Number:** 30564685

**Cheque Amount:** \$

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Bank.

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Code 0025G

VICTORIA  
Melbourne and Metropolitan Board of Works

REC  
365/259/0475

Transfer of Land Act 1958  
CREATION OF EASEMENT

The Grantor being registered as the proprietor of an estate in fee simple in the land hereinafter described (hereinafter referred to as "the said land") subject to the encumbrances affecting the said land including any created by dealings lodged for registration prior to the lodging of this instrument for the consideration expressed transfers and grants to the Grantee and its successors the easement specified.

Grantor: JEFFREY JOHN PRESCOTT and ELIZABETH GERTRUDE PRESCOTT both of Lot 22  
Nugent Street, Monbulk  
The said land: All that piece of land delineated and coloured brown on the plan endorsed hereon and  
being part of Lot 22 on LP 11622 Parish of Monbulk  
and being part of the land described in Certificate of Title Volume 5880 Folio 872  
Consideration: The easement herein granted being required in connection with the Sewerage  
scheme of the metropolis  
Grantee: Melbourne and Metropolitan Board of Works.



C/E - Easement:  
Ct. V. 5880 P. 872 (PT)

TO ALL THAT the full and free right and liberty to and for the Grantee its servants agents contractors and workmen at all times hereafter subject to and for the purposes of the Melbourne and Metropolitan Board of Works Act 1958 to enter and re-enter upon and to go pass and repass with or without plant and equipment through over or along the said land AND also full and free right and liberty power and authority to and for the Grantee its servants agents contractors and workmen in on or under any part of the said land at any time hereafter and from time to time to dig cut and excavate for the purpose of laying down building constructing or placing therein any sewer or sewers or other works or undertakings in connection therewith and from time to time to construct build and maintain inspect repair alter destroy remove close up replace or renew any such sewer or sewers or other works or undertakings as aforesaid AND also with full power at all times hereafter to the Grantee and to all persons whomsoever under the authority of the Grantee to use such sewer or sewers or other works or undertakings as aforesaid for sewerage purposes PROVIDED ALWAYS that in the exercise of the foregoing powers the Grantee shall do as little damage as may be and will properly fill in any excavations and restore the surface of the said land to as nearly as reasonably possible the condition in which the same was immediately prior to the commencement of the work PROVIDED FURTHER that nothing herein contained shall be deemed in any way to restrict limit or detract from any right power or authority of the Grantee by virtue of the said Act or any amendment thereof AND the Grantor for himself his heirs executors administrators and transferees the registered proprietor or proprietors for the time being of the said land HEREBY COVENANTS with the Grantee not to erect on any part of the said land any building or other structure or place thereon any obstruction without the previous consent in writing of the Grantee first had and obtained AND IT IS HEREBY AGREED AND DECLARED that in the interpretation of this Instrument the masculine gender shall include the feminine and neuter genders.

Date: 8 day of 12/86.

SIGNED in Victoria by the said )  
JEFFREY JOHN PRESCOTT and )  
ELIZABETH GERTRUDE PRESCOTT in )  
the presence of: )

x J. Prescott  
JEFFREY JOHN PRESCOTT

Witness E. Smith

E. G. Prescott  
ELIZABETH GERTRUDE PRESCOTT

A Memorandum of the within Instrument  
has been entered in the Register Books



MS  
30/1/87  
SB.B

NATIONAL AUSTRALIA SAVINGS BANK LIMITED of 500 Bourke Street, Melbourne  
being registered proprietor of Mortgage Registered No. K622326  
HEREBY CONSENT to the within Creation of Easement.

DATE: 8 DEC 1996

Executed on behalf of NATIONAL AUSTRALIA SAVINGS  
BANK LIMITED by its Attorney JOHN BARNES  
under Power of Attorney dated 26/3/1986 (a  
certified copy of which is filed in Permanent Order  
Book 276 at Page 299) (who states that he holds the  
office in the Bank indicated under his signature) in the  
presence of:

*[Signature]*

Manager, Securities Services  
National Australia Bank Limited



National Australia Bank Limited

~~NATIONAL COMMERCIAL BANKING CORPORATION OF AUSTRALIA LIMITED~~ of 500 Bourke Street, Melbourne  
being registered proprietor of Mortgage Registered No. K622327  
HEREBY CONSENT to the within Creation of Easement.

DATE: 8 DEC 1996

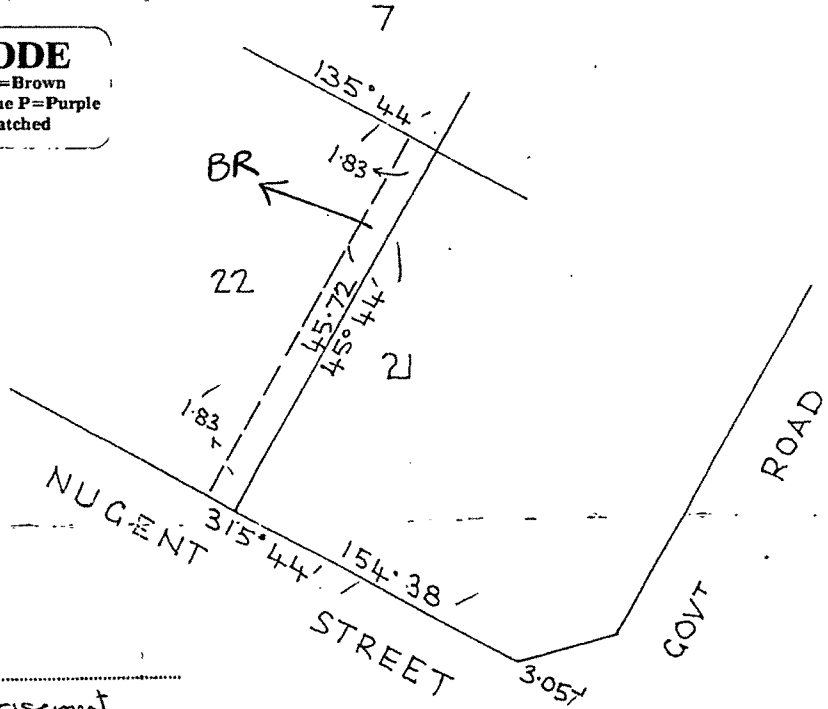
Executed on behalf of NATIONAL AUSTRALIA BANK  
LIMITED by its Attorney BRIAN JOHN BARNES  
under Power of Attorney dated 26/3/1986 (a  
certified copy of which is filed in Permanent Order  
Book 276 at Page 299) who states that he holds the  
office in the Bank indicated under his signature in the  
presence of:

*[Signature]*

Manager, Securities Services  
National Australia Bank Limited

**COLOUR CODE**  
Y=Yellow O=Orange BR=Brown  
G=Green R=Red BL=Blue P=Purple  
H=Hatched CH=Cross Hatched

LENGTHS ARE IN METRES



To the Registrar of Titles .....  
Please register this Creation of Easement .....  
and upon completion  
hand ..... to .....  
and return Ct JSSO/872 to Mfr K622326/7 .....  
National Australia Bank Limited.  
For National Australia Bank Limited

Diagram accords with the title  
and is mathematically correct

*[Signature]* 10.3.87

*[Signature]* Pro Manager