

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

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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: Shannon Bryce Tregidga and Hayley Anne Tregidga

PROPERTY: 1 Glenvista Avenue EMERALD VIC 3782

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
Cardinia Shire Council	\$2,051.79	Per annum
Yarra Valley Water (parks, drainage & service fees)	\$800.00	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
1 GLENVISTA AVENUE EMERALD VIC 3782

(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: Cardinia Shire Planning Scheme
Responsible Authority: Cardinia Shire Council
Zoning: LDRZ - Low Density Residential Zone
Planning Overlay/s: VPO - Vegetation Protection Overlay, BMO or WMO - Bushfire Management Overlay, DDO - Design and Development 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:- **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
1 GLENVISTA AVENUE EMERALD VIC 3782

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

19 | 1 | 01 | 20 | 21

Name of the Vendor

Shannon Bryce Tregidga and Hayley Anne Tregidga

Signature/s of the Vendor

*  

SECTION 32 STATEMENT
1 GLENVISTA AVENUE EMERALD VIC 3782

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 6016 Folio 084

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

VOLUME 06016 FOLIO 084

Security no : 124087293987K
Produced 22/12/2020 11:49 PM

LAND DESCRIPTION

Lot 17 on Plan of Subdivision 013486.
PARENT TITLE Volume 05654 Folio 702
Created by instrument 1601917 23/01/1936

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
SHANNON BRYCE TREGIDGA
HAYLEY ANNE TREGIDGA both of 1 GLENVISTA AVENUE EMERALD VIC 3782
AL798714M 07/04/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL798715K 07/04/2015
COMMONWEALTH BANK OF AUSTRALIA

COVENANT 1601917 23/01/1936

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 LP013486 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: 1 GLENVISTA AVENUE EMERALD VIC 3782

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA

Effective from 23/10/2016

DOCUMENT END

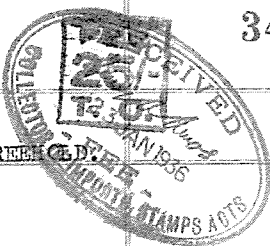
The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 22/12/2020, for Order Number 65817407. Your reference: 2550TregidgaS32.

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3473908

MADDOCK JAMESON AND LONIE

1601917



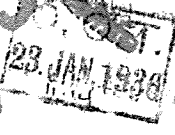
VICTORIA



TRANSFER OF LAND.

to paid

KEEP



EMERALD PROPRIETARY LIMITED of 486 Bourke Street Melbourne (hereinafter called the Company) being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of One hundred and twenty-five pounds paid to it by ARTHUR MITCHELL WESTHOVEN of "The Boulevard" Urquhart Street Hawthorn, Manufacturer and in consideration of the sum of Twenty-five pounds paid to the said Arthur Mitchell Westhoven by ERIC RUSSELL HIBBS of 485 Bourke Street Melbourne, Manufacturer's Agent DOTH HEREBY TRANSFER to the said Eric Russell Hibbs at the request and by the direction of the said Arthur Mitchell Westhoven testified by his signature hereto ALL its estate and interest in ALL THAT piece of land being Lot Seventeen on Plan of Subdivision Number 13486 lodged in the Office of Titles and being part of Crown Allotment Forty-six^G Parish of Nangana County of Evelyn and being part of the land particularly described in Certificate of Title Volume 5654 Folio 1130702 - AND the said Eric Russell Hibbs DOTH HEREBY for himself his heirs executors administrators and transferees registered proprietor or proprietors for the time being of the Lot hereby transferred COVENANT with the Company its successors and transferees registered proprietor or proprietors for the time being of the land remaining untransferred in the said Certificate of Title other than the land hereby transferred in manner following that is to say :-

THAT no shop or business premises shall be erected on the said Lot or any part thereof.

THAT the buildings to be erected on the said Lot shall not be used otherwise than for residential purposes.

THAT not more than one private dwelling house shall be erected on the said lot such dwelling house to be of not less than One thousand two hundred square feet of walled area and shall be of good material and design to be approved of by the Company.

IMAGED

*Shld. 25.2.36
+ Blue
See Sample (50 ft)
V. 5654 F-702
Under an acre
Enc. as to blue
the events etc. Sec. 212
Enc. as to wh.
the root herein.*

*Sk. Will 6/3/36
2/3/36
dry mil
17-2-36*

2.

THAT no secondhand buildings shall be erected on the said Lot.

THAT no hoarding or advertisement shall be erected on the said Lot.

THAT no accommodation or Guest House, public hall, Church, Private Hospital, Sanatorium, or any place of public entertainment shall be erected or carried on upon the said Lot.

THAT he will not excavate dig or open up the said Lot or any part thereof save and except for the making of foundations for any building to be erected thereon or for gardening purposes.

THAT no sand clay earth stone or gravel shall be dug or removed or allowed to be dug or removed from the said lot or any part thereof.

THAT no bricks tiles or cement shall be manufactured or burnt or allowed to be manufactured or burnt upon the said Lot or any part thereof.

THAT no quarrying shall be carried on or allowed to be carried on upon the said Lot or any part thereof.

THAT he will not use or allow to be used the said Lot or any part thereof for the carrying on of any dangerous noisy or offensive trade business occupation or calling and will not do or suffer anything to be done which may be or become a nuisance grievance or annoyance to the Vendor or to any of the owners of other Lots in the said subdivision.

THAT no fences of stone wood or iron shall be erected on the boundaries of the said Lot.

A N D the said Eric Russell Hibbs and the said Company HEREBY REQUEST AND DIRECT that the foregoing covenants shall appear as encumbrances on the Certificate of Title to issue in respect of the said Lot and shall run with the said Lot.

D A T E D the 14th day of January One thousand nine hundred and thirty-six.

THE COMMON SEAL OF EMERALD PROPRIETARY LIMITED was hereto affixed in the presence of



E. J. Sumner Director
A. H. Lewis Secretary.

SIGNED in Victoria by the said ARTHUR MITCHELL WESTHOVEN in the presence of

Robert W. Jordan
Clerk to Maddock, Jamieson & Lewis
Solicitors, Melbourne.

A. W. Matthews

SIGNED in Victoria by the said ERIC RUSSELL HIBBS in the presence of

Robert W. Jordan

E. R. Hibbs

DATED

1936

EMERALD PROPRIETARY LIMITED
 - by direction of -
 A. M. WESTHOVEN ESQ.

- to -

E. R. HIBBS ESQ.

TRANSFER

Haddock Jamieson and Lorie
 Solicitors
 136 Green Street
 Melbourne.

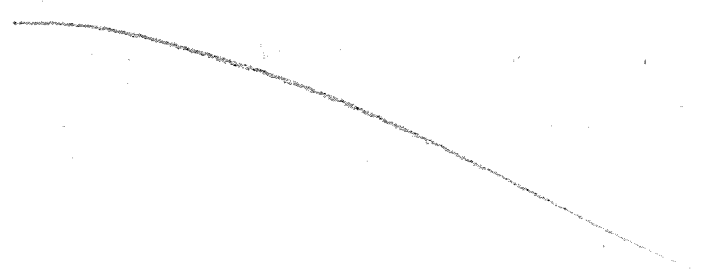
MEMORIAL OF INSTRUMENT

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OF SYMBOL THEREON
TRANSFER AS TO PART	THE 13 th DAY OF <i>January</i> 1936.	TO <i>Eric Russell Hibbs.</i>	<i>1601917.</i>
<i>A. Edgoose</i> ASSISTANT REGISTRAR OF TITLES			
I CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE TIME LAST MENTIONED IN THE REGISTER BOOK VOL 5654 FOL 1130704.			
<i>A. Edgoose</i> ASSISTANT REGISTRAR OF TITLES			

ENCUMBRANCES REFERRED TO.

~~As to so much of the said Lot as is colored blue on the said Plan of Subdivision - Any easements subsisting over or upon or affecting the same.~~

9 58
11.2
✓



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PLAN OF SUBDIVISION
Part of Crown Allotment 46C

LP 13486

EDITION 1

PLAN MAY BE LODGED 25-3-1931

2 SHEETS
SHEET 1

PARISH OF NANGANA

COUNTY OF EVELLYN

VOL. 5654 FOL. 702

Measurements are in Feet & Inches
Conversion Factor

46C FEET X 0.3048 = METRES

DEPTH LIMITATION: 50 FEET

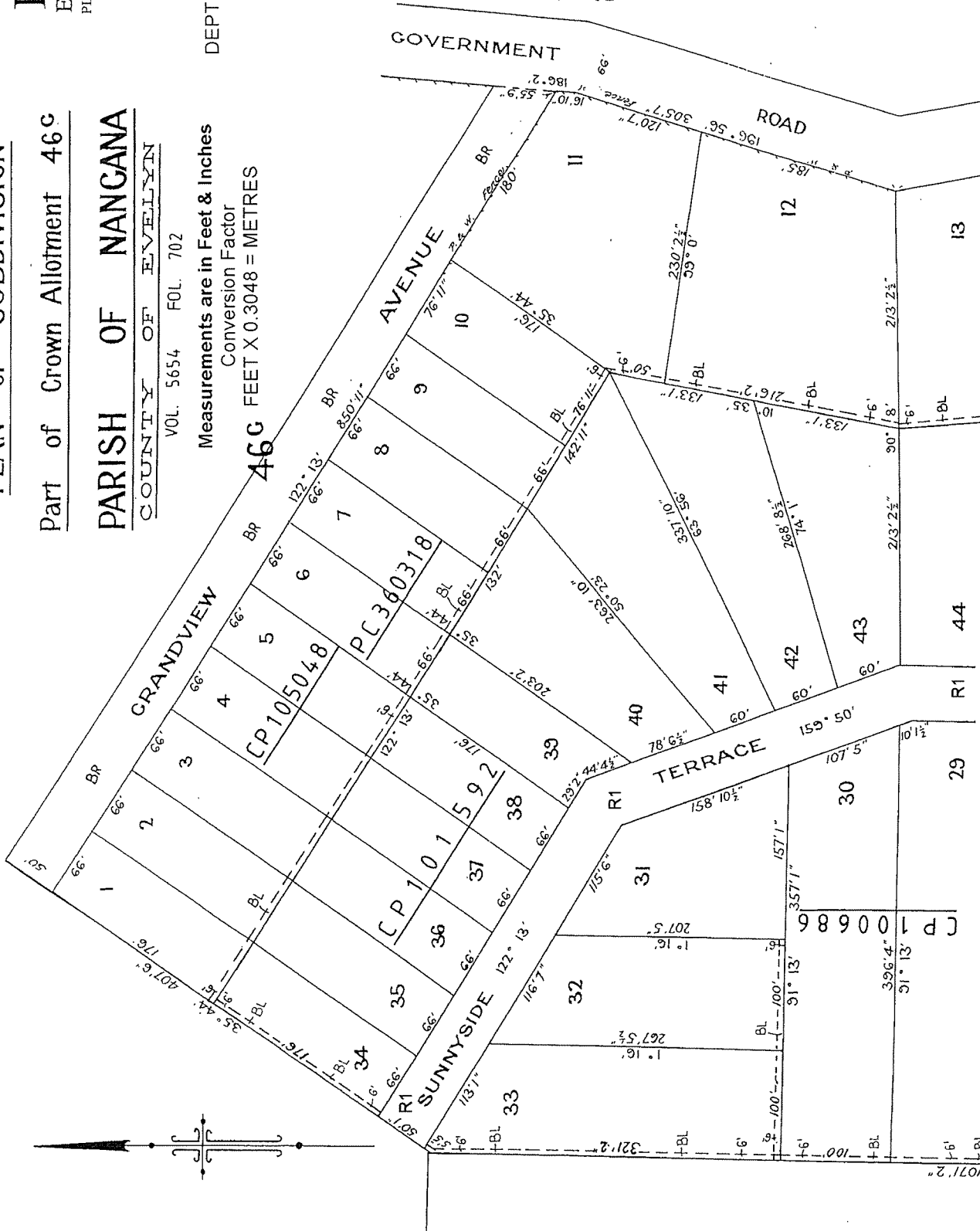
COLOUR CODE

BL=BLUE
R1 & BR = BROWN
Y=YELLOW
H=HATCH
G=GREEN
P=PURPLE
R=RED
CH=CROSS HATCH

APPROPRIATIONS

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR ROADS

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



SEE SHEET 2

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

Property Report

from www.land.vic.gov.au on 22 December 2020 11:47 PM

Address: 1 GLENVISTA AVENUE EMERALD 3782

Lot and Plan Number: Lot 17 LP13486

Standard Parcel Identifier (SPI): 17\LP13486

Local Government (Council): CARDINIA Council Property Number: 2333000100

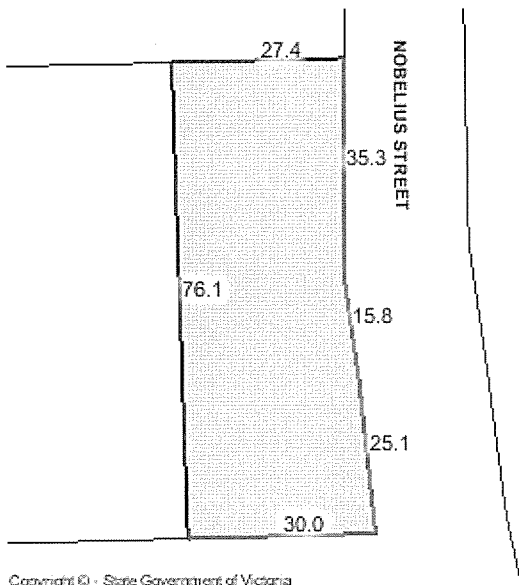
Directory Reference: Melway 125 G11

**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: 2104 sq. m

Perimeter: 210 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](#)

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State Electorates

Legislative Council: EASTERN VICTORIA

Legislative Assembly: GEMBROOK

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 Certificate

PROPERTY DETAILS

Property Address: 1 Glenvista Avenue EMERALD VIC 3782

Title Particulars: Vol 6016 Fol 084

Vendor: HAYLEY ANNE TREGIDGA , SHANNON BRYCE TREGIDGA

Purchaser: N/A

Certificate No: 65817407

Date: 23/12/2020

Matter Ref: 2550TregidgaS32

Client: House & Land Conveyancing

MUNICIPALITY

CARDINIA

PLANNING SCHEME

CARDINIA PLANNING SCHEME

RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

CARDINIA SHIRE COUNCIL

ZONE

LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2

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

NOT APPLICABLE

OVERLAY

DESIGN AND DEVELOPMENT OVERLAY: DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1

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: VEGETATION PROTECTION OVERLAY - SCHEDULE 1

OTHER OVERLAYS: BUSHFIRE MANAGEMENT OVERLAY

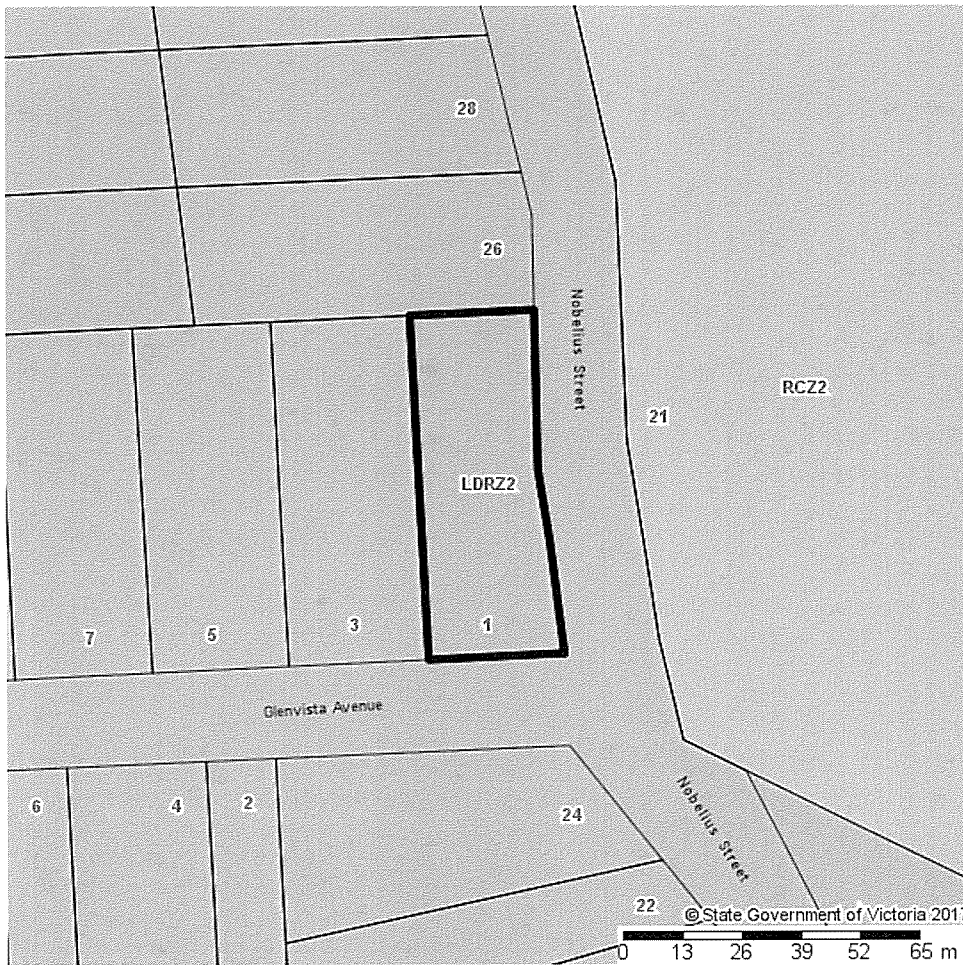
PROPOSED PLANNING SCHEME AMENDMENTS



NOT APPLICABLE

ADDITIONAL INFORMATION

THE SUBJECT PROPERTY IS OUTSIDE THE URBAN GROWTH BOUNDARY

 PLANNING ZONE MAP



ZONING
 LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2
 RURAL CONSERVATION ZONE - SCHEDULE 2

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.



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

22nd December 2020

House & Land Conveyancing via SAI Global Property
SAIGROPERTY

Dear House & Land Conveyancing via SAI Global Property,

RE: Application for Water Information Statement

Property Address:	1 GLENVISTA AVENUE EMERALD 3782
Applicant	House & Land Conveyancing via SAI Global Property SAIGROPERTY
Information Statement	30570574
Conveyancing Account Number	2469580000
Your Reference	2550TregidgaS32

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 93 066 502 501

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

Yarra Valley Water Encumbrance

Property Address	1 GLENVISTA AVENUE EMERALD 3782
------------------	---------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING ENCUMBRANCES RELATE 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
ABN 33 066 502 501

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

Melbourne Water Encumbrance

Property Address	1 GLENVISTA AVENUE EMERALD 3782
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STATEMENT UNDER SECTION 158 WATER ACT 1989

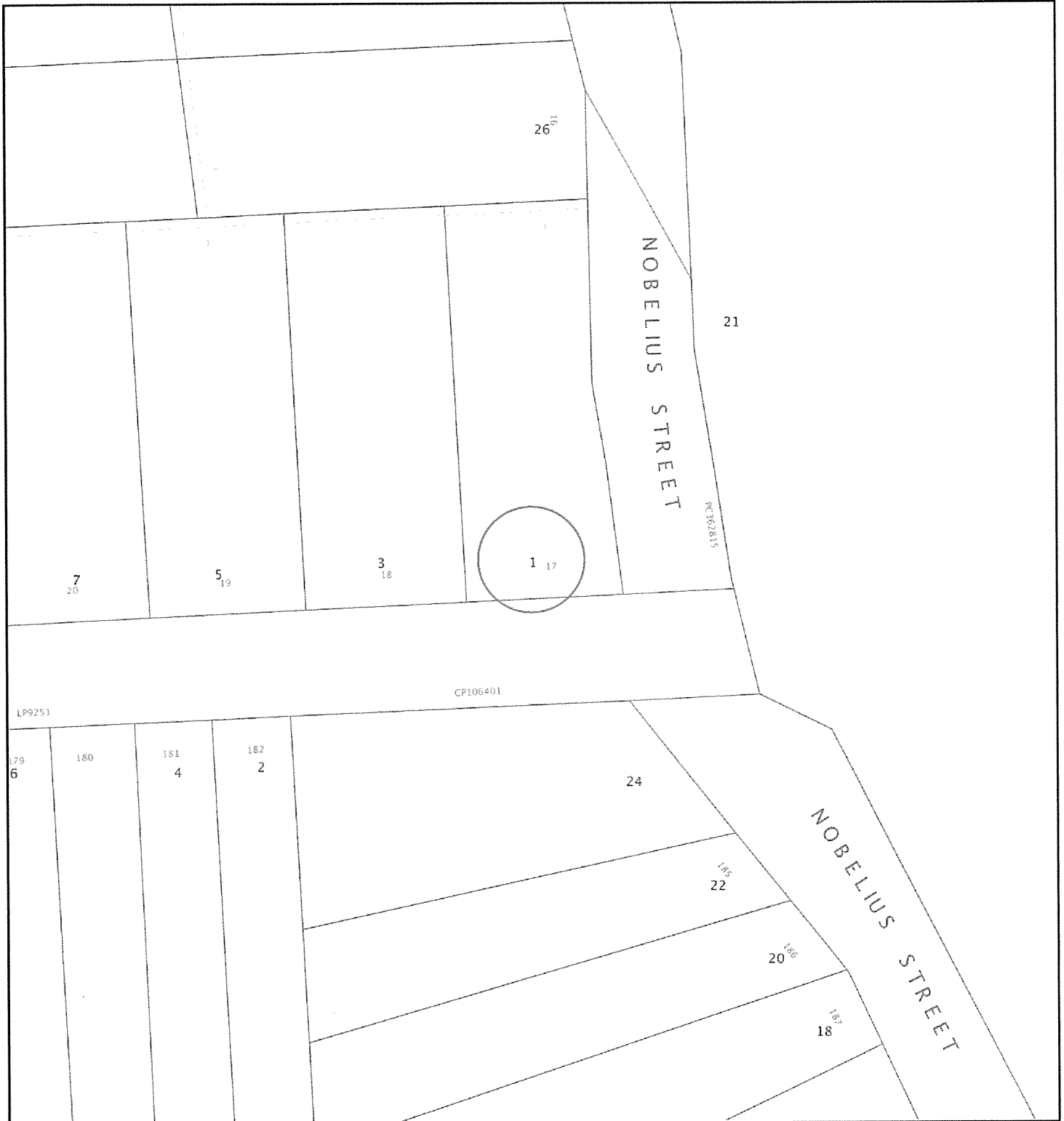
THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)

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: 30570574**

Address	1 GLENVISTA AVENUE EMERALD 3782	
Date	22/12/2020	
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 93 066 502 501

Luoknow 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: 1750254099
Rate Certificate No: 30570574

Date of Issue: 22/12/2020
Your Ref: 2550TregidgaS32

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
1 GLENVISTA AVE, EMERALD VIC 3782	17/LP13486	1383275	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-10-2020 to 31-12-2020	\$19.69	\$0.00
Residential Water Usage Charge <i>Step 1 – 35.000000kL x \$2.64460000 = \$92.56</i> Estimated Average Daily Usage \$1.00	31-08-2020 to 02-12-2020	\$92.56	\$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	\$0.00
Other Charges:			
Interest	No interest applicable at this time		
No further charges applicable to this property			
Balance Brought Forward			\$0.00
Total for This Property			\$0.00
Total Due			\$0.00

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 93 066 992 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

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yvw.com.au

Property No: 1383275

Address: 1 GLENVISTA AVE, EMERALD VIC 3782

Water Information Statement Number: 30570574

HOW TO PAY



Billar Code: 314567
Ref: 17502540999



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: 1383275

Address: 1 GLENVISTA AVE, EMERALD VIC 3782

Water Information Statement Number: 30570574

Cheque Amount: \$