

Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the Sale of Land Act 1962.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract
The vendor may sign by electronic signature.

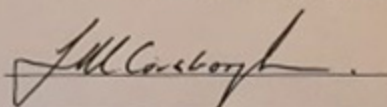
The purchaser acknowledges being given this statement signed by the vendor with the attached documents
before the purchaser signed any contract

15 Sunnyside Terrace, Emerald VIC 3782

Vendor's name Jennifer May Corstorphan

Date 03-02-21

Vendor's signature Jennifer May Corstorphan



Purchaser's name

Date

Purchaser's signature

Purchaser's name

Date

Purchaser's signature

1. FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

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.

Cardinia Shire Council
Yarra Valley Water
State Revenue Office (Land Tax)

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Cardinia Shire Council
Yarra Valley Water
State Revenue Office (Land Tax)

(a) Their total does not exceed:

\$4,000.00 p.a.

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

Not Applicable

1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable.

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable.

2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

Not Applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):

As attached.

(b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

Not Applicable

The Purchaser/s should note sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables, underground NBN cables and underground gas pipes if any, may be laid outside registered easements.

3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X'



3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act 1993* if the square box is marked with an 'X'



3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Not Applicable.

The Vendor has no means of knowing decisions of all public authorities and government departments affecting the property unless communicated to the Vendor.

The property is in an area in which is classified as an area in which buildings are likely to be subject to infestation of termites.

4.2 Agricultural Chemicals

There are NO 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. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

Nil.

4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

Nil.

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act 1993* in the preceding 7 years (required only where there is a residence on the land):

As contained in the attached certificate.

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act 1987*.

Not Applicable

8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

| | | | | |
|--|--|---------------------------------------|--|--|
| Electricity supply <input checked="" type="checkbox"/> | Gas supply <input checked="" type="checkbox"/> | Water supply <input type="checkbox"/> | Sewerage <input checked="" type="checkbox"/> | Telephone services <input checked="" type="checkbox"/> |
|--|--|---------------------------------------|--|--|

- Some services currently noted as connected above may become disconnected prior to settlement. The Purchaser should make their own enquiries in relation to connection and re-connection of services to the land.

9. TITLE

Attached are copies of the following documents:

9.1 Registered Title

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10. SUBDIVISION

10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable.

10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

Not Applicable.

10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

Is attached.

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

| |
|-----------------------------|
| Water Information Statement |
|-----------------------------|

PLANNING PROPERTY REPORT



VICTORIA
State
Government

Environment,
Land, Water
and Planning

From www.planning.vic.gov.au on 29 January 2021 11:28 AM

PROPERTY DETAILS

Address: 15 SUNNYSIDE TERRACE EMERALD 3782
Lot and Plan Number: Lot 40 LP13486
Standard Parcel Identifier (SPI): 40\LP13486
Local Government Area (Council): CARDINIA
Council Property Number: 2818150700
Planning Scheme: Cardinia
Directory Reference: Melway 125 G11

www.cardinia.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/cardinia

UTILITIES

Rural Water Corporation: Southern Rural Water
Melbourne Water Retailer: Yarra Valley Water
Melbourne Water: inside drainage boundary
Power Distributor: AUSNET

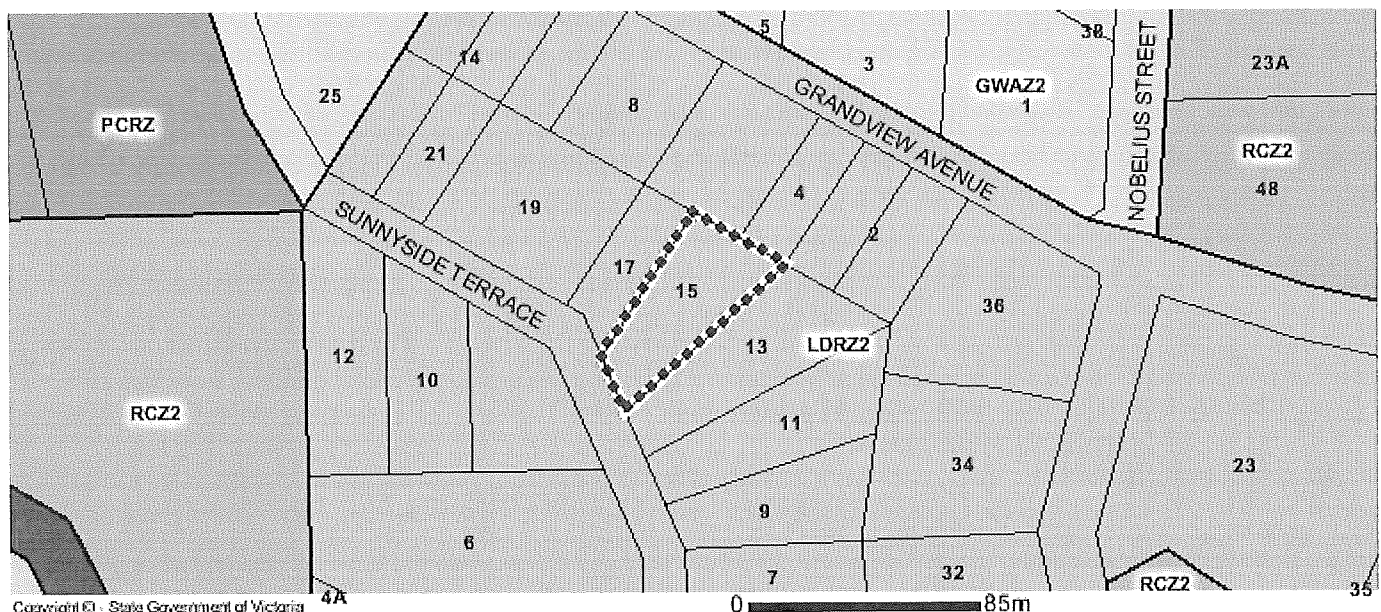
STATE ELECTORATES

Legislative Council: EASTERN VICTORIA
Legislative Assembly: GEMBROOK

Planning Zones

LOW DENSITY RESIDENTIAL ZONE (LDRZ)

LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2 (LDRZ2)



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GWAZ - Green Wedge A

RCZ - Rural Conservation

LDRZ - Low Density Residential

RDZ1 - Road - Category 1

PCRZ - Public Conservation & Resource

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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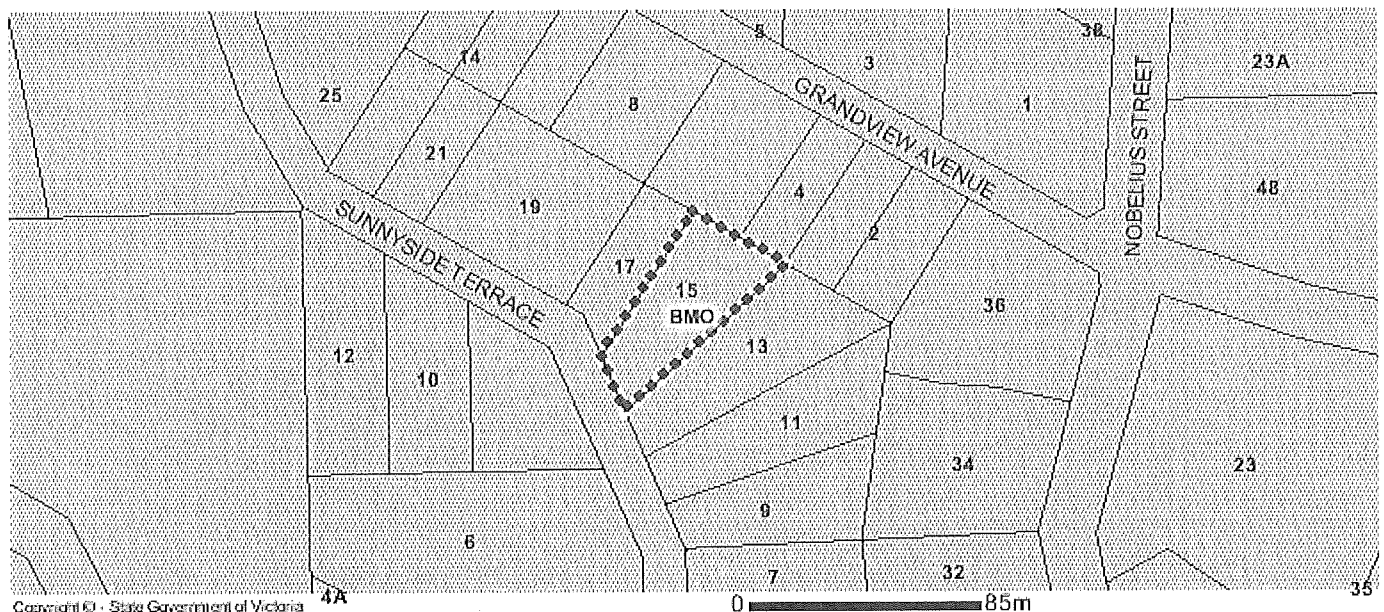
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).


PLANNING PROPERTY REPORT: 15 SUNNYSIDE TERRACE EMERALD 3782

Page 1 of 5

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

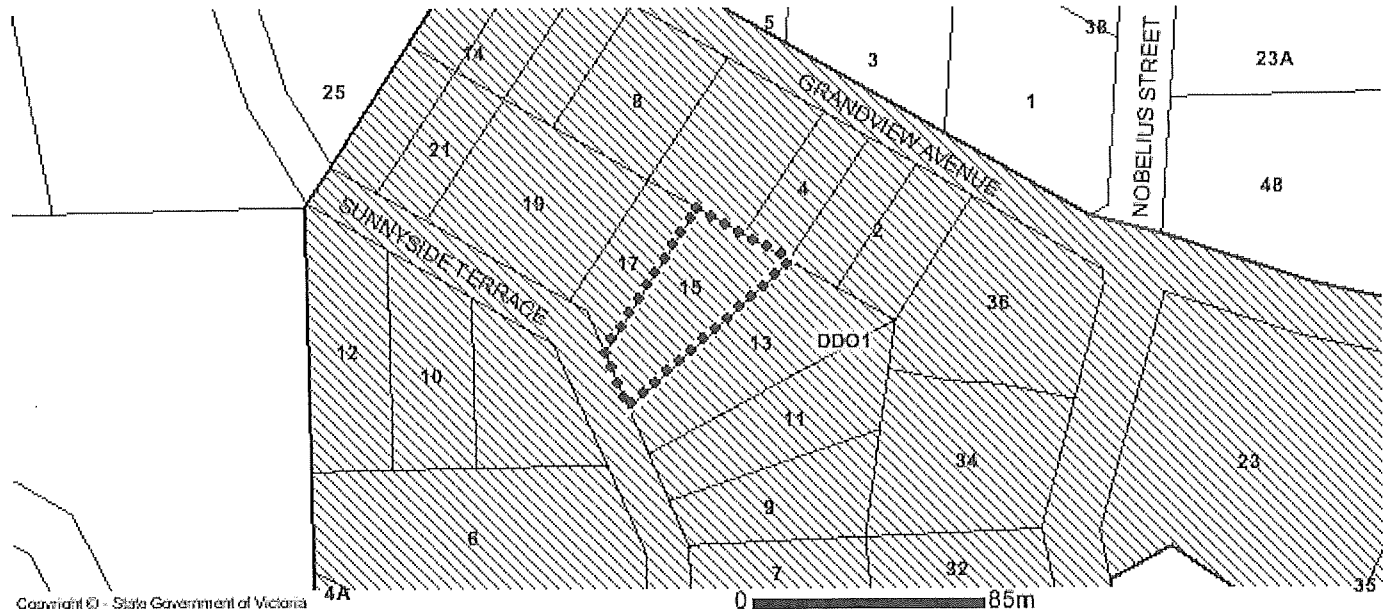


 BMO - Bushfire Management

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)



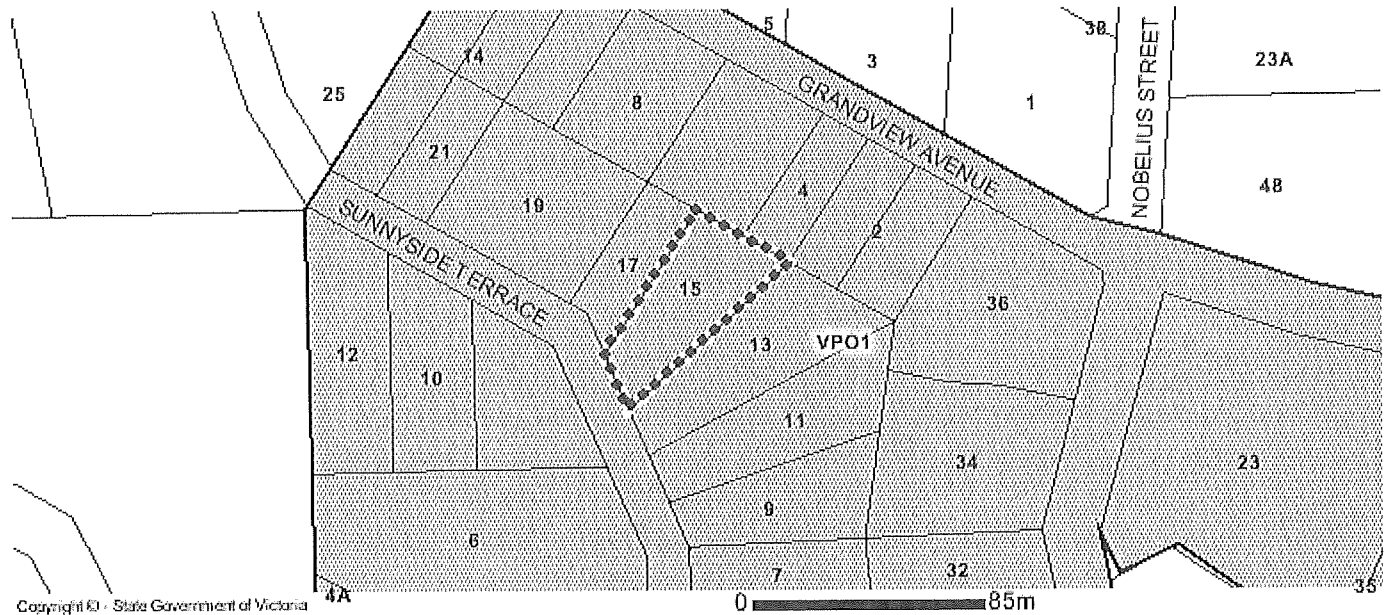
 DDO - Design and Development

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

Planning Overlays

VEGETATION PROTECTION OVERLAY (VPO)

VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)



VPO - Vegetation Protection

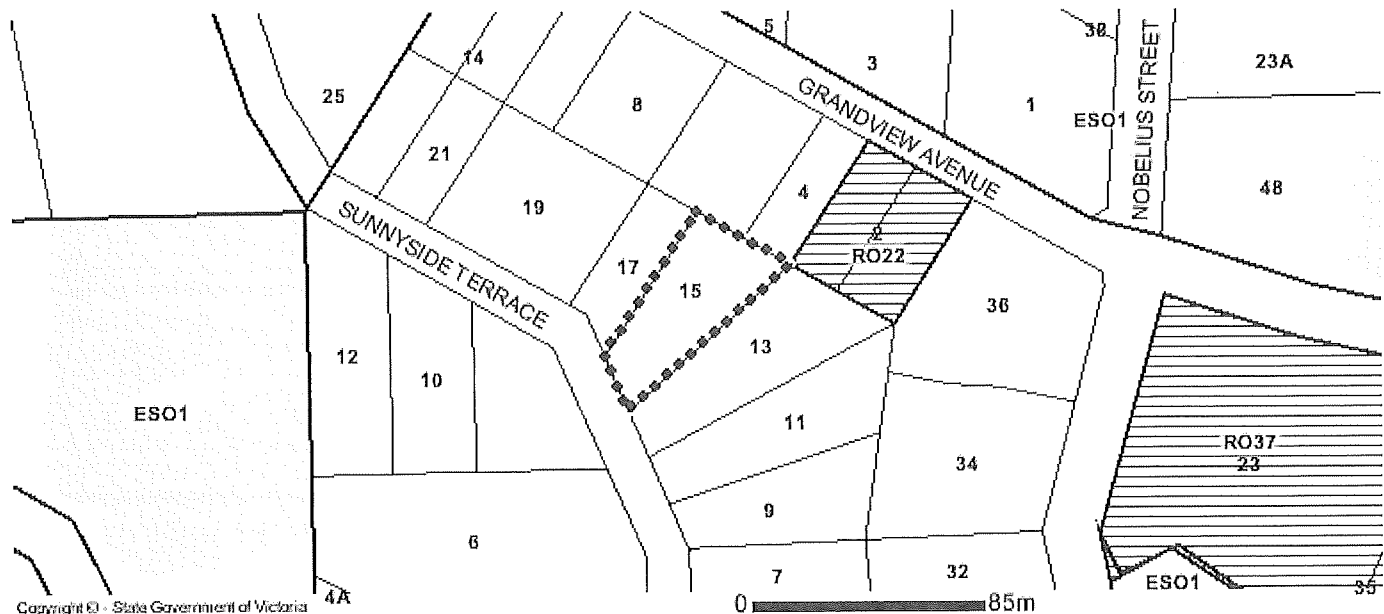
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

RESTRUCTURE OVERLAY (RO)



ESO - Environmental Significance

RO - Restructure

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

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Further Planning Information

Planning scheme data last updated on 27 January 2021.

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

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

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

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 at Landata - <https://www.landata.vic.gov.au>

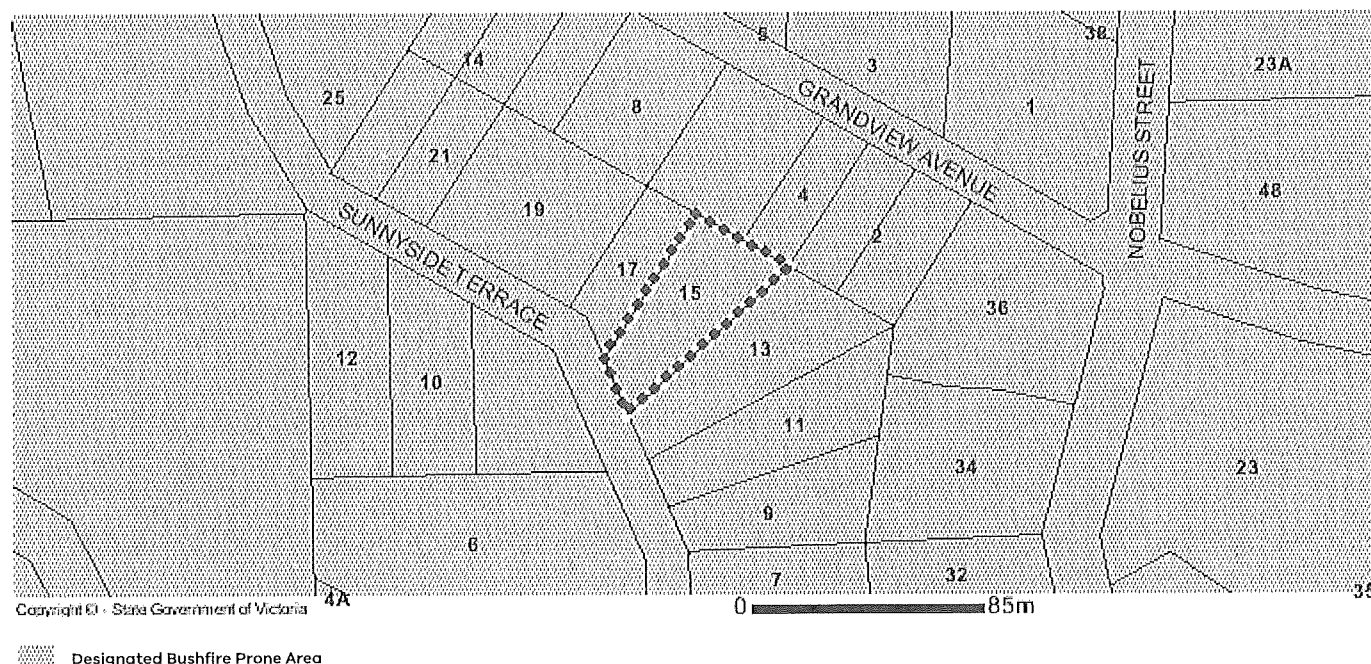
For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <http://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Area

This property is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>



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

Page 1 of 1

VOLUME 08986 FOLIO 892

Security no : 124087820012T
Produced 29/01/2021 11:26 AM

LAND DESCRIPTION

Lot 40 on Plan of Subdivision 013486.
PARENT TITLE Volume 06653 Folio 489
Created by instrument E865554 21/06/1973

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JENNIFER MAY CORSTORPHAN of 15 SUNNYSIDE TERRACE EMERALD VIC 3782
AD661740V 06/06/2005

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 LP013486 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

| NUMBER | | STATUS | DATE |
|---------------|--------------------------|------------|------------|
| AT691361V (E) | CONV PCT & NOM ECT TO LC | Completed | 15/10/2020 |
| AT691503C (E) | DISCHARGE OF MORTGAGE | Registered | 15/10/2020 |

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 15 SUNNYSIDE TERRACE EMERALD VIC 3782

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

| | |
|---|-------------------------|
| Document Type | Plan |
| Document Identification | LP013486 |
| Number of Pages (excluding this cover sheet) | 2 |
| Document Assembled | 29/01/2021 11:26 |

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PLAN OF SUBDIVISION

Part of Crown Allotment 46C

PARISH OF NANGANA

COUNTY OF EVELLYN

VOL. 5654 FOL. 702

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

46C

LP 13486

EDITION 1

PLAN MAY BE LODGED 25-3-1931

2 SHEETS

SHEET 1

DEPTH LIMITATION: 50FEET

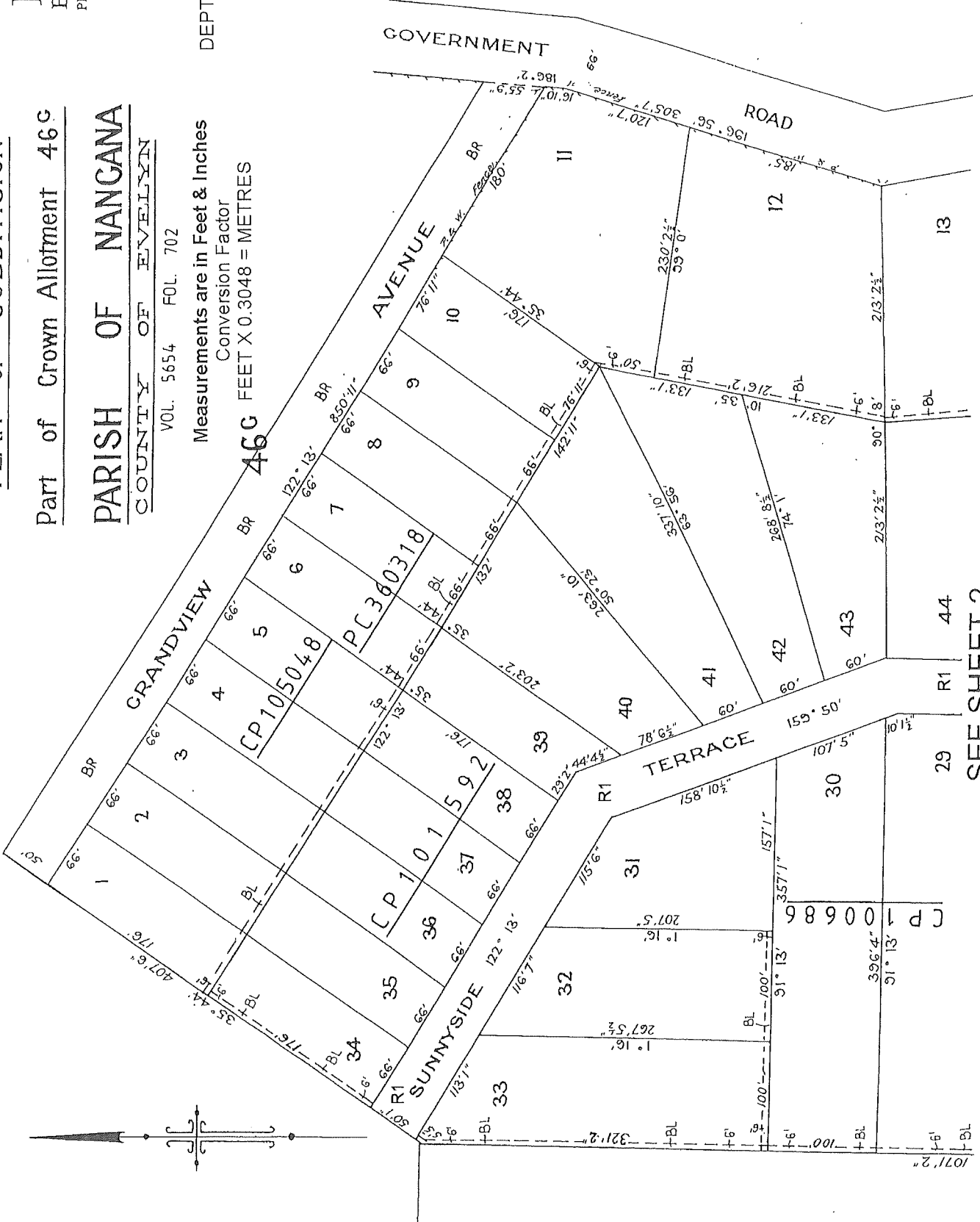
COLOUR CODE

BL=BLUE
R1 & BR = BROWN
Y=YELLOW
H=HATCH
C=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



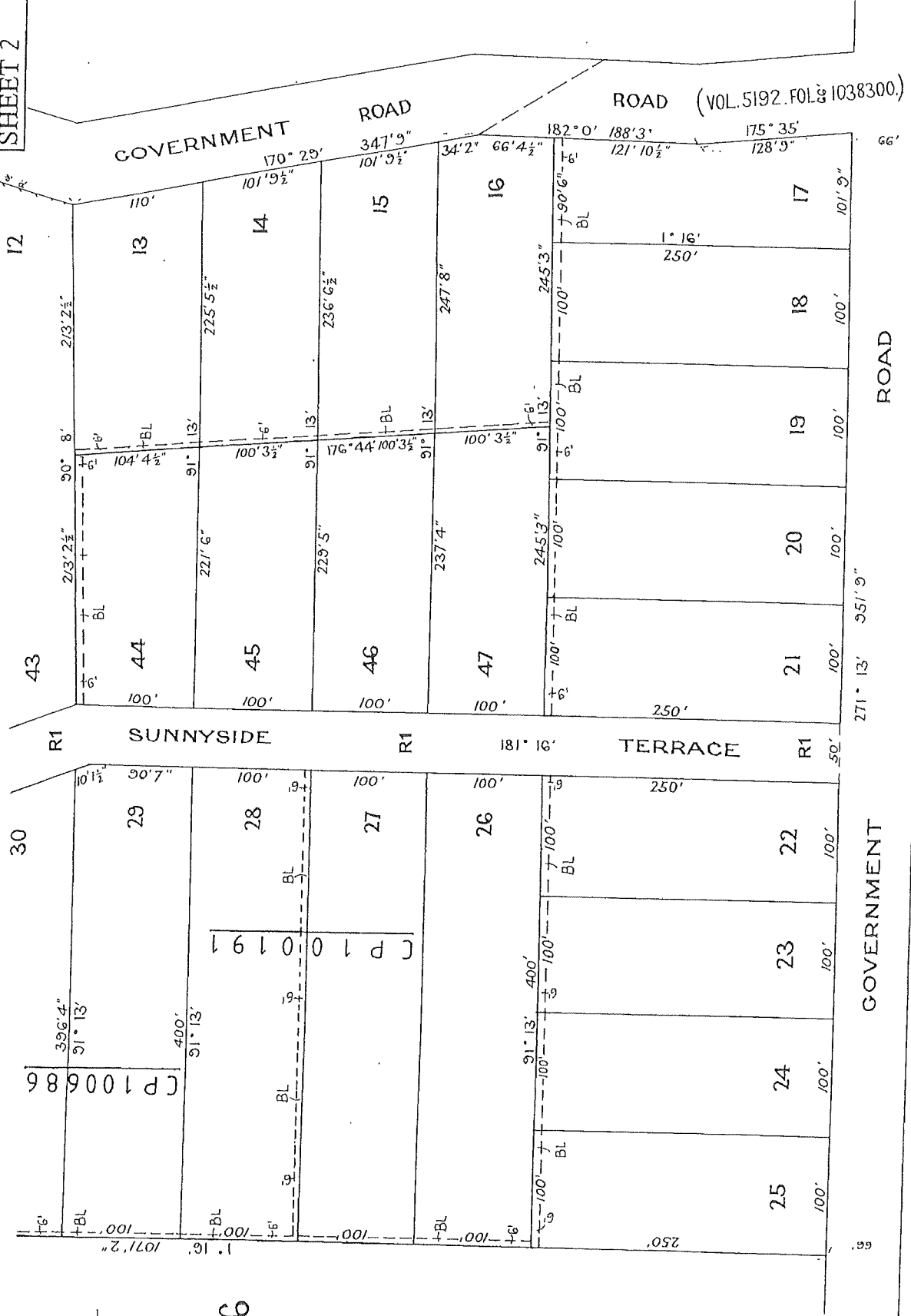
SEE SHEET 2

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.

LP 13486

2 SHEETS
SHEET 2

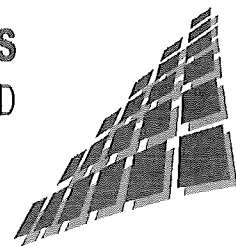
SEE SHEET 1



ROD BETHUNE & ASSOCIATES

P T Y • L T D

ABN 70 007 040 119



FORM 2

BUILDING PERMIT

Building Act 1993
BUILDING REGULATIONS 2018
Regulations 37(1)

BUILDING PERMIT: 4062281148807
ISSUE DATE: 09 October 2020

Owner:

Jenny Corstorphan 15 Sunnyside Terrace, Emerald 3782
M: 0409 994 792 E: JennyC@hiways.com.au

Agent of Owner:

Sally Langley - Online Demolition P/L, PO Box 500 Hawthorn, 3122
P: 9855 0030 M: 0400 020 880 E: team@onlinedemolition.com

Builder:

Andre Langley - Online Demolition P/L, PO Box 500 Hawthorn 3122
P: 9855 0030 M: 0409 411 737 E: andre@onlinedemolition.com

PROJECT ADDRESS 15 Sunnyside Terrace, Emerald 3782

PROPERTY DETAILS

Title Details: Lot: 40 LP13486 Vol: 08986 Fol: 892
Municipal District: Cardinia Shire Council

PROJECT DESCRIPTION Demolition of existing dwelling

NATURE OF BUILDING WORK

| | | | |
|------------------------------|-------------|---|-----|
| Site Area (m ²): | 2053 | Total New Floor Area (m ²): | N/A |
| Existing Dwellings: | 1 | New Dwellings Constructed: | 0 |
| Project Estimated Value: | \$28,300.00 | Storeys Contained | 1 |
| Version of BCA Applicable | 2019 | Rise in Storeys | N/A |
| Effective Height | N/A | Type of Construction | N/A |

BUILDING PERMIT COMMENCEMENT AND COMPLETION DATES

Building work must commence by: 09/10/2021

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

Building work must be completed by: 09/10/2022

If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

BUILDING CLASSIFICATION

| BCA Class | Part of Building | Permitted Use | Max Live Load | Max People Accommodated |
|-----------|------------------|-------------------|---------------|-------------------------|
| 1a(a) | N/A | Detached dwelling | N/A | N/A |

DETAILS OF RELEVANT PLANNING PERMIT

Consulting Building Surveyors
83 Chadstone Road, East Malvern, Vic. 3145
Telephone: (03) 9563 4266 Email: reception@rodbethune.com.au

Planning Permit Number: N/A

Planning Permit Issued Date: N/A

OCCUPATION OR USE OF BUILDING

A certificate of final inspection is required prior to the occupation or use of this building

DETAILS OF DOMESTIC BUILDING WORK INSURANCE⁵

| | |
|--|-----|
| The issuer or provider of the required insurance policy is: | N/A |
| The domestic building work insurance policy/certificate number: | |
| The domestic building work insurance policy/certificate issued date: | |

DETAILS OF BUILDING PRACTITIONERS AND ARCHITECTS

(a) to be engaged in the building work³

| TYPE | NAME | REGISTRATION NUMBER |
|-----------------------|---------------|---------------------|
| Demolisher - Low Rise | Andre Langley | CBD-L 57277 |

(b) engaged in the preparation of documentation to form part of the application for this permit⁴

| TYPE | NAME | REGISTRATION NUMBER |
|------|------|---------------------|
|------|------|---------------------|

PRESCRIBED REPORTING AUTHORITIES

The following bodies are Prescribed Reporting Authorities for the purpose of the application for this permit in relation to the matters set out below:

| Prescribed Authority | Matter Reported On | Regulation | Approved Date |
|------------------------|--------------------|-------------|---------------|
| Cardinia Shire Council | Demolition Consent | Section 29A | 09/10/2020 |

PROTECTION WORK

Protection work is not required in relation to the building work proposed in this permit.

INSPECTION REQUIREMENTS

The mandatory notification stages are:

Final - Demolition

CONDITIONS

The permit is subject to the following conditions:

1. The owner is to ensure that a copy of the building permit for demolition is displayed on the allotment in a conspicuous position accessible to the public.
2. The owner is to take all reasonable steps to ensure that a copy of this permit continues to be displayed for the duration of the demolition work.
3. Demolition works/procedures shall be carried out in accordance with AS 2601- The Demolition of Structures and the Code of Practice Demolition published by Victorian WorkCover Authority.
4. During the progress of demolition the work shall be under the continuous supervision of the demolisher or of an experienced foreman.
5. Before demolition is commenced, and also during the progress of such work, all electric cables or apparatus which are liable to be a source of danger other than a cable or apparatus used for the operation shall be disconnected.
6. Unless otherwise expressly approved by the Building Surveyor, the demolition of buildings shall be executed storey by storey commencing at the roof and working downward.
7. All practicable precautions shall be taken to avoid danger from collapse of a structure when any part of a framed or partly framed building or structure is removed.
8. Demolished material shall not be allowed to remain on any floor or structure if the weight of the material exceeds the safe carrying capacity of the floor or structure and such material shall be so piled or stacked that it will not endanger workmen or other persons, and shall be removed as soon as practicable from the site unless otherwise authorised by the Building Surveyor.
9. Dust creating material, unless thoroughly dampened shall not be thrown or dropped from the building or structure, but shall be lowered by hoisting apparatus or removed by material chutes. These chutes shall be completely enclosed and a danger sign shall be placed at the discharge end of every chute.
10. No wall, chimney or other structure or part of a structure shall be left unattended or unsupported in such a condition that it may collapse due to wind or vibration or otherwise become dangerous.

11. All building work shall be carried out in accordance with the Building Regulations 2018 and the current Building Code of Australia.
12. Before building work is commenced additional permits or approvals may need to be obtained under other Acts or other Regulations.
13. The building work as described in the approved plans & specifications must not be altered in any way without the approval of the relevant building surveyor.
14. The building work pursuant to this building permit shall comply with the Local Laws, Building Act 1993, and the Building Regulations 2018 and with any conditions or requirements imposed in accordance with the Act or Regulations.
15. The owner and builder are responsible to comply with council Local Laws which may affect the development.
16. It is the owners/agents responsibility to confirm with council regarding the requirement and payment of asset protection fees and deposits prior to commencement of the building work.
17. It is the owners/agents responsibility to refer to the Certificate of Title/Plan of Subdivision to confirm whether there are any covenants or Section 173 Agreements are active over the land.
18. The owner/agent is responsible to comply with any Covenants, Section 173 Agreements or Restrictions under Plan of Subdivision that may affect the property.

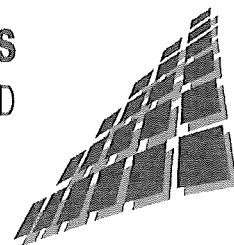
RELEVANT BUILDING SURVEYOR DETAILS



Signature _____

Iain Stewart

PRIVATE BUILDING SURVEYOR BS-U 14088



Form 17
Building Act 1993
BUILDING REGULATIONS 2018
Regulation 200

CERTIFICATION OF FINAL INSPECTION

CERTIFICATE NO: 4062281148807
ISSUE DATE: 12 November 2020

PROJECT ADDRESS: 15 Sunnyside Terrace, Emerald 3782

PROPERTY DETAILS

Title Details: Lot: 40 LP13486 Vol. 08986 Fol. 892
Municipal District: Cardinia Shire Council

PROJECT DESCRIPTION: Demolition of existing dwelling

BUILDING DETAILS

| BCA Class | Part of Building | Permitted Use | Max Live Load | Max People Accommodated |
|-----------|------------------|-------------------|---------------|-------------------------|
| 1a(a) | N/A | Detached dwelling | N/A | N/A |

DATE OF FINAL INSPECTION 11/11/2020

DIRECTIONS TO FIX BUILDING WORK

All directions to fix building work under Part 4 of the **Building Act 1993** have been complied with.

SUITABILITY OF OCCUPATION

The building or place of public entertainment or part of building or place of public entertainment to which this permit applies is suitable for occupation.

RELEVANT BUILDING SURVEYOR DETAILS

Signature _____
Iain Stewart
PRIVATE BUILDING SURVEYOR BS-U 14088



YARRA VALLEY WATER
ABN 93 066 902 501

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

3rd February 2021

Buy & Sell Conveyancing Services

Dear Buy & Sell Conveyancing Services,

RE: Application for Water Information Statement

| | |
|-----------------------------|-----------------------------------|
| Property Address: | 15 SUNNYSIDE TERRACE EMERALD 3782 |
| Applicant | Buy & Sell Conveyancing Services |
| Information Statement | 30578481 |
| Conveyancing Account Number | 5757504575 |
| Your Reference | Corstorphan 21/4182 |

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,

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

Steve Lennox
GENERAL MANAGER
RETAIL SERVICES

Yarra Valley Water Property Information Statement

| | |
|------------------|-----------------------------------|
| Property Address | 15 SUNNYSIDE TERRACE EMERALD 3782 |
|------------------|-----------------------------------|

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 Property Information Statement

| | |
|------------------|-----------------------------------|
| Property Address | 15 SUNNYSIDE TERRACE EMERALD 3782 |
|------------------|-----------------------------------|

STATEMENT UNDER SECTION 158 WATER ACT 1989

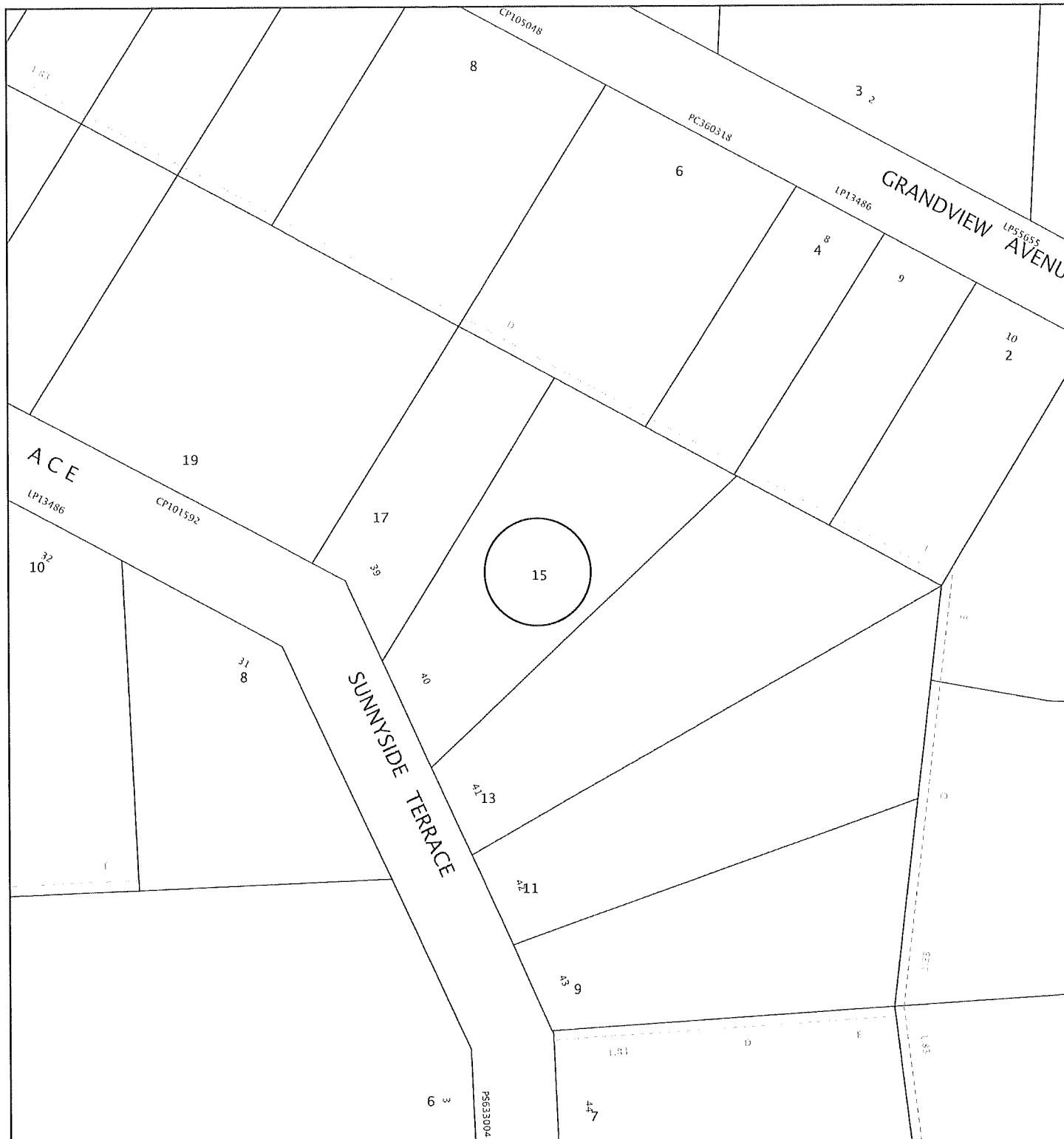
THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

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: 30578481**

| | |
|----------------|-----------------------------------|
| Address | 15 SUNNYSIDE TERRACE EMERALD 3782 |
| Date | 03/02/2021 |
| 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

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

Buy & Sell Conveyancing Services
annette@buyandsellconveyancing.com.au

RATES CERTIFICATE

Account No: 2366460000
Rate Certificate No: 30578481

Date of Issue: 03/02/2021
Your Ref: Corstorphan 21/4182

With reference to your request for details regarding:

| Property Address | Lot & Plan | Property Number | Property Type |
|------------------------------------|------------|-----------------|---------------|
| 15 SUNNYSIDE TCE, EMERALD VIC 3782 | 40\LP13486 | 1384019 | Residential |

| Agreement Type | Period | Charges | Outstanding |
|--|--------------------------|---------|-------------|
| Residential Water Service Charge | 01-01-2021 to 31-03-2021 | \$19.26 | \$19.26 |
| Residential Water Usage Charge Estimated Average Daily Usage \$0.00 | 08-09-2020 to 02-12-2020 | \$0.00 | \$0.00 |
| Parks Fee | 01-07-2020 to 30-06-2021 | \$79.02 | \$0.00 |
| Drainage Fee | 01-01-2021 to 31-03-2021 | \$14.12 | \$14.12 |

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 \$33.38

Total Due \$33.38

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

Luoknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.vic.gov.au
yvw.vic.gov.au

Property No: 1384019

Address: 15 SUNNYSIDE TCE, EMERALD VIC 3782

Water Information Statement Number: 30578481

HOW TO PAY



Bill Code: 314567
Ref: 23664600000



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: 1384019

Address: 15 SUNNYSIDE TCE, EMERALD VIC 3782

Water Information Statement Number: 30578481

Cheque Amount: \$

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 the [Due diligence checklist page on the Consumer Affairs Victoria website](http://consumer.vic.gov.au/duediligencechecklist) (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 rights.