

SECTION 32 STATEMENT

Melanie Ann Cane & Stephen Richard Cane

62 Ternes Road, Upwey Vic 3158

A U G H T E R S O N S L A W Y E R S P T Y L T D

LAWYERS

267 Maroondah Highway

Ringwood 3134

DX 38057 Ringwood

Telephone (03) 9845 8200

Facsimile: (03) 9879 1404

Reference: Elizabeth Colborne-Veel:212250

SECTION 32 STATEMENT

Statement under Section 32 Sale of Land Act 1962.

Property: 62 Ternes Road, Upwey VIC 3158

1. FINANCIAL MATTERS

1.1 Outgoings

Particulars of any rates, taxes, charges or other similar outgoings AND any interest payable on them:

(a) Their amounts are:

Provider	Amount	Interest	Period
See attached.			

Their totals are contained in the attached Certificates.

(b) The amounts (including any Owner corporation levies) which the purchaser may be liable for as a consequence of the purchase of which the Vendor might reasonably be expected to have knowledge other than those in 1.1 (a).

None to the vendor's knowledge.

At settlement, outgoings will be adjusted between the parties so that they each bear the proportion of rates applicable to their respective periods of ownership of the property.

1.2 Charges

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

None to the Vendor's knowledge save for those included in the attached certificates.

2. INSURANCE

2.1 Risk of Damage and Destruction

Where the Contract 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, provide particulars of any policy of insurance maintained by the vendor in respect of damage or destruction of the land:

Not applicable.

2.2 Owner Builder

Where there is a residence on the land that was constructed within the preceding 6 years and Section 137B of the *Building Act* 1993 applies, provide particulars of the required insurance:

Not applicable.

3 LAND USE

3.1 Restrictions

- (a) Description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered).

Are attached in the copies of title documents and attached certificates and documents.

- (b) Particulars of any existing failure to comply with the terms of the easement, covenant or other similar restriction.

Are as follows: None to the Vendor's knowledge.

- (c) 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 title.

3.2 Bushfire

The land is in a designated bushfire prone area within the meaning of the regulations made under the *Building Act* 1993.

3.3 Road Access

There is access to the property by road.

3.4 Planning Scheme

Particulars are set out in the attached Certificate.

4. NOTICES

4.1 Notices, orders, declarations or recommendations

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.

Are as follows: Save as disclosed herein, none to the Vendor's knowledge however the Vendor has no means of knowing all decisions of government and other authorities unless such decisions have been communicated to the Vendor.

4.2 Agricultural chemicals

Particulars 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:

Not applicable.

4.3 Compulsory Acquisition

Particulars of any notice of intention to acquire under Section 6 of the *Land Acquisition and Compensation Act* 1986:

Not applicable.

5. **BUILDING PERMITS**

Particulars of any building permits issued under the *Building Act 1993* during the past 7 years (only applicable if there is a residence on the land).

See attached.

6. **OWNERS CORPORATION**

The land is not affected by an Owners Corporation under the *Owners Corporation Act 2006*.

7. **GROWTH AREAS INFRASTRUCTURE CONTRIBUTIONS ("GAIC")**

7.1 **Work-in-kind Agreement**

If the Land is subject to a Work-in-Kind Agreement:

Not applicable.

7.2 **GAIC Recording**

If the Land is subject to a GAIC Recording:

Not applicable.

8. **SERVICES**

Specify if any of the following services are NOT connected to the land:

Electricity supply	Connected
Gas supply	Connected
Water supply	Connected
Sewerage	Connected
Telephone Services	Not connected

Note: Connected indicates that the service is provided by an authority and operating on the date of sale. The purchaser should note that the vendor may terminate their account with the service provider before settlement and the purchaser will have to arrange for the service to be reconnected.

9. **TITLE**

9.1 **Title documents**

Attached are copies of the following documents concerning Title:

Torrens Title

A Register Search Statement and the documents referred to as the diagram location in the Register Search Statement that identifies the land and its location.

9.2 **Evidence of right to sell**

Where the vendor is not the registered proprietor of the land, evidence of the vendor's right or power to sell:

Not applicable.

10. **GST WITHHOLDING**

Where there is a sale of residential premises or potential residential land included on a property subdivision plan (other than a sale of commercial residential premises or where the purchaser is registered for GST and acquires the land for a creditable purpose), the Vendor must give written notice as to whether the purchaser is required to withhold GST pursuant to Section 14-250 of the Taxation administration Act (Cth) 1953 ("the Cth Act"):

The purchaser **IS NOT** required to withhold an amount under the Cth Act.

11. **DUE DILIGENCE CHECKLIST**

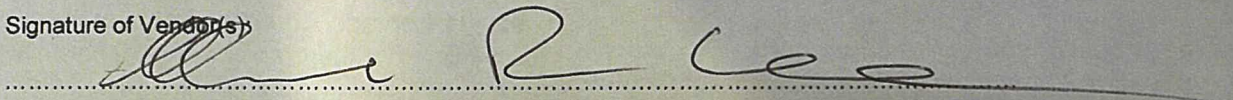
The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required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

VENDOR EXECUTION

DATE OF THIS STATEMENT:

14 / 10 /2021

Signature of Vendor(s):



Vendors' Names: Melanie Ann Cane & Stephen Richard Cane

PURCHASER'S ACKNOWLEDGEMENT

DATE OF ACKNOWLEDGEMENT:

/ /2021

The Purchaser acknowledges being given this Statement signed by the vendor with the attached documents before the purchaser signed any Contract.

Signature of Purchaser(s):

.....

Purchaser's Name(s):

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 rights

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 04099 FOLIO 793

Security no : 124092854621S
Produced 04/10/2021 03:59 PM

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 007160.
PARENT TITLE Volume 02905 Folio 981
Created by instrument 0845690 14/02/1918

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
STEPHEN RICHARD CANE
MELANIE ANN CANE both of 62 TERNES RD UPWEY
V699181L 19/10/1998

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL338917R 04/09/2014
AMP BANK LTD

MORTGAGE AU473142S 18/06/2021
AMP BANK LTD

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 TP481452N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AU472610Q (E)	NOMINATION OF ECT TO LC	Completed	18/06/2021
AU473142S (E)	MORTGAGE	Registered	18/06/2021

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

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

Street Address: 62 TERNES ROAD UPWEY VIC 3158

ADMINISTRATIVE NOTICES

NIL

eCT Control 18478R FIRST LEGAL
Effective from 18/06/2021

DOCUMENT END

The information supplied by Lexis Nexis has been obtained from GlobalX Pty Ltd by agreement between them. The information supplied has been obtained by GlobalX Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System.

LP 7160
EDITION 3
PLAN MAY BE LODGED
18/7/17.

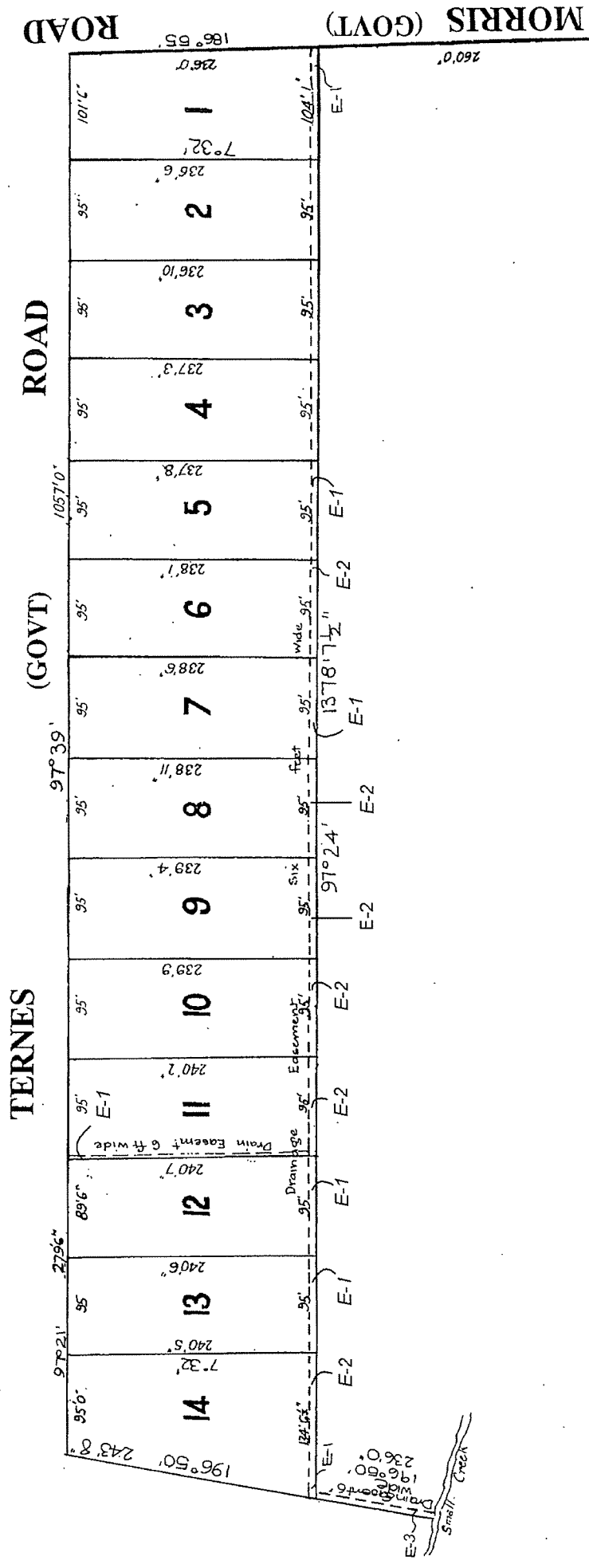
ENCUMBRANCES
E-2 ANY EASEMENTS AFFECTING THE
SAME

APPURTENANCIES
AS TO LOT 14: TOGETHER WITH A RIGHT
OF CARRIAGEWAY OVER E-3

COLOUR CODE
E-1, E-2 & E-3 = BLUE

**PLAN OF SUBDIVISION OF
PART OF CROWN PORTION 72A1
PARISH OF SCORESBY**
COUNTY OF MORNINGTON

VOL 2905 FOL 981
Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES



TITLE PLAN	EDITION 1	TP 481452N
Location of Land Parish : SCORESBY Township: - Crown Allotment: 72A1 (PT) Crown Portion: - Section: - Base record : DCMB Last Plan Reference : LOT 5 ON LP 7160 Derived From : VOL. 4099 FOL. 793 Depth Limitation : -		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
Description of Land/ Easement Information <p style="text-align: center;"><i>All that piece of Land, delineated and coloured</i></p> <p>red and blue on the map in the margin, being Lot 5 on Plan of Subdivision No. 7160 -</p> <p style="text-align: right;">AOne</p> <p>lodged in the Office of Titles and being part of Crown Allotment Seventy-two --</p> <p>Parish of Scoresby County of Mornington Together with a right to drain through over</p> <p>and under the land colored yellow on the said map -----</p> <p>ENCUMBRANCES</p> <p>As to the land colored blue -----</p> <p>THE EASEMENT OF DRAINAGE created</p> <p>by Instrument of Transfer ---</p> <p>numbered 833505 in the -----</p> <p>Register Book -----</p>		<p>THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES</p> <p>COMPILED: Date 17/06/05</p> <p>VERIFIED: A. DALLAS Assistant Registrar of Titles</p> <p>COLOUR CODE</p> <p>BL=BLUE G=GREEN BR=BROWN P=PURPLE Y=YELLOW R=RED</p>
LENGTHS ARE IN FEET AND INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 Sheets

PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

781758

APPLICANT'S NAME & ADDRESS

ELIZABETH COLBORNE VEEL C/- GX5
MELBOURNE

VENDOR

CANE, MELANIE

PURCHASER

NOT YET SOLD

REFERENCE

212250

This certificate is issued for:

LOT 5 PLAN LP7160 ALSO KNOWN AS 62 TERNES ROAD UPWEY
YARRA RANGES SHIRE

The land is covered by the:

YARRA RANGES PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a LOW DENSITY RESIDENTIAL ZONE
- is within a EROSION MANAGEMENT OVERLAY
- and a BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 2
- and a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22

A detailed definition of the applicable Planning Scheme is available at :
(<http://planningschemes.dpcd.vic.gov.au/schemes/yarraranges>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:

<http://vhd.heritage.vic.gov.au/>

04 October 2021

Hon. Richard Wynne MP
Minister for Planning

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be checked carefully.

The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

LANDATA®
T: (03) 9102 0402
E: landata.enquiries@victorianlrs.com.au

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@victorianlrs.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 04 October 2021 04:20 PM

PROPERTY DETAILS

Address: **62 TERNES ROAD UPWEY 3158**
Lot and Plan Number: **Lot 5 LP7160**
Standard Parcel Identifier (SPI): **5\LP7160**
Local Government Area (Council): **YARRA RANGES**
Council Property Number: **217846**
Planning Scheme: **Yarra Ranges**
Directory Reference: **Melway 74 K10**

www.yarraranges.vic.gov.au

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

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **MONBULK**

Planning Zones

LOW DENSITY RESIDENTIAL ZONE (LDRZ)

SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE (LDRZ)



LDRZ - Low Density Residential

NRZ - Neighbourhood Residential

RDZ2 - Road - Category 2

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

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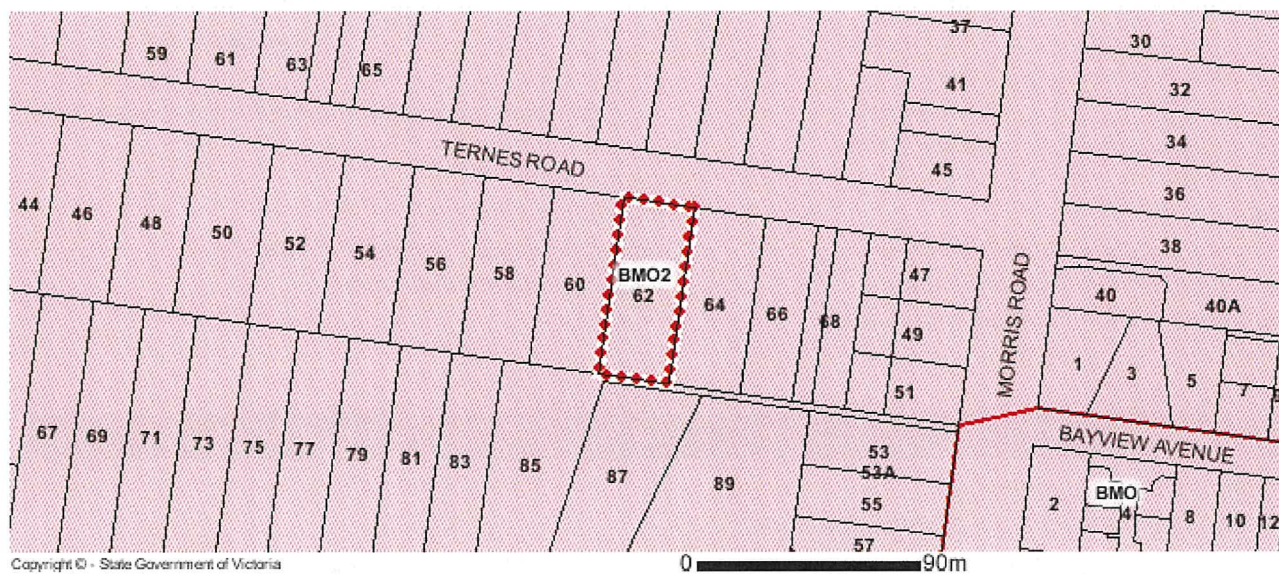
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PLANNING PROPERTY REPORT

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 2 (BMO2)

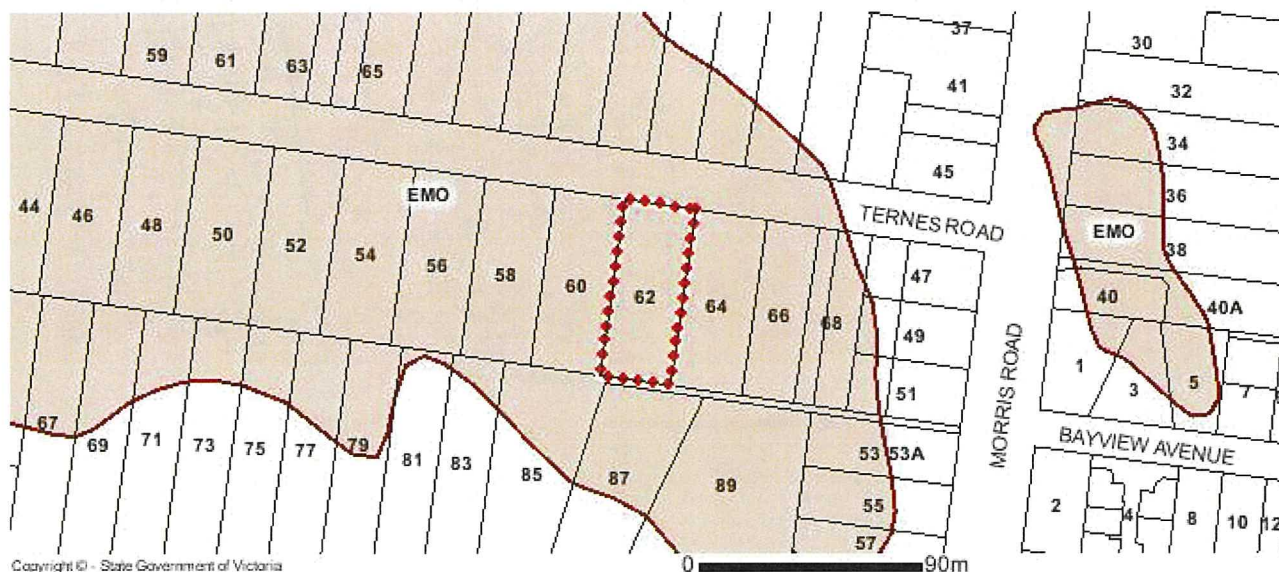


BMO - Bushfire Management

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

EROSION MANAGEMENT OVERLAY (EMO)

EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)



EMO - Erosion Management

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

PLANNING PROPERTY REPORT

Planning Overlays

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22 (SLO22)



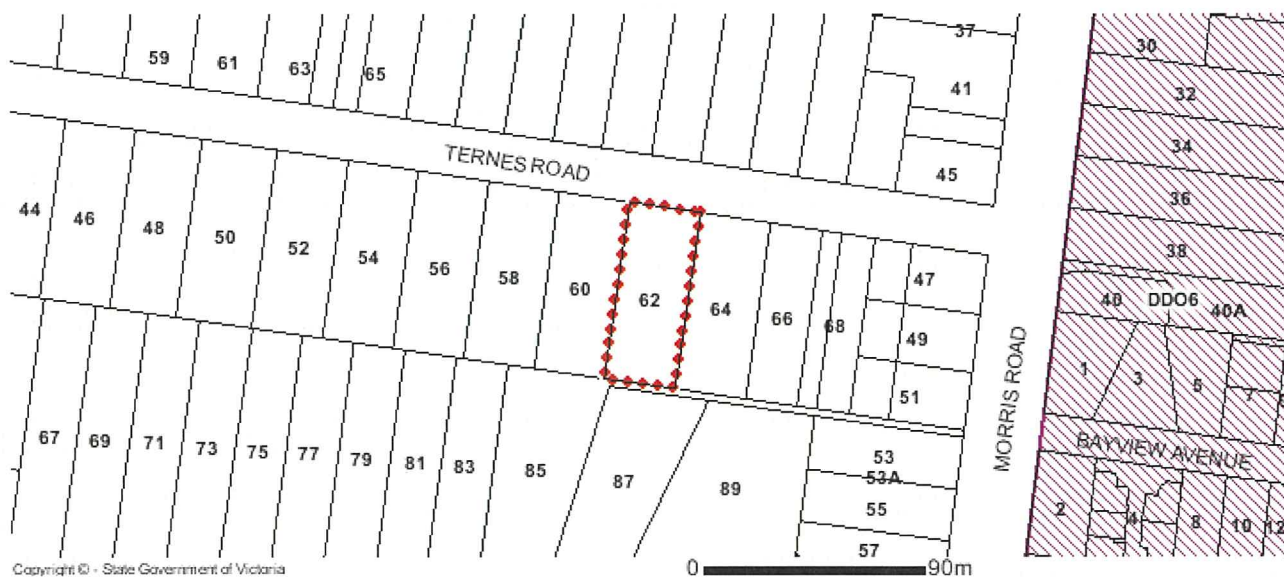
SLO - Significant Landscape

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

DESIGN AND DEVELOPMENT OVERLAY (DDO)



DDO - Design and Development

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

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PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 29 September 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>

PLANNING PROPERTY REPORT

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 Area

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>

Property Report from www.land.vic.gov.au on 04 October 2021 04:21 PM

Address: 62 TERNES ROAD UPWEY 3158

Lot and Plan Number: Lot 5 LP7160

Standard Parcel Identifier (SPI): 5LP7160

Local Government (Council): YARRA RANGES **Council Property Number:** 217846

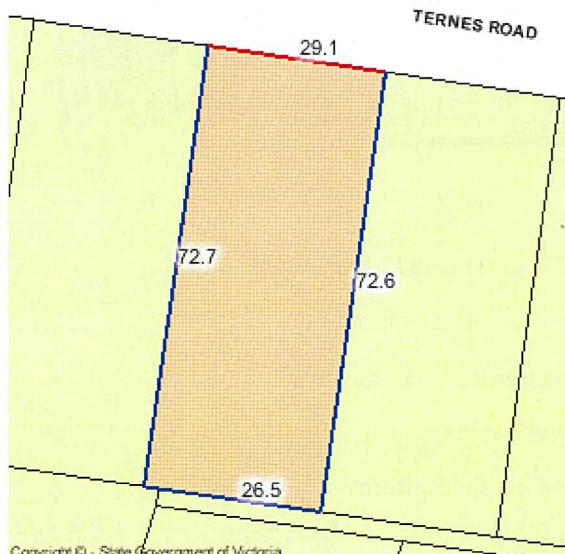
Directory Reference: Melway 74 K10

**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: 2109 sq. m
Perimeter: 203 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.

1 dimension shorter than 3m not displayed

Calculating the area from the dimensions shown may give a different value to the area shown above - which has been calculated using all the dimensions.

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: South East Water

Melbourne Water: inside drainage boundary

Power Distributor: AUSNET (Information about [choosing an electricity retailer](#))

Planning information continued on next page

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 2 (BMO2)
EROSION MANAGEMENT OVERLAY (EMO)
EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)
SIGNIFICANT LANDSCAPE OVERLAY (SLO)
SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22 (SLO22)

Planning scheme data last updated on 29 September 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 [Planning Schemes Online](#)

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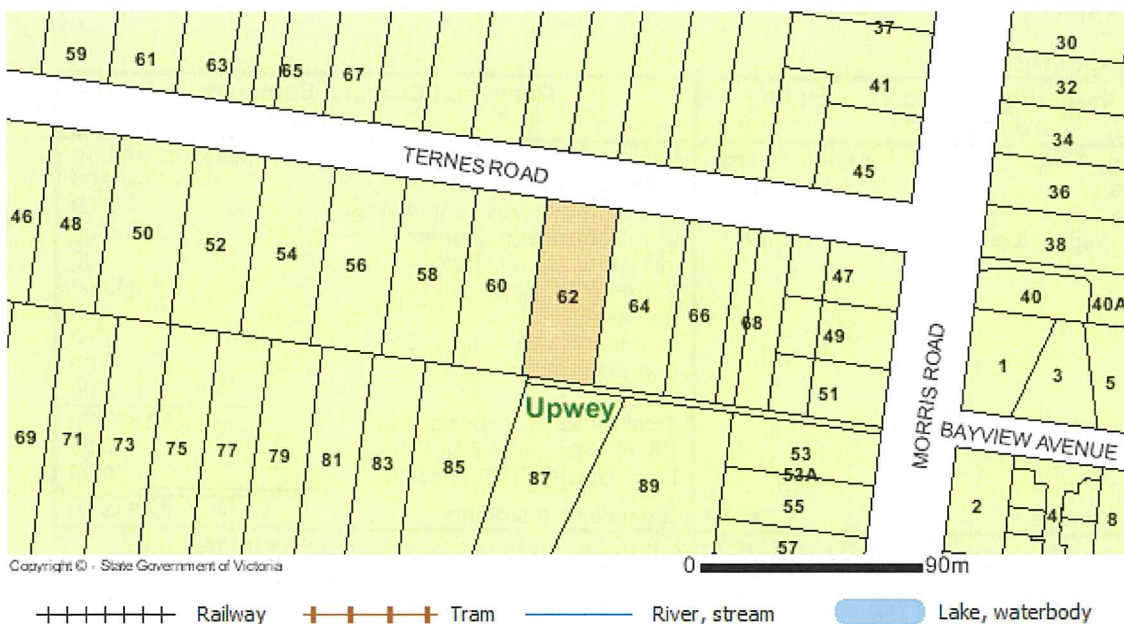
The Planning Property Report includes separate maps of zones and overlays

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

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

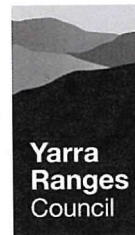
Area Map



LAND INFORMATION CERTIFICATE

Section 229 Local Government Act 1989

PO Box 105
Lilydale Vic 3140
Call 1300 368 333
Fax (03) 9735 4249
ABN 21 973 226 012
www.yarraranges.vic.gov.au
mail@yarraranges.vic.gov.au



Certificate Number: 101714
Issue Date: 04-Oct-2021
Applicant Reference: 55093652-015-3:110091

Landata
DX 250639
MELBOURNE VIC

This certificate provides information regarding valuation, rates, charges, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989, Local Government Act 2020 or under a local law or by law of the council.

This certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from the council or the relevant authority. A fee may be charged for such information.

PROPERTY INFORMATION

Assessment Number: 55255/1
Property Address: 62 Ternes Road, Upwey VIC 3158
Property Description: Lot 5 LP7160 Ca 72A P Scoresby

VALUATION INFORMATION

Current Level of Value Date: 1 January 2021
Operative Date of Value: 01-Jul-2021
Site Value: 470,000
Capital Improved Value: 850,000
Net Annual Value: 42,500

FINANCIAL INFORMATION

Rates and Charges Levied Year Ending 30 June 2022		Rates and Charges Summary	
Rate or Charge Type	Annual Charge	Description	Balance Outstanding
General Rates	2,404.65	Legal Charges Arrears	0.00
Waste Charge	275.00	Arrears & Previous Year Interest	0.00
Fire Services Property Levy	164.15	Current Interest on Arrears	0.00
		Interest on Current Rates	0.00
		Current Year Rates	2,843.80
		Rebates	0.00
		Payments since 1 July 2021	0.00
		Overpayment	0.00
		Other	0.00
		Total Rates Outstanding	2,843.80
		Chargeable Works &/or EUA	0.00
		Local Govt Act 1989—Sec. 227	0.00
Total Annual Charge	2,843.80	Balance Outstanding	\$2,843.80

Rates are due to be paid in full by 15 Feb 2022, if payment is not being made by instalments.

Payment can be made by:

- BPAY – Biller Code 8979 Reference 552551
- On Council's website at yarraranges.vic.gov.au/payments by Visa or Mastercard using Reference 552551

NOTICES AND ORDERS: There ~~are~~/are no outstanding notices or orders on the land served by Council under the Local Government (Miscellaneous) Act 1958, Local Government Act 1989 or a local law or by-law of Council which still apply as at the date of this Certificate.

Details of any Notice or Order Served.

FLOOD LEVEL: Council has not specified a flood level for this property. However, Council cannot warrant that this property may be/ is not subject to flooding. Melbourne Water may have additional information which is not held by Council, which may reveal this property is subject to flooding. Melbourne Water's flood information can be obtained from metropolitan water authorities. It is therefore recommended that you contact Yarra Valley Water/South East Water for more accurate and detailed information.

There ~~is~~/is no potential liability for rates under the Cultural and Recreational Lands Act 1963.

There ~~is~~/is no potential liability for land to become rateable under Section 173 of the Local Government Act 1989.

There ~~is~~/is no potential liability for land to become rateable under Section 174A of the Local Government Act 1989.

There is no outstanding amount required to be paid for recreational purposes or any transfer of land required to Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act (Miscellaneous) Act 1958

OTHER INFORMATION

While Council does not impose a time limit as to when a certificate may be updated verbally, it should be noted that Council will not be held responsible for any information provided or confirmed verbally. A new certificate could be applied for if this is not satisfactory.

I hereby certify that as at the date of this certificate, the information given is true and correct for the property described.



Jim Stewart

Executive Officer, Property Rating Services Date: 04-Oct-2021
(Contact Property Rating Services on 1300 368 333 for any enquiries)
Received the sum of \$27.40 being the fee for this Certificate.

BUILDING APPROVAL PARTICULARS

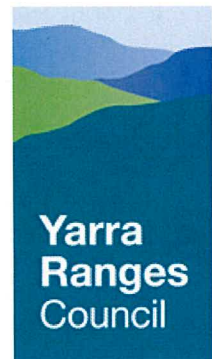
Building Act 1993 BUILDING REGULATIONS 2018 Regulation 51(1)

Certificate Number 111234
Your Reference 55093652-016-0:110096
Date Issued 11 October 2021

Landata
DX 250639
MELBOURNE VIC

Yarra Ranges Council
PO Box 105
Lilydale Vic 3140
DX 34051

Call 1300 368 333
Fax 03 9735 4249
mail@yarraranges.vic.gov.au
www.yarraranges.vic.gov.au



Property Address 62 Ternes Road, Upwey VIC 3158
Property Description Lot 5 LP7160 Ca 72A P Scoresby
Assessment Number 55255

An examination of Council's records reveals the following building approvals have been issued for the above property in the preceding 10 years and any current notices.

Please direct all enquiries to Building Services on 1300 368 333				
Permit Number	Date issued	Brief Description of Works	Final Inspection	Reg 502(1) Statement, Notices, Order or Certificate
BS-U16734 20140558/0 Council ref: 37920/2014/0		Replacement of existing deck (As per plans) Issuer: Proteck Building Surveying Builder: Paul Bouma (DB-U41026) Insurer: QBE Insurance (Australia) Ltd Cost: \$88,000	05/04/2016	Certificate of final inspection issued 13/07/2017

Additional information under Regulation 51(2) can be obtained for an additional fee of \$47.90. This information will include details on whether a property is liable to flooding/designated land or works (uncontrolled overland drainage), subject to significant snowfalls or in a designated termite area.

Received the sum of \$47.90 for this certificate.

George Avramopoulos
Municipal Building Surveyor

ABN 21 973 226 012
Yarra Ranges Shire Council



NOTES

Smoke Alarms/Sprinkler Systems

The Building Regulations Part 7 Division 2 – Fire Safety in Certain Existing Residential Buildings states that you may be required to provide hard wired smoke alarms and/or automatic fire sprinkler systems in residential buildings.

Note: Smoke Alarms were required to be installed by 1.2.99 or within 30 days of settlement, whichever was the earlier.

Swimming Pools

The Building Regulations requires all swimming pools and spas capable of holding a depth of water exceeding 300mm to be provided with pool fencing/barriers. A building permit is required for any new fencing/barrier or alteration to existing fencing/barrier.

Elizabeth Colborne Veel
E-mail: certificates@landata.vic.gov.au

Statement for property:
62 TERNES ROAD UPWEY 3158
5

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
59B//18809/29	LANDATA CER 55093652-025-2	04 OCTOBER 2021	39953275

1. Statement of Fees Imposed

The property is classified as a serviced property with respect to charges which as listed below in the Statement of Fees.

(a) By Other Authorities

Parks Victoria - Parks Service Charge	01/07/2021 to 30/06/2022	\$80.20
Melbourne Water Corporation Total Service Charges	01/10/2021 to 31/12/2021	\$26.39

(b) By South East Water

Water Service Charge	01/10/2021 to 31/12/2021	\$23.28
Sewerage Service Charge	01/10/2021 to 31/12/2021	\$91.12
Subtotal Service Charges		\$220.99

Payments \$80.20

TOTAL UNPAID BALANCE \$140.79

- The meter at the property was last read on 17/08/2021. Fees accrued since that date may be estimated by reference to the following historical information about the property:

Water Usage Charge	\$0.60 per day
Sewage Disposal Charge	\$0.15 per day

- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): <https://secureapp.southeastwater.com.au/PropertyConnect/#/order/info/update>

* Please Note: if usage charges appear above, the amount shown includes one or more of the following:

Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.

Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

AUTHORISED OFFICER:



MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at www.southeastwater.com.au.
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (Disposition of Land) Regulations 2010. Please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from south East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

To assist in identifying if the property is connected to South East Waters sewerage system, connected by a shared, combined or encroaching drain, it is recommended you request a copy of the Property Sewerage Plan. A copy of the Property Sewerage Plan may be obtained for a fee at www.southeastwater.com.au. Part of the Property Sewerage Branch servicing the property may legally be the property owners responsibility to maintain not South East Waters. Refer to Section 11 of South East Waters Customer Charter to determine if this is the case. A copy of the Customer Charter can be found at www.southeastwater.com.au. When working in proximity of drains, care must be taken to prevent infiltration of foreign material and or ground water into South East Waters sewerage system. Any costs associated with rectification works will be charged to the property owner.

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.

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

AUTHORISED OFFICER:



MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

If no plan is attached to this Statement, South East Water is not aware of any works belonging to South East Water being present on the property.

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

Important Warnings

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

3. Disclaimer

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

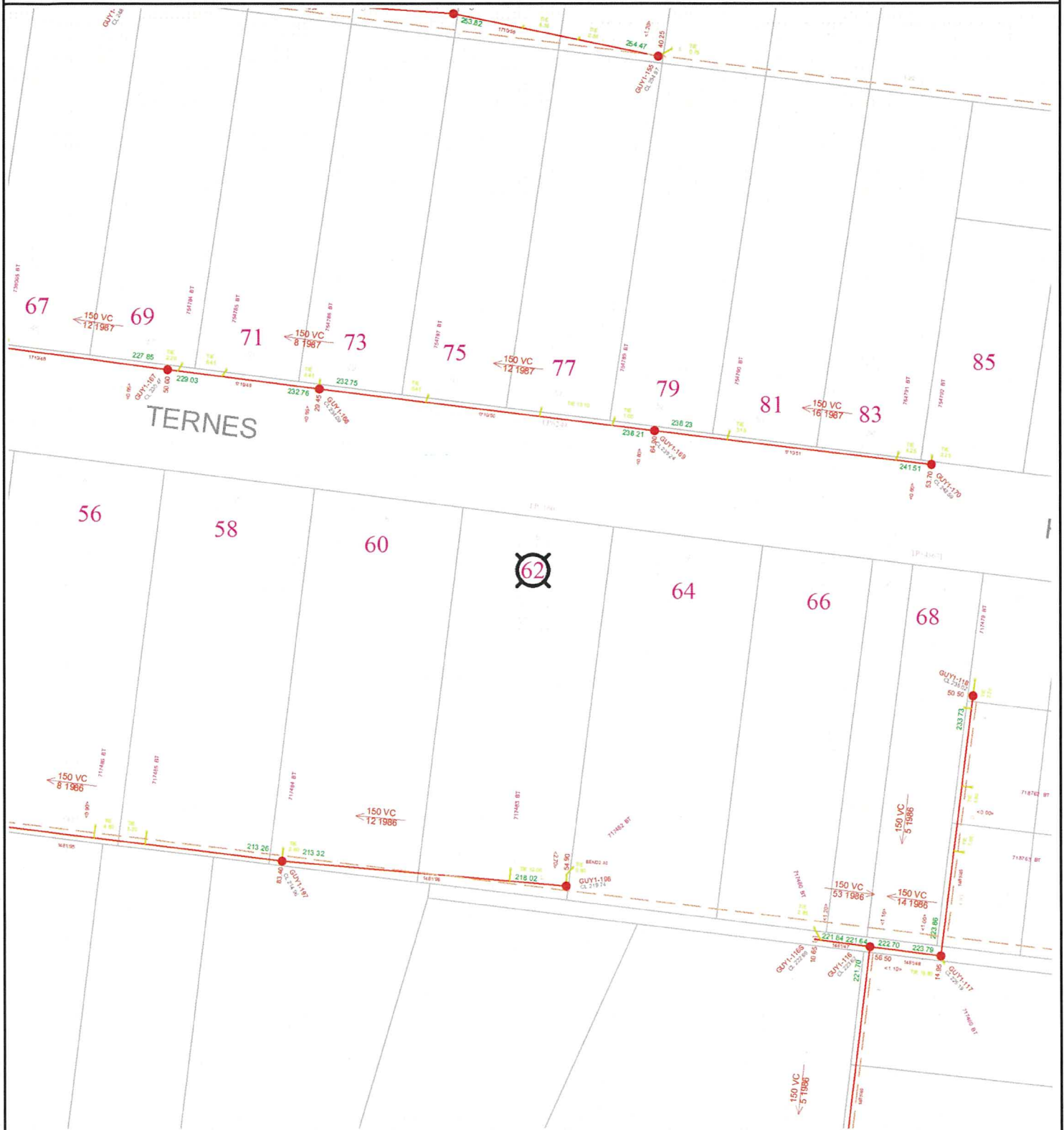
South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

AUTHORISED OFFICER:

A handwritten signature in black ink, appearing to read "Mikala Hehir".

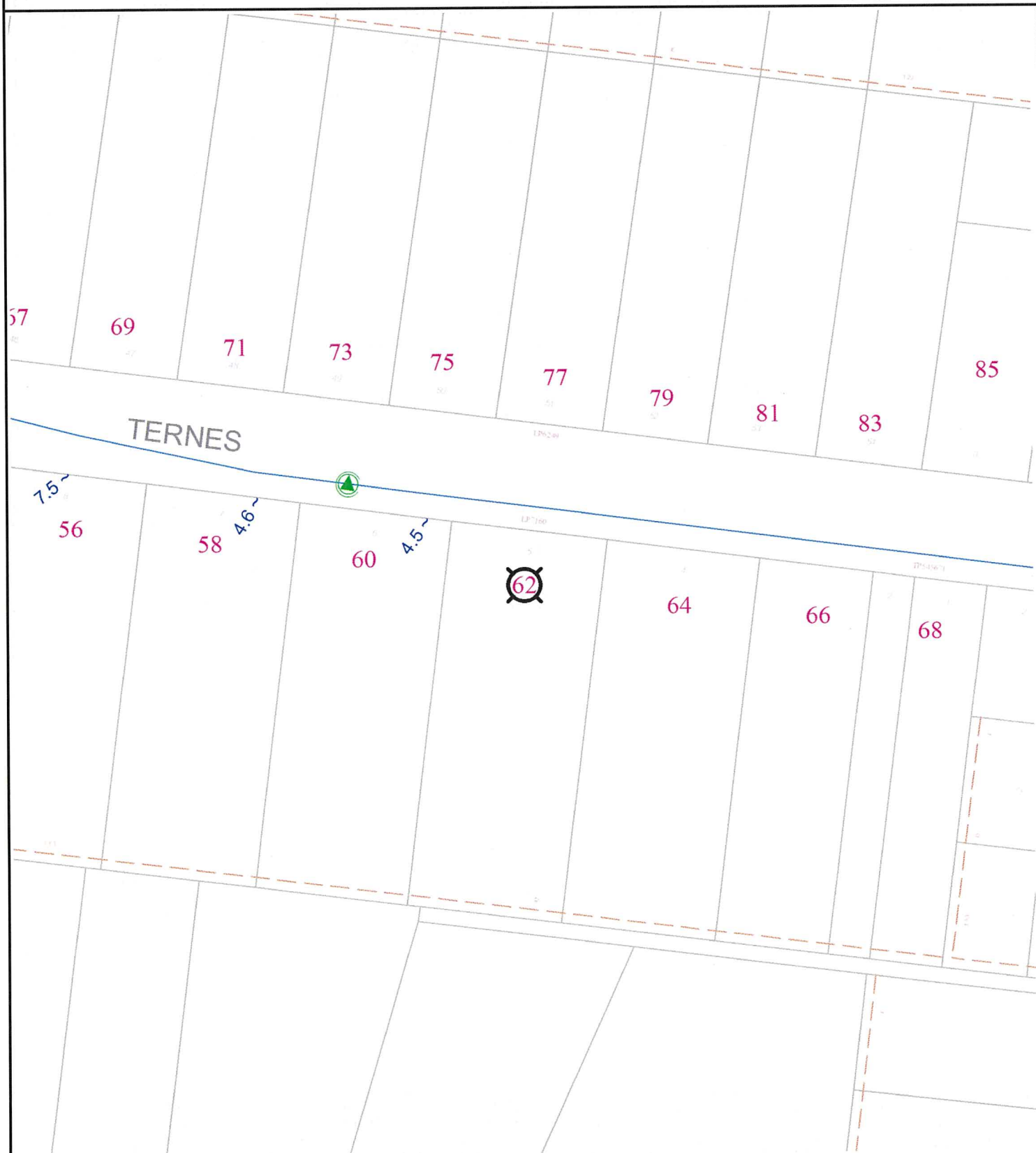
MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198












WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

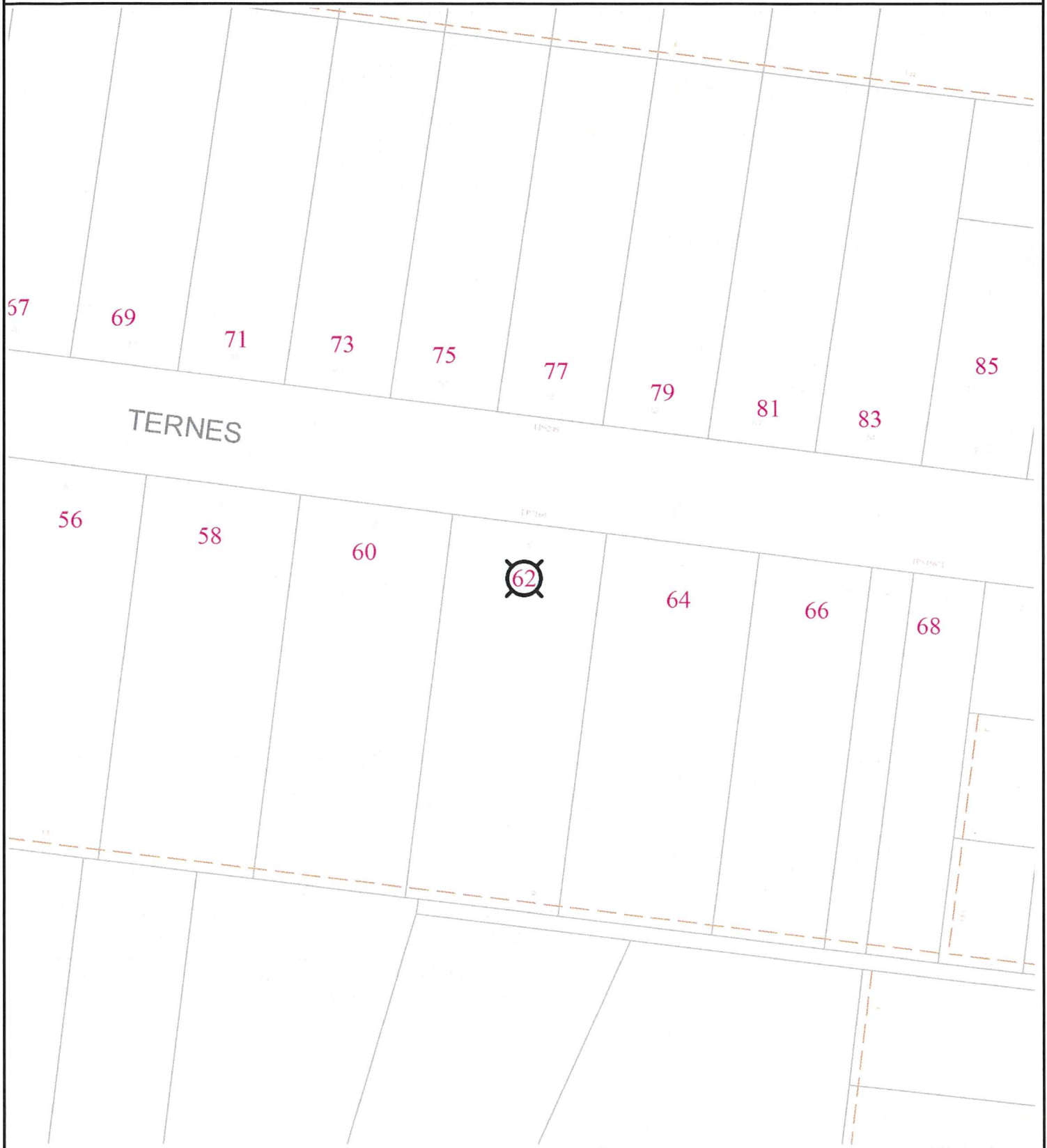
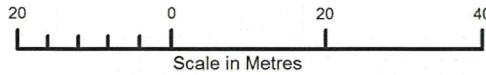
— Title/Road Boundary	Subject Property	Maintenance Hole
- - - - - Proposed Title/Road	Sewer Main & Property Connections	Inspection Shaft
- - - - - Easement	Direction of Flow	<1.0> Offset from Boundary
Melbourne Water Assets		
- - - - - Sewer Main	- - - - - Underground Drain	- - - - - Natural Waterway
Maintenance Hole	- - - - - Channel Drain	Underground Drain M.H.



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND

	Title/Road Boundary		Subject Property			Hydrant
	Proposed Title/Road		Water Main Valve			Fireplug/Washout
	Easement		Water Main & Services			Offset from Boundary



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND

	Title/Road Boundary		Subject Property		Hydrant
	Proposed Title/Road		Recycled Water Main Valve		Fireplug/Washout
	Easement		Recycled Water Main & Services		Offset from Boundary

Property Clearance Certificate

Taxation Administration Act 1997



ELIZABETH COLBORNE VEEL

Your Reference: LD:55093652-012-2.212250
Certificate No: 48994669
Issue Date: 05 OCT 2021
Enquiries: ESYSPROD

Land Address: 62 TERNES ROAD UPWEY VIC 3158

Land Id	Lot	Plan	Volume	Folio	Tax Payable
2052479	5	7160	4099	793	\$0.00

Vendor: STEPHEN CANE & MELANIE CANE
Purchaser: NOT YET SOLD

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MS MELANIE ANN CANE	2021	\$420,000	\$0.00	\$0.00	\$0.00

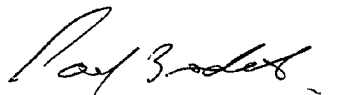
Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
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Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.


Paul Broderick
Commissioner of State Revenue

CAPITAL IMP VALUE:	\$775,000
SITE VALUE:	\$420,000
AMOUNT PAYABLE:	\$0.00

Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

Certificate No: 48994669

Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
 - Land tax that has been assessed but is not yet due,
 - Land tax for the current tax year that has not yet been assessed, and
 - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only


LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$615.00

Taxable Value = \$420,000

Calculated as \$275 plus (\$420,000 - \$250,000) multiplied by 0.200 cents.

Property Clearance Certificate - Payment Options


BPAY


Billers Code: 5249
Ref: 48994669

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD


Ref: 48994669

Visa or Mastercard

Pay via our website or phone 13 21 61.
A card payment fee applies.

sro.vic.gov.au/paylandtax



**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Elizabeth Colborne Veel
PO Box 211
RINGWOOD 3134

Client Reference: 212250

NO PROPOSALS. As at the 4th October 2021, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

62 TERNES ROAD, UPWEY 3158
SHIRE OF YARRA RANGES

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 4th October 2021

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 55093652 - 55093652155943 '212250'



Australian Government
Australian Taxation Office



MR STEPHEN R CANE
C/- ELIZABETH COLBORNE-VEEL
267 MAROONDAH HWY
RINGWOOD VIC 3134

Our reference: 7124763685042

Phone: 13 28 66

4 October 2021

Your foreign resident capital gains withholding clearance certificate

- › Purchasers are not required to withhold and pay an amount
- › Provide a copy to the purchaser and retain a copy for your records

Hello STEPHEN,

We have decided that purchasers are not required to withhold and pay an amount. Your certificate is below:

Notice number	2410606338787
Vendor name	STEPHEN RICHARD CANE
Clearance Certificate Period	4 October 2021 to 4 October 2022

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Yours sincerely,
Emma Rosenzweig
Deputy Commissioner of Taxation

NEED HELP

Learn more about foreign resident capital gains withholding at ato.gov.au/FRCGW

CONTACT US

In Australia? Phone us on
13 28 66

If you're calling from overseas, phone **+61 2 6216 1111** and ask for **13 28 66** between 8:00am and 5:00pm Australian Eastern Standard time, Monday to Friday.



MRS MELANIE CANE
C/- ELIZABETH COLBORNE-VEEL
267 MAROONDAH HIGHWAY
RINGWOOD VIC 3134

Our reference: 7124763600070

Phone: 13 28 66

4 October 2021

Your foreign resident capital gains withholding clearance certificate

- › Purchasers are not required to withhold and pay an amount
- › Provide a copy to the purchaser and retain a copy for your records

Hello MELANIE,

We have decided that purchasers are not required to withhold and pay an amount. Your certificate is below:

Notice number	2410606334016
Vendor name	MELANIE CANE
Clearance Certificate Period	4 October 2021 to 4 October 2022

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Yours sincerely,
Emma Rosenzweig
Deputy Commissioner of Taxation

NEED HELP

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CONTACT US

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