



Section 32 statement

2 Minter Street, Belgrave VIC 3160

—

Westpac Banking Corporation (ABN 33 007 457 141) as
Mortgagee exercising power of sale under Mortgage
No. AM871481T (Vendor)

—

Section 32 statement

S 32 Sale of Land Act 1962 (Vic)

Vendor	Westpac Banking Corporation (ABN 33 007 457 141) as Mortgagee exercising power of sale under Mortgage No. AM871481T
Property	2 Minter Street, Belgrave VIC 3160

1. Title

1.1 Details

Copies of the following documents concerning title are attached:

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

1.2 Vendor's right to sell

Attached are copies of these documents that are evidence of the Vendor's right or power to sell the Property:

- mortgage number AM871481T
- section 76 notice dated 25 July 2019

2. Land use

2.1 Easements, covenants or other similar restrictions

A description of any registered or unregistered easement, covenant or similar restriction affecting the Property (whether registered or unregistered) is set out in the attached copies of these documents:

- a Register Search Statement
- Title plan 934740L
- water authority information statement (encumbrance summary)

2.2 Failure to comply?

Particulars of any existing failure to comply with the terms of an easement, covenant or restriction described in clause 2.1 are:

There are none known to the Vendor.

2.3 Bushfire prone Property

The Property is within a bushfire-prone area within the meaning of regulations made under the *Building Act 1993* (Vic). A bushfire-prone area report is attached.

2.4 Planning scheme

Information concerning a planning scheme applying to the Property is set out in the attached copy certificate.

3. Financial matters

The amount of any rates, taxes, charges and other similar outgoings affecting the Property, and any interest payable on any part of them is set out in the attached certificates.

3.1 Potential liability

The rates, taxes, charges and other similar outgoings affecting the Property for which the Purchaser may become liable as a consequence of the purchase of the Property, and that the Vendor may reasonably be expected to have knowledge about and which are not included in clause 3.1 are as follows:

- As the owner of the Property, the Purchaser will be liable for the outgoings on it. These outgoings may include land tax. The extent of the Purchaser's liability for land tax will depend on how much land the Purchaser owns.
- At settlement, the Purchaser will have to pay, or reimburse the Vendor, a proportion of the outgoings on the Property for the current year.

3.2 Statutory charges

Particulars of any registered or unregistered charge over the Property that has been imposed by or under any Act to secure an amount due under that Act:

Description of charge	Amount, if any, owing under it
▪ land tax	\$1,408.10

4. Services

4.1 Details

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

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

5. Notices

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

- (a) Set out in the attached certificate(s).

5.2 Agricultural Chemicals

There are no notices, property management plans, reports or orders in respect of the Property issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the Property for agricultural purposes. However, if this is not the case, the details of any such property management plans, reports or orders are as follows:

Not Applicable

5.3 Compulsory acquisition

The particulars of any notice, of intention to acquire that has been served under section 6 of the *Land Acquisition and Compensation Act 1986* (Vic) are as follows:

Not Applicable

6. Insurance matters

6.1 Owner builder

The Property does not include a residence that was constructed within the past 6 years to which section 137B of the *Building Act 1993* (Vic) applies.

7. Building permits

Particulars of any building permit that has been issued during the last 7 years under the *Building Act 1993* (Vic) in relation to the Property are as set out in the attached certificates.

8. Due diligence checklist

The *Sale of Land 1962* (Vic) 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 Section 32 statement but the checklist may be attached as a matter of convenience.

DATE of this statement 13 August 2021


SIGNED by the Vendor or on behalf of the Vendor
with the Vendor's authority



The Purchaser acknowledges being given a copy of this statement signed by the Vendor before the Purchaser signed any contract concerning the Property.

DATE of this acknowledgment

SIGNED by the Purchaser or on behalf of the
Purchaser with the Purchaser's authority



Register Search Statement - Volume 3925 Folio 946

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

VOLUME 03925 FOLIO 946

Security no : 124090830632F
Produced 29/06/2021 08:51 AM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 934740L.
PARENT TITLE Volume 03745 Folio 000
Created by instrument 0787711 20/10/1915

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CC PR1 PTY LTD of 41 DOONGALLA ROAD THE BASIN VIC 3154
AM871480V 21/06/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM871481T 21/06/2016
WESTPAC BANKING CORPORATION

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP934740L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

ADMINISTRATIVE NOTICES

AT644598D NOMINATION OF ECT TO LC 29/09/2020
eCT Nominated to Lodgement Case 205145817

eCT Control 18440T MSA NATIONAL
Effective from 29/09/2020

DOCUMENT END

The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 29/06/2021, for Order Number 68910907. Your reference: 1353185.

AM871481T

Mortgage

Section 74 Transfer of Land Act 1958

Privacy Collection Statement

The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

1. Land/s

Land Title

Volume 3925 Folio 946

2. Estate and Interest

FEE SIMPLE

3. Memorandum of common provisions

MCP Number AA1530

4. Mortgagor/s

Mortgagor

Name CC PR1 PTY LTD

ACN 1 3 1 9 4 8 5 6 4

5. Mortgagee/s

Mortgagee

Name WESTPAC BANKING CORPORATION

ACN 0 0 7 4 5 7 1 4 1

Australian Credit Licence 233714

6. Signing

The mortgagor mortgages to the mortgagee the estate and interest specified in the land described subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this mortgage. The mortgagor covenants with the mortgagee that the provisions of the Memorandum of Common Provisions (MCP) referred to in this mortgage and retained by the Registrar of Titles form part of this mortgage.

Mortgagor

Sole Person Company

Executed for CC PR1 PTY LTD by being signed by the person(s) authorised to sign for the company Director/Secretary

Full Name ROBERT ADRIAN GADD

Usual Address 41 DOONGALLA RD THE BASIN VIC 3154



Signature of Director/Secretary

7. Date

Date: (DD/MM/YYYY)

16/6/16

8. Lodging Party

Customer Code 13027E

Reference RAMS

Approval Number: 33711111R

THE BACK OF THIS FORM MUST NOT BE USED

Page 1 of 1
LV-V32-Feb-2015

To lodge at Land Victoria, please refer to our [contact details](http://www.dtpli.vic.gov.au/property) at www.dtpli.vic.gov.au/property > Contact Us

DEFAULT NOTICE

THOMSON GEER
LAWYERS

Our Ref: NMI:CN:4391237-1

To discuss this notice please telephone
RAMS on 1800 898 006 select opt 2

All correspondence must be sent to
Collections Department
GPO Box 1400, Adelaide SA 5001

CC PR1 Pty Ltd ACN 131 948 564
2 Minter Street
BELGRAVE VIC 3160

Served By: Standard Post

We act on behalf of Westpac Banking Corporation ABN 33 007 457 141 ("Lender").

The following table ("the Table") details the status as at 23 July 2019 of Credit Contract(s) pursuant to which the Lender advanced monies to the Borrower(s) ("the Credit Contract(s)"):

Credit Contract(s)	Mortgage(s)	Property	Arrears	Amount Outstanding
[REDACTED]	AM71481T	Title Reference Volume 3925 Folio 946 Lot 1 and 2 Plan Tp934740I known as 2 Minter Street, BELGRAVE VIC 3160	[REDACTED]	[REDACTED]
[REDACTED]	AM71481T	Title Reference Volume 3925 Folio 946 Lot 1 and 2 Plan Tp934740I known as 2 Minter Street, BELGRAVE VIC 3160	[REDACTED]	[REDACTED]

There is default(s) under the Credit Contract(s) ("the Defaults") because the Borrower(s) have failed to pay to the Lender sums payable pursuant to the Credit Contract(s) which sums are detailed under the heading "Arrears" in the Table ("Arrears") when those monies were due.

A mortgage(s) has been given over the Property described in the Table ("the Property") to secure repayment of the monies owed to the Lender pursuant to the Credit Contract(s) ("the Mortgage(s)"). The Default(s) constitute a breach of the covenants and conditions of the Mortgage(s) and Credit Contract(s).

This is a Default Notice issued to the Company on behalf of the Lender pursuant to:

- the Credit Contract(s), the Mortgage(s) and the Guarantee(s); and
- Section 76 of the *Transfer of Land Act* (VIC) 1958; and
- Section 88 of the National Credit Code (if applicable).

To remedy the Default(s), the Company is required to pay the Arrears to the Lender by no later than 1 September 2019 ("Grace Period").

If the Company does not pay the Arrears within the Grace Period, or if a default of the same type as specified in this notice occurs during the Grace Period and that default is not rectified within the Grace Period, then without further notice:

- the Amount Outstanding to the extent specified in the guarantee and the Lender's costs and charges will automatically be due and payable; and

- after 1 September 2019 the Lender may commence enforcement proceedings claiming the Amount Outstanding to the extent specified in the guarantee and/or possession of the Property; and
- the Lender may exercise power of sale in respect to the Property; and
- the Lender may take such other action under the Credit Contract(s), the Mortgage(s) and the Guarantee(s) as it sees fit.

If the property is tenanted the Lender may take further action which includes serving a notice on your tenant. This may result in termination of your lease agreement and a loss of rental income.

Please note that the repossession and sale of the Property may not extinguish the Company's liability to the Lender.

Under the *Privacy Act* 1988, the Amount Outstanding to the extent specified in the guarantee may be included in a credit reporting agency's credit information file about the Company if:

- the debt remains overdue for 60 days or more; and
- the Lender has taken steps to recover all or part of the Amount Outstanding to the extent specified in the guarantee.

If this eventuates, a default listing with a credit reporting agency will remain on the Company's file for a period of up to 5 years and may affect the Company's ability to obtain finance or credit.

Collecting and handling your credit information

The Lender has asked us to help the Lender with legal proceedings against you. In the process of doing this, we will collect use and share your credit information with the Lender and certain other organisations (such as process servers and real estate agents). We care about the privacy of your information. We explain how we handle your credit information in our privacy policy set out at www.tglaw.com.au. This includes:

- the purposes for which we usually use your credit information;
- the types of organisations we may share your credit information with;
- how you can access and correct you credit information that we hold;
- how you can make a complaint about how we manage your credit information; and
- how we deal with complaints.

HOW TO PAY

The Arrears can be paid by sending payment to the Lender at GPO Box 1400, Adelaide SA 5001 to the attention of Legal Collections Officer, who can be contacted on 1800 898 006 select opt 2.

Alternatively payment can be made at any RAMS branch.

TO DISCUSS THIS NOTICE YOU SHOULD

Telephone	RAMS on 1800 898 006 select opt 2
Direct Correspondence to	Collections Department GPO Box 1400, Adelaide SA 5001



Thomson Geer

Dated: 25 July 2019

Form 12A Information about debtor's rights after default

paragraphs 88 (3) (f) and (g) of the Code
regulation 86 of the Regulations

IMPORTANT

You are in default of your credit contract
because you have not made a payment

YOU NEED TO CONTACT US IMMEDIATELY

1. Are you in financial hardship? Contact us immediately

Contact us on **1800 143 075** to discuss your situation. We may be able to help you to repay your debt by agreeing to vary your contract (for example, changing the amount or timing of your repayments). The sooner you contact us the easier it will be to help you.

If you do nothing **before** 1 September 2019, we can commence enforcement action against you.

If we refuse to change your contract, we will notify you in writing and you can seek a review of our decision by going to the Australian Financial Complaints Authority (**AFCA**), using the following contact details:

Online: www.afca.org.au
Email: info@afca.org.au
Phone: 1800 931 678 (free call)
Mail: Australian Financial Complaints Authority
GPO Box 3, Melbourne VIC 3001

If you go to the AFCA scheme, you may have enforcement action put on hold while your complaint is considered. You are not bound by the decision that the AFCA scheme makes and you can still apply to a court if you are not satisfied.

THE AFCA SCHEME IS A FREE AND INDEPENDENT SERVICE TO RESOLVE COMPLAINTS.

2. If you are having financial difficulties you can also contact a financial counsellor on 1800 007 007 (free call)

For information about your options for managing your debts, ring 1 800 007 007 from anywhere in Australia to talk to a free and independent financial counsellor.

3. Your other rights

You have other rights, including the right to ask us to postpone any enforcement action before 1 September

TITLE PLAN	EDITION 1	TP934740L
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LOCATION OF LAND PARISH: NARREE WORRAN TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 70J (PT) CROWN PORTION: - LAST PLAN REFERENCE: L.P. 6241 & L.P. 6733 DERIVED FROM: VOL. 3925 FOL. 946 DEPTH LIMITATION: NIL	NOTATIONS
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EASEMENT INFORMATION					THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES
E - ENCUMBERING EASEMENT. R - ENCUMBERING EASEMENT (ROAD). A - APPURTENANT EASEMENT.					
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of	
LOT 2	ROADS	SEE DIAG.	L.P. 6241 & L.P. 6733	LOTS ON L.P. 6241 & L.P. 6733	Checked by: A. DALLAS Date: 14 - 12 - 2015 Assistant Registrar of Titles

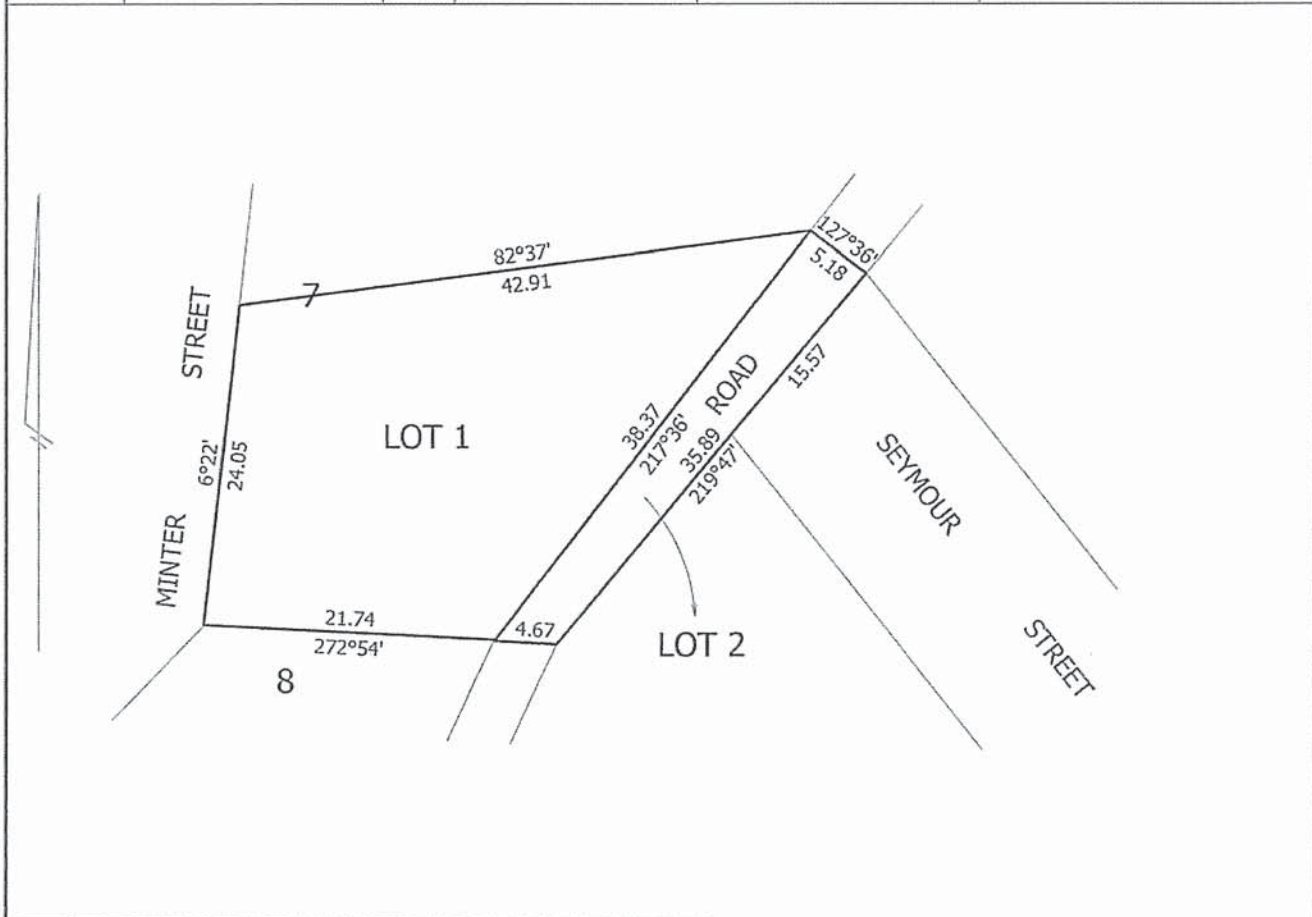


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
LOT 1 = LOT 7 (PT) ON L.P. 6241 LOT 2 = ROAD (PT) ON L.P. 6241

TOTAL AREA = 1012m²

LENGTHS ARE IN METRES	SCALE —	DEALING / FILE No: GOVERNMENT GAZETTE No:	DEALING CODE: SHEET 1 OF 1
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Premium Planning Certificate

PROPERTY DETAILS

Property Address: 2 Minter Street BELGRAVE VIC 3160

Title Particulars: Vol 3925 Fol 946

Vendor: CC PR1 PTY LTD

Purchaser: N/A

Certificate No: 68910907

Date: 29/06/2021

Matter Ref: 1353185

Client: Minter Ellison Real Estate,
Environment and Planning

MUNICIPALITY

YARRA RANGES

PLANNING SCHEME

YARRA RANGES PLANNING SCHEME

RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

YARRA RANGES SHIRE COUNCIL

ZONE

LOW DENSITY RESIDENTIAL ZONE

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

NOT APPLICABLE

OVERLAY

DESIGN AND DEVELOPMENT OVERLAY: NOT APPLICABLE

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY: NOT APPLICABLE

DEVELOPMENT PLAN OVERLAY: NOT APPLICABLE

ENVIRONMENTAL AUDIT OVERLAY: NOT APPLICABLE

ENVIRONMENTAL SIGNIFICANCE OVERLAY: NOT APPLICABLE

HERITAGE OVERLAY: NOT APPLICABLE

PUBLIC ACQUISITION OVERLAY: NOT APPLICABLE

SIGNIFICANT LANDSCAPE OVERLAY: SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22

SPECIAL BUILDING OVERLAY: NOT APPLICABLE

VEGETATION PROTECTION OVERLAY: NOT APPLICABLE

OTHER OVERLAYS: BUSHFIRE MANAGEMENT OVERLAY;
EROSION MANAGEMENT OVERLAY;

SPECIFIC SITE PROVISIONS

NOT APPLICABLE

 **SPECIFIC AREA PROVISIONS**

DISCRETIONARY USES RESIDENTIAL AND INDUSTRIAL ZONES - PLANNING SCHEME CLAUSE 22.01;

UPPER YARRA VALLEY AND DANDENONG RANGES REGIONAL STRATEGY PLAN - SCHEDULE TO PLANNING SCHEME CLAUSE 51.03;

ADVERTISING SIGNS - PLANNING SCHEME CLAUSE 22.04;

NATIVE VEGETATION - SCHEDULE TO PLANNING SCHEME CLAUSE 52.17;

VEGETATION PROTECTION - PLANNING SCHEME CLAUSE 22.05;

POST BOXES AND DRY STONE WALLS - PERMIT REQUIREMENT FOR DRY STONE WALLS - SCHEDULE TO PLANNING SCHEME CLAUSE 52.33;

COMBUSTIBLE CLADDING RECTIFICATION EXEMPTIONS - PLANNING SCHEME CLAUSE 52.01;

WIND ENERGY FACILITY - PLANNING SCHEME CLAUSE 52.32;

BUSHFIRE RECOVERY - PLANNING SCHEME CLAUSE 52.07;

BUSHFIRE RECONSTRUCTION - PLANNING SCHEME CLAUSE 52.10;

BUSHFIRE PROTECTION EXEMPTIONS - PLANNING SCHEME CLAUSE 52.12;

BUSHFIRE PLANNING - PLANNING SCHEME CLAUSE 53.02;

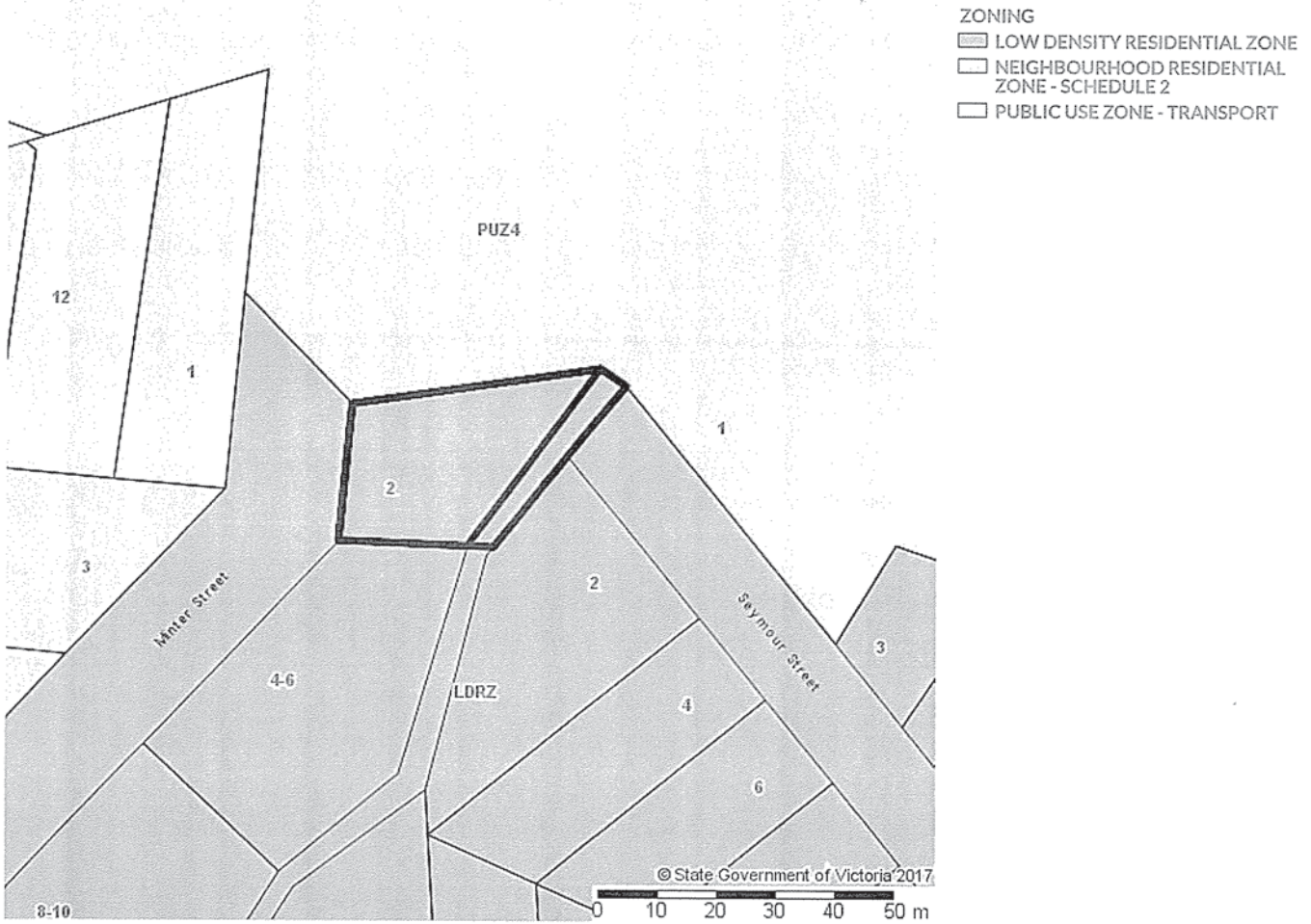
 **PROPOSED PLANNING SCHEME AMENDMENTS**

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

 **ADDITIONAL INFORMATION**

STATE-WIDE PROVISIONS IF AN APARTMENT DEVELOPMENT - SEE PLANNING SCHEME CLAUSE 55.07 AND CLAUSE 58

PLANNING ZONE MAP



This map extract is sourced from data maintained by the State of Victoria and is provided for information purposes only. No representation is made as to the accuracy of the content, and SAI Global Property Division Pty Ltd does not accept any liability to any person for the information provided.

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Disclaimer: The information source for each entry on this certificate has been checked and if not shown on this report, is not applicable. In addition to Planning Scheme Zone and Overlay Provisions, Victorian Planning Schemes comprise the State Planning Policy Framework, the Local Planning Policy Framework, Particular Provisions and General Provisions. Strategies, policies and provisions detailed in these sections of the Planning Scheme may affect the development and use of the land.

From www.planning.vic.gov.au at 29 June 2021 11:56 AM

PROPERTY DETAILS

Address: **2 MINTER STREET BELGRAVE 3160**

Lot and Plan Number: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

Local Government Area (Council): **YARRA RANGES** www.yarraranges.vic.gov.au

Council Property Number: **254699**

Planning Scheme: **Yarra Ranges** [Planning Scheme - Yarra Ranges](#)

Directory Reference: **Melway 75 E10**

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

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**

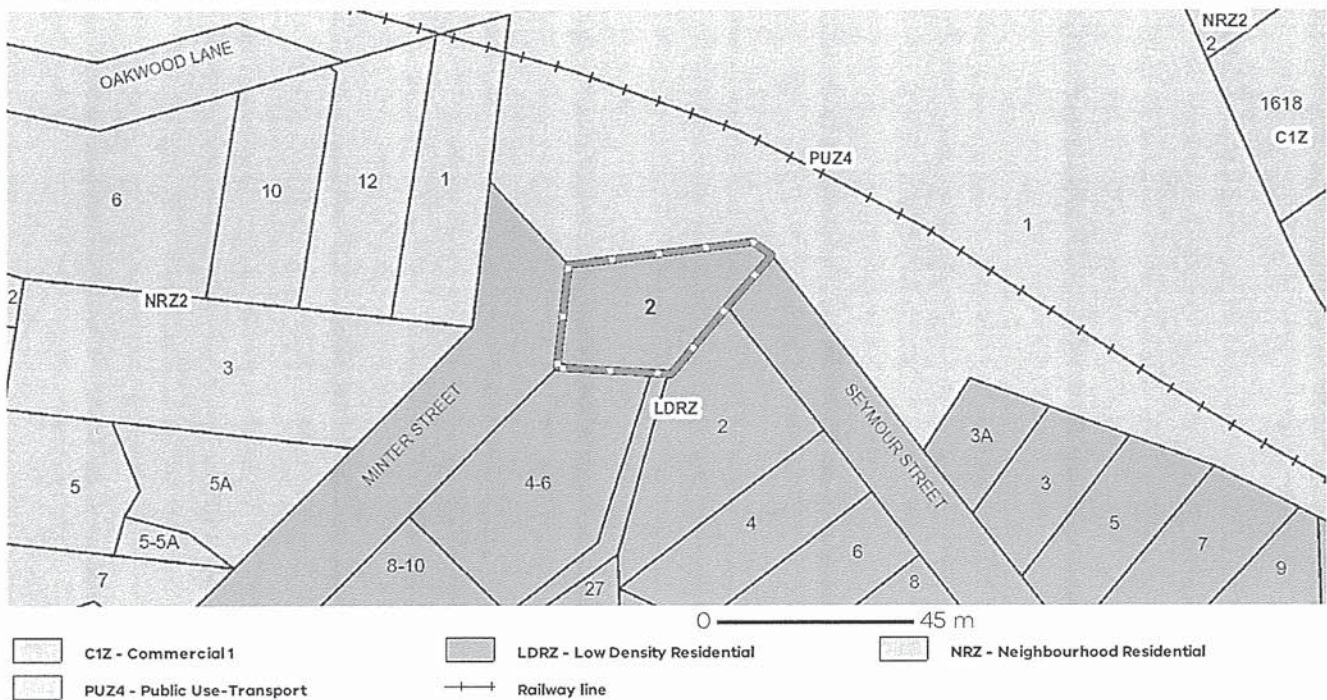
OTHER

Registered Aboriginal Party: **None**

[View location in VicPlan](#)

Planning Zones

LOW DENSITY RESIDENTIAL ZONE (LDRZ)
SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE (LDRZ)



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

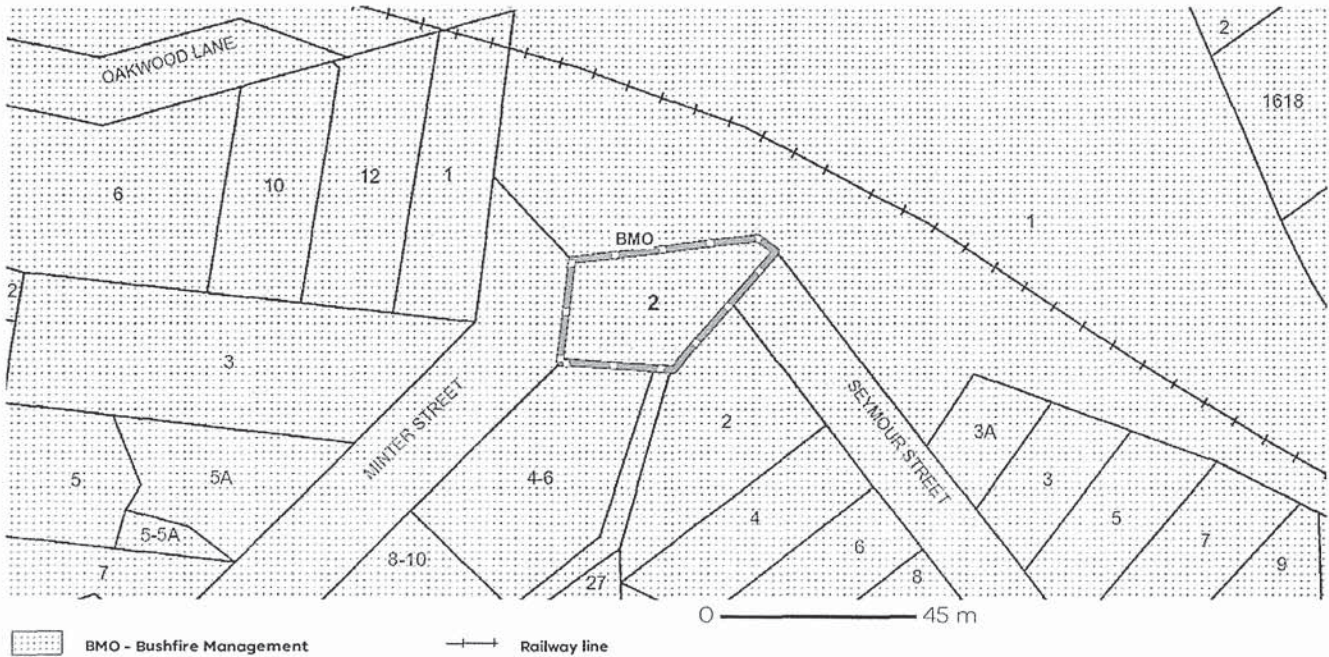
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic)

Planning Overlays

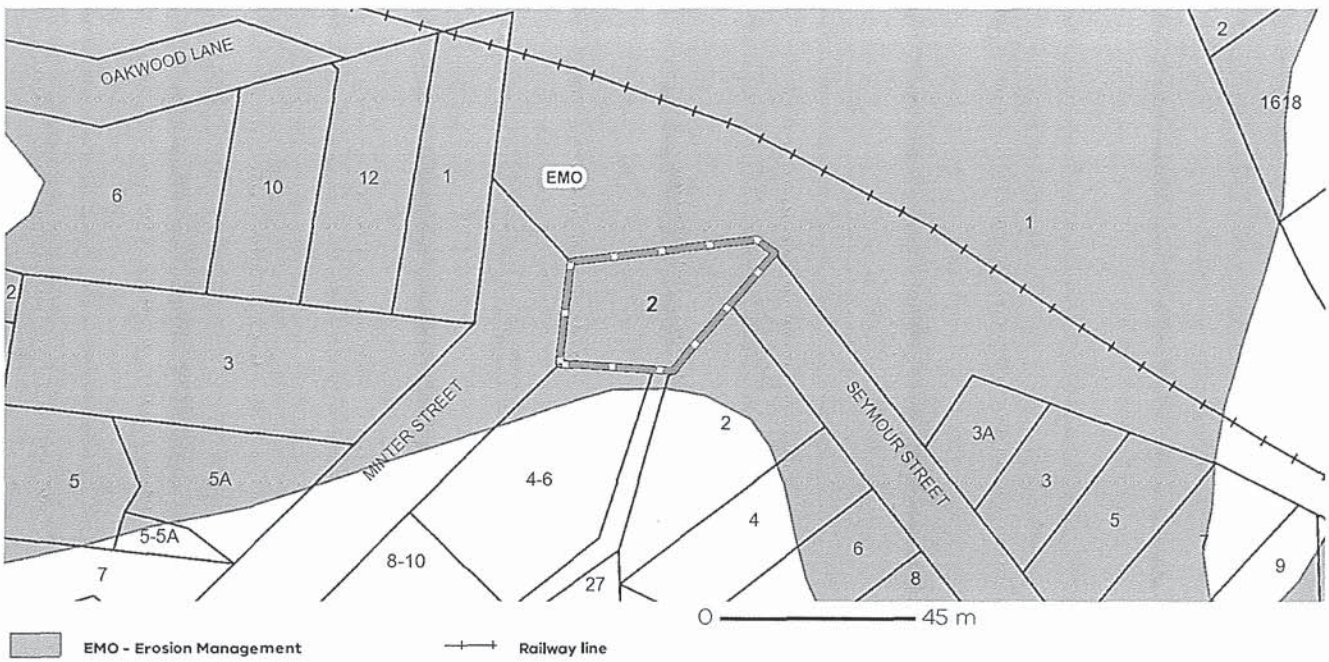
BUSHFIRE MANAGEMENT OVERLAY (BMO)



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)

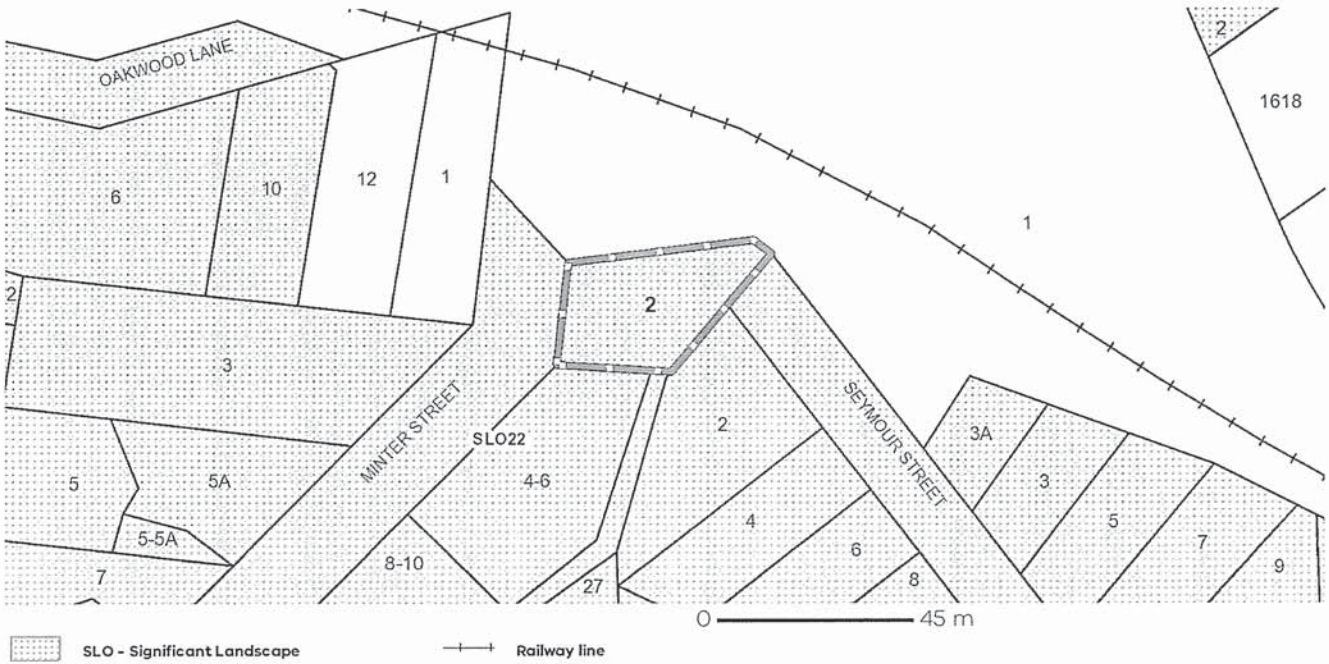


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Planning Overlays

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22 (SLO22)

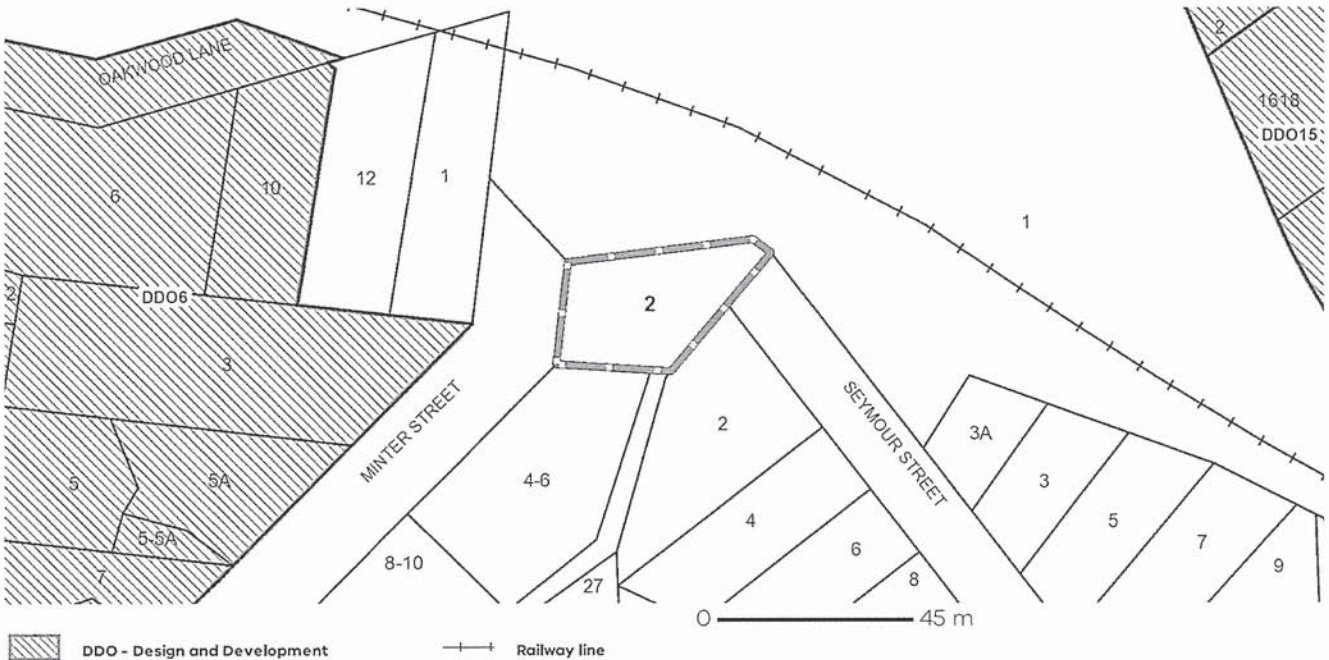


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)



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 23 June 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 apply to the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

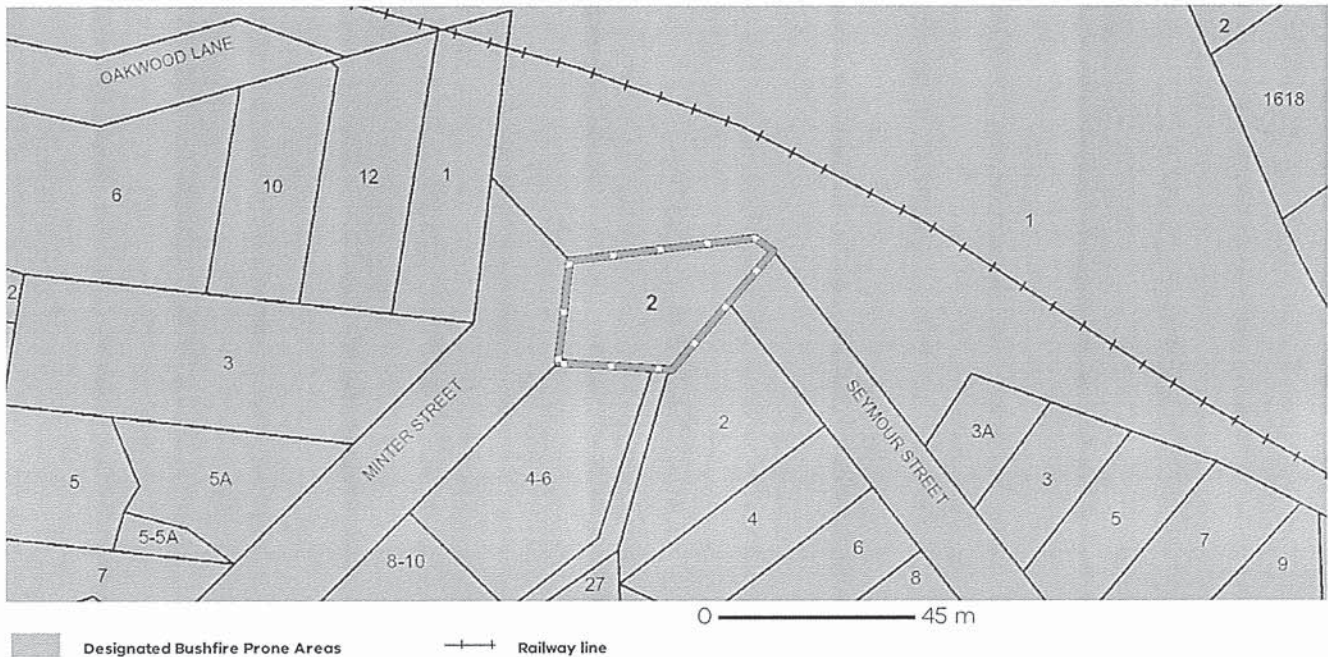
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Areas

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 <https://mapshare.maps.vic.gov.au/vicolan> 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 <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

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

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on his property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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Roads Certificate

PROPERTY DETAILS

Property Address: 2 Minter Street BELGRAVE VIC 3160

Title Particulars: Vol 3925 Fol 946

Vendor: CC PR1 PTY LTD

Purchaser: N/A

Certificate No: 68910907

Date: 29/06/2021

Matter Ref: 1353185

Client: Minter Ellison Real Estate,
Environment and Planning

MUNICIPALITY

YARRA RANGES

ADVICE OF APPROVED VICROADS PROPOSALS

VICROADS HAS NO APPROVED PROPOSAL 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.

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Disclaimer: Refer to the Planning Certificate for details of land reserved in the Planning Scheme for Road Proposals. VicRoads have advised that investigative studies exist which may form part of information provided on VicRoads certificates.

EPA Priority Sites Register Extract



Client: Minter Ellison Real Estate, Environment and Planning
DX: 204 MELBOURNE

Client Ref: 1353185
Certificate No: 68910907:104709578

Property Inquiry Details:

Street Address: 2 MINTER Street
Suburb: BELGRAVE
Map Reference: Melways Edition 39, Map No:75, Grid Letter: E, Grid Number: 10

Date of Search: 29/06/2021

Priority Sites Register Report:

A search of the Priority Sites Register for the above map reference, has indicated that this site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register at the date last notified by the EPA.

Important Information about the Priority Sites Register:

You should be aware that the Priority Sites Register lists only those sites for which:

- EPA has requirements for active management of land and groundwater contamination; or
- where EPA believes it is in the community interest to be notified of a potential contaminated site and this cannot be communicated by any other legislative means.

Where EPA has requirements for active management of land and/or groundwater, appropriate clean up and management of these sites is an EPA priority, and as such, EPA has issued either a: Clean Up Notice pursuant to section 62A, or a Pollution Abatement Notice (related to land and groundwater) pursuant to section 31A or 31B of the Environment Protection Act 1970 on the occupier of the site to require active management of these sites.

The Priority Sites Register does not list all sites that are known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register.

Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA may not be aware of the presence of contamination. Municipal planning authorities hold information about previous land uses, and it is advisable that such sources of information also be consulted.

For sites listed on the Priority Sites Register, a copy of the relevant Notice, detailing the reasons for issue of the Notice, and management requirements, is available on request from EPA for \$8 per Notice.

For more information relating to the Priority Sites Register, refer to EPA information bulletin: Priority Sites Register (EPA Publication 735, December 2000). For a copy of this publication, copies of relevant Notices, or for more information relating to sites listed on the Priority Sites Register, please contact EPA as given below:

EPA Information Centre
200 Victoria Street, Carlton 3053
Tel: 1300 372 842 Email:foi@epa.vic.gov.au

The information contained in this Extract of the Priority Sites Register may not be used for resale or for the preparation of mailing lists or for direct marketing. Any contravention of this notice will result in immediate revocation of access (including future access) to information contained on the Priority Sites Register.

© Environment Protection Authority. This publication is copyright and the information contained within it is confidential to the Environment Protection Authority. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement or otherwise for the purposes of processing the property transaction for which the information was acquired.

The Environment Protection Authority does not warrant the accuracy or completeness of information in this Extract and any person using or relying upon such information does so on the basis that the Environment Protection Authority shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

The information contained in this document has been sourced from the Environment Protection Authority who provides the Priority Sites Register information based only on the map reference entered when ordering this extract. Please ensure that you have used the correct edition of the directory and have entered the map reference correctly. SAI Global Property Division Pty Ltd does not warrant the accuracy or completeness of information provided by the EPA and therefore expressly disclaim liability arising from the use of this information.

CERTIFICATE

Pursuant to Section 58 of the *Heritage Act 2017*

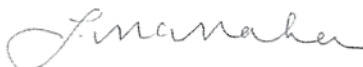
**Minter Ellison Real Estate, Environment and
Planning**

CERTIFICATE NO:
50553720

PROPERTY ADDRESS:
2 MINTER STREET BELGRAVE

PARCEL DESCRIPTION:
Lot 1 TP934740L; Lot 2 TP934740L

1. The place or object is not included in the Heritage Register.
2. The place is not in a World Heritage Environs Area.
3. The place or object is not subject to an interim protection order.
4. A nomination has not been made for inclusion of the place or object in the Heritage Register.
5. The place or object is not being considered for inclusion in the Heritage Register.
6. The site is not included in the Heritage Inventory.
7. A repair order is not in force in respect of the place or object.
8. There is not an order of the Supreme Court under Division 3 of Part 10 in force in respect of the place or object.
9. There is not a Governor in Council declaration made under section 227 in force against the owner of the place or object.
10. There is not a court order made under section 229 in force against a person in respect of the place or object.
11. There are no current proceedings for a contravention of this Act in respect of the place or object.
12. There has not been a rectification order issued in respect of the place or object.



Fiona McMahon
Heritage Officer (Registry)

(as delegate for Steven Avery, Executive Director, Heritage Victoria, pursuant to the instrument of delegation)

DATED: 1 July 2021

Note: This Certificate is valid at the date of issue.

Victorian Aboriginal Heritage Register – Advice as to the existence of records in relation to a nominated area of land.

Reference Number:

30709

SECTION 1 – Applicant Information

Name of applicant:

Mr SAIG Property

Organisation:

SAI Global

Postal address:

PO BOX 447 SOUTHBANK, VIC 3006
SOUTHBANK
VIC 3006

Telephone number:

1300 730 000

Email address:

epropertysupport@saiglobal.com

Customer Reference No.

68910907:104709581

SECTION 2 – Land Description (as provided by the applicant)

Subdivisional References (Lot / Plan):

1/TP934740

Crown References:

Title References (Volume / Folio) :

3925/946

Street Address:

2 MINTER Street BELGRAVE VIC 3160

Other description:

Directory Reference:

Directory:

VicRoads

SECTION 3 – Registered Information

Are there any registered Aboriginal Places or Objects on the nominated area of land?

No

Are there any other areas of cultural heritage sensitivity associated with the nominated area of land? (See over).

No

Does the Register contain a record of a notified place (ie a place reported but not yet inspected) in relation to the nominated area of land?

No

Does a stop order exist in relation to any part of the nominated area of land?

No

Does an interim or ongoing protection declaration exist in relation to any part of the nominated area of land?

No

Does a cultural heritage agreement or Aboriginal cultural heritage land management agreement exist in relation to any part of the nominated area of land?

No

Signed:

Date: 14/Jul/2021

Oona Phillips
Senior Heritage Registrar
Aboriginal Victoria

SECTION 4 – Terms & Conditions**Terminology**

In these terms and conditions, the expressions "we", "us" and "our" are a reference to the Government of the State of Victoria, acting through Aboriginal Victoria, an agency of the Department of Premier and Cabinet.

Advice provided from the Register

Access to the information requested from the Register in the "Application for advice as to the existence of records in relation to a nominated area of land" form (the "Form") is subject to the discretion of the Secretary and the requirements of the Act.

The absence of records on the Register for a nominated area of land does not necessarily mean that the area is devoid of Aboriginal cultural heritage values. Applicants should be aware of the provisions of s.17 and s.24 of the *Aboriginal Heritage Act 2006*, which require the reporting of Aboriginal remains, Aboriginal places and objects discovered in Victoria. Applicants should also be aware that it is an offence under the *Aboriginal Heritage Act 2006* to harm Aboriginal cultural heritage, for which significant penalties apply. This advice does not abrogate any requirement to prepare a Cultural Heritage Management Plan under the *Aboriginal Heritage Act 2006*.

Specific conditions of advice provided from the Register for an application under s.147

The Secretary, Department of Premier and Cabinet may refuse to provide any information to the Applicant if the provision of the information would be likely to endanger Aboriginal cultural heritage (refer to s.147 (4) of the Act).

Use of information

Information provided to the Applicant from the Register as a result of this application and for the land described in Section 2 ("Information") may only be used for the purposes nominated by the Applicant in the Form (and for no other purposes). The Information may not be on-sold or rebadged without our written permission.

Documents to be lodged with Registrar

Two copies (one of which must be in digital format) of any article, publication, report or thesis which relies on any Information provided to the Applicant must be lodged with the Registrar as soon as practicable after their completion.

Acknowledgment of source of Information

We must be acknowledged in any article, publication, report or thesis (including a newspaper article or display) which incorporates or refers to material supplied from the Register.

Copyright

We retain copyright in all materials for which legal title of the relevant organisation is clear. Apart from fair dealing for the purposes of private study, research, criticism or review, as permitted under the copyright legislation, and apart from uses specifically authorised by these terms and conditions, no part may be reproduced or reused for any commercial purposes whatsoever.

Specifically, and other than for the purposes of and subject to the conditions prescribed in the *Copyright Act 1968* (Cth), you may not in any form or by any means adapt, reproduce, store, create derivative works, distribute, print, display, perform, publish or commercialise the Information without our written permission.

Disclaimer

The Information is provided for information purposes only. Except as expressly stated to the contrary, no claim is made as to the accuracy or authenticity of its content. The Information is provided on the basis that any persons having access to it undertake responsibility for assessing the relevance and accuracy of its content. We do not accept responsibility for any loss or damage, however caused (including through negligence) which you may directly or indirectly suffer in connection with your use of the Information, nor do we accept any responsibility for any such loss arising out of your use or reliance (or any other person's use or reliance) on the Information.

The disclaimer set out in these terms and conditions is not affected or modified by any of the other terms and conditions in these Terms and Conditions. Nevertheless, our disclaimer does not attempt to purport to exclude liability in relation to any term implied by law which cannot be lawfully excluded.

Indemnity

You agree to indemnify and hold us, our agents and employees, harmless from any claim or demand, made by any third party due to, or arising out of or in connection with, your breach of these terms and conditions, or your infringement of any rights of a third party, or the provision of any information to a third party.

Governing Law

These terms and conditions are governed by the laws in force in the State of Victoria, Australia.

Third Party Disclosure

Where the information obtained from the Register is provided to a third party, details of the above Terms and Conditions must also be provided.

Areas of Cultural Heritage Sensitivity

You can find out more about 'areas of Aboriginal Cultural Heritage Sensitivity' including maps showing these areas, at

<https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes/planning-and-development-of-land.html>

PROPERTY INFORMATION CERTIFICATE

Building Services

To SAI Global Property Division Pty Ltd
Email epropertysupport@saiglobal.com
Date 30 June 2021

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

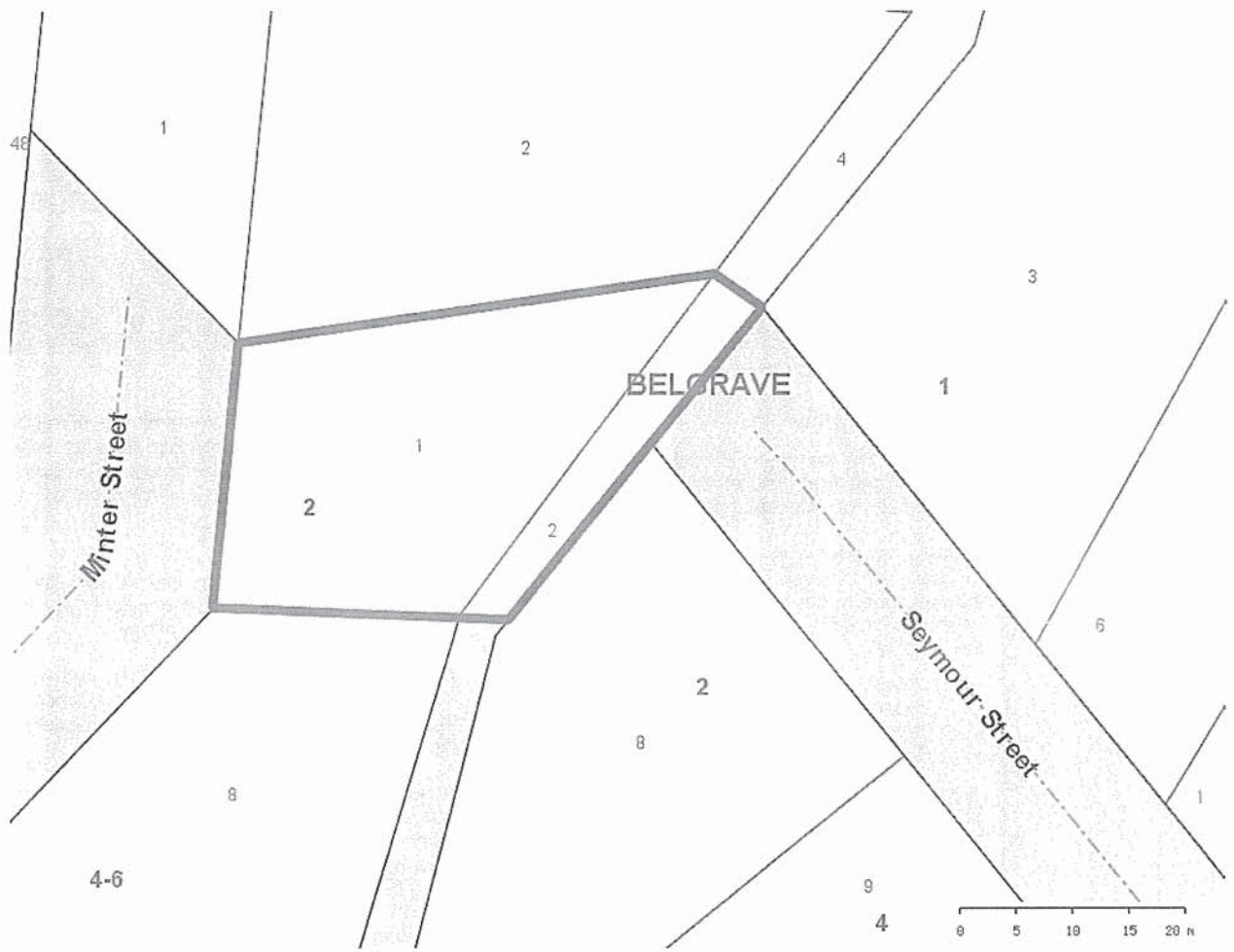


Received the sum of \$47.20 for this certificate.

PROPERTY:	2 Minter Street, Belgrave VIC 3160 - SEE MAP ATTACHED
	Lot 1 TP934740 Ca PT70J PNarree Worrان
ASSESSMENT NO:	90095
Sewered Area?	Contact South East Water (Ph 9552 3770) - If in an unsewered area, Council consent is to be obtained from Council's Environmental Health Officer for the installation or alteration to a septic system including alterations to plumbing fixtures and fittings or the construction of a building over an existing septic tank system.
Is property in a Flood Area? (Reg 153)	No
Is property in a Designated Land or Works (uncontrolled overland drainage) area? (Reg 154)	No
Is property in a Termite area? (Reg 150)	Yes
Is property in a Bushfire Prone area?	Information regarding Bushfire Prone areas can be obtained from www.land.vic.gov.au

ABN 21 973 226 012
Yarra Ranges Shire Council

Has a Bushfire Attack Level (BAL) been specified in Yarra Ranges Planning Scheme?	Information regarding Bushfire Attack Level (BAL) specified in Yarra Ranges Planning Scheme can be obtained from www.landata.vic.gov.au
Is property in an Alpine (prone to significant snowfalls) area? (Reg 152)	No
Is the property in an area which has been identified as being susceptible to landslip?	The land is affected by the Planning Scheme's Erosion Management Overlay (EMO). In Yarra Ranges, land identified as having a significant susceptibility to landslip is managed through the EMO. More information is contained in the attached Fact Sheet – "Managing Landslip in Yarra Ranges".
Is the property in an area which has been identified as being susceptible to Debris Flow?	The land is not affected by the Planning Scheme's Erosion Management Overlay (EMO). Some land in Montrose has been identified as having a significant susceptibility to debris flow (the rapid downslope movement of soil and rock) is managed through the EMO. No studies have been carried out in other parts of the municipality in relation to debris flow.
Will a development of this type require a Planning Permit?	Please contact Planning Services on 1300 368 333 to determine if these works require a Planning Permit. A fee is applicable.
Wind Speed?	To be determined by Designer and approved by Relevant Building Surveyor.
Crossing Deposit/Inspection	Enquiries should be referred Council's Infrastructure Services Department on 1300 368 333.
Legal Point of Discharge	A Yarra Ranges Approved Point of Discharge Application Form must be submitted directly to Council's Civil Development Services Department – a fee is applicable. The form is available on Council's website www.yarraranges.vic.gov.au or by contacting Civil Development on 1300 368 333.
Infrastructure Levy Required?	No



Managing Landslip in Yarra Ranges

What is Landslip?

Landslip is the movement of rock, debris or earth down a slope. This includes debris flow, which is the rapid flow of water saturated soil or rock debris.

Landslip can be triggered by natural causes such as heavy rainfall events or by human activity. This includes poorly designed earthworks or artificial concentrations of water in the ground caused by, for example:

- Irrigation of horticultural land
- Poor design of stormwater run-off
- In-ground waste water disposal
- Broken water mains.

Managing landslip risk through the planning scheme

In Yarra Ranges, areas having significant susceptibility to landslip are identified and managed through the Erosion Management Overlay (EMO) of the Yarra Ranges Planning Scheme.

The purpose of the EMO is to manage risks to life and property in areas prone to erosion, landslip or other land degradation processes. It seeks to do this by minimising land disturbance and development that could increase the risk of landslip.

The areas of land affected by the EMO are those that have steeper slopes, are underlain by soil or rock types that have previously been shown to be susceptible to landslip and areas where there is evidence of previous landslip or debris flow.

Planning to build?

To find out more about how Council's landslip controls affect your proposed development contact Council's Planning Services department on 9294 6222.

The Overlay contains requirements which must be met and enables the landslip risks associated with a proposed development to be considered prior to the issue of a planning permit.

Permit requirements

While some minor buildings and works within the EMO areas are exempt, the majority of development requires a planning permit.

All planning permit applications must be accompanied by a Geotechnical Assessment. This is a report which describes the landslip hazards to the proposed development.

A geotechnical engineer or engineering geologist must visit the site of the proposed development and identify potential landslip hazards. This may require boreholes to be drilled. In most cases, the geotechnical assessment can be undertaken at the same time as a site investigation undertaken for the purposes of site classification and foundation design.

If the geotechnical assessment identifies landslip hazards of concern, a Landslip Risk Assessment (LRA) must also be prepared.

This is a more comprehensive assessment of landslip hazards and will usually be required on sites that are particularly steep, sites where there is evidence of previous slope instability or sites where previous development has introduced landslip hazards.

The LRA report may provide recommendations for managing these hazards, for example, improved drainage or retaining walls. If so, development plans should show these recommendations.

(continued over)

Council may also require an LRA where it considers the Geotechnical Assessment does not provide enough information to decide whether the development should proceed.

Both assessments must be prepared by a qualified and experienced geotechnical practitioner.

Further information?

Further information about landslip can be found at www.ga.gov.au/hazards/landslide.

To determine the specific susceptibility of the property you own or propose to purchase, it is recommended that you consult a private geotechnical engineer or engineering geologist. Contact Consult Australia (formerly the Association of Consulting Engineers Australia) on 8699 7700 or at www.consultaustralia.com.au for assistance in finding a suitably qualified consultant.

The Yarra Ranges Planning Scheme can be viewed at www.dpcd.vic.gov.au/planning or any of Council's Community Link centres.

BUILDING APPROVAL PARTICULARS

Building Act 1993 BUILDING REGULATIONS 2018 Regulation 51(1)

Certificate Number 110137
Your Reference 68910907:104709576:105635
Date Issued 30 June 2021

SAI Global Property Division Pty Ltd
DX 502
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 2 Minter Street, Belgrave VIC 3160
Property Description Lot 1 TP934740 Ca PT70J PNarree Worran
Assessment Number 90095

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-25124 20190007/0 Council ref: 45436/2017/0	4/07/2018	Construction of Dwelling & Garage Issuer: Zonne Building Consulting Pty Ltd Builder: Mr Robert Gadd (DB-33868) Insurer: Bovill Risk & Insurance Consultants Pty Ltd Cost: \$422,000	Nil	Nil

Additional information under Regulation 51(2) can be obtained for an additional fee of \$47.20. 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 \$47.20 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.

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: 100358
Issue Date: 02-Jul-2021
Applicant Reference: 68910907:104709573:105632

SAI Global Property Division Pty Ltd
DX 502
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: 90095/8
Property Address: 2 Minter Street, Belgrave VIC 3160
Property Description: Lot 1 TP934740 Ca PT70J PNarree Worran

VALUATION INFORMATION

Current Level of Value Date: 1 January 2021
Operative Date of Value: 01-Jul-2021
Site Value: 220,000
Capital Improved Value: 220,000
Net Annual Value: 11,000

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	622.35	Legal Charges Arrears	0.00
Fire Services Property Levy	126.95	Arrears & Previous Year Interest	3,199.25
		Current Interest on Arrears	0.00
		Interest on Current Rates	0.00
		Current Year Rates	749.30
		Rebates	0.00
		Payments since 1 July 2021	0.00
		Overpayment	0.00
		Other	0.00
		Total Rates Outstanding	3,948.55
		Chargeable Works &/or EUA	0.00
		Local Govt Act 1989–Sec. 227	0.00
Total Annual Charge	749.30	Balance Outstanding	\$3,948.55

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 900958
- On Council's website at yarraranges.vic.gov.au/payments by Visa or Mastercard using Reference 900958

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: 02-Jul-2021
(Contact Property Rating Services on 1300 368 333 for any enquiries)
Received the sum of \$27.00 being the fee for this Certificate.

SAI GLOBAL - PSP
 E-mail:
 authority@property.saiglobal.com

Statement for property:
 LOT 1 2 MINTER STREET BELGRAVE
 3160
 1 TP 934740

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
59D//18996/8	68910907:104709575	29 JUNE 2021	39207677

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.

BY	CHARGE	PERIOD	AMOUNT
Parks Victoria	Parks Service Charge	01/07/2020 to 30/06/2021	\$79.02
Melbourne Water Corporation	Total Service Charges	01/04/2021 to 30/06/2021	\$26.08
Subtotal Service Charges			\$105.10
Arrears			\$284.30
TOTAL UNPAID BALANCE			\$389.40

- 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.

- 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.

AUTHORISED OFFICER:



MIKALA HEHIR
 GENERAL MANAGER
 CUSTOMER & COMMUNITY ENGAGEMENT

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

- 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.

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

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.

AUTHORISED OFFICER:



MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

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

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:

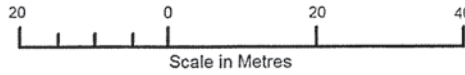


MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

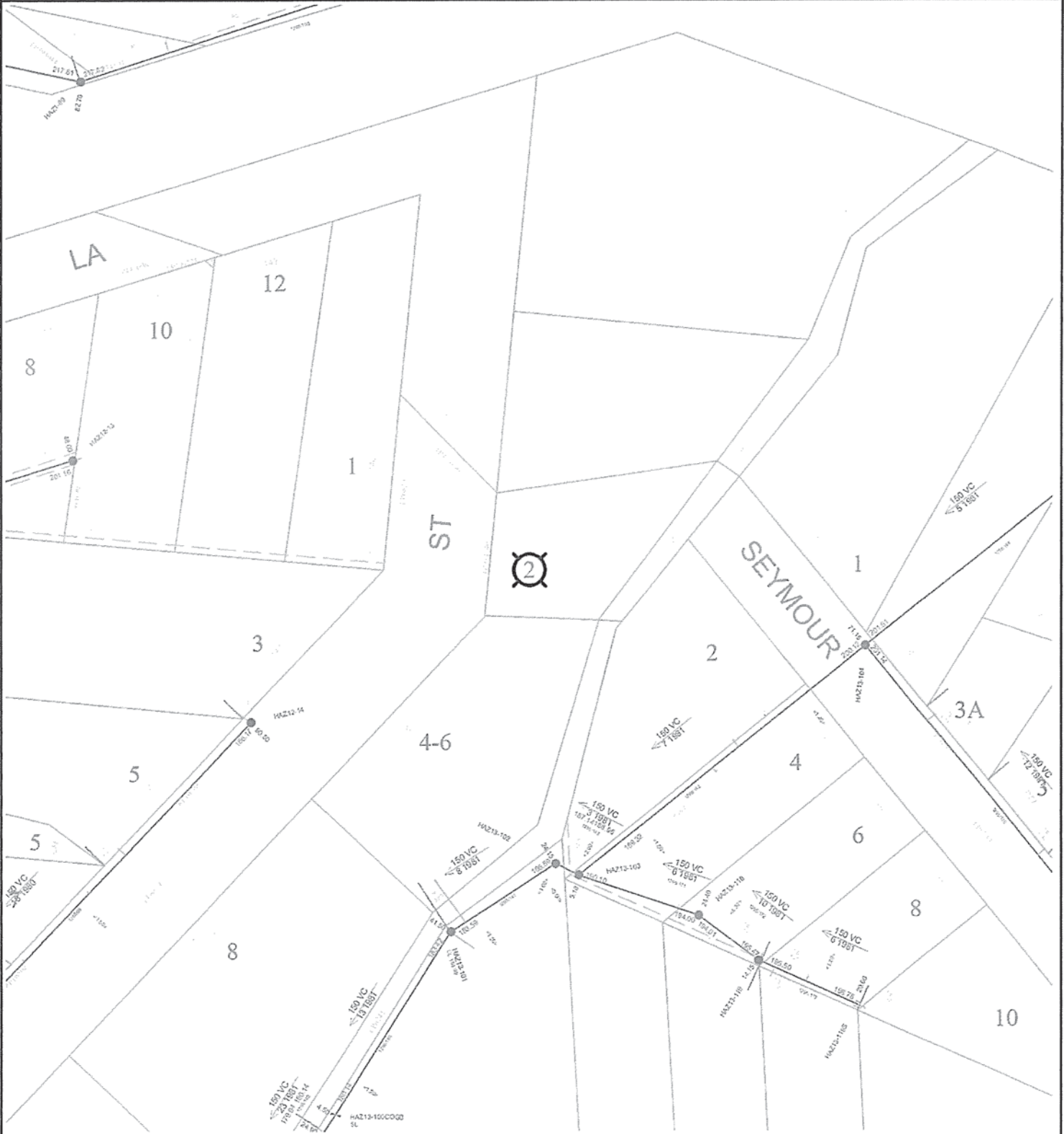
South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198



Case Number: 39207677

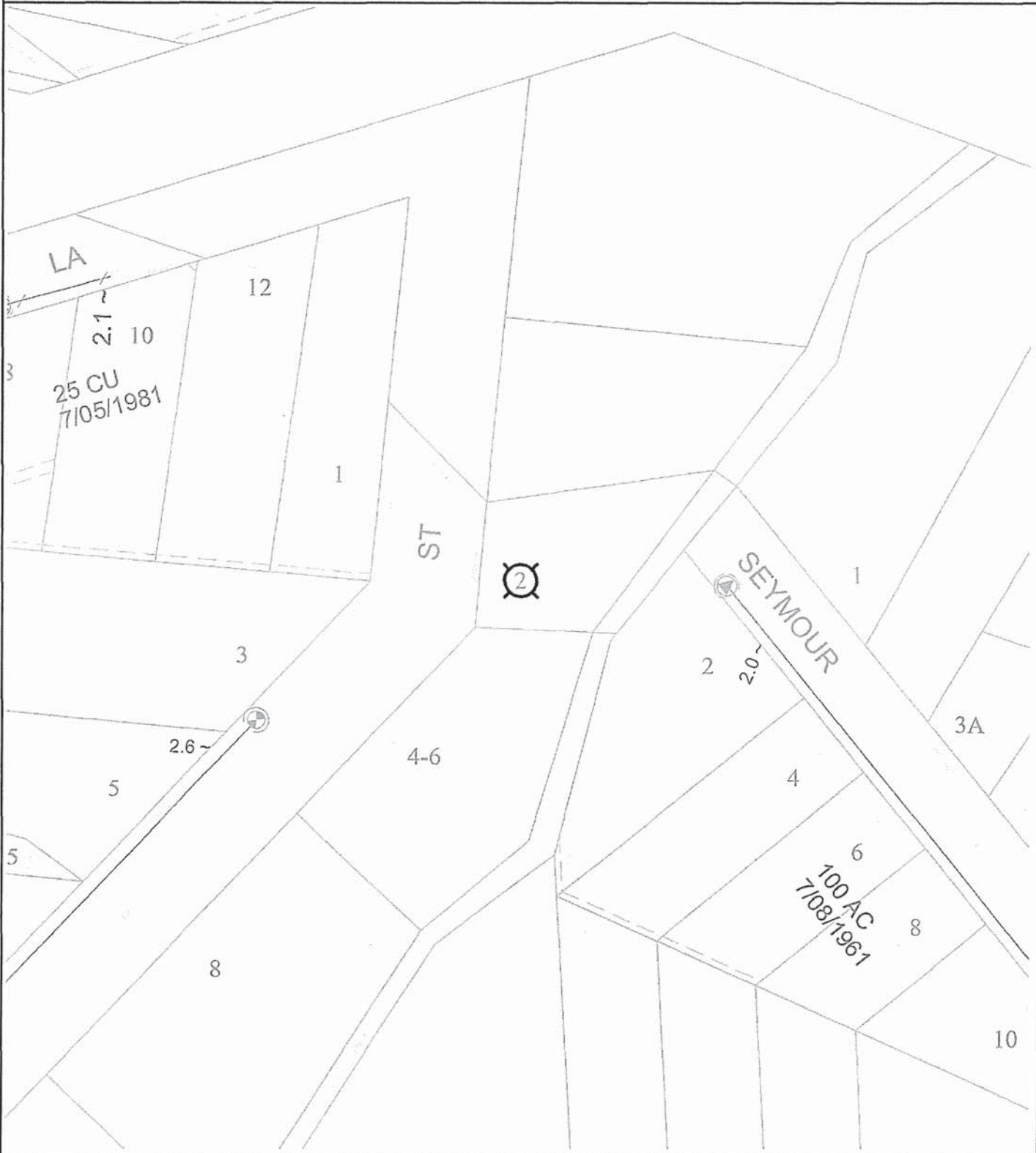


Date: 29JUNE2021



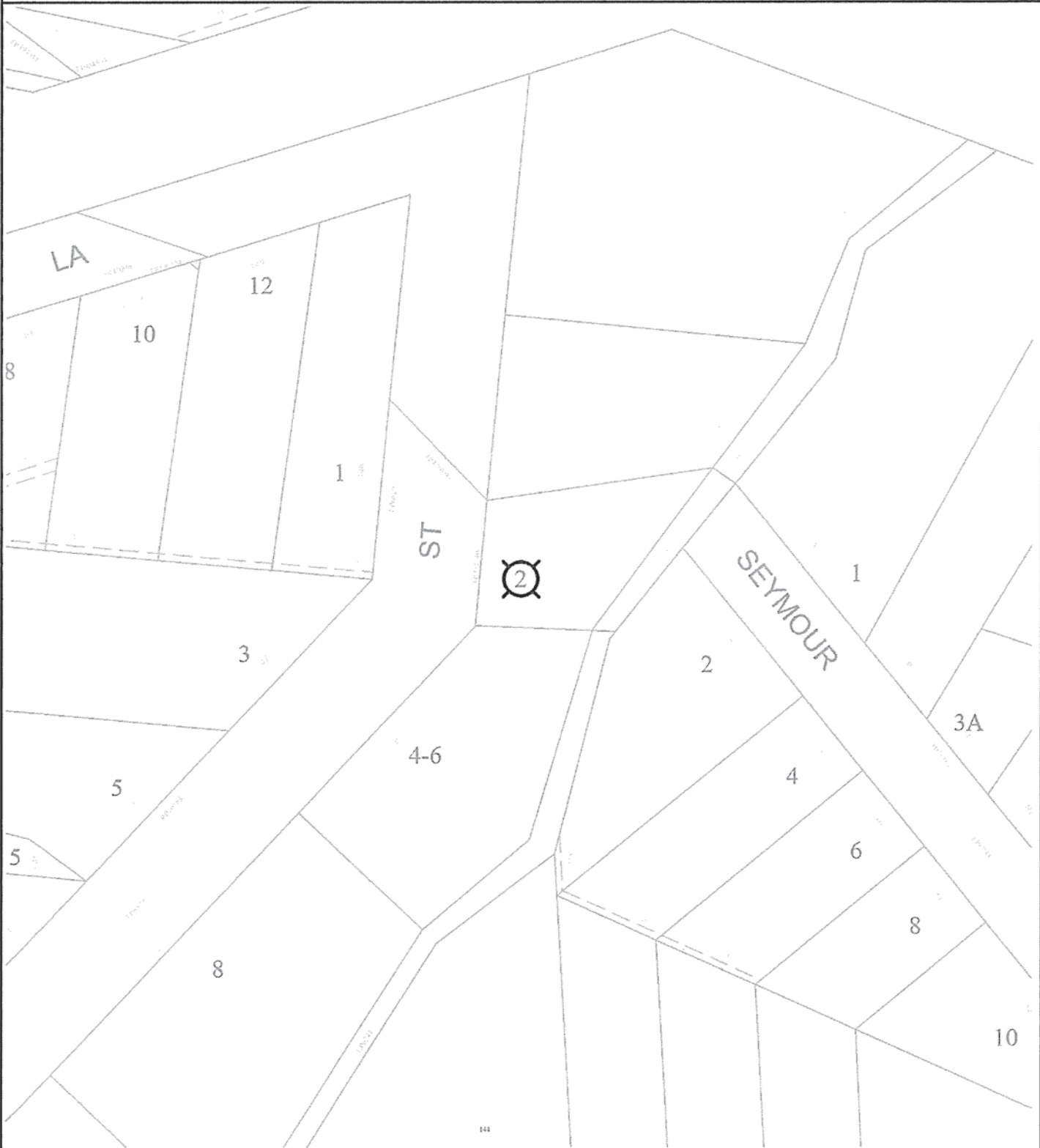
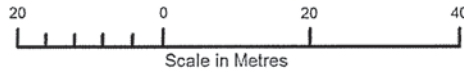
WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, 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	Offset from Boundary
Melbourne Water Assets		
Sewer Main	Underground Drain	Natural Waterway
Maintenance Hole	Channel Drain	Underground Drain M.H.



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



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LEGEND

- Title/Road Boundary
- Proposed Title/Road
- Easement



- Subject Property
- Recycled Water Main Valve
- Recycled Water Main & Services

- Hydrant
- Fireplug/Washout
- ~ 1.0 Offset from Boundary

Property Clearance Certificate

Taxation Administration Act 1997



MINTER ELLISON REAL ESTATE, ENVIRONMENT AND PLANNING VIA SAI GLOBAL PROPERTY
LEVEL 20, 535 BOURKE STREET
MELBOURNE VIC 3000

Your Reference: 68910907:104709574
Certificate No: 47901875
Issue Date: 29 JUN 2021
Enquiries: ESYSPROD

Land Address: 2 MINTER STREET BELGRAVE VIC 3160

Land Id	Lot	Plan	Volume	Folio	Tax Payable
REFER TO ATTACHMENT					

Vendor: WESTPAC BANKING CORPORATION
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
REFER TO ATTACHMENT					

Comments: Refer to attachment

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
REFER TO ATTACHMENT					

Comments: Refer to attachment

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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:	\$210,000
SITE VALUE:	\$210,000
AMOUNT PAYABLE:	\$1,408.10

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

Certificate No: 47901875

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 = \$0.00

Taxable Value = \$210,000

Calculated as \$0 plus (\$210,000 - \$0) multiplied by 0.000 cents.

Property Clearance Certificate - Payment Options

BPAY



Billers Code: 5249
Ref: 47901875

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: 47901875

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Taxation Administration Act 1997

Certificate No: 47901875

Land Address: 2 MINTER STREET BELGRAVE VIC 3160

Land Id	Lot	Plan	Volume	Folio	Tax Payable
12564096	1	934740	3925	946	\$1,408.10
	2	934740			

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
CC PR1 PTY LTD	2021	\$210,000	\$347.11	\$0.00	\$347.11
CC PR1 PTY LTD	2020	\$205,000	\$326.89	\$0.00	\$326.89
CC PR1 PTY LTD	2019	\$200,000	\$362.20	\$0.00	\$362.20
CC PR1 PTY LTD	2018	\$130,000	\$185.95	\$0.00	\$185.95
CC PR1 PTY LTD	2017	\$130,000	\$185.95	\$0.00	\$185.95

Comments: Land Tax will be payable but is not yet due - please see note 6 on reverse.

Vacant Residential Land Tax Details	Year	Taxable Value	Tax Liability	Penalty/Interest	Total
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Comments:

Total Amount Payable for Property: 12564096 \$1,408.10

Total: \$1,408.10

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