

**Vendors Statement to the Purchaser of Real Estate  
Pursuant to Section 32 of the Sale of Land Act ("the Act")**

**ALCORE CONVEYANCING**

Our ref: K/28442

PO Box 19 Hallam 3803

Phone: 1300 655 996 Fax: 9703 1175

Email: [carole@alcore.com.au](mailto:carole@alcore.com.au)

**Vendor: Jozsef Kormos and Tina Cosby**

**Property: 15 Carramar Court, Emerald**

**1. Financial matters in respect of the land**

Information concerning the amount of Rates, Taxes, Charges and other similar outgoings affecting the property and interest (if any) payable thereon (including any Owners Corporation Charges and Interest) – are as follows:

<u>Authority</u>	<u>Amount</u>
1. Cardinia Shire Council	2,408.54 p.a.
2. Yarra Valley Water	389.03 p.a.

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:

- a. Their total does not exceed \$3,000.00 p.a.
- b. The particulars of any Charge (whether registered or not) over the property imposed by or under any Act to secure an amount due under that Act are – NIL.

**2. Insurance details in respect of the land**

- (a) if the contract provides that the land does **NOT** remain at the vendor's risk before the purchaser is entitled to possession or receipt of rents and profits:

Not applicable.

- (b) Owner Builder. If there is a residence on the land which was constructed within the preceding 6 years and section 137B of the **Building Act 1993** applies to the residence:

No such insurance has been effected.

**3. Matters relating to land use**

- (a) Information concerning any easement, covenant or similar restriction affecting the property, registered or unregistered, are as follows:

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

- (b) This land is within a bushfire prone area within the meaning of the regulations made under the *Building Act 1993*
- (c) There is access to the property by road.
- (d) in the case of land to which a planning scheme applies – are contained in the attached planning report.

#### **4. Notices made in respect of land**

- (a) Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the property of which the vendor might reasonably be expected to have knowledge;
- (b) whether there are any notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes;
- (c) particulars of any notice of intention to acquire served under section 6 of the ***Land Acquisition and Compensation Act 1986***;

None to the Vendor's knowledge, save those relating to apportionable outgoings. The Vendor has no means of knowing all decisions of public authorities and government departments affecting the property unless these have been communicated to the Vendor.

#### **5. Building permits**

Particulars of any building permit issued during the past seven years under the *Building Act 1993* (where the property includes a Residence):

No such Building permit has been granted to the Vendor's knowledge

#### **6. Information relating to any owners corporation**

The land is not affected by an Owners Corporation within the meaning of the *Owners Corporations Act 2006*.

#### **7. Growth areas infrastructure contribution**

There is not a work-in-kind agreement (within the meaning of Part 9B of the ***Planning and Environment Act 1987***).

#### **8. Disclosure of non-connected services**

The following services are **NOT** connected to the land – NOT APPLICABLE.

The Vendor reserves the right to have some of the services disconnected prior to or at settlement. Any reconnection costs will be paid for by the Purchaser.

#### **9. Evidence of title**

Attached are copies of the following document/s concerning Title:-

- (a) in the case of land under the **Transfer of Land Act 1958**, a copy of the Register Search Statement and the document, or part of the document, referred to as the diagram location in the Register Search Statement that identifies the land and its location;
- (b) in any other case, a copy of—
  - (i) the last conveyance in the chain of title to the land; or
  - (ii) any other document which gives evidence of the vendor's title to the land;
- (c) if the vendor is not the registered proprietor of the land or the owner of the estate in fee simple in the land, evidence of the vendor's right or power to the sell the land;
- (d) in the case of land that is subject to a subdivision—
  - (i) if the plan of subdivision has not been registered, a copy of the plan of subdivision which has been certified by the relevant municipal council; or
  - (ii) if the plan of subdivision has not yet been certified, a copy of the latest version of the plan;
- (e) In the case of land that is part of a staged subdivision within the meaning of Section 37 of the **Subdivision Act 1988** –
  - (i) If the land is in the second or a subsequent stage, a copy of the plan for the first stage; and
  - (ii) Details of any requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with; and
  - (iii) Details of any proposals relating to subsequent stages that are known to the vendor; and
  - (iv) A statement of the contents of any permit under the **Planning and Environment Act 1987** authorising the staged subdivision.
- (f) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the **Subdivision Act 1988** is proposed –
  - (i) If the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
  - (ii) If the later plan has not yet been certified, a copy of the latest version of the plan.

The day of this Statement is the 3 day of August 2021

Signed by the Vendor:

X.....  
Jozsef Kormos

X.....  
Tina Cosby

The Purchaser acknowledges being given a duplicate of this Statement signed by the Vendor before the Purchaser signed any Contract.

The day of this Acknowledgement is the .....day of.....20

Signed by the Purchaser:

X.....

X.....

#### IMPORTANT NOTICE – ADDITIONAL DISCLOSURE REQUIREMENTS

Where the property is to be sold subject to a Mortgage that is not to be discharged by the date of possession (or receipt of rents and profits) of the property and/or sold on Terms – the Vendor must provide an additional Statement containing the particulars specified in Schedules 1 and 2 of the Act.

Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the Sale of Land Act 1962.

**NOTICE TO PURCHASER**  
**PURSUANT TO SECTION 14-255 SCHEDULE 1**  
**OF THE TAXATION ADMINISTRATION ACT 1953 (CTH) (Act)**

**Purchaser GST Withholding Obligations**

The Vendor hereby gives Notice that the Vendor warrants and confirms that the Property set out below is NOT new residential premises or potential residential land as defined in Section 14-250 of the Act and the Purchaser has **NO** GST withholding obligations.

Vendor: Jozsef Kormos and Tina Cosby

Property: 15 Carramar Court EMERALD VIC 3782

Register Search Statement - Volume 9121 Folio 876

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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 09121 FOLIO 876

Security no : 124091511900W  
Produced 29/07/2021 05:21 PM

LAND DESCRIPTION

Lot 1 on Title Plan 181416Q.  
PARENT TITLE Volume 08238 Folio 289  
Created by instrument F897708 17/10/1975

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
JOZSEF KORMOS  
TINA COSBY both of 15 CARRAMAR COURT EMERALD VIC 3782  
AM680488S 05/04/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM680489Q 05/04/2016  
AUSTRALIA AND NEW ZEALAND BANKING GROUP 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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP181416Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 15 CARRAMAR COURT EMERALD VIC 3782

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS  
Effective from 22/10/2016

DOCUMENT END

**The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 29/07/2021, for Order Number 69504375. Your reference: K/28442.**

TITLE PLAN		EDITION 1		TP 181416Q							
Location of Land Parish: GEMBROOK Township: Section: Crown Allotment: 53B (PT) Crown Portion:  Last Plan Reference: LP 42228 Derived From: VOL 9121 FOL 876 Depth Limitation: NIL			Notations  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN								
Description of Land / Easement Information				THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 08/10/1999 VERIFIED: GB							
<div><div>CARRAMAR COURT</div><div><div>24</div><div>21.34</div><div>91°21'</div><div>42.67</div><div>1</div><div>25</div><div>45.72</div><div>26</div><div>136°43'21"</div><div>3.05</div><div>18.29</div><div>181°21'</div><div>CARRAMAR COURT</div></div></div>											
<table><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr><tr><td colspan="2">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</td></tr><tr><td colspan="2">PARCEL 1 = LOT 25 ON LP 42228</td></tr></table>						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		PARCEL 1 = LOT 25 ON LP 42228	
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PARCEL 1 = LOT 25 ON LP 42228											
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets							

**Register Search Statement - Volume 9121 Folio 877**

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PARENT TITLE Volume 08238 Folio 290  
Created by instrument F897708 17/10/1975

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
JOZSEF KORMOS  
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# Property Report from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 30 July 2021 11:39 AM

**Address:** 15 CARRAMAR COURT EMERALD 3782

**Lot and Plan Number:** This property has 2 parcels. See table below.

**Standard Parcel Identifier (SPI):** See table below.

**Local Government (Council):** CARDINIA **Council Property Number:** 2168300100

**Directory Reference:** Melway 125 H12

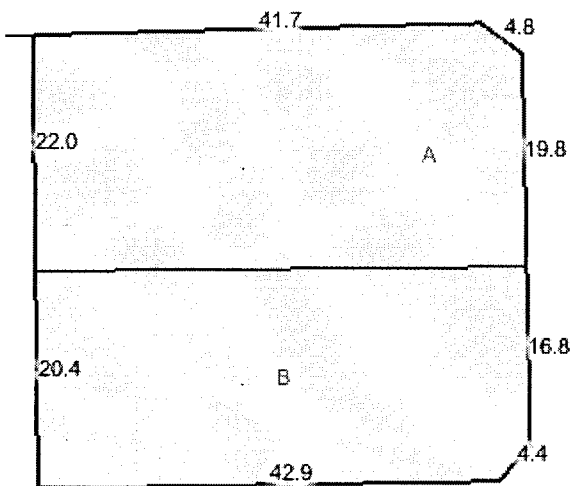
**This property is in a designated bushfire prone area.**

**Special bushfire construction requirements apply. Planning provisions may apply.**

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

## Site Dimensions

All dimensions and areas are approximate. They may not agree with the values shown on a title or plan.



**Area:** 1938 sq. m

**Perimeter:** 173 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

For more accurate dimensions get copy of plan at **Title and Property Certificates**

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## Parcel Details

Letter in first column identifies parcel in diagram above

	Lot/Plan or Crown Description	SPI
A	Lot 1 TP181416	1\TP181416
B	Lot 1 TP181417	1\TP181417

## State Electorates

**Legislative Council:** EASTERN VICTORIA

**Legislative Assembly:** GEMBROOK

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## Utilities

**Rural Water Corporation:** Southern Rural Water

**Melbourne Water Retailer:** Yarra Valley Water

**Melbourne Water:** inside drainage boundary

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

## Planning Zone Summary

**Planning Zone:** LOW DENSITY RESIDENTIAL ZONE (LDRZ)

LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2 (LDRZ2)

**Planning Overlays:** BUSHFIRE MANAGEMENT OVERLAY (BMO)

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)

RESTRUCTURE OVERLAY (RO)

RESTRUCTURE OVERLAY - SCHEDULE 31 (RO31)

VEGETATION PROTECTION OVERLAY (VPO)

VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)

Planning scheme data last updated on 29 July 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](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to [Titles and Property Certificates](#)

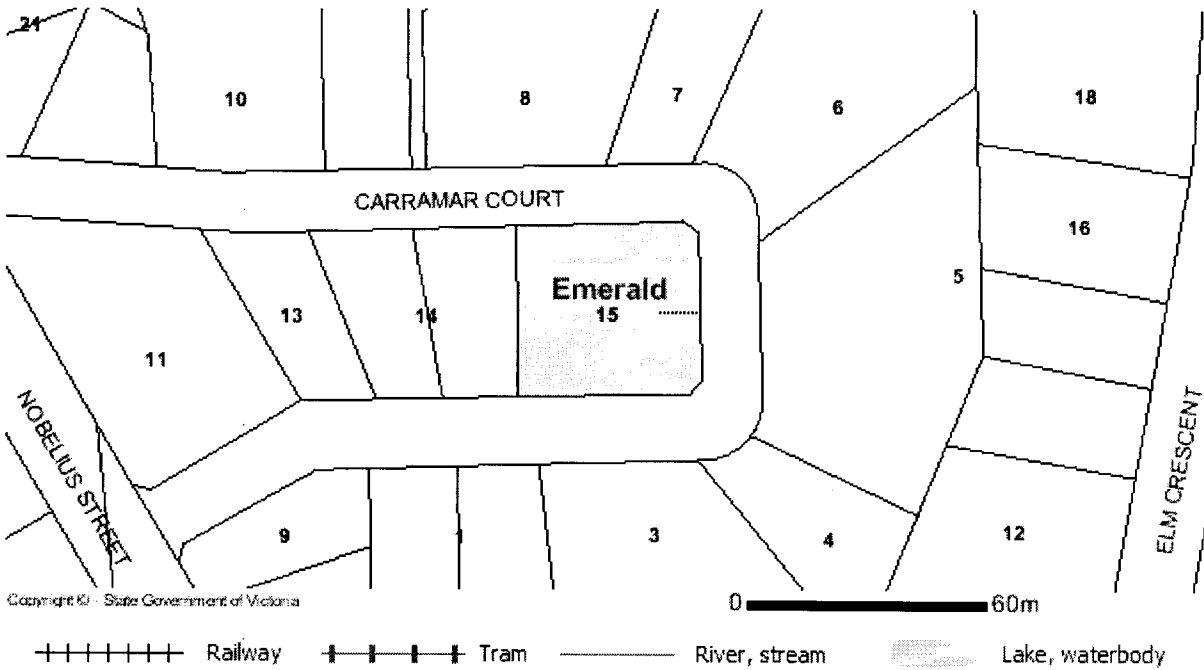
The Planning Property Report includes separate maps of zones and overlays

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

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

For other information about planning in Victoria visit [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

## Area Map



# Valuation, rates and charges notice

For period 1 July 2020 to 30 June 2021

  
**Cardinia**

ABN 32 210 906 807

Kormos, J & Cosby, T  
15 Carramar Ct  
EMERALD VIC 3782

028

## Description and location of property:

15 Carramar Ct  
Emerald 3782  
L1 TP181416;L1 TP181417

Instalment 1 **\$682.49**  
Due date **30/09/2020**  
  
Date of issue **21/08/2020**  
Property number **2168300100**

**Instalment 2**  
Due 30 November 2020 **\$576.00**

**Instalment 3**  
Due 28 Feb 2021 **\$576.00**

**Instalment 4**  
Due 31 May 2021 **\$574.05**

**Annual total**  
If you prefer, you can pay this amount by 30 September 2020. **\$2,408.54**

## How your 2020-21 rates were calculated

Capital Improved Value (CIV)		<b>\$575,000</b>
x rate in dollar	x	<b>\$0.002812</b>
= Council charges	=	<b>\$1,616.90</b>
+ Fire Services Property Levy	+	<b>\$144.05</b>
+ waste charges	+	<b>\$541.10</b>
- or + credit or arrears	+	<b>\$106.49</b>
- Concession/Rebate		
= <b>Annual total</b>		<b>\$2,408.54</b>

For more information on these charges, see the back page of this notice.

## Payment options



Set up regular payments to suit your budget at [cardinia.vic.gov.au/rates](http://cardinia.vic.gov.au/rates)



Bill code: **858944**  
Ref: 21683001008

BPAY @ this payment via internet or phone banking  
BPAY View @ - view and pay this bill via internet banking  
BPAY View registration number: 21683001008



Billpay Code: **0860**  
Ref: 2168 3001 0000 008

Call 131 816, go to [postbillpay.com.au](http://postbillpay.com.au) or visit an Australia Post store



Set up regular Centrepay deductions from your Centrelink payments at [www.servicesaustralia.gov.au/centrepay](http://www.servicesaustralia.gov.au/centrepay) CRN: 555 012 959V



Pay in person at our Customer Service Centre  
20 Siding Avenue, Officer. (Open Monday to Friday, 8.30am-5pm).



For emailed notices:  
[cardinia.enotices.com.au](http://cardinia.enotices.com.au)  
Reference No: **91A569FCBD**



Instalment \*860 216830010000008

For more information



1300 787 624



[www.cardinia.vic.gov.au/rates](http://www.cardinia.vic.gov.au/rates)

# Rates and valuation information for your property

<b>Capital Improved Value (CIV)</b> as at 1 January, 2020	<b>\$575,000</b>
<b>Site Value (SV)</b>	<b>\$430,000</b>
<b>Net Annual Value (NAV)</b>	<b>\$28,750</b>
<b>Australian Valuation Property Classification Code (AVPCC)</b>	
110 : Single Residential Accommodation - Detached Dwelling	
<b>Land Use Classification</b> Residential	
<b>Fire Services Property Levy</b> (a Victorian Government charge)	575000 x \$0.000054 + \$113.00 <b>\$144.05</b>
Arrears	<b>\$106.49</b>
Base Rate	<b>\$1,616.90</b>
120lt Garbage & Recycling Charge	575000 x \$0.002812 <b>\$294.70</b>
240lt Green Waste Charge	1 Service/s <b>\$246.40</b>

## When do I need to pay my rates?

Rates are paid in quarterly instalments – see the front page of this notice for instalment amounts and due dates. If you prefer, you can pay the annual total (the sum of all four instalments) by 30 September 2020.

## What if I don't pay my rates instalment by the due date?

In accordance with Section 172 of the *Local Government Act 1989* you need to pay each rates instalment by its due date to avoid being charged interest (10% per year). Legal action may also be taken for recovery of unpaid rates and may incur additional costs. If you are having difficulty paying your rates, contact us to discuss a payment plan. A new plan must be made for each financial year.

## I have a Pensioner Concession Card or Department of Veterans' Affairs Gold Card. Do I get a discount on my rates?

Yes, if the rateable property is your principal place of residence and you don't receive this concession on any other property. To apply for this concession go to [www.cardinia.vic.gov.au/rates](http://www.cardinia.vic.gov.au/rates) for a link to the 'Municipal rates concession' web page on the Department of Health and Human Services website (DHHS). Please complete the application form on the DHHS website and post or email it to Council.

If you are a Health Care Card holder you may be eligible for the COVID-19 or Jobseeker rebate provided by Council. To apply for the COVID-19 rebate go to [www.cardinia.vic.gov.au/rates](http://www.cardinia.vic.gov.au/rates) and complete the online application. To apply for the Jobseeker rebate go to [www.cardinia.vic.gov.au/rates](http://www.cardinia.vic.gov.au/rates), download the Jobseeker rate rebate application form and return the completed form by post or email to Council.

## What should I do if my mailing address or property ownership details have changed?

If your mailing address has changed please go to [www.cardinia.vic.gov.au/rates](http://www.cardinia.vic.gov.au/rates) to update your details. Property owners are legally required to advise Council of changes in ownership by way of a Notice of Acquisition or copy of title.

## What is the Capital Improved Value (CIV)?

This is your property's value including site value (land), buildings and other improvements.

## What is the Site Value (SV)?

This is the value of the land only. It is included in the CIV amount.

## What is the Net Annual Value (NAV)?

This is fixed by Victorian Government legislation to be 5% of the CIV for residential and rural properties. For commercial or industrial properties it is the estimated annual market rent.

## What is the 'rate in the dollar'?

This is calculated by dividing the total rates Council needs for the financial year by the total CIV for Cardinia Shire.

## Are there different rate categories?

Yes. A different rate is applied depending on the type of property you own, such as residential, agricultural, commercial and industrial, and vacant or unoccupied land. These categories are the fairest way to determine the rates contribution to be made by owners of different property classes.

## What is the Australian Valuation Property Classification Code (AVPCC)?

Independent property valuers assign this code to your property according to the land's use. The code is used to determine your property's Land Use Classification, in accordance with the *Fire Services Property Levy Act 2012*.

## What is the Land Use Classification?

This classification is used to calculate the Fire Services Property Levy amount payable. It does not refer to the zoning of the property or how rates are calculated.

## What is the Fire Services Property Levy?

This is a Victorian Government levy to fund fire services. The rate varies depending on the property's location, classification and CIV. You have the legal right to apply for a waiver, deferral or discount on the levy amount under Section 27 of the *Fire Services Property Levy Act 2012* for rateable land, and under Section 28 for non-rateable residential land. For more information visit [www.firelevy.vic.gov.au](http://www.firelevy.vic.gov.au)

## Can I request a review of my rates or charges, property valuation or land use classification?

Yes – you have the legal right to appeal for a review of your rates and/or charges, associated differential rating and the valuation and/or Land Use Classification applied to your property, within 60 days of receiving this notice.

**For more information about rates and your legal rights and responsibilities visit [www.cardinia.vic.gov.au/rates](http://www.cardinia.vic.gov.au/rates), or contact us on 1300 787 624 or [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)**

## Privacy statement

Personal information collected by Council is used for municipal purposes as specified in the *Local Government Act 1989*. Personal information will be held securely and used solely by Council for these purposes and/or directly related purposes. Council may disclose this information to other organisations if required or permitted by legislation.



YARRA VALLEY WATER  
ABN 93 068 902 591

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

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

30th July 2021

Alcore Conveyancing via Dye & Durham Property Pty  
SAIGPROPERTY

Dear Alcore Conveyancing via Dye & Durham Property Pty ,

**RE: Application for Water Information Statement**

<b>Property Address:</b>	15 CARRAMAR COURT EMERALD 3782
<b>Applicant</b>	Alcore Conveyancing via Dye & Durham Property Pty SAIGPROPERTY
<b>Information Statement</b>	30624199
<b>Conveyancing Account Number</b>	2469580000
<b>Your Reference</b>	K/28442

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au). For further information you can also refer to the Yarra Valley Water website at [www.yvw.com.au](http://www.yvw.com.au).

Yours sincerely,

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

Steve Lennox  
GENERAL MANAGER  
RETAIL SERVICES



**Yarra Valley Water Encumbrance**

Property Address	15 CARRAMAR COURT EMERALD 3782
------------------	--------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

**THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(3)**

Existing sewer mains will be shown on the Asset Plan.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

**Melbourne Water Encumbrance**

Property Address	15 CARRAMAR COURT EMERALD 3782
------------------	--------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

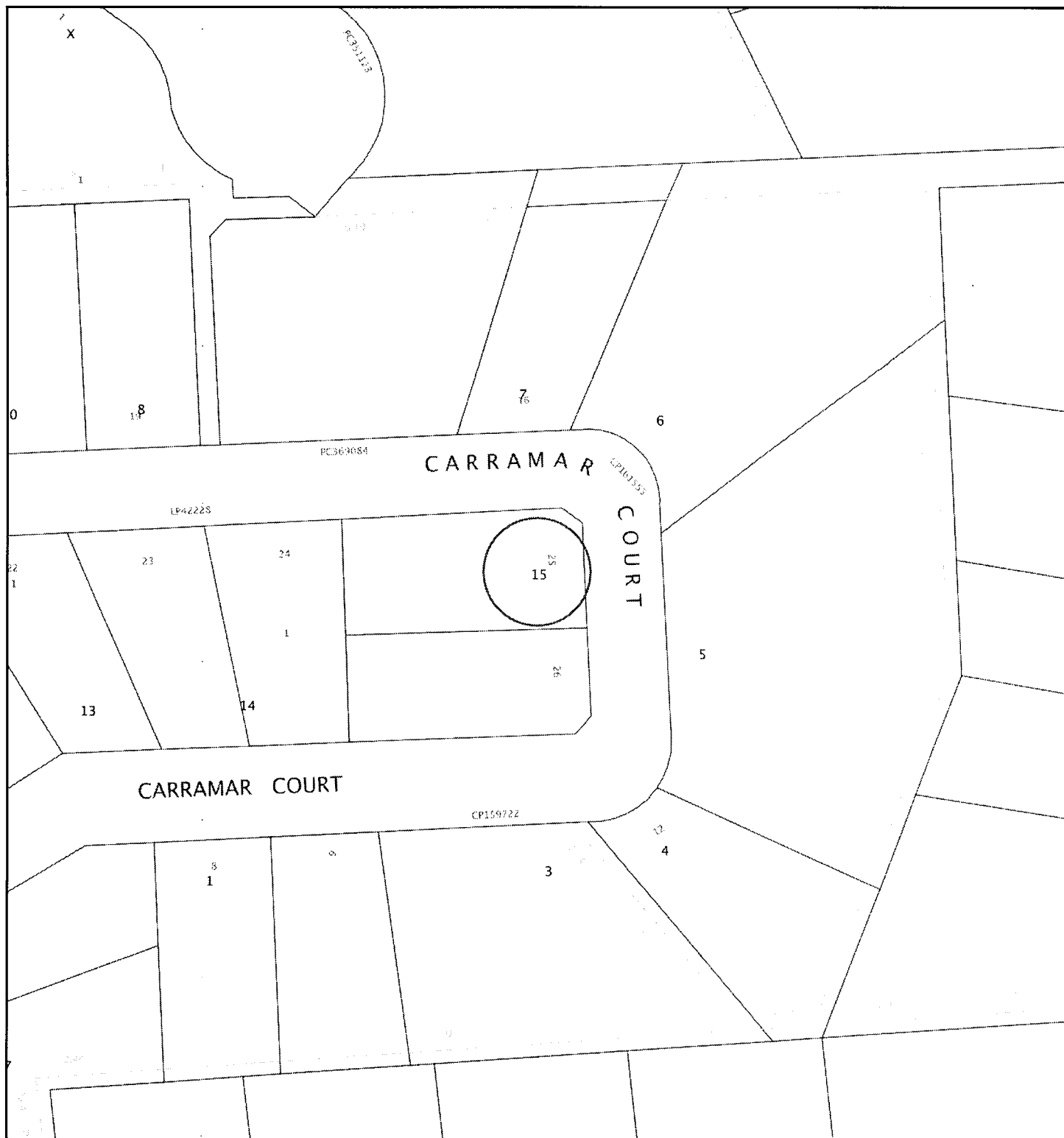
**THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)**

Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.



**Yarra Valley Water  
Information Statement  
Number: 30624199**

<b>Address</b>	15 CARRAMAR COURT EMERALD 3782
<b>Date</b>	30/07/2021
<b>Scale</b>	1:1000



**Yarra  
Valley  
Water**

ABN 93 066 902 501

Existing Title		Access Point Number	GLV2-42	MW Drainage Channel Centreline	
Proposed Title		Sewer Manhole		MW Drainage Underground Centreline	
Easement		Sewer Pipe Flow		MW Drainage Manhole	
Existing Sewer		Sewer Offset		MW Drainage Natural Waterway	
Abandoned Sewer		Sewer Branch			

**Disclaimer:** This information is supplied on the basis Yarra Valley Water Ltd:  
 - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets;  
 - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information;  
 - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;



YARRA VALLEY WATER  
ABN 93 085 902 591

Luoknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

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

Alcore Conveyancing via Dye & Durham Property Pty  
SAIGPROPERTY  
property.certificates@dyedurham.com

## RATES CERTIFICATE

Account No: 6584574536  
Rate Certificate No: 30624199

Date of Issue: 30/07/2021  
Your Ref: K/28442

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
15 CARRAMAR CT, EMERALD VIC 3782	1\TP181417	1382821	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-07-2021 to 30-09-2021	\$19.71	\$19.71
Residential Water Usage Charge Step 1 – 17.000000kL x \$2.64460000 = \$44.96 Estimated Average Daily Usage \$0.47	04-03-2021 to 08-06-2021	\$44.96	\$0.00
Parks Fee	01-07-2021 to 30-06-2022	\$80.20	\$80.20
Drainage Fee	01-07-2021 to 30-09-2021	\$14.61	\$14.61
Other Charges:			
Interest	No interest applicable at this time		
No further charges applicable to this property			
Balance Brought Forward			\$0.00
Total for This Property			\$114.52
Total Due			\$114.52

### IMPORTANT NOTICE FOR SOLICITORS AND CONVEYANCERS

We have changed our BPAY biller code. Please refer to the payment options and update your bank details.

GENERAL MANAGER  
RETAIL SERVICES

### Note:

- Invoices generated with Residential Water Usage during the period 01/07/2017 – 30/09/2017 will include a Government Water Rebate of \$100.
- This statement details all tariffs, charges and penalties due and payable to Yarra Valley Water as at the date of this statement and also includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
- All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection

activities - pursuant to section 275 of the Water Act 1989.

4. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchasers account at settlement.

5. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

6. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up to date financial information, please order a Rates Settlement Statement prior to settlement.

7. From 01/07/2019, Residential Water Usage is billed using the following step pricing system: 266.20 cents per kilolitre for the first 44 kilolitres; 317.87 cents per kilolitre for 44-88 kilolitres and 472.77 cents per kilolitre for anything more than 88 kilolitres

8. From 01/07/2019, Residential Recycled Water Usage is billed 186.34 cents per kilolitre

9. From 01/07/2019, Residential Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre

10. From 01/07/2019, Residential Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre

11. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.

**To ensure you accurately adjust the settlement amount, we strongly recommend you book a Special Meter Reading:**

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.



YARRA VALLEY WATER  
ABN 93 066 902 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

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

**Property No:** 1382821

**Address:** 15 CARRAMAR CT, EMERALD VIC 3782

**Water Information Statement Number:** 30624199

#### HOW TO PAY



**Bill**er Code: 314567  
Ref: 65845745360



**Mail a Cheque** with the Remittance Advice  
below to:  
**Yarra Valley Water**  
GPO Box 2860 Melbourne VIC 3001

**Amount  
Paid**

**Date  
Paid**

**Receipt  
Number**

**Please Note:** BPAY is available for individual property settlements.

#### PROPERTY SETTLEMENT REMITTANCE ADVICE

**Property No:** 1382821

**Address:** 15 CARRAMAR CT, EMERALD VIC 3782

**Water Information Statement Number:** 30624199

**Cheque Amount:** \$



Inspection Services Pty Ltd

ABN # 81105378747  
Building Inspector IN-L 22169

## 137b REPORT

Date: Tuesday, 27 July 2021

**Site address: 15 Carramar Court, Emerald**

Dear T Crosby

The Building Act 1993 requires an inspection report must be prepared for all owner built work. A copy of the 137b report is required for obtaining warranty insurance. All pages of this report must be included in their entirety.

This 137b report has been prepared within the Ministers Guidelines and relates only to those matters specified by the Guidelines. It is NOT a pre-purchase report of the property or a pest infestation or termite report.

This report has been prepared solely for the owners' purpose of obtaining the required warranty insurance and/or for inclusion in the Section 32 of a Contract of Sale. Warranty insurance is required for works \$16,000 or more. It is not to be used for any other purpose and must not be passed onto other parties without the written permission of inspector and author. The report is valid for a period of six months from the date of issue (above).

Thank you for using Pro-Spect Inspection Services Pty. Ltd.

If I can be of any further assistance please contact me on 0437002722.

Kind Regards

A handwritten signature in black ink, appearing to read 'Jeff Matteson', written over a printed name and ID number.

Jeff Matteson  
IN-L 22169

## IMPORTANT INFORMATION

### PLEASE READ CAREFULLY

This report is based on the property at the time of the inspection and the Consultant having reasonable access to all areas. Areas not inspected will be noted in the report.

This inspection report covers the visual aspects of the property only. It does not cover any part of the building that is covered or below ground surface, i.e. plumbing drains, services or footings. We do not inspect any part of the structure that is covered, unexposed or inaccessible and are therefore unable to report that any such part is free from defect.

This report does not deal with pest infestation as this is outside the expertise of the Consultant. Any visual evidence will be reported. It is advised that the Customer contact a qualified Pest and weed control Consultant for a full report in this area.

This report does not cover the identification of asbestos related products.

No item of furniture or fixture will be removed, moved or modified during the inspection and items or conditions covered by such furnishings or fixtures are not assessed or considered. Should subsequent removal of such furnishings or fixtures reveal inconsistencies with the surrounding conditions, you are advised to contact the Consultant to discuss and reinspect if necessary.

This inspection does not assess the operation of appliances, spa pumps, pool equipment, privacy matters, vehicle access, presence of harmful substances, Etc. It does not assess the condition of conspicuous non-structural items such as carpets, vinyl floor coverings, curtains or window furnishings. These items are for the Customers considerations.

This report does not assess any compliance or positioning of the structure or its services. The appropriate legal representatives should address all legal and conveyancing matters as well as compliance with the relevant authorities.

This report is prepared for the sole and exclusive use of the person(s) or entity named at the front of this report (the Customer) and cannot be used or acted upon by any other party without the expressed written permission of the Consultant. It has been prepared with due diligence and care but the report is based upon the conditions and accessibility at the time of the inspection. It provides no guarantee or warranty and is reliant upon the professional opinion of the Consultant.



**INSPECTION DATE:** Tuesday, 27 July 2021

**PROPERTY ADDRESS:** 15 Carramar Court, Emerald 3782

**WEATHER CONDITIONS:** Fine; partly cloudy, cool with light wind

**THE SITE:** The site has a slope of 1:3 and the ground was dry. Trees were noted on the property and adjoining properties. Trees are known to cause damage to foundations and service pipes. It is advised that the site is maintained in accordance with the information detailed in the CSIRO information sheet "Guide to home owners on foundation maintenance and footing performance."

**WORKS DESCRIPTION:**

Bedrooms: 0  
Storeys: 1  
Type: Additions

**INSPECTION DESCRIPTION:** Separate skillion roof verandahs were attached to each side of the existing carport. The two verandahs are constructed of in ground timber posts, timber beams and battens with colourbond roofs. Brick paving was installed under each verandah as floors. A polycarbonate roof sheet was installed to the rear of the right hand veranda and has been partially enclosed with colourbond cladding. A good finish was attained to all works.

**PERMIT DETAILS:**

- Building Permit Issue Date: Nil
- Certificate of Final Inspection Issue Date: Nil

**MATERIALS:**

- Second hand materials used: Nil
- Fit for purpose: Yes

**SERVICES CONNECTED TO THE NEW WORKS:**

- Stormwater to right hand side verandah

**CONDITIONS OF SERVICES:** Acceptable

**SMOKE ALARMS:** Number: N/A POSITION: N/A

**TERMITES:** Inspection Certificate Sighted: No

**AGE OF WORKS:** 1 year for right hand verandah  
2 years for left hand verandah

**ATTACHED DOCUMENTS:** Nil

**AREAS NOT INSPECTED:** The existing dwelling, garage and other improvements to the property were not inspected as they were not part of the works contracted to be included in this report.

**SUMMARY:** The works inspected are in generally good condition and have been completed to a good standard.

**INCOMPLETE WORKS:**

1. A gutter and downpipe had not been installed to the right hand side verandah. The stormwater disperses upon the ground and away from the structure into the property's gardens.

**LIST OF DEFECT ITEMS:**

1. A Building Permit was required for the structures prior to construction but was mistakenly not obtained. The structures comply with AS1684.2 (Residential timber framed construction).



**End of Report**

# Due diligence checklist

## What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the [Due diligence checklist page on the Consumer Affairs Victoria website](https://consumer.vic.gov.au/duediligencechecklist) ([consumer.vic.gov.au/duediligencechecklist](https://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.