

**BUY & SELL CONVEYANCING SERVICES**

Phone: 5968 6431  
Fax: 8738 1546  
PO BOX 223 EMERALD VIC 3782  
annette@buyandsellconveyancing.com.au

# Vendor Statement

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

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

**28 Mountain Road, Cockatoo VIC 3781**

Vendor's name Anthony Kenneth Russell Cox

Date  
31/8/21

Vendor's signature



Vendor's name Pamela Wendy Cox

Date  
31/8/21

Vendor's signature



Purchaser's name

Date  
/ /

Purchaser's signature

---

Purchaser's name

Date  
/ /

Purchaser's signature

---

## 1. FINANCIAL MATTERS

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

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

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

(a) Their total does not exceed:

\$4,000.00 p.a.
-----------------

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

Not Applicable

### Terms Contract

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

Not Applicable.

### 1.4 Sale Subject to Mortgage

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

Not Applicable.

## 2. INSURANCE

### 2.1 Damage and Destruction

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

Not Applicable.

### 2.2 Owner Builder

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

Not Applicable.

## 3. LAND USE

### 3.1 Easements, Covenants or Other Similar Restrictions

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

As attached.

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

Not Applicable

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

### 3.2 Road Access

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

☐

### 3.3 Designated Bushfire Prone Area

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



### 3.4 Planning Scheme

Attached is a certificate with the required specified information.

## 4. NOTICES

### 4.1 Notice, Order, Declaration, Report or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Not Applicable.

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

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

### 4.2 Agricultural Chemicals

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

Nil.

### 4.3 Compulsory Acquisition

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

Nil.

## 5. BUILDING PERMITS

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

As attached.

## 6. OWNERS CORPORATION

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

Not Applicable.

## 7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

## SERVICES

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

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

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

## 9. TITLE

Attached are copies of the following documents:

### 9.1 Registered Title

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

## 10. SUBDIVISION

### 10.1 Unregistered Subdivision

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

Not Applicable.

### 10.2 Staged Subdivision

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

Not Applicable.

### 10.3 Further Plan of Subdivision

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

Not Applicable.

## 11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

Not Applicable.

## 12. DUE DILIGENCE CHECKLIST

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

Is attached.

## 13. ATTACHMENTS

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

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

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

Water Information Statement

Owner Builder Report Pursuant to Section 137B of the Building Act 1993

Cardinia Shire Council Pool/Spa Registration Confirmation Compliance due 1<sup>st</sup> November 2023

# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 23 August 2021 01:39 PM

## PROPERTY DETAILS

Address: **28 MOUNTAIN ROAD COCKATOO 3781**  
Lot and Plan Number: **Plan CP151173**  
Standard Parcel Identifier (SPI): **CP151173**  
Local Government Area (Council): **CARDINIA**  
Council Property Number: **2601200400**  
Planning Scheme: **Cardinia**  
Directory Reference: **Melway 311 K3**

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

[planning-schemes.delwp.vic.gov.au/schemes/cardinia](http://planning-schemes.delwp.vic.gov.au/schemes/cardinia)

## UTILITIES

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

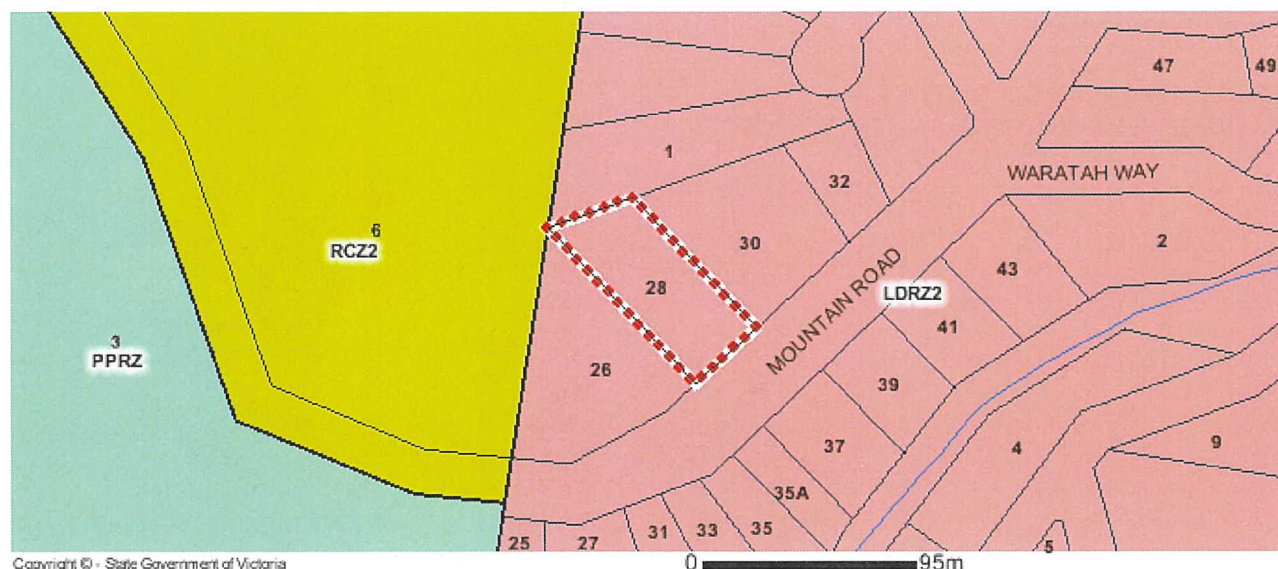
## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
Legislative Assembly: **GEMBROOK**

## Planning Zones

[LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)

[LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2 \(LDRZ2\)](#)



Copyright © - State Government of Victoria

LDRZ - Low Density Residential

PPRZ - Public Park & Recreation

RCZ - Rural Conservation

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

Copyright © - State Government of Victoria

**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-disclaimer)

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

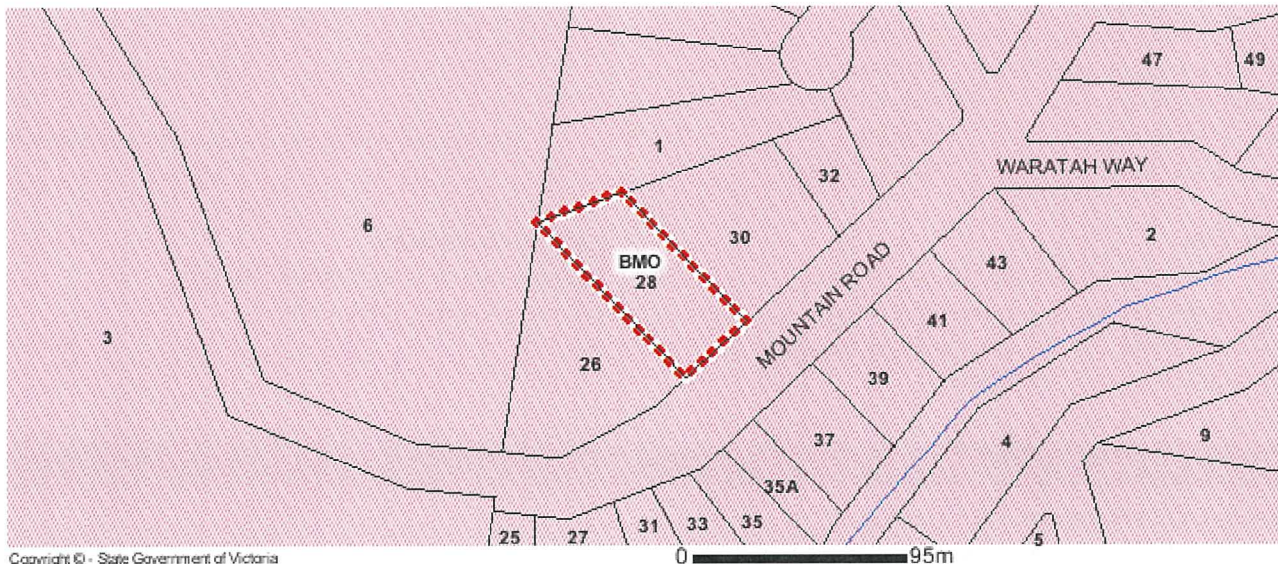
PLANNING PROPERTY REPORT: 28 MOUNTAIN ROAD COCKATOO 3781

Page 1 of 5



## Planning Overlays

### BUSHFIRE MANAGEMENT OVERLAY (BMO)



 BMO - Bushfire Management

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

### DESIGN AND DEVELOPMENT OVERLAY (DDO)

#### DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)



 DDO - Design and Development

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

Copyright © - State Government of Victoria

**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-disclaimer)

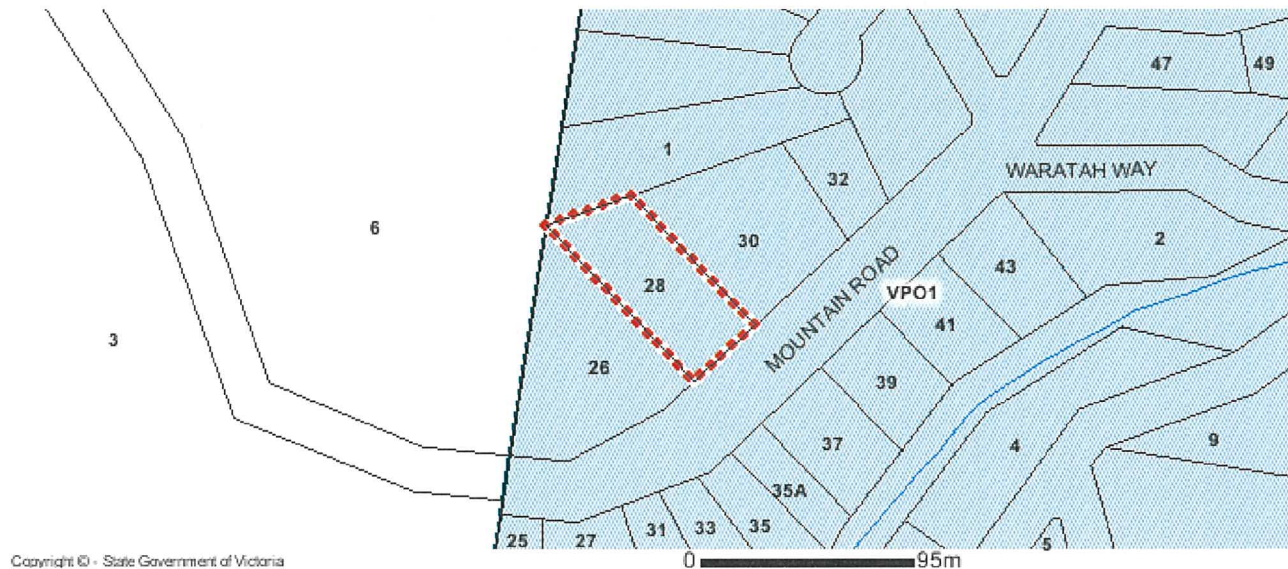
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).



## Planning Overlays

### VEGETATION PROTECTION OVERLAY (VPO)

#### VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)



 VPO - Vegetation Protection

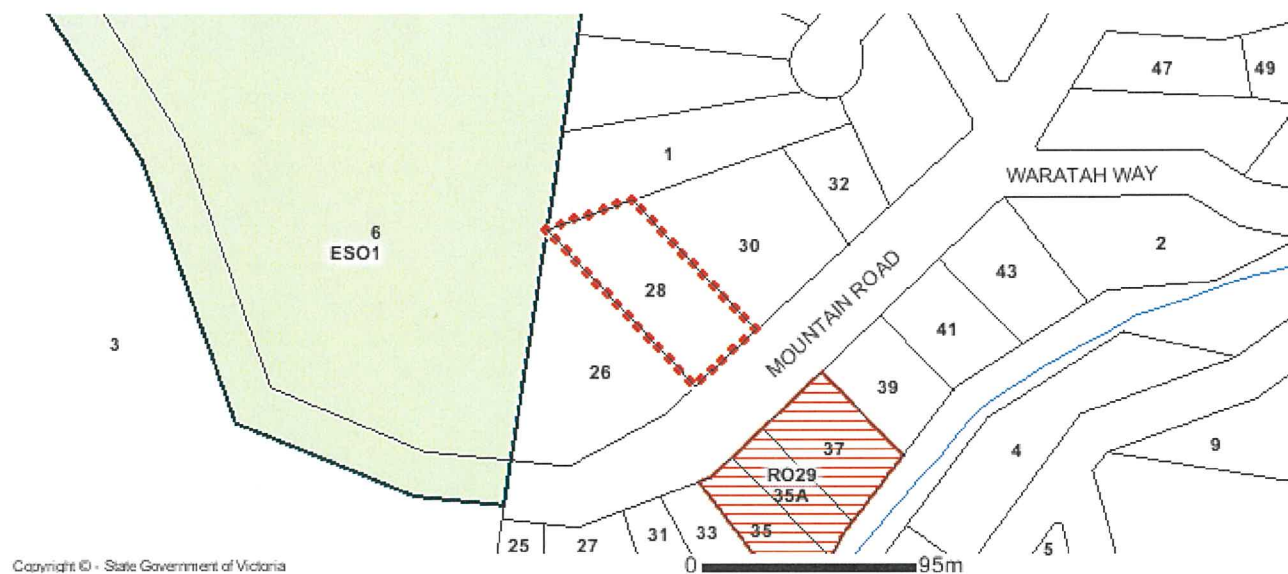
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

#### ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

#### RESTRUCTURE OVERLAY (RO)



 ESO - Environmental Significance

 RO - Restructure

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

Copyright © - State Government of Victoria

**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-disclaimer)

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

PLANNING PROPERTY REPORT: 28 MOUNTAIN ROAD COCKATOO 3781

Page 3 of 5

## Further Planning Information

Planning scheme data last updated on 18 August 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 abut the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

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

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

### Copyright © - State Government of Victoria

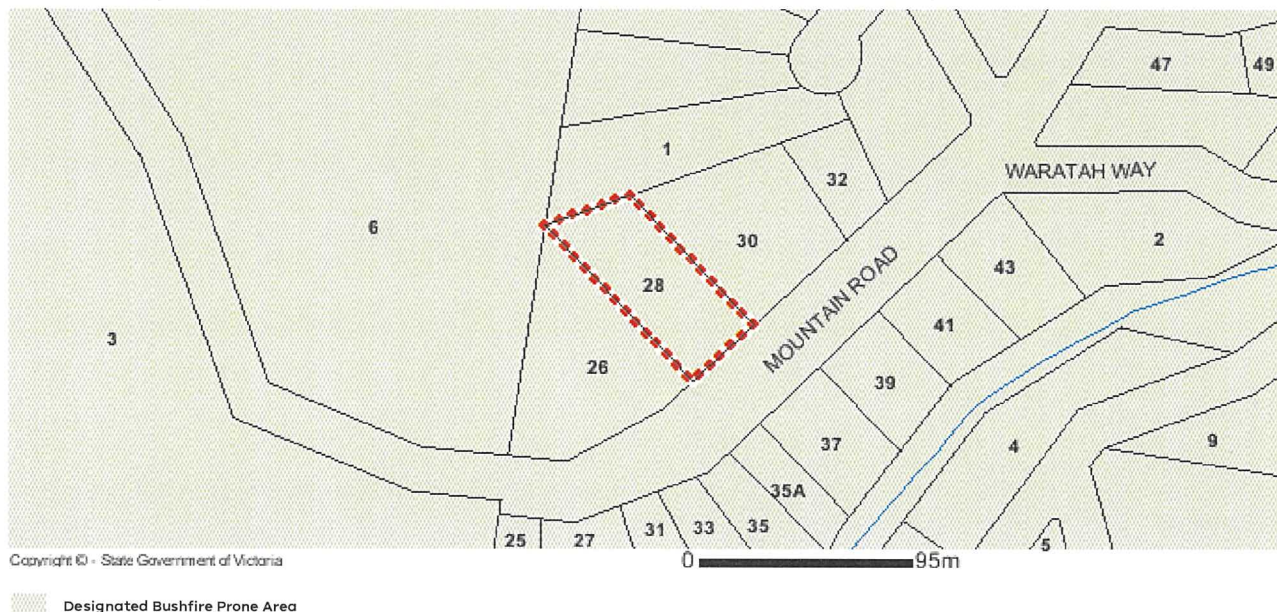
**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-disclaimer)

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).



## Designated Bushfire Prone Area

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



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

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

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

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

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

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

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

Copyright © - State Government of Victoria

**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-disclaimer)

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).

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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 09403 FOLIO 401

Security no : 124091993175W  
Produced 23/08/2021 12:03 PM

LAND DESCRIPTION

Land in Plan of Consolidation 151173.  
PARENT TITLES :  
Volume 08339 Folio 910 to Volume 08339 Folio 911  
Created by instrument CP151173 22/01/1981

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
ANTHONY KENNETH RUSSELL COX  
PAMELA WENDY COX both of 380 BELGRAVE-GEMBROOK ROAD EMERALD VIC 3782  
AL021323Q 11/04/2014

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE CP151173 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: 28 MOUNTAIN ROAD COCKATOO VIC 3781

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

The information supplied by InfoTrack (Smokeball) has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.

# Imaged Document Cover Sheet

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

Document Type	<b>Plan</b>
Document Identification	<b>CP151173</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>23/08/2021 13:38</b>

**Copyright and disclaimer notice:**


© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.



CP151173  
EDITION 1

PLAN OF CONSOLIDATION  
PART OF CROWN ALLOTMENT 127J  
PARISH OF GEMBROOK  
COUNTY OF EVELYN

Scale:   
LENGTHS ARE IN METRES

CP151173

CP  
ACCT  
\$39.00  
CS/1(2) PROD  
27/11/50

DEPTH LIMITATION: 15.24m V. 8339 F. 910 L. 911

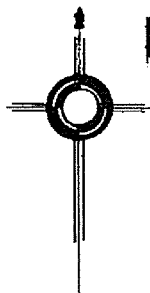
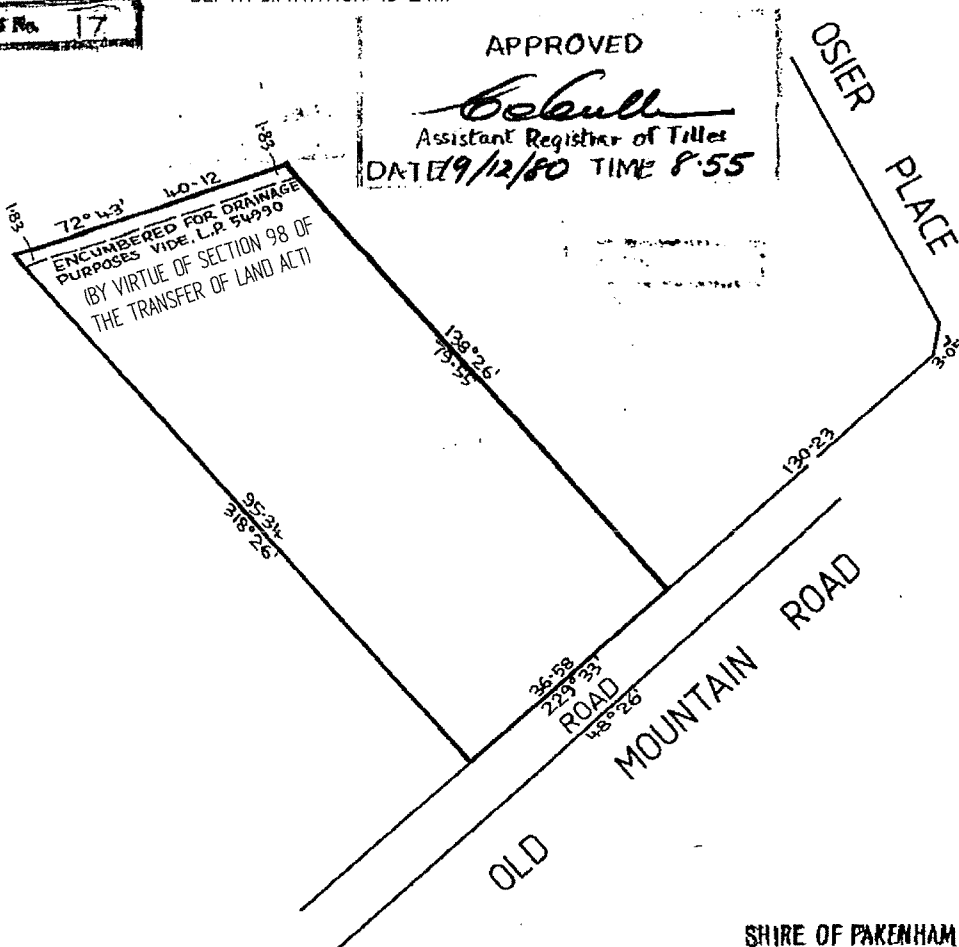


CHART No. 17

APPROVED

*Bobull*  
Assistant Registrar of Titles

DATE 9/12/80 TIME 8.55



VAN. 9403 401

SHIRE OF PAKENHAM

REF. NO. 68/3/P16/202

SEAL & ENDORSEMENT  
OF MUNICIPALITY

Sealed Pursuant to the provisions of  
Sec. 569 A B of the Local Gov. Act

SHIRE OF PAKENHAM

*Mayor Gullquist*  
*Ballie*

10th November 1980

SURVEYORS CERTIFICATION

I certify that this plan has been made by me  
or under my immediate supervision and accords  
with title.

*D. Clarke*  
LICENSED SURVEYOR

DATED 15th OCTOBER 1980

# Valuation, rates and charges notice

For period 1 July 2021 to 30 June 2022

## Cardinia

ABN 32 210 906 807



Cox, A K R & P W  
PO Box 348  
EMERALD, VIC 3782



028  
R0\_395730

### Description and location of property:

28 Mountain Rd  
Cockatoo 3781  
CP151173

**Instalment 1** **\$553.00**  
**Due date** **30/09/2021**

**Date of issue** **06/08/2021**

**Property number** **2601200400**

### How your 2021-22 rates were calculated

Capital Improved Value (CIV)	\$675,000
x rate in dollar	x \$0.002704
= Council charges	= \$1,825.20
+ Fire Services Property Levy	+ \$153.83
+ waste charges	+ \$530.45
- or + credit or arrears	
- Concession/Rebate	- \$297.00
= <b>Annual total</b>	<b>\$2,212.48</b>

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

**Instalment 2**  
Due 30 November 2021 **\$553.00**

**Instalment 3**  
Due 28 Feb 2022 **\$553.00**

**Instalment 4**  
Due 31 May 2022 **\$553.48**

**Annual total**  
If you prefer, you can pay this amount by 30 September 2021. **\$2,212.48**

If you are experiencing financial hardship, please visit [www.cardinia.vic.gov.au/rates](http://www.cardinia.vic.gov.au/rates) or call us on 1300 787 624 to discuss your options.

### Payment options



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



Billcode: 858944  
Ref: 26012004003

BPAY is this payment via internet or phone banking.  
BPAY View Bill - view and pay this bill via internet banking.  
BPAY View registration number 26012004003



Billpay Code: 0860  
Ref: 2601 2004 0000 003

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



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



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



Register for e-notices at [cardinia.enotices.com.au](http://cardinia.enotices.com.au)  
Reference: 2E79AA2B6Z



Instalment \*860 260120040000003

For more information



1300 787 624



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

23rd August 2021

Buy & Sell Conveyancing Services C/- InfoTrack (Sm  
LANDATA

Dear Buy &amp; Sell Conveyancing Services C/- InfoTrack (Sm,

**RE: Application for Water Information Statement**


Property Address:	28 MOUNTAIN ROAD COCKATOO 3781
Applicant	Buy & Sell Conveyancing Services C/- InfoTrack (Sm LANDATA
Information Statement	30629349
Conveyancing Account Number	7959580000
Your Reference	359244

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,

Steve Lennox  
GENERAL MANAGER  
RETAIL SERVICES



**Yarra Valley Water Encumbrance**

Property Address	28 MOUNTAIN ROAD COCKATOO 3781
------------------	--------------------------------

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	28 MOUNTAIN ROAD COCKATOO 3781
------------------	--------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

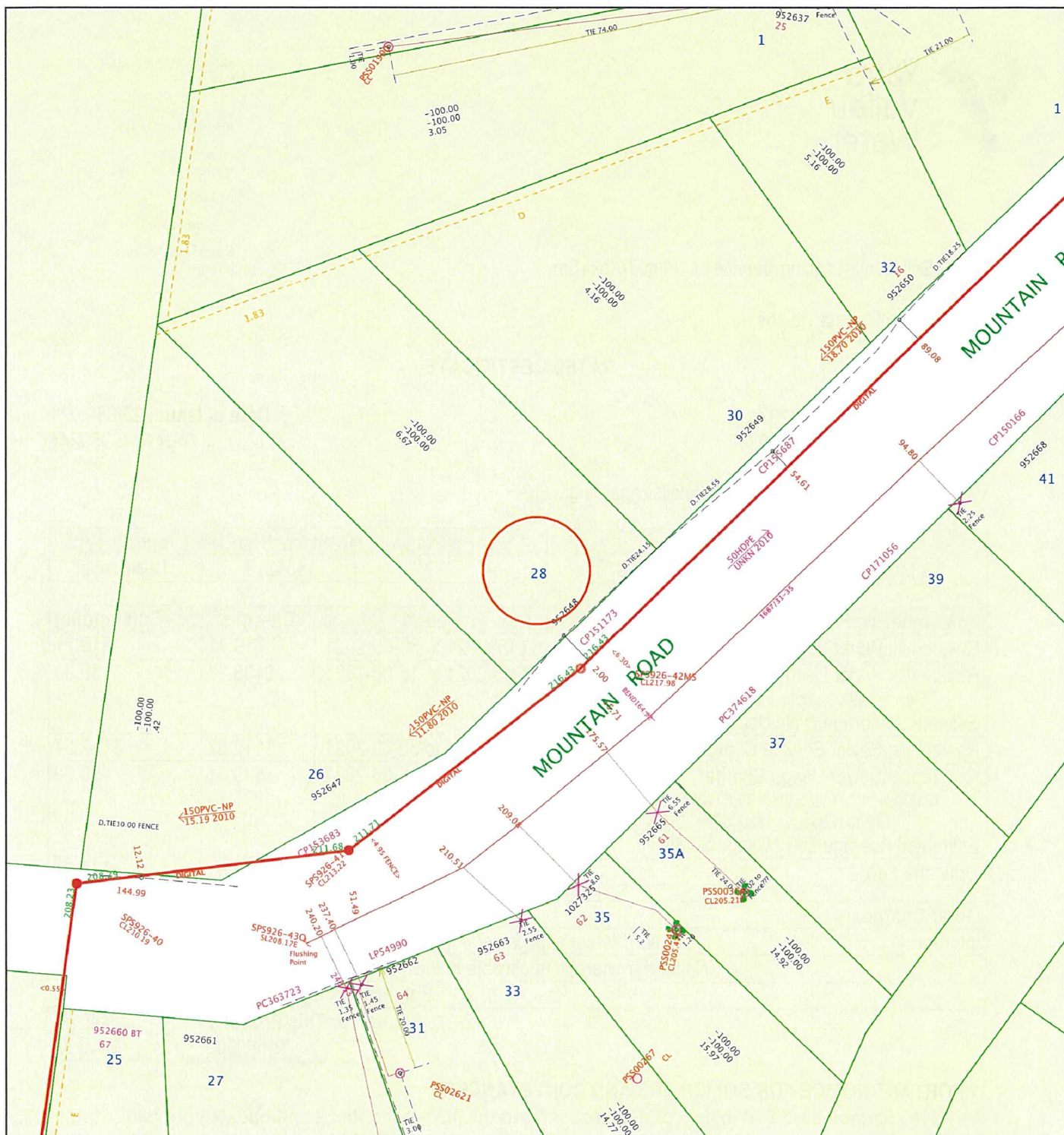
**THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)**

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: 30629349**

Address	28 MOUNTAIN ROAD COCKATOO 3781
Date	23/08/2021
Scale	1:1000



Existing Title		Access Point Number		GLV2-42	MW Drainage Channel Centreline	
Proposed Title		Sewer Manhole			MW Drainage Underground Centreline	
Easement		Sewer Pipe Flow			MW Drainage Manhole	
Existing Sewer		Sewer Offset		<1.00>	MW Drainage Natural Waterway	
Abandoned Sewer		Sewer Branch				

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





YARRA VALLEY WATER  
ABN 93 066 902 501

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

Buy & Sell Conveyancing Services C/- InfoTrack (Sm)  
LANDATA  
certificates@landata.vic.gov.au

## RATES CERTIFICATE

Account No: 4450040429  
Rate Certificate No: 30629349

Date of Issue: 23/08/2021  
Your Ref: 359244

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
28 MOUNTAIN RD, COCKATOO VIC 3781		1434218	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 <i>Step 1 – 40.000000kL x \$2.64460000 = \$105.78</i> Estimated Average Daily Usage \$1.16	17-03-2021 to 16-06-2021	\$105.78	\$0.00
Residential Sewer Service Charge	01-07-2021 to 30-09-2021	\$112.57	\$112.57
Residential Sewer Usage Charge <i>40.000000kL x 0.870605 = 34.824205 x 0.900000 = 31.341785 x \$1.14260000 = \$35.81</i> Estimated Average Daily Usage \$0.39	17-03-2021 to 16-06-2021	\$35.81	\$0.00
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 For? and \$0.00

Total for This Property \$146.89

**Total Due** \$146.89

### IMPORTANT NOTICE FOR SOLICITORS AND CONVEYANCERS

**Have we 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.

3. All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.

4. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchaser's 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) × Seasonal Factor × Discharge Factor × 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) × Seasonal Factor × Discharge Factor × 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: 1434218

Address: 28 MOUNTAIN RD, COCKATOO VIC 3781

Water Information Statement Number: 30629349

## HOW TO PAY



Bill Code: ??????  
Ref: ????????????



Mail a Cheque with the Remittance Advice  
below to:  
Yarra Valley Water  
PO Box 1000 Elbourne VIC 3193

Amount  
Paid

Date  
Paid

Receipt  
Number

Please Note: iB PAY is available for individual property settlements.

## PROPERTY SETTLEMENT REMITTANCE ADVICE

Property No: 1434218

Address: 28 MOUNTAIN RD, COCKATOO VIC 3781

Water Information Statement Number: 30629349

Cheque Amount: ?



**CERTIFICATE OF FINAL INSPECTION****CERTIFICATE NUMBER: 141194/0**

To	Agent	Owner
	Greg Heffernan 28 Mountain Road, Cockatoo 3781	Tony Cox 28 Mountain Road, Cockatoo 3781

**Property Details**      **No 28 Mountain Road, Cockatoo 3781****Municipal District**      **Cardinia Shire Council****Description of Building Works**  
**Installation of pool barrier fencing & gate****Project use**    **Domestic**      **Classification**    **10b****Final Certificate Inspection Date****Directions**

All directions under Part 4 of the Building Act 1993 have been complied with.


**Inspection Records**

Final Inspection

Date: 23/05/2014

**Conditions:**

- 1) The occupier of an allotment or building containing a swimming pool or spa must take all reasonable steps to ensure that any fence or other barrier, door, lock latch, catch, bolt or fly screen restricting access to the swimming pool or spa is maintained and operating effectively at all times.      **Penalty: 50 penalty units**
- 2) The occupier of an allotment or building containing a swimming pool or spa must take all reasonable steps to ensure that any gate or door forming part of a swimming pool or spa barrier or fence that provides access to the swimming pool or spa is in the closed position except when a person is in the act of entering or leaving the part of the allotment or building containing the swimming pool or spa.      **Penalty: 50 penalty units**
- 3) A person who enters or leaves the part of an allotment or building containing a swimming pool or spa must ensure that any gate or door forming part of the swimming pool or spa barrier or fence that provides access to the swimming pool or spa is in the closed position at all times, except when that person or another person is in the act of entering or leaving that part of the allotment or building.      **Penalty: 50 penalty units**

  
**RELEVANT BUILDING SURVEYOR: Barry M. Robinson****Date of issue:** Friday, 23 May 2014**Registration No:** BS-U 1159    Page 1 of 1**ROBINSON CONCEPTS PTY LTD    48 RIDGE ROAD, KALLISTA 3791    Phone: 9752 1083**

Note: This certificate of final inspection is not evidence that the building, part of the building or building work listed above complies with the Building Act 1993 or the Building Regulations 2006.

Reference: 2601200400

15 December 2020

Pamela Cox  
PO BOX 348  
Emerald, 3782

Dear Pool Owner/s

**Pool Property Address: 28 Mountain Rd, Cockatoo**

Thank you for registering your swimming pool/spa.

The following is confirmation of the construction date of your pool/spa and the applicable barrier Standard.

- Determined Construction Date: 23 May 2014
- Applicable Barrier Standard/Requirement: AS1926.1-2012/ P2.5.3 Swimming pool access as issued, published or remade from time to time.

As a condition of your registration, you are required to lodge a 'Certificate of Compliance' to Council for your swimming pool/spa barrier by 1 Nov 2023 or *book in 3 mths earlier* penalties may apply. A certificate of pool and spa barrier compliance lodged must be dated not more than 30 days before the date it is lodged.

#### How to obtain a Compliance Certificate for your Swimming Pool/Spa Barrier

You will need to engage a Pool Inspector (or Private Building Surveyor/Building Inspector) to inspect your swimming pool/spa Safety Barrier. If your barrier does not meet the required safety standards, you will be directed to carry out the necessary maintenance within a specified time frame.

Once any defects have been fixed, the practitioner can then issue a Compliance Certificate. The owner is then required to lodge the certificate to Council online and pay the prescribed fee.

*Under Section 144(2) of the Act, an owner may appeal to the Building Appeals Board against a determination by the relevant council, of the date of construction of the swimming pool or spa within 30 days after the owner receives the determination.*



Australian Institute of Building  
Surveyors

Mobile – 0409323804  
Email – heath@excelbuildinginspections.com.au



## Excel Building Inspections

### OWNER BUILDER INSPECTION REPORT

---

Section 137B (2) (a) of the Building Act 1993.

#### INSPECTION DETAILS

Registered Practitioners Name: Heath Watkinson — APPROVED by Excel Building Inspections

Registration Number: IN – L 65779

Phone: 0409323804

Email: heath@excelbuildinginspections.com.au

Date of Inspection: 30/08/2021

Time of Inspection: 1:00pm

Weather Conditions: Fine

Date of Report: 30/08/2021

Practitioners Signature:

#### DETAILS OF OWNER BUILDER(S)

Name(s): Anthony Cox and Pamela Cox

Contact Address: 28 Mountain Road, Cockatoo 3781

Tel: 5968 9929

Email: tpcox@hotmail.com

Mobile: 0409323804





Australian Institute of Building  
Surveyors

Mobile – 0409323804  
Email – heath@excelbuildinginspections.com.au

## OWNER BUILDER PROPERTY LOCATION

No.: 28  
Street/Road: Mountain Road  
Suburb/Town: Cockatoo Postcode: 3781  
Municipal District: Cardinia

## BUILDING APPROVAL DETAILS

Building Permit Number: No Building Permits or approved documents provided

Issuing Building Surveyor: NA

Building Permit Issue Date: NA

Certificate of Final Inspection Date: NA

## ROOMS/STRUCTURES COVERED BY THIS REPORT

ENTRY HALL:		KITCHEN:		VERANDAHS:	
PASSAGE:		LAUNDRY:		WATERPROOF DECK:	
LOUNGE/LIVING:		BEDROOMS:		BALCONY:	
SEPARATE DINING:		BATHROOM:	✓	DECK:	
FAMILY ROOM:		TOILET/POWDER ROOMS:		SHED:	
RUMPUS ROOM:		ENSUITE		RETAINING WALLS:	



Mobile: 0409323804







## **DEFECTS IN THE RESIDENTIAL BUILDING WORKS**

A water proofing certificate or plumbing certificate of compliance was not sighted.  
A small amount of recorking is required on the shower base.

## **INACCESSIBLE AREAS AT THE TIME OF INSPECTION**

No access was obtained on to the roof or into the roof void, wall or subfloor cavities.

## **SECONDHAND MATERIALS USED (AS CONFIRMED BY OWNER BUILDER AND VISUALLY)**

None disclosed

## **CONDITIONS & STATUS OF INCOMPLETE WORK**

No incomplete work was sighted during the inspection.

## **OTHER RELEVANT COMMENTS**

An existing bathroom has been converted to a shower room only.  
Both floor and wall tiling have been installed, as well as plumbing works, the water proofing for the bathroom cannot be verified.  
A certificate of electrical safety was sighted for reworked lighting in shower room and installed a three in one tastic.





## SCOPE, PURPOSE AND LIMITATIONS OF THIS REPORT

This report has been prepared for the client named herein for the purposes of reporting on the Owner Builder works and for obtaining warranty insurance for Owner Builder works, if the value of works undertaken exceeds \$16,000.

The purpose of the report is to provide a condition report in accordance with section 137b of the Building Act where Owner Builder works have been undertaken. It is not a guarantee that works are free from latent or other defects.

The scope of the report is a visual inspection of the works to identify significant defects in the works and to form an opinion regarding the condition of the works at the time of inspection. The property report was obtained by visual means where reasonable access was granted.

Reasonable access is defined in AS 4349.1 and includes in part, Subfloor access through 400 X 500mm openings and subfloor crawl spaces 400mm high. Roof interior crawl spaces 600 X 600 accessible with a 3.6m ladder. Roof exteriors accessible with a 3.6m ladder placed on the ground.

The plumbing and electrical systems were not tested.

This report does not include assessment of any matter beyond the consultant's expertise.

This report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, or by law. This report does not warrant that works detailed herein have been constructed in accordance with The Building Act and Building Regulations. No warranty is given that building permits and other approvals were correctly obtained and potential purchasers should make their own enquiries with Council.

This report is not a warranty or insurance policy against and problems developing with the building/s in the present or near future.

No excavations were made and no items of furniture have been moved to obtain the information for this report.

No investigation or detection of wood destroying insects such as termites and wood borers has been undertaken.

No investigation of any appliances such as dishwashers, ovens etc has been done. There is no guarantee that all faults and or defects have been identified by this report.

End of Report

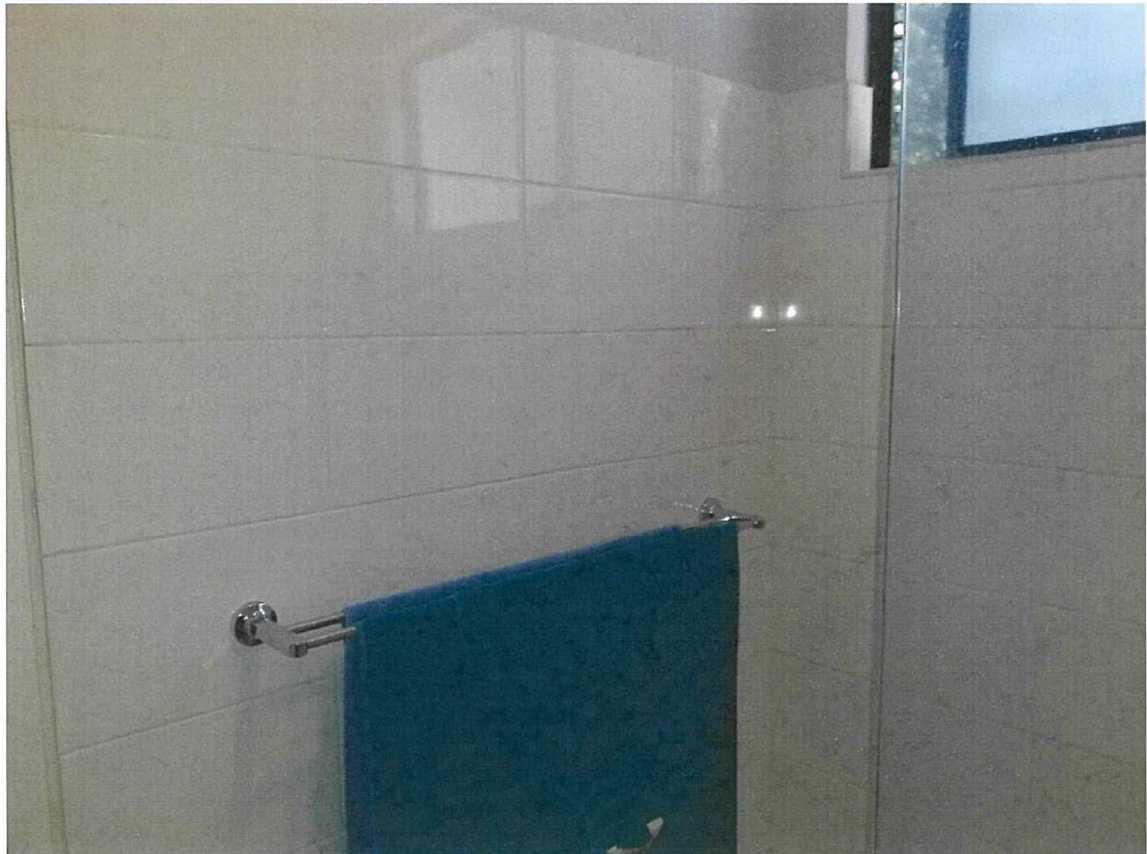


Mobile – 0409323804

Email – [heath@excelbuildinginspections.com.au](mailto:heath@excelbuildinginspections.com.au)



Australian Institute of Building  
Surveyors

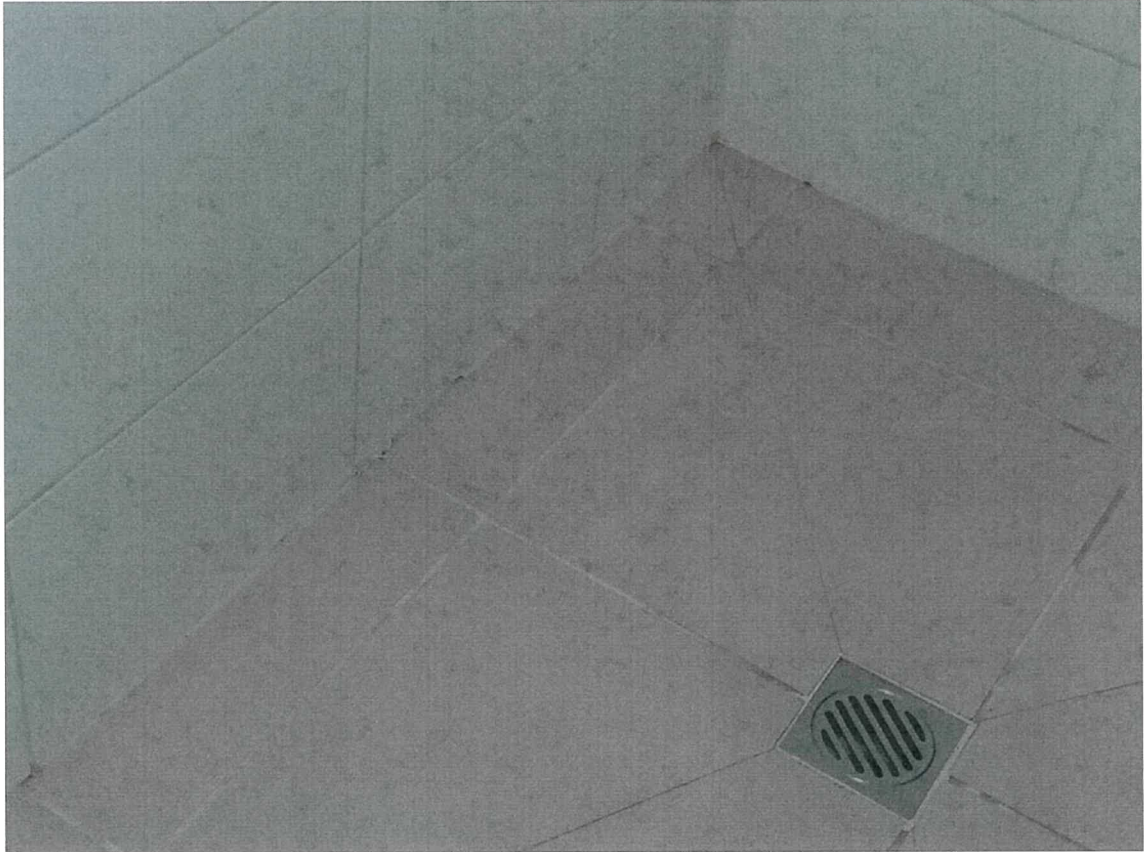


Mobile: 0409323804



Mobile – 0409323804

Email – [heath@excelbuildinginspections.com.au](mailto:heath@excelbuildinginspections.com.au)



Mobile: 0409323804



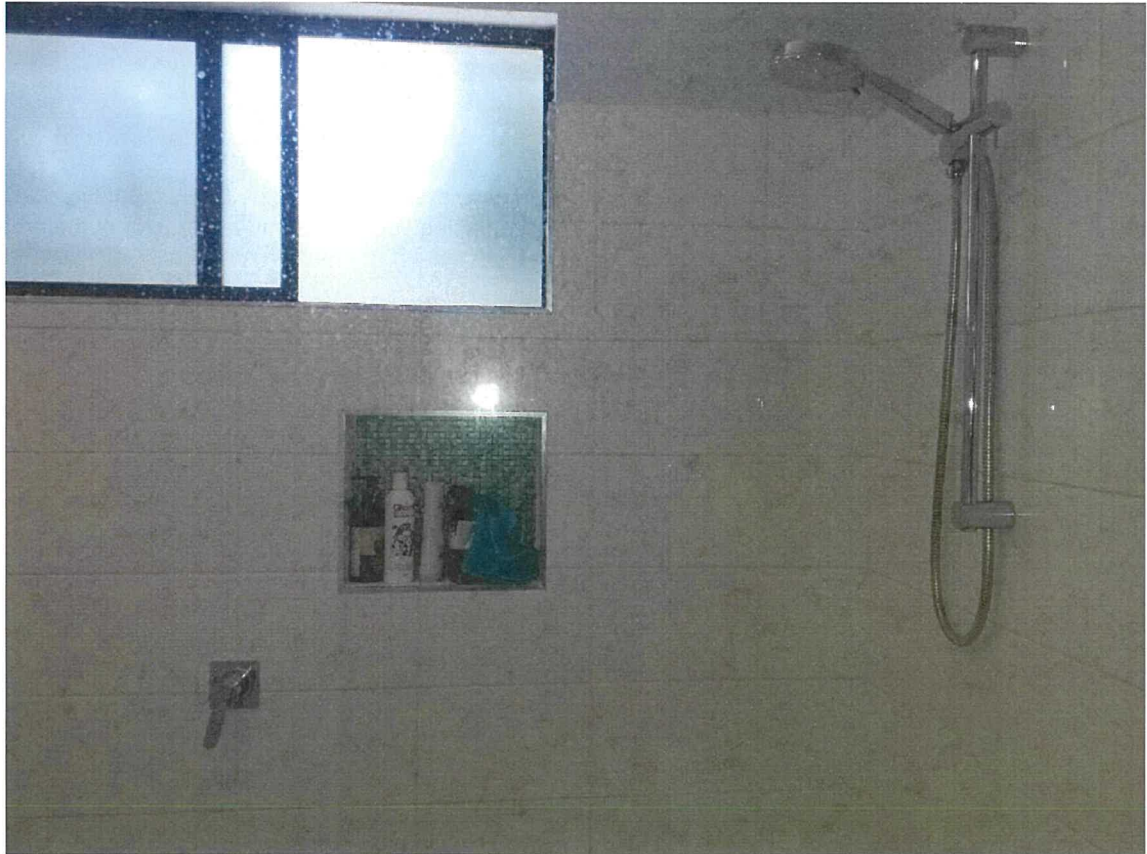


Mobile – 0409323804

Email – [heath@excelbuildinginspections.com.au](mailto:heath@excelbuildinginspections.com.au)



Australian Institute of Building  
Surveyors



Mobile: 0409323804



# Due diligence checklist

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

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

## Urban living

### Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

### Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

## Growth areas

### Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

## Flood and fire risk

### Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

## Rural properties

### Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

### Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

### Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

## Soil and groundwater contamination

### Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

(04/10/2016)

## **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.

