

Vendor Statement

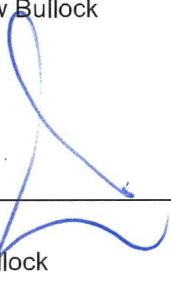

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

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.

Land	20 ANDERSON ROAD, TECOMA VIC 3160
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Vendor's name	Matthew Bullock	Date
Vendor's signature		22 / 10 / 21
Vendor's name	Lisa Bullock	Date
Vendor's signature		22 / 10 / 21

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)

(a) ☒ Their total does not exceed: \$4,000.00

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):

☒ Is in the attached copies of title document/s

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

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements, covenants or other similar restriction.

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 section 192A of 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:

☒ Are contained in the attached certificates and/or statements

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):

Not Applicable

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"/>
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9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) 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*.

- (a) ☐ Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:

NIL

- (d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:

NIL

10.3 Further Plan of Subdivision

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

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is attached

13. ATTACHMENTS

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

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

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

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.



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

Page 1 of 1

VOLUME 06492 FOLIO 219

Security no : 124092987996U
Produced 11/10/2021 10:57 AM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 011419.
PARENT TITLE Volume 03737 Folio 390
Created by instrument 1828141 18/08/1941

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
LISA BULLOCK
MATTHEW BULLOCK both of 20 ANDERSON STREET TECOMA VIC 3160
AG194655M 17/11/2008

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 LP011419 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AU873222P (E)	DISCHARGE OF MORTGAGE Registered	02/10/2021

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

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

Street Address: 20 ANDERSON ROAD TECOMA VIC 3160

DOCUMENT END

Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	LP011419
Number of Pages (excluding this cover sheet)	1
Document Assembled	11/10/2021 10:58

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PLAN OF SUBDIVISION OF

Crown Allot. 58 Sec.A

PARISH OF

SCORESBY

COUNTY OF MORNINGTON

Measurements are in Feet & Inches

Conversion Factor

FEET X 0.3048 = METRES

VOL.3737 FOL.390

DEPTH LIMITATION: 50 FEET

LP 11419

EDITION 1

PLAN MAY BE LODGED 14-4-26

COLOUR CODE

E-1 = BLUE

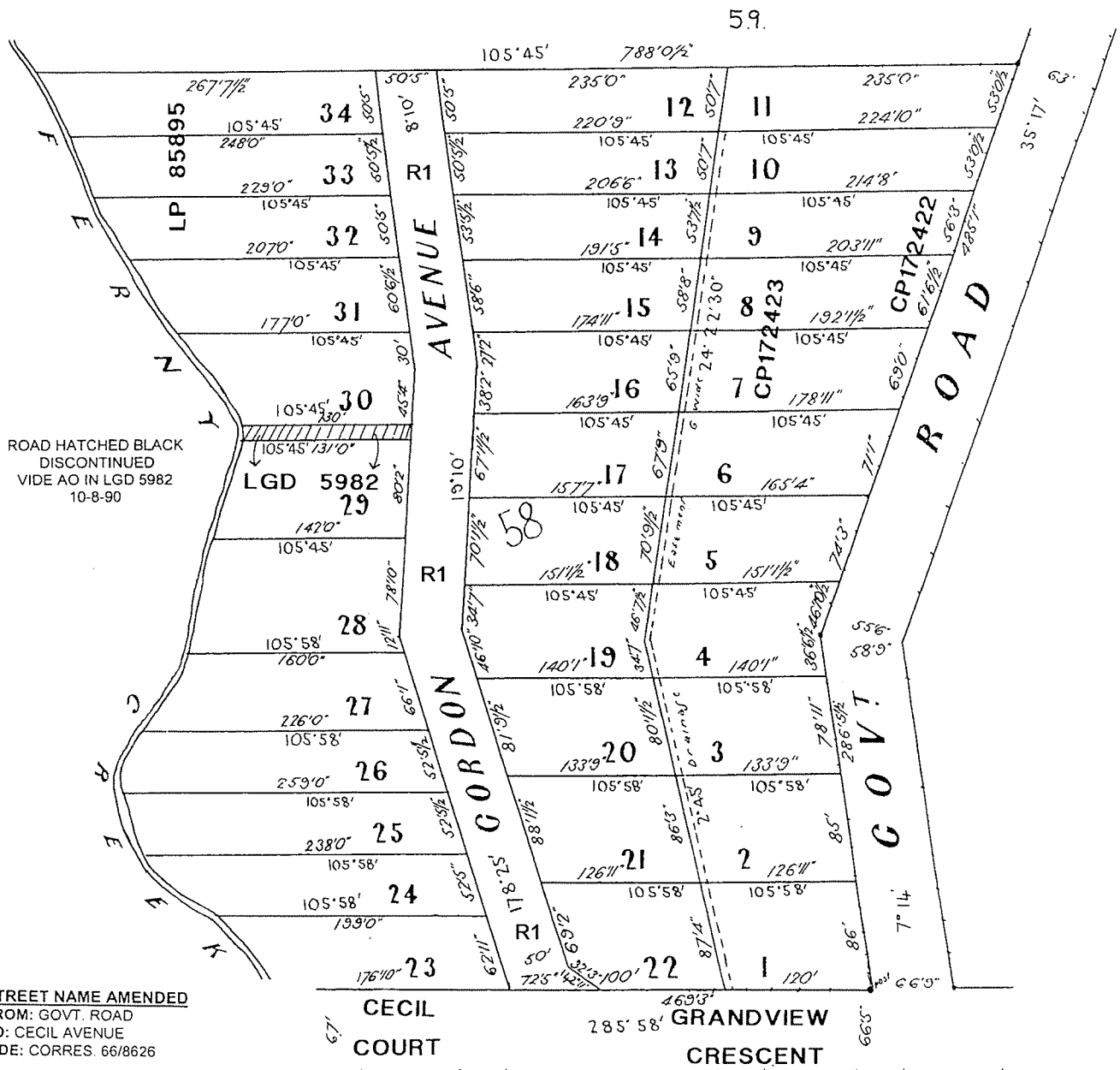
R1 = BROWN

E-3 = HATCHED BLACK

APPROPRIATIONS

THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR ROADS



WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

783950

APPLICANT'S NAME & ADDRESS

ARGYLE CONVEYANCING SERVICES PTY LTD C/-
TRICONVEY (RESELLER) C/- LANDATA

MELBOURNE

VENDOR

BULLOCK, MATTHEW

PURCHASER

N/A, N/A

REFERENCE

354960

This certificate is issued for:

LOT 4 PLAN LP11419 ALSO KNOWN AS 20 ANDERSON ROAD TECOMA
YARRA RANGES SHIRE

The land is covered by the:

YARRA RANGES PLANNING SCHEME

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

The land:

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

A detailed definition of the applicable Planning Scheme is available at :

<http://planningschemes.dpcd.vic.gov.au/schemes/yarraranges>

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

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

11 October 2021

Hon. Richard Wynne MP
Minister for Planning

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

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

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

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

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

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

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

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



Choose the authoritative Planning Certificate

Why rely on anything less?

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

Privacy Statement

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

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au on 11 October 2021 10:53 AM

PROPERTY DETAILS

Address: **20 ANDERSON ROAD TECOMA 3160**
Lot and Plan Number: **Lot 4 LP11419**
Standard Parcel Identifier (SPI): **4\LP11419**
Local Government Area (Council): **YARRA RANGES**
Council Property Number: **233360**
Planning Scheme: **Yarra Ranges**
Directory Reference: **Melway 75 D7**

www.yarraranges.vic.gov.au

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

UTILITIES

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

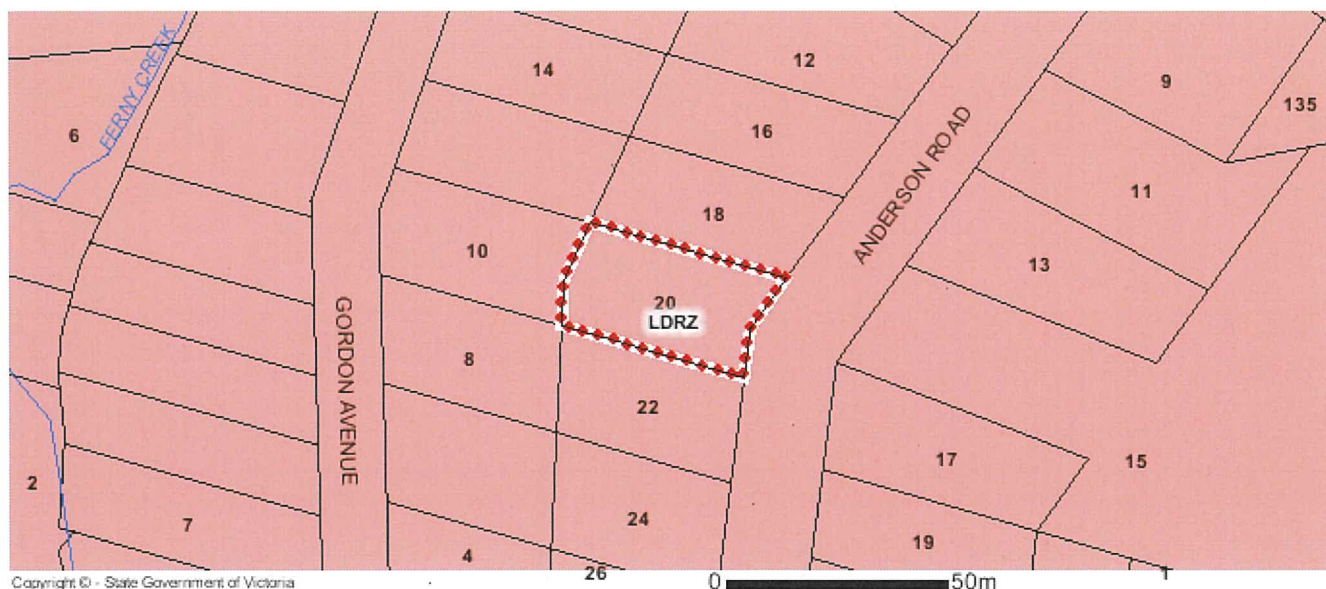
STATE ELECTORATES

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

Planning Zones

LOW DENSITY RESIDENTIAL ZONE (LDRZ)

SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE (LDRZ)



LDRZ - Low Density Residential

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

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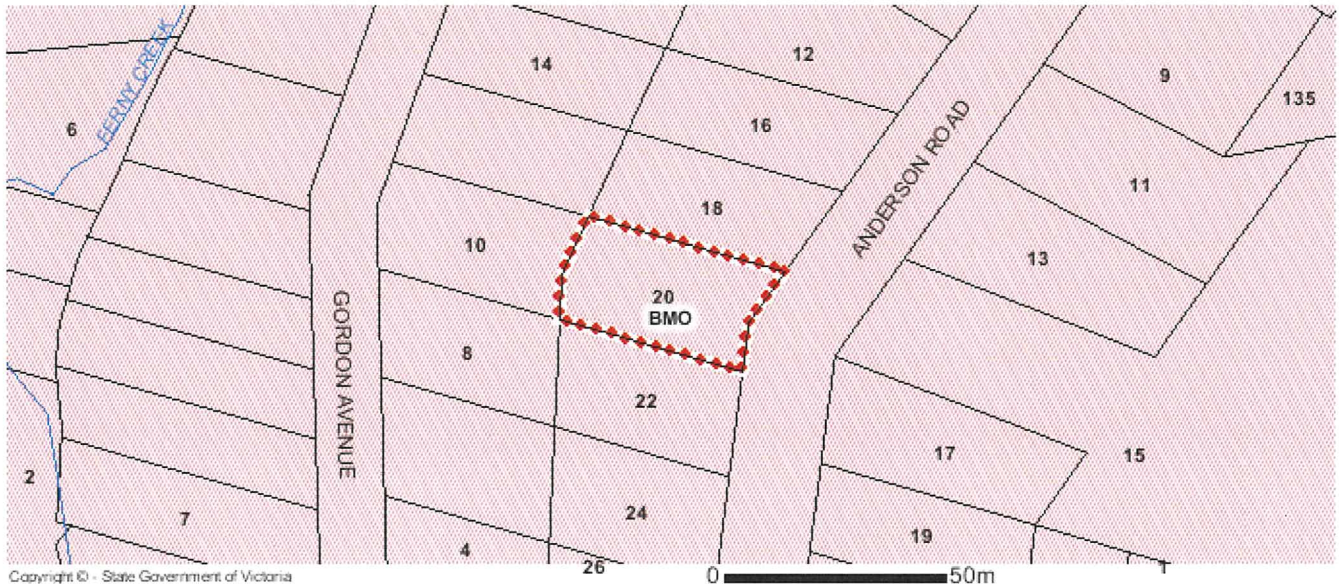
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 20 ANDERSON ROAD TECOMA 3160

Page 1 of 6

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

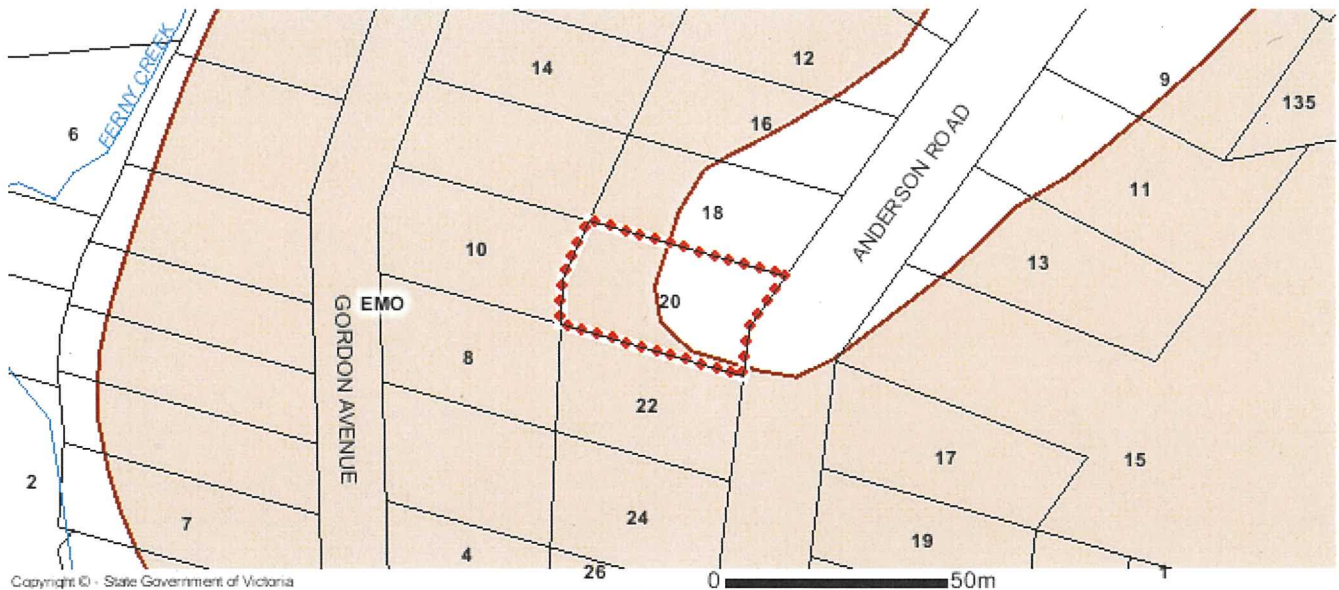


 BMO - Bushfire Management

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

EROSION MANAGEMENT OVERLAY (EMO)

EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)



 EMO - Erosion Management

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

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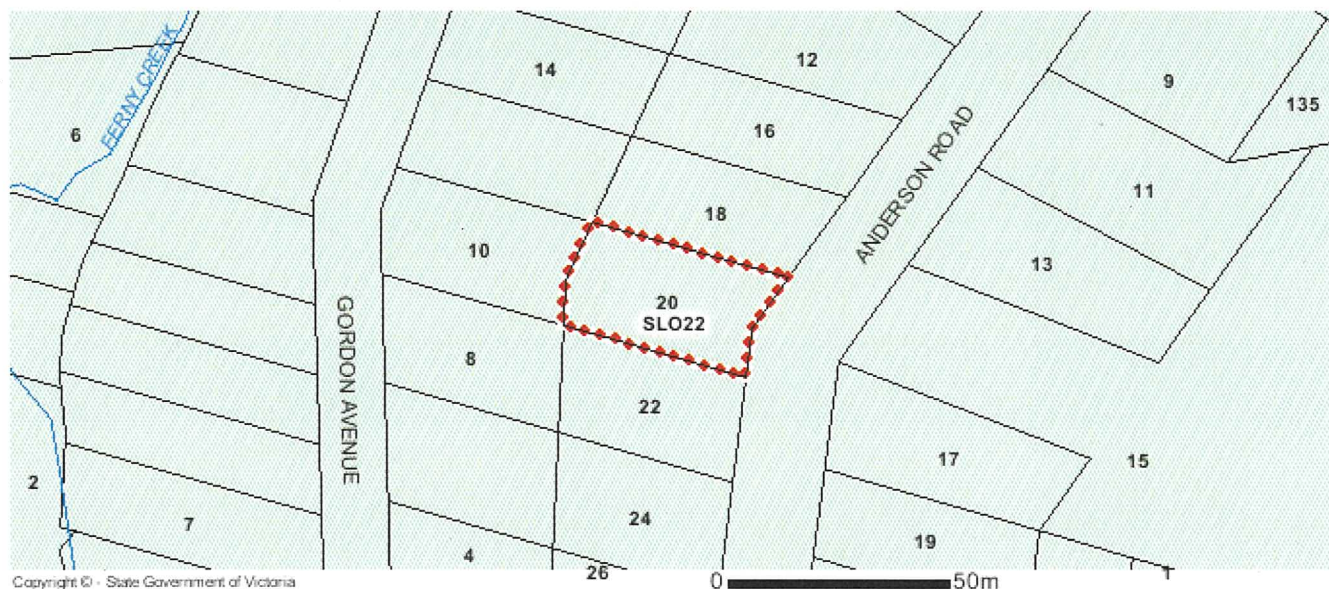
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Planning Overlays

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22 (SLO22)



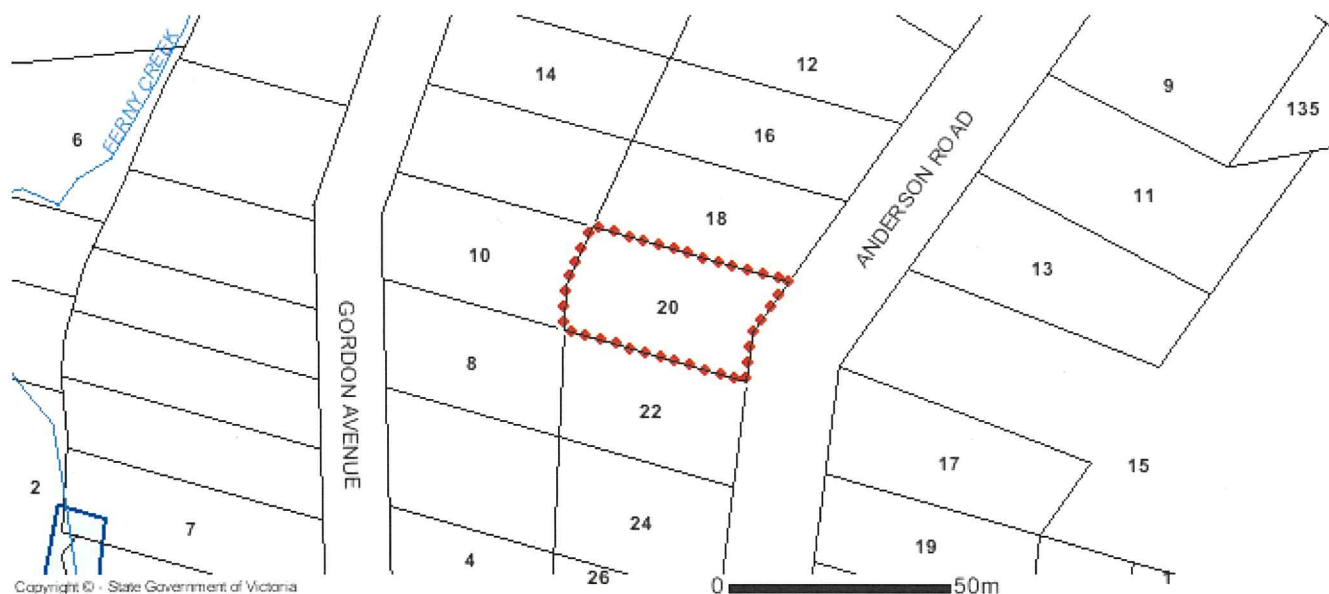
 SLO - Significant Landscape

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



 LSIO - Land Subject to Inundation

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

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Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

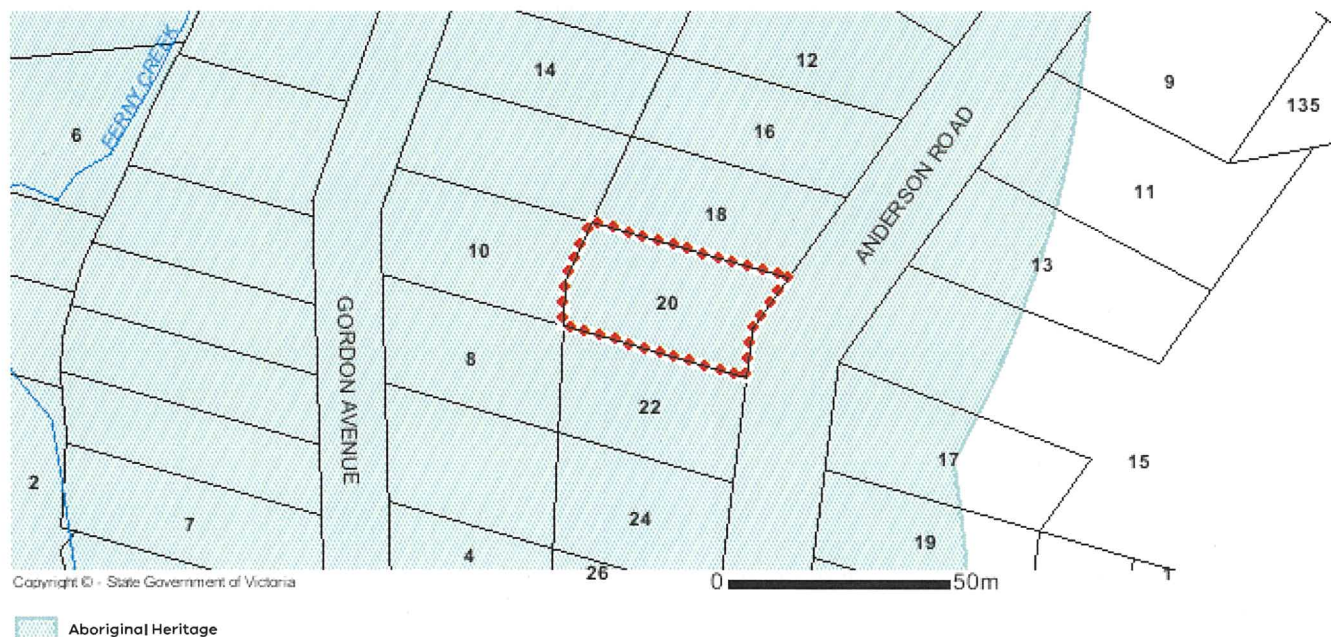
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>



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Further Planning Information

Planning scheme data last updated on 4 October 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

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

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

Designated Bushfire Prone Area

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



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

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

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

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

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

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

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

Issue date - 20 August 2021
Assessment number - 75194/8

Mrs L Bullock and Mr M Bullock
20 Anderson Road
TECOMA VIC 3160



Rates and charges at your property - 1 July 2021 - 30 June 2022

Assessment number 75194/8

20 Anderson Road, Tecoma VIC 3160

Lot 4 LP11419 Ca 58A P Scoresby

Property Valuations - Valuation Date 1 January 2021 - Valuation first used 1 July 2021

Capital improved value (CIV) - (the CIV is used to calculate your rates)	\$750,000
Site value - (the site value is included in the CIV)	\$410,000
Net annual value	\$37,500

FSPL Classification: Residential. AVPCC: 110

Description: Detached Dwelling

General Rate - 2021-2022

Residential Rate (0.002829 x \$750000)

\$2,121.75

Waste charge including State Government EPA levy

Organic Waste 240L Bin Service (\$98 x 1)

\$98.00

Residential Waste 120L Bin Service (\$275 x 1)

\$275.00

State Government Fire Services Property Levy - Residential

Fire Services Property Levy CFA (114 + 0.000059 x \$750000)

\$158.25

Arrears, payments and other charges

Anderson Rd & Grey gum Ct SCS Estimated (875 x \$1)

\$875.00

Payments up to 20 August 2021

-\$549.95

Total amount due

\$2,978.05

We understand recent events have had a significant impact on many members of our community and we want you to know we're here to help. Visit yrc.vic.gov.au/ratesrelief or call 1300 368 333.

How to pay

To qualify for one of the instalment options, you must pay the correct amount by 30 September 2021. If you are having difficulties paying, please contact us on 1300 368 333.

Pay in full \$2,978.05 by 15 February 2022  Australia Post use only	Four instalments \$335.05 by 30 September 2021 Followed by: 30 November 2021 \$881.00 28 February 2022 \$881.00 31 May 2022 \$881.00  Australia Post use only	Monthly instalments \$151.30 by 30 September 2021 Followed by: 31 October 2021 \$154.66 30 November 2021 \$344.09 31 December 2021 \$388.00 31 January 2022 \$388.00 28 February 2022 \$388.00 31 March 2022 \$388.00 30 April 2022 \$388.00 31 May 2022 \$388.00  Australia Post use only
Online yrc.vic.gov.au/payments Reference: 751948 Visa or MasterCard payments only	BPAY Biller code: 8979 Reference: 751948 BPay View Reference: 751948	Post BILLPAY Billpay code: 0335 Reference: 751948 Pay in person at any post office, call 13 18 16 or visit postbillpay.com.au

You can also pay at our community links. Visit yrc.vic.gov.au/links or mail to PO Box 105 Lilydale, Vic 3140.

This notice has a credit balance brought forward from last year, if you wish to pay by one of the instalment plans, please pay the reduced amount shown above. If you require any further information please call us on 1300 368 333.

Having trouble paying?

If you are currently experiencing financial hardship, we have a number of initiatives in place that may assist:

Special payment arrangements

Payments can be made on a frequency and amount that suits your budget, provided your current year's rates are paid within 12 months.

Financial hardship agreements

We've expanded the eligibility criteria in our updated hardship policy to enable all ratepayers to apply for financial hardship assistance. If your application is successful, payment of rates and charges will be deferred for 12 months with no late payment interest charged and no legal action taken for the recovery of rates during this time.

Our rates team is here for you should you be experiencing any challenges in paying your rates. Please visit our website at yrc.vic.gov.au/ratesrelief for more information and to apply online. Alternatively call 1300 368 333.

ARGYLE CONV. SERVICES P/L
E-mail:
michelle@argyleconveyancing.com.au

Statement for property:
LOT 4 20 ANDERSON ROAD TECOMA
3160
4 LP 11419

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
59C//18875/4		11 OCTOBER 2021	40005683

1. Statement of Fees Imposed

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

(a) By Other Authorities

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

(b) By South East Water

Water Service Charge	01/10/2021 to 31/12/2021	\$23.28
Sewerage Service Charge	01/10/2021 to 31/12/2021	\$91.12
Subtotal Service Charges		<u>\$220.99</u>
Payments		\$220.99
TOTAL UNPAID BALANCE		\$0.00

- The meter at the property was last read on 16/08/2021. Fees accrued since that date may be estimated by reference to the following historical information about the property:

Water Usage Charge \$1.01 per day

Sewage Disposal Charge \$0.25 per day

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

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

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

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

AUTHORISED OFFICER:



MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

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

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

2. Encumbrance Summary

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

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

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

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

AUTHORISED OFFICER:



MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

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

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

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

Important Warnings

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

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

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

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

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

3. Disclaimer

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

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

AUTHORISED OFFICER:
















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

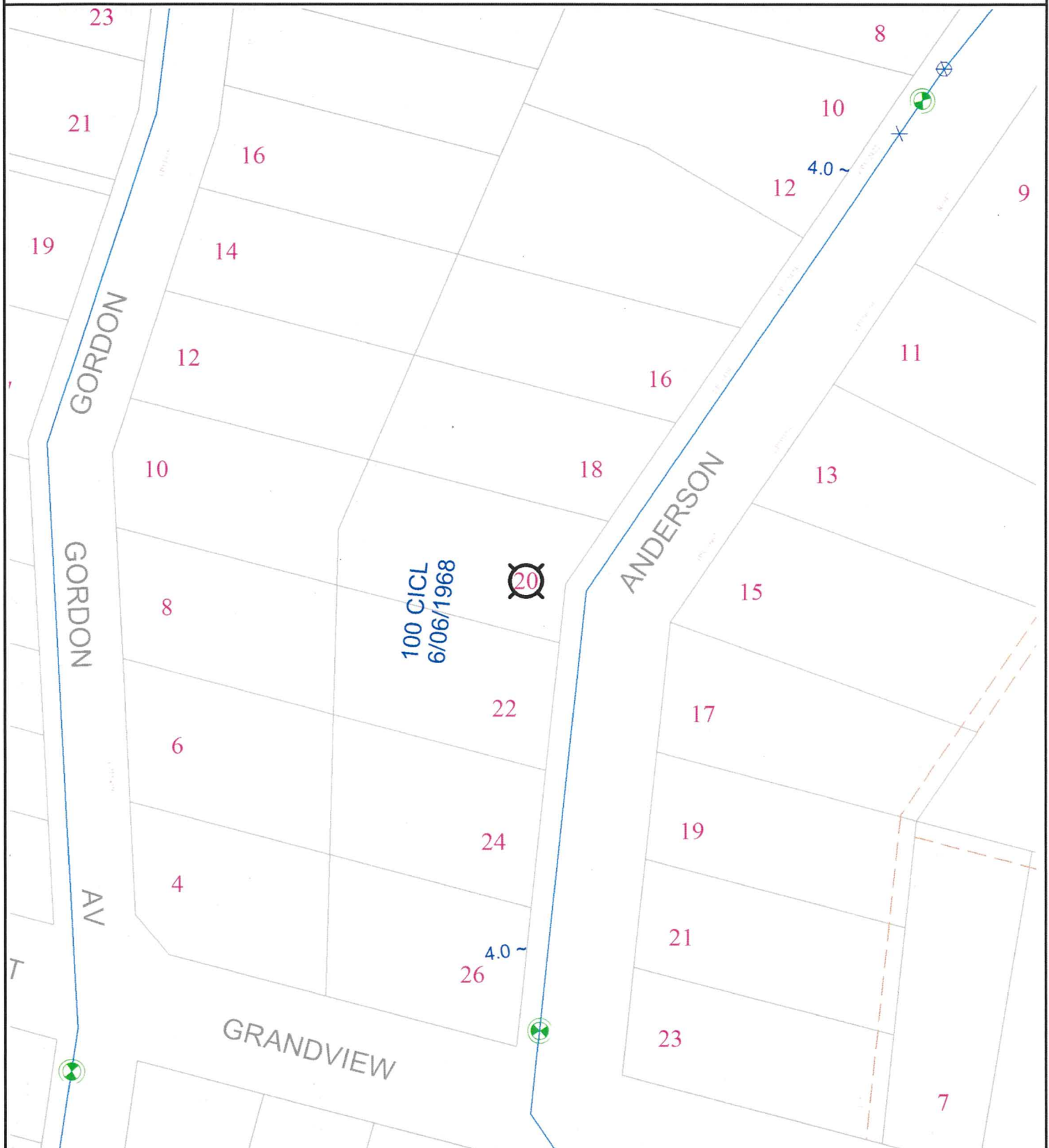
MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

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

A horizontal scale bar labeled "Scale in Metres" below it. The bar has vertical tick marks at intervals of 10 units. The numbers 20, 0, 20, and 40 are placed above the tick marks from left to right, indicating a scale where 0 is in the center.

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

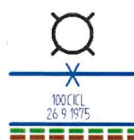
	Title/Road Boundary		Subject Property		Maintenance Hole
	Proposed Title/Road		Sewer Main & Property Connections		Inspection Shaft
	Easement		Direction of Flow		Offset from Boundary
Melbourne Water Assets					
	Sewer Main		Underground Drain		Natural Waterway
	Maintenance Hole		Channel Drain		Underground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



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

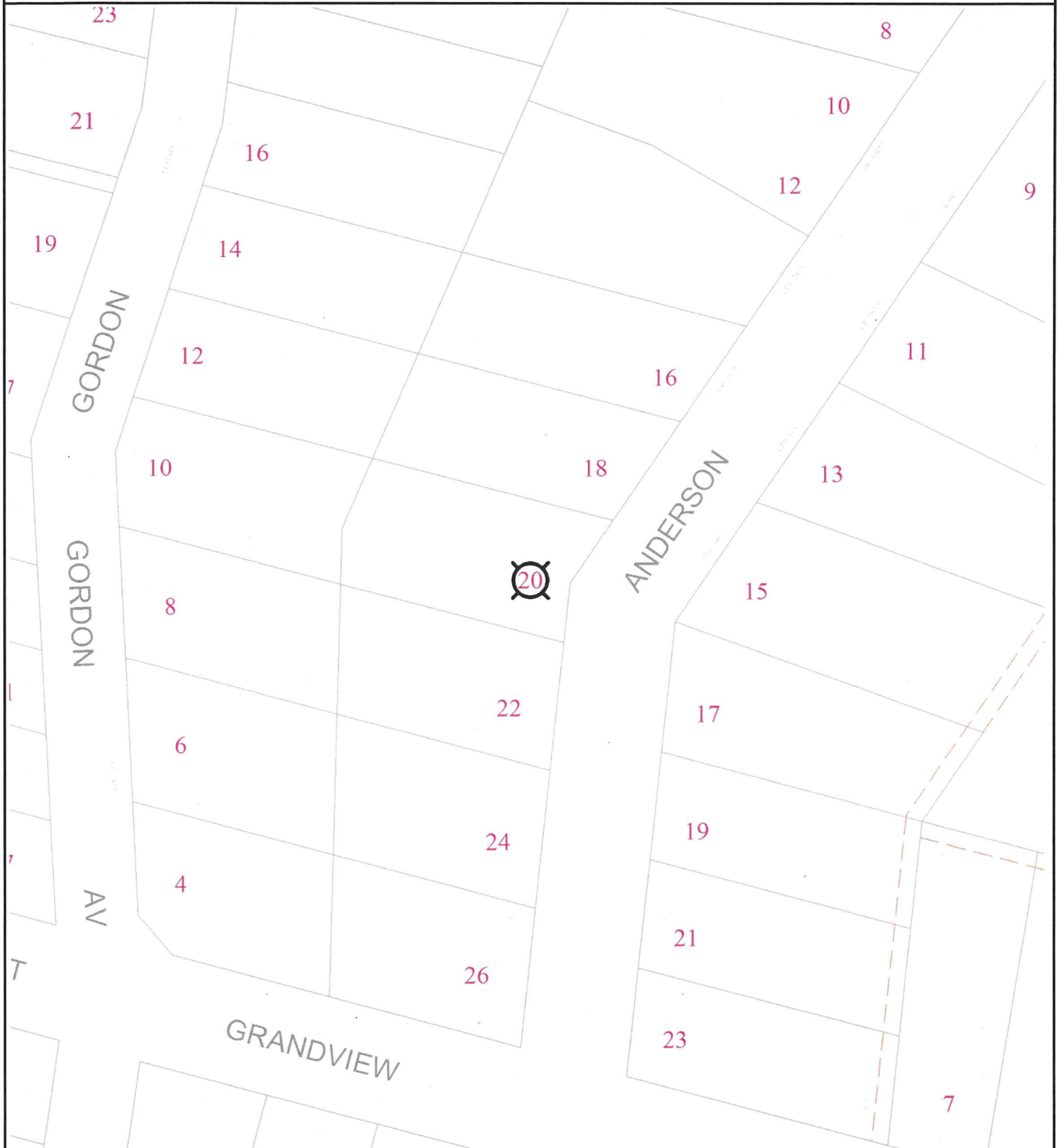
LEGEND

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



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

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



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

LEGEND

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



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

- Hydrant
- Fireplug/Washout
- Offset from Boundary

YARRA RANGES SHIRE COUNCIL
ANDERSON ROAD & GREY GUM COURT, TECOMA
ROAD IMPROVEMENT WORKS
SPECIAL CHARGE SCHEME

**NOTICE UNDER THE PROVISIONS OF SECTION 163
OF THE LOCAL GOVERNMENT ACT 1989**

DECLARATION OF A SPECIAL CHARGE BY COUNCIL

Assessment No. 75194

To: Mr M Bullock

of: 20 Anderson Road, TECOMA VIC 3160.

as owner of premises 20 Anderson Road, Tecoma

known as Lot 4 LP11419 Ca 58A P Scoresby.

The estimated liability in this scheme for your property is **\$8,750.00**.

The estimated lump sum liability is **\$7,000.00**.

In accordance with the Local Government Act 1989, notice is hereby given that the Yarra Ranges Shire Council declared on 11 February 2020 a special charge to be known as Anderson Road & Grey Gum Court, Tecoma Road Improvement Works Special Charge Scheme.

Details of the Scheme

The special charge has been declared pursuant to Section 163 of the Local Government Act 1989 for the purpose of defraying the expenses incurred by Council in the provision of road improvement works carried out under Part 1A of the Local Government Act 1989, for lands and premises within the designated area that abut or gain primary access via Anderson Road & Grey Gum Court, Tecoma. Scheme documents are available for inspection during business hours at the Yarra Ranges Community Links – 15 Anderson Street, Lilydale and 40 Main Street, Upwey.

Basis of Assessment

Assessment of the special charge takes into account the following criteria:-

- all lands within the designated area
- the zoning of those lands, their existing and potential use
- the special benefit to each of those lands
- the accessibility of the works for those lands.

The special charge is to be levied against each of the properties within the designated area based upon:

- (a) special benefit where a dwelling or building is permitted, and
- (b) the degree of special benefit having regard to the use or future use of the land

Period for which special charge remains in force

The special charge remains in force for the period commencing on 1 July 2021 and concluding on 30 June 2031, or until paid in full with any interest thereon.

Your liability for the scheme

The estimated amount which is to be recovered from you as an owner, being your share of the cost of the Scheme, is **\$8,750.00**.

This charge has been assessed based upon:

- (a) **1.00** (residential) development unit(s) @ \$7,000 per (residential) capped development unit plus
- (b) financing cost of 5.0% per annum (subject to review if works do not commence within 12 months of declaration of the special charge scheme).

Payment of your charge

Payment of your charge is due on each date specified under Section 167 of the Local Government Act 1989.

The amount that is due for payment will be included in your 2021/22 annual Valuation and Rates Notice is represented by the following formula:

$$\frac{\$8,750.00}{\text{Ten years}} = \$ 875.00$$

If you elect to pay general rates and charges by instalments or any other method available, the special charge will be paid in the same manner.

Alternatively, landowners may on written application repay their charge as a lump sum payment by 15 February 2022. The amount that is due for payment, should you elect to repay the charge in this manner, is **\$7,000.00**. Application may be made on the enclosed green form by **31 May 2020**.

Payments may be made as follows:

- by cheque attached to the enclosed green form and posted to the Yarra Ranges Council, PO Box 105, Lilydale 3140,
- by personal payment at any of the Yarra Ranges Community Links during business hours,
- or for on-line payments refer to Council's website www.yarraranges.vic.gov.au

Incentives for Prompt Payment

No incentives are offered for prompt payment prior to the prescribed date(s) of payment.

Penalties for failing to pay

If any payment is not received by the due date interest will be charged at the rate of 10% per annum.

Submissions to the Victorian Civil and Administrative Tribunal

A person who is aggrieved by Council's imposition of the special charge on that person may apply to the Planning and Environment Division of the Victorian Civil and Administrative Tribunal for a review of Council's decision under Section 185 of the Local Government Act 1989.

The Victorian Civil and Administrative Tribunal must receive applications within 30 days after the date of effective service of this notice.

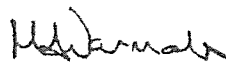
The grounds under which you may make an application to the Victorian Civil and Administrative Tribunal are:

- (i) the works and projects or the period of maintenance for the purposes of which the special charge was imposed are not or will not provide a special benefit to that person; or
- (ii) the basis of distribution of the charge amongst those persons who are liable to pay it is unreasonable; or
- (iii) if the planning scheme for the area contains any relevant policies or specific objectives, the works and projects proposed for the construction of a road or for the drainage of any land are inconsistent with those policies or objectives; or
- (iv) if the planning scheme for the area does not contain any relevant policies or specific objectives, the works and projects proposed for the construction of a road or for the drainage of any land are unnecessary, unreasonable, excessive, insufficient, unsuitable or costly, having any regard to the locality or environment and to the probable use of the road or drainage of the land.

A person may also make application to the Victorian Civil and Administrative Tribunal under Section 185AA of the Local Government Act concerning the validity of Council's decision to impose the special charge.

When making your submission you must give full details of the matters which provide the basis of support for your appeal. It is not sufficient merely to copy out the relevant grounds as they appear above.

Dated at Lilydale this 12th day of February, 2020.



Mark Varmalis
Director - Environment and Engineering

Note:

1. If a submission is made it may be withdrawn by notice in writing to the Victorian Civil and Administrative Tribunal. Thereupon the objection will be deemed never to have been made.
2. **Notices are served upon each co-owner of a chargeable property. Every notice issued shows the total charge for that property, hence only one notice need be referred to for the liability of your property.**