



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

VENDOR: JACOB BENJAMIN HILLS

PROPERTY: 24 BATESLEIGH ROAD SELBY VIC 3159

1. Financial matters in respect of the land

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

(a) are contained in the attached certificate/s.

<u>Authority</u>	<u>Amount</u>	<u>Interest</u>
1. Yarra Ranges Council		
2. South East Water		

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

- a. Their total does not exceed \$3500.00
- b. The particulars of any Charge (whether registered or not) over the property imposed by or under any Act to secure an amount due under that Act are as follows:

2. Insurance details in respect of the land

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

No such insurance has been effected

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

No such insurance has been effected.

3. Matters relating to land use

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

- i. Description:
- ii. Particulars of any existing failure to comply with the terms of that easement, covenant and/or restriction are as follows:

(b) The land is in a designated bushfire prone area under Section 192A of the *Building Act 1993* if the square box is marked with an “X”

(c) There is NO access to the property by road if the square box is marked with an “X”

(d) in the case of land to which a planning scheme applies a statement specifying—

- (i) name of the planning scheme: Yarra Ranges Planning Scheme
- (ii) name of the responsible authority: Yarra Ranges Council
- (iii) zoning of the land:
- (iv) name of any planning overlay affecting the land:

Are contained in the attached certificate/s.

4. Notices made in respect of land

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

NIL

- (b) whether there are any notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes:

NIL

- (c) particulars of any notice of intention to acquire served under section 6 of the **Land Acquisition and Compensation Act 1986**.

NIL

5. Building permits

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

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

6. Information relating to any owners corporation

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

7. Growth areas infrastructure contribution

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

8. Disclosure of non-connected services

The services which are marked with an "x" in the accompanying square box are **NOT** connected to the land

Electricity Supply Gas Supply Water Supply Sewerage Telephone


9. Evidence of title

Attached are copies of the following document/s concerning Title: Volume :07997 Folio 144

- (a) in the case of land under the **Transfer of Land Act 1958**, a copy of the Register Search Statement and the document, or part of the document, referred to as the diagram location in the Register Search Statement that identifies the land and its location;
- (b) in any other case, a copy of—
- (i) the last conveyance in the chain of title to the land; or
 - (ii) any other document which gives evidence of the vendor's title to the land;
- (c) if the vendor is not the registered proprietor of the land or the owner of the estate in fee simple in the land, evidence of the vendor's right or power to sell the land;
- (d) in the case of land that is subject to a subdivision—

- (i) if the plan of subdivision has not been registered, a copy of the plan of subdivision which has been certified by the relevant municipal council; or
 - (ii) if the plan of subdivision has not yet been certified, a copy of the latest version of the plan;
- (e) In the case of land that is part of a staged subdivision within the meaning of Section 37 of the **Subdivision Act 1988** –
- (i) If the land is in the second or a subsequent stage, a copy of the plan for the first stage; and
 - (ii) Details of any requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with; and
 - (iii) Details of any proposals relating to subsequent stages that are known to the vendor; and
 - (iv) A statement of the contents of any permit under the **Planning and Environment Act 1987** authorising the staged subdivision.
- (f) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the **Subdivision Act 1988** is proposed –
- (i) If the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
 - (ii) If the later plan has not yet been certified, a copy of the latest version of the plan.

The day of this Statement is theday of20

Signed by the Vendor.....

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

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

Signed by the Purchaser.....

IMPORTANT NOTICE – ADDITIONAL DISCLOSURE REQUIREMENTS:

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

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

Register Search Statement - Volume 7997 Folio 144

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

VOLUME 07997 FOLIO 144

Security no : 124090823058N
Produced 28/06/2021 04:18 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 025754.
PARENT TITLE Volume 04795 Folio 979
Created by instrument 2371823 16/10/1953

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JACOB BENJAMIN HILLS of 24 BATESLEIGH ROAD SELBY VIC 3159
AQ146045B 15/08/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ146046Y 15/08/2017
WESTPAC BANKING CORPORATION

MORTGAGE AR416071N 04/09/2018
WESTPAC BANKING CORPORATION

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

DIAGRAM LOCATION

SEE LP025754 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: 24 BATESLEIGH ROAD SELBY VIC 3159

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION

Effective from 04/09/2018

DOCUMENT END

The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 28/06/2021, for Order Number 68902154. Your reference: 21/10341.

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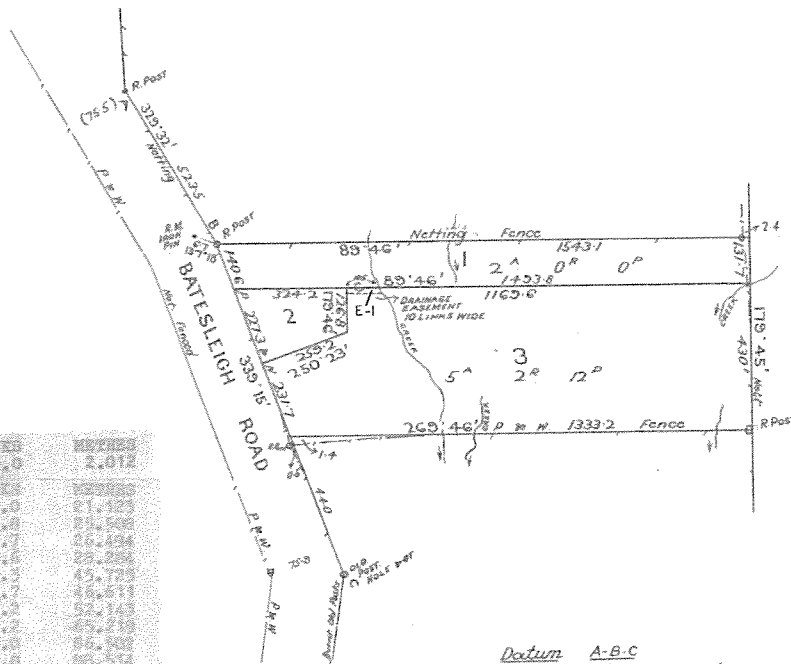
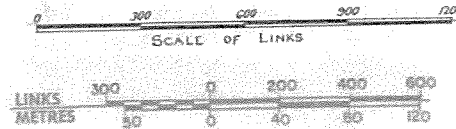
LP 25754



SYLP025754-1-1

LP 25754
EDITION I

PLAN OF SUBDIVISION
PART OF CROWN PORTION 38 SEC A
PARISH OF NARREE WORRAN
COUNTY OF MORNINGTON



LINKS	METRES
10.0	2.012
20.0	4.024
30.0	6.036
40.0	8.048
50.0	10.060
60.0	12.072
70.0	14.084
80.0	16.096
90.0	18.108
100.0	20.120
110.0	22.132
120.0	24.144
130.0	26.156
140.0	28.168
150.0	30.180
160.0	32.192
170.0	34.204
180.0	36.216
190.0	38.228
200.0	40.240
210.0	42.252
220.0	44.264
230.0	46.276
240.0	48.288
250.0	50.300
260.0	52.312
270.0	54.324
280.0	56.336
290.0	58.348
300.0	60.360
310.0	62.372
320.0	64.384
330.0	66.396
340.0	68.408
350.0	70.420
360.0	72.432
370.0	74.444
380.0	76.456
390.0	78.468
400.0	80.480
410.0	82.492
420.0	84.504
430.0	86.516
440.0	88.528
450.0	90.540
460.0	92.552
470.0	94.564
480.0	96.576
490.0	98.588
500.0	100.600
510.0	102.612
520.0	104.624
530.0	106.636
540.0	108.648
550.0	110.660
560.0	112.672
570.0	114.684
580.0	116.696
590.0	118.708
600.0	120.720
610.0	122.732
620.0	124.744
630.0	126.756
640.0	128.768
650.0	130.780
660.0	132.792
670.0	134.804
680.0	136.816
690.0	138.828
700.0	140.840
710.0	142.852
720.0	144.864
730.0	146.876
740.0	148.888
750.0	150.900
760.0	152.912
770.0	154.924
780.0	156.936
790.0	158.948
800.0	160.960
810.0	162.972
820.0	164.984
830.0	166.996
840.0	169.008
850.0	171.020
860.0	173.032
870.0	175.044
880.0	177.056
890.0	179.068
900.0	181.080
910.0	183.092
920.0	185.104
930.0	187.116
940.0	189.128
950.0	191.140
960.0	193.152
970.0	195.164
980.0	197.176
990.0	199.188
1000.0	201.200

Datum A-B-C
NOTE: Road width not to scale

COLOUR CODE
E-I= BLUE

XLV
531

8723

LP 25754

FOR APPROPRIATIONS ETC.
SEE BACK HEREOF

LP 25754

SUBDIVISIONAL
CERTIFICATE OF TITLE V. 4795 F. 979

FOR TITLE REFERENCES TO LOTS
SEE PARCELS INDEX

LODGED BY Hobson & Co

DEALING No. 4981119 DATE 20/10/50

DECLARED BY H. MACEY

ON 24/8/50

COUNCIL SHIRE OF FERN TREE GULLY

DATE OF CONSENT 9/10/50

PLAN MAY BE LODGED 3/6/53

PLAN APPROVED. DATE / / TIME a.m.
p.m.

LAND HEREON IS SUBJECT
TO A PLANNING SCHEME
SEE MISC. PLAN No. 607

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

THIS IS THE BACK OF LP 25754

PHOTOGRAPHED AT CENTRAL PLAN OFFICE

SIZE 2 Plate DATE 16.8.63

COLOURED P. SMITH CHECKED BB

POSTED P. SMITH CHECKED BB

Property Report

from www.land.vic.gov.au on 01 July 2021 03:27 PM

Address: 24 BATESLEIGH ROAD SELBY 3159

Lot and Plan Number: Lot 1 LP25754

Standard Parcel Identifier (SPI): 1\LP25754

Local Government (Council): YARRA RANGES **Council Property Number:** 221946

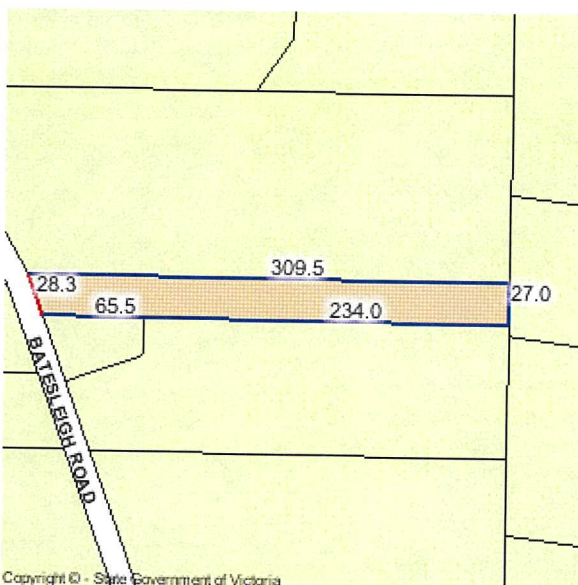
Directory Reference: Melway 126 A3

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

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

Site Dimensions

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



Area: 8155 sq. m

Perimeter: 664 m

For this property:

— Site boundaries

— Road frontages

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

2 dimensions shorter than 1m not displayed

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

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

State Electorates

Legislative Council: EASTERN VICTORIA

Legislative Assembly: MONBULK

Utilities

Rural Water Corporation: Southern Rural Water

Melbourne Water Retailer: South East Water

Melbourne Water: inside drainage boundary

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

Planning information continued on next page

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Planning Zone Summary

- Planning Zone:** [RURAL CONSERVATION ZONE \(RCZ\)](#)
[RURAL CONSERVATION ZONE - SCHEDULE 2 \(RCZ2\)](#)
- Planning Overlays:** [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)
[EROSION MANAGEMENT OVERLAY \(EMO\)](#)
[EROSION MANAGEMENT OVERLAY SCHEDULE \(EMO\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity:

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

Planning scheme data last updated on 23 June 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

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

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

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

The Planning Property Report includes separate maps of zones and overlays

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

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

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

Areas of Aboriginal 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.

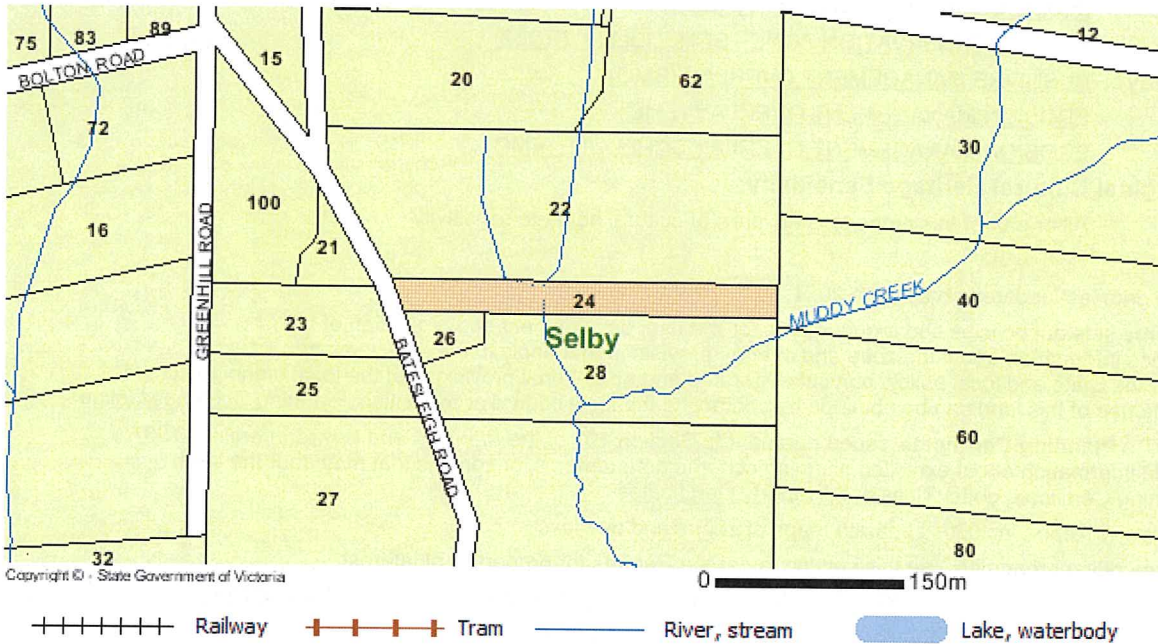
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this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

Area Map



Copyright © - State Government of Victoria

0 150m

+++++ Railway - - - - - Tram ——— River, stream ○ Lake, waterbody

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PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

756967

APPLICANT'S NAME & ADDRESS

ANGELA CRAVEN C/- LANDATA
MELBOURNE

VENDOR

HILLS, JACOB

PURCHASER

TBA, TBA

REFERENCE

2110341

This certificate is issued for:

LOT 1 PLAN LP25754 ALSO KNOWN AS 24 BATESLEIGH ROAD SELBY
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 RURAL CONSERVATION ZONE - SCHEDULE 2
- is within a BUSHFIRE MANAGEMENT OVERLAY
- and a EROSION MANAGEMENT OVERLAY

A Proposed Amending Planning Scheme C148 has been placed on public exhibition which shows this property :

- is within a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 - C148
- and a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1 - C148
- and is AREA OUTSIDE THE URBAN GROWTH BOUNDARY

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/>

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®
2 Lonsdale Street
Melbourne VIC 3000
Tel: (03) 9194 0606

28 June 2021

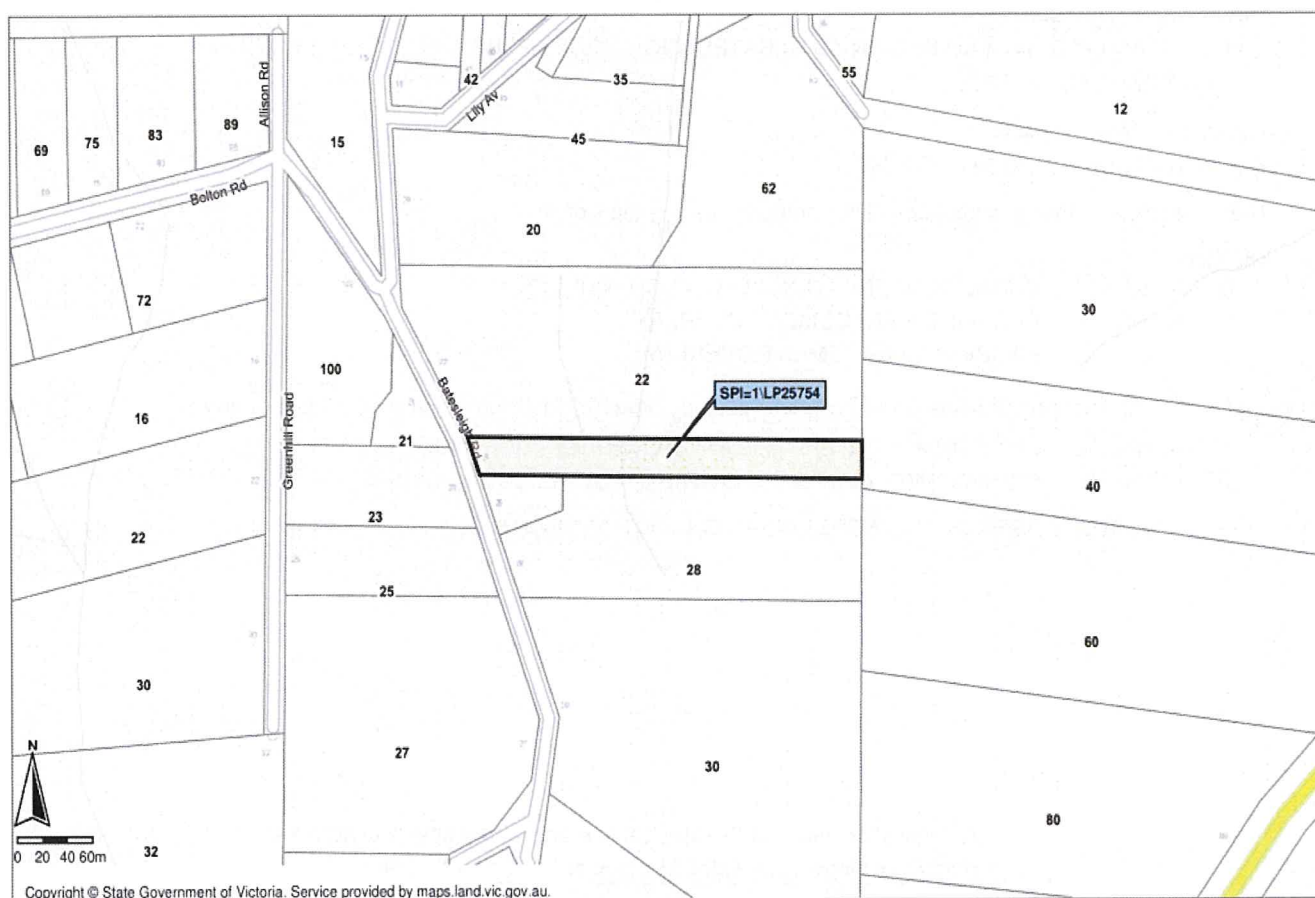
Hon. Richard Wynne MP
Minister for Planning

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) 9194 0606 or email landata.enquiries@delwp.vic.gov.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.



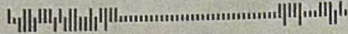
3002952959B//18828/22

Payments (Visa/MasterCard) & account balances:
southeastwater.com.au or call 1300 659 658

Account enquiries:
southeastwater.com.au/enquiries or call 131 851
Mon-Fri 8am to 6pm

Faults and emergencies (24/7):
live.southeastwater.com.au or call 132 812

Interpreter service:
For all languages 9209 0130
TTY users 133 677 (ask for 131 851)



028/002355
Jacob Benjamin Hills
24 Batesleigh RD
SELBY VIC 3159

PAID

Account number: 30029529
Date due: 23 September 2020

Last bill	Payments received	Balance	Current charges	Total due
\$135.10	- \$135.10cr	= \$0.00	+ \$136.30	\$136.30

Your annual account breakdown

Issue date	4 September 2020
Property	24 BATESLEIGH ROAD SELBY VIC 3159
Property reference	59B//18828/22
Last bill	\$135.10
Payment received	\$135.10cr
Balance brought forward	\$0.00
Other authorities' charges (no GST)	\$136.33
Total due	\$136.30

Important note:

This bill may seem more as it includes the annual parks charge. The state government uses it for the upkeep of parks, gardens, zoos and the Shrine.

Payment options

DD Direct debit
Set up payments at mysoutheastwater.com.au

B BPAY® (Up to \$20,000)
Biller code: 24208 Ref. 1003 0029 5200 009

C Credit card
Pay by Visa or MasterCard at southeastwater.com.au
or call 1300 659 658

EFT EFT (Electronic Funds Transfer)
BSB: 033-874 Account number: 30029529
Account name: South East Water Corporation

POST Postbillpay
Billpay Code: 0361 Ref. 1003 0029 5200 009
Call 131 816 Visit: postbillpay.com.au
Or visit an Australia Post store.

Centrepay
Arrange regular deductions from your Centrelink payments
visit humanservices.gov.au/centrepay CRN:555 050 397J

Property ref: 59B//18828/22
24 BATESLEIGH ROAD
SELBY VIC 3159

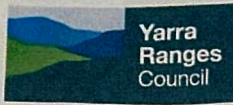


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PN59B

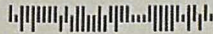
Total due: \$136.30
Account number: 30029529
Date paid: _____
Receipt number: _____

+00000030029529> +009124+ <0000000000> <0000013630> +444+



VALUATION & RATE NOTICE 2020-2021

Issue date - 09 September 2020
Assessment number - 59558/4



Mr J B Hills
24 Batesleigh Road
SELBY VIC 3159

In 2020-2021
ratepayers will
pay no more in
general rates
than last year



028
3004809
R1_19249

Rates & Charges for
24 Batesleigh Road, Selby VIC 3159


\$2,170.50


\$251.00


\$153.50

**General Rate
less than
last year**



General Rate - Residential 2020-2021 Residential Rate (0.002894 x \$750,000)	\$2,170.50
General Rate - Residential 2019-2020 (last year) [Council has made a commitment to ensure ratepayers pay no more than last year's general rates]	\$2,184.95
General rate subtotal	\$2,170.50
Waste charge including State Government EPA levy Residential Waste 120L Bin Service (\$251 x 1)	\$251.00
State Government Fire Services Property Levy - Residential Fire Services Property Levy CFA (\$113 + 0.000054 x \$750,000)	\$153.50
Total amount due	\$2,575.00

We understand COVID-19 has had a significant impact on many members of our community and we want you to know that we're here to help. Visit yrc.vic.gov.au/ratesrelief or call 1300 368 333.

VENDOR: JACOB BENJAMIN HILLS

VENDOR'S SECTION 32 STATEMENT

PROPERTY: 24 BATESLEIGH ROAD SELBY VIC 3159

Vendor's Conveyancer:



Licence No. 000163L
P O BOX 693
BEACONSFIELD VIC 3807
P: 9768 9566
F: 9768 9577
www.idealconveyancing.net.au
Our ref:21/10341



