

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.

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.

SECTION 32

STATEMENT

PURSUANT TO DIVISION 2 OF PART II
SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

Vendor:	Rik Stanley Crook and Tracie Nerida Crook
Property:	6 Verona Street, Belgrave South VIC 3160

VENDORS REPRESENTATIVE

Complete Conveyancing & Corporate Services Pty Ltd

PO Box 260
PORT MELBOURNE VIC 3207

Tel: (03) 9646 5913
Fax: (03) 9646 2625
Email: joan@completeconveyancing.com.au

Ref: JL:20/2718


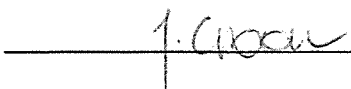
Vendor Statement

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	6 VERONA STREET, BELGRAVE SOUTH VIC 3160
------	--

Vendor's name	Rik Stanley Crook	Date
Vendor's signature		21/12/20
Vendor's name	Tracie Nerida Crook	Date
Vendor's signature		21/12/20

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) ☒ Are contained in the attached certificate/s.

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

1.3 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:

Not Applicable

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.


J. Gibson

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 as follows
None to the Vendor's knowledge

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:

None to the Vendor's knowledge

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:

None to the Vendor's knowledge

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):

- ☒ Are contained in the attached certificate

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

8. 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 checked="" type="checkbox"/>
---	-------------------------------------	---------------------------------------	-----------------------------------	--

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)

<p>.copy Title Search</p> <p>.copy Title Plan</p> <p>.copy Planning Certificate</p> <p>.copy Rates and various other property Certificates</p>
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 07149 FOLIO 659

Security no : 124086751420G
Produced 24/11/2020 01:09 PM

LAND DESCRIPTION

Lot 9 on Plan of Subdivision 010061.
PARENT TITLE Volume 05705 Folio 932
Created by instrument 2093570 08/08/1947

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
RIK STANLEY CROOK
TRACIE NERIDA CROOK both of 35 WILKILLA RD KALORAMA
M917942S 02/07/1987

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL046791P 29/04/2014
PERPETUAL LTD

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

DIAGRAM LOCATION

SEE LP010061 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: 6 VERONA STREET BELGRAVE SOUTH VIC 3160

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP010061
Number of Pages (excluding this cover sheet)	3
Document Assembled	24/11/2020 13:09

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PLAN OF SUBDIVISION No: LP10061

EASEMENT INFORMATION

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

[illegible]

**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.**

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Document Identification	AH737457K
Number of Pages (excluding this cover sheet)	4
Document Assembled	03/12/2020 16:11

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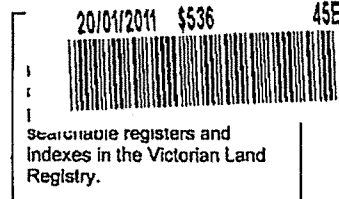
Creation of easement

Section 45(1) Transfer of Land Act 1958

Form 13

Lodged by:

Name: Maddocks
Phone: 9288 0555
Address: 140 William Street, Melbourne 3000 or DX 259 Melbourne
Ref: MAN:NXV:578718
Customer Code: 1167E



The Grantor being registered as the proprietor of the estate specified in the Servient Land transfers and grants to the Grantee for the consideration expressed the easement specified subject to the encumbrances affecting the Servient Land including any created by dealings lodged for registration before the lodging of this creation of easement.

✓ **Servient Land:** The land shown marked 'E-2' on the attached plan for creation of easement being part of the land described in certificate of title volume 5192 folio 311

✓ **Dominant Land:** Not applicable (easement in gross)

✓ **Grantor:** Kenneth John Austin of 1 Elgin Grove, Belgrave South 3160

✓ **Grantee:** Yarra Ranges Shire Council of Anderson Street, Lilydale 3140

Estate: Easement in gross in accordance with section 187A of the *Local Government Act* 1989 (Vic)

Consideration: \$1.00

Easement: All that the full and free right and liberty to and for the Grantee and its servants, agents, contractors and workmen at all times hereafter to use the Servient Land for drainage purposes and from time to time to enter upon and into the Servient Land with or without vehicles implements and machinery and to make and open a drain or drains in through under and/or along the Servient Land and to construct inspect alter destroy remove close up replace or renew scour cleanse maintain repair and keep open the drain or drains so made in upon through under and along the Servient Land and also during the progress of any works in connection with any of the foregoing (**Works**) to remove from or deposit or place and allow to remain on or along the Servient Land or any part of it all timber earth soil stone gravel or other substance matter or thing which may be required removed or excavated in clearing digging cutting excavating or using the Servient Land or any part of it and also to go pass and repass for the purposes aforesaid either with or without plant machinery vehicles equipment or materials through over and along the Servient Land **PROVIDED ALWAYS** that in the exercise of the foregoing powers the Grantee shall do as little damage as may be necessary and will properly fill in any excavations and restore the surface of the Servient Land as nearly as reasonably possible to the condition in which the same was immediately prior to the commencement of the Works; **AND** the Grantor for himself, his heirs, executors, administrators and transferees, the registered proprietor or proprietors for the time being of the Servient Land **HEREBY** agrees with the Grantee that the Grantor will not erect any building or other structure or place any obstruction on the Servient Land or any part of it without the previous consent in writing of the Grantee.

Date:

10/11/10

AH737457K

20/01/2011 \$536

45E



The **COMMON SEAL** of **YARRA RANGES SHIRE COUNCIL** was hereunto affixed in accordance with Local Law No. 1 of 1997 in the presence of:



Chief Executive Officer/~~Senior Officer~~
authorised by the Chief Executive Officer

SIGNED, SEALED and DELIVERED by
KENNETH JOHN AUSTIN in the presence of:

Witness

AH737457K

20/01/2011 \$536 45E



PLAN OF CREATION OF EASEMENT

LR use only
EDITION

NOTATIONS

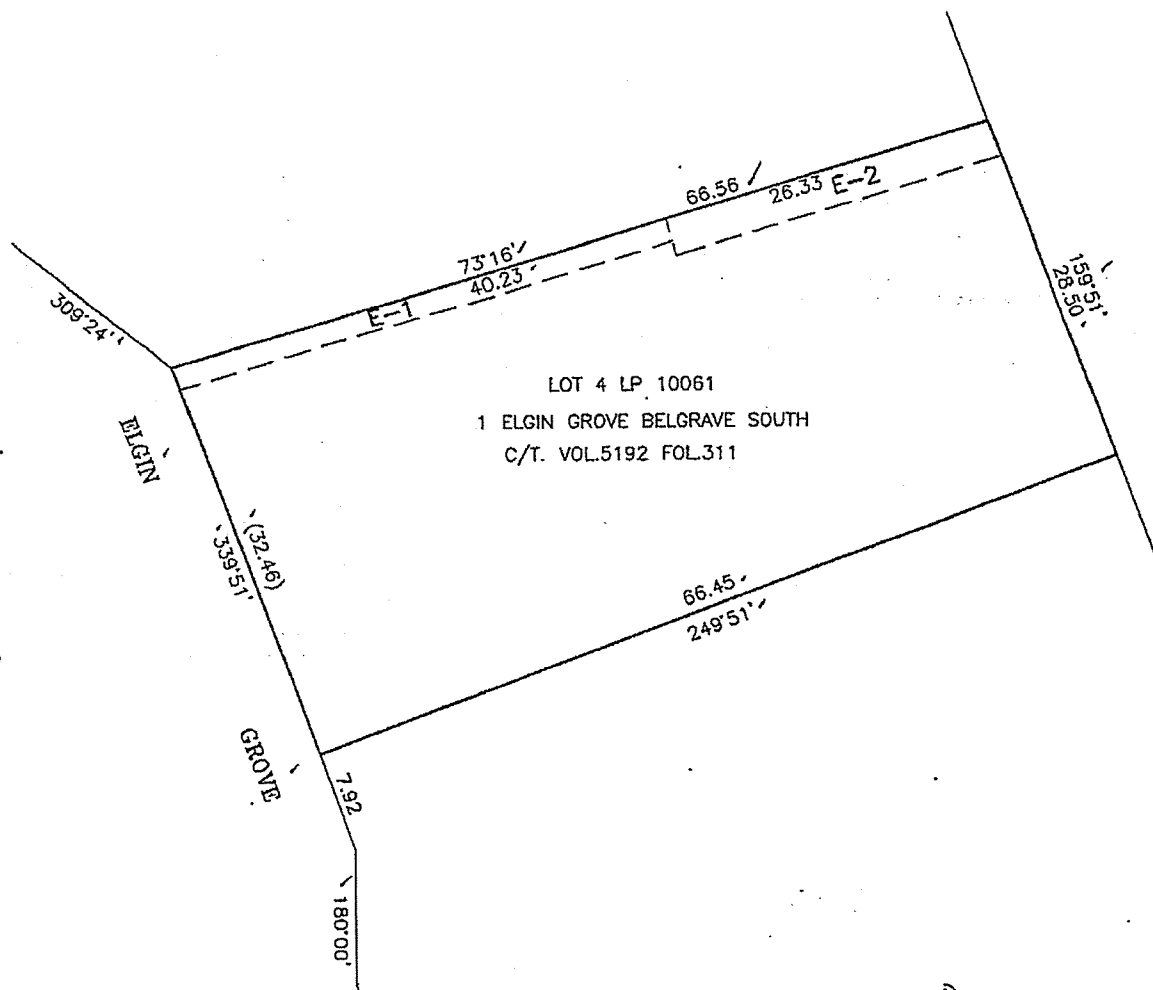
THE TOTAL AREA OF EASEMENT E-2 IS 79m²

EASEMENT INFORMATION

A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement(Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of
E-1	DRAINAGE	1.83	LP10061	LOTS IN LP 10061
E-2	DRAINAGE	3	THIS PLAN	SHIRE OF YARRA RANGES

LOCATION OF LAND
PARISH: NARREE WORRAN
TOWNSHIP:
SECTION:
CROWN ALLOTMENT: 24(PART)&25(PART)
LTO BASE RECORD:
TITLE REFERENCE:
C/T. VOL.5192 FOL.311
LAST PLAN REFERENCE:
LOT 4 LP 10061
POSTAL ADDRESS: 1 ELGIN GROVE
BELGRAVE SOUTH
MGA CO-ORDINATES: E 355570
(of approx. paracentroid of N 5801140
land in plan)
ZONE 55



Plan Accords with Title
Easement is Fixed
W & Ry 24/1/2011

BACKHOLER,McMILLAN & ASSOCIATES P.O. BOX 498 EMERALD VIC 3782 PH.(03)59685379		LICENSED SURVEYOR KIM LAURENCE BACKHOLER SIGNATURE <i>[Signature]</i> DATE 7/14/10	DATE / / COUNCIL DELEGATE SIGNATURE
ORIGINAL SCALE 1:400	SHEET SIZE A3	REF 091265 VERSION 1	Original sheet size A3

AH737457K

20/01/2011 \$536 45E

DATED



2010

Kenneth John Austin

Grantor

to

Yarra Ranges Shire Council

Grantee

CREATION OF EASEMENT

**Property: 1 Elgin Grove, Belgrave South
3160**

To the Registrar of Titles

Please register this Creation of Easement and
on completion issue the duplicate certificate of
title volume 5192 folio 311 to the Lodging Party

Warren Graham & Murphy Pty Ltd
Solicitors for the Grantee

MADDOCKS

Lawyers
140 William Street
MELBOURNE VIC 3000

Email: info@maddocks.com.au
Web Site: www.maddocks.com.au
Telephone: +(61 3) 9288 0555
Facsimile: +(61 3) 9288 0666
DX 259 Melbourne
Ref: MAN:NXV:567871

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

699535

APPLICANT'S NAME & ADDRESS

JOAN LENTINI C/- LANDATA
MELBOURNE

VENDOR

CROOK, TRACIE

PURCHASER

AN, AUCTION

REFERENCE

crook

This certificate is issued for:

LOT 9 PLAN LP10061 ALSO KNOWN AS 6 VERONA STREET BELGRAVE SOUTH
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 GREEN WEDGE A ZONE - SCHEDULE 1
- is within a BUSHFIRE MANAGEMENT OVERLAY

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

- is within 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/>)

24 November 2020

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.

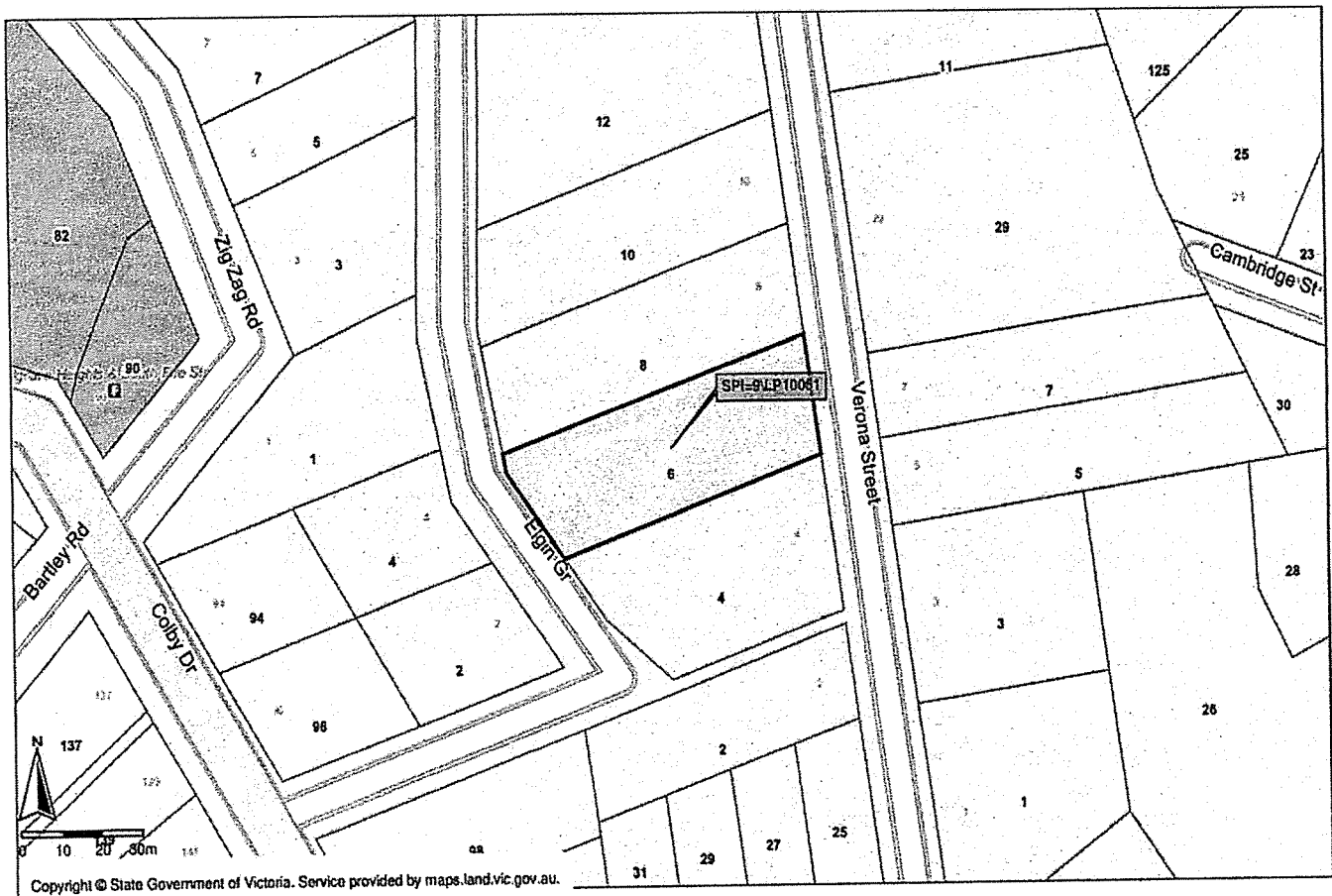
LANDATA®
2 Lonsdale Street
Melbourne VIC 3000
Tel: (03) 9194 0606

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.

Property Report

 from www.land.vic.gov.au on 26 November 2020 11:05 AM

Address: 6 VERONA STREET BELGRAVE SOUTH 3160

Lot and Plan Number: Lot 9 LP10061

Standard Parcel Identifier (SPI): 9\LP10061

Local Government (Council): YARRA RANGES **Council Property Number:** 225120

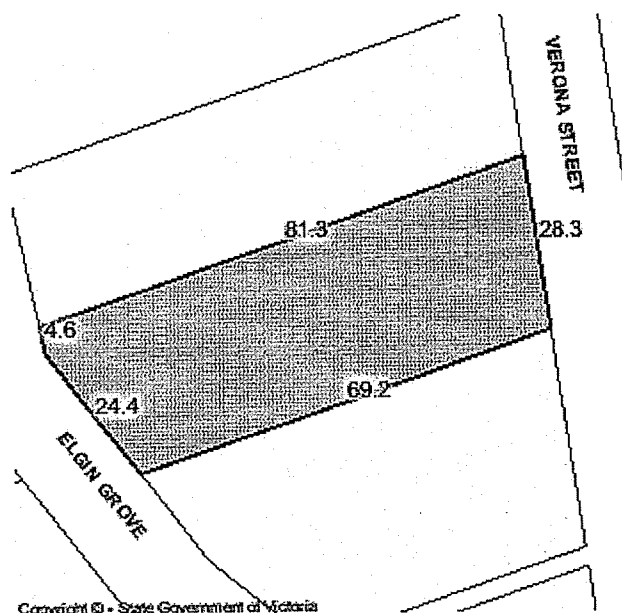
Directory Reference: Melway 84 G3

**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: 2116 sq. m

Perimeter: 208 m

For this property:

— Site boundaries

— Road frontages

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

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

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

Planning Zone Summary

Planning Zone: GREEN WEDGE A ZONE (GWAZ)
GREEN WEDGE A ZONE - SCHEDULE 1 (GWAZ1)

Planning Overlay: BUSHFIRE MANAGEMENT OVERLAY (BMO)

Planning scheme data last updated on 22 November 2020.

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](#)

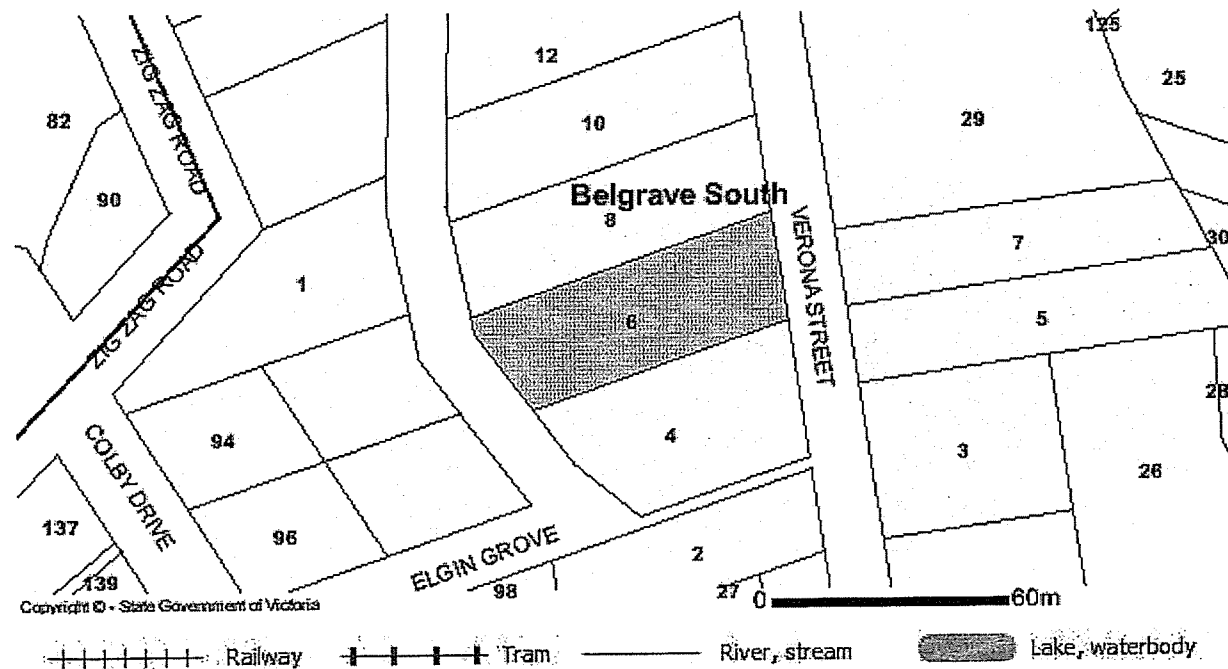
The Planning Property Report includes separate maps of zones and overlays

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

Area Map



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 27 November 2020 02:22 PM

PROPERTY DETAILS

Address: **6 VERONA STREET BELGRAVE SOUTH 3160**
Lot and Plan Number: **Lot 9 LP10061**
Standard Parcel Identifier (SPI): **9\LP10061**
Local Government Area (Council): **YARRA RANGES**
Council Property Number: **225120**
Planning Scheme: **Yarra Ranges**
Directory Reference: **Melway 84 G3**

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**

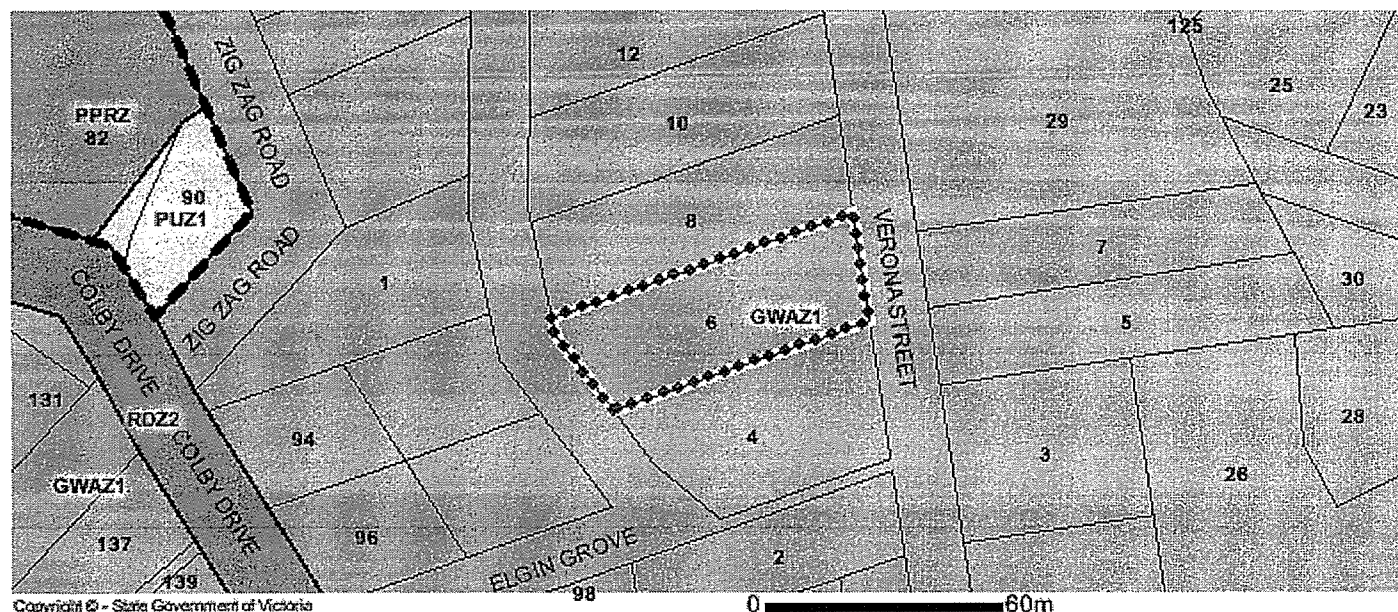
STATE ELECTORATES

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

Planning Zones

GREEN WEDGE A ZONE (GWAZ)

GREEN WEDGE A ZONE - SCHEDULE 1 (GWAZ1)

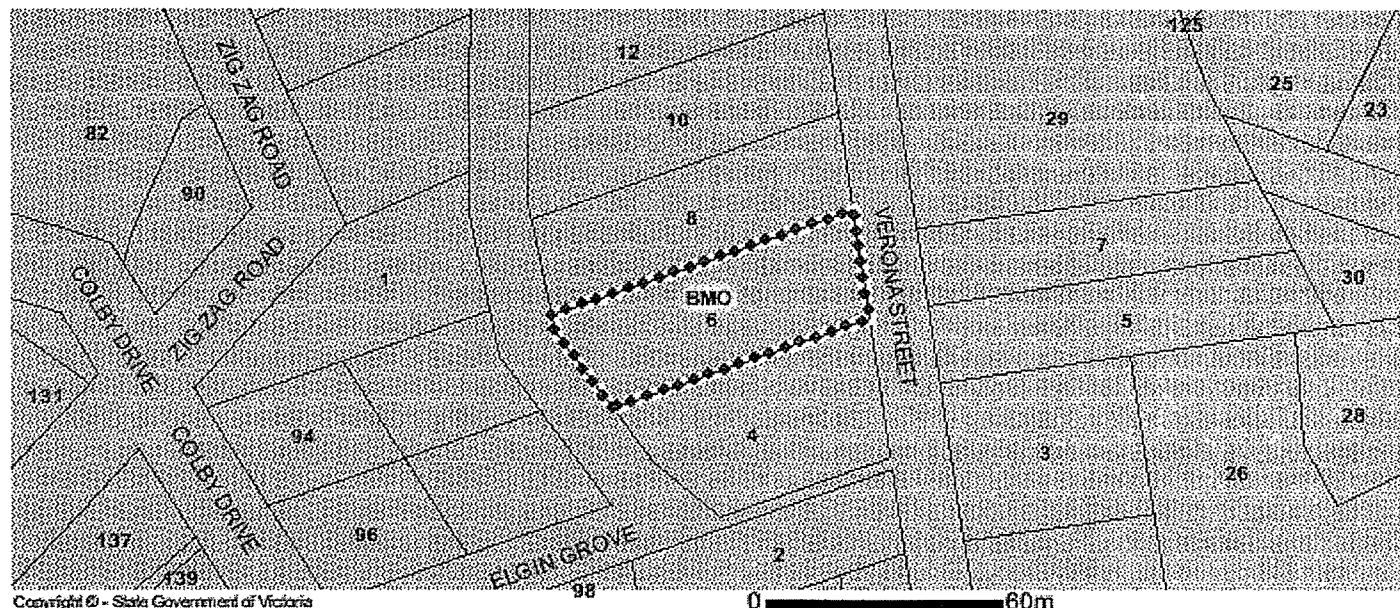


GWAZ - Green Wedge A
PPRZ - Public Park & Recreation
RDZ2 - Road - Category 2
PUZ1 - Public Use - Service & Utility

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

Planning Overlay

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.

Further Planning Information

Planning scheme data last updated on 26 November 2020.

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>

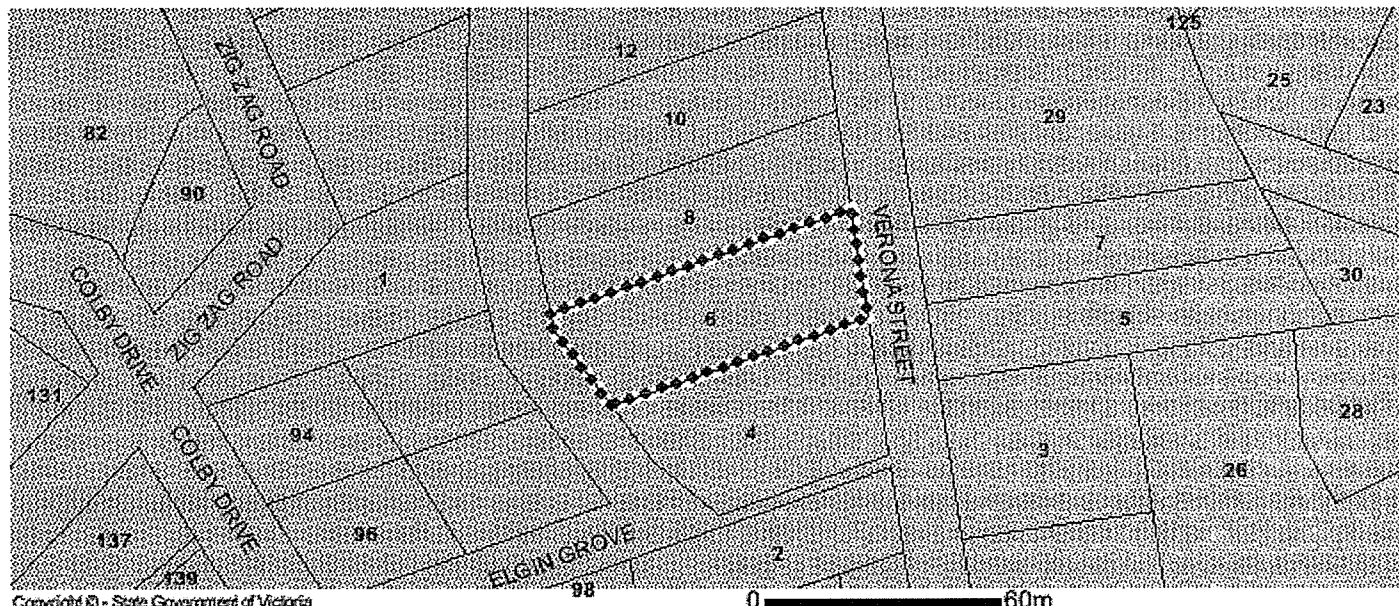
For details of surrounding properties, use this service to get the Reports for properties of interest.

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 Area

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>

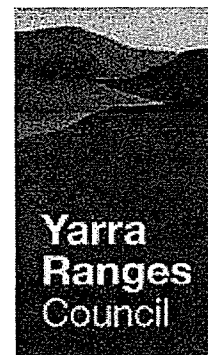
BUILDING APPROVAL PARTICULARS

Building Act 1993 BUILDING REGULATIONS 2018 Regulation 51(1)

Certificate Number 107497
Your Reference 42902773-018-7:98160
Date Issued 9 December 2020

Landata
DX 250639
MELBOURNE VIC

Yarra Ranges Council
PO Box 105
Lilydale Vic 3140
DX 34051
Call 1300 368 333
Fax 03 9735 4249
mail@yarraranges.vic.gov.au
www.yarraranges.vic.gov.au



Property Address 6 Verona Street, Belgrave South VIC 3160
Property Description Lot 9 LP10061 Ca 22-25 PNarree Worran
Assessment Number 62654

An examination of Council's records reveals the following building approvals have been issued for the above property in the preceding 10 years and any current notices.

Please direct all enquiries to Building Services on 1300 368 333

Permit Number	Date Issued	Brief Description of Works	Final Inspection	Reg 502(1) Statement Notices, Order or Certificate
		No record of building approvals granted in preceding 10 years		None

Building Permits granted prior to the preceding 10 years

In response to information requests under Building Regulation 51(1) Council can only include details on permits in the preceding 10 years and there may be unfinalised Building Permits that were issued prior to this period that do not appear on the Building Approvals Particulars Certificate. Council is currently in the process of following up unfinalised Building Permits going back to 1994 and where there is a change of ownership the new owner will be responsible for undertaking any building works required to finalise these Building Permits. You can obtain details on any unfinalised Building Permits going back to 1994 for this property by contacting Building Services on 1300 368 333.

Additional information under Regulation 51(2) can be obtained for an additional fee of \$47.20. This information will include details on whether a property is liable to flooding/designated land or works (uncontrolled overland drainage), subject to significant snowfalls or in a designated termite area.

Received the sum of \$47.20 for this certificate.

George Avramopoulos
Municipal Building Surveyor

ABN 21 973 226 012
Yarra Ranges Shire Council

NOTES

Smoke Alarms/Sprinkler Systems

The Building Regulations Part 7 Division 2 – Fire Safety in Certain Existing Residential Buildings states that you may be required to provide hard wired smoke alarms and/or automatic fire sprinkler systems in residential buildings.

Note: Smoke Alarms were required to be installed by 1.2.99 or within 30 days of settlement, whichever was the earlier.

Swimming Pools

The Building Regulations requires all swimming pools and spas capable of holding a depth of water exceeding 300mm to be provided with pool fencing/barriers. A building permit is required for any new fencing/barrier or alteration to existing fencing/barrier.

Landslip

The land **is not** affected by the Planning Scheme's Erosion Management Overlay (EMO). In Yarra Ranges, land identified as having a significant susceptibility to **landslip** is managed through the EMO.

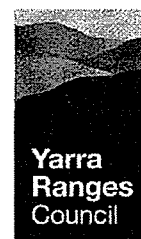
Debris Flow

The land **is not** affected by the Planning Scheme's Erosion Management Overlay (EMO). Some land in Montrose has been identified as having a significant susceptibility to **debris flow** (the rapid downslope movement of soil and rock) is managed through the EMO. No studies have been carried out in other parts of the municipality in relation to debris flow.

LAND INFORMATION CERTIFICATE

Section 229 Local Government Act 1989

PO Box 105
Lilydale Vic 3140
Call 1300 368 333
Fax (03) 9735 4249
ABN 21 973 226 012
www.yarraranges.vic.gov.au
mail@yarraranges.vic.gov.au



Certificate Number: 97243
Issue Date: 27-Nov-2020
Applicant Reference: 42902773-017-0:98159

Landata
DX 250639
MELBOURNE VIC

This certificate provides information regarding valuation, rates, charges, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a local law or by law of the council.

This certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from the council or the relevant authority. A fee may be charged for such information.

PROPERTY INFORMATION

Assessment Number: 62654/6
Property Address: 6 Verona Street, Belgrave South VIC 3160
Property Description: Lot 9 LP10061 Ca 22-25 PNarree Worran

VALUATION INFORMATION

Current Level of Value Date: 1 January 2020
Operative Date of Value: 01-Jul-2020
Site Value: 380,000
Capital Improved Value: 550,000
Net Annual Value: 27,500

FINANCIAL INFORMATION

Rates and Charges Levied Year Ending 30 June 2021		Rates and Charges Summary	
Rate or Charge Type	Annual Charge	Description	Balance Outstanding
General Rates	1,591.70	Legal Charges Arrears	0.00
Waste Charge	332.00	Arrears & Previous Year Interest	0.00
Fire Services Property Levy	142.70	Current Interest on Arrears	0.00
		Interest on Current Rates	0.00
		Current Year Rates	2,066.40
		Rebates including COVID-19	0.00
		Credit	
		Payments since 1 July 2020	-463.40
		Overpayment	0.00
		Other	0.00
		Total Rates Outstanding	1,603.00
		Chargeable Works &/or EUA	0.00
		Local Govt Act 1989-Sec. 227	0.00
Total Annual Charge	2,066.40	Balance Outstanding	\$1,603.00

Rates are due to be paid in full by 15 Feb 2021, if payment is not being made by instalments.

Payment can be made by:

- BPAY – Biller Code 8979 Reference 626546
- On Council's website at yarraranges.vic.gov.au/payments by Visa or Mastercard using Reference 626546

NOTICES AND ORDERS: There are/are no outstanding notices or orders on the land served by Council under the Local Government (Miscellaneous) Act 1958, Local Government Act 1989 or a local law or by-law of Council which still apply as at the date of this Certificate.

Details of any Notice or Order Served.

FLOOD LEVEL: Council has not specified a flood level for this property. However, Council cannot warrant that this property may be/ is not subject to flooding. Melbourne Water may have additional information which is not held by Council, which may reveal this property is subject to flooding. Melbourne Water's flood information can be obtained from metropolitan water authorities. It is therefore recommended that you contact Yarra Valley Water/South East Water for more accurate and detailed information.

There is/is no potential liability for rates under the Cultural and Recreational Lands Act 1963.

There is/is no potential liability for land to become rateable under Section 173 of the Local Government Act 1989.

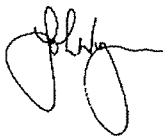
There is/is no potential liability for land to become rateable under Section 174A of the Local Government Act 1989.

There is no outstanding amount required to be paid for recreational purposes or any transfer of land required to Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act (Miscellaneous) Act 1958

OTHER INFORMATION

While Council does not impose a time limit as to when a certificate may be updated verbally, it should be noted that Council will not be held responsible for any information provided or confirmed verbally. A new certificate could be applied for if this is not satisfactory.

I hereby certify that as at the date of this certificate, the information given is true and correct for the property described.



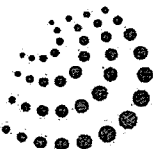
John Winzer

Executive Officer, Property Rating Services

Date: 27-Nov-2020

(Contact Property Rating Services on 1300 368 333 for any enquiries)

Received the sum of \$27.00 being the fee for this Certificate.



Joan Lentini
E-mail: certificates@landata.vic.gov.au

Statement for property:
LOT 9 6 VERONA STREET BELGRAVE
HEIGHTS 3160
9 LP 10061

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
59D//19049/4	LANDATA CER 42902773-027-9	24 NOVEMBER 2020	37640280

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	01/07/2020 to 30/06/2021	\$79.02
Melbourne Water Corporation Total Service Charges	01/10/2020 to 31/12/2020	\$14.32

(b) By South East Water

Water Service Charge	01/10/2020 to 31/12/2020	\$25.53
Sewerage Service Charge	01/10/2020 to 31/12/2020	\$93.02
Subtotal Service Charges		\$211.89
Payments		\$211.89
TOTAL UNPAID BALANCE		\$0.00

- The meter at the property was last read on 26/08/2020. Fees accrued since that date may be estimated by reference to the following historical information about the property:

Water Usage Charge \$2.93 per day

Sewage Disposal Charge \$0.70 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:

TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

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.

The discharge of sewage from the property is via a Pressure Sewer System which comprises property boundary kit (non-return valve and housing), pump unit, tank and control box located within the property boundary and the property discharge line connected to the reticulated sewerage system. **SOUTH EAST WATER RESPONSIBILITY:** The ongoing maintenance of the Pressure Sewer System **PROPERTY OWNER RESPONSIBILITY:** The property owner is responsible for the ongoing maintenance of pipe work from the pressure sewer system to any building on the property and all electricity costs to operate the Pressure Sewer System.

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

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

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

AUTHORISED OFFICER:

TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

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



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:

TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

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



Case Number: 37640280



Date: 24NOVEMBER2020



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

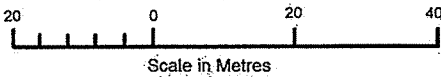


ASSET INFORMATION - WATER



Property: Lot 9 6 VERONA STREET BELGRAVE HEIGHTS 3160

Case Number: 37640280



Date: 24NOVEMBER2020



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



Subject Property



Hydrant



ASSET INFORMATION - RECYCLED WATER

(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

Property: Lot 9 6 VERONA STREET BELGRAVE HEIGHTS 3160



Case Number: 37640280

Date: 24NOVEMBER2020



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



Subject Property



Hydrant

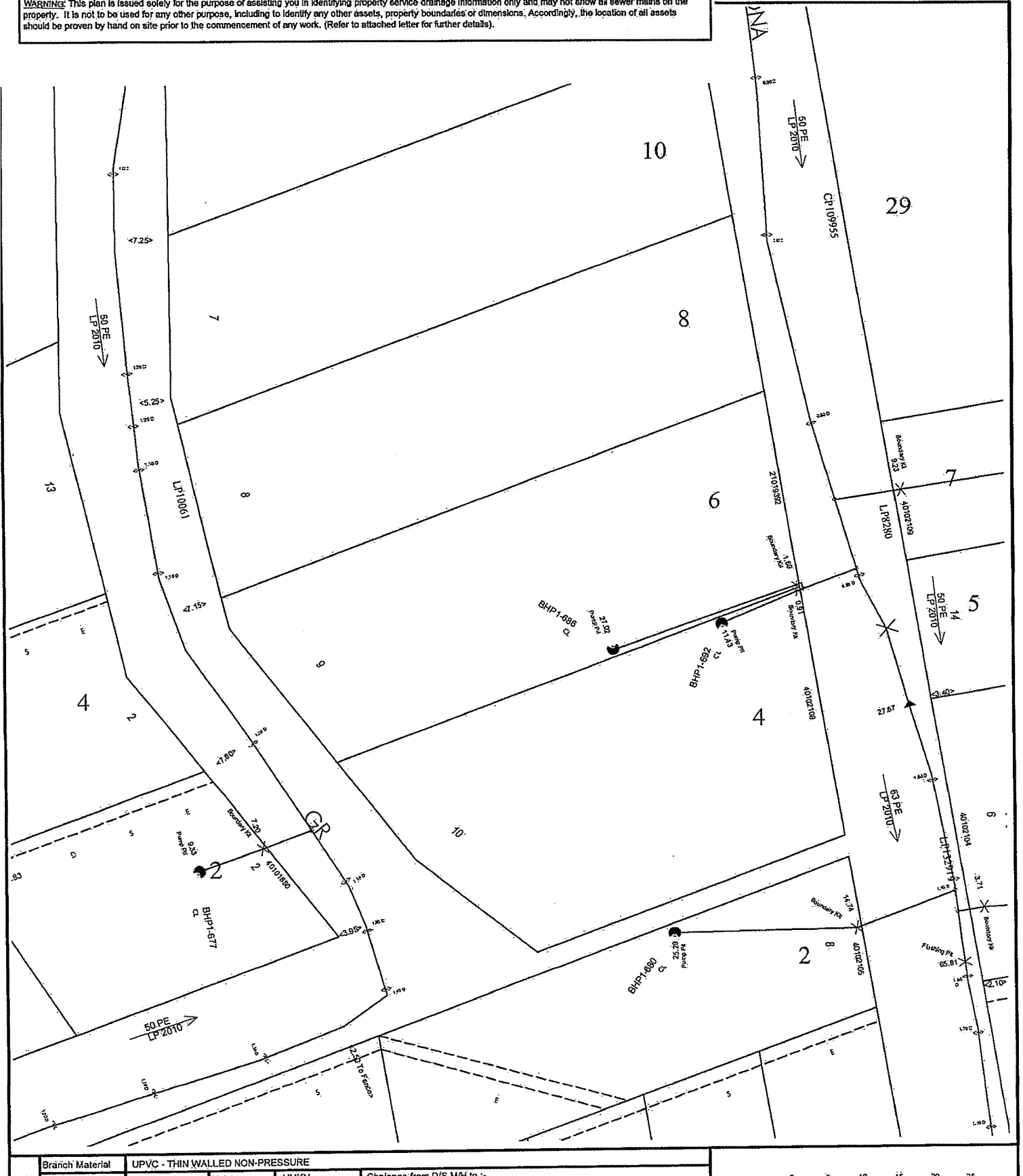


PROPERTY SEWERAGE PLAN - PS: 21019392

Property: Lot 9 6 VERONA STREET BELGRAVE HEIGHTS 3160

LEGEND ——— Title/Road boundary BT Boundary Trap - - - - - Easement < 1.0 > Offset from Boundary

WARNING: This plan is issued solely for the purpose of assisting you in identifying property service drainage information only and may not show all sewer mains on the property. 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).



Branch Material UPVC - THIN WALLED NON-PRESSURE

Chainage from D/S MH to :-

0 2 4 6 8 10 12 14 16 18 20 22 24

LEGEND

—— Title/Road boundary BT Boundary Trap - - - - Easement < 1.0 > Offset from Boundary

WARNING: This plan is issued solely for the purpose of assisting you in identifying property service drainage information only and may not show all sewer mains on the property. 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).

**and
BELGRAVE SOUTH
BACKLOG
INTERIM BLOCK PLAN**

Date: 24-Feb-2011

PSP No: 21019392

Affinity Ref: 59D//19049/4

**Address: 6 VERONA STREET, BELGRAVE HEIGHTS VIC
3160**

Enables the PIC number to be generated IN ICE.

**Any queries please refer to
Colin Hillebrand ext 3211
or Rob Yeates ext 3459**

Land Tax Clearance Certificate

Land Tax Act 2005



JOAN LENTINI

Your Reference: LD:42902773-014-9.CROOK

Certificate No: 40530194

Issue Date: 24 NOV 2020

Enquiries: ESYSPROD

Land Address: 6 VERONA STREET BELGRAVE SOUTH VIC 3160

Land Id	Lot	Plan	Volume	Folio	Tax Payable
1328990	9	10061	7149	659	\$0.00

Vendor: RIK CROOK & TRACIE CROOK

Purchaser: AUCTION AN

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR RICK STANLEY CROOK	2020	\$380,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
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Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMP VALUE: \$555,000

SITE VALUE: \$380,000

AMOUNT PAYABLE: \$0.00

Notes to Certificates Under Section 105 of the *Land Tax Act 2005*

Certificate No: 40530194

1. Under Section 96 of the *Land Tax Act 2005* (the Act), unpaid land tax (including special land tax and vacant residential land tax) is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
2. A purchaser who has obtained a Certificate is only liable to a charge on the land to the amount of unpaid land tax as certified by a Certificate. A purchaser must obtain the Certificate from the Commissioner. They cannot rely on the Certificate obtained by the vendor.
3. If land tax (including special land tax and vacant residential land tax) is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
4. The amount of land tax on this certificate relates to the amount of land tax (including special land tax and vacant residential land tax) due and payable as at the date of the application only and not to any future liability or the tax status of the land.
5. A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax or vacant residential land tax.
6. If land tax (including special land tax or vacant residential land tax) will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO.
7. If the amount in 4. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from the:
 - a. vendor, or
 - b. purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO.
8. If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
9. If an amount certified is excessively high (for example, because an exemption or concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
10. If no land tax (including special land tax or vacant residential land tax) is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
11. If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
12. The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax (including special land tax and vacant residential land tax).
13. You can request a free update of a Land Tax Clearance Certificate via our website if:
 - there is no change to the parties involved in the transaction, and
 - the request is within 90 days of the original certificate being issued.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$535.00

Taxable Value = \$380,000

Calculated as \$275 plus (\$380,000 - \$250,000) multiplied by 0.200 cents.

Land Tax Clearance Certificate - Payment Options

BPAY



Bill Code: 5249
Ref: 40530194

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD



Ref: 40530194

Visa or Mastercard.

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

sro.vic.gov.au/paylandtax



**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Joan Lentini
A3. 85 Turner Street
PORT MELBOURNE 3207

Client Reference: crook

NO PROPOSALS. As at the 24th November 2020, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

6 VERONA STREET, BELGRAVE SOUTH 3160
SHIRE OF YARRA RANGES

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 24th November 2020

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 42902773 - 42902773125654 'crook'

Extract of EPA Priority Site Register

Page 1 of 2



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PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 6 VERONA STREET

SUBURB: BELGRAVE SOUTH

MUNICIPALITY: YARRA RANGES

MAP REFERENCES: Melways 40th Edition, Street Directory, Map 84 Reference F3
Melways 40th Edition, Street Directory, Map 84 Reference G3

DATE OF SEARCH: 24th November 2020

PRIORITY SITES REGISTER REPORT:

A search of the Priority Sites Register for the above map references, corresponding to the address given above, has indicated that this site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register at the above date.

IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER:

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

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

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

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

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

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

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

[Extract of Priority Sites Register] # 42902773 - 42902773125654
'creek'



Extract of EPA Priority Site Register

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Environment Protection Authority Victoria
GPO Box 4395 Melbourne Victoria 3001
Tel: 1300 372 842