


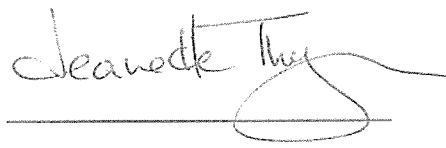
Vendor Statement

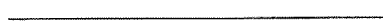
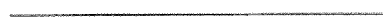
The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

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	7 SPRING ROAD, BELGRAVE SOUTH VIC 3160	
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Vendor's name	Garry Roy Thyer	Date 01/06/2020
Vendor's signature		
Vendor's name	Jeanette Lee Thyer	Date 01/06/2020
Vendor's signature		

Purchaser's name		Date / /
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

1. FINANCIAL MATTERS

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

(a) ☒ Their amounts are:

Authority	Amount	Interest (if any)
(1) Shire Yarra Ranges	\$3,499.00	
(2) South East Water	\$56.08	

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 regulations made under the *Building Act 1993* if the square box is marked with an 'X'

☒

3.4 Planning Scheme

☒ Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable

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):

☒ 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 checked="" type="checkbox"/>	Water supply <input checked="" type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input 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)

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 09707 FOLIO 753

Security no : 124083338938C
Produced 26/05/2020 11:59 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 205133E.

PARENT TITLES :

Volume 07667 Folio 095 Volume 08045 Folio 778

Created by instrument LP205133E 24/10/1986

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

GARRY ROY THYER of 7 SPRING ROAD BELGRAVE SOUTH VIC 3160

JEANETTE LEE THYER of 16 VIEW ST AVONSLEIGH

R987453K 30/06/1992

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL624128B 14/01/2015

COMMONWEALTH BANK OF AUSTRALIA

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 LP205133E 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: 7 SPRING ROAD BELGRAVE SOUTH VIC 3160

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA

Effective from 23/10/2016

DOCUMENT END

Imaged Document Cover Sheet

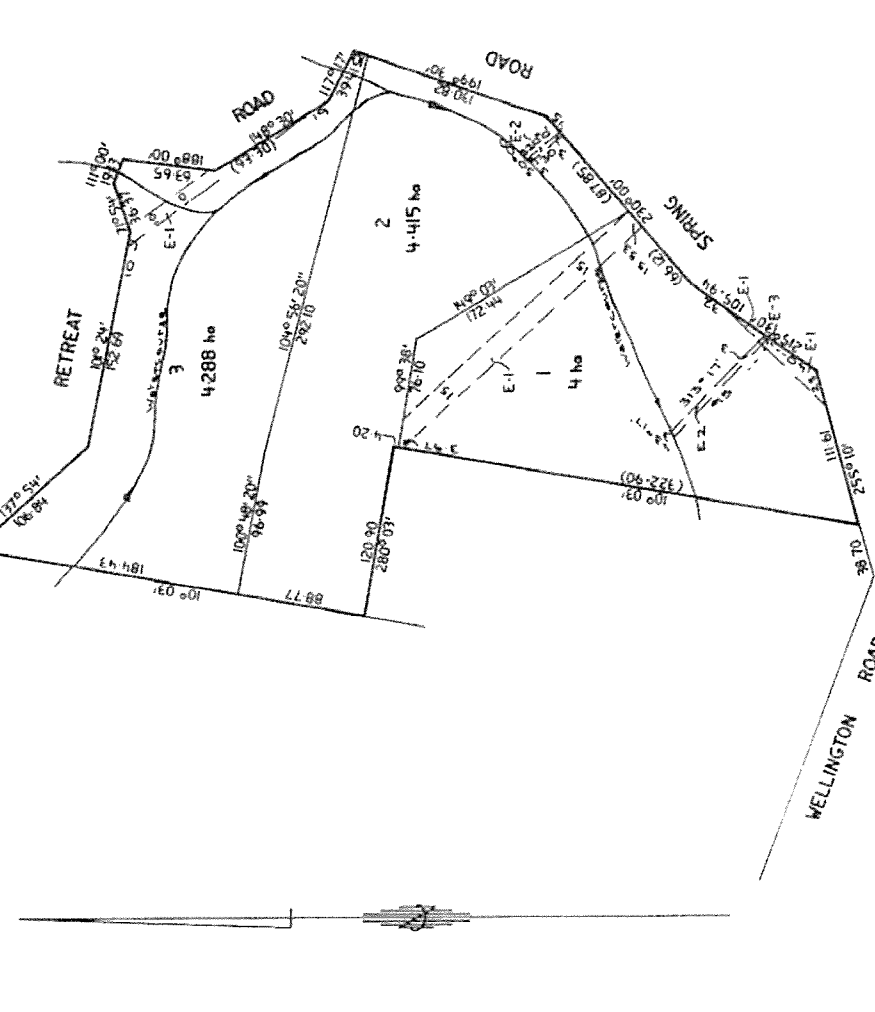
The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	plan
Document Identification	LP205133E
Number of Pages (excluding this cover sheet)	1
Document Assembled	26/05/2020 12:02

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A		B		C		D		E		F			
<p>LP205133E EDITION 1 PARISH TOWNSHIP CHART 25</p>		<p>NOTATIONS</p> <p>LAND APPROPRIATED</p> <p>E-1 ELECTRICITY SUPPLY PURPOSES</p> <p>E-2 DRAINAGE</p> <p>E-3 DRAINAGE & ELECTRICITY SUPPLY PURPOSES</p>		<p>DEPTH LIMITATION 15.24M</p>		<p>TO ALL COMPLETIONERS APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS IN PROCLAIMED SURVEY AREA NO. 32</p> <p>THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES TITLE REF. V. 7647 E. 095 & V. 8045 E. 778 LAST PLAN REF. LP9989 - LOTS 477 TO 504 (BOTH INCL.)</p>		<p>PLAN OF SUBDIVISION</p> <p>COUNTY MORRINGTON</p> <p>PARISH NARREE MORRAN</p> <p>CROWN ALLOTMENT 470 (PART)</p>		<p>NUMBER OF SHEETS IN PLAN NUMBER OF THIS SHEET</p> <p>SCALE</p> <p>25 0 25 50 75 100 125 LENGTHS ARE IN METRES</p> <p>ORIGINAL SCALE 1 SHEET SIX 1:2500 A2</p>		<p>LP205133E</p>	
						OFFICE USE ONLY		PLAN APPROVED AT 24.10.86 ON		ASSISTANT REGISTRAR OF TITLES			
<p>CERTIFICATION BY SURVEYOR</p> <p>CERTIFICATE A</p> <p>THIS PLAN ACCORDS WITH A PLAN SEALD BY THE COUNCIL UNDER SECTION 600B OF THE LOCAL GOVERNMENT ACT 1958 ON</p> <ul style="list-style-type: none">• CONFIRMED BY THE PLANNING APPEALS BOARD ON• AND A REQUIREMENT NO REQUIREMENT PURSUANT TO SECTION 506E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE						MUNICIPALITY		MUNICIPAL CLERK		MUNICIPAL CLERK			
						DATE		DATE		DATE			
<p>CERTIFICATION BY SURVEYOR</p> <p>CERTIFICATE B</p> <p>THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (31 OF DIVISION (9) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY</p> <ul style="list-style-type: none">• THE COUNCIL ON• THE PLANNING APPEALS BOARD ON						MUNICIPALITY		MUNICIPAL CLERK		MUNICIPAL CLERK			
<p>AMENDMENTS</p> <p>CHRISTOPHER C MORRIS & ASSOCIATES LICENSED SURVEYORS 48 DUNDAS ST. APT. 100, 3022 AVE. 06 21 4526</p>						538(2)		538(2)		538(2)			

INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

My Expert Conveyancing C/- InfoTrack
(Smokeball)
E-mail: certificates@landata.vic.gov.au

Statement for property:
LOT 2 7 SPRING ROAD BELGRAVE
SOUTH 3160
2 LP 205133

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
59D//19033/10	LANDATA CER 37810935-022-8	26 MAY 2020	36430583

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

Melbourne Water Corporation Total Service Charges	01/07/2019 to 30/06/2020	\$56.08
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(b) By South East Water

Subtotal Service Charges	<u>\$56.08</u>
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Payments	\$56.08
-----------------	---------

TOTAL UNPAID BALANCE	\$0.00
-----------------------------	--------

- 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.

- 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.

AUTHORISED OFFICER:



TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

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

INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

- 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.

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.

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.

AUTHORISED OFFICER:



TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

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

INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

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:

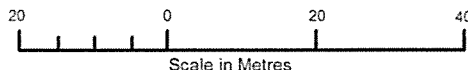


TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

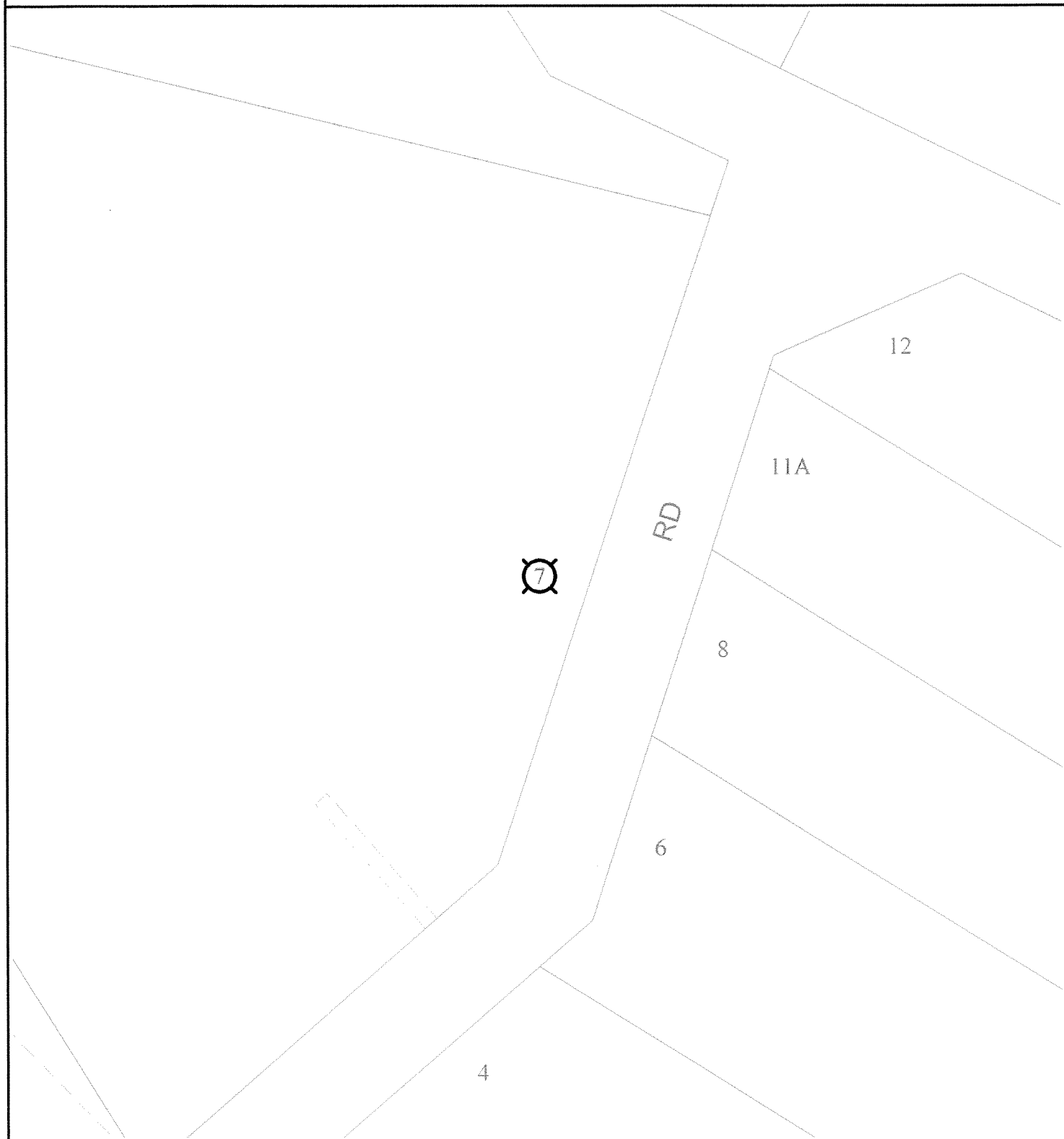
South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198



Case Number: 36430583



Date: 26MAY2020



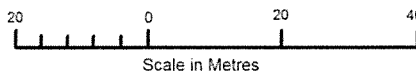
WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, 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.

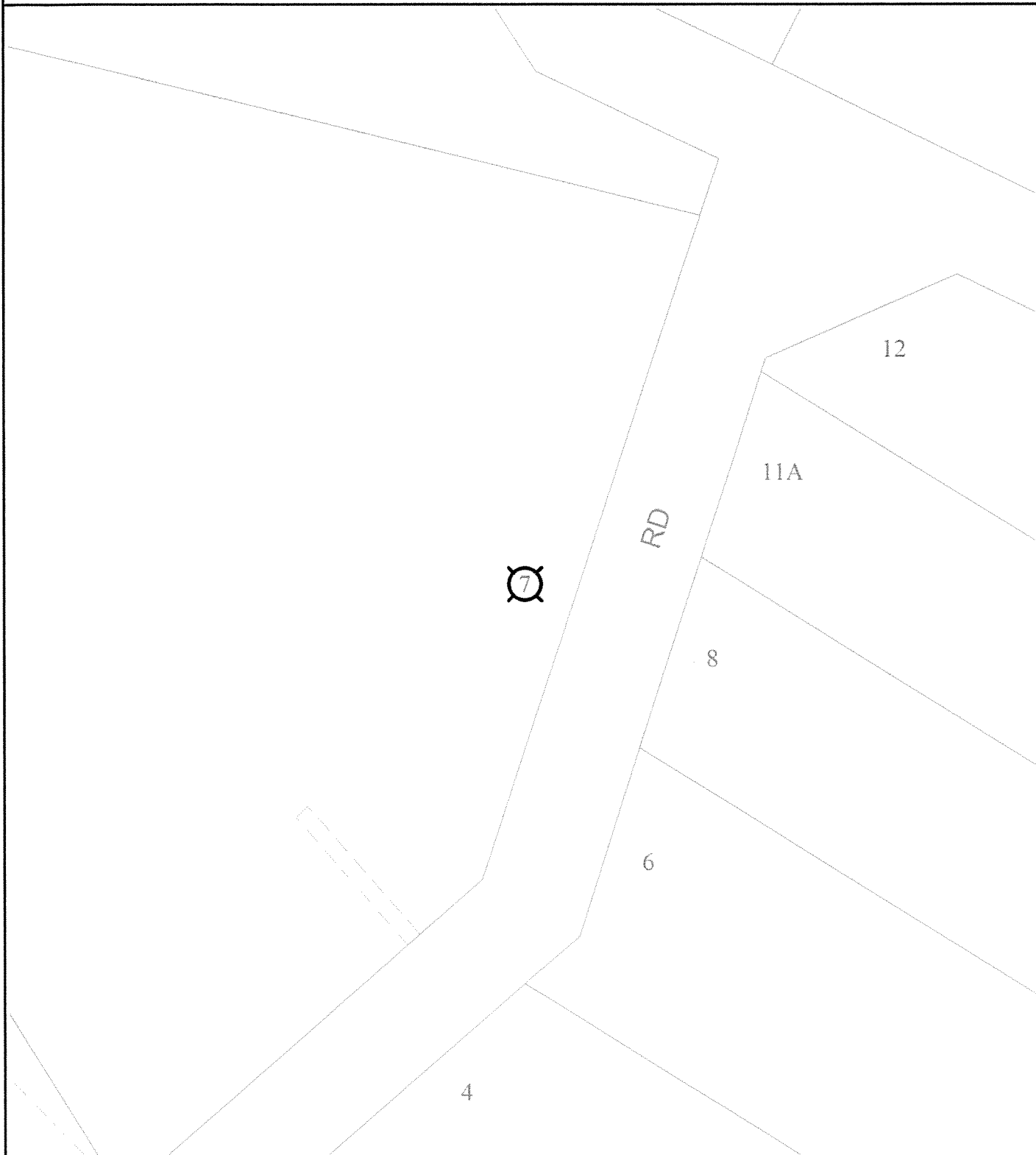


Property: Lot 2 7 SPRING ROAD BELGRAVE SOUTH 3160

Case Number: 36430583



Date: 26MAY2020



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.

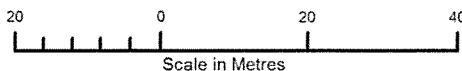
LEGEND

	Title/Road Boundary		Subject Property		Hydrant
	Proposed Title/Road		Water Main Valve		Fireplug/Washout
	Easement		Water Main & Services		Offset from Boundary
				~ 1.0	

ASSET INFORMATION - RECYCLED WATER

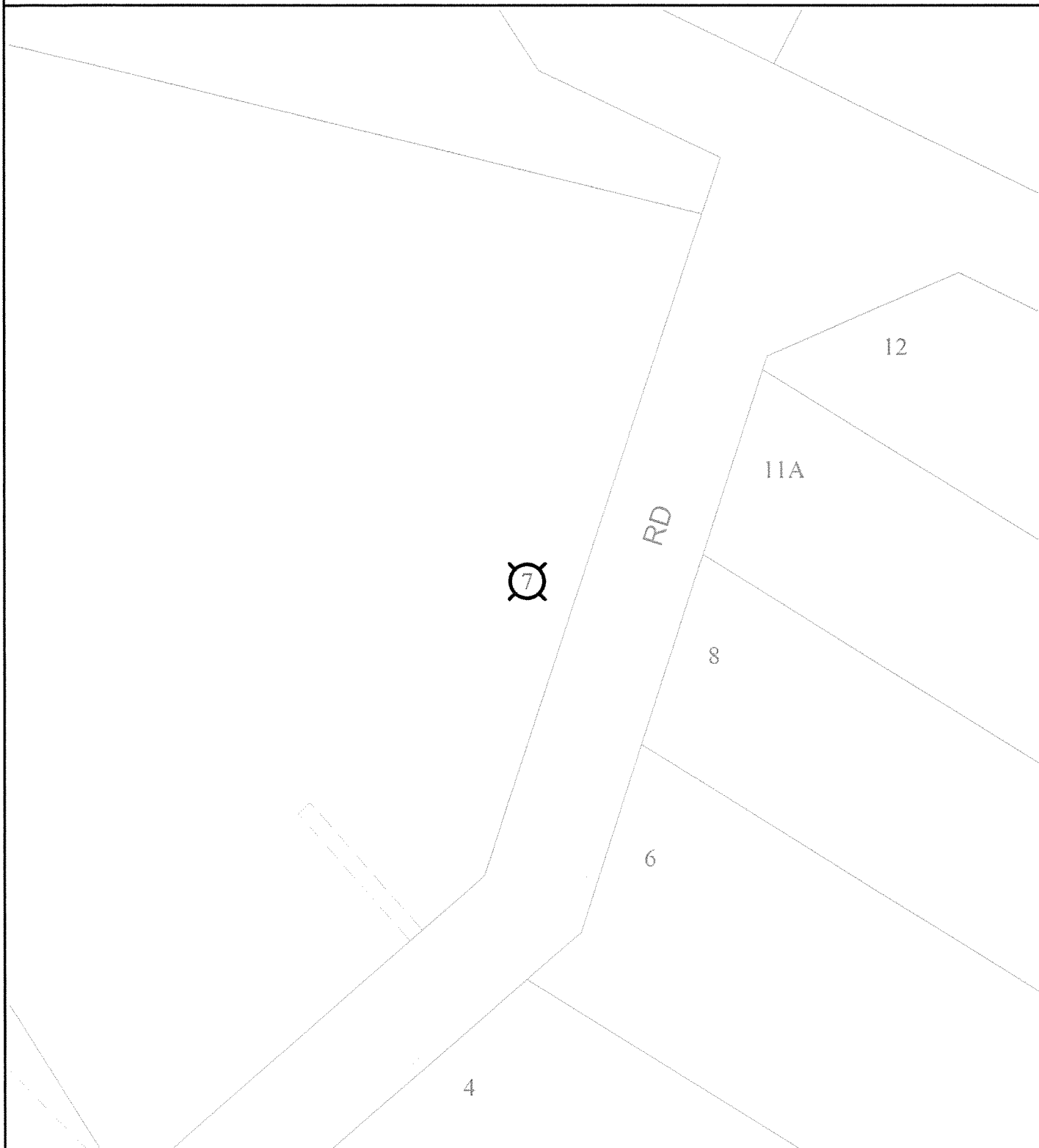
(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

Property: Lot 2 7 SPRING ROAD BELGRAVE SOUTH 3160



Date: 26MAY2020

Case Number: 36430583



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

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 26 May 2020 12:04 PM

PROPERTY DETAILS

Address: **7 SPRING ROAD BELGRAVE SOUTH 3160**
Lot and Plan Number: **Lot 2 LP205133**
Standard Parcel Identifier (SPI): **2\LP205133**
Local Government Area (Council): **YARRA RANGES**
Council Property Number: **224806**
Planning Scheme: **Yarra Ranges**
Directory Reference: **Melway 84 B8**

www.yarraranges.vic.gov.au

[Planning Scheme - Yarra Ranges](#)

UTILITIES

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

[View location in VicPlan](#)

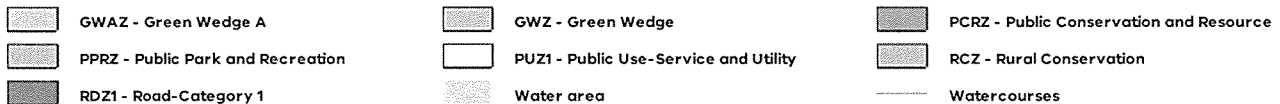
STATE ELECTORATES

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

Planning Zones

[GREEN WEDGE ZONE \(GWZ\)](#)

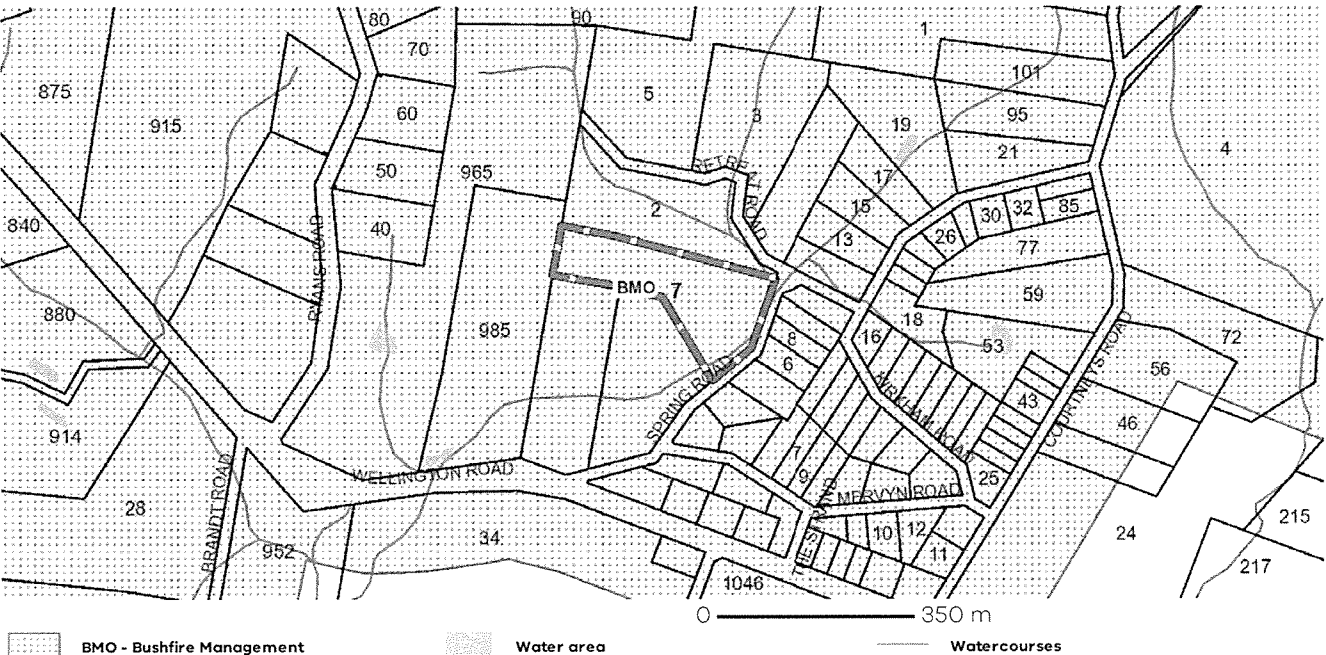
[GREEN WEDGE ZONE - SCHEDULE 2 \(GWZ2\)](#)



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

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

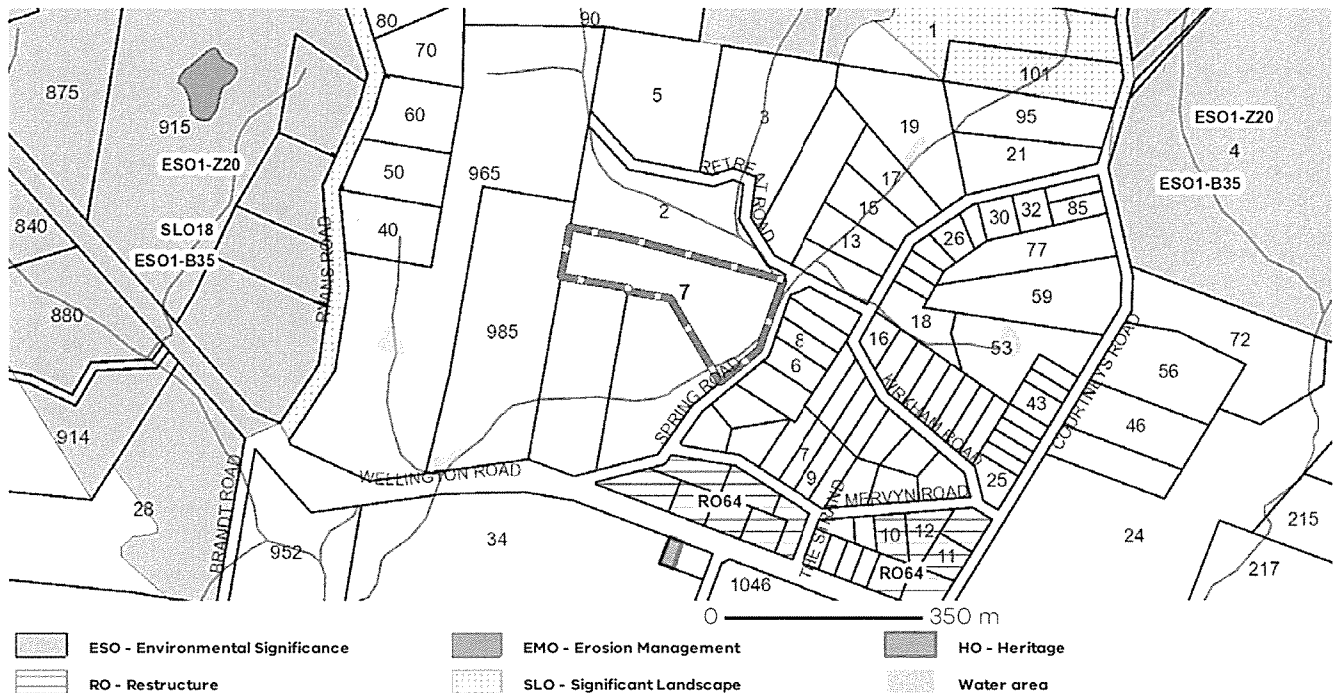
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

EROSION MANAGEMENT OVERLAY (EMO)

HERITAGE OVERLAY (HO)

RESTRUCTURE OVERLAY (RO)

SIGNIFICANT LANDSCAPE OVERLAY (SLO)



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 20 May 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 <https://mapshare.maps.vic.gov.au/vicplan>

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

Designated Bushfire Prone Areas

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 <https://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 <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

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

FORM 2
 Regulation 37(1)
 BUILDING REGULATIONS 2018
 Building Act 1993
BUILDING PERMIT

 BUILDING PERMIT NO. BS-U 25124/20190189/0 26 SEPTEMBER 2018
 ZONNE REF NO: BLD20180041

Issued to

 Agent of Owner*¹
 ACN / ARBN

JUSTIN THYER

Postal Address

4/4-6 NEVILLE STREET BOX HILL SOUTH

 Postcode **3128**

Address for Serving or giving of notices

4/4-6 NEVILLE STREET BOX HILL SOUTH

 Postcode **3128**

Contact Person

JUSTIN THYER

 Telephone **0451 476 933**

Email

justinthyer@netspace.net.au
Ownership Details

Owner

GARRY ROY & JEANETTE LEE THYER

ACN / ARBN

Postal Address

7 SPRING ROAD BELGRAVE SOUTH

 Postcode **3156**

Contact Person

GARRY ROY & JEANETTE LEE THYER

Telephone

Email

Property Details

Project Address

7 LOT 2 SPRING ROAD BELGRAVE SOUTH 3156

Title Details

VOLUME 09707 FOLIO 753 LP/PS 205133

Municipal District

YARRA RANGES SHIRE COUNCIL
Builder²

Name

ALAN GRAY

 Telephone **97521252**
A GRAY & R FRITH 52540356200
0407 517 587

Address

P.O. BOX 49 EMERALD

 Postcode **3782**

Email

graya1@bigpond.com
Details of Building Practitioners and Architects

 a) To be engaged in the building work³
ALAN GRAY
DB-U 7922
DOMESTIC BUILDER - UNLIMITED

 (b) Who were engaged to prepare documents forming part of the application for this permit⁴
GLEN TEDESCO
EC 1164
ENGINEER - CIVIL
JUSTIN THYER
DP-AD 59079
DRAFTSPERSON - BUILDING DESIGN
Details of Domestic Building Work Insurance⁵

The issuer or provider of the required insurance policy is:

VMIA

Insurance policy number :

C387013

Insurance policy date :

30/08/2018
Details of Relevant Planning Permit

 Planning Permit No: **N/A**

 Date of grant of Planning Permit: **N/A**
Nature of Building Work:

Project Description

EXTENSION TO AN EXISTING DWELLING

Stage of Work Permitted

COMPLETE

Cost of Building Work:

\$39,295.00

Total Cost of All Stages:

\$39,295.00
Building Details:

Storeys contained

18.3

Rise in storeys

 New floor area,m²
44150

Type of construction:

Allotment area m2:

Effective height

Allowable live load:

Persons accommodated for

 Version of BCA applicable to permit: **2016**

Building Classification

Part of Building: **DWELLING ADDITION** Use: **RESIDENTIAL** BCA Classification: **1ai** Allowable Live Load: **1.5KPA**

Prescribed Reporting Authorities

The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Reporting Authority	Matter Reported on or Consented to	Regulation
Yarra Ranges Shire Council	Property Information Request	51(2)

Protection Work

Protection work is not required in relation to the building work proposed in this permit.

Inspection Requirements³

The mandatory inspection notification stages are:

INSPECTION OF PRE-SLAB
INSPECTION OF SLAB REINFORCEMENT
INSPECTION OF FRAME
INSPECTION FOR FINAL CERTIFICATE

Number of Inspections allowed for in this permit is 4.

Occupation or User of Building: A CERTIFICATE OF FINAL INSPECTION IS REQUIRED PRIOR TO THE OCCUPATION OR USE OF THIS BUILDING

If an occupancy permit is required, the permit is required for the of the building in relation to which the building work is carried out.

Commencement and Completion

This building work must commence by 26 September 2019

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

This building work must be completed by 26 September 2020

If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

Conditions and required Certificates

This building permit is issued subject to compliance with all of the conditions as listed in attached Annexures.

Relevant Building Surveyor

Name
Building practitioner registration no
Address

Email
Signature

JASON SINGH
BS-U 25124
LEVEL 1, 11 BLACKBURNE SQUARE,
BERWICK VIC 3806
jason@zonne.com.au



Municipal district
Permit no.
Date of Issue

YARRA RANGES SHIRE COUNCIL
BS-U 25124/20190189/0
26/09/2018

ANNEXURE A
PERMIT CONDITIONS
BUILDING PERMIT NO. BS-U 25124/20190189/0 ISSUED 26 September 2018

The following Permit Conditions form part of this Building Permit Approval, PLEASE READ THEM CAREFULLY. It is the responsibility of the permit holder/owner/applicant/builder to ensure that the Building Permit Conditions listed below are satisfied prior to the completion of the works and issue of the Occupancy Permit/Certificate of Final Inspection.

BUILDING ACT

1. **PROTECTION OF ADJOINING PROPERTY EXCAVATIONS**
Excavations carried out near the boundary must be done in a manner that protects the neighbouring property and excavated land must be immediately shored, retained or battered in accordance with the NCC to ensure that the adjoining property is protected;
2. **PROTECTION OF ADJOINING PROPERTY FENCING**
The building work shall be carried out wholly from within the allotment and without removing the boundary fences(unless otherwise agreed to by the adjoining owner);
3. **PROTECTION OF ADJOINING PROPERTY STREET**
The building work shall be carried out wholly from within the allotment and without crossing the street alignment (unless a hoarding permit is obtained from council);
4. **STAGE PERMITS**
Where a building permit has been given for the work to proceed in stages, the approval of the Building Surveyor must be obtained before proceeding to the next stage.
5. **TEMPORARY FENCING**
Temporary fencing is required to be installed during construction.
6. **VARIATIONS**
No alteration to or variation from the stamped Plans and Specifications may be made without written consent of the Building Surveyor.

BUILDING REGULATIONS

7. **PROTECTION OF PUBLIC - FOOTPATHS**
The proposed works adjoining the street alignment needs to be carried out in a manner to ensure there is safe public access on the adjoining footpath at all times;
8. **PROTECTION OF PUBLIC - OUTSIDE BOUNDARIES**
All works & public protections to be carried out within the allotment boundaries, unless otherwise approved by the Relevant Building Surveyor.
9. **PROTECTION OF PUBLIC - PRECAUTIONS**
The builder is to ensure that all necessary precautions are undertaken for the protection and safety of the public. This includes temporary fencing around the construction site and any other requirements of the Act during construction.
10. **PROTECTION OF PUBLIC - SAFEGUARD TRAFFIC**
Adequate provisions are made to safeguard traffic and the public using any roadway or footpath, and the necessary barriers, warning lights, signs are appropriately erected.
11. **SITE SETOUT**
The site setout is required to be carried out by a licenced land surveyor to ensure that correct title boundary lines are worked from.
12. **SITE SIGN**
Signage listing the registration numbers and contact details of the builder and building surveyor, the number of the relevant building permit and the issue date of the permit are displayed in a conspicuous position accessible to the public.
13. **WIRING RULES**
AS/NZS 3000 requires any conductive reinforcement in a concrete floor or wall forming part of a bathroom to be tied together forming a continuous bond over the entire slab or wall with provision made to an earthing system.

GENERAL

14. **ASSET PROTECTION**
It may be necessary for the owner to identify any pre-existing damage of Council assets prior to works commencing. Often Council requires a security deposit prior to works commencing.
15. **EXCAVATION PLANNING**
Services should be located and redirected if necessary prior to excavation. Dial Before You Dig 1100.
16. **FOUNDATION MAINTENANCE**
The owner should obtain a copy of appendix A of AS2870 to ensure correct performance of the foundation soil and footings
17. **FOUNDATION ROOT BARRIER**
The pads are required to be deepened to 2m where it is located with 3/4 of the mature height of the gum tree.

18. OTHER FEES AND PERMITS

All additional permits required by the Council or other authority shall be obtained and fees or deposits lodged for same (e.g. Asset Protection, Crossing Deposits, Road Access, Road Occupation, Hoarding, Health Approval, etc).

19. ZONES OF SOIL DISTURBANCE

1. Soils in vicinity of easement may have been disturbed by previous excavations within the easement. (e.g. for pipe/pit installation)
2. Potential (worst case) zones of disturbance caused by such previous excavations are to be deepened for below angle of repose.

HOUSE CONTRACTS GUARANTEE ACT

20. HOUSE CONTRACTS GUARANTEE ACT

The House Contracts Guarantee Act 1987 applies to this work.

INSPECTION REQUIREMENTS

21. ENDORSED PLANS ON SITE

A copy of endorsed building permit plans must be kept on site at all times.

22. INSPECTION ACCESS

Access must be provided to inspect the internal part of the frame and where applicable upstairs via ladder access at the time of frame and/or final inspection.

23. INSPECTION OF FLOOR TRUSS

A copy of Floor Truss computations and layout must be submitted for approval prior to the frame inspection being booked;

24. INSPECTION OF PREFAB WALL FRAME BRACING

A copy of Bracing computations and layout must be submitted for approval prior to the frame inspection being booked;

25. INSPECTION OF ROOF TRUSS

A copy of Roof Truss computations and layout must be submitted for approval prior to the frame inspection being booked;

26. INSPECTION OF SCREW PILE LOGS

A copy of Screw Pile Logs must be submitted for approval prior to the slab / footings inspection being booked;

NCC BUILDING CODE OF AUSTRALIA

27. ENERGY EFFICIENCY - ARTIFICIAL LIGHTING

Artificial Lighting must not exceed in a Class 1 building - 5 W/m², on a verandah or balcony - 4 W/m² and in a class 10a building 3 W/m². Exterior lighting must have a daylight sensor and average light source efficacy of not less than 40 lumens/W.

28. ENERGY EFFICIENCY - TANK / SOLAR

A rain water tank with a capacity of not less than 2000L and a minimum catchment area of 50m² connected to the sanitary flushing systems or a solar hot water heater with 60% solar heat gain must be provided.

29. GLAZING

Where any glass is to be installed it is to comply with Australian Standard AS1288-2006 Glazing code.

30. SERVICE PENETRATIONS IN PARTY WALLS, FIRE WALLS AND CEILINGS

Any service or electrical penetration through a fire rated component or structure are to be sealed in accordance with Part 3.7.1.8 of the BCA.

31. STAIR TREADS AND RISERS

Stairs must be provided with a maximum riser dimension of 190mm and a minimum tread dimension of 240mm. Any openings in the risers must be a maximum of 125mm.

32. SURFACE WATER DRAINAGE

A min. freeboard of 150mm is required between the slab and finished ground. The ground must be graded to slope away not less than 50mm over the first 1m. If this forms a battered cut the cut must be provided with agricultural drainage.

33. THRESHOLDS - LANDINGS

Where steps are provided the riser and tread dimensions must be in accordance with the BCA. Where more than 3 risers or an overall height of 570mm is provided to external doorways a landing must be provided in accordance with the BCA.

34. TIMBER FRAMING

Timber framing is to comply with AS1684 and AS1720

35. WET AREAS

Wet areas are to be waterproofed, constructed and sealed in accordance with Part 3.8.1.1 of the BCA or AS 3740-2004.

36. BUSHFIRE PROTECTION

The building is to be protected against bush fire in accordance with AS 3959 -2009 BAL requirements as per the approved building permit documentation.

37. TERMITE RISK MANAGEMENT

The dwelling is to be protected from Termites in accordance with AS3660.1 1995

ANNEXURE B
REQUIRED CERTIFICATES

1. **BUILDING PERMIT COMPLIANCE FOLLOWED** Provide written confirmation that all the conditions listed on the Building Permit and approved documentation have been complied with and carried out on site.
2. **CERTIFICATE TERMITE PROTECTION** A Certificate from the Termite Proofing Contractor confirming that such works were carried out as per AS3660 including Part A & Part B Stages.
3. **ELECTRICAL CERTIFICATE** Electrical certificate of compliance works confirming compliance with AS3000 (inclusive of hard wired smoke alarms being installed in accordance with AS3786-1993).
4. **GLAZING CERTIFICATE** A letter/statement from the Glazing Contractor stating that all glass has been installed in accordance with AS1288 –2006-The Glazing Code (inclusive of all shower screens).
5. **PLUMBING CERTIFICATE** A Certificate of Compliance from the Plumbing contractor indicating that the work described complies with the plumbing laws as defined in Part 12A of the Building Act 1993. Relating to items as applicable including Roof, Sanitary, Septic, Drainage Below, Drainage Above, Hot & Cold, Mechanical, Backflow, Sprinklers, Recycled Water, Gas, Fire protection, Irrigation, Refrigerated A/C, Solar Hot Water, Rainwater tank. Certificate not required if plumbing work is cost incl. materials and labour was Less than \$750.
6. **STATEMENT WATERPROOFING WET AREAS** Confirmation that wet areas have been sealed with a compliant waterproofing membrane in accordance with AS 3740-2010 by a suitably qualified applicator.
7. **STATEMENT ARTIFICIAL LIGHTING** Written confirmation from the Builder that the building works have been constructed to comply with the energy efficiency with respect artificial lighting (maximum permitted W/m2) for the dwelling in accordance with NCC BCA.
8. **STATEMENT BUSHFIRE** Provide a written statement confirming that dwelling has been constructed to comply with the requirements of AS3959-2009 and bush fire attack level (BAL-LOW, 12.5, 29, 40, FZ) and the Fire Management Report (if required).
9. **STATEMENT SUSTAINABILITY MEASURES** Written confirmation from the Builder that the dwelling has been constructed to comply with the energy efficiency report (reference report number) and associated drawings.
10. **TRUSS COMPS** Provide an electronic copy of the roof and/or floor truss computations & layout

FORM 17
Regulation 200
BUILDING REGULATIONS 2018
Building Act 1993**CERTIFICATE OF FINAL INSPECTION**CERTIFICATE N°: BS-U 25124/20190189/0
BUILDING PERMIT N°: BS-U 25124/20190189/0
ZONNE REF NO: BLD20180041**Property Details**

Project Address **7 LOT 2 SPRING ROAD BELGRAVE SOUTH 3156**
Title Details **VOLUME 09707 FOLIO 753 LP/PS 205133**
Municipal District **YARRA RANGES SHIRE COUNCIL**

Building permit details

Building permit number: **BS-U 25124/20190189/0**
Version of BCA applicable to permit: **2016**

Description of building work

Project Description **EXTENSION TO AN EXISTING DWELLING**

Part of Building:	Use:	Class:	Live Load:
DWELLING ADDITION	RESIDENTIAL	1ai	1.5kPa

Prescribed Reporting Authorities

The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Reporting Authority	Matter Reported on or Consented to	Regulation
Yarra Ranges Shire Council	Property Information Request	51(2)

Conditions of Certificate of Final Inspection

Following are conditions of the Certificate of Final Inspection for this project and are required to be complied with.

1. The owner(s) of the building(s) is responsible for maintaining the buildings construction requirements and vegetation to satisfy the Bushfire Attack Level (BAL) of the building permit in accordance with AS3959-2009 - 'Construction of buildings in bushfire
2. The owner(s) of the building(s) is responsible for maintaining the buildings smoke detectors in a state which will enable them to fulfill their purpose.
3. The owner(s) of the building(s) is responsible for maintaining the buildings termite barrier(s) in accordance with AS3660.1-2000. (if applicable).

Maintenance determination

A maintenance determination is not required to be prepared in accordance with regulation 215 of the Building Regulations 2018

Directions to fix building work

All directions to fix building work under Part 4 of the **Building Act 1993** have been complied with.

Relevant Building Surveyor

Name
Building practitioner registration no
Address
Email
Signature

JASON SINGH
BS-U 25124
LEVEL 1, 11 BLACKBURNE SQUARE,
BERWICK VIC 3806
jason@zonne.com.au



Municipal district
Certificate no
Certificate Date
Final Inspection Date

YARRA RANGES SHIRE COUNCIL
BS-U 25124/20190189/0
06/03/2019
06/03/2019

Domestic Building Insurance

Certificate of Insurance

Gary Thyer, Jeanette Thyer
7 Spring Rd
BELGRAVE SOUTH
VIC 3160

Policy Number:
C387013

Policy Inception Date:
03/09/2018

Builder Account Number:
016195

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Policy Schedule Details

Domestic Building Work: **C04: Alterations/Additions/Renovations - Structural**
At the property: **7 Spring Rd BELGRAVE SOUTH VIC 3160 Australia**
Carried out by the builder: **A GRAY & R FRITH**
Builder ABN: **52540356200**

If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact the VMIA. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s): **Gary Thyer, Jeanette Thyer**

Pursuant to a domestic building contract dated: **30/08/2018**

For the contract price of: **\$ 39,295.00**

Type of Cover: **Cover is only provided if A GRAY & R FRITH has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***

The maximum policy limit for claims **\$300,000** all inclusive of costs and expenses * made under this policy is:

The maximum policy limit for non-completion claims made under this policy is: **20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK

If the information on this certificate does not match what's on your domestic building contract, please contact the VMIA immediately on 1300 363 424 or email dbi@vmia.vic.gov.au

IMPORTANT

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

* The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the policy terms and conditions.

Section 32 Vendors Statement

Property:

7 Spring Road, Belgrave South VIC 3160

My Expert Conveyancing
Level 1
58 Victor Crescent
NARRE WARREN VIC 3805
Tel: 0427 354 589
Fax: 9707 2111
Ref: ARB:133-2020