

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.

2 Royal Parade, Emerald VIC 3782

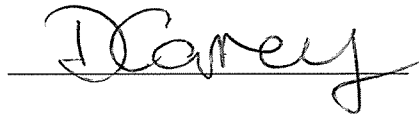
Vendor's name Gregory Bernard Carey Date 06 / 04 / 2021

Vendor's signature



Vendor's name Debbie Lee Carey (formerly Black) Date 06 / 04 / 2021

Vendor's signature



Purchaser's name Date / /

Purchaser's signature

Purchaser's name Date / /

Purchaser's signature

1. FINANCIAL MATTERS

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

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

Cardinia Shire Council
Yarra Valley Water

(a) Their total does not exceed:

\$4,000.00

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

Not Applicable

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):

As attached.

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

Not Applicable

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

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

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

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

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

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

4.2 Agricultural Chemicals

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

Nil.

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

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

Nil.

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

9. TITLE

Attached are copies of the following documents:

9.1 Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable.

10.2 Staged Subdivision

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

Not Applicable.

10.3 Further Plan of Subdivision

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 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)

Water Information Statement

Letter from Cardinia Council in relation to "Sealing the Hills" road sealing initiative.

Letter from Cardinia Council acknowledging registration of Swimming pool

14. SEALING THE HILLS

The Government has committed \$300 million funding over the next 10 years to seal roads in the Cardinia Shire and Yarra Ranges Councils. This project will be co-funded by the Australian Government via a special charge scheme. Owners of properties on these roads will also need to contribute towards the cost of the sealing. Maps of the roads proposed to be sealed can be found on the Council's website. The Purchasers should make enquiries with the Council for more information.



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

Page 1 of 1

VOLUME 08228 FOLIO 442

Security no : 124088840817X
Produced 23/03/2021 11:02 AM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 044447.
PARENT TITLE Volume 07036 Folio 191
Created by instrument A813421 09/09/1959

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
 DEBBIE LEE BLACK of 2 ROYAL PARADE EMERALD VIC 3782
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
 GREGORY BERNARD CAREY of 2 ROYAL PARADE EMERALD VIC 3782
 AE738897A 21/11/2006

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF562589G 03/01/2008
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 LP044447 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: 2 ROYAL PARADE EMERALD VIC 3782

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	LP044447
Number of Pages (excluding this cover sheet)	1
Document Assembled	23/03/2021 11:06

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LP 44447

PLAN OF SUBDIVISION EDITION 2

PLAN MAY BE LODGED 12/3/59

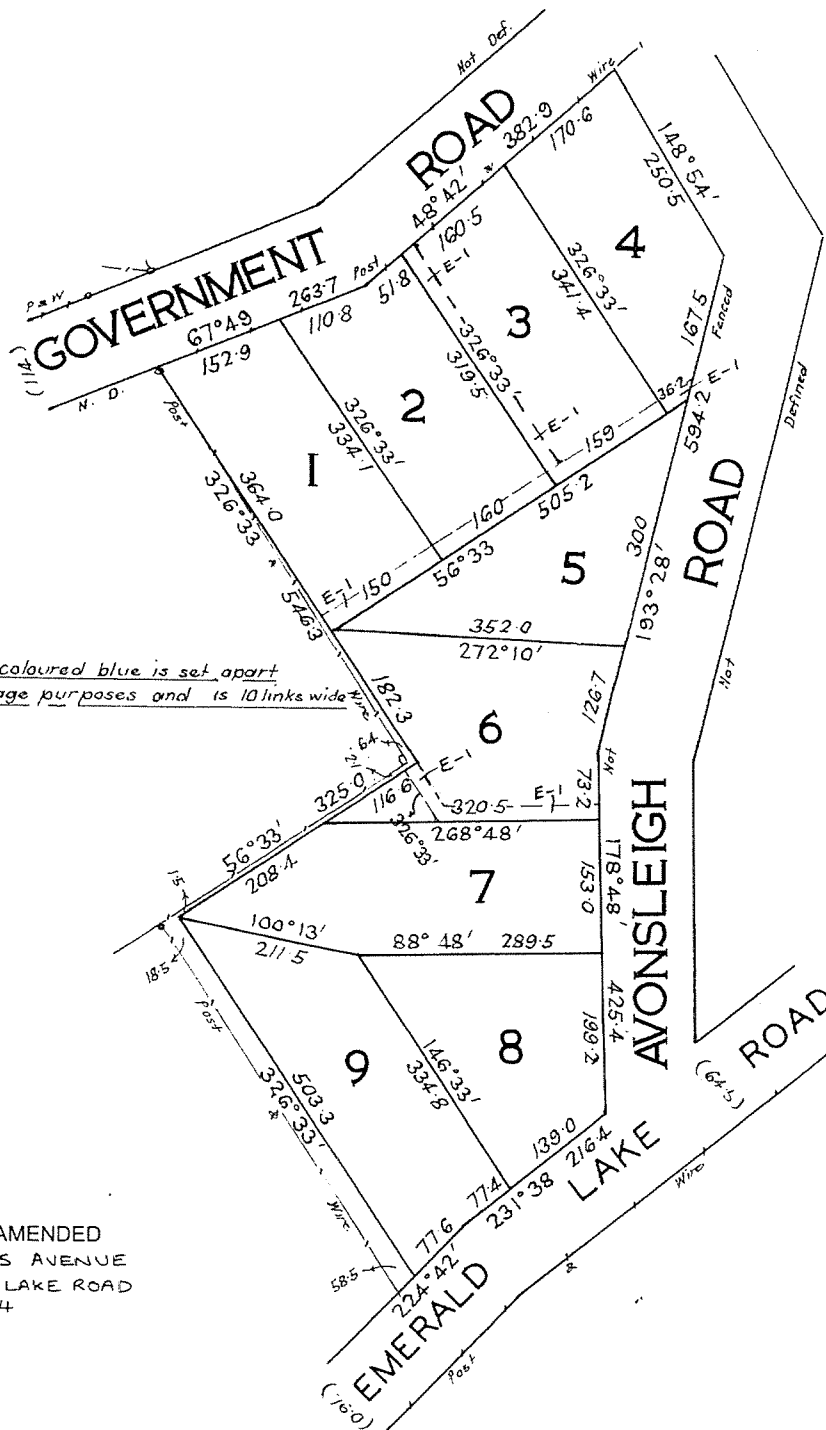
PART OF CROWN ALLOTMENT 51

PARISH OF GEMBROOK

COUNTY OF EVELYN

SCALE 150 LINKS TO AN INCH
V.7036 F.191

COLOUR CONVERSION
E-1 = BLUE



Note. The land coloured blue is set apart for Drainage purposes and is 10 links wide.

LIST OF MODIFICATIONS		APPROVAL DATE	
		DATE	EDN. No.
LAND	MODIFICATION	A.R.T.	EDN. No.
5+6	REMOVAL OF EASEMENT	XXX	2

STREET NAME AMENDED
FROM QUEENS AVENUE
TO EMERALD LAKE ROAD
VIDE 63/14874

Property Report from www.land.vic.gov.au on 23 March 2021 11:04 AM

Address: 2 ROYAL PARADE EMERALD 3782

Lot and Plan Number: Lot 4 LP44447

Standard Parcel Identifier (SPI): 4\LP44447

Local Government (Council): CARDINIA Council Property Number: 2743400100

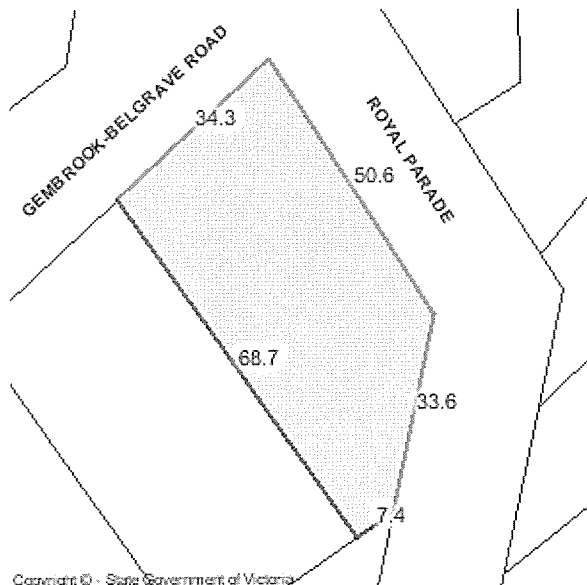
Directory Reference: Melway 127 J3

**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: 2033 sq. m

Perimeter: 195 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](#)

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State Electorates

Legislative Council: EASTERN VICTORIA

Legislative Assembly: GEMBROOK

Utilities

Rural Water Corporation: Southern Rural Water

Melbourne Water Retailer: Yarra Valley Water

Melbourne Water: inside drainage boundary

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

Planning information continued on next page

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Planning Zone Summary

- Planning Zone: [GREEN WEDGE A ZONE \(GWAZ\)](#)
[GREEN WEDGE A ZONE - SCHEDULE 2 \(GWAZ2\)](#)
- Planning Overlays: [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)
[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)
[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 \(ESO1\)](#)

Planning scheme data last updated on 17 March 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#)

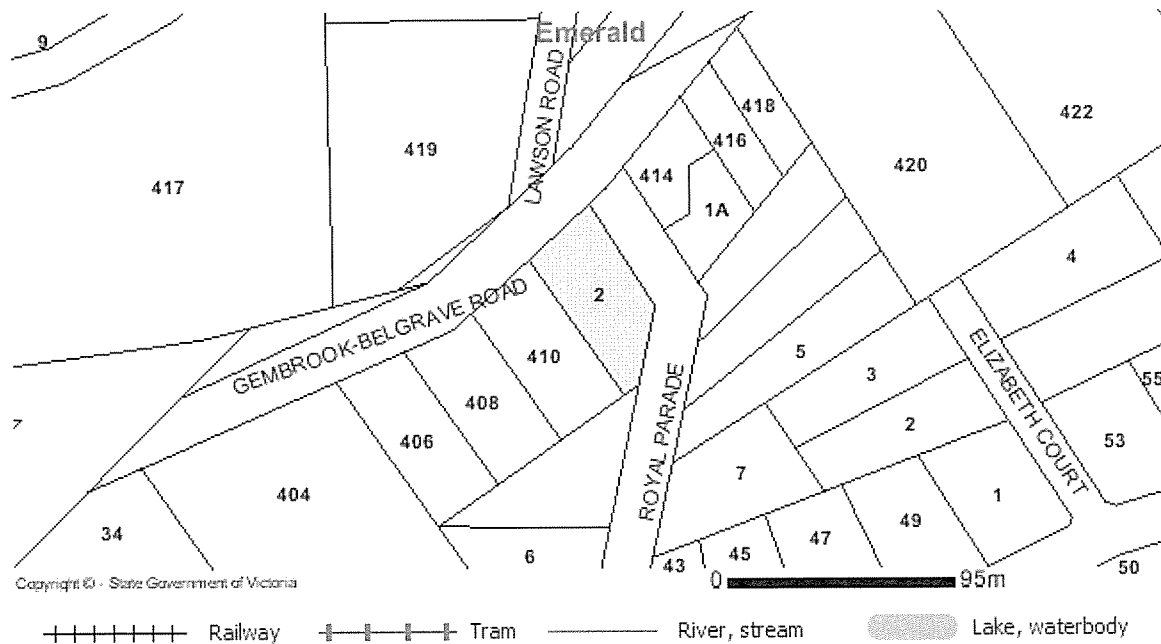
The Planning Property Report includes separate maps of zones and overlays

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

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

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

Area Map



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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 23 March 2021 11:04 AM

PROPERTY DETAILS

Address: **2 ROYAL PARADE EMERALD 3782**

Lot and Plan Number: **Lot 4 LP44447**

Standard Parcel Identifier (SPI): **4\LP44447**

Local Government Area (Council): **CARDINIA** www.cardinia.vic.gov.au

Council Property Number: **2743400100**

Planning Scheme: **Cardinia** planning-schemes.delwp.vic.gov.au/schemes/cardinia

Directory Reference: **Melway 127 J3**

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **Yarra Valley Water**

Melbourne Water: **inside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

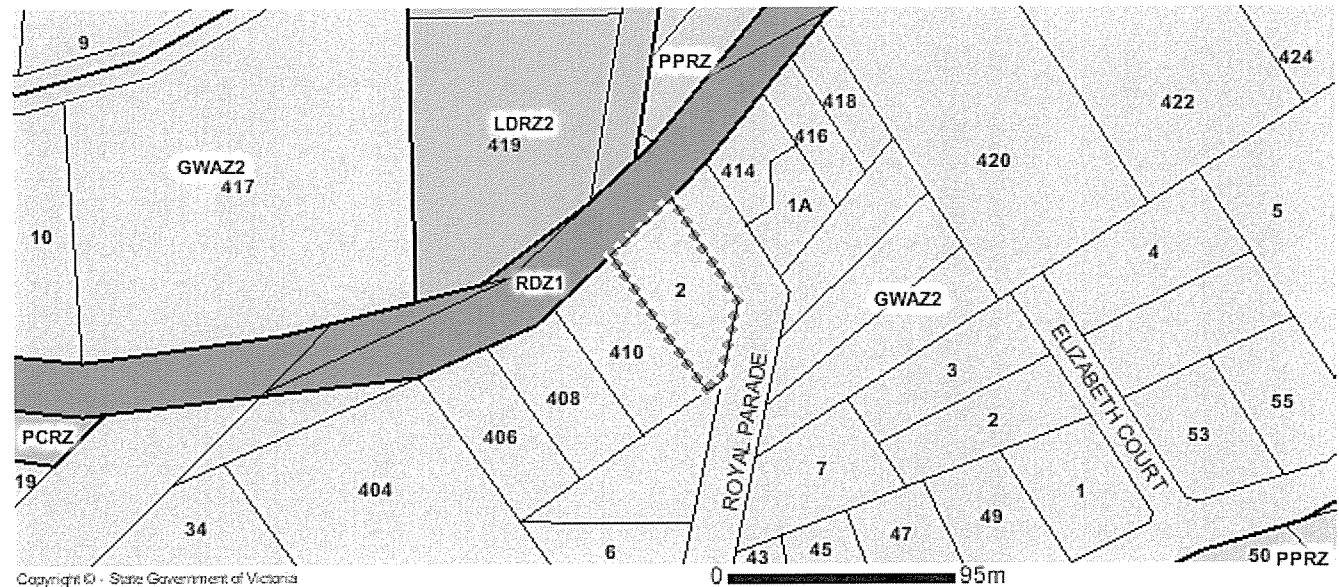
Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **GEMBROOK**

Planning Zones

GREEN WEDGE A ZONE (GWAZ)

GREEN WEDGE A ZONE - SCHEDULE 2 (GWAZ2)



Legend:

GWAZ - Green Wedge A	LDRZ - Low Density Residential	PCRZ - Public Conservation & Resource
PPRZ - Public Park & Recreation	RDZ1 - Road - Category 1	

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

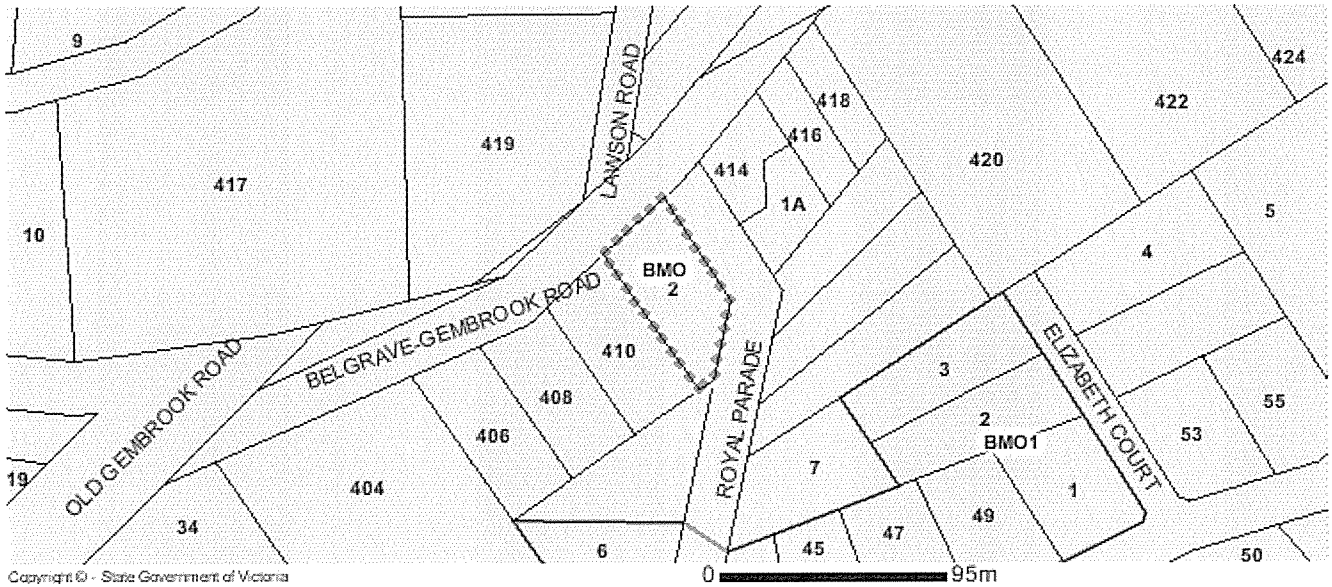
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



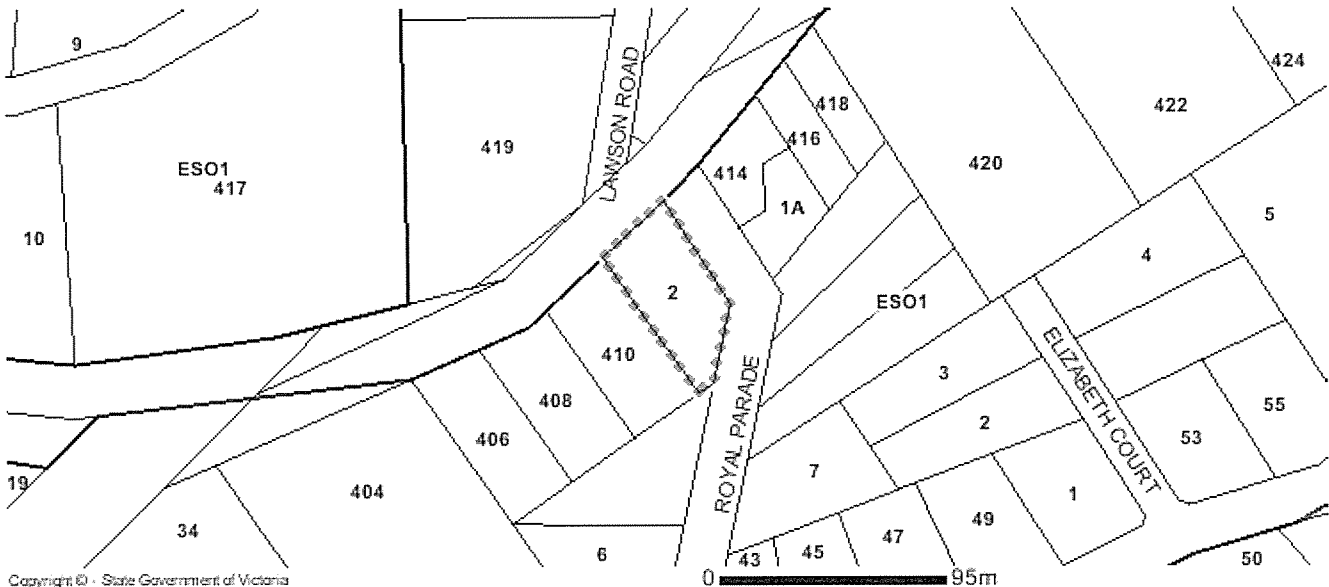
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BMO - Bushfire Management

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

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



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ESO - Environmental Significance

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

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Planning Overlays

OTHER OVERLAYS

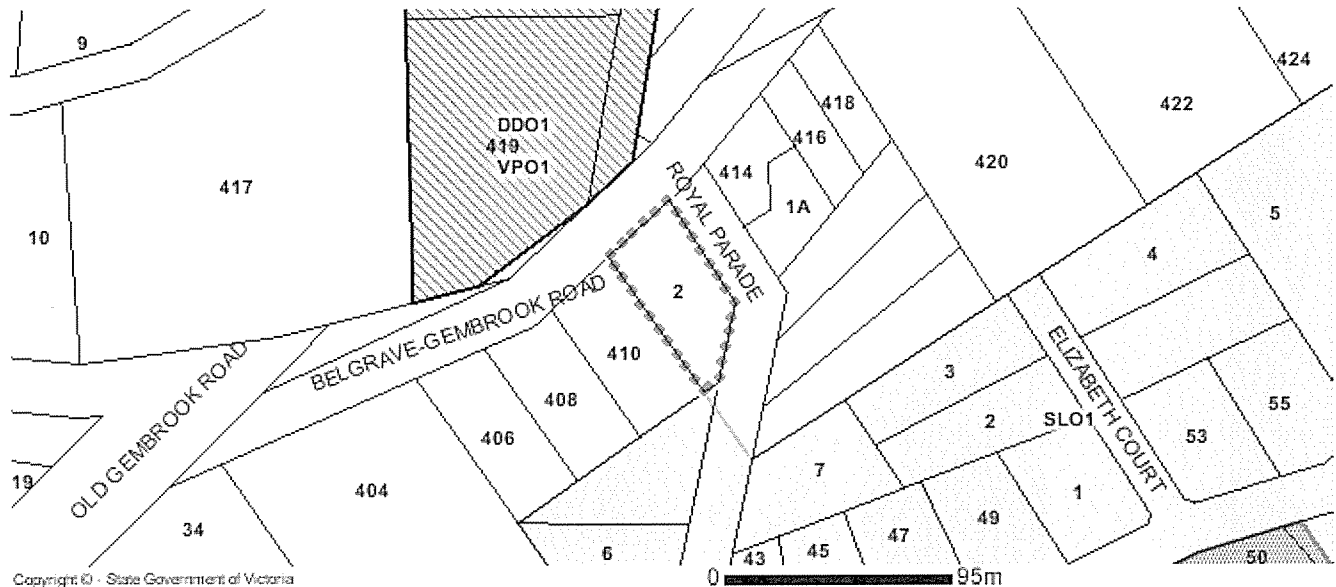
Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)

HERITAGE OVERLAY (HO)

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

VEGETATION PROTECTION OVERLAY (VPO)



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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 17 March 2021.

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

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

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

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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>

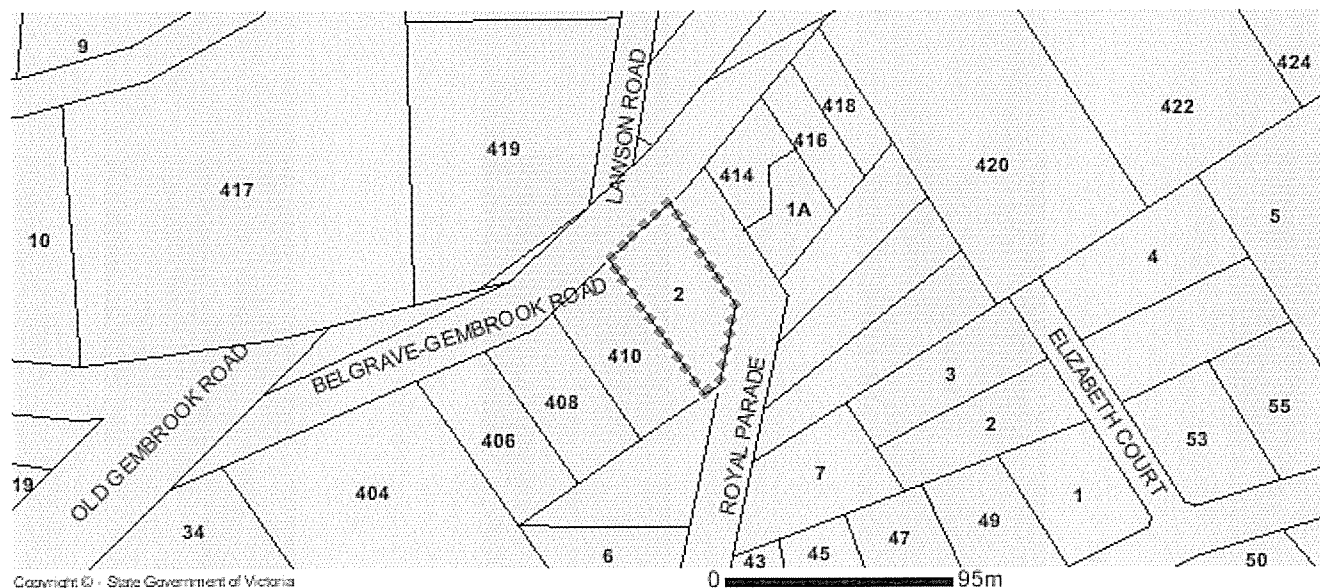
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Designated Bushfire Prone Area

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



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 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>

Third instalment notice

Valuation, rates and charges for 2020-21

Cardinia



CAREY, D L & G B
2 ROYAL PDE
EMERALD VIC 3782



028
1002730
R1_5895

Instalment 3

Amount due: \$400.00

Date due: 28/02/2021

Property number: 2743400100

Issue date: 02/02/2021

Amount due includes Victorian
Government charges of \$22.16

4th Instalment: Due 31 May 2021

Reminder notices will be sent prior to
instalment due dates.

Rateable property details:

2 Royal Pde
Emerald 3782
L4 LP44447 2032 m2

*Ad. 26-02-21
x 7642928751*

The total amount due does not take into account payments received after 28 January 2021.

If you are paying your rates by an arrangement other than the four instalments please ignore this notice.

Payment options

FlexiPay

Set up regular payments to suit your budget at cardinia.vic.gov.au/flexipay



Set up regular Centrepay deductions from your Centrelink payments at www.servicesaustralia.gov.au/centrepay CRN: 555 012 959V

BPAY

Billir code: 858944
Ref: 27434001007



Pay by cheque or money order (please attach this slip) and mail to PO BOX 7, Pakenham VIC 3810

BPAY © this payment via internet or phone banking
BPAY View © - view and pay this bill via internet banking
BPAY View registration number: 27434001007



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

Post Billpay

Billpay Code: 0860
Ref: 2743 4001 0000 007

Call 131 816, go to postbillpay.com.au or visit an Australia Post store



For emailed notices:
cardinia.enotices.com.au
Reference No: 92B01D214N



*860 274340010000007

Instalment 3

Property number: 2743400100

Property address:

2 Royal Pde

Date paid:

Receipt number:

For more
information



1300 787 624



www.cardinia.vic.gov.au



ABN 32 210 906 807



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

23rd March 2021

Buy & Sell Conveyancing Services

Dear Buy & Sell Conveyancing Services,

RE: Application for Water Information Statement

Property Address:	2 ROYAL PARADE EMERALD 3782
Applicant	Buy & Sell Conveyancing Services
Information Statement	30590377
Conveyancing Account Number	5757504575
Your Reference	21/4268 Carey (S)

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address enquiry@yvw.com.au. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,

Steve Lennox
GENERAL MANAGER
RETAIL SERVICES



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

Yarra Valley Water Property Information Statement

Property Address	2 ROYAL PARADE EMERALD 3782
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STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

Existing sewer mains will be shown on the Asset Plan.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

Melbourne Water Encumbrance

Property Address	2 ROYAL PARADE EMERALD 3782
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STATEMENT UNDER SECTION 158 WATER ACT 1989

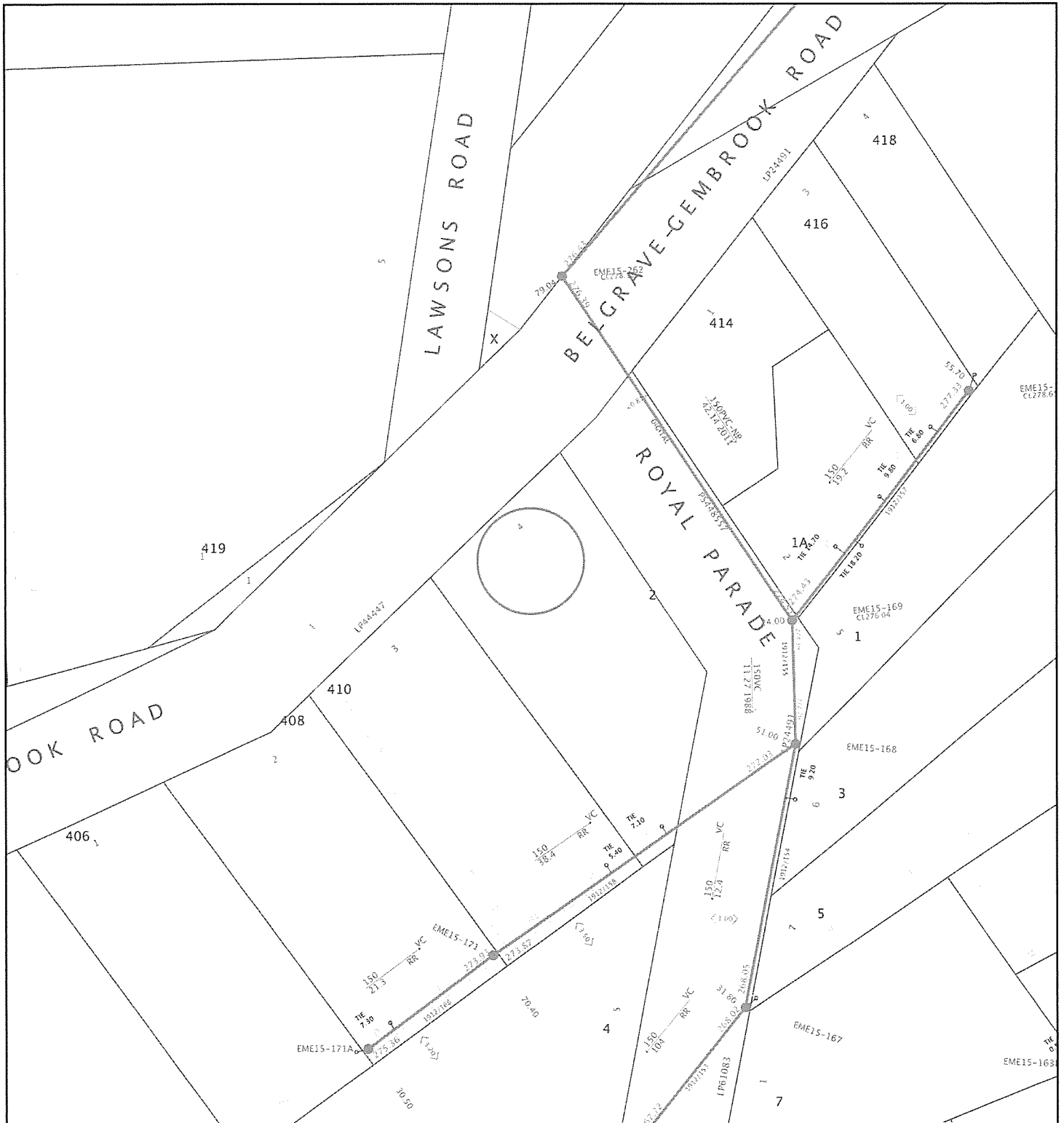
THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)



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















Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.



Yarra Valley Water Information Statement Number: 30590377	Address	2 ROYAL PARADE EMERALD 3782	
	Date	23/03/2021	
	Scale	1:1000	
			
			 Yarra Valley Water ABN 93 066 902 501

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

Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd:

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



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvww.com.au
yvww.com.au

Buy & Sell Conveyancing Services
annette@buyandsellconveyancing.com.au

RATES CERTIFICATE

Account No: 7160360000
Rate Certificate No: 30590377

Date of Issue: 23/03/2021
Your Ref: 21/4268 Carey (S)

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
2 ROYAL PDE, EMERALD VIC 3782	4/LP44447	1384302	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-01-2021 to 31-03-2021	\$19.26	\$9.63
Residential Water Usage Charge Step 1 – 41.360000kL x \$2.64460000 = \$109.38 Step 2 – 9.640000kL x \$3.17870000 = \$30.64 Estimated Average Daily Usage \$1.49	30-11-2020 to 04-03-2021	\$140.02	\$70.01
Residential Sewer Service Charge	01-01-2021 to 31-03-2021	\$113.00	\$109.52
Residential Sewer Usage Charge 51.000000kL x 0.658263 = 33.571429 x 0.900000 = 30.214286 x \$1.14260000 = \$34.52 Estimated Average Daily Usage \$0.37	30-11-2020 to 04-03-2021	\$34.52	\$34.52
Parks Fee	01-07-2020 to 30-06-2021	\$79.02	\$0.00
Drainage Fee	01-01-2021 to 31-03-2021	\$14.12	\$14.12
Other Charges:			
Interest	No interest applicable at this time		
No further charges applicable to this property			
Balance Brought Forward			\$0.00
Total for This Property			\$237.80
Total Due			\$237.80

IMPORTANT NOTICE FOR SOLICITORS AND CONVEYANCERS

We have changed our BPAY biller code. Please refer to the payment options and update your bank details.

GENERAL MANAGER
RETAIL SERVICES

Note:

- Invoices generated with Residential Water Usage during the period 01/07/2017 – 30/09/2017 will include a Government Water Rebate of \$100.
- This statement details all tariffs, charges and penalties due and payable to Yarra Valley Water as at the date of

this statement and also includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.

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

4. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchasers account at settlement.

5. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

6. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up to date financial information, please order a Rates Settlement Statement prior to settlement.

7. From 01/07/2019, Residential Water Usage is billed using the following step pricing system: 266.20 cents per kilolitre for the first 44 kilolitres; 317.87 cents per kilolitre for 44-88 kilolitres and 472.77 cents per kilolitre for anything more than 88 kilolitres

8. From 01/07/2019, Residential Recycled Water Usage is billed 186.34 cents per kilolitre

9. From 01/07/2019, Residential Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre

10. From 01/07/2019, Residential Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre

11. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.

To ensure you accurately adjust the settlement amount, we strongly recommend you book a Special Meter Reading:

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.



YARRA VALLEY WATER
ABN 93 066 902 501

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Mitcham Victoria 3132

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DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

Property No: 1384302

Address: 2 ROYAL PDE, EMERALD VIC 3782

Water Information Statement Number: 30590377

HOW TO PAY



Billers Code: 314567
Ref: 71603600003



Mail a Cheque with the Remittance Advice below to:
Yarra Valley Water
GPO Box 2860 Melbourne VIC 3001

Amount
Paid

Date
Paid

Receipt
Number

Please Note: BPAY is available for individual property settlements.

PROPERTY SETTLEMENT REMITTANCE ADVICE

Property No: 1384302

Address: 2 ROYAL PDE, EMERALD VIC 3782

Water Information Statement Number: 30590377

Cheque Amount: \$

Reference: 2743400100

28 August 2020

Deb Bernard Carey
2 Royal Pde
Emerald, 3782

Dear Pool Owner/s

Pool Property Address: 2 Royal Pde

Thank you for registering your swimming pool/spa.

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

- Determined Construction Date: **8 Oct 1973**
- Applicable Barrier Standard/Requirement: **Part 9A, Division 2 of the Building Regulations 2018**

As a condition of your registration, you are required to lodge a 'Certificate of Compliance' to Council for your swimming pool/spa barrier by **01 Nov 2021** or penalties may apply. A certificate of pool and spa barrier compliance lodged must be dated not more than 30 days before the date it is lodged.

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

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

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

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

The following link to the Victorian Building Authority's website provides information and a self-assessment checklist: <https://www.vba.vic.gov.au/consumers/swimming-pools/pool-safety-barriers>

Please note that due to the current number of available 'Pool Inspectors', it is advisable that owners wait 3 months prior to the 'compliance certificate' due date to ensure best value.

Should you require further assistance or any information regarding compliance certificate lodgement, visit www.cardinia.vic.gov.au or contact council.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Nathan Johnston', with a long horizontal flourish extending to the right.

Nathan Johnston
For and on behalf of the Building Team
Cardinia Shire Council



028 1237

Carey, D L & G B
2 Royal Pde
EMERALD VIC 3782

Dear Landowner

Proposed construction (sealing) of Royal Pde, Emerald

The Australian Government announced \$150 million funding for Cardinia Shire Council in its 'Sealing the Dandenong Ranges and surrounds' ('Sealing the Hills') road sealing initiative. 'Sealing the Hills' will be delivered as a series of individual projects, on prioritised roads, over the next eight years as part of Council's overall 'Better Local Roads' program.

The Australian Government funding allows for sealing 109 kilometres of Cardinia Shire's unsealed road network, some of which is more than 100 years old. Over the past 25 years, the Dandenong Ranges population has grown significantly and is expected to reach more than 185,000 people by 2040. Unsealed roads are heavily impacted by weather conditions, land formations and increased traffic, particularly in the Dandenong Ranges. Upgrading unsealed roads through our Better Local Roads program will improve community safety and access to community facilities and amenities, while reducing dust, pollution and maintenance issues.

Program benefits

1. This program will connect motorists with existing sealed road network and will deliver the most benefit to the most people: such as around schools and community facilities and in the highest-traffic areas.
2. Sealing roads reduces dust and improves all weather access for residents and emergency vehicles.
3. The program will reduce the wear and tear on unsealed roads and lower costs for unsealed road maintenance in the long term.
4. Sealing these roads will also improve the comfort and service levels for all road-users and reduce the environmental impacts associated with unsealed roads, including run-off into waterways and the surrounding environment.

With an unsealed road network of approximately 860 km, it is not possible to include all unsealed roads in the program. As a result, Council has prioritised roads that will be considered for construction through this program, to ensure funding is used in a way, that will provide maximum benefit to the greatest number of residents and visitors to our area.

How priority roads were chosen

The selection-criteria incorporated a rigorous cost benefit analysis, with qualitative data, to rank and prioritising roads to be sealed under this program.

Those that were chosen were roads which: provided the best links between existing sealed road networks; were in the highest-traffic areas; provided the greatest convenience for road-users; provided the greatest safety benefits; provided the most long-term cost savings (by reducing maintenance) and which were most requested for road repairs and maintenance by the community.

You have been prioritised

Royal Pde, Emerald has been approved by Cardinia Shire Council to be included as a priority road within this program to be considered for funding. Construction of your 'Street' will be facilitated, by means of a Special Charge Scheme (SCS) - whereby property/landowners and Council form a partnership to fund construction costs.

The average household contribution to a road Special Charge Scheme would generally be in the order of \$17,000 however with this fantastic backing from the Federal Government, council has been able to use this funding to heavily subsidise the funding from property owners, thereby capping residents' contributions to \$7000 per 'Benefit Unit' (whereby a standard lot whether developed or vacant, attracts one 'Benefit Unit').

Properties that are capable of further subdivision or intensive development may attract 'Benefit Unit/s' (multiples of \$7000 cap), dependant on the zoning of the land and likelihood of this occurring.

Our future correspondence to you will include information about repayment options available to you. Please be aware Cardinia Shire Council has financial hardship arrangements that are available to be put in place if required.

Have your say

We will be providing you with specific information about your individual Special Charge Scheme costs as part of the consultation process. Prior to any works starting you will be sent a questionnaire and information detailing your costs in the Special Charge Scheme process, with answers to general frequently asked questions, in order to assist you in nominating if you are in support of road sealing in your street.

This feedback along with that of your neighbours will help inform council as to whether or not the road sealing will go ahead.

For more information about Special Charge Schemes please visit:
www.cardinia.vic.gov.au/betterlocalroads

Unique opportunity

This is a unique opportunity for property/landowners to have their road sealed at a significantly reduced cost compared to previous road construction schemes, and to enjoy the benefits of road sealing, including: improved vehicle access to properties, reduced dust and improved stormwater drainage runoff.

The scope of works for this project include: a sealed road surface; drainage infrastructure where required; and safety and other improvements where required.

Please find enclosed a brochure / map about the 'Sealing the Hills' project in Cardinia Shire Council.

Contacts

For further information please visit: www.cardinia.vic.gov.au/betterlocalroads
or call Garry Petroff at Cardinia Shire Council on: 1300 787 624.

Yours Sincerely

Andrew Barr
Manager Infrastructure Services

Design and consultation

Sealing the Hills will take 8 years to complete from 2021, and residents will be notified when their roads will be ready to be scheduled.

Prior to starting works, Council will contact property owners to invite them to be part of the design process for their road. Some elements of the design may not be able to be changed, but Council will seek feedback on elements that are able to be developed, such as the inclusion of footpaths or the type of kerbing required.

The \$150 million funding from the Australian Government will heavily subsidise the usually required 'special charge scheme' that requires property owners to contribute to the costs of such works. Property owners who are required to contribute will have their cost capped and will receive further correspondence regarding this. All property owners in the given street will have ample opportunity to vote on whether their road will be part of this community-changing program. Individual road sealing projects will only proceed if property owners support the works in their street.

What will be included?

Better Local Roads will include:

- roads appropriate for traffic volumes
- bike lanes, and other designs to improve safety, as required
- safety inclusions such as traffic islands, roundabouts and chevrons for better traffic management
- drainage for storm water and to service the road and surrounding properties
- other improvement works as required.

The benefits

The program will:

- connect motorists with existing sealed roads and deliver the most benefit to the most people, e.g. around school and community facilities and in the highest traffic areas
- reduce wear and tear on unsealed roads and reduce unsealed road maintenance costs in the long term
- reduce dust and improve all-weather access for residents and emergency vehicles
- improve comfort and service levels for all road users
- reduce environmental impacts associated with unsealed roads, including run-off and dust.

How big is this program?

- Cardinia Shire has 862 kilometres of unsealed roads
- Sealing the Hills will seal 109 kilometres of the shire's unsealed road network
- More than 160 local roads will benefit from this program
- Road works will be rolled out in stages, not all listed roads in an area will be sealed together

What to expect before and during works

- Property owners will be invited to provide feedback into the development of their road
- Residents will be notified prior to works commencing
- Warning signs for loose stones and reduced speed will be installed during road sealing
- Short delays and guidance by traffic control teams will be part of the road sealing process

What can you do to help?

- Visit our Better Local Roads website to stay up to date
- Be patient if works incur delays
- Respond to correspondence as soon as possible
- Prior to works on your road, ensure cars are not parked on the kerb

For more information visit:

www.cardinia.vic.gov.au/betterlocalroads

Phone: 1300 787 624

Email: mail@cardinia.vic.gov.au

November 2020

Better Local Roads

Emerald road upgrades

The Australian Government has provided \$150 million in funding for Cardinia Shire Council to seal unmade roads in the Dandenong Ranges and surrounds *Sealing the Hills*. *Sealing the Hills* has been incorporated into Council's Better Local Roads program and will be rolled out over the next 8 years. \$25 million will be allocated in the first 4 years.

The Australian Government funding allows for sealing 109 kilometres of Cardinia Shire's unsealed road network, some of which is more than 100 years old. Over the past 25 years, the Dandenong Ranges population has grown significantly and is expected to reach more than 185,000 people by 2040.

Unsealed roads are heavily impacted by weather conditions, land formations and increased traffic, particularly in the Dandenong Ranges. Upgrading unsealed roads through our Better Local Roads program will improve community safety and access to community facilities and amenities, while reducing dust, pollution and maintenance issues.

Australian Government

BUILDING OUR FUTURE

Cardinia

We are Building a Better Cardinia through the Better Local Roads program, and related programs and projects, with funded improvements in excess of \$200 million over the next 8 years.

Visit www.cardinia.vic.gov.au/betterlocalroads for more information.

Cardinia

Emerald overview

58 roads

to be sealed

totalling

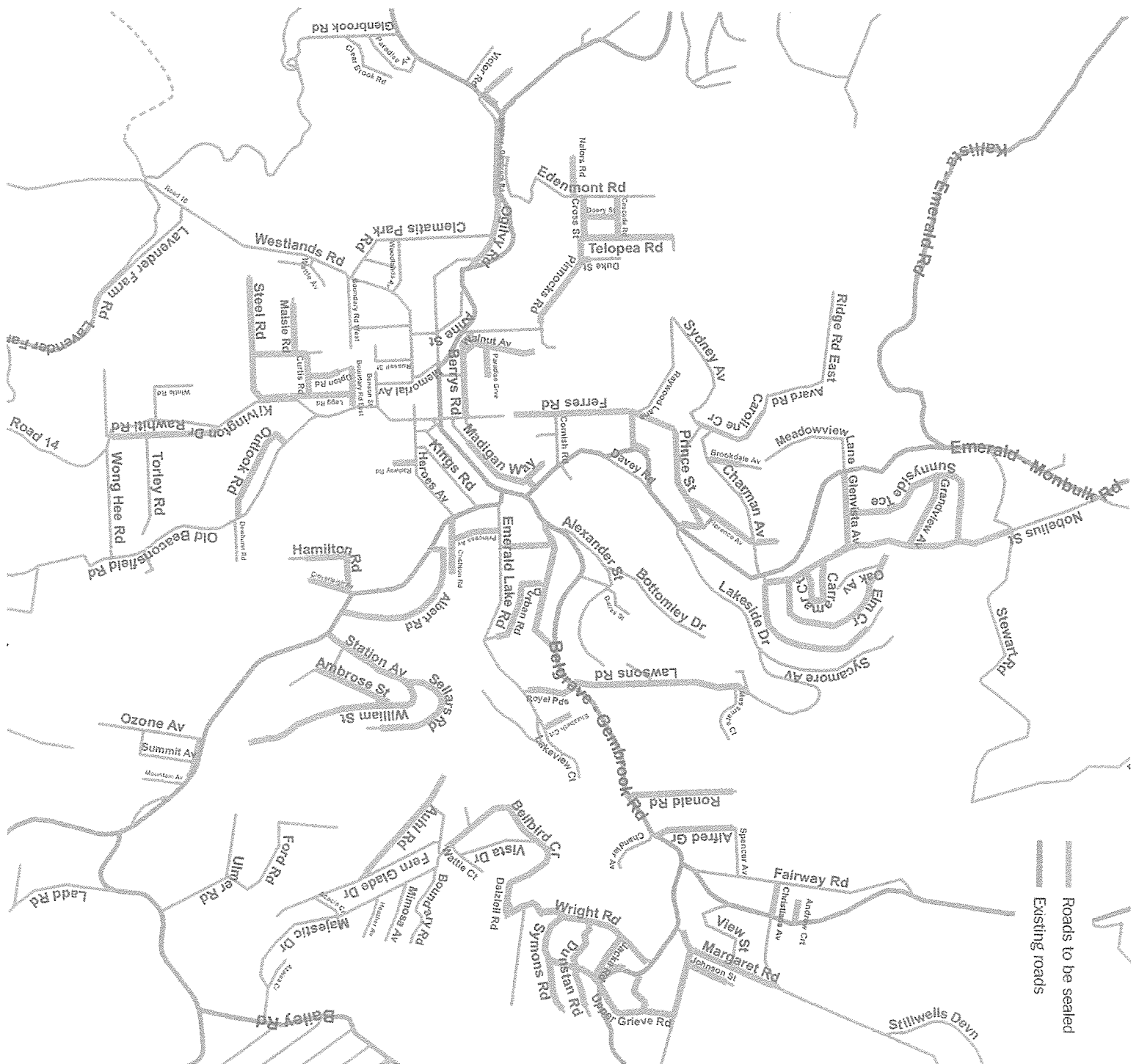
23.9km

at a cost of

\$42.36m

Proposed roads to be upgraded

- | | |
|------------------|-----------------|
| Albert Rd | Lawsons Rd |
| Alfred Gr | Legg Rd |
| Ambrose St | Naylor's Rd |
| Andrew Cr | Nobelius St |
| Auhl Rd | Nolan Rd |
| Barnshaw La | Madigan Way |
| Bellbird Ct | Maisie Rd |
| Berrys Rd | Ogily Rd |
| Boundary Rd East | Old Gembrook Rd |
| Brookdale Av | Orchard Grove |
| Caroline Cr | Outlook Rd |
| Carramar Ct | Paradise Gr |
| Cascade Rd | Pinnocks Rd |
| Christians Av | Prince St East |
| Cloverleigh Av | Princess Av |
| Colin Av | Poplar Cr |
| Crichton Rd | Railway Rd |
| Cross St | Rawhiti Rd |
| Curtis Rd | Ronald Rd |
| Doery St | Royal Pde |
| Duke St | Sellers Rd |
| Durban Rd | Station Av |
| Elizabeth Ct | Steel Rd |
| Elm Cr | Sherriff Rd |
| Ferras Rd | Sunnyside Tce |
| Florence Av | Telopea Rd |
| Glenvista Av | Upton Rd |
| Grandview Av | Walnut Av |
| Hamilton Rd | William St |



— Roads to be sealed
 — Existing roads

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](#) (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.