



**SUPERIOR
CONVEYANCING
SERVICES**

SECTION 32 STATEMENT

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

Vendor:	Kayla Jayne Speedy and Luke Alexander Galley
Property:	33 Mountain Road, Cockatoo VIC 3781

VENDORS REPRESENTATIVE

Superior Conveyancing Services Pty Ltd

PO Box 2338
ROWVILLE VIC 3178
Tel: 03 9763 4222

Email: Reception@superiorconveyancing.com.au

Ref: SG:DM:15001

SECTION 32 STATEMENT

1. FINANCIAL MATTERS IN RESPECT OF LAND

Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is contained in the attached certificate/s and as follows-

Their total does not exceed \$3,500.00

This does not include Water consumption or sewerage disposal charge - refer to attached Water Information Statement.

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- None to the Vendors knowledge

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.

Land Tax may become applicable with the usual adjustment at settlement for which the purchaser may become liable.

2. INSURANCE DETAILS IN RESPECT OF LAND

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable
- (b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:- attached is a copy of the condition report required by section 137B of the *Building Act 1993*.

3. MATTERS RELATING TO LAND USE

(a) RESTRICTIONS

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:- To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

(b) BUSHFIRE

This land is in a designated bushfire- prone area within the meaning of the regulations made under the *Building Act 1993*.

SECTION 32 STATEMENT

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

See Attached Planning Information

The property may be in an area which is likely to be subject to infestation by termites.

4. NOTICES MADE IN RESPECT OF LAND

The Vendor is not aware of any Notices, Declarations, Property Management Plans, Reports, Recommendations or Orders in respect of the land issued by a Government Department or Public Authority or any approved proposal directly and currently affecting the land however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor.

5. BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):-

No such Building Permit has been granted to the Vendors knowledge.

The Vendor gives no warranties as to any additions and/or alterations to the property prior to becoming proprietor thereof and the Purchaser indemnifies the Vendor in this regard.

The Vendor will not be required to procure any building permit, building approval, final inspection, certificate of occupancy, or any other permits approvals or inspections in relation to the land or any improvements and the Purchaser shall not make any requisition or claim any compensation from the Vendor on that ground.

6. INFORMATION RELATING TO ANY OWNERS CORPORATION

The Land is NOT affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006*.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

(1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –

- land that is to be transferred under the agreement.
- land on which works are to be carried out under the agreement (other than Crown land).
- land in respect of which a GAIC is imposed

SECTION 32 STATEMENT

8. **SERVICES**

Service	Status
Electricity supply	Connected
Gas supply	Connected
Water supply	Connected
Sewerage	Connected
Telephone services	Connected

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate any account with a service provider before settlement, and the purchaser may need to have the service reconnected. Reconnection and all associated fees will be the Purchasers responsibility.

9. **EVIDENCE OF TITLE**

Attached are the following document/s concerning Title:

A copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.

10. **IN CASE OF DEFAULT**

The vendor gives notice to the Purchaser that, in the event, the Purchaser fails to complete the purchase of the Property on the date specified in the Contract or any other date mutually varied between the Vendor and Purchaser (the Contract) for payment of the residue as defined in the Contract (Due date), the purchaser shall be required to pay to the vendor in addition to the interest payable in accordance with the terms of the Contract:

- (a) All costs associated with obtaining bridging finance to complete the vendors purchase of another property and interest charged on such bridging finance;
 - (b) Interest payable by the vendor under any existing mortgage over the property calculated from the Due Date;
 - (c) Accommodation expenses necessarily incurred by the Vendor;
 - (d) Removalist expenses necessarily incurred by the Vendor;
 - (e) Costs and expenses as between the vendor's conveyancer and the vendor;
 - (f) Penalties payable by the vendor to a third party through any delay in completion of the vendors purchase;
 - (g) A fee for rescheduling settlement from the due date and agreed time to such alternative date and time thereafter set at \$330.00 on each occasion of change.
- This clause is a fundamental condition of any Contract of Sale for the sale of the land described herein.



DATE OF THIS STATEMENT

03 / 08 / 20 21

Name of the Vendor

Kayla Jayne Speedy and Luke Alexander Galley

Signature/s of the Vendor

x  

The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract together with Consumer Affairs Victoria Due Diligence Checklist

DATE OF THIS ACKNOWLEDGMENT

/ / 20

Name of the Purchaser

Signature/s of the Purchaser

x

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 consumer.vic.gov.au/duediligencechecklist.

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have right.

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

Page 1 of 1

VOLUME 08339 FOLIO 953

Security no : 124091372586A
Produced 23/07/2021 12:48 PM

LAND DESCRIPTION

Lot 63 on Plan of Subdivision 054990.
PARENT TITLE Volume 05278 Folio 409
Created by instrument B291446 09/03/1962

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
KAYLA JAYNE SPEEDY
LUKE ALEXANDER GALLEY both of 33 MOUNTAIN ROAD COCKATOO VIC 3781
AQ547031C 13/12/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ547032A 13/12/2017
SUNCORP-METWAY 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 LP054990 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: 33 MOUNTAIN ROAD COCKATOO VIC 3781

ADMINISTRATIVE NOTICES

NIL

eCT Control 16548H SUNCORP
Effective from 23/02/2018

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	LP054990
Number of Pages (excluding this cover sheet)	6
Document Assembled	23/07/2021 12:49

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PLAN OF SUBDIVISION OF
CROWN ALLOTMENTS 127^J & 127^C
PARISH OF GEMBROOK
COUNTY OF EVELYN

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

V.5278 F.409

DEPTH LIMITATION: 50 FEET

LP 54990

EDITION 2

PLAN MAY BE LODGED
25/1/62

6 SHEETS
SHEET 1

COLOUR CODE

E-1 = BLUE

R1 = BROWN

E-3 = GREEN

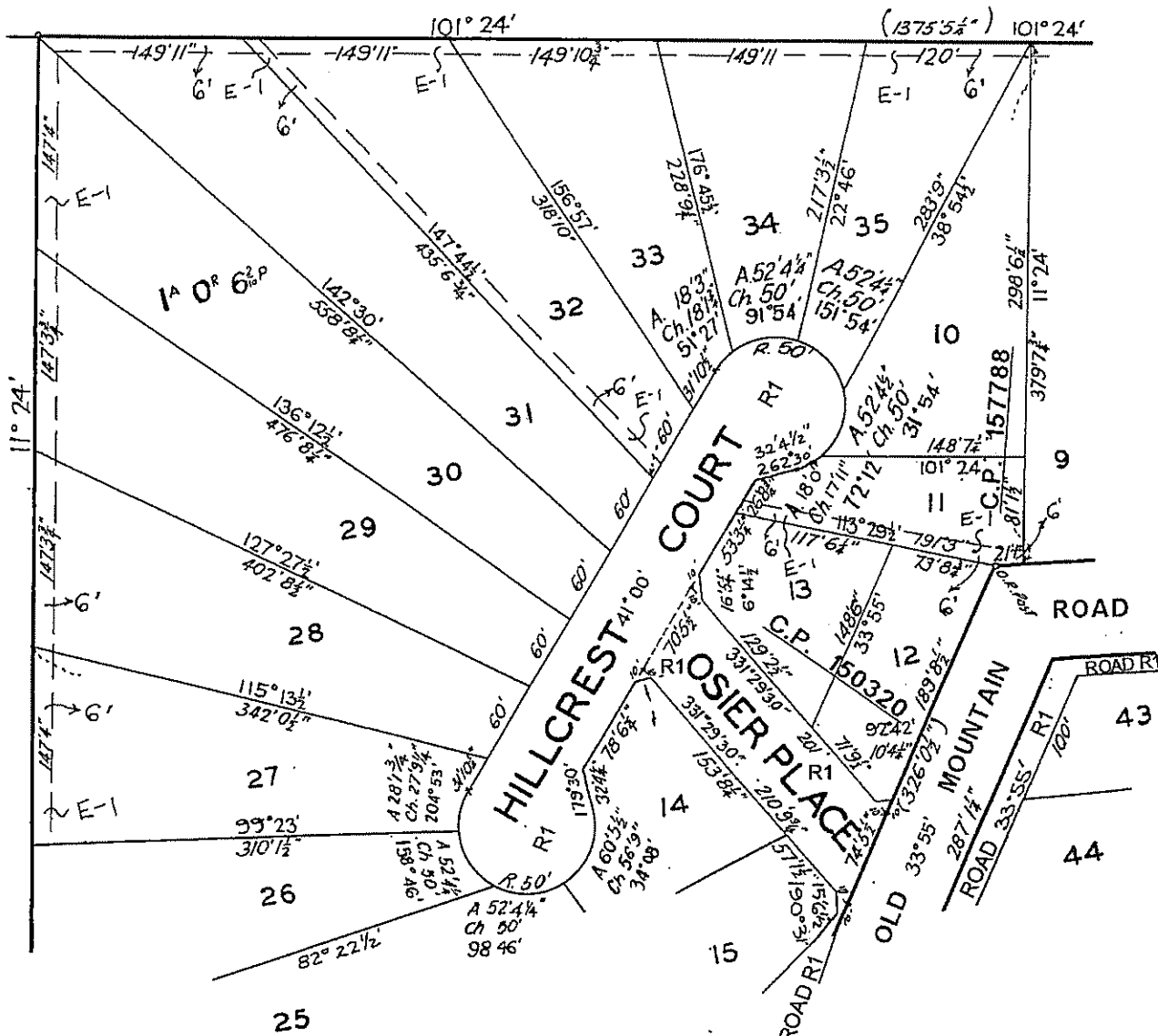
APPROPRIATIONS

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

THE LAND COLOURED BROWN
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
WAY AND DRAINAGE

THE LAND COLOURED GREEN
IS RESERVED FOR DRAINAGE
AND RECREATIONAL PUPOSES

LIST OF MODIFICATIONS					
LAND	MODIFICATION	DEALING No:	DATE	ART	NEW EDN.
LOT 15	PLAN AMENDED	CP154670	8/12/82		2
LOTS 51 & 52	PLAN AMENDED	L330165K	1/8/85		2



SEE SHEET 2

SEE SHEET 3

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

6 SHEETS
SHEET 2

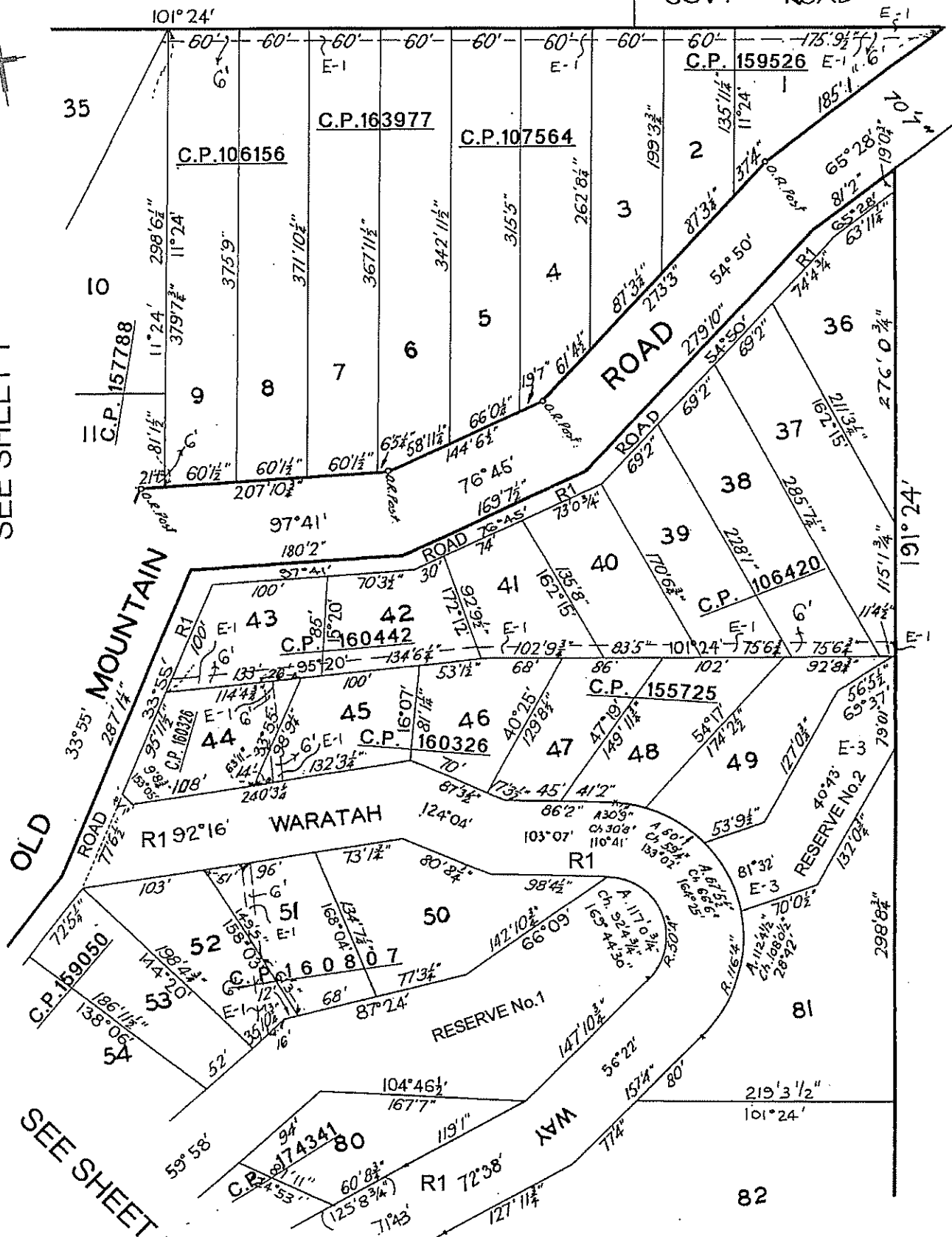
14.

SEE SHEET 1

SEE SHEET 3

SEE SHEET 5

SEE SHEET 4



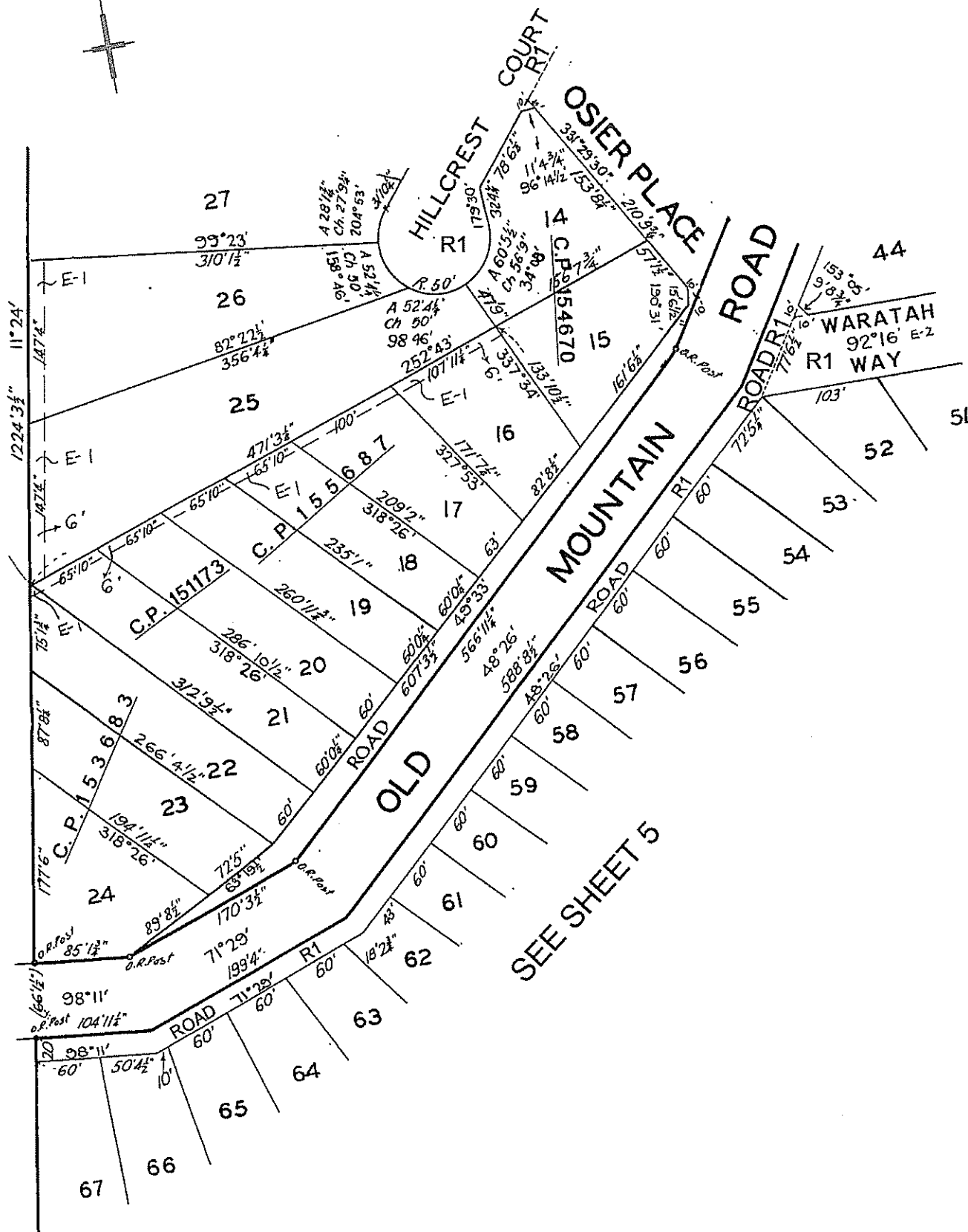
LP 54990

6 SHEETS
SHEET 3

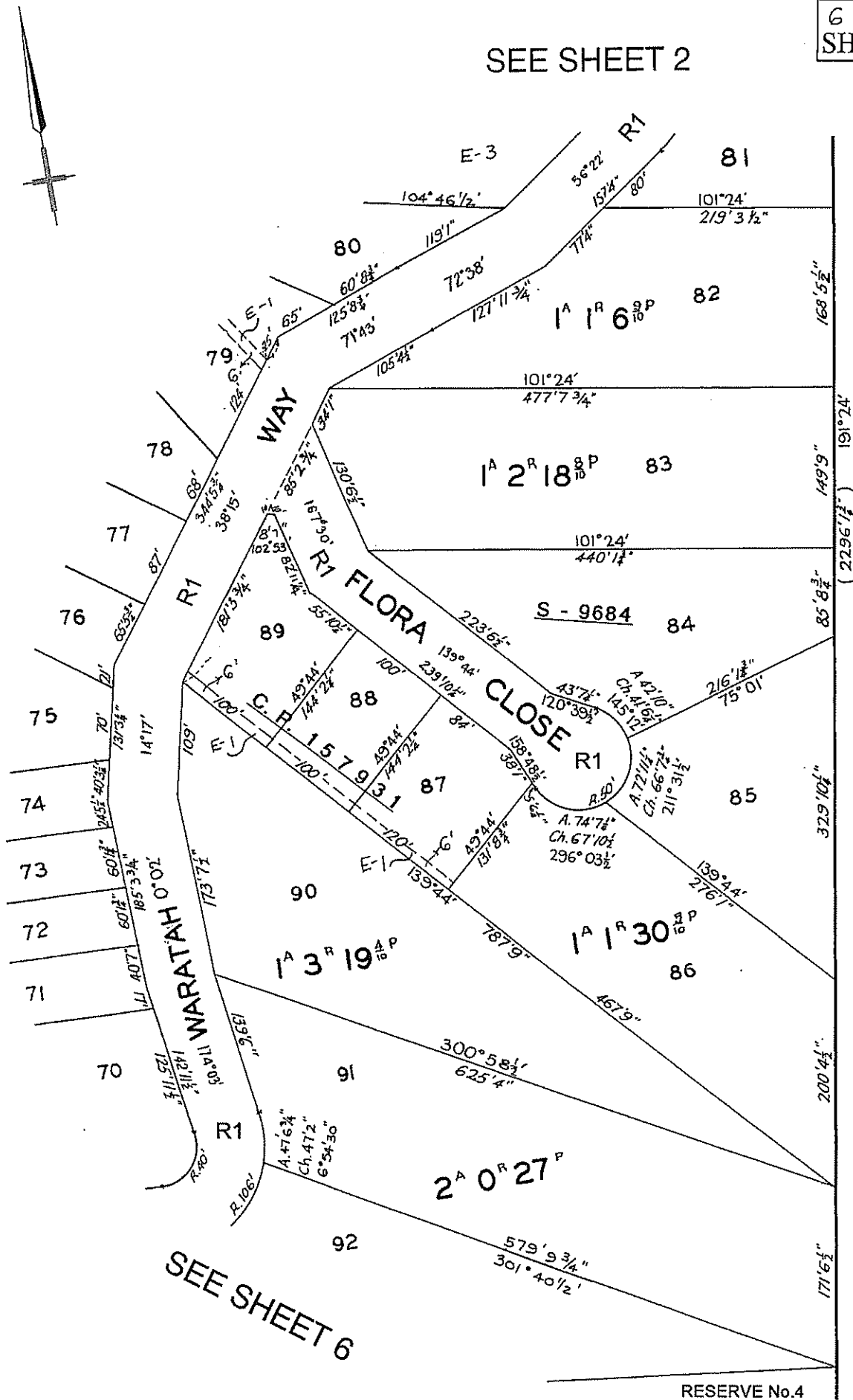
SEE SHEET 1

SEE SHEET 2

SEE SHEET 5

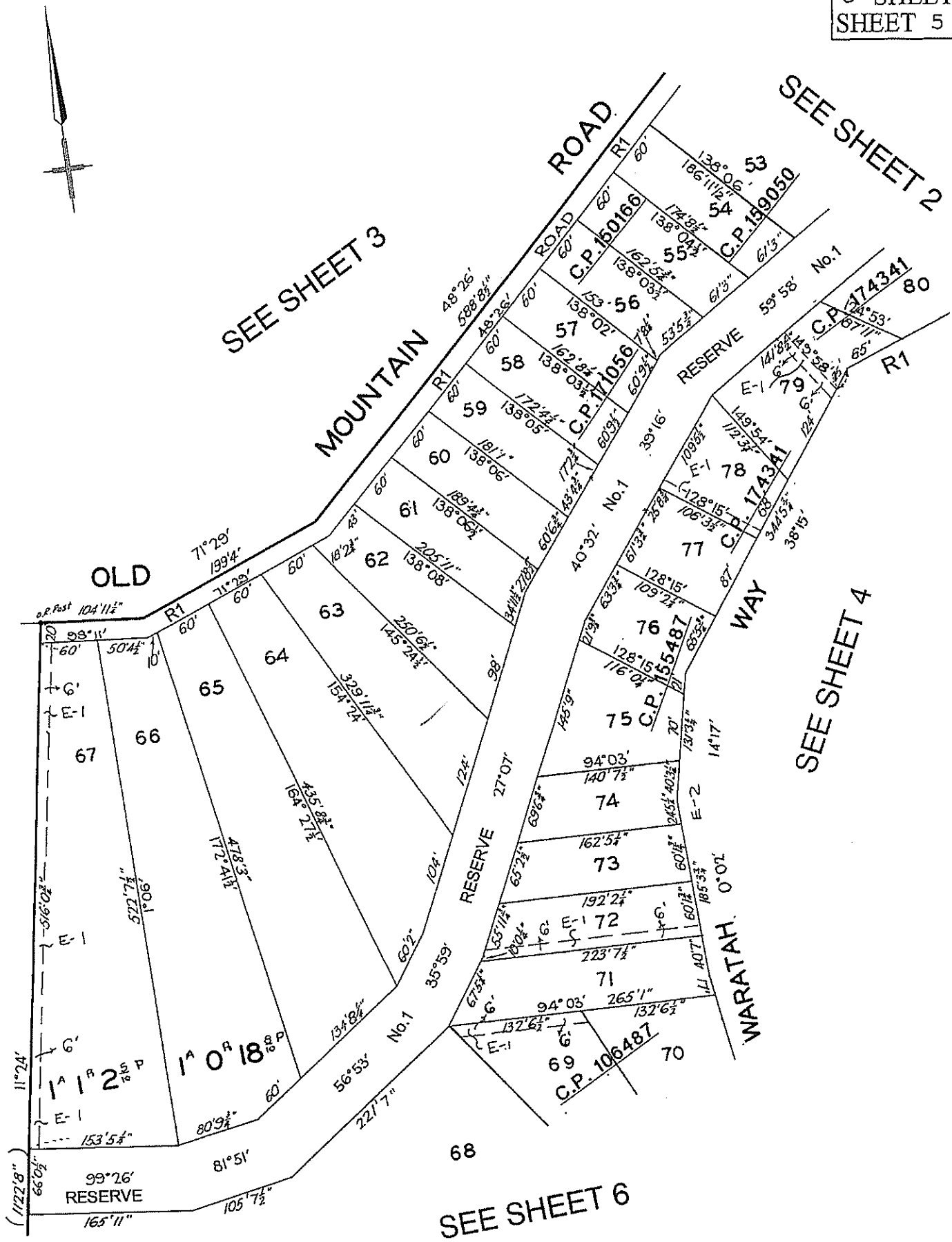


SEE SHEET 5



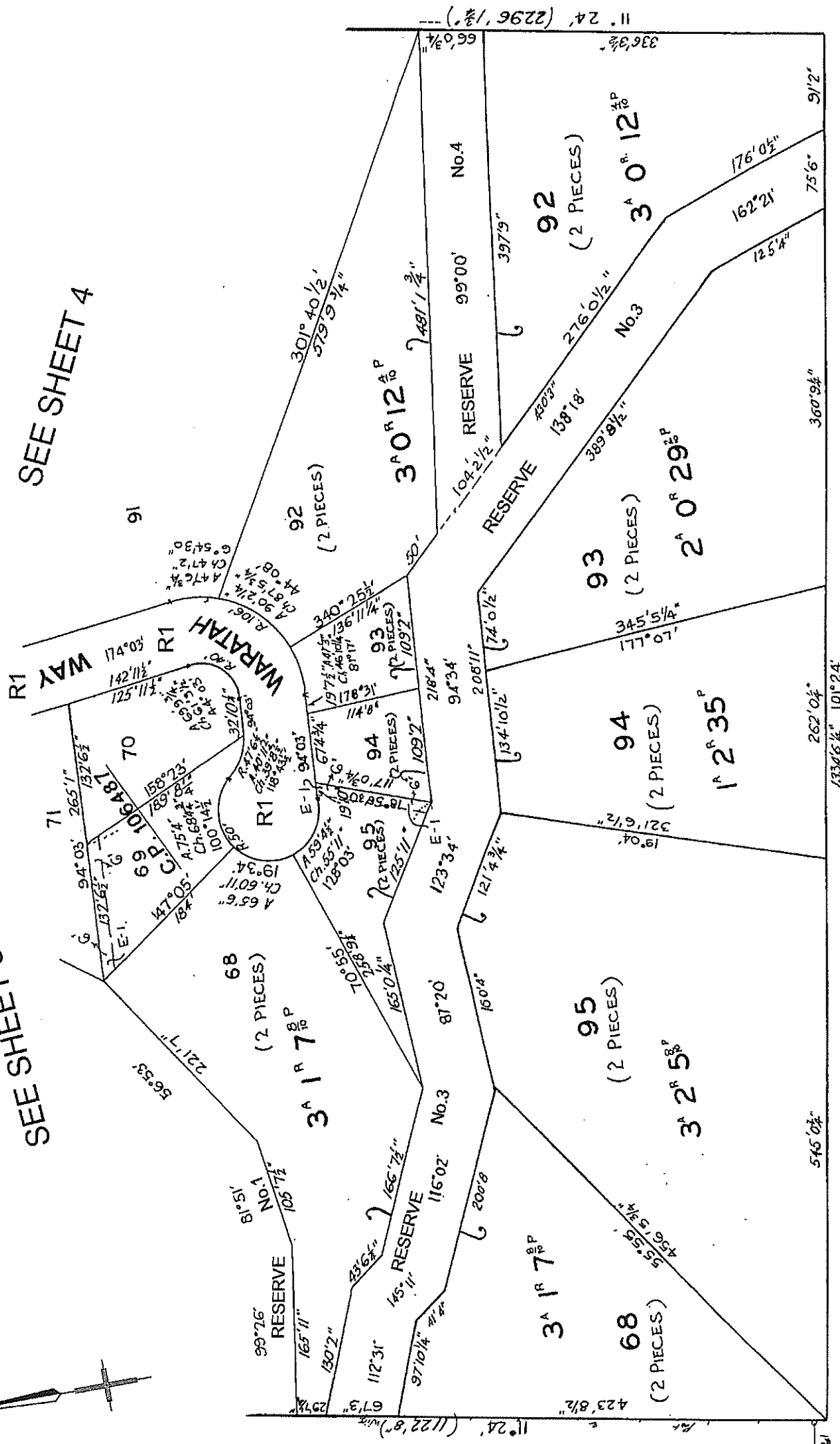
SEE SHEET 6

RESERVE No.4



SEE SHEET 4

SEE SHEET 5



PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

764420

APPLICANT'S NAME & ADDRESS

SUPERIOR CONVEYANCING SERVICES PTY LTD C/-
INFOTRACK (SMOKEBALL) C/- LANDATA
MELBOURNE

VENDOR

SPEEDY, KAYLA JAYNE

PURCHASER

..

REFERENCE

365625

This certificate is issued for:

LOT 63 PLAN LP54990 ALSO KNOWN AS 33 MOUNTAIN ROAD COCKATOO
CARDINIA SHIRE

The land is covered by the:

CARDINIA PLANNING SCHEME

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

The land:

- is included in a LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2
- is within a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1
- and a VEGETATION PROTECTION OVERLAY - SCHEDULE 1
- and a BUSHFIRE MANAGEMENT OVERLAY
- and is AREA OUTSIDE THE URBAN GROWTH BOUNDARY

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

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

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

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

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

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

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

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

23 July 2021

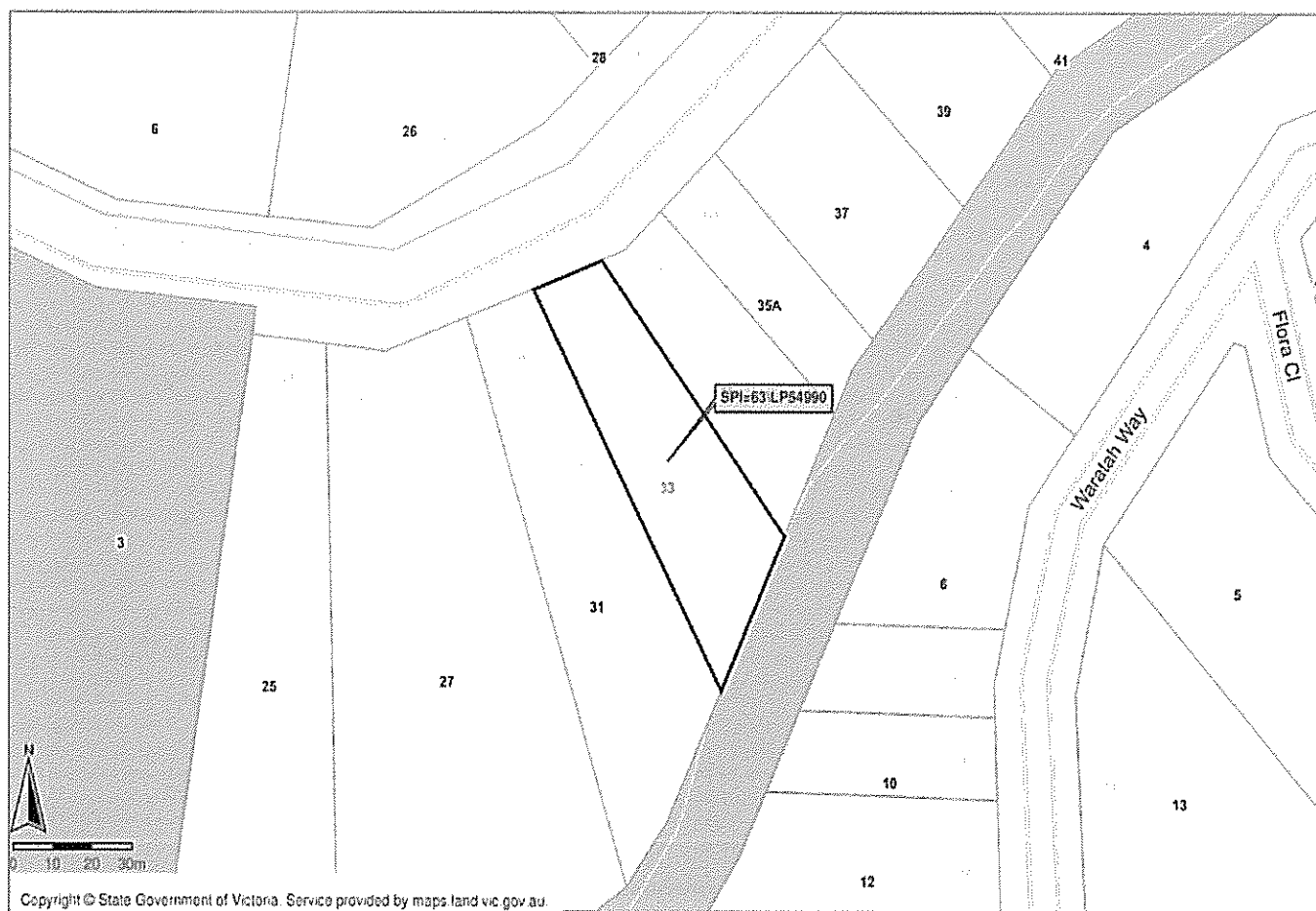
Hon. Richard Wynne MP
Minister for Planning

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

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

If this property is different to the one expected, you can phone (03) 9194 0606 or email landata.enquiries@delwp.vic.gov.au.

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



Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.

Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

Privacy Statement

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

Property Report from www.land.vic.gov.au on 23 July 2021 12:47 PM

Address: 33 MOUNTAIN ROAD COCKATOO 3781

Lot and Plan Number: Lot 63 LP54990

Standard Parcel Identifier (SPI): 63\LP54990

Local Government (Council): CARDINIA Council **Property Number:** 2601250800

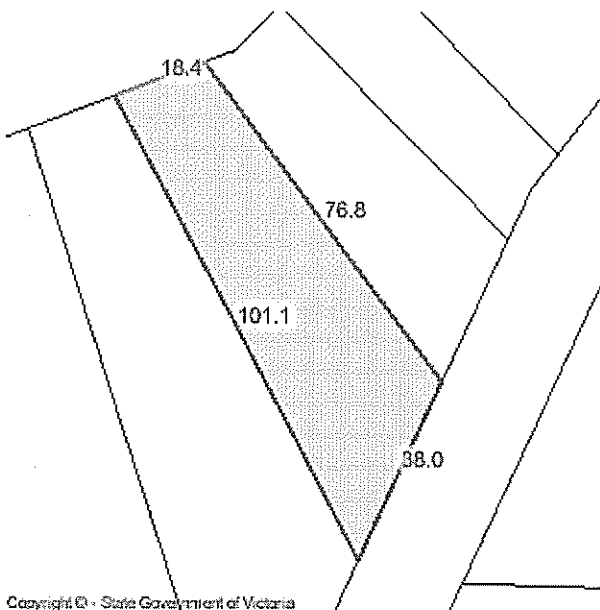
Directory Reference: Melway 311 K3

**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: 2207 sq. m

Perimeter: 234 m

For this property:

— Site boundaries

— Road frontages

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

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

State Electorates

Legislative Council: EASTERN VICTORIA

Legislative Assembly: 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: LOW DENSITY RESIDENTIAL ZONE (LDRZ)
LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2 (LDRZ2)

Planning Overlays: BUSHFIRE MANAGEMENT OVERLAY (BMO)
DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)
VEGETATION PROTECTION OVERLAY (VPO)
VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)

Planning scheme data last updated on 21 July 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 abut the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#)

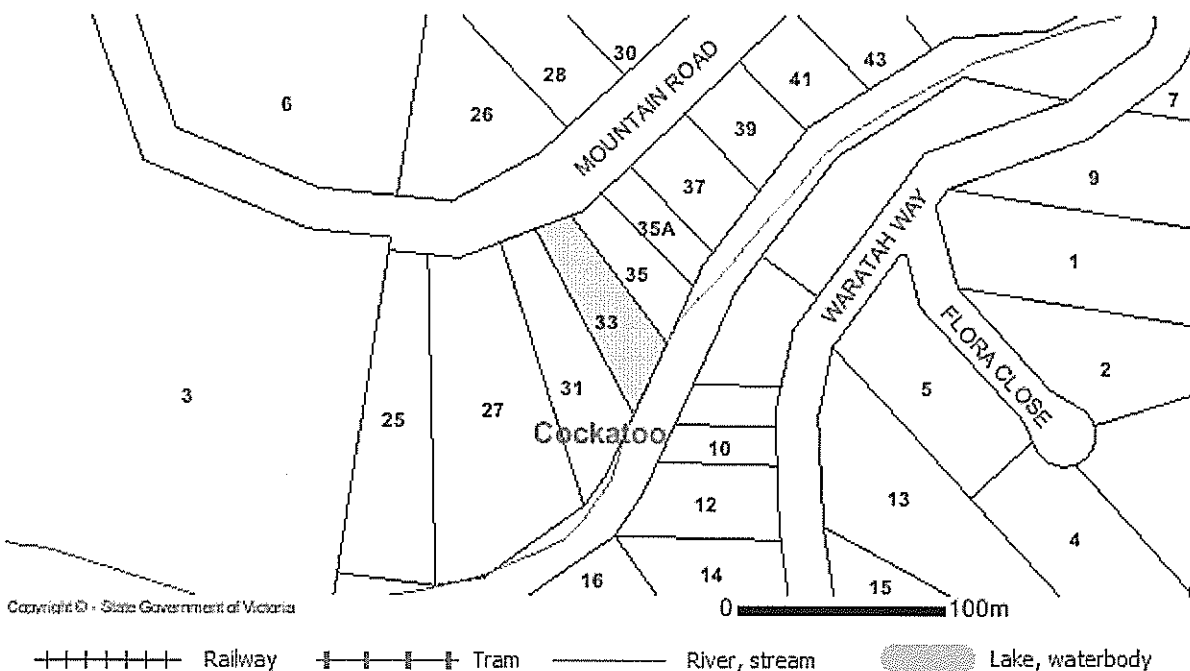
The Planning Property Report includes separate maps of zones and overlays

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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From www.planning.vic.gov.au on 23 July 2021 12:47 PM

PROPERTY DETAILS

Address: 33 MOUNTAIN ROAD COCKATOO 3781
 Lot and Plan Number: Lot 63 LP54990
 Standard Parcel Identifier (SPI): 63\LP54990
 Local Government Area (Council): CARDINIA
 Council Property Number: 2601250800
 Planning Scheme: Cardinia
 Directory Reference: Melway 311 K3

www.cardinia.vic.gov.au

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

UTILITIES

Rural Water Corporation: Southern Rural Water
 Melbourne Water Retailer: Yarra Valley Water
 Melbourne Water: inside drainage boundary
 Power Distributor: AUSNET

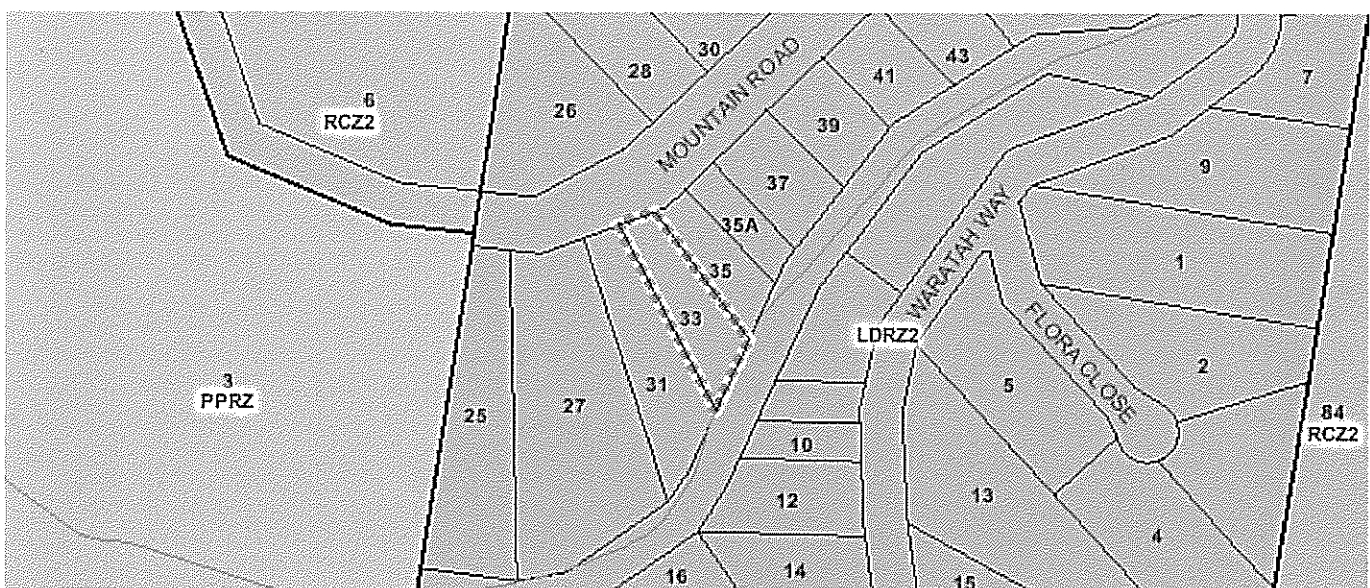
STATE ELECTORATES

Legislative Council: EASTERN VICTORIA
 Legislative Assembly: GEMBROOK

Planning Zones

LOW DENSITY RESIDENTIAL ZONE (LDRZ)

LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2 (LDRZ2)



Copyright © - State Government of Victoria

0 100m

LDRZ - Low Density Residential PPRZ - Public Park & Recreation RCZ - Rural Conservation

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

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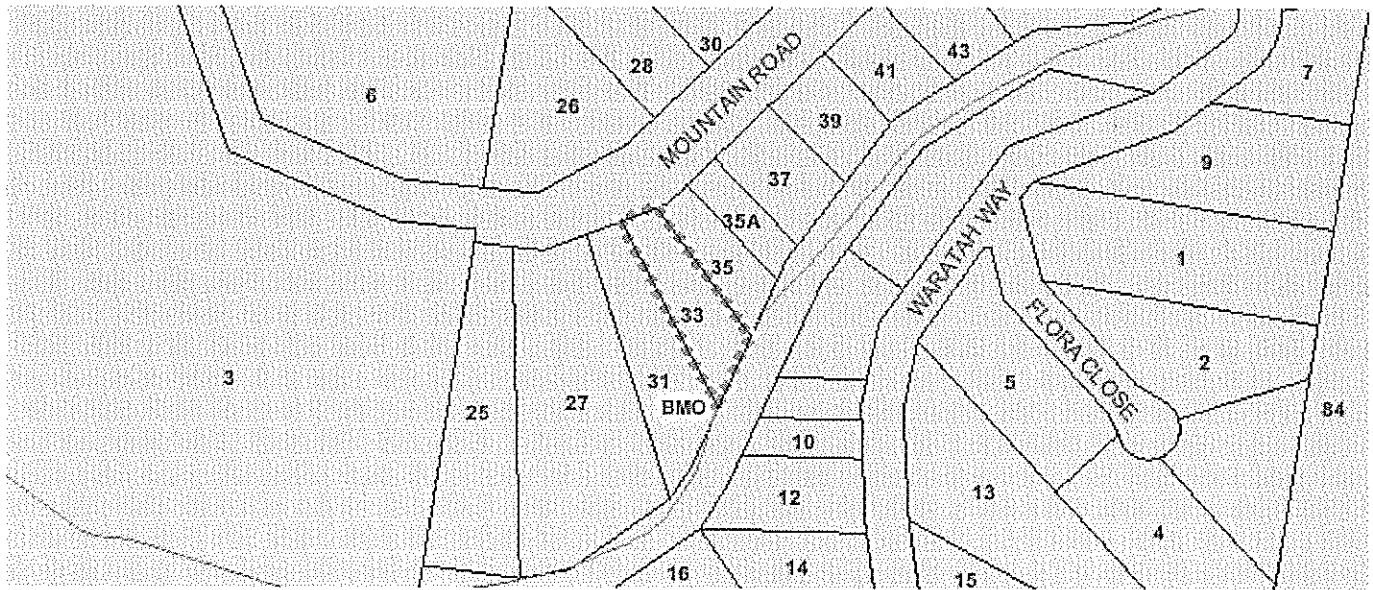
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 33 MOUNTAIN ROAD COCKATOO 3781

Page 1 of 5

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



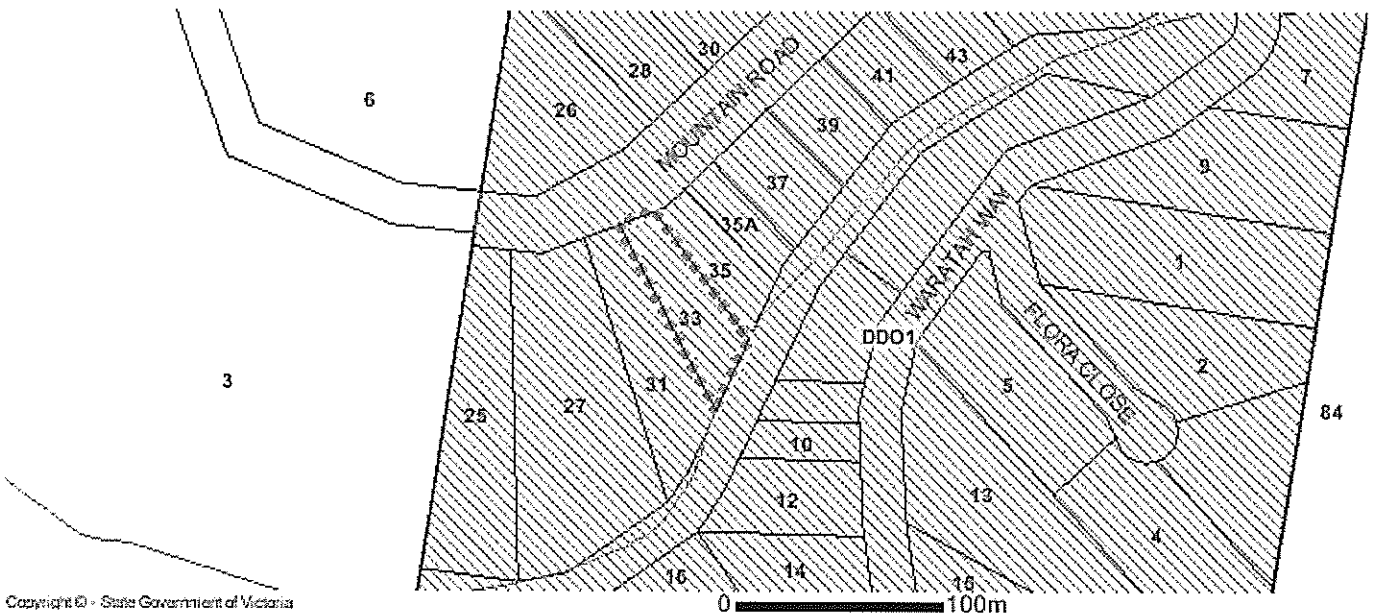
Copyright © - State Government of Victoria

BMO - Bushfire Management

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

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)



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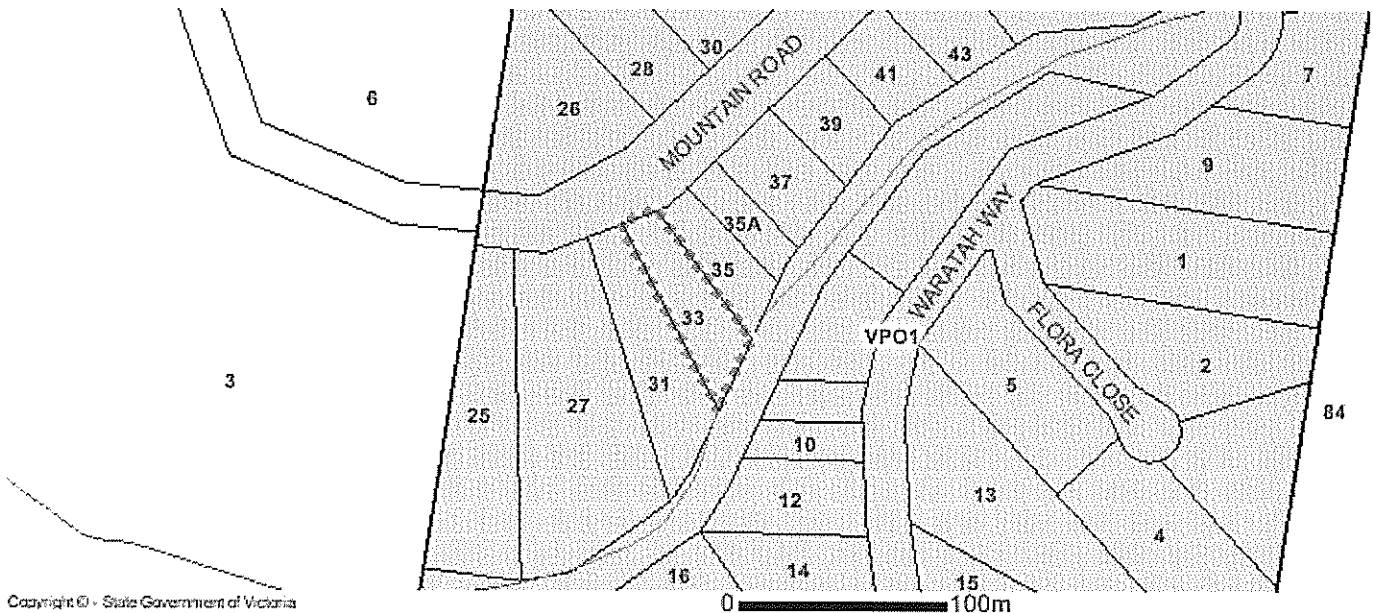
DDO - Design and Development

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

Planning Overlays

VEGETATION PROTECTION OVERLAY (VPO)

VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)



VPO - Vegetation Protection

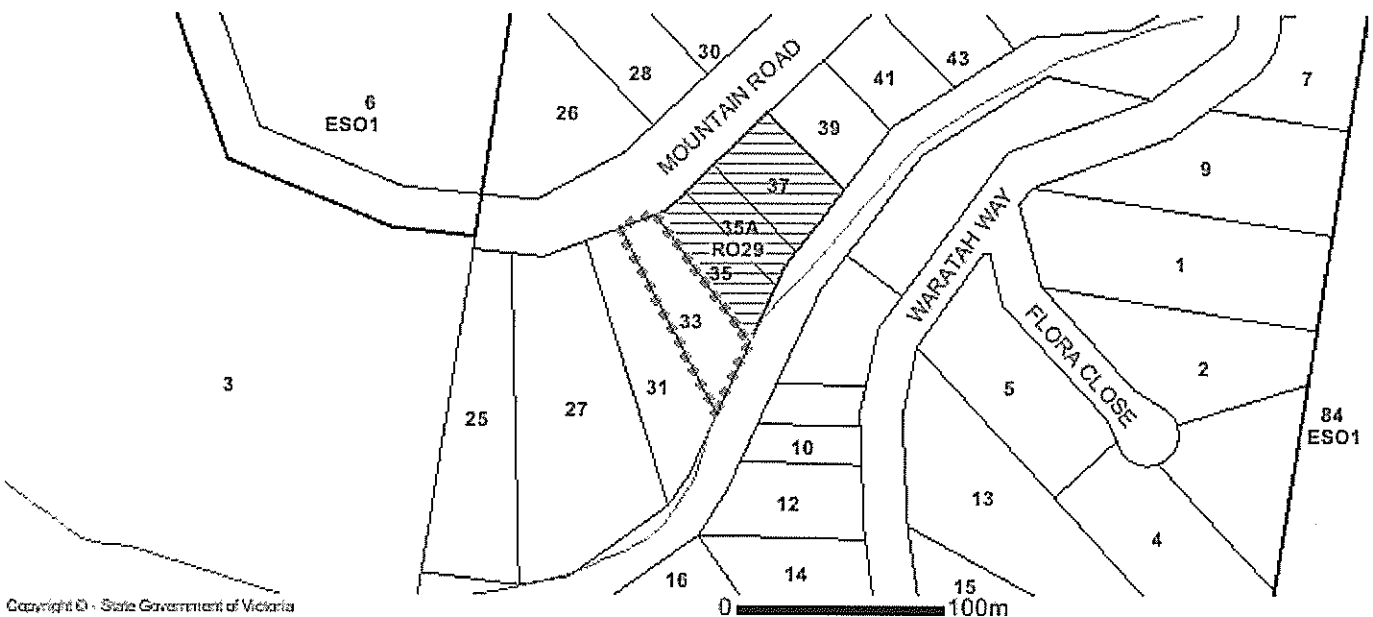
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

RESTRUCTURE OVERLAY (RO)



ESO - Environmental Significance

RO - Restructure

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

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Further Planning Information

Planning scheme data last updated on 21 July 2021.

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

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

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

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

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

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

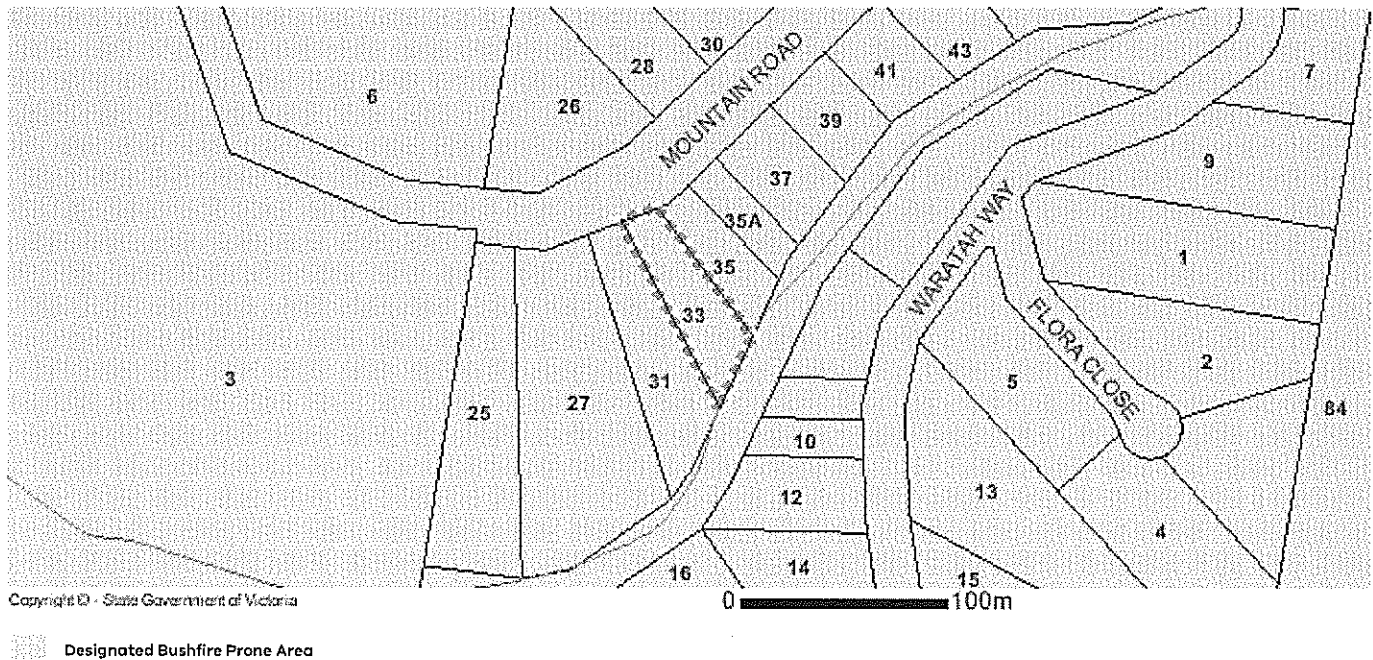
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Area

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



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

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

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

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

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

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

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



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 July 2021

Superior Conveyancing Services Pty Ltd C/- InfoTra
LANDATA

Dear Superior Conveyancing Services Pty Ltd C/- InfoTra,

RE: Application for Water Information Statement

Property Address:	33 MOUNTAIN ROAD COCKATOO 3781
Applicant	Superior Conveyancing Services Pty Ltd C/- InfoTra LANDATA
Information Statement	30622698
Conveyancing Account Number	7959580000
Your Reference	365625

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 Property Information Statement

Property Address	33 MOUNTAIN ROAD COCKATOO 3781
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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.

THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

This property is connected to a pressure sewer system. As such, it is subject to special terms and conditions which are contained within the document titled "Using Your Pressure Sewer System - An Owners Manual". Copies of this document are available upon request by calling 1300 304 688 or can be downloaded from our website at www.yvw.com.au

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.

Melbourne Water Property Information Statement

Property Address	33 MOUNTAIN ROAD COCKATOO 3781
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STATEMENT UNDER SECTION 158 WATER ACT 1989**THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)**

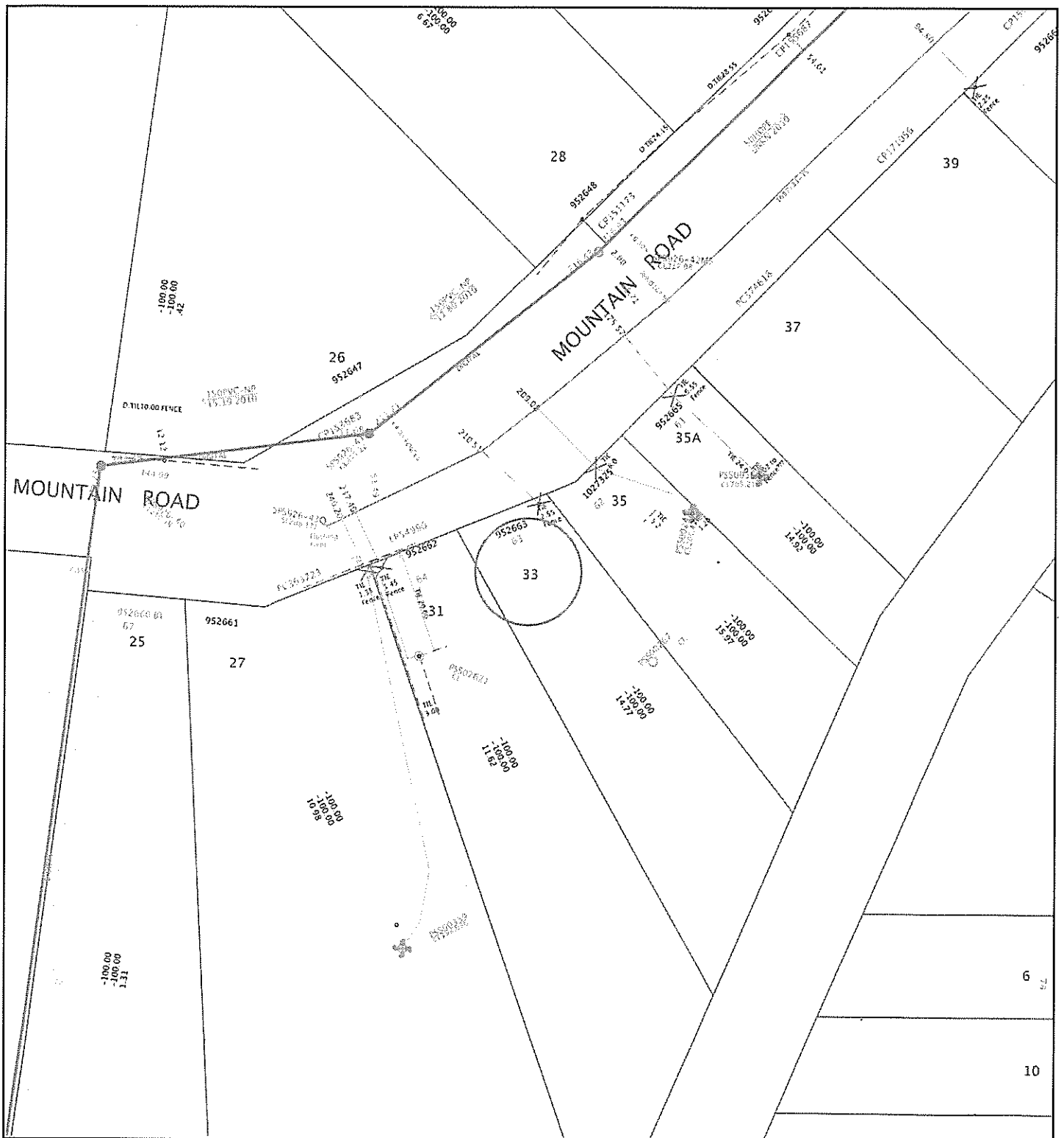
Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.















The records available at Melbourne Water indicate that a tributary of Cockatoo Creek is located in the vicinity of the property. For further information contact Melbourne Water on 9679 7517.

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: 30622698	Address		33 MOUNTAIN ROAD COCKATOO 3781		 N	 Yarra Valley Water ABN 93 066 902 501
	Date		23/07/2021			
	Scale		1:1000			
Existing Title		Access Point Number	GLV2-42	MW Drainage Channel Centreline		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;
Proposed Title		Sewer Manhole		MW Drainage Underground Centreline		
Easement		Sewer Pipe Flow		MW Drainage Manhole		
Existing Sewer		Sewer Offset	<1.00>	MW Drainage Natural Waterway		
Abandoned Sewer		Sewer Branch				



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Superior Conveyancing Services Pty Ltd C/- InfoTra
LANDATA
certificates@landata.vic.gov.au

RATES CERTIFICATE

Account No: 1439230923
Rate Certificate No: 30622698

Date of Issue: 23/07/2021
Your Ref: 365625

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
33 MOUNTAIN RD, COCKATOO VIC 3781	63LP54990	1434229	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-07-2021 to 30-09-2021	\$19.71	\$19.71
Residential Water Usage Charge Step 1 – 28.000000kL x \$2.64460000 = \$74.05 Estimated Average Daily Usage \$0.81	17-03-2021 to 16-06-2021	\$74.05	\$0.00
Residential Sewer Service Charge	01-07-2021 to 30-09-2021	\$112.57	\$112.57
Residential Sewer Usage Charge 28.000000kL x 0.870605 = 24.376943 x 0.900000 = 21.939249 x \$1.14260000 = \$25.07 Estimated Average Daily Usage \$0.28	17-03-2021 to 16-06-2021	\$25.07	\$0.00
Drainage Fee	01-07-2021 to 30-09-2021	\$14.61	\$14.61
Other Charges:			
Interest		No interest applicable at this time	
No further charges applicable to this property			
Balance Brought Forward			-\$0.40 cr
Total for This Property			\$146.49
Total Due			\$146.49

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 93 066 802 501

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

Property No: 1434229

Address: 33 MOUNTAIN RD, COCKATOO VIC 3781

Water Information Statement Number: 30622698

HOW TO PAY



Billers Code: 314567
Ref: 14392309230



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: 1434229

Address: 33 MOUNTAIN RD, COCKATOO VIC 3781

Water Information Statement Number: 30622698

Cheque Amount: \$

joseph p borg. Building Inspector RBP IN-U-24736

Job No: 21449



18 Whistler Dv.
Berwick 3806

Mb: 0410 545454

Email: joe@houseinspection.services
A.B.N. 84 540 010 360



Australian Institute of Building Surveyors



REPORT ON DOMESTIC BUILDING WORK UNDER SECTION 137B OF THE BUILDING ACT 1993
(OWNER-BUILDER CONSTRUCTION)

Site address: 33 Mountain Road Cockatoo
Commissioned By: Kayla Speedy

Building inspection

Identification	Class 1 building	Outbuildings	Class 10 / 10b
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This report is a visual inspection of reasonable accessible parts of the property and this report does not cover Defects that are not reasonably visible or defects that have not yet arisen or enquiries to council or other authorities. This report is not a guarantee but an opinion of condition of the inspected property.

Please note that this is NOT a Pre-Purchase inspection and should not be considered as one. It is simply a statement of existing conditions required to enable appropriate insurance to be obtained and attached to the contract of sale as specified in Part 137B Building Act 1993.

Defects identified in the Insurance Report are those caused by bad workmanship or movement of foundations. The report does not necessarily refer to routine maintenance items (e.g. hair-line plaster cracks or jamming doors and windows) that are caused by normal shrinkage providing the workmanship was not defective.

Serious defects are defects that seriously affect the structural integrity of the property or require the substantial replacement of plumbing or electrical services. In the case of cracking, serious defects denote severe cracking as defined by Category 4 Appendix A - Australian Standard AS 2870.1 - 1988.

A person who constructs a building must not enter into a contract to sell the building under which the purchaser will become entitled to possess the building (or to receive the rent and profits from the building) within the prescribed period unless-

- (a) In the case of a person other than a registered building practitioner-
 - (i) The person has obtained a report on the building from a prescribed building practitioner that contains the matters that are required by the Minister by notice published in the Government Gazette; and
 - (ii) The person obtained the report not more than 6 months before the person enters into the contract to sell the building; and
 - (iii) The person has given a copy of the report to the intending purchaser;
- and
- (b) The person is covered by the required insurance (if any); and
- (c) The person has given the purchaser a certificate evidencing the existence of that insurance; and
- (d) In the case of a contract for the sale of a home, the contract sets out the warranties implied into the contract by section 137C.

Unless otherwise stated;

No soil report or other material has been excavated or removed;

No plants or trees have been removed;

No samples have been taken or tested;

No fixtures, fittings, claddings or lining materials have been removed;

Building services have not been tested and registered/authorized persons should be contacted for approval of these services;

No enquiries of drainage, sewerage or water authorities have been made;

No plans or specifications or other contract documents have been sighted for the purpose of inspecting the works and providing a written report;

No special investigation of insect attack (eg: borer, termite, etc) has been made and any reference to this has been made on a casual inspection.

This report is a visual inspection of reasonable accessible parts of the property and this report does not cover Defects that are not reasonably visible or defects that have not yet arisen or enquiries to council or other authorities. This report is not a guarantee but an opinion of condition of the inspected property.

REPORT ON DOMESTIC BUILDING WORK UNDER SECTION 137B OF THE BUILDING ACT 1993 (OWNER-BUILDER CONSTRUCTION)			
Site Address:		33 Mountain Road Cockatoo	
Date of report:	20/7/21	Date of inspection:	20/7/21
Weather conditions at time of inspection		Other <input type="checkbox"/> (please specify)Fine	

Name of prescribed building practitioner:		Joseph Borg IN-U-24736	
Address:	18 Whistler Drive Berwick	Post Code:	3806
Signature:	<i>Joseph P Borg</i>		

Description of the building:
This report relates to an elevated timber deck installed to an existing dwelling. The timber deck is situated on the south side of the home.
Services connected to the property and their condition:
Mains Water <input type="checkbox"/> Gas <input type="checkbox"/> Electricity <input type="checkbox"/> Sewer connection <input type="checkbox"/> SW discharge point <input type="checkbox"/>
Materials used in the construction:
<p>Stumps 100 x 100 mm and 90 x 90 mm.</p> <p>Bearers 2/90 x 45 mm</p> <p>Joists 90 x 45 mm</p> <p>Merbau deck boards.</p> <p>Strung wire balustrade</p> <p>Steps and stringers</p> <p>This report also relates to the installation of a bi fold door system. This replaces a timber window. This is a new for old replacement no structural modifications were required for the bi fold door system.</p>
Second Hand Materials used in the construction:
➤ Nil
Site details
➤ Veranda construction is on the south side of an existing home, the timber deck is elevated to accommodate a sloping allotment.

This report is a visual inspection of reasonable accessible parts of the property and this report does not cover Defects that are not reasonably visible or defects that have not yet arisen or enquiries to council or other authorities. This report is not a guarantee but an opinion of condition of the inspected property.

List of defects in the building/s: *
<ul style="list-style-type: none"> ➤ A permit has not been issued for the timber deck construction. ➤ The timber deck construction has not been tested in a permit application and may have items present that contravene the building regulations and part 4 siting regulations. This report is not intended to list all items that contravene the building regulations. ➤ The timber deck has two braces installed, It is my recommendation that a further two braces be also installed due to the extended height of the deck. ➤ The balustrade has strung wire; wire spacing's are 100 mm. Spacing's for strung wire should be 75 mm. ➤ The span (from post to post) for the strung wire is 2700mm the strung wire is required to have metal droppers installed at a maximum of 800 mm apart to prevent wire being tensioned and allow a child to slip through the strung wire. ➤ The steps and stringer on the timber deck are 300 mm, The 300 is greater than the minimum of 240 mm for a tread however the steps overlap excessively leaving a tread of 220mm ➤ The gap between the steps is 140mm Maximum allowed is 110mm. This can be resolved by installing a 20 x 20 mm cleat below each step minimising the gap.
Areas of the building/s inaccessible at the time of inspection:
<ul style="list-style-type: none"> ➤ Foundations could not be verified. ➤ Footings could not be verified. ➤ Gauge of steel or stress grade of timbers could not be verified. ➤ Stormwater drainage system and discharge point cannot be confirmed.
Condition and status of incomplete works:
<ul style="list-style-type: none"> ➤ Nil

* A report listing defects in the building/s to include but are not restricted to, conditions of the following building elements:

Site drainage	Footings	Subfloor
Frame	External walls	Internal walls and ceilings
Floor and wall tiling	External roof	Internal roof conditions
Built-in fittings/joinery	Doors/windows	Fireplaces/solid fuel heaters
Plumbing and drainage	Fixed appliances	Flyscreens
Driveways, paving, retaining walls, fencing, garages, carports, workshops, swimming pools or spas where constructed as part of the major domestic building contract.		

NB: A copy of any building permits issued, any occupancy permits or certificates of final inspection issued (as applicable), must be attached to this report or the section 32.

Documents attached to this report must remain with this report:
A permit has not been sighted for the timber deck construction.

This report is a visual inspection of reasonable accessible parts of the property and this report does not cover Defects that are not reasonably visible or defects that have not yet arisen or enquiries to council or other authorities. This report is not a guarantee but an opinion of condition of the inspected property.

Joseph P Borg

Dip. BS. IAMA. AIBS.

RBP IN-U- 24736

Accredited Mediator.

Pest Management Technician