

**VENDOR'S STATEMENT PURSUANT TO SECTION 32  
OF THE SALE OF LAND ACT 1962**

**PROPERTY: 19 REDWOOD AVENUE, HAMPTON PARK, VIC 3976**

**1. FINANCIAL MATTERS**

- 1.1 **Rates, Taxes, Charges or Other Similar Outgoings** affecting the land and any interest payable, are as follows:
- (a) Are contained in the attached certificates.
  - (b) Amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge of, are as follows:
    - (i) The purchaser will be liable for municipal, water, sewerage and drainage rates and charges from the date of settlement.
    - (ii) The purchaser may also become liable for State Land Tax depending on the use to which the property is put and other properties owned by the purchaser.
- 1.2 **Charges** (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, are as follows: Except as disclosed, none to the best of the Vendor's knowledge.
- 1.3 **Mortgages** (whether registered or unregistered) over the land, which will not to be discharged before the purchaser becomes entitled to possession or to the receipt of rents and profits, are as follows: Nil.
- 1.4 **Terms Contract** - where the purchaser is obliged to make 2 or more payments to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land, particulars are as follows: Not applicable.

**2. INSURANCE**

- 2.1 **Damage and Destruction** - if the contract does not provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or to the receipt of rents and profits, particulars of any policy of insurance maintained by the vendor in respect of any damage to or destruction of the land are contained in the attached documents if applicable.
- 2.2 **Owner-Builder** - if there is a residence on the land which was constructed within the preceding 6 years and section 137B of the *Building Act 1993* applies to the residence, particulars of any required insurance under that Act applying to the residence are contained in the attached documents if applicable.

**3. LAND USE**

- 3.1 **Easements, Covenants or Other Similar Restrictions** affecting the land (whether registered or unregistered):
- (a) Are as set out in the attached copies of title documents otherwise none known to the vendor.
  - (b) 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.

- 3.2 **Designated Bushfire Prone Area** - the property is in a bushfire prone area within the meaning of regulations made under the *Building Act 1993*.
- 3.3 **Road Access** - there is access to the property by road.
- 3.4 **Planning Scheme** - information concerning the planning scheme is contained in the attached certificate.

**4. NOTICES**

- 4.1 **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 particulars are contained in the attached certificate/s and or statement/s if applicable.
- 4.2 **Livestock Disease or Contamination by Agricultural Chemicals** - particulars of any notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes are contained in the attached certificate/s and or statement/s if applicable.
- 4.3 **Compulsory Acquisition** - particulars of any notice of intention to acquire served under section 6 of the *Land Acquisition and Compensation Act 1986* are contained in the attached certificate/s and or statement/s if applicable.

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

**5. BUILDING PERMITS**

Particulars of any building permits issued in the past 7 years under the *Building Act 1993* (required only where there is a residence on the land) are contained in the attached certificate if applicable.

**6. OWNERS CORPORATION**

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

**7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)**

The land is not affected by the GAIC. There is no work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*), certificate or notice relating to the GAIC applicable to the land.

**8. NON-CONNECTED SERVICES**

The following services are **not** connected to the land:

Telephone Services

The Purchaser should check with the appropriate Authority as to the availability of and as to the cost of connecting any Services not connected to the Property. The costs of making available and of connecting or reconnecting any Services are to be borne by the Purchaser.

**9. TITLE**

Attached are:

- (a) Section 19 Certificate
- (b) Application by Legal Personal Representative
- (c) A copy of the Register Search Statement and the document, or part of the document, referred to as a diagram location in the Register Search Statement that identifies the land and its location, being Certificate of Title Volume 10687 Folio 038
- (d) Plan of Subdivision 500103D
- (e) Covenant D782789 and AB940874L
- (f) Planning Certificate
- (g) Land Information Certificate
- (h) Building Certificate
- (i) Bushfire Prone Area Report
- (j) Water Certificate
- (k) Land Tax Certificate
- (l) Vic Roads Certificate
- (m) EPA Certificate
- (n) Certificate of Currency of Insurance
- (o) Due Diligence Checklist

**10. DISCLOSURE OF ENERGY EFFICIENCY INFORMATION**

There is no certificate relating to Energy Efficiency Information applicable.

**11. DUE DILIGENCE CHECKLIST**

The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must ensure that a prescribed due diligence checklist is made available to any prospective purchasers from the time the land is offered for sale where that land 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's statement but may be attached as a matter of convenience.

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

01 February 2021

Date of this Statement: .....

Signature of the Vendor: 

DocuSigned by:

Martha Paulidis

44D64FB2012B444

.....

For and on behalf of State Trustees Limited ACN 064 593 148

The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor with the attached documents before the Purchaser signed any Contract.

Date of this Acknowledgment: ...../...../ .....

Signature/s of the Purchaser: .....

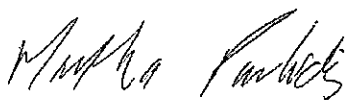
Name/s of the Purchaser: .....

# ***CERTIFICATE OF AUTHORITY***

## **PURSUANT TO SECTION 19 OF THE STATE TRUSTEES (STATE OWNED COMPANY) ACT 1994**

On 8 December 2020 Letters of administration were granted to State Trustees Limited A.C.N. 064 593 148 as the administrator of Muhammad Jaffar Hassan deceased of 19 Redwood Ave HAMPTON PARK VIC 3976 in the State of Victoria who died on 9 October 2018 and accordingly State Trustees Limited is entitled to administer the estate of the deceased.

Signed by State Trustees Limited by Martha Pavlidis its attorney pursuant to a Power Of Attorney dated 17 December 2013 a certified copy of which is filed in the Permanent Order Book No. 277 at Page 032 Item 38



Date: 20<sup>th</sup> of January 2021

**Martha Pavlidis**  
Team Leader

### **Section 19 of the State Trustees (State Owned Company) Act 1994 states:**

A certificate issued by State Trustees which -

- (a) certifies that -
  - (i) an order under the **Guardianship and Administration Act 2019** appointing State Trustees administrator of the estate of any person is in force; or
  - (ii) State Trustees is responsible for the management of the estate of a person who is a protected person; or
  - (iii) State Trustees is, whether by original appointment or subsequent authorisation, entitled to act as the personal representative, and administer the estate, of any deceased person, and
- (b) specifies the date -
  - (i) of the relevant order; or
  - (ii) upon which its authority in relation to a protected person commenced; or
  - (iii) of the grant of probate or letters of administration authorising State Trustees to act as executor and trustee or administrator -is, until the contrary is proved, for all purposes sufficient evidence of the facts so certified and stated.

**State Trustees Limited**

**A.C.N. 064 593 148**

**1 McNab Avenue Footscray 3011 Victoria AUSTRALIA**

## Application by legal personal representative Section 49 Transfer of Land Act 1958

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by

Name:

Phone:

Address:

Reference:

Customer code:

The applicant applies as legal personal representative of the deceased registered proprietor to be registered as the proprietor of the estate and interest of the deceased in the land described.

---

Land: (volume and folio, and if applicable mortgage, charge or lease no.)

VOLUME 10687 FOLIO 038

---

Applicant: (full name and address, including postcode)

STATE TRUSTEES LTD (ACN 064 593 148) OF 1 MCNAB AVENUE FOOTSCRAY VIC 3011

---

Representative capacity:

AS THE ADMINISTRATOR OF THE DECEASED REGISTERED PROPRIETOR

---

Deceased registered proprietor: (full name)

MUHAMMAD JAFFAR HASSAN

35271702A

49TLA

Page 1 of 3

**THE BACK OF THIS FORM MUST NOT BE USED**

Land Use Victoria contact details: [www.delwp.vic.gov.au/property](http://www.delwp.vic.gov.au/property)>Contact us

**Application by legal personal representative**  
**Section 49 Transfer of Land Act 1958**

**Privacy Collection Statement**

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Signing:

AUSTRALIAN LEGAL PRACTITIONER

Representing REPRESENTING ANOTHER

Signer

Name

Organisation STATE TRUSTEES LTD

Role AUSTRALIAN LEGAL PRACTITIONER

35271702A

49TLA

Page 2 of 3

**THE BACK OF THIS FORM MUST NOT BE USED**

Land Use Victoria contact details: [www.delwp.vic.gov.au/property](http://www.delwp.vic.gov.au/property)>Contact us

## Application by legal personal representative Section 49 Transfer of Land Act 1958

### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Certifications

1. The Certifier has taken reasonable steps to verify the identity of the applicant.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of STATE TRUSTEES LTD

Signer Name

Signer Organisation STATE TRUSTEES LTD

Signer Role AUSTRALIAN LEGAL PRACTITIONER

Signature

Execution Date

35271702A

49TLA

Page 3 of 3

**THE BACK OF THIS FORM MUST NOT BE USED**

Land Use Victoria contact details: [www.delwp.vic.gov.au/property](http://www.delwp.vic.gov.au/property)>Contact us



**Register Search Statement - Volume 10687 Folio 038**

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

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

VOLUME 10687 FOLIO 038

Security no : 124087645666A

Produced 20/01/2021 12:02 PM

LAND DESCRIPTION

Lot 45 on Plan of Subdivision 500103D.  
PARENT TITLE Volume 08853 Folio 089  
Created by instrument PS500103D 11/11/2002

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MUHAMMAD JAFFAR HASSAN of 19 REDWOOD AVENUE HAMPTON PARK VIC 3976  
AM468397F 11/01/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM468398D 11/01/2016

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT D782789 22/07/1970

COVENANT AB940874L 13/03/2003

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS500103D 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: 19 REDWOOD AVENUE HAMPTON PARK VIC 3976

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS  
Effective from 22/10/2016

DOCUMENT END

**The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State  
of Victoria to provide this information  
via LANDATA® System. Delivered at 20/01/2021, for Order Number 66129885. Your reference:  
5629945/Hassan/meilas.**

# TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name:

Phone:

Address:

Scott Ashwood P/L  
Code 1557Q

Ref:

Customer Code:



AB940874L

13/03/2003 \$573

45



MADE AVAILABLE / CHANGE CONTROL

Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio reference)

Volume 10687 Folio 038



DB940874L-1-7

Estate and Interest: (e.g. "all my estate in fee simple")

all its estate and interest in fee simple

Consideration: SEVENTY THOUSAND DOLLARS (\$70,000.00) PAID BY J& LM MONGELLI PTY TO SRICHUANG PTY LTD A.C.N. 050 263 765 AND ONE HUNDRED & NINETY SIX THOUSAND FIVE HUNDRED DOLLARS (\$196,500.00) PAID BY FAYROUZ FARES & KRISHNA SUSAN KEMP

Transferor: (full name)

SRICHUANG PTY LTD A.C.N. 050 263 765

Transferee: (full name and address including postcode)

FAYROUZ FARES AND KRISHNA SUSAN KEMP of 80 MCMAHON ROAD, RESERVOIR 3073 JOINT TENANTS

Directing Party: (full name)

J & LM MONGELLI PTY. LTD. (ACN 073 564 039)

Creation and/or Reservation and/or Covenant:

AND the said Transferee with the intention that the benefit of this covenant shall be attached to and run at law and in equity with every lot on Plan of Subdivision No: PS 500103D ("The Plan") other than the lot hereby transferred and that the burden of this covenant shall be annexed to and run at law and in equity with the said land hereby transferred does hereby for himself, his heirs, executors, administrators and transferees and as a separate covenant covenants with the said Transferor and the registered proprietors for the time being of all land comprised in the Plan of Subdivision and every part of parts thereof other than the lot hereby transferred that the said Transferees their heirs, executors, administrators and transferees shall not any time on the said lot hereby transferred or any part or parts thereof:

erect, cause or permit to be erected or remain on the lot a dwelling (excluding garages and balconies) other than a minimum size as follows:

116 square metres

erect cause or permit to be erected or remain on the lot a dwelling which is constructed of not less than 75% brick or brick veneer.

Approval No: 834018A

ORDER TO REGISTER  
Please register and issue title to

T2



Signed

Cust. Code:

\* Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE

AP 414	ACN 002 869 409	Victorian Duty \$ 11,800.00	Consideration Advance \$ 70,000.00	Original Commutation / Cultural Stamp	Transaction No. 834018A	Endorsing Date: 13/03/2003	Signature: [Signature]
This stamp is to be used for the purpose of the Transfer of Land Act 1958.							

AP 414	ACN 002 869 409	Victorian Duty \$ 28,700.00	Consideration Advance \$ 196,500.00	Original Commutation / Cultural Stamp	Transaction No. 834018A	Endorsing Date: 13/03/2003	Signature: [Signature]
This stamp is to be used for the purpose of the Transfer of Land Act 1958.							

DB 13.3.03

AND PROVIDED that the Vendor at its absolute discretion has the power from time to time to waive or vary or release any of the above stipulations AND PROVIDED FURTHER NOTHING HEREIN CONTAINED SHALL BE DEEMED TO IMPLY THE EXISTENCE OF A BUILDING SCHEME TO PREVENT THE Vendor from selling any part of the land benefited free from all or any of the said stipulations.

AND it is hereby agreed that for the purposes of this Covenant the following expressions shall have the following meanings namely:

"the land" – the land hereby transferred or any part thereof.

"building line" – a line parallel to the street alignment touching a dwelling at a point which is nearest to the street alignment.

"The Plan of Subdivision" – the plan of subdivision on which the land is located.

Dated: 4/3/2003

Execution and attestation

The common seal of SRICHUANG PTY LTD was )  
affixed in accordance with its constitution in the )  
presence of:



Sole Director and  
Sole Company Secretary

Full name Nicholas Corcoris

Usual address 31 Casey Drive, Berwick, 3806.

The common seal of J & LM MONGELLI PTY )  
LTD was affixed in accordance with its constitution )  
in the presence of:

X  
Director

Full name JOHN MARIO MONGELLI  
2119 KITCHEN RD. DANDENONG

X Linda Mongelli  
Director

Full name LINDA MAUREEN MONGELLI  
2119 KITCHEN RD. DANDENONG



Approval No: 834018A

T2 Page 2



\* Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED

## ANNEXURE PAGE

• Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 3 of Approved Form A1 dated 4/3/03 between SRICHUANG PTY LTD, J & LM MONGELLI PTY LTD ACN AND FAYROUZ FARES AND KRISHNA SUSAN KEMP

Signatures of the parties

Panel Heading

Signed by FAYROUZ FARES in the presence of: )

Witness: v

Signed by KRISHNA SUSAN KEMP in the presence of: )

Witness: v



DAB940874L-3-3

Approval No: 834018A

# A1



\* Law Perfect Pty Ltd

- 1.1 If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
- 2.1 If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

DocuSign Envelope ID: B38987AE-89E2-4962-A5EC-28BB4F378123  
© St. except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1992 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

\$12  
\*\*\*12.00 FRT

0782789  
03- 753405 JUL22-70

0782789

L. S. ROSENTHAL & CO.

VICTORIA

TRANSFER OF LAND

REGD

*New title*

DOLSON PTY. LTD. of 176 Albert Road, South Melbourne being registered as proprietor of an estate in fee simple in the land herein after described subject to the encumbrances notified hereunder

IN CONSIDERATION of SIXTEEN THOUSAND DOLLARS (\$16,000.00) HEREBY TRANSFERS to STANISLAW GORKOWSKI Gentleman and MARIA GORKOWSKI married Woman both of 26 Tudor Road, North Sunshine all its estate and interest in ALL THAT piece of land being Lot 13 on Plan of Subdivision 11037 Parish of Eumemmerring *part of 8803-194* AND we the said STANISLAW GORKOWSKI and MARIA GORKOWSKI for ourselves and our respective heirs executors administrators and transferees the registered proprietor or proprietors for the time being of the land above referred to with the intent that the benefit of these covenants shall be attached to and run at law and in equity with each and all of Lots 9, 10 and 12 on plan of subdivision 11037 and that the burden of these covenants shall be annexed to and run at law and in equity with the land hereby transferred and be set out as an encumbrance at the foot of the Certificate of Title to be issued pursuant to this transfer HEREBY COVENANTS with the said Dolson Pty. Ltd. the respective registered proprietor or proprietors for the time being of the said lots 9, 10 and 12 on plan of subdivision 11037 their heirs executors administrators and transferees and as a separate covenant with the registered proprietor or proprietors for the time being of each of the said Lots 9, 10 and 12 on plan of subdivision 11037 whether transferred thereout before or after the burdened land to the intent that the said covenants may be enforceable by any such persons as part of and for the purpose of effectuating a general building scheme affecting each and everyone of the said Lots 9, 10, 12 and 13 on plan of subdivision 11037, that the transferees their heirs executors administrators and transferees the registered proprietor or proprietors for the time being shall not at any time:-

(a) erect or build or cause to be erected or built on the land *hereby transferred* any dwelling constructed other than in brick



00782789-1-2

*Fee Red. Due*  
*8803-194*  
*10 APR 21 P*  
*KVC- AS TO SUB*  
*SEC 98*  
*AS TO H/H*  
*COVENANT HEREIN*  
*12/10/70*  
*551006-17755*  
*LE 1815 \*\*\*240-00*

or brick veneer or

*W. H. League* (b) carry on or cause or permit to be carried on the land  
~~and~~ any business of breeders, keepers or dealers in  
 poultry or dogs or for them, provided that 30 head of  
 poultry may be kept for private domestic purposes.

DATED the 22<sup>nd</sup> day of July One thousand nine  
 hundred and seventy.

THE COMMON SEAL of DOLSON PTY. LTD.  
 was hereunto affixed by the authority  
 of the Directors in the presence of:

..... *W. H. League*  
 Director  
 ..... *L. J. Smith*  
 Secretary



SIGNED by the said STANISLAW  
GORKOWSKI and MARIA GORKOWSKI

in the presence of:

*adult witness* *J. Fajkiel* X

*Stanislaw Gorkowski*  
*Maria Gorkowski*  
 MG X

ENCUMBRANCES REFERRED TO:

The encumbrances (if any) as set out at the foot of the said  
 Certificate of Title.

DocuSign Envelope ID: B38987AE-89E2-4962-A5EC-28BB4F378123



DD782789-2-9



*To The Registrar of Titles*  
*Please register this transfer and on*  
*completion return mortgage and Certificate of Title*  
*8803/194 to the National Bank of Australasia Ltd*

A memorandum of the within instrument  
has been entered in the Register Book

See Vol. 8803 Fol. 194.



Dated

1970

DOLSON PTY. LTD.

to

STANISLAW GORKOWSKI &  
MARIA GORKOWSKI


TRANSFER OF LAND

L. S. Rosenthal & Co.,  
Solicitors,  
235 Lonsdale Street,  
Dandenong, 3175  
Ref: DVP/DB  
Tel: 791-7255

© St DocuSign Envelope ID: B38987AE-89E2-4962-A5EC-28BB4F378123  
 and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

REVERSE IMAGE INKJET

v5- s-3e-4  
 v4-08s,runes  
 v3-seve-2,  
 v2-

<b>PLAN OF SUBDIVISION</b>				Stage No.  /	LTO use only  EDITION 1	Plan Number  <b>PS 500103D</b>
<b>Location of Land</b> Parish: EUMEMMERRING Township: 1 Section: 34 Crown Allotment: Crown Portion:  LTO base record: CHART 37 EUMEMMERRING (2603) Title References: c\1 VOL 8853 - FOL 089 Last Plan Reference: LP 11037 (Lot 13) Postal Address: 60 Ormond Road (At time of subdivision) HAMPTON PARK 3976  AMG Co-ordinates: E 348 240 Zone 55 (Of approx centre of plan) N 5 787 100				<b>Council Certification and Endorsement</b> Council Name: CITY OF CASEY Ref S01/2532  1. This Plan is certified under Section 6 of the Subdivision Act 1988.  2. <del>This plan is certified under section 11(7) of the Subdivision Act 1988</del> <del>Date of original certification under section 6 / /</del>  3. <del>This is a statement of compliance issued under section 21 of the</del> <del>Subdivision Act 1988</del>  OPEN SPACE (i) A requirement for public open space under Section 18 Subdivision Act 1988 has / <del>has not</del> been made.  (ii) The requirement has been satisfied.  (iii) <del>The requirement is to be satisfied in Stage</del> Council delegate Council seal Date 2 / 7 / 2002  Re-certified under section 11(7) of the Subdivision Act 1988.  Council delegate Council seal Date / /		
<b>Vesting of Roads or Reserves</b>						
Identifier		Council/Body/Person				
ROADS R-1 Reserve No 1 & 2		City of Casey City of Casey				
<b>Notations</b>						
Depth Limitations - Does not Apply				Staging: This is not a staged subdivision Planning permit No. P196/01  Purpose of Plan The other purpose of this plan is to remove the drainage easement vide LP 11037 affecting the land in this plan Grounds for Removal of Easement By direction in Planning Permit No P196/01  Survey: This plan is based on survey  (To be completed where applicable) This survey has been connected to permanent marks no(s).PM 72,DVA 70/87 in Proclaimed Survey Area no. 45		
<b>Easement Information</b>					LTO use only	
<b>Legend:</b> A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					Statement of compliance/ Exemption Statement  Received <input checked="" type="checkbox"/>  Date: 4 / 11 / 02	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of	LTO use only PLAN REGISTERED TIME 3.15pm DATE: 11 / 11 / 02  <i>G. Venn</i> Assistant Registrar of Titles.  Sheet 1 of 4 Sheets	
E-1,E-4	Drainage and Sewerage	See diag	This plan	Lots in this plan		
E-1,E-4	Sewerage	See diag	This plan	South East Water Ltd		
E-2	Water Supply	6m	This plan	South East Water Ltd		
E-3,E-4	Underground Power Line	1.50	This plan Section 8B Electricity Industry Act 2000	TXU Networks Pty Ltd		
 <b>BORTOLI WELLINGTON PTY.LTD.</b> CH 069 841 498 CONSULTING LAND SURVEYORS 2 RAILWAY PARADE MURRUMBEENA, Victoria, 3163 Phone (03) 9565 1692 FAX (03) 9565 1648					LICENSED SURVEYOR (PRINT) Robert G Bortoli SIGNATURE ..... DATE 21 / 6 / 02 REF 1397 VERSION 5 RB 1397A-1-DWG 19/06/2002	
					DATE 2 / 7 / 2002 COUNCIL DELEGATE SIGNATURE Original sheet size A3	

v3-e3.e4  
v3-d&s.phones  
v3-sawE-2

REVERSE IMAGE INKJET

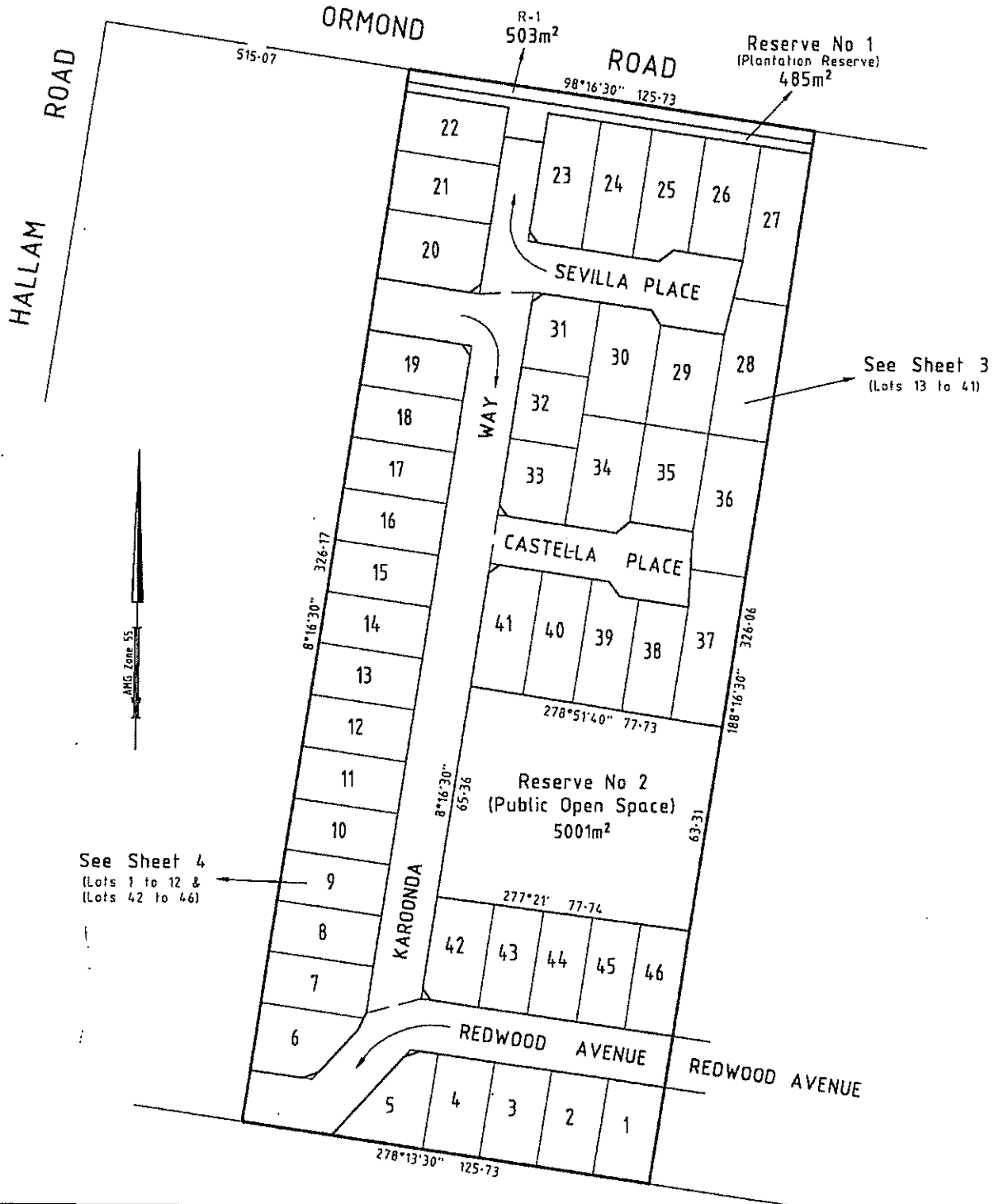
PLAN OF SUBDIVISION

Stage No

/

Plan Number

PS 500103D



**BORTOLI WELLINGTON PTY.LTD.**  
ABN 46 069 841 498  
**CONSULTING LAND SURVEYORS**  
Level 1, 521 WARRIGAL ROAD, ASHWOOD  
PO BOX 1091, ASHWOOD VIC 3147  
Phone (03) 9813 8022 FAX (03) 9813 8922

SCALE

12.5 0 12.5 25 37.5 50 62.5  
LENGTHS ARE IN METRES

ORIGINAL

SCALE SHEET  
1:1250 SIZE  
A3

LICENSED SURVEYOR (PRINT) Robert G Bortoli

SIGNATURE ..... DATE 21/ 6/02  
REF 1397 VERSION 5  
RB 1397A-2-DWG 19/06/2002

Sheet 2 of 4 Sheets

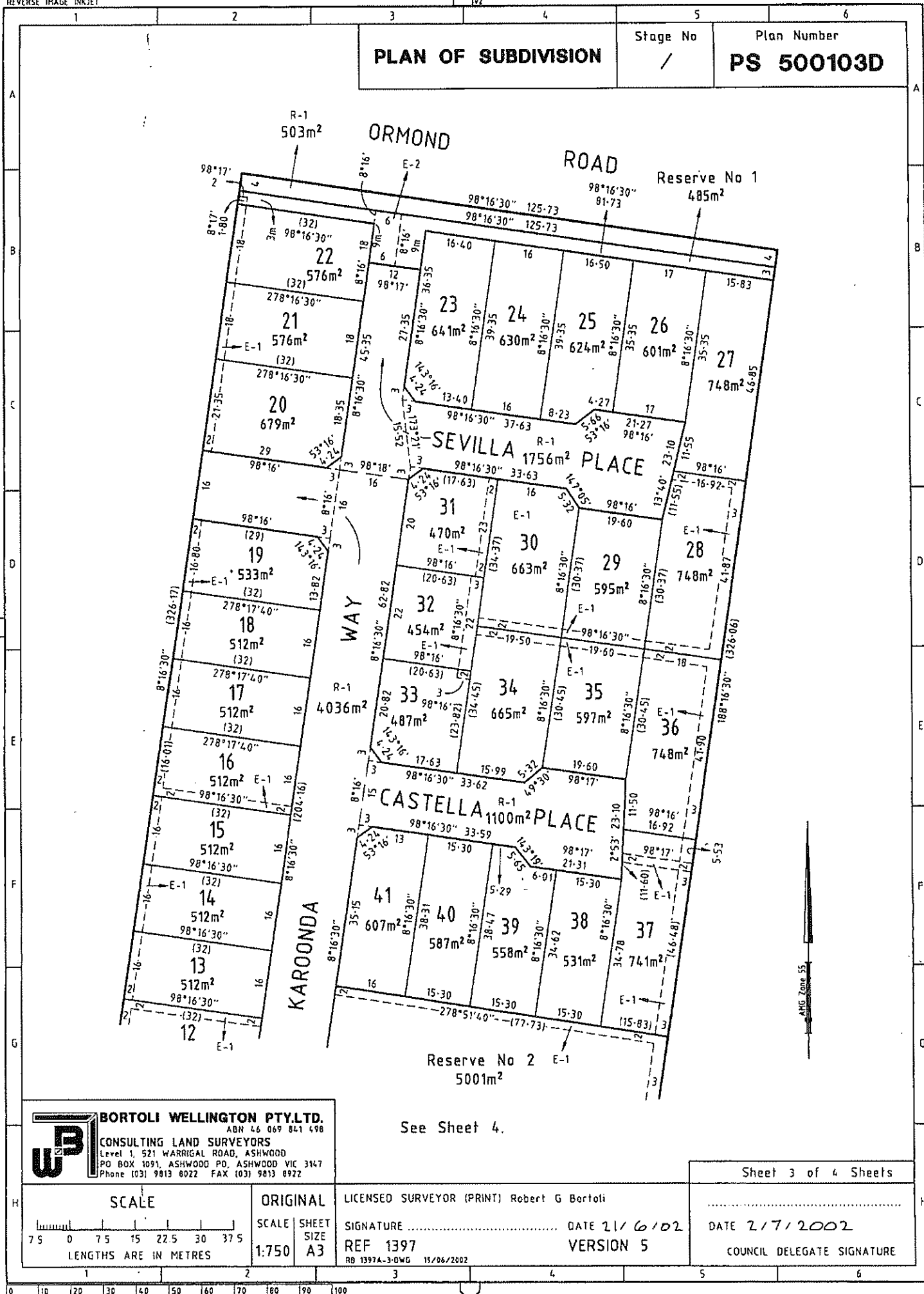
DATE 21/7/2002

COUNCIL DELEGATE SIGNATURE

DocuSign Envelope ID: B38987AE-89E2-4962-A5EC-28BB4F378123

REVERSE IMAGE INKJET

4-1-dk&names  
4-1-sewE-2



See Sheet 4.



**BORTOLI WELLINGTON PTY.LTD.**  
 ABN 46 069 841 498  
 CONSULTING LAND SURVEYORS  
 Level 1, 521 WARRIGAL ROAD, ASHWOOD  
 PO BOX 1091, ASHWOOD PO, ASHWOOD VIC 3147  
 Phone (03) 9813 8022 FAX (03) 9813 8922

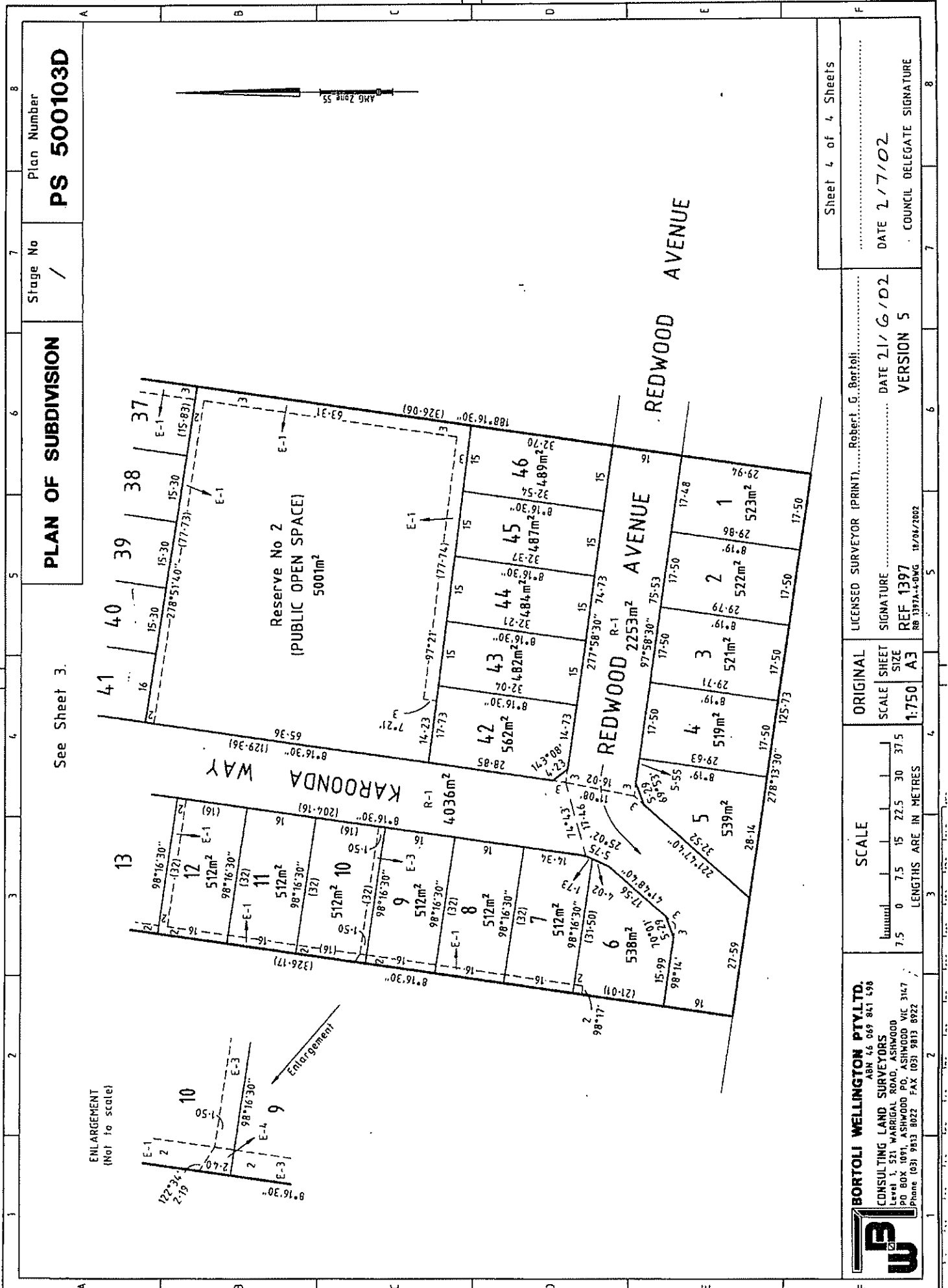
ORIGINAL  
 SCALE  
 SHEET  
 SIZE  
 1:750  
 A3

LICENSED SURVEYOR (PRINT) Robert G Bortoli  
 SIGNATURE ..... DATE 21/6/02  
 REF 1397 ..... VERSION 5  
 RD 1397A-3-DWG 15/06/2002

Sheet 3 of 4 Sheets

DATE 2/7/2002

COUNCIL DELEGATE SIGNATURE





**SAI GLOBAL**

## Planning Certificate



### PROPERTY DETAILS

Property Address: 19 Redwood Avenue HAMPTON PARK VIC 3976

Title Particulars: Vol 10687 Fol 038

Vendor: MUHAMMAD JAFFAR HASSAN

Purchaser: N/A

Certificate No: 66129885

Date: 22/01/2021

Matter Ref: 5629945/Hassan/meil  
as

Client: State Trustees - Property  
Services



### MUNICIPALITY

CASEY



### PLANNING SCHEME

CASEY PLANNING SCHEME



### RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

CASEY CITY COUNCIL



### ZONE

GENERAL RESIDENTIAL ZONE - SCHEDULE 1



### ABUTTAL TO A ROAD ZONE / PUBLIC ACQUISITION OVERLAY FOR A PROPOSED ROAD OR ROAD WIDENING

NOT APPLICABLE



### OVERLAY

DESIGN AND DEVELOPMENT OVERLAY: NOT APPLICABLE

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY: NOT APPLICABLE

DEVELOPMENT PLAN OVERLAY: NOT APPLICABLE

ENVIRONMENTAL AUDIT OVERLAY: NOT APPLICABLE

ENVIRONMENTAL SIGNIFICANCE OVERLAY: NOT APPLICABLE

HERITAGE OVERLAY: NOT APPLICABLE

PUBLIC ACQUISITION OVERLAY: NOT APPLICABLE

SIGNIFICANT LANDSCAPE OVERLAY: NOT APPLICABLE

SPECIAL BUILDING OVERLAY: NOT APPLICABLE

VEGETATION PROTECTION OVERLAY: NOT APPLICABLE

OTHER OVERLAYS: NOT APPLICABLE



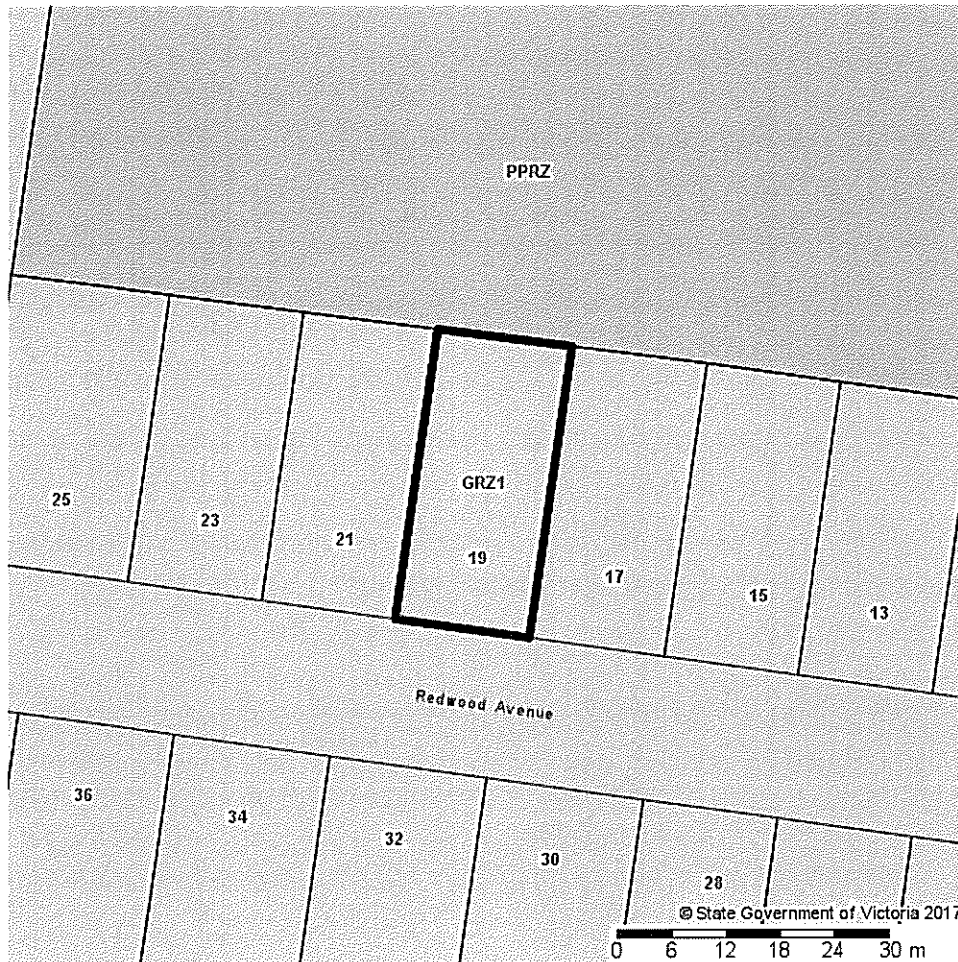
### PROPOSED PLANNING SCHEME AMENDMENTS



CASEY C258 PROPOSES TO IMPLEMENT THE "CITY OF CASEY ACTIVITY CENTRE STRATEGY 2019" MAKING MINOR CHANGES TO THE MSS, REPLACING THE RETAIL POLICY AT CLAUSE 22.01 WITH AN ACTIVITY CENTRES POLICY AND AMENDING CLAUSE 22.02 TO REFLECT THE UPDATED STRATEGY



### ADDITIONAL INFORMATION

STATE-WIDE PROVISIONS IF AN APARTMENT DEVELOPMENT - SEE PLANNING SCHEME CLAUSE 55.07 AND CLAUSE 58

**PLANNING ZONE MAP****ZONING**

-  GENERAL RESIDENTIAL ZONE - SCHEDULE 1
-  PUBLIC PARK AND RECREATION ZONE

This map extract is sourced from data maintained by the State of Victoria and is provided for information purposes only. No representation is made as to the accuracy of the content, and SAI Global Property Division Pty Ltd does not accept any liability to any person for the information provided.

© SAI Global Pty Limited. All rights reserved. SAI Global and the SAI Global logo are the property of SAI Global Pty Limited.

Disclaimer: The information source for each entry on this certificate has been checked and if not shown on this report, is not applicable. In addition to Planning Scheme Zone and Overlay Provisions, Victorian Planning Schemes comprise the State Planning Policy Framework, the Local Planning Policy Framework, Particular Provisions and General Provisions. Strategies, policies and provisions detailed in these sections of the Planning Scheme may affect the development and use of the land.

**Contact City of Casey**

03 9705 5200

**NRS:** 133 677 (for the deaf, hearing or speech impaired)**TIS:** 131 450 (Translating and Interpreting Service)

caseycc@casey.vic.gov.au

PO Box 1000

Narre Warren VIC 3805

**ABN:** 43 320 295 742**Customer Service Centres****Narre Warren**

Bunjil Place, Patrick Northeast Drive

**Cranbourne**

Cranbourne Park Shopping Centre



## LAND INFORMATION CERTIFICATE

### SECTION 229 LOCAL GOVERNMENT ACT 1989

Certificate Number: wCerR/C024043  
Your Reference: 5629945/Hassan/meilas

Issue Date: 20 January 2021

SAI Global - Rates Web Certificates  
PO Box 447  
SOUTH MELBOURNE VIC 3205

<b>Property Number:</b>	86300
<b>Property Address:</b>	19 Redwood Avenue HAMPTON PARK VIC 3976
<b>Property Description:</b>	Lot 45 PS 500103D
<b>Land Area:</b>	487 sqm

<b>Valuation Date</b>	1/07/2020	<b>Effective Date</b>	1/07/2020
<b>Site Value</b>	\$330,000		
<b>Capital Improved Value</b>	\$480,000		
<b>Net Annual Value</b>	\$24,000		

This certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the **Local Government Act 1989**, or under a local law of the Council and specified flood level by the Council (if any). This certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

Details for financial year ending 30th June 2021

<b>Rate Category</b>		
Current Year's General Rates	1,249.83	
Current Year's Garbage Charge	359.00	
Current Year's Fire Service Levy	138.92	
Current Rates Year's Charges - SUB TOTAL		1,747.75
Current Rates Year Adjust\Payments - SUB TOTAL		0.00
Arrears		3,756.06
Scheme Charges		
Scheme Charges - TOTAL		0.00
<b>TOTAL BALANCE OUTSTANDING</b>		<b>\$5,503.81</b>

**PLEASE NOTE:** In accordance with section 175(1) of the Local Government Act 1989, the purchaser must pay all overdue rates and charges at the time that person becomes the owner of the land. All other amounts must be paid by their due dates to avoid penalty interest at 10.00% p.a. Full rate payments are due by 15/02/2021.



#### Contact City of Casey

03 9705 5200

NRS: 133 677 (for the deaf,  
hearing or speech impaired)

TIS: 131 450 (Translating  
and Interpreting Service)

caseycc@casey.vic.gov.au

PO Box 1000  
Narre Warren VIC 3805

ABN: 43 320 295 742

#### Customer Service Centres

**Narre Warren**  
Bunjil Place, Patrick Northeast Drive

**Cranbourne**  
Cranbourne Park Shopping Centre



**PLEASE NOTE:** Council will only give verbal updates to the applicant within 60 days of this certificate and it should be noted that Council will only be held responsible for information given in writing, i.e. a new certificate, and not information provided or confirmed verbally. For further information contact Council's Rate Department.

**PLEASE NOTE:** If property is assessed as a Part Lot (PT) - multiple notices may be required, contact council for further information.

Should you have any queries regarding this Certificate, please contact City of Casey and quote reference **wCerR/C024043**.

A handwritten signature in black ink, appearing to read 'T. Riches'.

**Trevor Riches**

Team Leader Rates and Valuations

#### PLEASE NOTE:

**Interest continues to accrue at 10% until paid in full.**

#### Electronic Payments



Billers Code: **8995**  
Ref: 00863005

Telephone & Internet Banking - BPAY®

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

More info: [www.bpay.com.au](http://www.bpay.com.au)

**Contact City of Casey**

03 9705 5200

NRS: 133 677 (for the deaf  
hearing or speech impaired)TIS: 131 450 (Translating  
and Interpreting Service)

caseycc@casey.vic.gov.au

PO Box 1000  
Narre Warren VIC 3805

ABN: 43 320 295 742

**Customer Service Centres**Narre Warren  
Bunhill Place, Patrick Northeast DriveCranbourne  
Cranbourne Park Shopping Centre**PROPERTY INFORMATION REQUEST**BUILDING SURVEYING SERVICES  
Building Regulations 2018– Part 51 (1 & 2)

Search Date: 25 January 2021

SAI Global  
PO Box 447  
SOUTH MELBOURNE VIC 3205**Certificate Number:** CerB/C035844  
**Your Reference:** 66129885

In response to your request for property information, please find as follows:-

**PROPERTY DETAILS**

Property Address	19 Redwood Avenue HAMPTON PARK VIC 3976
Legal Description	Lot 45 PS 500103D

**Part 51 (1)**

Building particulars under Council records for the last ten years

Building Permit No.	Date Issued	Description of Works	Final/Occ Certificate Issue Date	Occupancy Permit No.

Council has no record of any Building Permit having been issued for this property within the last 10 years.

- The property is **not** subject to any notices and / or orders or the like under the Building Act 1993.

**Part 51 (2)**

Land Liable to Flooding prone. Reg 153	NO	Designated land or works. Reg 154	NO
Designated as subject to Attack by Termites. Reg. 151	YES	Designated as subject to Significant Snowfalls. Reg 152	NO
Designated Bushfire Prone areas. Reg 155	Refer to Land Channel website <a href="http://services.land.vic.gov.au/maps/bushfire.jsp">http://services.land.vic.gov.au/maps/bushfire.jsp</a>		
Bushfire Attack Level specified in Planning Scheme Reg. 156	NB: These have not yet been specified in Councils Planning Scheme		

**Contact City of Casey**

03 9705 5200

NRS: 133 677 (for the deaf,  
hearing or speech impaired)

TIS: 131 450 (Translating  
and Interpreting Service)

caseycc@casey.vic.gov.au

PO Box 1000  
Narre Warren VIC 3805

ABN: 43 320 295 742

**Customer Service Centres**

Narre Warren  
Bunjil Place, Patrick Northeast Drive

Cranbourne  
Cranbourne Park Shopping Centre



**Notes**

1. Requests for information on Planning, Engineering, Drainage and Health Department matters should be referred directly to those departments.
2. City of Casey cannot warrant the accuracy of information provided in respect of regulation 231 (2) and 64 (1), as it relies on information provided to it by others. It is noted that the Owner may choose to obtain a complete record of the building permit documentation from Council (subject to availability of records and payment of applicable application fee) or by contacting the relevant building surveyor that was engaged for the issue of the building permit.
3. The information supplied here is correct as at the above-mentioned date.
4. The above information has been provided to the City of Casey by third parties, and as such, the City of Casey cannot guarantee its accuracy.

Building Surveying Services

Date 25 January 2021

# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 27 January 2021 10:37 AM

## PROPERTY DETAILS

Address: **19 REDWOOD AVENUE HAMPTON PARK 3976**  
 Lot and Plan Number: **Lot 45 PS500103**  
 Standard Parcel Identifier (SPI): **45\PS500103**  
 Local Government Area (Council): **CASEY**  
 Council Property Number: **86300**  
 Planning Scheme: **Casey**  
 Directory Reference: **Melway 129 G1**

[www.casey.vic.gov.au](http://www.casey.vic.gov.au)

[Planning Scheme - Casey](#)

## UTILITIES

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

[View location in VicPlan](#)

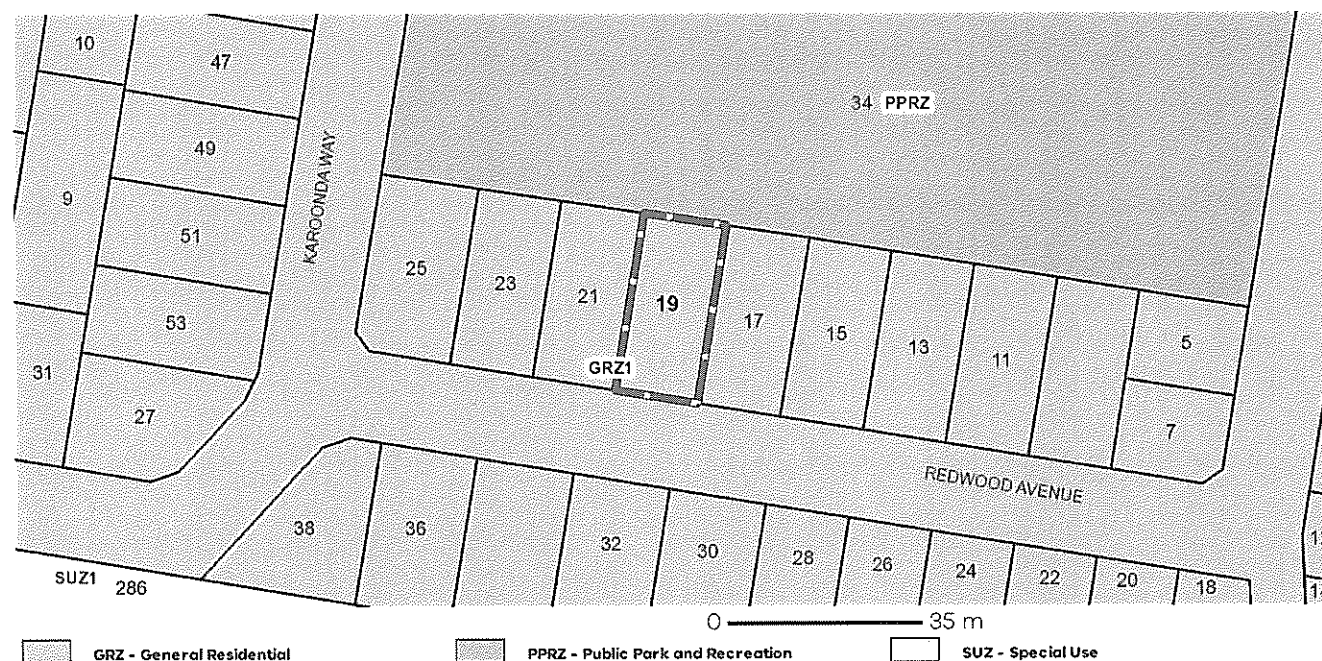
## STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**  
 Legislative Assembly: **NARRE WARREN SOUTH**

## Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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

Copyright © - State Government of Victoria

**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

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

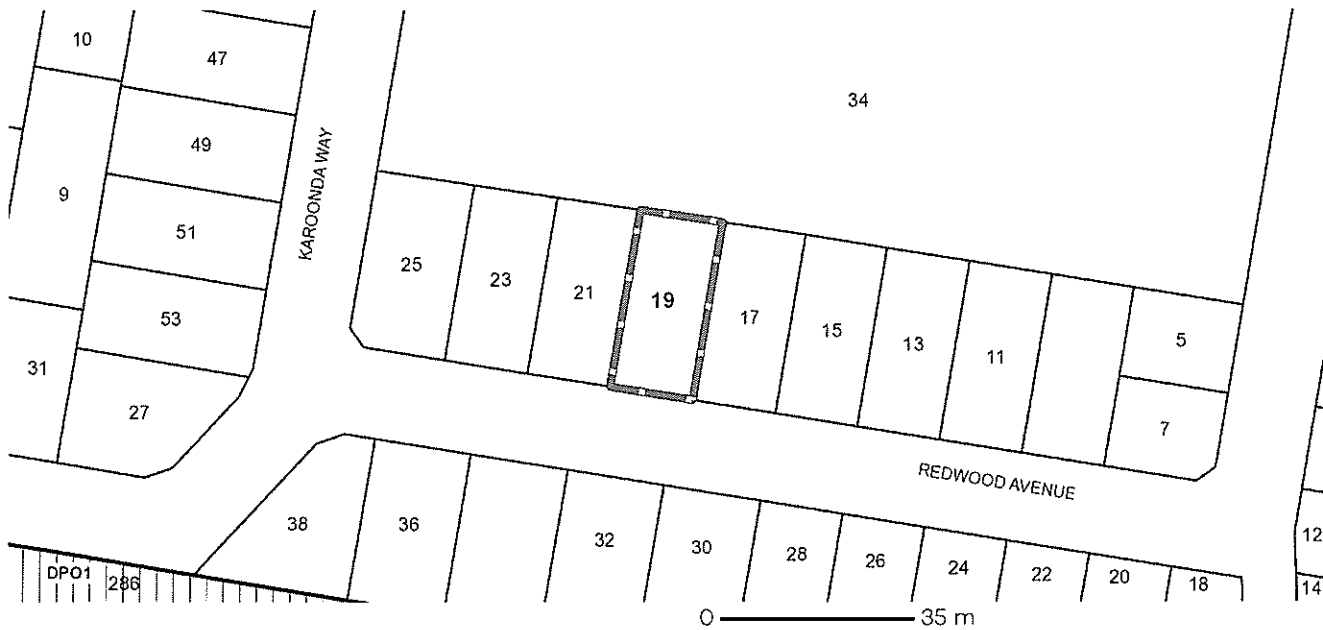


Environment,  
Land, Water  
and Planning

## Planning Overlay

None affecting this land - there are overlays in the vicinity

### DEVELOPMENT PLAN OVERLAY (DPO)



DPO - Development Plan

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

# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

## Areas of Aboriginal Cultural Heritage Sensitivity

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

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

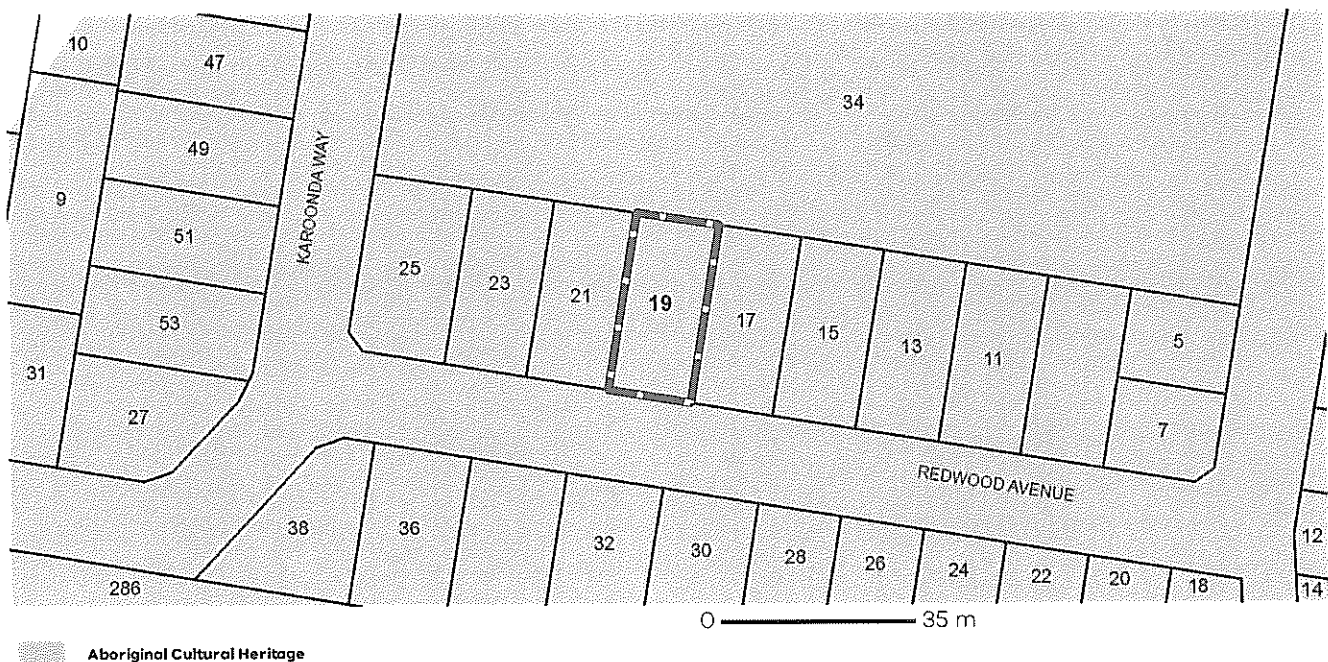
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.gov.vic.gov.au/govQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginal.vic.gov.au/aboriginal-heritage-legislation>



Aboriginal Cultural Heritage

Copyright © - State Government of Victoria

**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

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



Environment,  
Land, Water  
and Planning

### Further Planning Information

Planning scheme data last updated on 20 January 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 <https://mapshare.maps.vic.gov.au/vicplan>

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



# PLANNING PROPERTY REPORT

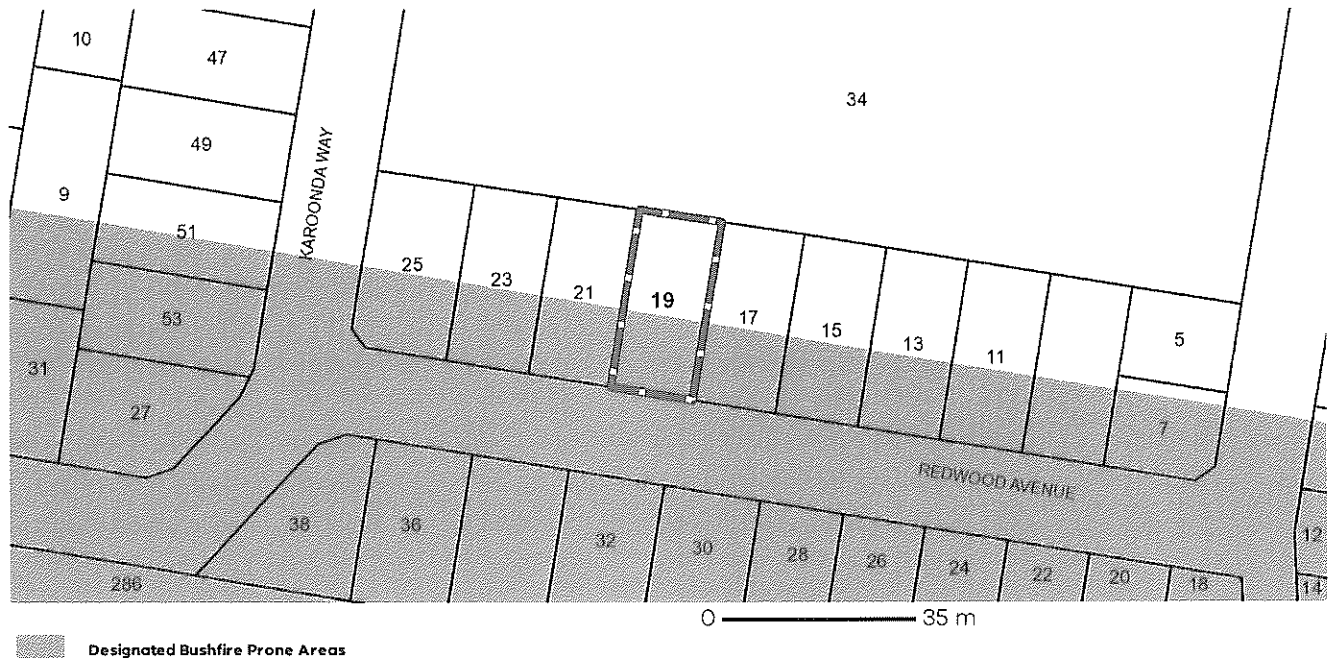


Environment,  
Land, Water  
and Planning

## Designated Bushfire Prone Areas

This property is in a designated bushfire prone area.

Special bushfire construction requirements apply. Planning provisions may apply.



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

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

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

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

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

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

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

Copyright © - State Government of Victoria

**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

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.)





# INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

SAI GLOBAL - PSP  
E-mail:  
authority@property.saiglobal.com

Statement for property:  
LOT 45 19 REDWOOD AVENUE  
HAMPTON PARK 3976  
45 PS 500103

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
531//13751/00030	66129885:100959282	20 JANUARY 2021	37978145

## 1. Statement of Fees Imposed

The property is classified as a serviced property with respect to charges which as listed below in the Statement of Fees.

<b>By Parks Victoria</b>			
Parks Victoria - Parks Service Charge	01/07/2020 to 30/06/2021		\$79.02
<b>Melbourne Water Corporation Total Service Charges</b>	01/01/2021 to 31/03/2021		\$26.08
<b>By South East Water</b>			
Water Service Charge	01/01/2021 to 31/03/2021		\$25.53
Sewerage Service Charge	01/01/2021 to 31/03/2021		\$93.02
<b>Subtotal Service Charges</b>			<b>\$223.65</b>
Usage Charges*	Billed until 23/11/2020		\$199.24
<b>Arrears</b>			<b>\$1,420.29</b>
<b>TOTAL UNPAID BALANCE</b>			<b>\$1,843.18</b>

- The meter at the property was last read on 23/11/2020. Fees accrued since that date may be estimated by reference to the following historical information about the property:
- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): <https://secureapp.southeastwater.com.au/PropertyConnect/#/order/info/update>

\* Please Note: if usage charges appear above, the amount shown includes one or more of the following:

Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.

Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

AUTHORISED OFFICER:

TERRY SCHUBACH  
GENERAL MANAGER  
CUSTOMER SERVICE DELIVERY

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



## INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at [www.southeastwater.com.au](http://www.southeastwater.com.au).
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (Disposition of Land) Regulations 2010. Please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

## 2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from south East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

To assist in identifying if the property is connected to South East Waters sewerage system, connected by a shared, combined or encroaching drain, it is recommended you request a copy of the Property Sewerage Plan. A copy of the Property Sewerage Plan may be obtained for a fee at [www.southeastwater.com.au](http://www.southeastwater.com.au). Part of the Property Sewerage Branch servicing the property may legally be the property owners responsibility to maintain not South East Waters. Refer to Section 11 of South East Waters Customer Charter to determine if this is the case. A copy of the Customer Charter can be found at [www.southeastwater.com.au](http://www.southeastwater.com.au). When working in proximity of drains, care must be taken to prevent infiltration of foreign material and or ground water into South East Waters sewerage system. Any costs associated with rectification works will be charged to the property owner.

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

**ENCUMBRANCE ENQUIRY EMAIL [infostatements@sew.com.au](mailto:infostatements@sew.com.au)**

AUTHORISED OFFICER:

A handwritten signature in black ink, appearing to read 'Terry Schubach', written over a white background.

TERRY SCHUBACH  
GENERAL MANAGER  
CUSTOMER SERVICE DELIVERY

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



## INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

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

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

### **Important Warnings**

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

### **3. Disclaimer**

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

AUTHORISED OFFICER:

A handwritten signature in black ink, appearing to read 'Terry Schubach', written over a horizontal line.

TERRY SCHUBACH  
GENERAL MANAGER  
CUSTOMER SERVICE DELIVERY

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

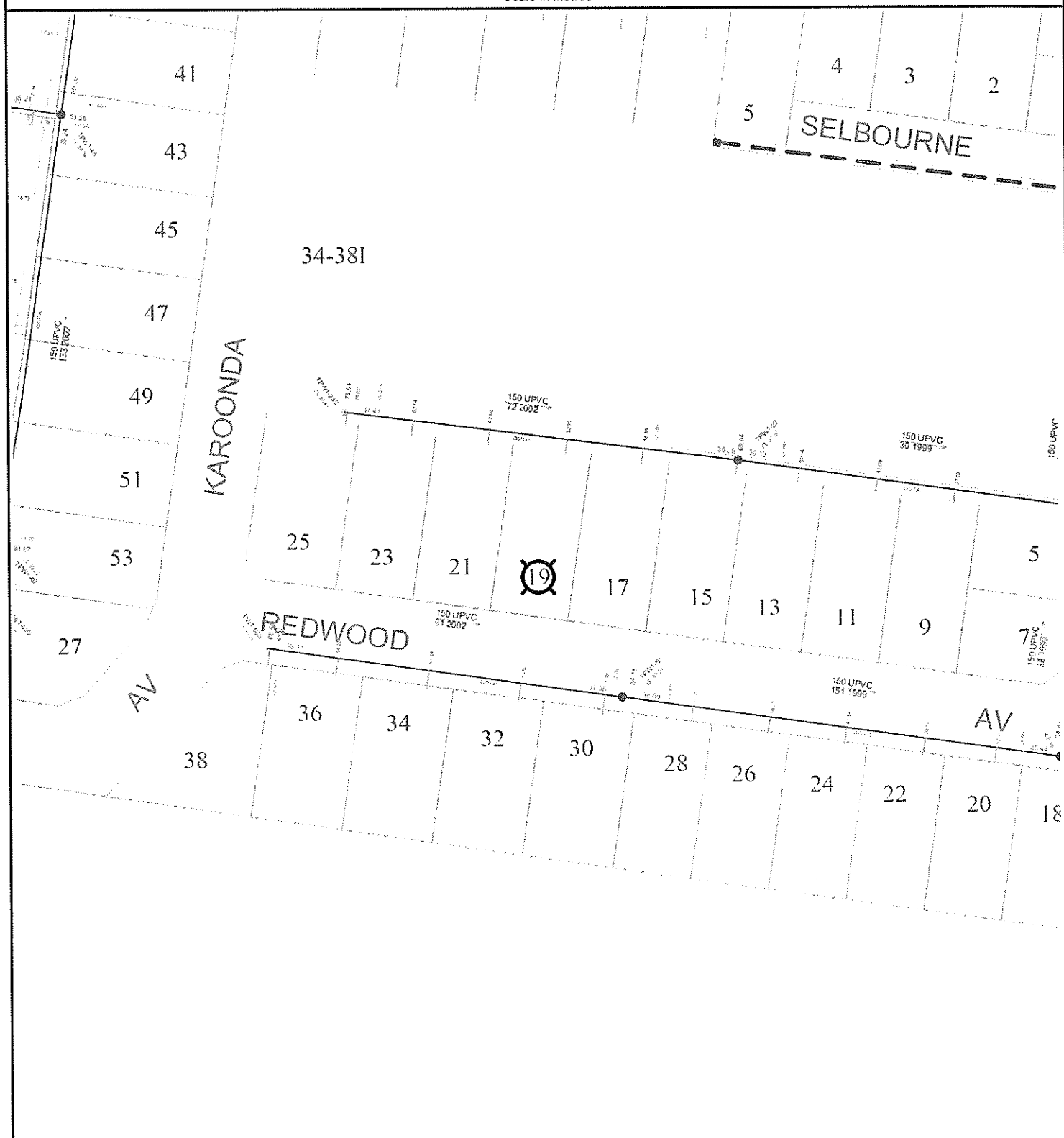
Property: Lot 45 19 REDWOOD AVENUE HAMPTON PARK 3976


















20      0      20      40

Scale in Metres

Date: 20JANUARY2021



**WARNING:** This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

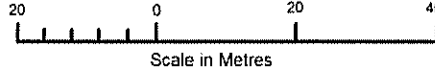
	Title/Road Boundary		Subject Property		Maintenance Hole
	Proposed Title/Road		Sewer Main & Property Connections		Inspection Shaft
	Easement		Direction of Flow		Offset from Boundary
<b>Melbourne Water Assets</b>					
	Sewer Main		Underground Drain		Natural Waterway
	Maintenance Hole		Channel Drain		Underground Drain M.H.

South East  
Water

# ASSET INFORMATION - WATER

Property: Lot 45 19 REDWOOD AVENUE HAMPTON PARK 3976

Case Number: 37978145



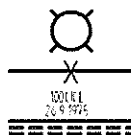
Date: 20JANUARY2021



**WARNING:** This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

## LEGEND

— Title/Road Boundary  
 --- Proposed Title/Road  
 --- Easement



Subject Property  
 Water Main Valve  
 Water Main & Services

Hydrant  
 Fireplug/Washout  
 ~ 1.0 Offset from Boundary

# ASSET INFORMATION - RECYCLED WATER

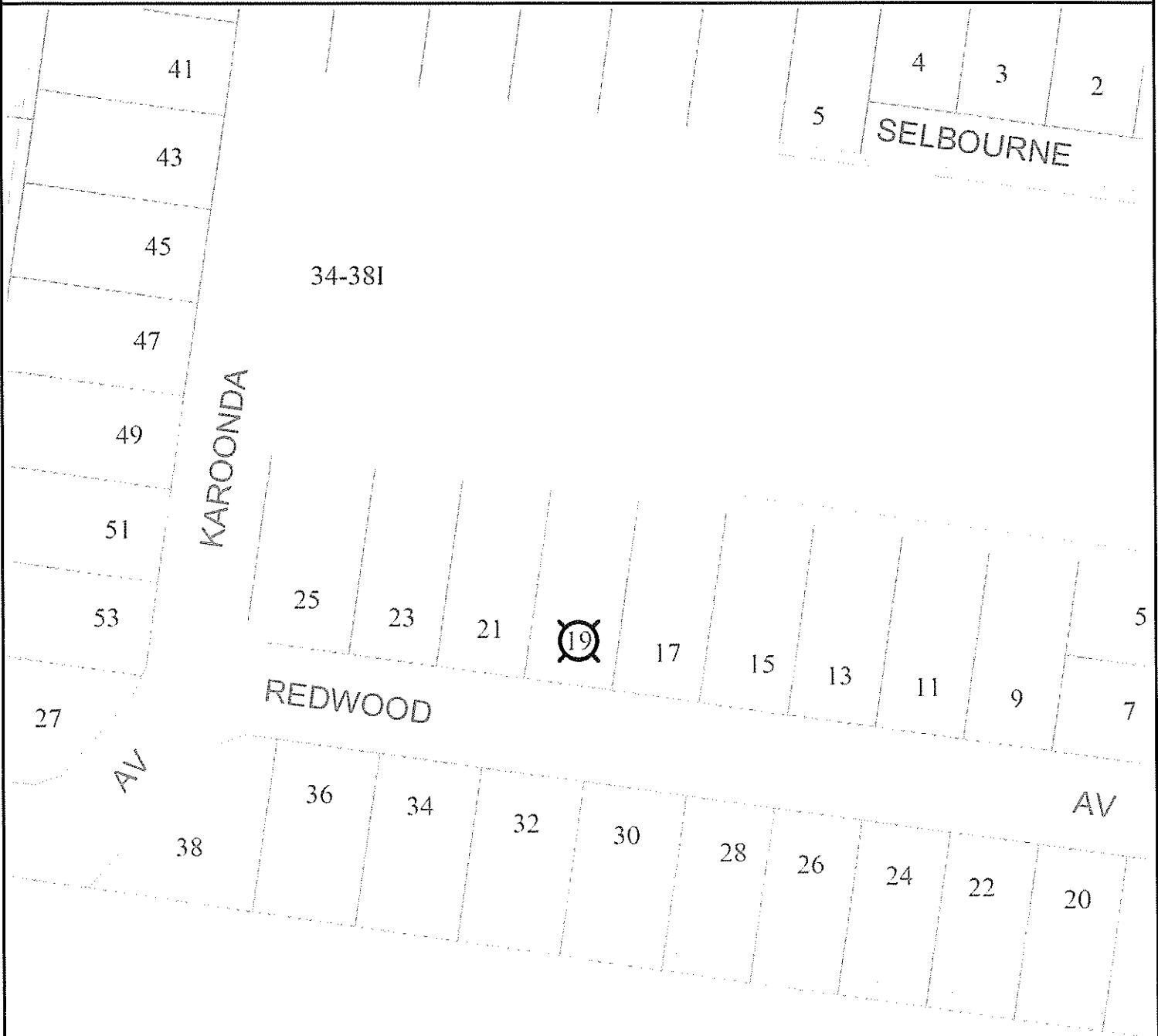
(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

Property: Lot 45 19 REDWOOD AVENUE HAMPTON PARK 3976

Case Number: 37978145



Date: 20JANUARY2021



**WARNING:** This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

## LEGEND

— Title/Road Boundary  
 - - - Proposed Title/Road  
 --- Easement



Subject Property  
 Recycled Water Main Valve  
 Recycled Water Main & Services

Hydrant  
 Fireplug/Washout  
 ~ 1.0 Offset from Boundary

# Property Clearance Certificate

## Taxation Administration Act 1997



STATE TRUSTEES - PROPERTY SERVICES VIA SAI  
GLOBAL PROPERTY  
LEVEL 20, 535 BOURKE STREET  
MELBOURNE VIC 3000

**Your Reference:** 66129885:100959281

**Certificate No:** 41151008

**Issue Date:** 22 JAN 2021

**Enquiries:** NXS7

**Land Address:** 19 REDWOOD AVENUE HAMPTON PARK VIC 3976

Land Id	Lot	Plan	Volume	Folio	Tax Payable
29992917	45	500103	10687	38	\$735.57

**Vendor:** STATE TRUSTEES LTD AS ADMINISTRATOR OF MUHAMMAD JAFFAR HASSAN DECEASED

**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR MUHAMMAD JAFFAR HASSAN	2021	\$330,000	\$0.00	\$0.00	\$0.00

**Comments:** Property is exempt: LTX Principal Place of Residence.

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

**Comments:**

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
SRICHUANG PTY LTD	2003	\$531.41	\$479.89	\$735.57

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick  
Commissioner of State Revenue

CAPITAL IMP VALUE:	\$480,000
--------------------	-----------

SITE VALUE:	\$330,000
-------------	-----------

AMOUNT PAYABLE:	\$735.57
-----------------	----------

# Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

Certificate No: 41151008

---

## Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

## Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
  - Land tax that has been assessed but is not yet due,
  - Land tax for the current tax year that has not yet been assessed, and
  - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

## Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

## Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

## General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
  - The request is within 90 days of the original Certificate's issue date, and
  - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

## For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$435.00

Taxable Value = \$330,000

Calculated as \$275 plus ( \$330,000 - \$250,000) multiplied by 0.200 cents.

---

## Property Clearance Certificate - Payment Options

### BPAY



Billor Code: 5249  
Ref: 41151008

### Telephone & Internet Banking - BPAY®

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

[www.bpay.com.au](http://www.bpay.com.au)

### CARD



Ref: 41151008

### Visa or Mastercard

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

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)





## Roads Certificate



### PROPERTY DETAILS

Property Address: 19 Redwood Avenue HAMPTON PARK VIC 3976

Title Particulars: Vol 10687 Fol 038

Vendor: MUHAMMAD JAFFAR HASSAN

Purchaser: N/A

Certificate No: 66129885

Date: 22/01/2021

Matter Ref: 5629945/Hassan/meil  
as

Client: State Trustees - Property  
Services



### MUNICIPALITY

CASEY



### ADVICE OF APPROVED VICROADS PROPOSALS

VICROADS HAS NO APPROVED PROPOSAL REQUIRING ANY PART OF THE PROPERTY DESCRIBED IN YOUR APPLICATION. YOU ARE ADVISED TO CHECK YOUR LOCAL COUNCIL PLANNING SCHEME REGARDING LAND USE ZONING OF THE PROPERTY AND SURROUNDING AREA.

© SAI Global Pty Limited. All rights reserved. SAI Global and the SAI Global logo are the property of SAI Global Pty Limited.

Disclaimer: Refer to the Planning Certificate for details of land reserved in the Planning Scheme for Road Proposals. VicRoads have advised that investigative studies exist which may form part of information provided on VicRoads certificates.

# EPA Priority Sites Register Extract



**Client:** State Trustees - Property Services  
Property Services DX 320425  
MELBOURNE 3000

**Client Ref:** 5629945/Hassan/meilas  
**Certificate No:** 66129885:100959285

## Property Inquiry Details:

**Street Address:** 19 REDWOOD Avenue  
**Suburb:** HAMPTON PARK  
**Map Reference:** VicRoads Edition 7, Map No:95, Grid Letter: F, Grid Number: 2

**Date of Search:** 20/01/2021

## Priority Sites Register Report:

A search of the Priority Sites Register for the above map reference, has indicated that this site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register at the date last notified by the EPA.

## Important Information about the Priority Sites Register:

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

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

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

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

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

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

For more information relating to the Priority Sites Register, refer to EPA information bulletin: Priority Sites Register (EPA Publication 735, December 2000). For a copy of this publication, copies of relevant Notices, or for more information relating to sites listed on the Priority Sites Register, please contact EPA as given below:  
EPA Information Centre  
200 Victoria Street, Carlton 3053  
Tel: 1300 372 842 Email: [foi@epa.vic.gov.au](mailto:foi@epa.vic.gov.au)

The information contained in this Extract of the Priority Sites Register may not be used for resale or for the preparation of mailing lists or for direct marketing. Any contravention of this notice will result in immediate revocation of access (including future access) to information contained on the Priority Sites Register.

© Environment Protection Authority. This publication is copyright and the information contained within it is confidential to the Environment Protection Authority. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement or otherwise for the purposes of processing the property transaction for which the information was acquired.

The Environment Protection Authority does not warrant the accuracy or completeness of information in this Extract and any person using or relying upon such information does so on the basis that the Environment Protection Authority shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

The information contained in this document has been sourced from the Environment Protection Authority who provides the Priority Sites Register information based only on the map reference entered when ordering this extract. Please ensure that you have used the correct edition of the directory and have entered the map reference correctly. SAI Global Property Division Pty Ltd does not warrant the accuracy or completeness of information provided by the EPA and therefore expressly disclaim liability arising from the use of this information.

Telephone: +61 03 8691 9800  
 Fax: +61 03 8681 9839  
 Website: www.willistowerswatson.com.au  
 Email: statetrustees@willis.com

**Issue Date: 13 January 2021**

**To Whom It May Concern**

## Certificate of Placement – Domestic (Property Damage)

In our capacity as Insurance Broker to State Trustees, we confirm having arranged the following insurance as instructed by State Trustees whilst clients are under their management. We can advise that under the State Trustees Client Insurance Program the property shown below is currently insured as at the date of this confirmation which is declared on a monthly basis from its inception date:

<b>Named Insured:</b>	State Trustees Ltd and Estate of Muhammad Jaffar Hassan	
<b>Insurer(s):</b>	QBE Insurance (Australia) Ltd	
<b>Policy Number:</b>	AVSTATEHCHPK	
<b>Interest Insured:</b>	All real and personal property of every kind and description not otherwise excluded, belonging to the Named Insured or for which the Named Insured is responsible or has assumed the responsibility to insure.	
<b>Covering:</b>	Insurers will indemnify the Named Insured in respect of Loss, destruction of and/or Damage to the Interest Insured at the Situation caused by a peril not otherwise excluded. Refer to policy PDS for full details of cover.	
<b>Sum Insured:</b>	Building of Dwelling	\$ 420,000
	Contents of Dwelling	\$ 60,000
<b>Location:</b>	19 Redwood Ave HAMPTON PARK VIC	
<b>Excess/ Deductible:</b>		\$ 500
<b>Unoccupied Properties in connection with Theft and Malicious Damage only</b>		\$1,500
<b>Earthquake</b>		\$2,000
<b>Inception Date:</b>	14/05/2020 4:00pm	
<b>Expiry Date:</b>	01/12/2021 4.00pm	



-----  
 Signed for and on behalf of  
**Willis Australia Ltd ("Willis Towers Watson")**

### Disclaimer:

This document has been prepared at the request of our client and does not represent an insurance policy, guarantee or warranty and cannot be relied upon as such. All coverage described is subject to the terms, conditions and limitations of the insurance policy and is issued as a matter of record only. This document does not alter or extend the coverage provided or assume continuity beyond the Expiry Date. It does not confer any rights under the insurance policy to any party. Willis Towers Watson is under no obligation to inform any party if the insurance policy is cancelled, assigned or changed after the Issue Date.

Willis Australia Limited  
 ABN 90 000 321 237  
 AFSL No: 240600  
 Version 2016 1.0 18 Apr 2016

## Due diligence checklist

### What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the [Due diligence checklist page on the Consumer Affairs Victoria website](http://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

### Urban living

#### Moving to the inner city?

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

#### Is the property subject to an owners corporation?

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

### Growth areas

#### Are you moving to a growth area?

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

### Flood and fire risk

#### Does this property experience flooding or bushfire?

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

### Rural properties

#### Moving to the country?

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

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

#### Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

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

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

### Soil and groundwater contamination

#### Has previous land use affected the soil or groundwater?

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

(04/10/2016)

## **Land boundaries**

### **Do you know the exact boundary of the property?**

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

## **Planning controls**

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

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

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

### **Are there any proposed or granted planning permits?**

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

## **Safety**

### **Is the building safe to live in?**

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

## **Building permits**

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

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

### **Are any recent building or renovation works covered by insurance?**

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

## **Utilities and essential services**

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

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

## **Buyers' rights**

### **Do you know your rights when buying a property?**

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