

DATED

2021

LONNIE RICHARD JARRATT

VENDORS STATEMENT

Property: 5 Claire Close, Pakenham 3810

Einsiedels
Solicitors
469 Princes Highway
Narre Warren VIC 3805
Tel: (03) 9704 6144
Fax: (03) 9704 9012

Ref: SH:2021142

Vendor Statement

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land

5 Claire Close, Pakenham 3810

Vendor's name

Lonnie Richard Jarratt

Date

/ /

**Vendor's
signature**

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

IMPORTANT NOTICE TO PURCHASERS

If settlement does not proceed on the date appointed for settlement as per Contract, the Vendor will look to the Purchaser for payment of any additional interest, fee cost or penalty payable by the Vendor to its mortgagees and/or other creditors, including the Vendors Conveyancer for costs and disbursements arising out of such event, and this in addition to penalty interest or any other claims the Vendor may have arising out of the Contract. The Purchaser acknowledges and agrees that if settlement is booked and then cancelled for another time or another day then a rebooking fee of \$220.00 per rebooking will be payable and is to be allowed on the Adjustment Statement and paid to the Vendors Conveyancer at settlement.

The Purchaser acknowledge that this Statement has been prepared in accordance with instructions and information as provided by the Vendor, and that it is in no way a statement of representation by Einsiedels Solicitors as to the property being sold.

1. FINANCIAL MATTERS

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

(a) Their total does not exceed:

\$3,000.00

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

To

Other particulars (including dates and times of payments):

1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable.

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable.

2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the *Building Act* 1993 applies to the residence.

Not Applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered): -

Is in the attached copies of title documents.

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

3.2 Road Access

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

☐

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act* 1993 if the square box is marked with an 'X'

☐

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

4.2 Agricultural Chemicals

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

Nil.

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

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

Not Applicable.

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act* 2006.

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
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9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable.

10.2 Staged Subdivision

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

Not Applicable.

10.3 Further Plan of Subdivision

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

- ☐ Vacant Residential Land or Land with a Residence
- ☒ Attach Due Diligence Checklist (this will be attached if ticked)

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

Certificate of Title Volume 10466 Folio 074
Covenant W368663G
Plan of Subdivision PS334684C
Water Certificate
Land Property Report
Due Diligence Checklist



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

Page 1 of 1

VOLUME 10466 FOLIO 074

Security no : 124089418253A
Produced 21/04/2021 01:33 PM

LAND DESCRIPTION

Lot 33 on Plan of Subdivision 334684C.
PARENT TITLE Volume 10337 Folio 091
Created by instrument PS334684C Stage 2 03/09/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
LONNIE RICHARD JARRATT of 5 CLAIRE CLOSE PAKENHAM VIC 3810
AQ997085P 08/05/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU203964H 01/04/2021
CERTANE CT PTY LTD

COVENANT W368663G 25/10/1999

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 PS334684C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AU203963K (E)	CONV PCT & NOM ECT TO LC	Completed	01/04/2021
AU203964H (E)	MORTGAGE	Registered	01/04/2021

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 5 CLAIRE CLOSE PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL

eCT Control 23881G KINGSTON & PARTNERS PTY LTD
Effective from 01/04/2021

DOCUMENT END

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by: Russell Partners

Name: John C. De Kever & Associates

Address: _____

Phone: 03 9762 4855 9629 5900

Ref: 99462 mcmillan 9A188

Customer Code: 717A 342G



V_i **W368663G**
251099 0925 45 39



MAD **0W368663G-1-9**

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)

Certificate of Title Volume 10466 Folio 074

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

ALL ITS ESTATE IN FEE SIMPLE

Consideration:

\$39,500.00

Transferor: (full name)

BARBONELLA PTY. LTD. ACN 007 367 633

Transferee: (full name and address including postcode)

GRAEME ANDREW MCMILLAN & LISA MAREE MCMILLAN
of 3/25 James St, Pakenham 3810 as joint proprietors

Directing Party: (full name)

Not Applicable

Creation and/or Reservation and/or Covenant:

"The Transferees for themselves their heirs executors transferees and assigns hereby covenant with the Transferor or other the registered proprietor of the lots on Plan of Subdivision No. 334684C other than the lot hereby transferred that:-

- (a) No building including without limitation accessory buildings, garages, carports, storage signboard or other display containing any advertisement shall be erected, constructed, installed, placed or permitted upon each lot transferred unless and until sketch plans, detailed elevations, site plan details of external materials and colour scheme shall have been first submitted in duplicate in writing or approval to and approved by the Transferor.

Continued on T2 Page 2

Approval No. 7619703A

ORDER TO REGISTER
Please register and issue title to

STAMP DUTY USE ONLY

T2



Signed

Cust. Code:

7/6
\$748-
/

Original Transfer of Land
Stamped with: \$748.00
Trn: 586509 23-SEP-1999
Stamp Duty Victoria, JXM2

THE BACK OF THIS FORM MUST NOT BE USED

- (b) No structure including without limitation drainage work, fences, walls, retaining walls, footpaths, driveways, steps, awnings, poles, antennas permanent or temporary shall be erected constructed installed, placed, altered or permitted upon each lot transferred until full details of structure, its location on the lot, details of external material and colour scheme shall have been first submitted in duplicate in writing for approval to and approved in writing by the Transferor.
- (c) No trees that can grow to a height of over three metres shall be planted on nor removed from any such lot hereby transferred without approval in writing from the Transferor.
- (d) No dwelling shall be erected, constructed, installed, placed or permitted upon each lot transferred unless it is substantially constructed of brick and unless the dwelling contains a minimum floor area of 92.90 square metres.
- (e) The Transferor may withhold its approval to any proposal submitted under sub-clause (a), (b), (c) or (d) and if the Transferor shall disapprove of any such proposal submitted it shall send notice of its disapproval to the person or persons applying for the approval within thirty days from the date written application for approval was received by the Transferor. If notice of the disapproval is not forwarded by ordinary prepaid post by the Transferor within thirty days to the person or persons applying for approval the proposal shall be deemed to have been approved by the Transferor in accordance with the provisions of this covenant PROVIDED ALWAYS THAT the Transferor shall not unreasonably or capriciously refuse or withhold any approval however a

Dated: 20.9.99.

Execution and attestation

THE SEAL of BARBONELLA PTY. LTD. No. 007 367 633
was hereunto affixed in accordance with its Articles of
Association in the presence of:

Director: *Robert Lawson* Secretary: *John Henry Hall*

Full names: ROBERT LAWSON Full names: JOHN HENRY HALL

Usual address: 64 JASPER RD Usual address: 2 MARGARET ST
BENTLEIGH 3204 MOORABBIN 3189



SIGNED by GRAEME ANDREW MCMILLAN &
LISA MAREE MCMILLAN in the presence of:

[Signature of Graeme Andrew McMillan]

[Signature of Lisa Maree McMillan]
Lisa McMillan

Approval No. 7619703A

T2 Page 2



DW368663G-2-6

THE BACK OF THIS FORM MUST NOT BE USED





ANNEXURE PAGE

Transfer of Land Act 1958

This is page 3 of Transfer dated 20.9.99. between Barbonella Pty. Ltd. (Transferor) and Graeme Andrew McMillan & Lisa Maree McMillan (Transferees)

Signatures of the parties

Panel Heading

refusal shall not be or be deemed to be unreasonable or capricious if a qualified architect shall have certified that the proposal does not conform with the general standards of design and planning of the development or that the proposal is detrimental to the development appearance ecology or amenity of the area or any part of it.

- (f) For the purpose of these covenants the Transferor shall include the nominee of the Transferor appointed in writing by the Transferor.
- (g) The land to which the benefit of the covenants set out in this sub clause is appurtenant is expressed to be all the lots shown in Plan of Subdivision No. 334684C other than each lot hereby transferred.
- (h) The land which is subject to the burden of such covenants is expressed to be each and every lot hereby transferred.
- (i) The person having the right to release vary or modify such covenants (other than those having in the absence of agreement to the contrary such right of law) is the Vendor.
- (j) These covenants shall appear on the Certificate of Title to issue for each lot and shall run with the land."



DW368663G-3-3

Approval No. 7619703A
Printed by Safeguard



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



PLAN OF SUBDIVISION		STAGE NO.	LTO use only	Plan Number
		EDITION 2		PS 334684C

<p>Location of Land</p> <p>Parish: NAR NAR GOON</p> <p>Township: -</p> <p>Section: -</p> <p>Crown Allotment: C.A.12 (PART)</p> <p>Crown Portion: -</p> <p>LTO Base Record: CHART No.13 (3272)</p> <p>Title Reference: VOL.9921 FOL. 953 VOL.10327 FOL. 649</p> <p>Last Plan Reference: LOT 8 ON P/S 218045D</p> <p>Postal Address: BALTASER DRIVE (at time of subdivision) PAKENHAM, 3810</p> <p>AMG Co-ordinates E 368 400 Zone 55 (of approx. centre of land in plan) N 5786 000</p>	<p style="text-align: center;">Council Certificate and Endorsement</p> <p>Council Name Cardinia Shire Council Ref 596/09</p> <ol style="list-style-type: none"> This plan is certified under section 6 of the Subdivision Act 1988. This plan is certified under section 11 (7) of the Subdivision Act 1988. Date of original certification under section 6 8 / 9 / 96 This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <p>OPEN SPACE</p> <p>(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made.</p> <p>(ii) The requirement has been satisfied</p> <p>(iii) The requirement is to be satisfied in Stage</p> <p>Council delegate Council seal Date / /</p> <p>Re-certified under section 11 (7) of the Subdivision Act 1988</p> <p>Council delegate Council seal Date 24 / 1 / 97</p>
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Vesting of Roads and/or Reserves	
Identifier	Council/Body/Person
ROADS R1 & R2	SHIRE OF CARDINIA
RESERVE No.1	SHIRE OF CARDINIA
RESERVE No.2	EASTERN ENERGY LTD.

Notations	
Staging	This is/is not a staged subdivision Planning Permit No.
Depth Limitation	DOES NOT APPLY


OTHER PURPOSE OF PLAN :
TO REMOVE DRAINAGE EASEMENT VIDE LP210307
SEE SHIRE OF CARDINIA PLANNING PERMIT No. P4921N

GROUND'S FOR REMOVAL : PLANNING PERMIT No. P4921N.

A.M.G. VIDE P.M.112 & P.M.3272

P.M.112 368 444.754 E
5785 683.885 N

P.M.3272 368 280.92 E
5785 971.49 N


SPPS334684C-1-7

Survey This plan is/is not based on survey APPN 72555

This survey has been connected to permanent marks no(s) PM112 & PM3272
In Proclaimed Survey Area No.

Easement Information					LTO use only Statement of Compliance/ Exemption Statement Received ✓ Date 24 / 6 / 97 THIS IS AN L.T.O. COMPILED PLAN CHECKED 8/9/99 <i>G.S. Newman</i> Assistant Registrar of Titles
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	SEWERAGE	2	THIS PLAN	SOUTH EAST WATER LIMITED	
E-1	DRAINAGE	2	THIS PLAN	MELBOURNE WATER	
E-2	DRAINAGE & SEWERAGE	2	LP129705	SOUTH EAST WATER LIMITED ✓ & LOTS ON LP129705.	
E-3	DRAINAGE & SEWERAGE	SEE DIAG.	THIS PLAN	SOUTH EAST WATER LIMITED ✓	
E-4	SEWERAGE	3	THIS PLAN	SOUTHEAST WATER	
E-4	DRAINAGE	3	THIS PLAN	MELBOURNE WATER	
E-5	DRAINAGE	2	THIS PLAN	MELBOURNE WATER	
E-6	SEWERAGE	2	THIS PLAN	SOUTH EAST WATER	

<p>M.J. REDDIE SURVEYS P/L LICENSED SURVEYOR 28 SHUTE AVENUE, BERWICK 3806</p> <p>PHONE 9 707 4117</p>	<p>LICENSED SURVEYOR (PRINT) MICHAEL JAMES REDDIE</p> <p>SIGNATURE <i>Michael J Reddie</i> DATE 10 / 8 / 96</p> <p>REF 93-5-27 VERSION 6</p>	<p>DATE 24 / 1 / 97</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>Original sheet size A8</p>
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PLAN OF SUBDIVISION

STAGE No.

PS 33468

Sheet 2 of 3 Sheets

DATE 24 / 1 / 97.

LICENSED SURVEYOR (PRINT) MICHAEL JAMES REDDIE

SIGNATURE Michael J. Graham DATE 10/8/96

WESLEY

REF. 93-5-27

ORIGINAL

ORIGINAL

LENGTHS ARE IN METRES

SCALE

6 8 0 16 32

M.J. REDDIE SURVEYS P/L

LICENSED SURVEYOR

28 SHUTE AVENUE , BERWICK 3806

PHONE 9707 4117



PLAN NUMBER

PS 334684C

MASTER PLAN (STAGE 1) REGISTERED DATE 25/7/99 TIME 11.25 am

[illegible]



INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

PAKENHAM CONVEYANCING
E-mail: pak_con@einsiedels.com.au

Statement for property:
LOT 33 5 CLAIRE CLOSE PAKENHAM
3810
33 PS 334684

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
62C//19494/00010	jarratt2021142sh	21 APRIL 2021	38683077

1. Statement of Fees Imposed

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

(a) By Other Authorities

Melbourne Water Corporation Total Service Charges	01/04/2021 to 30/06/2021	\$26.08
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(b) By South East Water

Water Service Charge	01/04/2021 to 30/06/2021	\$25.53
Sewerage Service Charge	01/04/2021 to 30/06/2021	\$93.02
Subtotal Service Charges		<u>\$144.63</u>
Arrears		\$238.70
TOTAL UNPAID BALANCE		\$383.33

- The meter at the property was last read on 15/03/2021. Fees accrued since that date may be estimated by reference to the following historical information about the property:

Water Usage Charge **\$1.90 per day**

Sewage Disposal Charge **\$0.48 per day**

- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): <https://secureapp.southeastwater.com.au/PropertyConnect#/order/info/update>

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

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

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

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at www.southeastwater.com.au.

AUTHORISED OFFICER:

MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

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

- 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 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. 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

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

AUTHORISED OFFICER:



MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

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



INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

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.

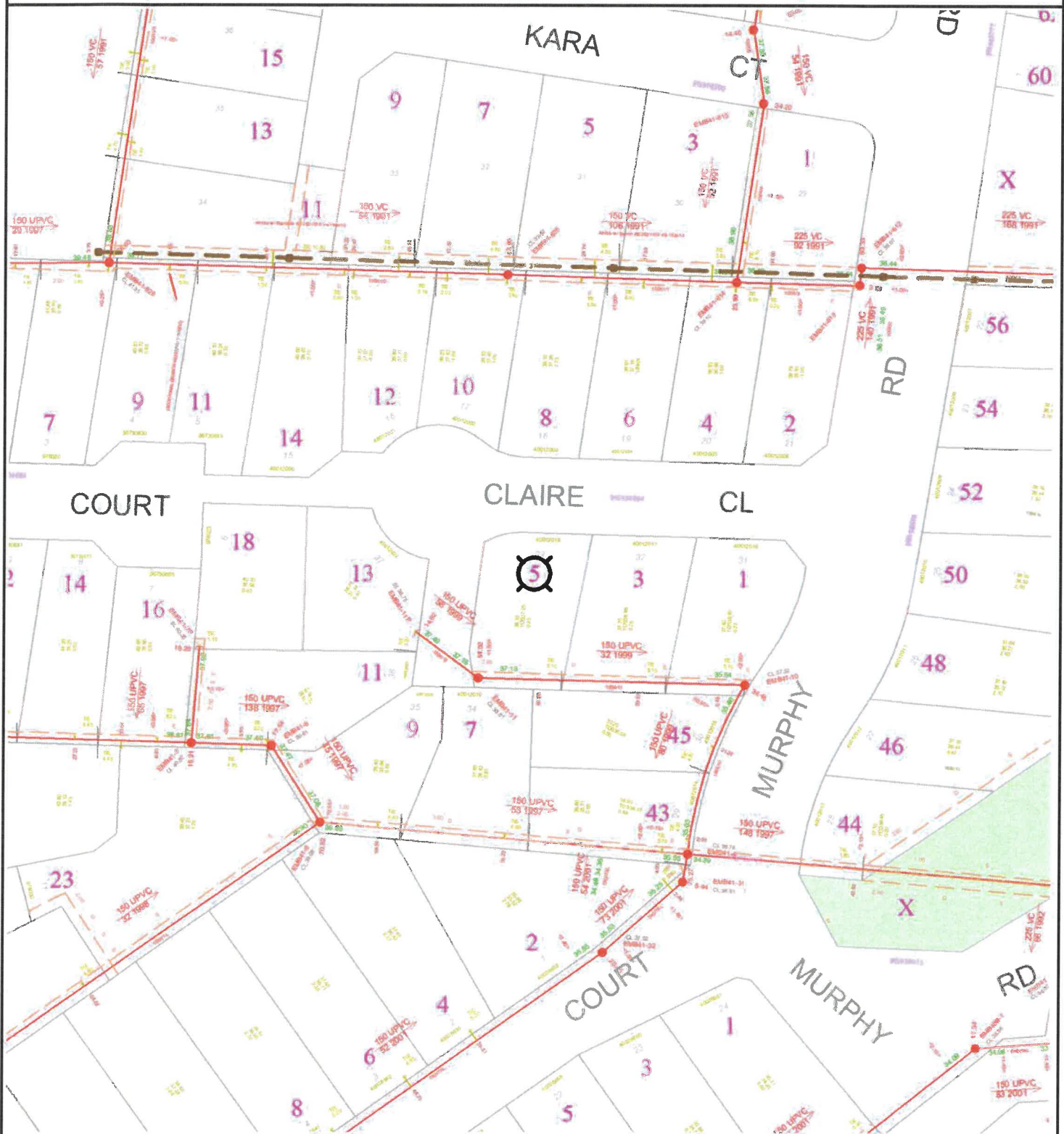
South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian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

AUTHORISED OFFICER:

A handwritten signature in black ink, appearing to read "Mikala Hehir".

MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

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



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

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

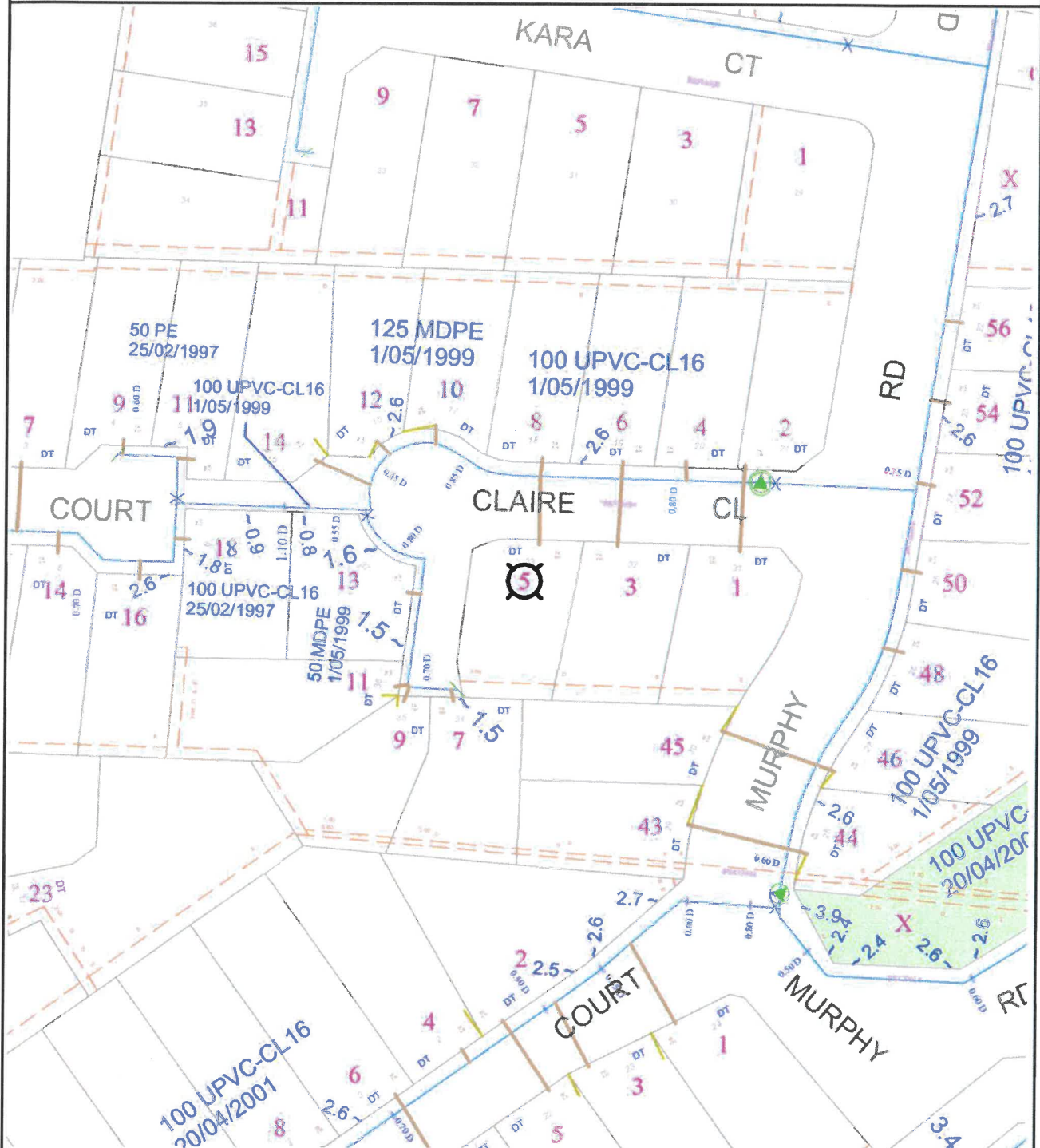
ASSET INFORMATION - WATER

Property: Lot 33 5 CLAIRE CLOSE PAKENHAM 3810

Case Number: 38683077



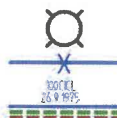
Date: 21APRIL2021



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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

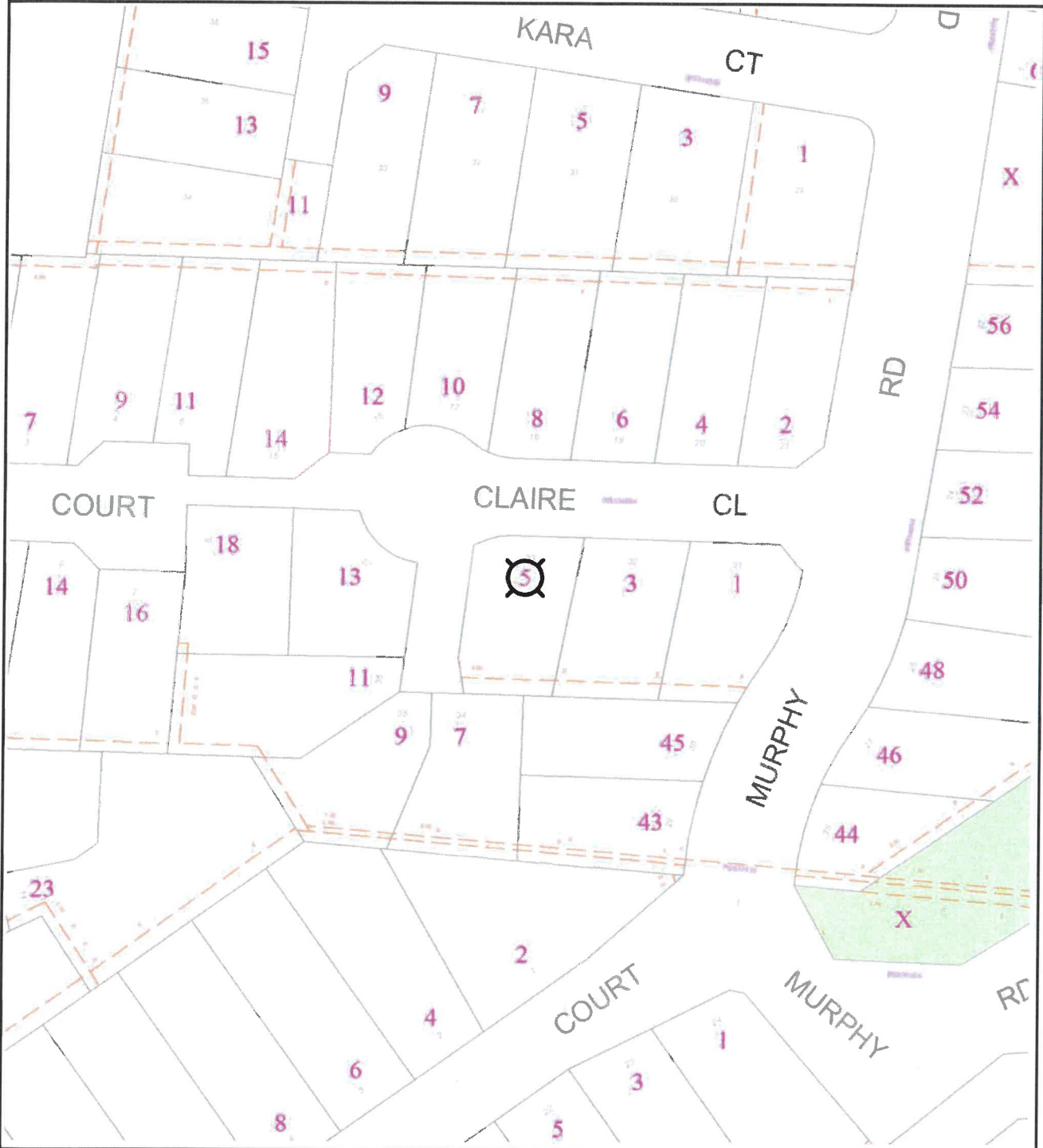
(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

Property: Lot 33 5 CLAIRE CLOSE PAKENHAM 3810

Case Number: 38683077



Date: 21APRIL2021



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LEGEND

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

Property Report

from www.land.vic.gov.au on 21 April 2021 01:22 PM

Address: 5 CLAIRE CLOSE PAKENHAM 3810

Lot and Plan Number: Lot 33 PS334684

Standard Parcel Identifier (SPI): 33\PS334684

Local Government (Council): CARDINIA **Council Property Number:** 1181450300

Directory Reference: Melway 317 H5

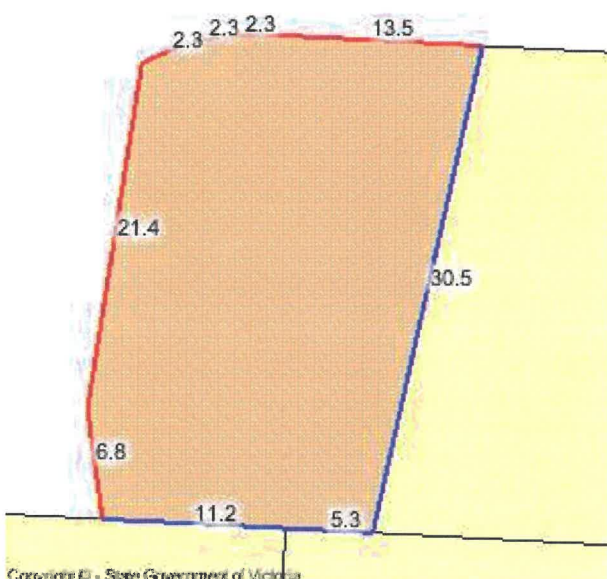
This property is not in a designated bushfire prone area.

No 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: 575 sq. m

Perimeter: 96 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.

1 dimension shorter than 1m not displayed

Calculating the area from the dimensions shown may give a different value to the area shown above - which has been calculated using all the dimensions.

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: South East 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: GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

Planning Overlay: DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)

Planning scheme data last updated on 14 April 2021.

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

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

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

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

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

To obtain a Planning Certificate go to [Titles and Property Certificates](#)

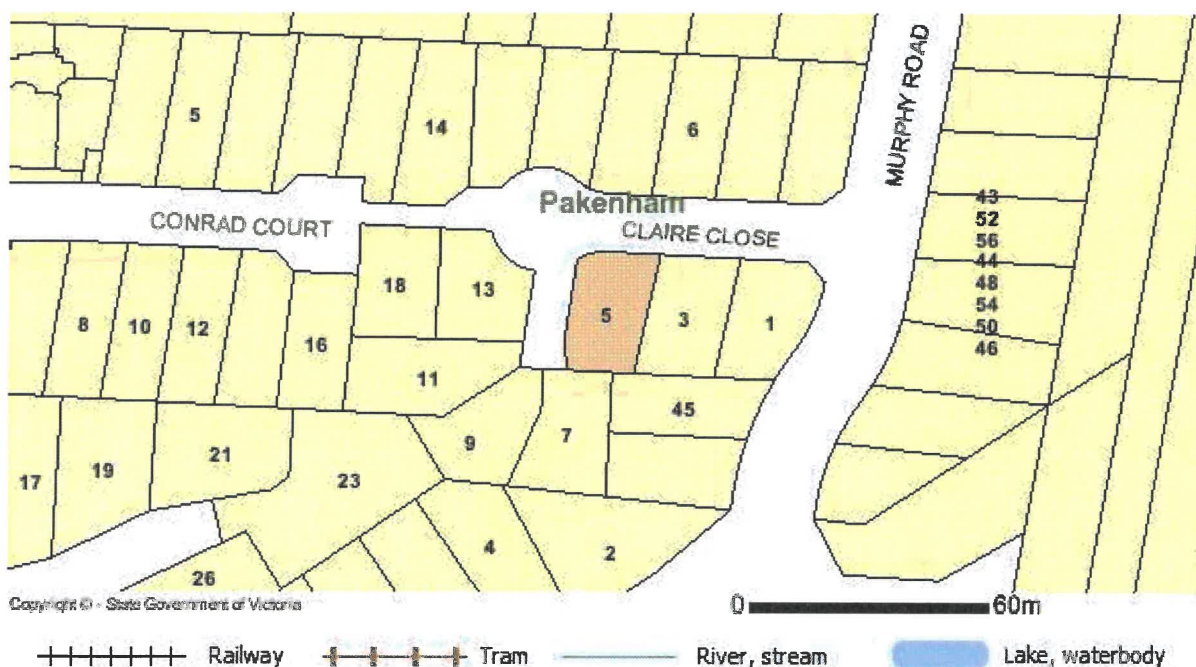
The Planning Property Report includes separate maps of zones and overlays

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

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

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

Area Map



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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 21 April 2021 01:22 PM

PROPERTY DETAILS

Address: **5 CLAIRE CLOSE PAKENHAM 3810**
Lot and Plan Number: **Lot 33 PS334684**
Standard Parcel Identifier (SPI): **33\PS334684**
Local Government Area (Council): **CARDINIA**
Council Property Number: **1181450300**
Planning Scheme: **Cardinia**
Directory Reference: **Melway 317 H5**

www.cardinia.vic.gov.au

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

UTILITIES

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

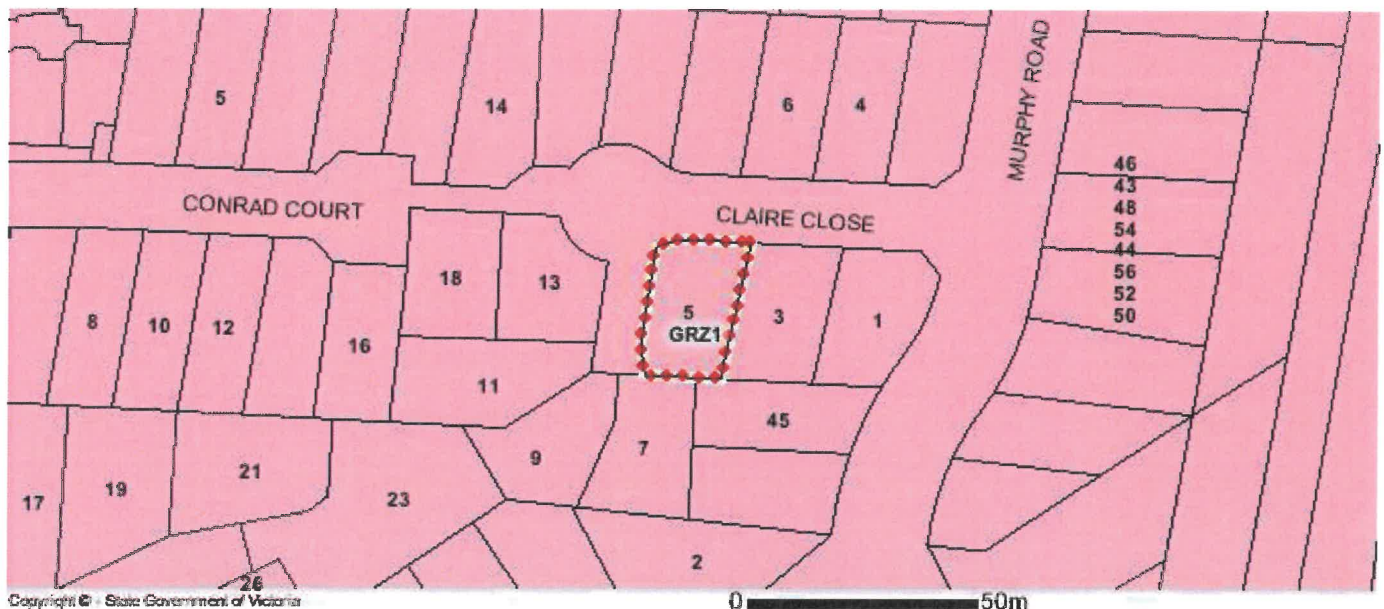
STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **GEMBROOK**

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



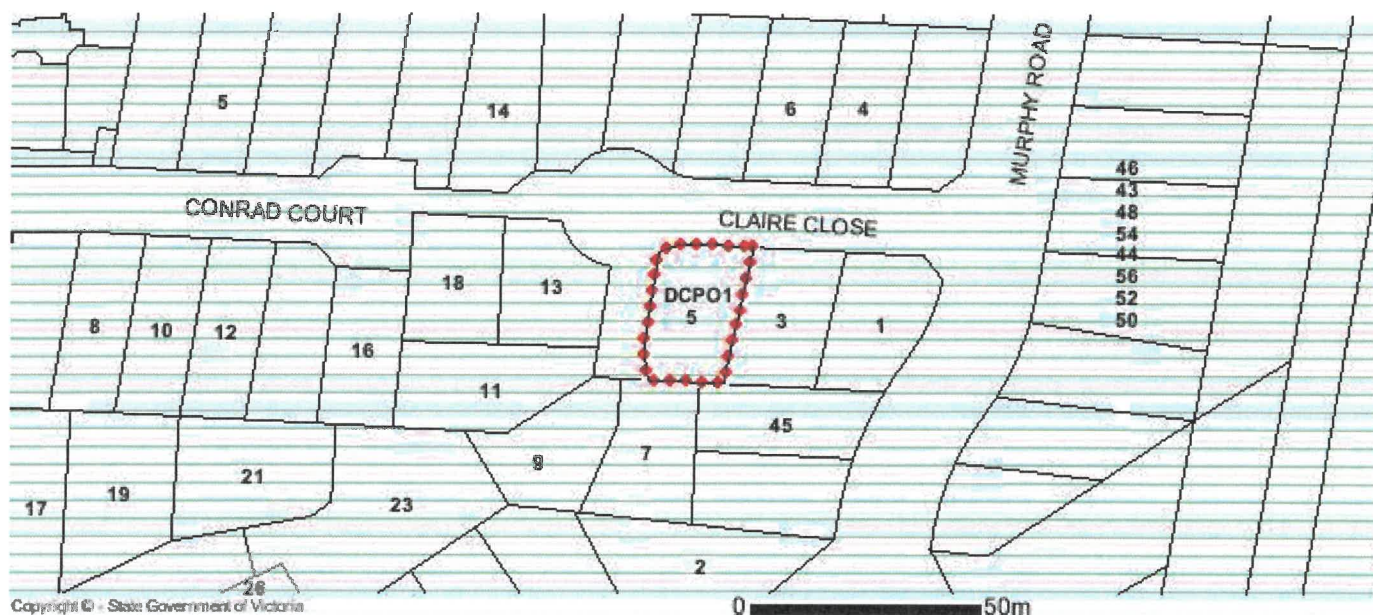
 **GRZ - General Residential**

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

Planning Overlay

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)



 DCPO - Development Contributions Plan

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

Further Planning Information

Planning scheme data last updated on 14 April 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>

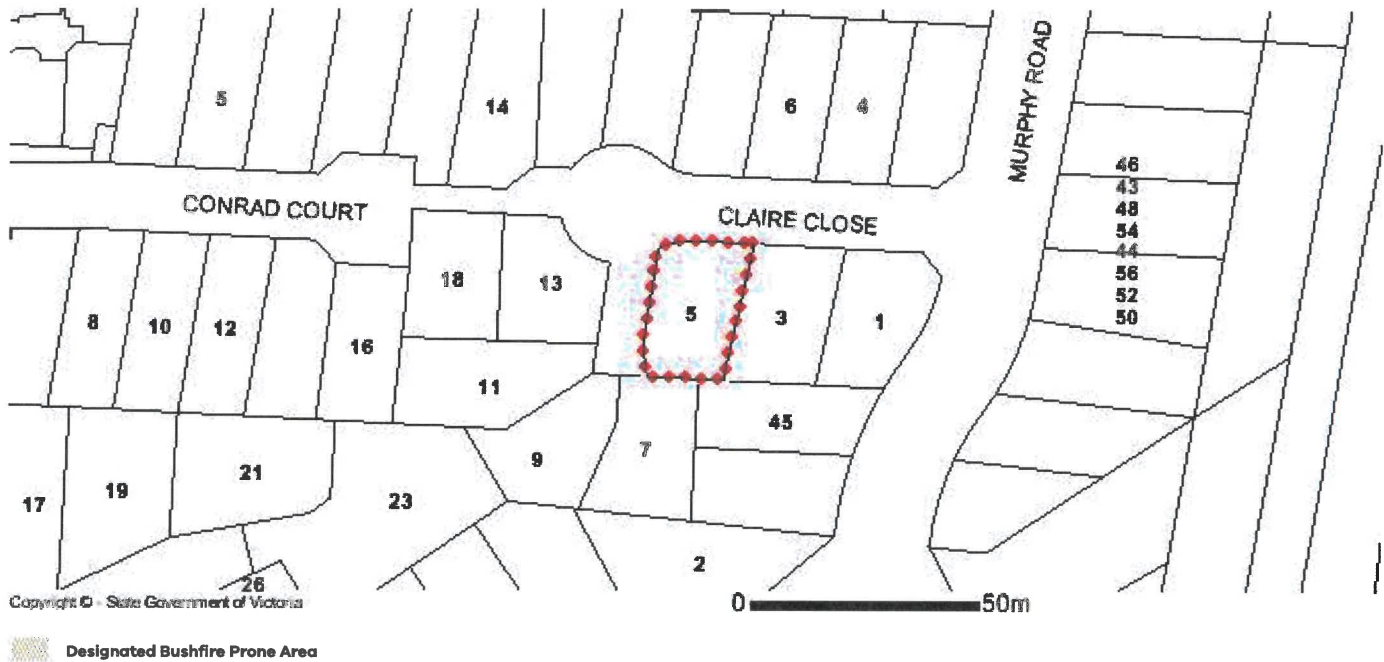
For details of surrounding properties, use this service to get the Reports for properties of interest.

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 not in a designated bushfire prone area.
No 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>

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

(04/10/2016)