

BUY & SELL CONVEYANCING SERVICES

Phone: 5968 6431
Fax: 8738 1546
PO BOX 223 EMERALD VIC 3782
annette@buyandsellconveyancing.com.au

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.

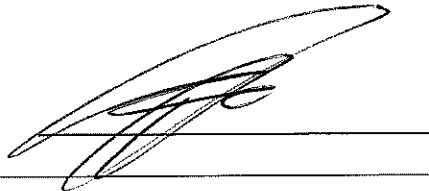
575 Sheepstation Creek Road, Hoddles Creek VIC 3139

Vendor's name Karen Joy Scott

Date

14/12/2022

Vendor's signature



Purchaser's name

Date

/ /

Purchaser's signature

Purchaser's name

Date

/ /

Purchaser's signature

1. FINANCIAL MATTERS

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

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

Yarra Ranges Shire Council
Yarra Valley Water

(a) Their total does not exceed:

\$4,000.00 p.a.

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

Not Applicable

1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

As attached.

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

Not Applicable

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

3.2 Road Access

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



3.3 Designated Bushfire Prone Area

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

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

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

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

4.2 Agricultural Chemicals

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

Nil.

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

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

As contained in the attached certificate.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act 1987*.

Not Applicable

8. SERVICES

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

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

9. TITLE

Attached are copies of the following documents:

9.1 Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable.

10.2 Staged Subdivision

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

Not Applicable.

10.3 Further Plan of Subdivision

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE CHECKLIST

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

Is attached.

13. ATTACHMENTS

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

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

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

Water Information Statement

PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 07 December 2022 10:39 AM

PROPERTY DETAILS

Address: **575 SHEEPSTATION CREEK ROAD HODDLES CREEK 3139**
Lot and Plan Number: **Plan CP162716**
Standard Parcel Identifier (SPI): **CP162716**
Local Government Area (Council): **YARRA RANGES**
Council Property Number: **255898**
Directory Reference: **Vicroads 80 A7**

www.yarraranges.vic.gov.au

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.

Area: 48118 sq. m (4.81 ha)

Perimeter: 1024 m

For this property:

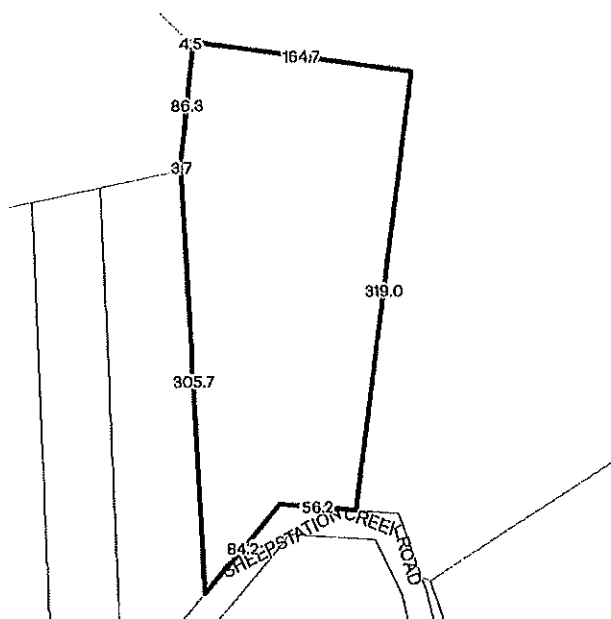
— Site boundaries

— Road frontages

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

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)



UTILITIES

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

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **EILDON**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning Information.

The Planning Property Report for this property can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

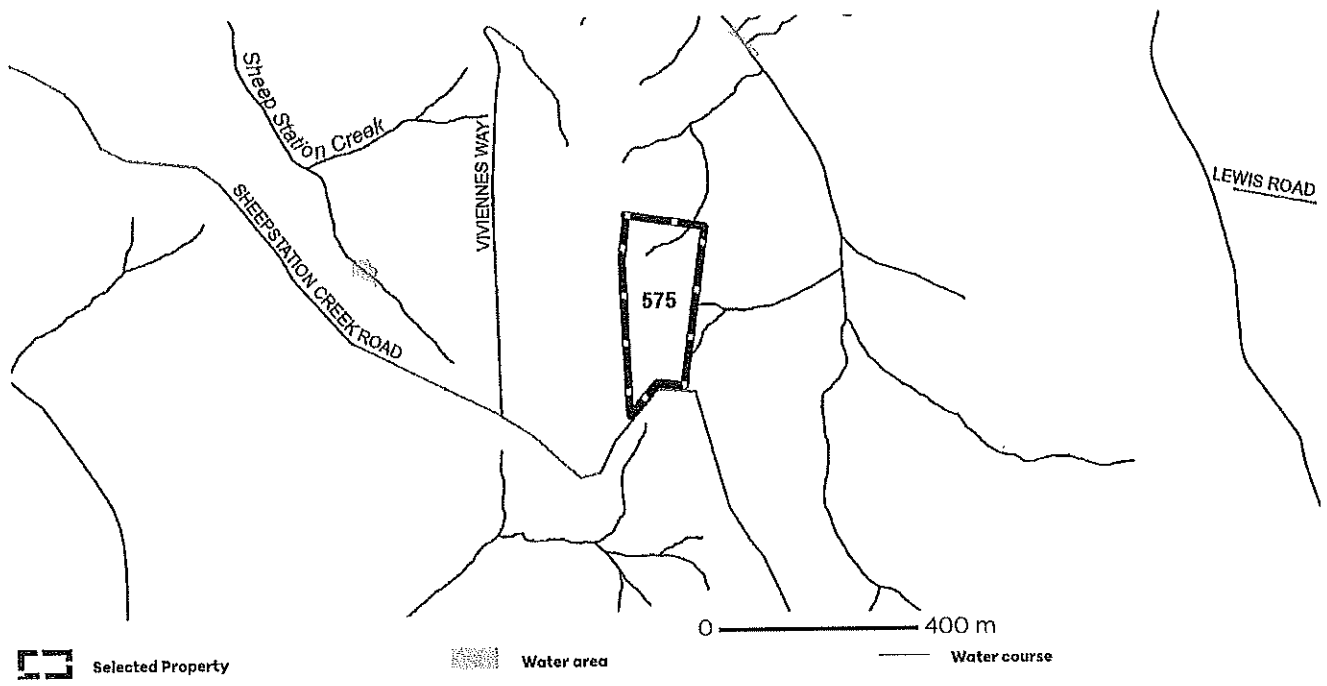
Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

PROPERTY REPORT



Environment,
Land, Water
and Planning

Area Map



PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

893549

APPLICANT'S NAME & ADDRESS

BUY & SELL CONVEYANCING SERVICES C/- TRICONVEY
(RESELLER) C/- LANDATA
DOCKLANDS

VENDOR

SCOTT, KAREN JOY

PURCHASER

NOT YET KNOWN, NOT YET KNOWN

REFERENCE

359244

This certificate is issued for:

PLAN CP162716 ALSO KNOWN AS 575 SHEEPSTATION CREEK ROAD HODDLES CREEK
YARRA RANGES SHIRE

The land is covered by the:

YARRA RANGES PLANNING SCHEME

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

The land:

- is included in a GREEN WEDGE ZONE - SCHEDULE 5
- is within a BUSHFIRE MANAGEMENT OVERLAY
- and a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1
- and a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 6

A Proposed Amending Planning Scheme C148 has been placed on public exhibition which shows this property :

- is within a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 - C148
- and a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 6 - C148
- and is AREA OUTSIDE THE URBAN GROWTH BOUNDARY

A detailed definition of the applicable Planning Scheme is available at :
(<http://planningschemes.dpcd.vic.gov.au/schemes/yarraranges>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:
<http://vhd.heritage.vic.gov.au/>

07 December 2022

Ms. Lizzie Blandthorn MP
Minister for Planning

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

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

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

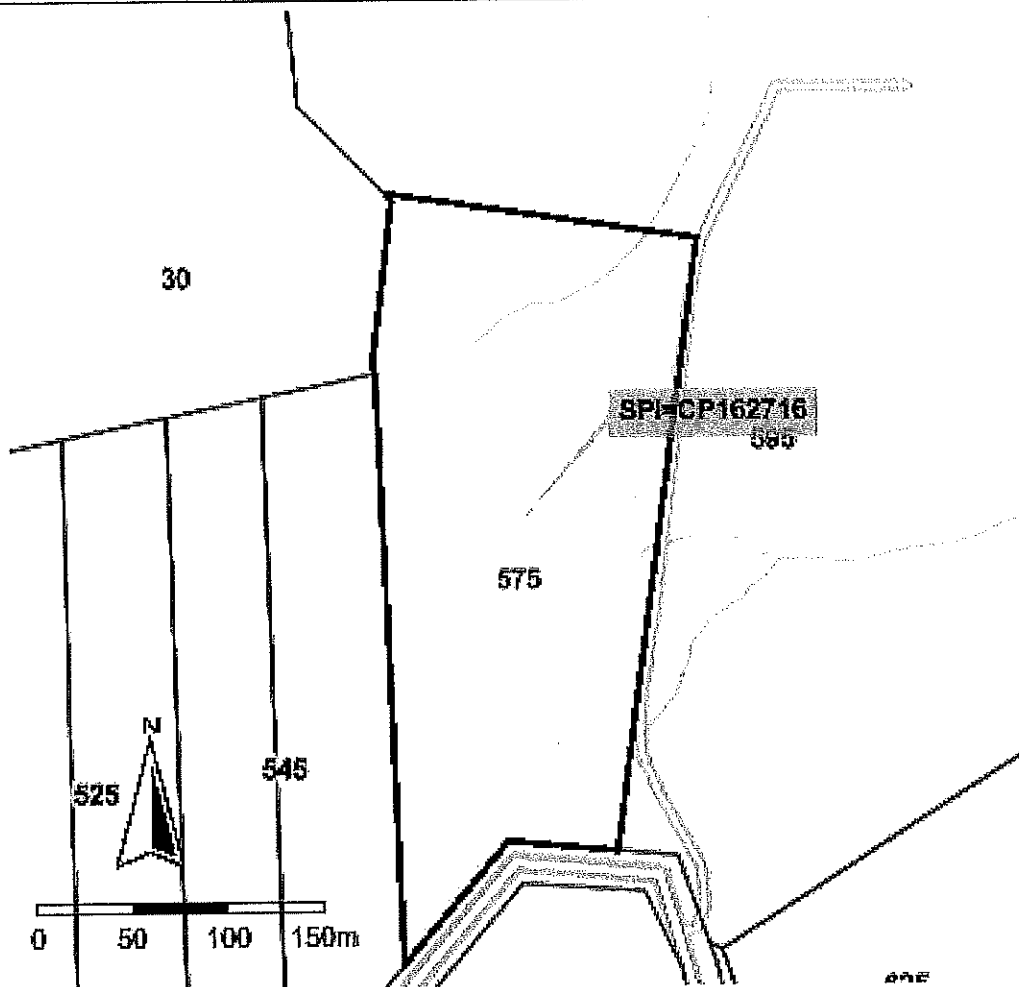
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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

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

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

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



Copyright © State Government of Victoria. Service provided by maps.land.vic.gov.au

Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 09692 FOLIO 284

Security no : 124102465774M
Produced 07/12/2022 10:32 AM

LAND DESCRIPTION

Land in Plan of Consolidation 162716B.
PARENT TITLES :
Volume 08314 Folio 925 Volume 08565 Folio 314
Created by instrument CP162716B 29/07/1986

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
KAREN JOY SCOTT of 17 AURA VALE ROAD MENZIES CREEK VIC 3159
AM401784A 12/12/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ145267M 15/08/2017
AFSH NOMINEES PTY LTD

CAVEAT AV712891L 07/06/2022

Caveator
STEPHEN JEFFREY COLLARD
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
05/06/2022
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
KLR LEGAL SERVICES PTY LTD
Notices to
KEREN ROMA of 398 BELGRAVE-GEMBROOK ROAD EMERALD VIC 3782

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE CP162716B 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: 575 SHEEPSTATION CREEK ROAD HODDLES CREEK VIC 3139

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 15/08/2017

DOCUMENT END

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Imaged Document Cover Sheet

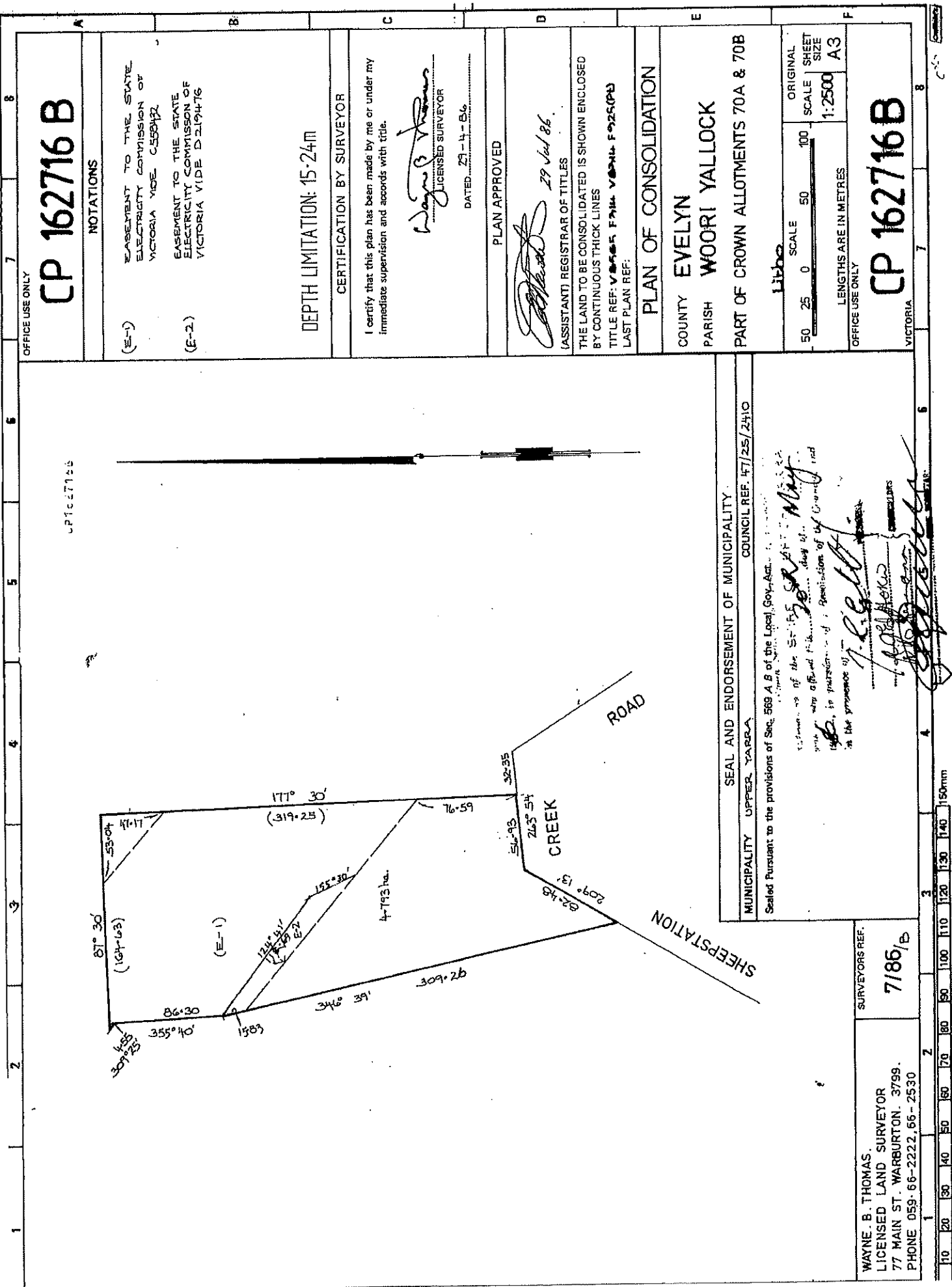
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Document Type	Plan
Document Identification	CP162716B
Number of Pages (excluding this cover sheet)	1
Document Assembled	07/12/2022 11:02

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OFFICE USE ONLY
CP 162716 B

NOTATIONS
 (E-1) EASEMENT TO THE STATE ELECTRICITY COMMISSION OF VICTORIA VIDE C55842.
 (E-2) EASEMENT TO THE STATE ELECTRICITY COMMISSION OF VICTORIA VIDE D219476

DEPTH LIMITATION: 15.24m

CERTIFICATION BY SURVEYOR
 I certify that this plan has been made by me or under my immediate supervision and accords with title.
Wayne B. Thomas
 LICENSED SURVEYOR
 DATED 29-4-86

PLAN APPROVED
[Signature] 29 Jul 86.
 (ASSISTANT) REGISTRAR OF TITLES
 THE LAND TO BE CONSOLIDATED IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES
 TITLE REF: V4565 F14 VANDU F925(P3)
 LAST PLAN REF:

PLAN OF CONSOLIDATION
 COUNTY **EVELYN**
 PARISH **WOORI YALLOCK**
 PART OF CROWN ALLOTMENTS 70A & 70B

Libba
 50 25 0 SCALE 50 100 ORIGINAL SCALE SHEET SIZE
 1:2500 A3
 LENGTHS ARE IN METRES
 OFFICE USE ONLY

CP 162716 B
 VICTORIA

SEAL AND ENDORSEMENT OF MUNICIPALITY
 MUNICIPALITY UPPER YARRA
 COUNCIL REF. 47/25/2410
 Sealed Pursuant to the provisions of Sec. 569 A B of the Local Gov. Act.
 I, *[Signature]* Mayor of the City of Upper Yarra, do hereby certify that this plan was approved by the Council on *29 July 1986*, in pursuance of a resolution of the Council and in the presence of *[Signatures]*

SURVEYORS REF.
7186/B
 WAYNE B. THOMAS.
 LICENSED LAND SURVEYOR
 77 MAIN ST. WARBURTON. 3799.
 PHONE 059-66-2222, 66-2530





YARRA VALLEY WATER
ABN 83 066 802 501

Luoknow Street
Mitoham Vlotoria 3132

Private Bag 1
Mitoham Vlotoria 3132

DX 13204

F (03) 9872 1363

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

7th December 2022

Buy & Sell Conveyancing Services

Dear Buy & Sell Conveyancing Services,

RE: Application for Water Information Statement

Property Address:	575 SHEEPSTATION CREEK ROAD HODDLES CREEK 3139
Applicant	Buy & Sell Conveyancing Services
Information Statement	30739167
Conveyancing Account Number	5757504575
Your Reference	22/4997 Scott (S)

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

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

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

Yours sincerely,

Steve Lennox
GENERAL MANAGER
RETAIL SERVICES



YARRA VALLEY WATER
ABN 93 056 962 501

Luoknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

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

Yarra Valley Water Property Information Statement

Property Address	575 SHEEPSTATION CREEK ROAD HODDLES CREEK 3139
------------------	--

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

Existing sewer mains will be shown on the Asset Plan.

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

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



YARRA VALLEY WATER
AGN 93 066 902 501

Luoknow Street
Mitoam Victoria 3132

Private Bag 1
Mitoam Victoria 3132

DX 13204

F (03) 9072 1353

E enquiry@yvw.vic.gov.au
yvw.vic.gov.au

Melbourne Water Property Information Statement

Property Address	575 SHEEPSTATION CREEK ROAD HODDLES CREEK 3139
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STATEMENT UNDER SECTION 158 WATER ACT 1989

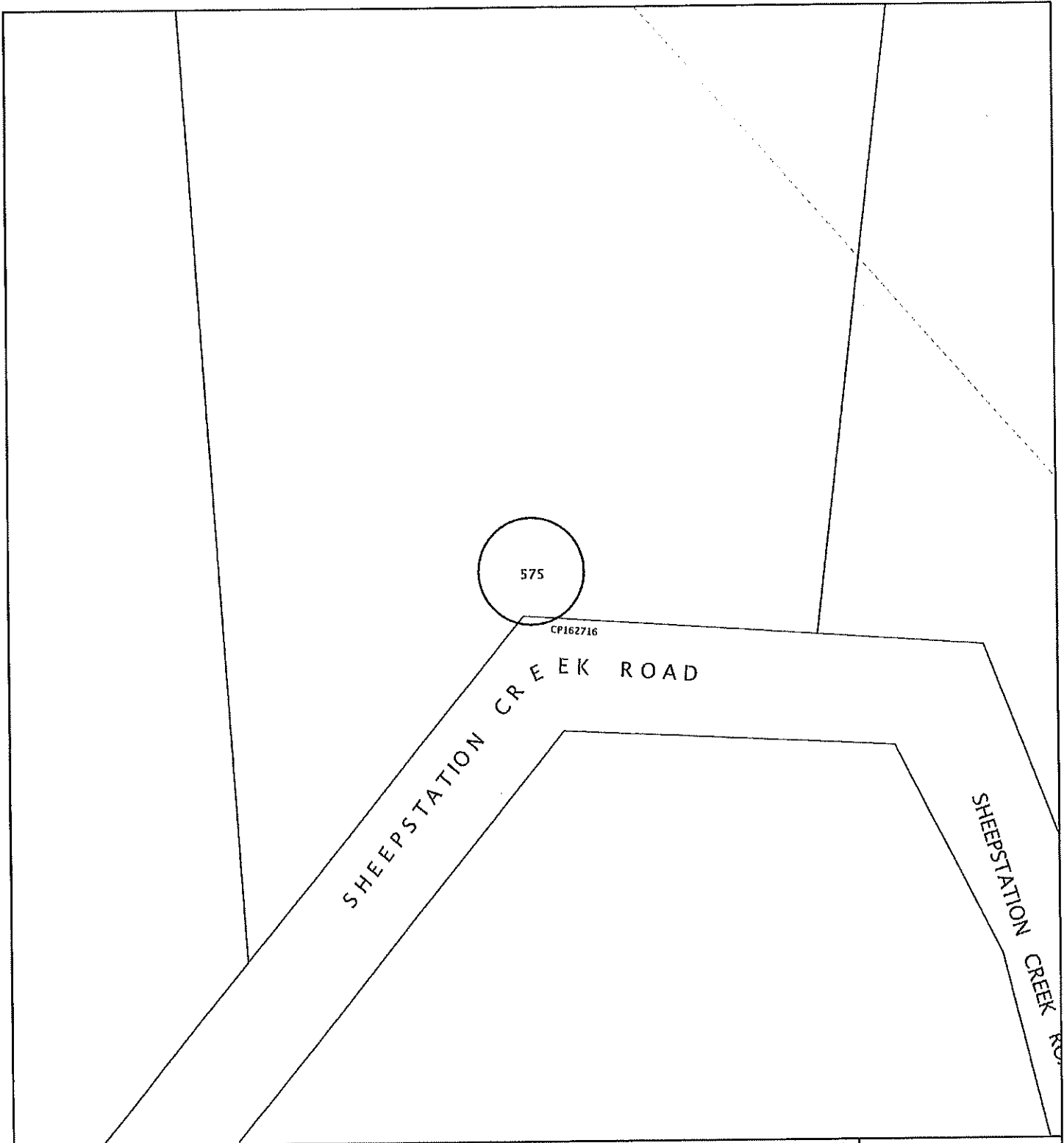
THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

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

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

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

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



Yarra Valley Water Information Statement Number: 30739167	Address 575 SHEEPSTATION CREEK ROAD HODDLES CREEK 3139		 Yarra Valley Water ABN 93 066 902 501
	Date 07/12/2022		
	Scale 1:1000		

Existing Title		Access Point Number	GLV2-42	MW Drainage Channel Centreline	
Proposed Title		Sewer Manhole		MW Drainage Underground Centreline	
Easement		Sewer Pipe Flow		MW Drainage Manhole	
Existing Sewer		Sewer Offset	<1.00>	MW Drainage Natural	

Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd:
 - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets;
 - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information;
 - Recommends recipients and other persons using this



YARRA VALLEY WATER
ABN 99 068 982 601

Luoknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvwm.com.au
yvwm.com.au

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

RATES CERTIFICATE

Account No: 2080079397
Rate Certificate No: 30739167

Date of Issue: 07/12/2022
Your Ref: 22/4997 Scott (S)

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
575 SHEEPSTATION CREEK RD, HODDLES CREEK VIC 3139		1704088	Residential

Agreement Type	Period	Charges	Outstanding
Drainage Fee	01-10-2022 to 31-12-2022	\$15.17	\$15.17
Other Charges:			
Interest	No interest applicable at this time		
No further charges applicable to this property			
Balance Brought Forward			\$1.53
Total for This Property			\$16.70
Total Due			\$16.70

GENERAL MANAGER
RETAIL SERVICES

Note:

- Invoices generated with Residential Water Usage during the period 01/07/2017 – 30/09/2017 will include a Government Water Rebate of \$100.
- This statement details all tariffs, charges and penalties due and payable to Yarra Valley Water as at the date of this statement and also includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
- All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.
- If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchasers account at settlement.
- Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

7. From 01/10/2022, Residential Water Usage is billed using the following step pricing system: 244.51 cents per kilolitre for the first 44 kilolitres; 312.53 cents per kilolitre for 44-88 kilolitres and 463.00 cents per kilolitre for anything more than 88 kilolitres

8. From 01/07/2022, Residential Recycled Water Usage is billed 184.89 cents per kilolitre

9. From 01/07/2022, Residential Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 115.40 cents per kilolitre

10. From 01/07/2022, Residential Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 115.40 cents per kilolitre

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

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

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



YARRA VALLEY WATER
ABN 93 068 902 661

Luoknow Street
Mitoham Victoria 3132

Private Bag 1
Mitoham Victoria 3132

DX 13204

F (03) 9872 1353

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

Property No: 1704088

Address: 575 SHEEPSTATION CREEK RD, HODDLES CREEK VIC 3139

Water Information Statement Number: 30739167

HOW TO PAY



Bill Code: 314567
Ref: 20800793975

Amount
Paid

Date
Paid

Receipt
Number



PR Building Surveying
Services
Level 1
21 Anthony Drive
Mount Waverley
Victoria 3149

Phillip Wood
M.A.I.B.S.
BS-U 1255

DX 32019
Mount Waverley

Phone: 03 9803 1400
Fax: 03 9803 1822

Mobile:
Philip 0419 334 064

Email:
info@prbuildingsurveying.
com.au

Web:
www.prbuildingsurveying.
com.au

Killion Pty Limited
A.C.N 074 120 246
A.B.N 65 810 620 957
Trading as

**PR BUILDING
SURVEYING
SERVICES**

Form 2

Building Permit

Building Act 1993

Building Regulations 2006

Regulation 313

ISSUED TO:

Owner:
Karen Scott
17 Aura Vale Rd
Merizies Creek 3159

Builder:
Letac Drafting Services PtyLtd
31 Sydney Rd
Bayswater 3153

ADDRESS FOR SERVING OF NOTICES:

Letac Drafting Services PtyLtd 31 Sydney Rd Bayswater 3153
Ph1 0411 225 636 Fax No:

PROPERTY DETAILS:

No. 575 Sheepstation Creek Rd Hoddles Creek 3139
Allotment area m²: 47930 CP 162716B Vol. 09692 Fol. 284
Municipal District: Shire of Yarra Ranges

DETAILS OF RELEVANT PLANNING PERMIT: (if applicable)

Planning Permit No: YR2015/414 Planning Permit Date: 19/12/2015

NATURE OF BUILDING WORK: Construction of single storey dwelling, carport & Shed
BAL 12.5

BUILDING DETAILS:

Description: single storey dwelling, carport & Shed BAL 12.5
Class: 1a10a new floor area, m²: 244.34
Area (m²): 528.68 no of storeys: 1
Project estimated value \$300,000.00 live load: 1.5kpa

MANDATORY INSPECTIONS

Footing inspection
Pre-slab inspection
Steel for slab inspection
Footing inspection (Shed)
Framework inspection
Final inspection

COMMENCEMENT AND COMPLETION: This building work must commence by 8/03/2017 and must be completed by 8/03/2018

PRACTITIONERS:

WATT CHARLES
CHUAH LEON
CACHIA LESLIE
CACHIA LESLIE

EC 1159
EC 18942
DB-L 42566
DP-AD 1044

FUNCTION AND ENGAGEMENT:

Prepared documents only
Prepared documents only
Engaged in various parts of the building
Prepared documents only

DETAILS OF DOMESTIC BUILDING WORK INSURANCE (if applicable)

The issuer or provider of the required insurance policy is:
QBE Insurance Australia Ltd

OCCUPATION OF BUILDING:

An Occupancy Permit is required prior to use or Occupation

STAGES OF WORK PERMITTED: All

RELEVANT BUILDING SURVEYOR:

Phillip Wood Registration no. BS-U1255
PR Building Surveying Services
1st Floor, 21 Anthony Drive Mt. Waverley

**Permit No. BS-U1255
201615365/0**

Signature

Date of issue: 08-Mar-2016



PR Building Surveying
Services
Level 1
21 Anthony Drive
Mount Waverley
Victoria 3149

Philip Wood
M.A.I.B.S.
BS-U 1255

DX 32019
Mount Waverley

Phone: 03 9803 1400
Fax: 03 9803 1822

Mobile:
Philip 0419 334 064

Email:
info@prbuildingsurveying.
com.au

Web:
www.prbuildingsurveying.
com.au

Killion Pty Limited
A.C.N 079 120 246
A.B.N 65 810 620 977
Trading as

**PR BUILDING
SURVEYING
SERVICES**

Form 2

Building Permit No. BS-U 1255 201615365/0

Building Act 1993
Building Regulations 2006
Regulations 313

ALTERNATIVE SOLUTIONS: (if applicable) Nil

BUILDING APPEALS BOARD DETERMINATIONS: (if applicable) Nil

PRESCRIBED REPORTING AUTHORITIES: (if applicable)

Prescribed reporting authority	Matter reported on	Regulation
Shire of Yarra Ranges	Septic Tank System	801
Shire of Yarra Ranges	Stormwater Discharge Point	610

COMBINED ALLOTMENTS STATEMENT: (if applicable)

Nil

SUBDIVISION OF EXISTING BUILDING STATEMENT: (if applicable)

Nil

BUSHFIRE ATTACK LEVEL (BAL): 12.5

GENERAL CONDITIONS OF BUILDING PERMIT:

1. A copy of this Building Permit and associated stamped documents are required to be on site at all times during the construction of this building work.
2. Where a planning permit is issued it is the responsibility of the owner/agent to comply with all of the planning permit conditions.
3. The owner/agent is responsible to comply with Council Local Laws which may affect the development.
4. It is the responsibility of the building owner to ensure compliance with any section 173 agreement, covenant, memorandum of common provisions or any other restriction which may be shown on the title.
5. Where termite protection is required it shall be carried out in accordance with AS 3660.1 2000. It is the owner's responsibility to carry out the regular inspections (12 months maximum) of the building for evidence of termite activity.
6. Any reference in the documentation to Australian Standards shall be taken to mean the latest referenced Australian Standard called up in the Building Code of Australia.
7. All plumbing work must be carried out by a registered plumber and plumbing certificates must be supplied before any occupancy permit can be issued.
8. Many Councils have local laws requiring the payment of fees and deposits for asset protection. It is the owner's responsibility to confirm their existence and to comply with those local laws.

SPECIAL CONDITIONS OF BUILDING PERMIT: (if any)

9. Planning permit conditions apply to this development.
10. Roof truss details and/or beam/Intel computations must be supplied to PR Building Surveying Services for approval prior to the frame inspection.

Notes:

1. The owner of a building or land for which a building permit has been issued must (under regulation 318) notify the relevant building surveyor within 14 days of any change to the name or address of the owner or the builder carrying out the building work.
2. The person in charge of the carrying out of the building work must take all reasonable steps to ensure that a copy of this building permit and one copy of the approved plans, specifications and documents are available for inspection at the allotment while the building work is in progress. Also the person must take all reasonable steps to ensure that the registration numbers and contact details of the builder and the relevant building surveyor and the number and date of issue of this building permit are displayed in a conspicuous position accessible to the public before and during the building work, to which this building permit applies.



PR Building Surveying Services

Philip Wood
M.A.I.B.S.
BS-U 1255

2 / 13-15 Chandler Road
Boronia Victoria 3155

Phone: 03 9162 7400

Fax: 03 9162 7199

Mobile:
Philip 0419 334 064

Email:
info@prbuildingsurveying.com.au

Web:
www.prbuildingsurveying.com.au

Killion Pty Limited
A.C.N 079 120 246
A.B.N 65 810 620 917
Trading as

PR BUILDING
SURVEYING
SERVICES

Form 2

Building Permit

Building Act 1993

Building Interim Regulations 2017

Regulation 313

ISSUED TO:

Owner:
Karen Scott
17 Aura Vale Rd
Menzies Creek 3159

Builder:
Letac Drafting Services PtyLtd
31 Sydney Rd
Bayswater 3153

ADDRESS FOR SERVING OF NOTICES:

Letac Drafting Services PtyLtd 31 Sydney Rd Bayswater 3153
Ph1 0411 225 636 Fax No:

PROPERTY DETAILS:

No. 575 Sheepstation Creek Rd Hoddles Creek 3139
Allotment area m²: 47930 CP 162716B Vol. 09692 Fol. 284
Municipal District: Shire of Yarra Ranges

DETAILS OF RELEVANT PLANNING PERMIT: (if applicable)

Planning Permit No: YR2015/414 Planning Permit Date: 19/12/15

NATURE OF BUILDING WORK: Construction of single storey dwelling, carport & Shed
BAL 12.5

BUILDING DETAILS:

Description: single storey dwelling, carport & Shed BAL 12.5
Class: 1a10a new floor area, m²: 244.34
Area (m²): 528.68 no of storeys: 1
Project estimated value: \$300,000.00 live load: 1.5kpa

MANDATORY INSPECTIONS

Framework Inspection
Final Inspection
Footing Inspection (Shed)
Pre-slab inspection
Steel for slab inspection
Stump holes Inspection (front verandah)



COMMENCEMENT AND COMPLETION: This building work must commence by 8/03/17 and must be completed by 8/03/19

PRACTITIONERS:

WATT CHARLES	EC 1159	FUNCTION AND ENGAGEMENT:
CHUAH LEON	EC 18942	Prepared documents only
CACHIA LESLIE	DB-L 42566	Prepared documents only
CACHIA LESLIE	DP-AD 1044	Engaged in various parts of the building
		Prepared documents only

DETAILS OF DOMESTIC BUILDING WORK INSURANCE: (if applicable)

The issuer or provider of the required insurance policy is:
QBE Insurance Australia Ltd

OCCUPATION OF BUILDING:

An Occupancy Permit is required prior to use or Occupation

STAGES OF WORK PERMITTED: All

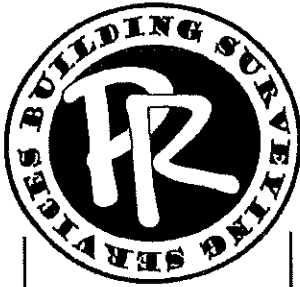
RELEVANT BUILDING SURVEYOR:

Philip Wood Registration no. BS-U1255
PR Building Surveying Services
1st Floor, 21 Anthony Drive Mt.Waverley



Signature

Date of issue: 08-Mar-16



PR Building Surveying Services

Philip Wood
M.A.I.B.S.
BS-U 1255

2 / 13-15 Chandler Road
Boronia Victoria 3155

Phone: 03 9162 7400

Fax: 03 9162 7199

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Philip 0419 334 064

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**PR BUILDING
SURVEYING
SERVICES**

Form 2

Building Permit No. BS-U 1255 201615365/0

Building Act 1993
Building Regulations 2006
Regulations 313

ALTERNATIVE SOLUTIONS: (if applicable) Nil

BUILDING APPEALS BOARD DETERMINATIONS: (if applicable) Nil

PRESCRIBED REPORTING AUTHORITIES: (if applicable)

Prescribed reporting authority	Matter reported on	Regulation
Shire of Yarra Ranges	Septic Tank System	801
Shire of Yarra Ranges	Stormwater Discharge Point	610

COMBINED ALLOTMENTS STATEMENT: (if applicable)

Nil

SUBDIVISION OF EXISTING BUILDING STATEMENT: (if applicable)

Nil

BUSHFIRE ATTACK LEVEL (BAL): 12.5

GENERAL CONDITIONS OF BUILDING PERMIT:

1. A copy of this Building Permit and associated stamped documents are required to be on site at all times during the construction of this building work.
2. Where a planning permit is issued it is the responsibility of the owner/agent to comply with all of the planning permit conditions.
3. The owner/agent is responsible to comply with Council Local Laws which may affect the development.
4. It is the responsibility of the building owner to ensure compliance with any section 173 agreement, covenant, memorandum of common provisions or any other restriction which may be shown on the title.
5. Where termite protection is required it shall be carried out in accordance with AS 3660.1 2000. It is the owner's responsibility to carry out the regular inspections (12 months maximum) of the building for evidence of termite activity.
6. Any reference in the documentation to Australian Standards shall be taken to mean the latest referenced Australian Standard called up in the Building Code of Australia.
7. All plumbing work must be carried out by a registered plumber and plumbing certificates must be supplied before any occupancy permit can be issued.
8. Many Councils have local laws requiring the payment of fees and deposits for asset protection. It is the owner's responsibility to confirm their existence and to comply with those local laws.

SPECIAL CONDITIONS OF BUILDING PERMIT: (if any)

9. Planning permit conditions apply to this development.
10. Roof truss details and/or beam/lintel computations must be supplied to PR Building Surveying Services for approval prior to the frame inspection.

Notes:

1. The owner of a building or land for which a building permit has been issued must (under regulation 318) notify the relevant building surveyor within 14 days of any change to the name or address of the owner or the builder carrying out the building work.
2. The person in charge of the carrying out of the building work must take all reasonable steps to ensure that a copy of this building permit and one copy of the approved plans, specifications and documents are available for inspection at the allotment while the building work is in progress. Also the person must take all reasonable steps to ensure that the registration numbers and contact details of the builder and the relevant building surveyor and the number and date of issue of this building permit are displayed in a conspicuous position accessible to the public before and during the building work, to which this building permit applies.

FORM 16 - OCCUPANCY PERMIT

Regulation 192 Building Act 1993 Building Regulations 2018



Property Details

Address: 575 Sheepstation Creek Road Hoddles Creek Vic 3139

PC: 162716B

Volume: 09692

Folio: 284

Municipal District: Shire of Yarra Ranges

Building permit details

Building permit number: 201615365/0

Version of BCA applicable to building permit: 2016

Building Details

Part of building to which permit applies:

Whole dwelling

Permitted use:

Residential – Habitable use

BCA Class of building:

1a1

Maximum permissible floor live load:

1.5KPA

Part of building to which permit applies:

Whole carport and shed

Permitted use:

Residential – Non habitable use only

BCA Class of building:

10a

Storeys contained:

1

Reporting authorities

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

Reporting Authority	Matter reported on or consented to	Relevant regulation no.
Shire of Yarra Ranges	Septic Tank Use	187

Conditions of occupancy permit:

Non habitable structures are not to be used for habitable structures.

Suitability for occupation

At the date this occupancy permit is issued, the building to which this permit applies is suitable for occupation and use.

Signature:

A handwritten signature in cursive script that reads "John Daniels".

NAME: John Daniels

ADDRESS: 5 Huon Court DONVALE VIC 3111

EMAIL: jd.diversebs@gmail.com

BUILDING PRACTITIONER REGISTRATION: BS-U 42493

MUNICIPAL DISTRICT: Shire of Yarra Ranges

PERMIT NO. 201615365/0

Please note this occupancy permit relates to a building permit issued by PR Building Surveying Services – Phillip Wood on the 8 March 2016. This occupancy permit does not confirm compliance with the Building Act 1993 or Building Regulations 2018, it just confirms the building is suitable for occupation.



**Domestic Building Insurance
Certificate of Insurance**

Policy Number 410065561BWI-3

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2811
ABN: 78 003 191 035
AFS License No: 239545



KAREN JOY SCOTT
17 AURA VALE RD
MENZIES CREEK 3169

Name of Intermediary
PSC CONNECT - MELBOURNE
P O BOX 7675
ST KILDA ROAD MELBOURNE 8004

Account Number
41BWPC00
Date Issued
10/12/2015

Policy Schedule Details

Certificate in Respect of Insurance
Domestic Building Contract

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance Issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 for and on behalf of the Insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Domestic Building Work	NEW SINGLE DWELLING CONSTRUCTION CONTRACT
At the property	575 SHEEPSTATION CREEK ROAD YELLINGBO VIC 3139
Carried out by the builder	LETAC DRAFTING SERVICES PTY LT ACN: 151 877 404
	! Important note: If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact QBE IMMEDIATELY. If these details are incorrect, the domestic building work will not be covered.
For the building owner	KAREN JOY SCOTT
Pursuant to a domestic building contract dated	01/12/2015
For the contract price of	\$300,000.00
Type of cover	Cover is only provided if LETAC DRAFTING SERVICES PTY LT has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order*
Period of cover	Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes: <ul style="list-style-type: none"> • Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects* • Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*
The maximum policy limit for all claims made under this policy is	\$300,000 all inclusive of costs and expenses*
The maximum policy limit for all claims for non-completion of the domestic building works is	20% of the contract price*

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

QM1524-1207



**Domestic Building Insurance
Certificate of Insurance**

Policy Number 410065581BWI-3

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Subject to the Building Act 1993, and the Ministerial Order and the conditions of the Insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner in relation to the domestic building work undertaken by the builder.

Issued by QBE Insurance (Australia) Limited for and on behalf of

Victorian Managed Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium	\$1,780.00
GST	\$178.00
Stamp Duty	\$195.80
Total	\$2,153.80

IMPORTANT:

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

QM1824-1207



If the information on this Certificate does not match what's on your domestic building contract, please contact QBE IMMEDIATELY on 1300 790 723

Below are some examples of what to look for:

CERTIFICATE OF INSURANCE		YOUR DOMESTIC BUILDING CONTRACT
<p>Owner: [REDACTED]</p> <p>Carried out by the builder: ACME CONSTRUCTIONS PTY LTD ACN: 12 345 678</p>	<p>MATCH</p> <p>Both name of builder and ACN or ABN match</p> <p>✓</p>	<p>Owner: [REDACTED]</p> <p>Builder: ACME CONSTRUCTIONS PTY LTD ACN: 12 345 678</p>
<p>Owner: [REDACTED]</p> <p>Carried out by the builder: JOHN CITIZEN ABN: 12 345 678 910</p>	<p>NO MATCH</p> <p>Call QBE, name of builder does not match</p> <p>✗</p>	<p>Owner: [REDACTED]</p> <p>Builder: CITIZEN CONSTRUCTIONS PTY LTD ACN: 12 345 678</p>
<p>Owner: [REDACTED]</p> <p>Carried out by the builder: ACME CONSTRUCTIONS PTY LTD ACN: 12 345 678</p>	<p>NO MATCH</p> <p>Call QBE, ABN or ACN does not match</p> <p>✗</p>	<p>Owner: [REDACTED]</p> <p>Builder: ACME CONSTRUCTIONS PTY LTD ACN: 87 956 123</p>

Due diligence checklist

What you need to know before buying a residential property

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