


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.

Property	17 TONY WAY CRANBOURNE WEST VIC 3977	
Vendor's name	BRIONY ELIZABETH MANNERING	Date / /
Vendor's signature	 <small>Briony (Jul 5, 2024 15:58 GMT+10)</small>	05/07/24
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)

(a) Are contained in the attached certificate/s.

Their total does not exceed \$5,500.00

This total does not include water consumption or sewerage disposal charges.

At settlement the rates will be adjusted between the parties so that each party bears the proportion of rates applicable in accordance with their respective periods of occupancy in the property.

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 6 months 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): -

Are contained in the attached copies of 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 affecting the property.

The purchaser should note that there may be sewers, drains, water pipes underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements, and which are not registered or required to be registered against the Certificate of Title.

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.

Name of Planning scheme:	CASEY PLANNING SCHEME
Name of responsible authority:	CASEY COUNCIL
Zoning of the land:	URBAN GROWTH ZONE (UGZ) URBAN GROWTH ZONE - SCHEDULE 1 (UGZ1)

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:

None to the vendor's knowledge. The vendor has no means of knowing all decisions of public authorities and/or government departments affecting the land unless communicated to the vendor.

4.2 Livestock disease and/or 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:

None to the vendor's knowledge

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:

None to the vendor's knowledge

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):

Are contained in the attached copies of documents

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”)

None to the vendor's knowledge

8. SERVICES

Information concerning the supply of the following services

SERVICE	STATUS
Electricity	Connected
Gas	Connected
Water	Connected
Sewerage	Connected
Telephone	Not Connected

Connected indicates that the services are provided by an authority and operating on the day of sale. The purchaser should be aware that the vendor may terminate their account with the service provider prior to settlement day and the purchaser will be liable for any costs associated to the re-connection of services.

9. TITLE

Attached are copies of the following documents:

9.1 Registered Title

Registered Title - VOLUME 12194 FOLIO 561
Lot 446 on Plan of Subdivision 738450C

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 the 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 12)

(Additional information may be added to this section 12 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)

As below

14. COMMERCIAL AND INDUSTRIAL PROPERTY TAX

1. The land is tax reform scheme land within the meaning of the Commercial and Industrial Property Tax Reform Act 2024.

Yes No

2. The AVPCC number is:

3. The Entry Date of the land was:

VENDOR REPRESENTATION

The vendor confirms that this vendor statement is true and correct and has been prepared solely in accordance with the instructions from the information and documents provided or approved by the vendor. The vendor accepts sole responsibility of the accuracy of the information provided and for any omission of information, conditions and documents required, or which may later be deemed to be required by section 32 of the Sale of Land Act, Domestic Building Act, Owners Corporation Act and/or any other Act or regulation governing the sale of this property.

DATED:

BRIONY ELIZABETH MANNERING

VENDOR STATEMENT

Property: 17 TONY WAY CRANBOURNE WEST VIC 3977



Phone: 03 9700 1292 Mob: 0447 224 441
ob@obconveyancing.com.au
PO Box 361,
Endeavour Hills VIC 3802
Ref: 2407005

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

Vendor GST Withholding Notice

Pursuant to Section 14-255 Schedule 1 Taxation Administration Act 1953 (Cwlth)

Property Address: 17 TONY WAY CRANBOURNE WEST VIC 3977
Purchaser: The Purchaser/s named in the Particulars of Sale
Vendor: BRIONY ELIZABETH MANNERING
Contract Price: Refer to Price detail in the Particulars of Sale.

Purchaser must make a GST Withholding Payment under Section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwlth) in relation to the supply of the above property:

No Yes

(if yes, vendor must provide further details)

If the further details below are not fully completed at the contract date, the vendor must provide all these details in a separate notice within 14 days of the contract date.

Supplier's name:

Supplier's ABN:

Supplier's business address:

Supplier's email address:

Supplier's phone number:

Supplier's proportion of the GST Withholding Payment:

Amount purchaser must pay – price multiplied by the GST withholding rate:

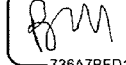
Amount must be paid: at completion at another time (specify):

Is any of the consideration not expressed as an amount in money? No Yes

If "yes", the GST inclusive market value of the non-monetary consideration: \$

I/We confirm I/we have sought advice from our accountant with regards to the above notice.

Signed by:



736A7BFD1A8F4D1...

BRIONY ELIZABETH MANNERING

Date: 2/7/2024

Date:



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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**

Page 1 of 1

VOLUME 12194 FOLIO 561

Security no : 124116335813H
Produced 03/07/2024 01:37 PM

LAND DESCRIPTION

Lot 446 on Plan of Subdivision 738450C.
PARENT TITLE Volume 12053 Folio 676
Created by instrument PS738450C 18/03/2020

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
BRIONY ELIZABETH MANNERING of 17 TONY WAY CRANBOURNE WEST VIC 3977
AW153580K 12/10/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW153581H 12/10/2022
COMMONWEALTH BANK OF AUSTRALIA

COVENANT PS738450C 18/03/2020

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 PS738450C 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: 17 TONY WAY CRANBOURNE WEST VIC 3977

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 12/10/2022

DOCUMENT END



Imaged Document Cover Sheet


The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	PS738450C
Number of Pages (excluding this cover sheet)	6
Document Assembled	03/07/2024 13:37

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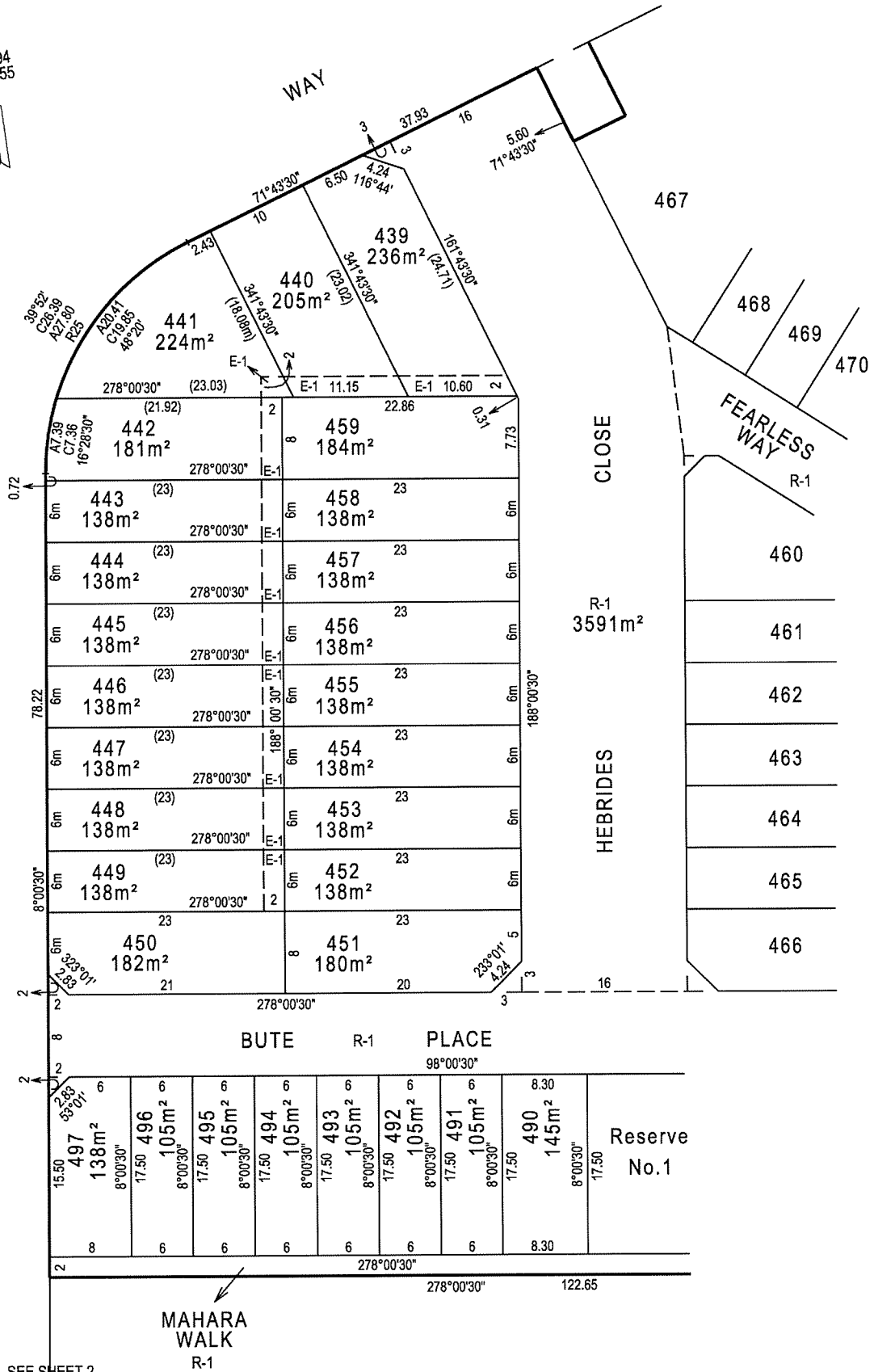
The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION			LV USE ONLY EDITION 1	PS 738450C
LOCATION OF LAND			Council Name: Casey City Council Council Reference Number: SubA00315/18 Planning Permit Reference: PlnA00948/18 SPEAR Reference Number: S125235M Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 27/03/2019 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Michele Scarlett for Casey City Council on 10/10/2019 Statement of Compliance issued: 11/03/2020 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance	
PARISH: LYNDHURST TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 16B (Part) & 16C (Part) CROWN PORTION: - TITLE REFERENCE: Vol. Fol. LAST PLAN REFERENCE: Lot V PS 816049U	POSTAL ADDRESS: 665 Hall Road Cranbourne West 3977 MGA94 Co-ordinates (of approx centre of land in plan) E 346 450 ZONE: 55 N 5 781 050			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 1 to 438 (both inclusive) have been omitted from this plan. See Sheets 5 and 6 for Creation of Restrictions.	
Road R-1 Reserve No. 1	City of Casey City of Casey			
NOTATIONS			Estate: LOHAVEN Development No.: 4AS No. of Lots: 59 Area: 1.226 ha Melways: 133 A3	
Depth Limitation: 15.24 metres below the surface Survey: This plan is to not based on survey. Refer to BP 3226V This survey has been connected to Lyndhurst permanent marks no(s) 1605, 1642, 1644, 449, 1553, DVA 91/26, DVA 91/27 & MPDWB 91/B20. In Proclaimed Survey Area No. 52. Staging: This is is not a staged subdivision. Planning Permit No. PlnA00948/18.				
EASEMENT INFORMATION				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Drainage	See Diag.	This Plan	City of Casey
 CHARLTON DEGG LAND DEVELOPMENT CONSULTANTS		SURVEYORS FILE REF: 1041/Stg 4AS VERSION: 8 Digitally signed by: Michael Neylan Degg, Licensed Surveyor, Surveyor's Plan Version (8), 01/10/2019, SPEAR Ref: S125235M		ORIGINAL SHEET SIZE: A3 SHEET 1 of 6
SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3930 PH (03) 9775 4555 www.charltondegg.com.au		PLAN REGISTERED TIME: 11.25AM DATE: 18/3/2020 Assistant Registrar of Titles KRB		

PS 738450C



TONY WAY



SEE SHEET 4

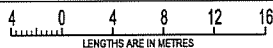
SEE SHEET 4

SEE SHEET 2



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SCALE
1:400



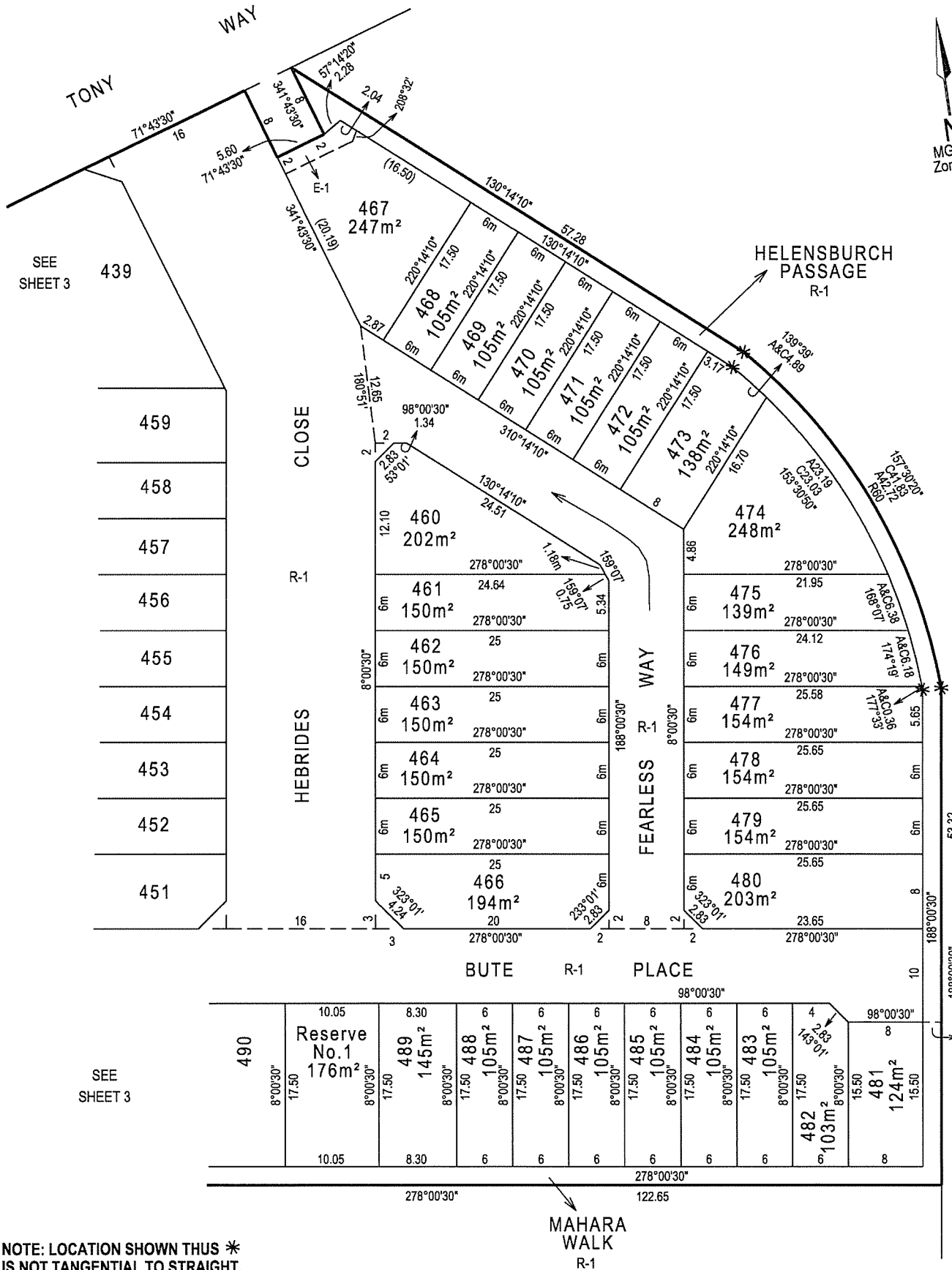
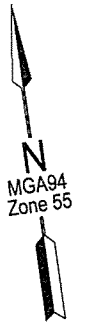
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ORIGINAL SHEET
SIZE: A3

SHEET 3

Digitally signed by:
Casey City Council,
10/10/2019,
SPEAR Ref: S125235M

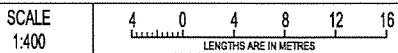
PS 738450C



NOTE: LOCATION SHOWN THUS * IS NOT TANGENTIAL TO STRAIGHT.



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SHEET 4

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PS 738450C

CREATION OF RESTRICTION A

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.

Table of Land burdened and Land benefited

Burdened Lot No.	Benefiting Lots on this Plan
439	440, 459
440	439, 441, 459
441	440, 442, 459
442	441, 443, 459
443	442, 444, 458
444	443, 445, 457
445	444, 446, 456
446	445, 447, 455
447	446, 448, 454
448	447, 449, 453
449	448, 450, 452
450	449, 451
451	450, 452
452	449, 451, 453
453	448, 452, 454
454	447, 453, 455
455	446, 454, 456
456	445, 455, 457
457	444, 456, 458

Burdened Lot No.	Benefiting Lots on this Plan
458	443, 457, 459
459	439, 440, 441, 442, 458
460	461
461	460, 462
462	461, 463
463	462, 464
464	463, 465
465	464, 466
466	465
467	468
468	467, 469
469	468, 470
470	469, 471
471	470, 472
472	471, 473
473	472, 474
474	473, 475
475	474, 476
476	475, 477
477	476, 478

Burdened Lot No.	Benefiting Lots on this Plan
478	477, 479
479	478, 480
480	479
481	482
482	481, 483
483	482, 484
484	483, 485
485	484, 486
486	485, 487
487	486, 488
488	487, 489
489	488
490	491
491	490, 492
492	491, 493
493	492, 494
494	493, 495
495	494, 496
496	495, 497
497	496

The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not construct or extend any dwelling or allow the construction or extension of any dwelling that does not comply with Type B of the Small Lot Housing Code as incorporated into the Casey Planning Scheme, unless the construction or extension of any dwelling has been approved by the Responsible Authority under the relevant planning scheme. Where there is a conflict between the requirements of the Lochaven Design Guidelines and the Small Lot Housing Code, the Small Lot Housing Code will take precedence.

CREATION OF RESTRICTION B

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.

LAND TO BENEFIT: Road R-1

LAND TO BURDEN: Lots 460 to 466 (both inclusive) & Lots 468 to 497 (both inclusive).

The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not construct a driveway or crossover or use any of the burdened land within 0.1m of the abuttal to Hebrides Close, Tony Way, Helensburgh Passage or Mahara Walk for any type of vehicular access.

PS 738450C

CREATION OF RESTRICTION C

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.

LAND TO BENEFIT: Lots 439 to 497 (both inclusive).

LAND TO BURDEN: Lots 439 to 497 (both inclusive).

The registered proprietor or proprietors for the time being of any lot on this plan to which the following restrictions apply shall not:

1. Have garage openings occupy more than 40% of the width of the primary frontage, unless the building is two or more storeys and on a lot with an area between 250 to 300 square metres whereby the garage opening must not exceed 30% of the area of the front facade of the dwelling with the area of the front facade measured from a two dimensional elevation plan of the facade excluding the area of the roof of the dwelling.
2. Allow garages to be setback less than 5.5 metres from the primary frontage, unless a building envelope within this plan of subdivision allows a primary frontage setback of 3 metres, whereby the garage shall not be setback less than 5 metres from the primary frontage; or, in special circumstances where lots are identified on the building envelope within this plan of subdivision as having an alternative garage setback whereby garages on those lots must not be setback between 3 and 5 metres from the primary frontage.

CREATION OF RESTRICTION D

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.

LAND TO BENEFIT: Lots 439 to 497 (both inclusive).

LAND TO BURDEN: Lots 439 to 497 (both inclusive).

The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not:

1. Erect any dwelling, garage, fence, shed or any other structure on a lot unless the plans for such a building are approved under the "Lochaven Design Guidelines" by the Design Approval Committee. The requirement for such approval shall cease to have effect on the lot after an occupancy permit under The Building Act 1993 is issued for the whole of the dwelling on the said lot.

Restriction D will cease to affect any of the burdened lots eight (8) years after the registration of this plan.



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ORIGINAL SHEET SIZE: A3	SHEET 6
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PROPERTY REPORT

From www.land.vic.gov.au at 04 July 2024 08:45 AM

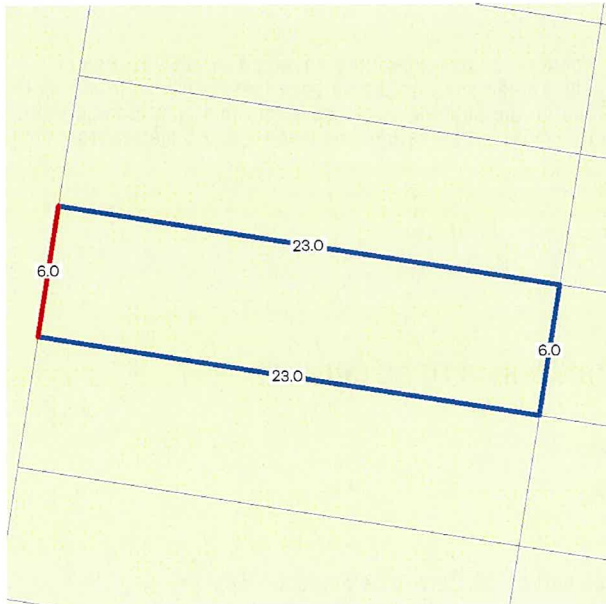
PROPERTY DETAILS

Address: **17 TONY WAY CRANBOURNE WEST 3977**
Lot and Plan Number: **Lot 446 PS738450**
Standard Parcel Identifier (SPI): **446\PS738450**
Local Government Area (Council): **CASEY**
Council Property Number: **159373**
Directory Reference: **Melway 133 B4**

www.casey.vic.gov.au

SITE DIMENSIONS

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



Area: 138 sq. m

Perimeter: 58 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 Certificotes](#)

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: **SOUTH-EASTERN METROPOLITAN**
Legislative Assembly: **CRANBOURNE**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the 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>

Area Map



Selected Property

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 04 July 2024 08:44 AM

PROPERTY DETAILS

Address: **17 TONY WAY CRANBOURNE WEST 3977**
Lot and Plan Number: **Lot 446 PS738450**
Standard Parcel Identifier (SPI): **446\PS738450**
Local Government Area (Council): **CASEY**
Council Property Number: **159373**
Planning Scheme: **Casey**
Directory Reference: **Melway 133 B4**

www.casey.vic.gov.au

[Planning Scheme - Casey](#)

UTILITIES

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

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
Legislative Assembly: **CRANBOURNE**

OTHER

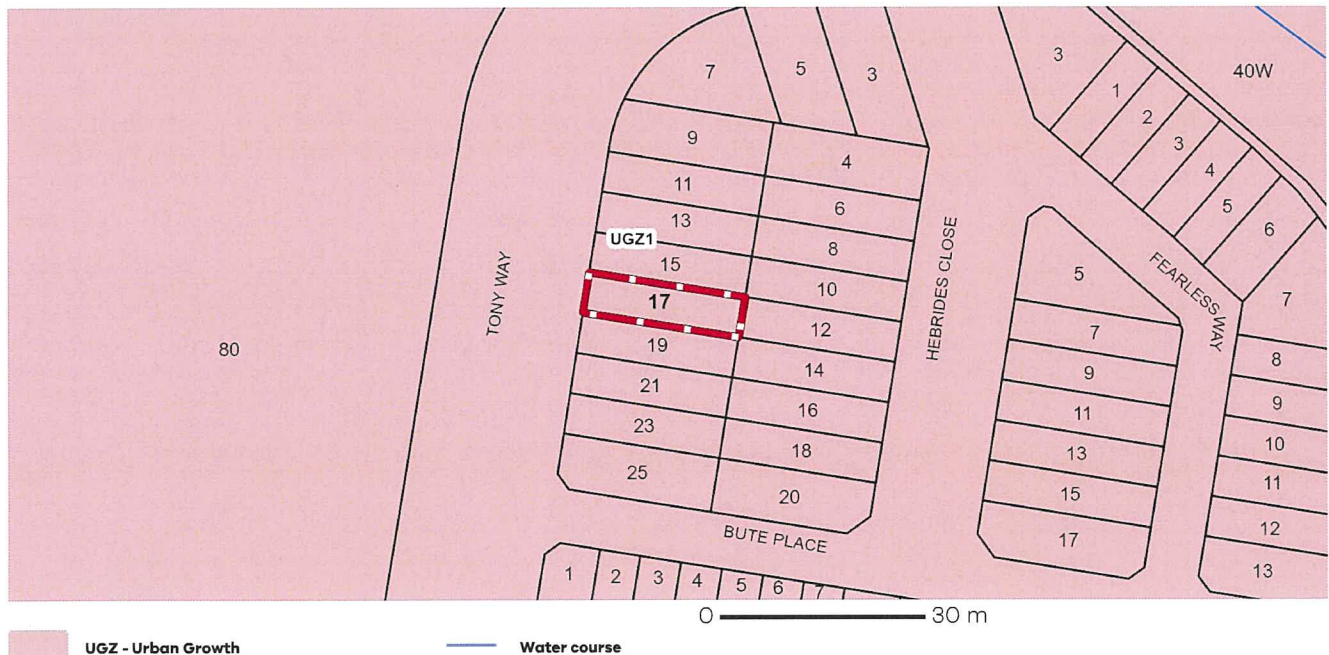
Registered Aboriginal Party: **Bunurong Land Council Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[URBAN GROWTH ZONE \(UGZ\)](#)

[URBAN GROWTH ZONE - SCHEDULE 1 \(UGZ1\)](#)



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

Copyright © - State Government of Victoria

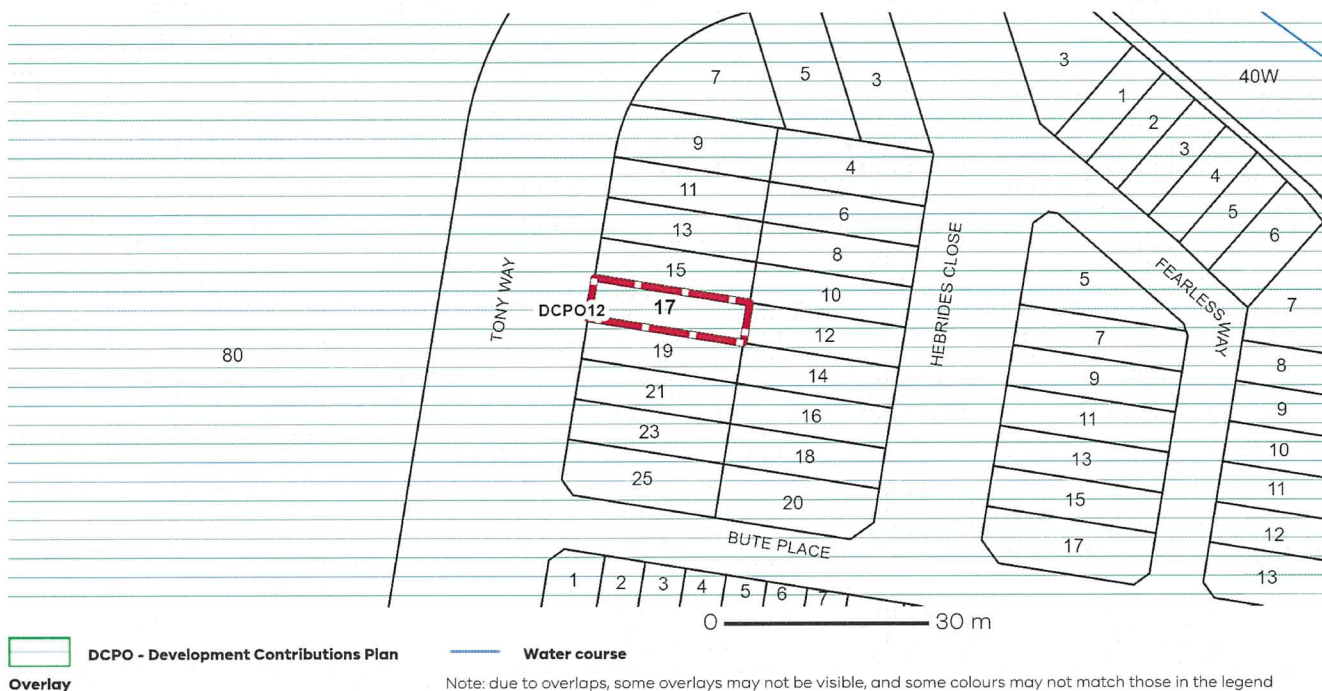
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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

Planning Overlay

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 12 (DCPO12)



Further Planning Information

Planning scheme data last updated on 26 June 2024.

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

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

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

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

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

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

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](http://www.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](http://www.environment.vic.gov.au)



DJM Building Consultants Pty Ltd
Suite 6, 24 Lakeside Drive
Burwood East, 3151
P: 9887 7990
E: djm@djmbe.com.au

Application Number: BLD20202967

FORM 2

Regulation 37(1)
Building Act 1993
Building Regulations 2018

BUILDING PERMIT

Building Permit No. CBSU 60948/8121267179496

Issued to

Agent of Owner **Shape Homes**
Postal Address **Level 2, 484 St Kilda Road Melbourne** Postcode **3004**
Address for serving or giving of documents: **Level 2, 484 St Kilda Road Melbourne** Postcode **3004**
Contact Person **Jiyan Ayzit** Telephone **70025800**

Ownership Details (if person issued with permit is not the owner)

Owner **Baljinder Singh Dhillon**
Postal Address **33c Madgwick Street Coombs** Postcode **2611**

Property Details [include title details as and if applicable]

Number **17** Street/Road **Tony Way** Suburb **Cranbourne** Postcode **3977**
West
Lot/s **446** LP/PS **PS738450**

Municipal District **City of Casey**

Builder

Name **Shape Homes** Telephone **70025800**
Address **Level 2, 484 St Kilda Road Melbourne 3004**

Details of Building Practitioners and Architects

a) To be engaged in the building work³

Name	Category/class	Registration Number
Shape Homes Pty Ltd	Domestic Builder – Unlimited	CDB-U 58454

(b) Who were engaged to prepare documents forming part of the application for this permit⁴

Name	Category/class	Registration Number
Rosario Stivala	Engineer - Civil	EC-33502

Details of Domestic Building Work Insurance⁵

The issuer or provider of the required insurance policy is: **AssetInsure Pty Ltd**

Details of Relevant Planning Permit

Planning Permit No: **N/A**

Date of grant of Planning Permit: **N/A**

Nature of Building Work

Description: **Dwelling and Garage**

Storeys contained: **2**

BAL Level: **12.5**

Termite Zone: **Yes**

Version of BCA applicable to permit: **2019**

Cost of Building Work: **\$234,059.00**

Total floor area of new building work in m²: **93**

Building classification

Part of Building: **As per Plans**

BCA Classification: **1aii**

Part of Building: **Whole**

BCA Classification: **10a**

Protection Work

Protection work is not required in relation to the building work proposed in this permit.

Inspection Requirements³

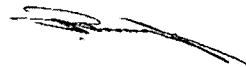
The mandatory inspection notification stages are:

1. Pre-slab Inspection
2. Steel for Slab Inspection
3. Framework Inspection
4. Occupancy Permit Inspection

Conditions

This permit is subject to the following conditions

1. Allotment designated as a Termite area, construction to comply with AS 3660.1.
2. Roof truss computations to be provided for approval prior to frame inspection. Note: Lintel sizes may be altered if supporting point loads.

Relevant Building Surveyor

Name: **DJM Building Consultants Pty Ltd**

Address: **Suite 6, 24 Lakeside Drive, Burwood East, 3151**

Building practitioner registration no.: **CBSU 60948**

Permit no.: **CBSU 60948/8121267179496**



DJM Building Consultants Pty Ltd
Suite 6, 24 Lakeside Drive
Burwood East, 3151
P: 9887 7990
E: djm@djmbc.com.au

Application Number: BLD20202967

FORM 16
Regulation 192
Building Act 1993
Building Regulations 2018

OCCUPANCY PERMIT

Property Details

Number: 17	Street/Road: Tony Way	Suburb: Cranbourne West	Postcode: 3977
Lot/s: 446	LP/PS: P5738450	Volume:	Folio:
Crown: allotment	Section: No	Parish:	County:
Municipal District: City of Casey			

Building permit details

Building permit number: **CBSU 60948/8121267179496**
Version of BCA applicable to building permit: **2019**

Building Details

Part of building to which permit applies:	As per Plans
Permitted use:	Dwelling
BCA Class of building:	1a ii
Maximum permissible floor live load:	1.5 kpa
Maximum number of people to be accommodated:	

Part of building to which permit applies:	Whole
Permitted use:	Garage
BCA Class of building:	10a
Maximum permissible floor live load:	1.5 kPa
Maximum number of people to be accommodated:	

Storeys contained: 2	Rise in storeys (for Class 2-9 buildings):
Effective height:	Type of construction:

Conditions to which this permit is subject

Occupation is subject to the following conditions—

1. Cooking facilities are to be installed prior to occupation.
2. Power, gas, water and water tank/solar hot water system, if required, are to be provided to the dwelling prior to occupation.
3. Smoke alarms have been provided to the dwelling, regular maintenance inspections are the

responsibility of the owner.

4. Termite protection has been provided to this dwelling by either a physical or chemical barrier however, it is the owners responsibility to carry out visual inspections, every six (6) months.

Suitability for occupation

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

Inspection Records

Pre-slab Inspection Date : 10/08/2020

Inspection Records

Steel for Slab Inspection Date : 17/08/2020

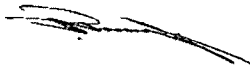
Inspection Records

Framework Inspection 1 Date : 30/09/2020

Inspection Records

Occupancy Permit Inspection 1 Date : 1/03/2021

Relevant building surveyor

Name: DJM Building Consultants Pty Ltd
Address: Suite 6, 24 Lakeside Drive, Burwood East, 3151
Email: permits@djmbc.com.au
Building practitioner registration no.: CBSU 60948
Municipal district name: City of Casey
Occupancy Permit no. CBSU 60948/8121267179496
Date of issue: 2 March 2021
Signature: 



Certificate of Insurance

Building Act 1993 Section 135
Domestic Building Insurance Order
DOMESTIC BUILDING CONTRACT

Policy / Certificate No: DBIVIC20078169

Date of Issue: 17 July 2020

Shape Homes Pty Ltd
L12, 484 St Kilda Road
Melbourne, VIC

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance Issued under Section 135 of the Building Act 1993 namely Home Owners Warranty has been issued by Assetinsure Pty Limited as insurer in the name of the Building Owner, in respect of the Domestic Building Work as set out in the schedule herein.

SCHEDULE

Building Company Name: Shape Homes Pty Ltd
ABN/ACN: 39 619 008 874/619 008 874
VBA Company Registration Number: CDB-U 58454

DETAILS OF WORKS

Building Owner (The Insured): Baljinder Singh Dhillon
Site Address: Lot 446 Tony Way, Cranbourne West, 3977, Victoria
Description of Works: New Residential Build
Fixed Price Contract Dated: 09 December 2019
Declared Contract Price: \$234,059.00
Estimated Start Date: 20 July 2020
Estimated Completion Date: 20 July 2021
Building Surveyor: DJM Building Consultants

Subject to the Building Act, the Ministerial Order, and the terms and 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.

Signed for and on behalf of the Insurer:

Gregor Pfitzer
Chief Executive Officer, Assetinsure Pty Ltd

NOTE: ALL CLAIMS MADE IN REGARD TO THIS POLICY MUST BE DECLARED TO SUBSEQUENT PURCHASERS OF THIS PROPERTY. PLEASE ATTACH DETAILS OF CLAIMS TO YOUR SECTION 32 CONTRACT OF SALE DOCUMENT.

Assetinsure Pty Ltd
ABN 55 066 461 803
L2145 Clarence Street Sydney NSW 2000

PO Box R289
Sydney NSW 1225
Australia

T +61 2 9251 8065
F +61 2 9251 8061
www.assetinsure.com.au

Underwriters who can [make a decision](#)

RATE & VALUATION NOTICE

1 JULY 2023 - 30 JUNE 2024

City of Casey

Bunjil Place, 2 Patrick Northeast Drive, Narre Warren
Tel: 03 9705 5200
NRS: 133 677 (for the deaf, hearing or speech impaired)
ABN: 43 320 295 742



B E Mannering
17 Tony Way
CRANBOURNE WEST VIC 3977

ISSUE DATE: 31/07/2023

PROPERTY ID: 159373

ACCOUNT REF NO.: 01593734

i All outstanding arrears must be paid immediately to avoid further interest charges (currently set at 10% PA).

PROPERTY: 17 Tony Way CRANBOURNE WEST VIC 3977
Lot 446 PS 738450C

THREE PAYMENT OPTIONS:

OPTION 1: PAY OVER 4 INSTALMENTS

To pay by instalments, you **MUST** pay the first instalment by the due date.

Instalment 1: 2 October 2023
\$409.49

Instalment 2: 30 November 2023
\$409.50

Instalment 3: 29 February 2024
\$409.50

Instalment 4: 31 May 2024
\$409.50

OPTION 2: PAY IN FULL

Due by 15 February 2024
\$1,637.99

OPTION 3: PAY BY DIRECT DEBIT OVER 9 MONTHLY PAYMENTS

Existing Direct Debit arrangements will continue from 29 September 2023.

A Payment Schedule will be sent separately. Turn over for further information.

PRESCRIBED DATE OF VALUATION:

(Valuation as at) 1 JAN 2023

OPERATIVE DATE:

(Effective from) 1 JULY 2023

CAPITAL IMPROVED VALUE:
(Total Property Value) \$530,000

SITE VALUE:
(Land Value) \$190,000

NET ANNUAL
VALUE: \$26,500

RATES & CHARGES:

CALCULATION:

AMOUNT:

Fire Service Levy Residential Fixed	\$125.00
Fire Service Levy Residential Variable	\$24.38
Garbage No Garden Waste 120L	\$349.00
General Rate	\$1,139.61
Goods & Service Tax	\$0.00

Current rates and fire services property levy must be paid 15 February 2024 to avoid interest unless being paid by instalments. Any arrears shown above should be paid immediately to avoid incurring additional interest and legal action to recover the debt which may include additional costs.

AUSTRALIAN VALUATION PROPERTY CLASSIFICATION CODE:

112 - Semi-Detached/Terrace/Row House

RATE CAPPING

Council has complied with the Victorian Government's rate cap 3.5%. The cap applies to the average increase of rates and charges. The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons:

- The valuation of your property relative to the valuation of other properties in the municipal district
- The application of any differential rate by Council
- The inclusion of other rates and charges not covered by the Victorian Government's rate cap.



To update your contact details, please notify us at
www.casey.vic.gov.au/update-your-contact-details



If you are eligible for a pension concession and the discount is not showing above please contact Customer Service to organise a rebate application.

TRY BPAY PAYMENTS THIS YEAR, OR SEE OVER FOR OTHER PAYMENT METHODS



Billers Code: 8995
Ref: 01593734

INSTALMENT AMOUNT: \$409.49
DUE BY 2/10/2023

DATE: / /

BPAY® this payment via Internet or phone banking.

BPAY View® - View and pay this bill using internet banking.

BPAY View Registration No.:

TOTAL AMOUNT: \$1,637.99
DUE BY 15/02/2024

\$

RATEPAYER: B E Mannering
PROPERTY: 17 Tony Way CRANBOURNE WEST VIC 3977
PROPERTY ID: 159373



*71 179 1593734 92



TIS: 131450 (Translating and Interpreting Service) المترجم الفوري 翻译 轉譯 轉譯 轉譯 轉譯 轉譯 轉譯 轉譯 轉譯 轉譯

CASEY.VIC.GOV.AU

IMPORTANT INFORMATION

CAPITAL IMPROVED VALUE

Capital Improved Value is the market value of the land, including the improvements that have been made on, or to the land.

SITE VALUE

Site Value is the market value of the land, assuming that the improvements on, or to the land had not been made.

NET ANNUAL VALUE

Net Annual Value is the rental value of the land, including the improvements that have been made on, or to the land, with the exception of farms and most residential properties where the net annual Value is 5% of the Capital Improved Value.

RIGHT OF OBJECTION TO VALUATIONS

Ratepayers have a right under S16 of the *Valuation of Land Act 1960* to object to the valuation of the described property on a number of specific grounds under section 17. For Fire Service Property Levy purposes, valuations are allocated an AVPCC, which can also be objected to. Objections must be lodged on the prescribed form within 2 months of the issue of this rate and valuation notice. Please contact the Valuation Office for further information regarding the grounds for objection and the prescribed form.

USE OF COUNCIL VALUATIONS

Notice is given that Council valuations may be used by other rating authorities for the purpose of a rate or tax. The City of Casey uses Capital Improved Value as the valuation base for rating purposes. The State Revenue Office also uses Capital Improved Value as its valuation base for calculating the Fire Services Property Levy. The State Revenue Office uses Site Value as its valuation base for land tax purposes. Further information on land tax can be found at the State Revenue Office website www.sro.vic.gov.au.

SPECIAL PAYMENT ARRANGEMENTS

If you think you may have difficulty paying your rates, please contact the Council immediately or before the payment is due, to discuss more suitable methods of payment or visit www.casey.vic.gov.au/apply-rates-payment-plan

If you are suffering financial hardship please refer to Councils' hardship policy at www.casey.vic.gov.au/policies-strategies/rate-payment-financial-hardship-policy

PENALTY FOR LATE PAYMENT OF RATES AND CHARGES

Late or non-payment of rates and charges will incur a penalty as set under Section 2 of the *Penalty Interest Rate Act 1983*. Section 172 provides that where rates and charges are payable either in a lump sum or by instalments, and a person fails to pay the first instalment or a lump sum by their respective due dates, Council may charge penalty interest from the date on which each missed instalment is due. In other words, where a lump sum is not paid by the due date, penalty interest will be calculated as if the person was paying their rates in instalments.

RIGHT OF OBJECTION TO RATES AND CHARGES

Under S184 of the *Local Government Act 1989*, aggrieved persons have a right of appeal to the County Court on the rates and charges on specific grounds. Please contact the Rates Office for further information.

SUPPLEMENTARY RATE

If an amendment is made to the valuation to include any changes to the property, an adjustment to the rates payable may be necessary for which a supplementary rate and valuation notice will be served.

PROPERTY OWNERSHIP

It is the responsibility of the property owner to notify the Council of any change in ownership.

OWNER
B E Mannering

DIFFERENTIAL RATES

Council does not apply a differential rating system.

RATE REBATES/CONCESSIONS

If you are in receipt of a pension, you may be eligible to a rebate on rates and charges. Please note that the appropriate pension card must be provided when submitting your application for a rate rebate at the Council offices.

A Council concession may also be available to holders of an appropriate TPI or War Widow Gold Card. Enquiries can be made at any of Council's Customer Service Centres.

PAYMENT OF RATES AND CHARGES

Payments of any rates and charges will be allocated as follows:

1. Legal costs owing, if any.
2. Interest owing, if any.
3. Arrears owing, if any, current rates, charges and fire services property levies owing. Penalty interest on any arrears of rates, charges and fire service property levies will continue to accrue until full payment of the outstanding amount.

FIRE SERVICES PROPERTY LEVY (FSPL)

Council has been appointed as the agency to collect the Fire Services Property Levy on all land within the City of Casey, unless specifically exempted, to fund the Country Fire Authority. If the leviable land is rateable, the owner may apply for a waiver, deferral or concession in respect of the levy amount, in accordance with section 27 of the FSPL Act. If the leviable land is classified residential for land use classification purposes, but is not rateable land, the owner may apply for a waiver, deferral or concession in respect of the levy amount in accordance with section 28 of the FSPL Act.

DIRECT DEBIT PAYMENT BY NINE INSTALMENTS

Rates, Charges and Fire Services Property Levies may be paid by nine monthly instalments, only if you choose the Direct Debit method of payment. Contact Council on **03 9705 5200** or visit our website www.caseyvic.gov.au for an application form. Applications must be received by 10 September each year. The first payment will be deducted on 28 September and subsequent payments on the 28th of each month (or the next business day) until May 2024. Instalment reminder notices will not be forwarded and it remains your responsibility to ensure sufficient funds are available in your nominated account.

DISPOSAL OF PROPERTY FOR OVERDUE RATES AND CHARGES

Under Section 181 of the *Local Government Act 1989*, the Council has the power to dispose of property where:

- There are rates and charges (including enforcement costs and interest) which are more than three years overdue; and
- There is no current arrangement for the payment of the overdue rates and charges; and
- There is a Court order requiring the part payment of the overdue rates and charges.







PRIVACY STATEMENT

The City of Casey is committed to the protection of your privacy. Your personal information will be handled in accordance with the *Privacy and Data Protection Act 2014*. The personal information requested is being collected for the purpose of being able to contact you via SMS, phone, email or mail, about services you receive from Council, including rates reminders. You can access your personal information by contacting council's Privacy Officer on **03 9705 5200**. For further information about how Council protects your privacy, Council's Privacy Policy is available from all council offices and on our website www.caseyvic.gov.au/privacy.

DECLARATION OF RATES

In accordance with Section 158 of the *Local Government Act 1989*, Council declared the rates and charges for 12 months ending 30 June 2024. In accordance with Parts 2 and 3 of the *Fire Services Property Levy Act 2012*, Council is required to collect levy amounts on behalf of the State Government as a collection agency. These rates and charges and levy, if unpaid, remain as a first charge on the land, along with any costs awarded to Council in relation to them.

PAYMENT OPTIONS

<p>Contact your financial institution to pay from your cheque, savings or credit card account.</p> <p>Bill Code: 8995 Ref Number: 01593734</p> 	<p>ONLINE</p> <p>Pay online via the City of Casey website: www.casey.vic.gov.au</p> 	<p>BY MAIL</p> <p>Mail payment of amount or with deposit slip to:</p> <p>City of Casey P.O. Box 5034 Hallam, 3803</p> 	<p>IN PERSON</p> <p>Option 1: Pay in person at any Australia Post outlet.</p> <p>Option 2: Pay by EFTPOS, Money Order, Credit Card, or Cheques crossed "Not Negotiable" at our Customer Service Centres:</p> 
<p>DIRECT DEBIT</p> <p>Please contact the City of Casey on 9705 5200 or visit www.casey.vic.gov.au for a Payment Schedule application.</p> <p>Applications close 10 September each year.</p> 	<p>CREDIT CARD OVER PHONE</p> <p>Please phone 1300 665 200 to make your payment by credit card (MasterCard or Visa).</p> <p>24 hour service available from most touch-tone phones.</p> <p>Reference Number: 01593734</p>  	<p>• Please do not pin or staple your cheque to the notice when returning the payment</p> <p>• Allow sufficient time for delivery to avoid any penalty for late payment.</p>	<p>Cranbourne Monday to Friday, 10.00 am to 2.00 pm Cranbourne Park Shopping Centre, 125 High Street, Cranbourne</p> <p>Bunjil Place Monday to Friday, 9.00 am to 4.00 pm 2 Patrick Northeast Drive, Narre Warren</p>
 <p>Billpay code: 9179 Ref Number: 1593734 92</p>	<p>• Pay in person at any Post Office</p> <p>• Online at postbillpay.com.au</p> <p>• Call 13 18 16 for credit card payments (MasterCard or Visa).</p>		

OB Conveyancing C/- Triconvey
 (Reseller)
 E-mail: certificates@landata.vic.gov.au

Statement for property:
 LOT 446 17 TONY WAY
 CRANBOURNE WEST 3977
 446 PS 738450

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
53T//00121/00013	LANDATA CER 73409933-025-9	03 JULY 2024	47008328

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

Parks Victoria - Parks Service Charge	01/07/2024 to 30/09/2024	\$21.79
Melbourne Water Corporation Total Service Charges	01/07/2024 to 30/09/2024	\$30.52

(b) By South East Water

Water Service Charge	01/07/2024 to 30/09/2024	\$22.58
Sewerage Service Charge	01/07/2024 to 30/09/2024	\$98.05
Subtotal Service Charges		<u>\$172.94</u>
Payments		\$172.94
TOTAL UNPAID BALANCE		\$0.00

- The meter at the property was last read on 23/05/2024. Fees accrued since that date may be estimated by reference to the following historical information about the property:

Water Usage Charge	\$1.21 per day
Recycled Water Usage Charge	\$0.17 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, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.

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LARA SALEMBIER
 GENERAL MANAGER
 CUSTOMER EXPERIENCE

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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.
- 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 (General) Regulations 2021, 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.

Pursuant to section 144 of the Water Act 1989, South East Water has declared this property to be a serviced property for the purposes of: (a) potable water (b) recycled water (c) sewerage Class A Recycled Water is

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connected to this property. Pursuant to section 144 of the Water Act 1989, certain conditions of connection apply to the property for each of the services referred to above. Those conditions are binding on every owner or occupier of the property. For information, please contact Property Development Branch on telephone 131694 or www.southeastwater.com.au

Melbourne Water provides main drainage services to this property, consistent with the standards that applied at the time the Melbourne Water drainage system was constructed. In the event of a storm exceeding the design capacity of the underground / open drain, this property could be affected by overland flows. Please contact Melbourne Water's Waterways and Drainage Group for information available to Melbourne Water on the effect of overland flows on this property. (Telephone 9679-7517)

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.

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.

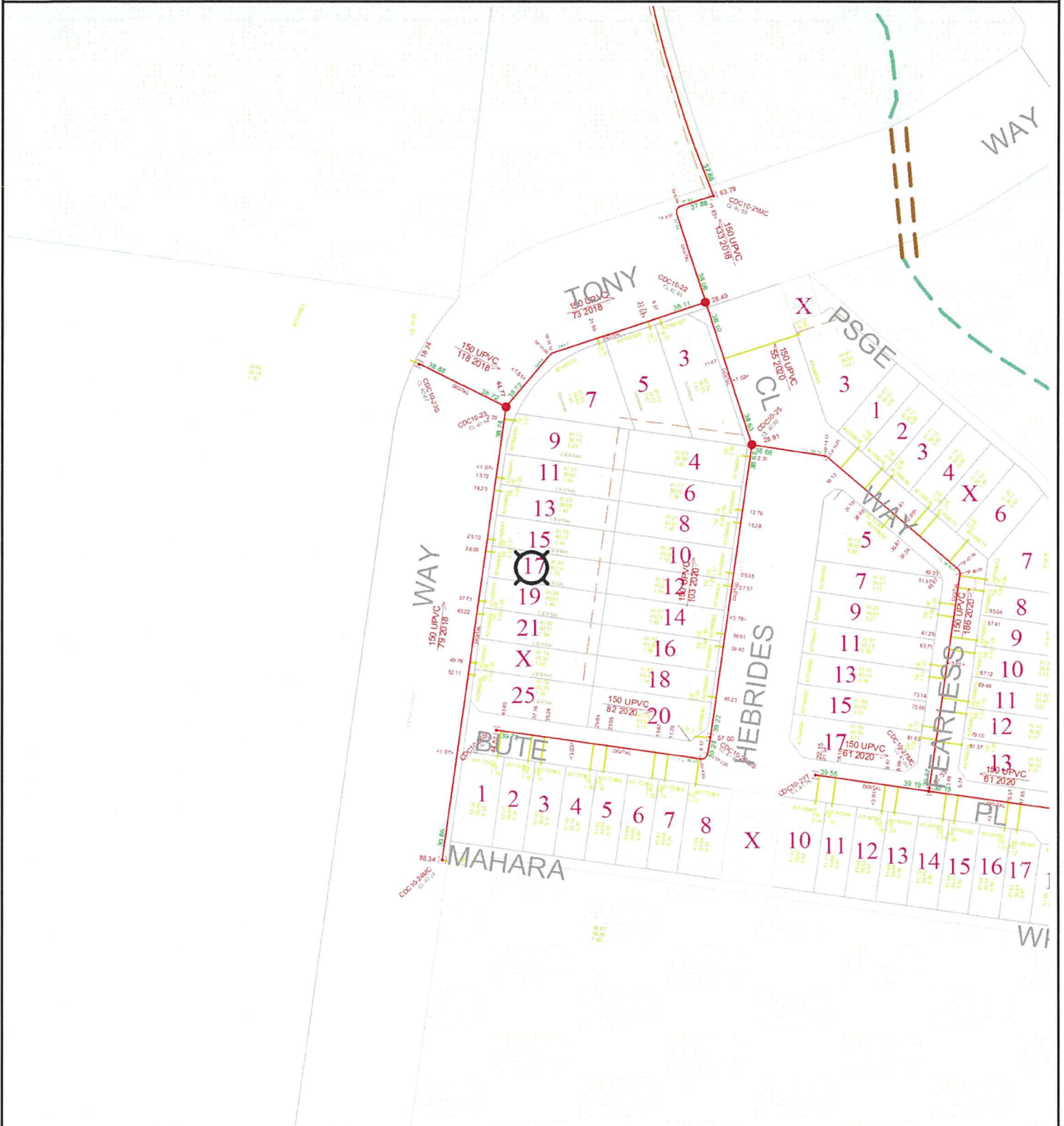
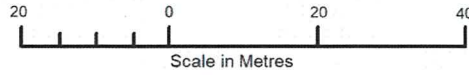
South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian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

AUTHORISED OFFICER:



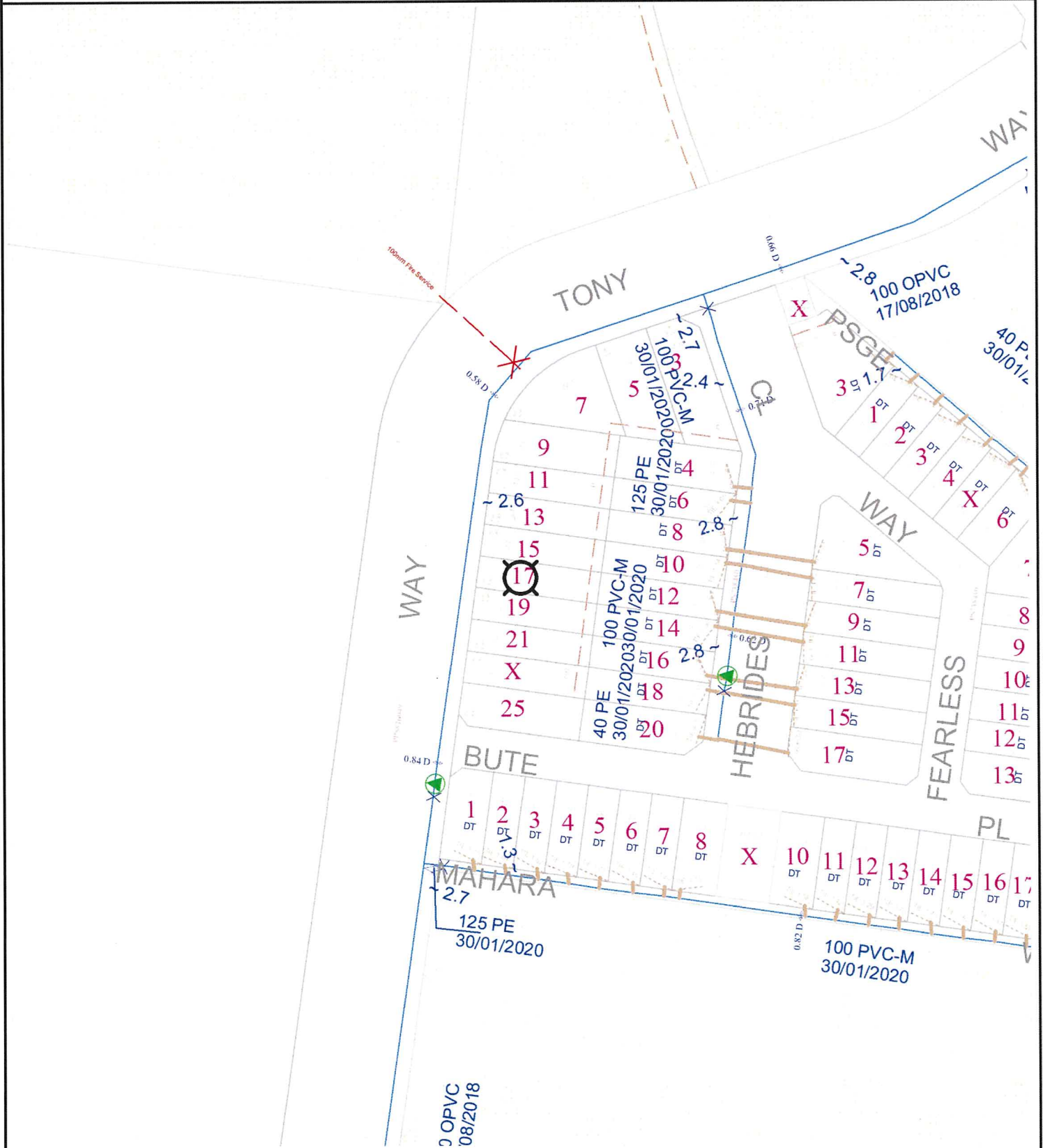
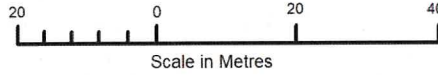
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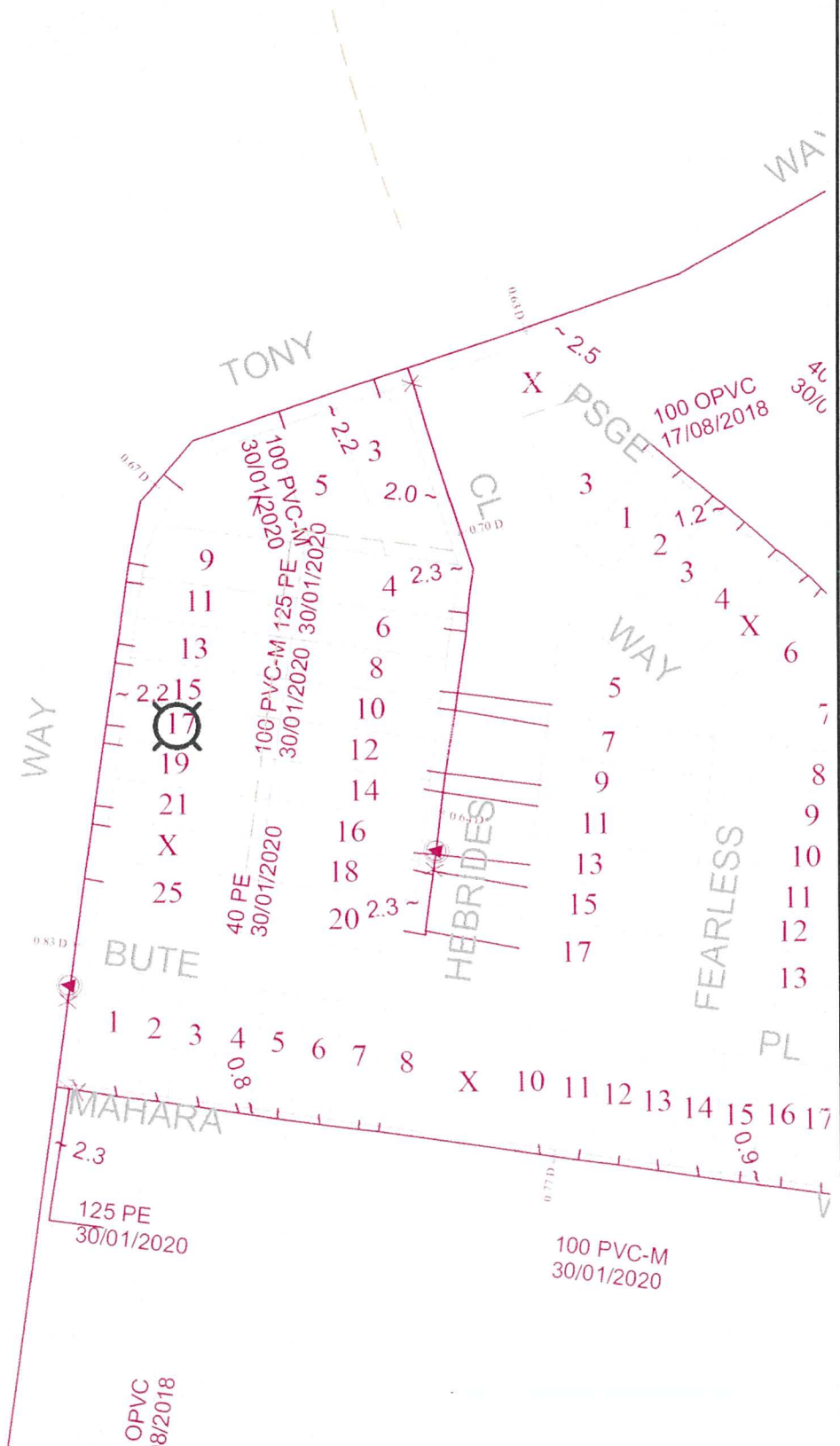
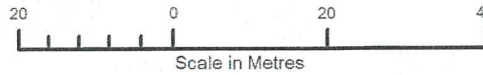
WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, 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.



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LEGEND			
	Title/Road Boundary		Subject Property
	Proposed Title/Road		Water Main Valve
	Easement		Water Main & Services
			Hydrant
			Fireplug/Washout
		~ 1.0	Offset from Boundary



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

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

