

This document is prepared from a precedent intended solely for use by legal practitioners with the knowledge, skill and qualifications required to use the precedent to create a document suitable to meet the vendor's legal obligation to give certain statements and documents to a purchaser before the purchaser signs a contract to purchase the land. This document incorporates the requirements in section 32 of the *Sale of Land Act 1962* as at 1 October 2014.


Vendor Statement


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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

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

Land	104 Moores Road, Monbulk 3793
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Vendor's name	James Clarence Stephenson	Date	/ /
Vendor's signature	 <small>James Stephenson (Mar 27, 2023 14:36 GMT+11)</small>		

Vendor's name	Kristy Elizabeth Stephenson	Date	/ /
Vendor's signature	 <small>Kristy Stephenson (Mar 27, 2023 14:37 GMT+11)</small>		

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) Their amounts are:

	Authority	Amount	Interest (if any)
(1)	Yarra Ranges Shire Council	\$2,230.40 approx per annum	(1)
(2)	Yarra Valley Water (not including consumption charges)	\$267.64 approx per annum	(2)

Any further amounts for which the purchaser may become liable as a consequence of the purchase are as set out below:-

- Owners Corporation fees, including fees for any Owners Corporation which was not operative at the Day of Sale but which has become operative after the Day of Sale, and/or any special levies struck after the Day of Sale;
- Land Tax, if the property has been assessed for Land Tax after this Vendor's Statement has been prepared. The Purchaser will also be responsible for any Land Tax assessed for following years if the property is not exempt as the purchaser's principal place of residence;
- Annual increases in all rates & outgoings if the Day of Sale falls into the next rating period after this Vendor's Statement was prepared.

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

Other particulars (including dates and times of payments):

None to the Vendors knowledge.

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.

Attached is a copy of Owner Builder Inspection Report completed by Bullas Building Consultants Pty. Ltd. on 21 March 2023 for works carried out by the Vendor. The value of the works did not exceed \$16,000.00 and therefore policy of insurance not required under the Building Act 1993.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

unregistered): -

Is in the attached copies of title documents.

If the National Broadband Network (NBN) is connected to the property, any NBN cables traversing the property constitute an unregistered easement. The Purchaser/s should make their own enquiries in this regard.

(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, however, underground electricity cables, NBN Cables, telephone cables, sewers and drains may be laid outside registered easements. The Purchasers should make their own inquiries prior to committing to buy.

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.

Where the property is outside the metropolitan area (as defined in the **Sale of Land Act 1962 (Vic)**) the planning instrument may or may not prohibit the construction of a dwelling house on the property. The purchaser should conduct appropriate inquiries prior to committing to buy.

The property may be in an area which is subject to special overlays which control subdivisions, building heights, environmental, wildfire management, significant landscape, design and development, heritage and vegetation issues.

Proposed Planning Scheme Amendments - This property may be subject to Planning Scheme Amendments proposed by the Responsible Authority. The Purchasers should conduct appropriate inquiries prior to committing to buy.

The property may be inside or outside the Urban Growth Boundary Ministerial Direction No 10. The Urban Growth Boundary may or may not apply to this property. The Purchasers should conduct their own inquiries prior to committing to buy.

Some vacant land lots within the Shire of Yarra Ranges (formerly in either the Shire of Sherbrooke or Shire of Lilydale) may be subject to tenement provisions which prohibit the construction of a dwelling or development of the lot. If this property is vacant land, then the purchaser should conduct appropriate investigations of the Council Planning Department prior to committing to buy, as the Purchaser may be prohibited from either developing or constructing on the lot.

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:

Are as follows:

Attached, if applicable, otherwise none to the Vendors knowledge.

We refer the attached notice from council in relation to a council road scheme. The road scheme will not be proceeding.

The Vendor has no means of knowing of all decisions of Public Authorities and Government Departments affecting the property unless communicated to the Vendor.

4.2 Agricultural Chemicals

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

notices, property management plans, reports or orders, are as follows:

Nil.

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

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

Not Applicable.

The Purchaser acknowledges that the Vendor makes no representation that the improvements on the land sold or any alterations or additions thereto comply with the requirements of the responsible authorities. The Purchaser acknowledges having inspected the property hereby sold and save as is otherwise expressly provided acknowledges that it is purchasing the property in its present condition and state of repair and that the Vendor is under no liability or obligation to the Purchaser to carry out any repairs, renovations, alterations or improvements to the property sold or to obtain any Permit or Final Inspection.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

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

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

Attached are copies of the following documents:

9.1 (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable.

10.2 Staged Subdivision

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

Not Applicable.

10.3 Further Plan of Subdivision

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

Not Applicable.

12. DUE DILIGENCE CHECKLIST

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

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)

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- 14. The Vendor gives notice to the purchaser that in the event that the purchaser fails to complete the purchase of the property on the due date specified in the contract ("settlement date") for the payment of the residue of the purchase price, the vendor may suffer losses and expenses which the purchaser shall be required to pay to the vendor in addition to the interest payable in accordance with the terms of the contract, these losses and expenses may be, but are not limited to:
 - (a) all costs associated with obtaining bridging finance to complete the vendor's purchase of another property, and interest charged on such bridging finance.
 - (b) interest payable by the vendor under any existing mortgage over the property calculated from the due date.
 - (c) accommodation expenses necessarily incurred by the vendor.
 - (d) extra costs and expenses as between the vendor's conveyancer and the vendor.
 - (e) penalties payable by the vendor to a third party through any delay in completion of the vendor's purchase.
- 15. If the property sold contains a dwelling house it is the Purchaser's responsibility to ensure that the dwelling is fitted with approved smoke alarms pursuant to Clause E1.7 of the Building Code of Australia and Regulation 4.14 of the Building Regulations 1994 within 30 days of settlement of this Contract.
- 16. The Vendor makes no warranties or representations that any pool or spa on the property has a compliant safety barrier. The Purchaser acknowledges and agrees that it shall be responsible for ensuring that the pool or spa has a compliant safety barrier and lodging a certificate of barrier compliance with the municipal council. The Purchaser shall not make any objection or requisition, claim any compensation or delay settlement as a result of the pool or spa not having a compliant safety barrier, or as a result of the issue or non-issue, or lodgement or non-lodgement of any certificate of barrier compliance.
- 17. If this property falls within the Shire of Yarra Ranges, the Purchaser should note that the whole of the Shire of Yarra Ranges has been investigated for potential slope instability (landslip). The result of the investigation is available in a Report at the Shire Offices. The Purchasers should conduct their own inquiries prior to committing to buy.

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

VOLUME 08657 FOLIO 468

Security no : 124104664146B
Produced 15/03/2023 02:44 PM

LAND DESCRIPTION

Lot 14 on Plan of Subdivision 034234.
PARENT TITLE Volume 08211 Folio 568
Created by instrument C680286 09/01/1967

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
KRISTY ELIZABETH STEPHENSON
JAMES CLARENCE STEPHENSON both of 104 MOORES ROAD MONBULK VIC 3793
AU760899F 01/09/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU760900A 01/09/2021
WESTPAC BANKING CORPORATION

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 LP034234 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: 104 MOORES ROAD MONBULK VIC 3793

ADMINISTRATIVE NOTICES

NIL

eCT Control 16977H ST GEORGE BANK
Effective from 01/09/2021

DOCUMENT END



Imaged Document Cover Sheet

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

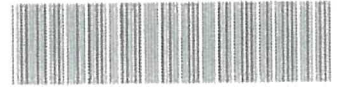
Document Type	Plan
Document Identification	LP034234
Number of Pages (excluding this cover sheet)	2
Document Assembled	15/03/2023 14:45

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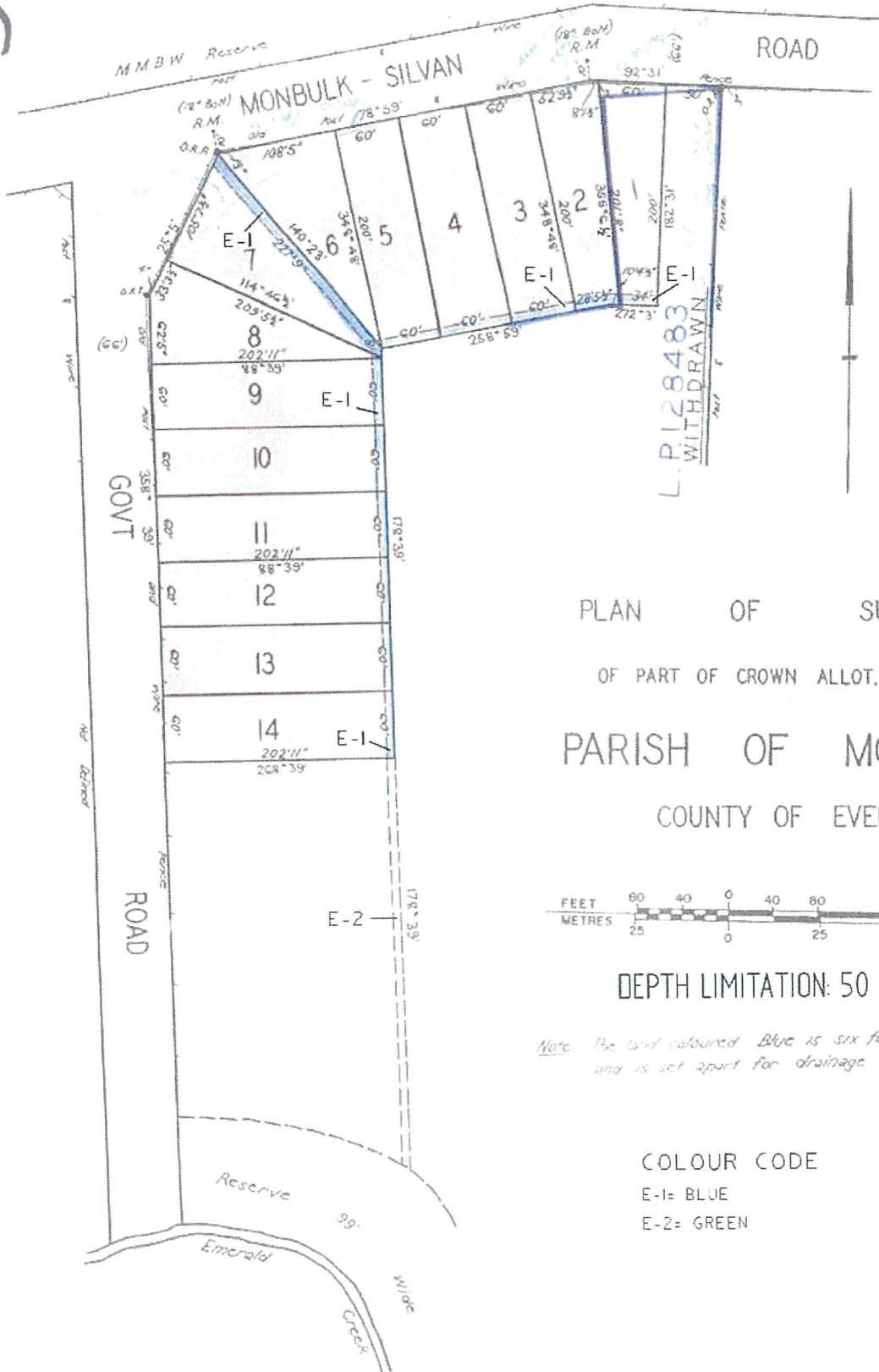
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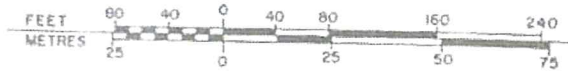
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LITHO SH. 1

LP 34234
EDITION 1



PLAN OF SUBDIVISION
 OF PART OF CROWN ALLOT. 1 SEC. B
 PARISH OF MONBULK
 COUNTY OF EVELYN



DEPTH LIMITATION: 50 FEET

Note The land coloured Blue is six feet wide and is set apart for drainage purposes.

COLOUR CODE

- E-1= BLUE
- E-2= GREEN

FOR APPROPRIATIONS, ETC.
SEE BACK HEREOF

34234

SUBDIVISIONAL
CERTIFICATE OF TITLE V. 6720 F. 9/5

FOR TITLE REFERENCES TO LOTS
SEE PARCELS INDEX

LODGED BY RIDWAY AND CO.

DEALING No. 5030573 DATE 22/3/51

DECLARED BY H.W. GROVES

ON 1/5/50

COUNCIL SHIRE OF LILYDALE

DATE OF CONSENT 19/3/51

PLAN MAY BE LODGED 5/10/56

PLAN APPROVED. DATE 1/1/56 TIME 10 ^{a.m.}
_{p.m.}

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

THIS IS THE BACK OF LP 34234

PHOTOGRAPHED AT CENTRAL PLAN OFFICE

SIZE _____ DATE _____
COLOURED 1/6 CHECKED _____
POSTED 1/6 CHECKED _____

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

914733

APPLICANT'S NAME & ADDRESS

EASTERN CONVEYANCING SERVICE C/- INFOTRACK (LEAP)
C/- LANDATA
DOCKLANDS

VENDOR

STEPHENSON, JAMES CLARENCE

PURCHASER

NA, NA

REFERENCE

4571

This certificate is issued for:

LOT 14 PLAN LP34234 ALSO KNOWN AS 104 MOORES ROAD MONBULK
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 LOW DENSITY RESIDENTIAL ZONE
- is within a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22
- and a BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 1

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/>

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

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

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

LANDATA@

T: (03) 9102 0402

E: landata.enquiries@servictoria.com.au

15 March 2023

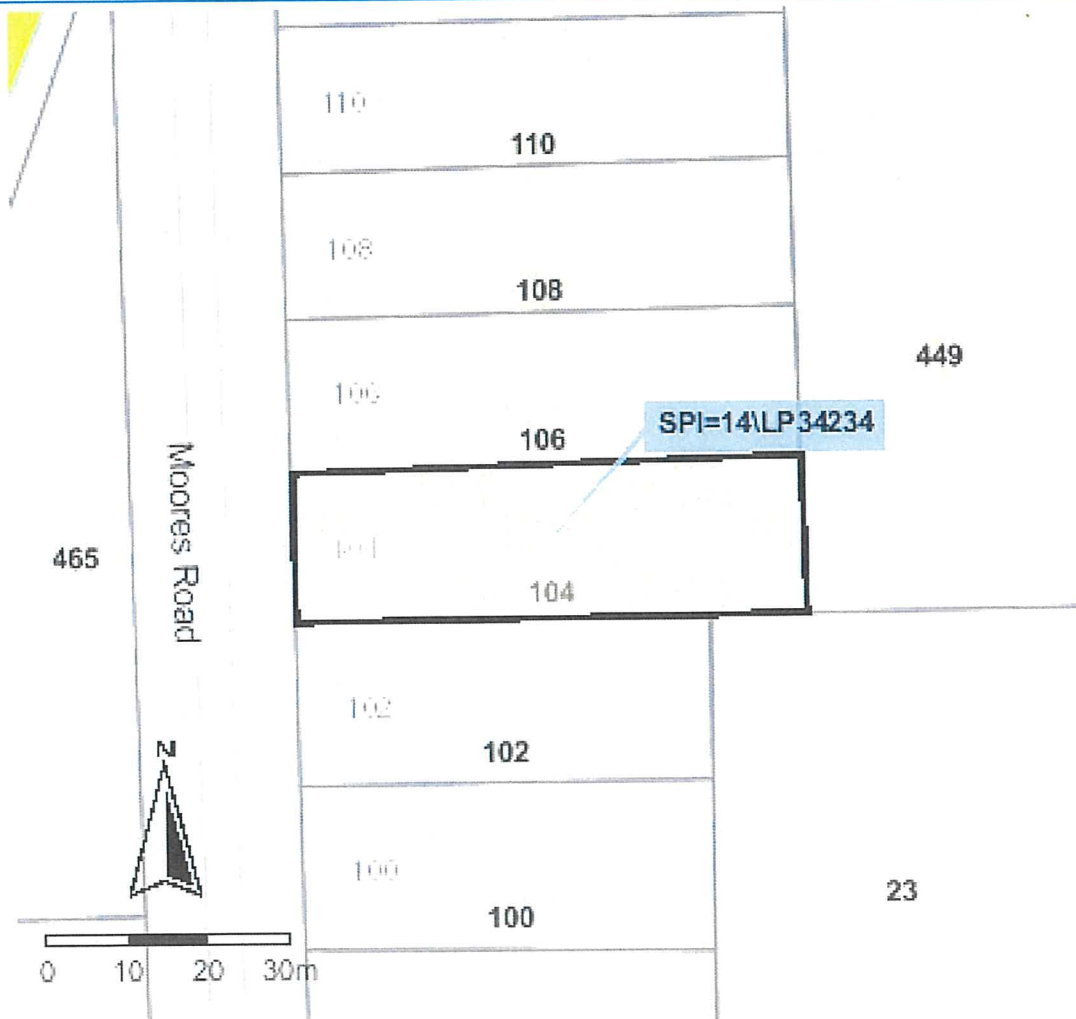
Sonya Kilkenny
Minister for Planning

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

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

If this property is different to the one expected, you can phone (03) 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.



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Choose the authoritative Planning Certificate

Why rely on anything less?

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

Privacy Statement

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

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 24 March 2023 12:28 PM

PROPERTY DETAILS

Address: **104 MOORES ROAD MONBULK 3793**
Lot and Plan Number: **Lot 14 LP34234**
Standard Parcel Identifier (SPI): **14\LP34234**
Local Government Area (Council): **YARRA RANGES**
Council Property Number: **180747**
Planning Scheme: **Yarra Ranges**
Directory Reference: **Melway 122 J10**

www.yarraranges.vic.gov.au

[Planning Scheme - Yarra Ranges](#)

UTILITIES

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

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **MONBULK**

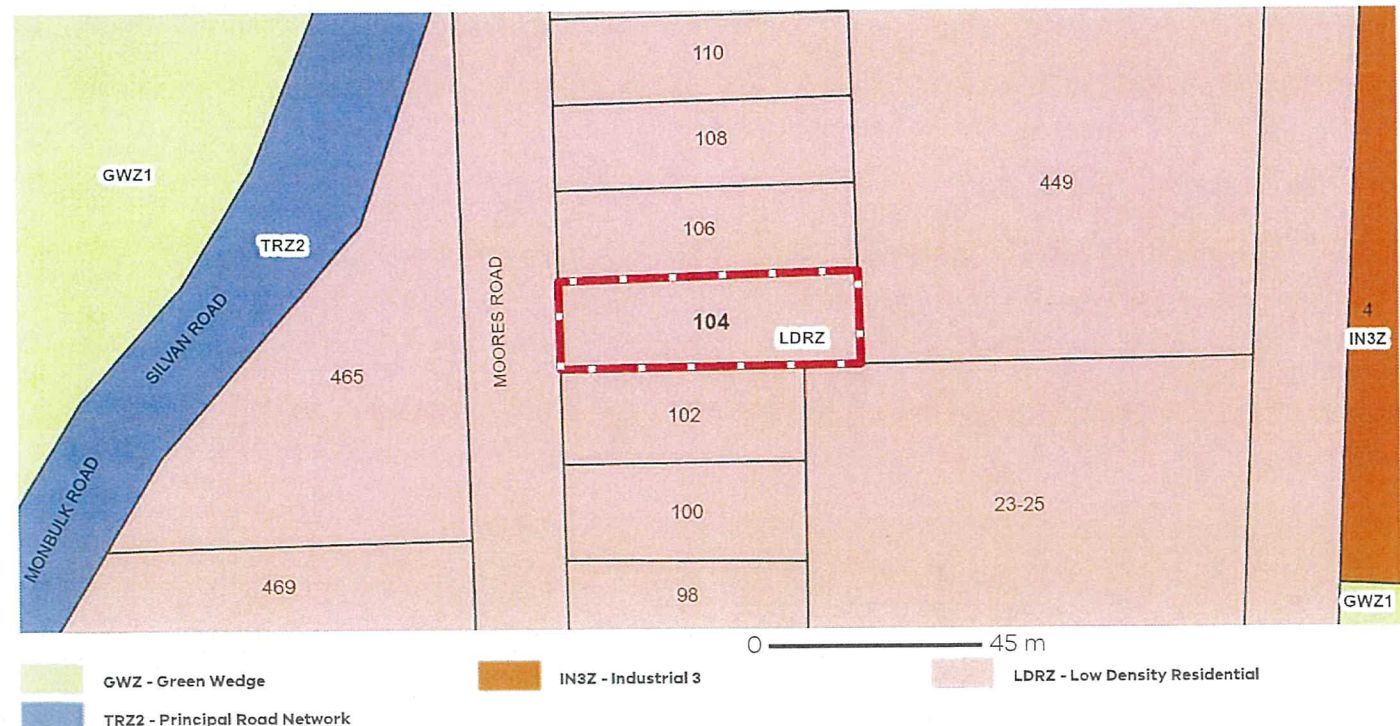
OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural
Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)
[SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)

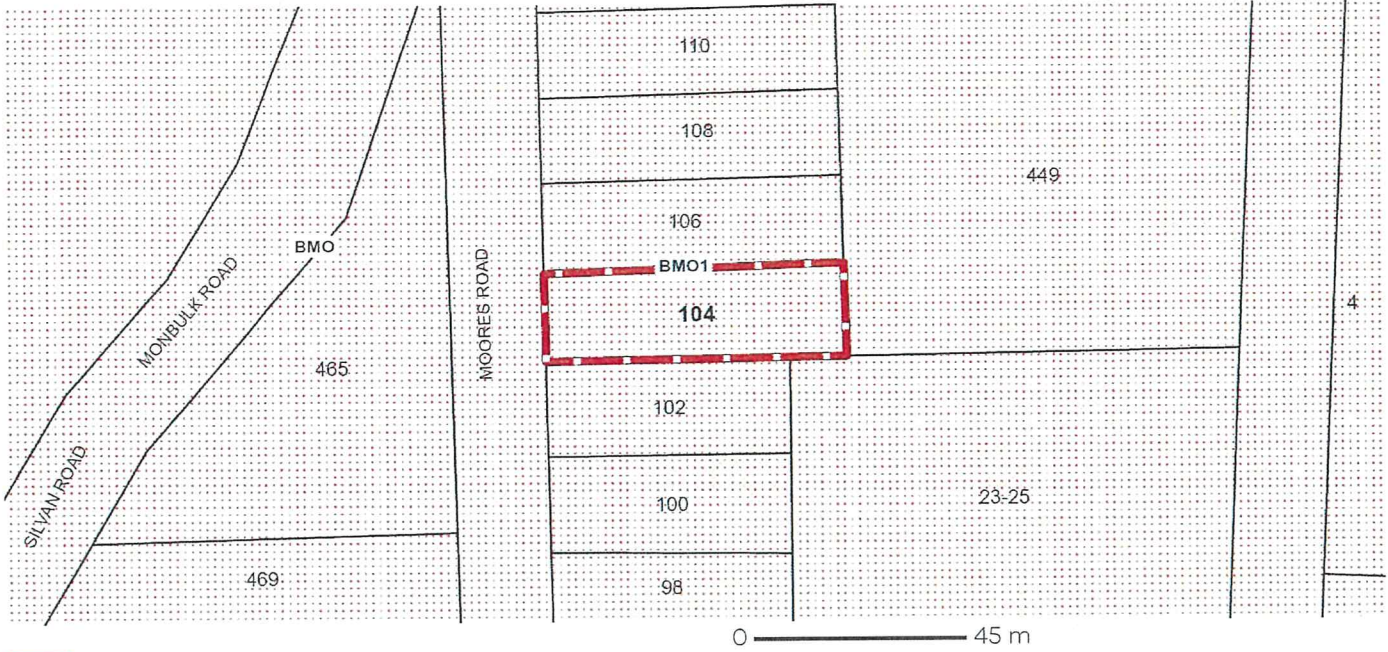


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 1 (BMO1)



BMO - Bushfire Management Overlay

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

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22 (SLO22)



SLO - Significant Landscape Overlay

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

Areas of Aboriginal Cultural Heritage Sensitivity

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

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

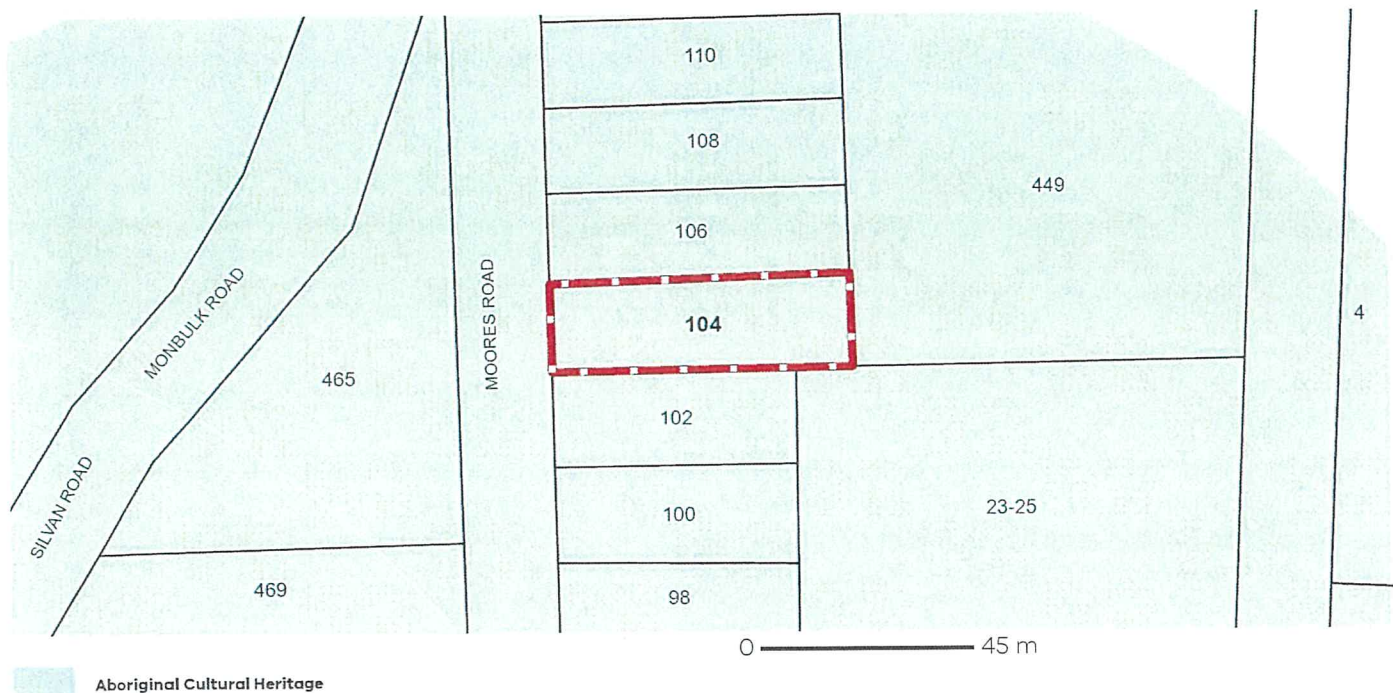
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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

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

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.oav.nrms.net.au/oavQuestion1.aspx>

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



Further Planning Information

Planning scheme data last updated on 17 March 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

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

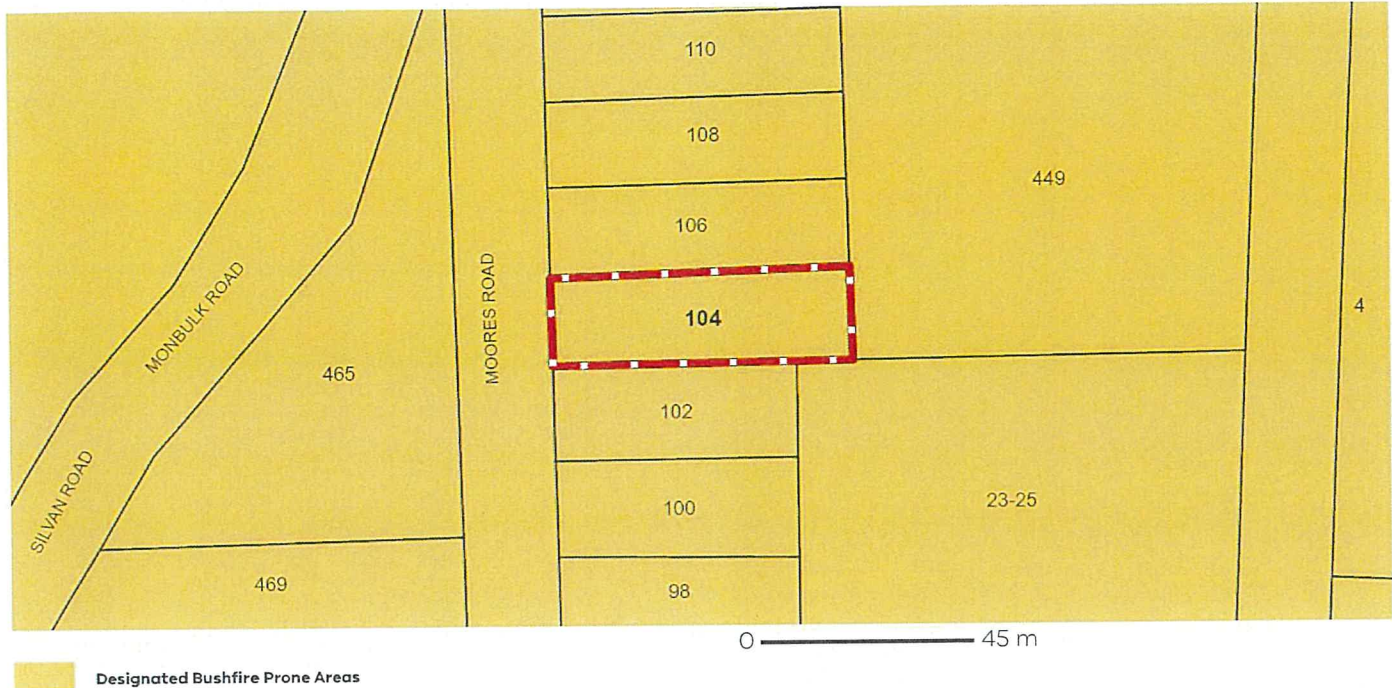
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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 \(environment.vic.gov.au\)](#) or please contact your relevant council.

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



YARRA VALLEY WATER
ABN 93 068 902 501

Lucknow Street
Miteham Victoria 3132

Private Bag 1
Miteham Victoria 3132

DX 13204

F (03) 9872 1353

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

16th March 2023

Eastern Conveyancing Service C/- InfoTrack (LEAP)
LANDATA

Dear Eastern Conveyancing Service C/- InfoTrack (LEAP) ,

RE: Application for Water Information Statement

Property Address:	104 MOORES ROAD MONBULK 3793
Applicant	Eastern Conveyancing Service C/- InfoTrack (LEAP) LANDATA
Information Statement	30756300
Conveyancing Account Number	7959580000
Your Reference	4571

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

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

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

Yours sincerely,

Steve Lennox
GENERAL MANAGER
RETAIL SERVICES

Yarra Valley Water Property Information Statement

Property Address	104 MOORES ROAD MONBULK 3793
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STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

Sewerage services have been provided to this property as part of Yarra Valley Water's Community Sewerage Program. To confirm whether the property is connected to sewerage services, please contact Yarra Valley Water on 1300 853 811. For properties not currently connected to sewerage services, please contact Yarra Valley Water on 1300 651 511 to apply to connect.

Existing sewer mains will be shown on the Asset Plan.

THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

This property is located within a pressure sewer area. Yarra Valley Water will be responsible for providing a pressure sewer pump unit to the property including all associated plumbing and electrical works. The owner will be responsible for all internal plumbing works between the pressure sewer pumping unit and the house. Prior to connection, the owner must agree to terms and conditions contained within the document titled "Your Pressure Sewer System – An Owners Guide". Copies of this document are available upon request by calling 1300 304 688 or can be downloaded from our website at www.yvw.com.au/pressureguide

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
AEN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

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

Melbourne Water Property Information Statement

Property Address	104 MOORES ROAD MONBULK 3793
------------------	------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

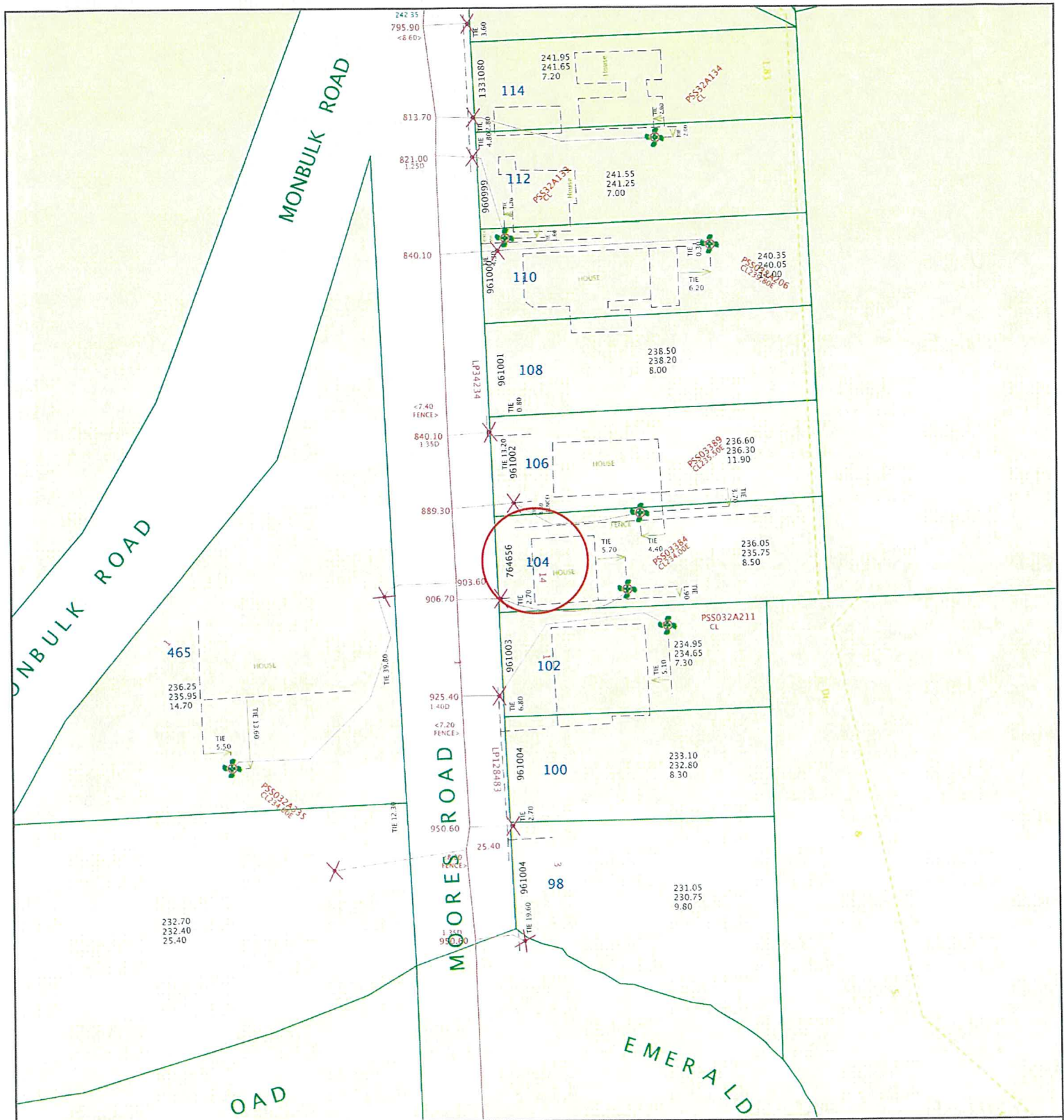
THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

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: 30756300

Address	104 MOORES ROAD MONBULK 3793
Date	16/03/2023
Scale	1:1000



Yarra Valley Water
 ABN 93 066 902 501

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 Waterway	
Abandoned Sewer		Sewer Branch			

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



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ABN 83 066 902 501

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Mitcham Victoria 3132

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

Eastern Conveyancing Service C/- InfoTrack (LEAP)
LANDATA
certificates@landata.vic.gov.au

RATES CERTIFICATE

Account No: 2340676946
Rate Certificate No: 30756300

Date of Issue: 16/03/2023
Your Ref: 4571

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
104 MOORES RD, MONBULK VIC 3793	14\LP34234	1404906	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-01-2023 to 31-03-2023	\$19.47	\$0.00
Residential Water Usage Charge Step 1 – 41.360000kL x \$2.44510000 = \$101.13 Step 2 – 11.640000kL x \$3.12530000 = \$36.38 Estimated Average Daily Usage \$1.46	14-11-2022 to 16-02-2023	\$137.51	\$0.00
Parks Fee	01-07-2022 to 30-06-2023	\$81.60	\$0.00
Drainage Fee	01-01-2023 to 31-03-2023	\$27.04	\$0.00
Other Charges:			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
	Balance Brought Forward		-\$277.70 cr
	Total for This Property		-\$277.70 cr
	Total Due		-\$277.70 cr

GENERAL MANAGER
RETAIL SERVICES

Note:

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

5. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

6. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up to date financial information, please order a Rates Settlement Statement prior to settlement.

7. From 01/10/2022, 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 93 066 502 501

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Mitcham Victoria 3132

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

Property No: 1404906

Address: 104 MOORES RD, MONBULK VIC 3793

Water Information Statement Number: 30756300

HOW TO PAY



Biller Code: 314567
Ref: 23406769460

Amount
Paid

Date
Paid

Receipt
Number

Project: Roads for the Community Initiative
Enquiries: Roads for the Community
Telephone No: 1300 368 333

Yarra Ranges Council
PO Box 105
Lilydale Vic 3140

Call: 1300 368 333
Fax: 03 9735 4249

mail@yarraranges.vic.gov.au
www.yarraranges.vic.gov.au



Yarra
Ranges
Council

14 February 2023

Mrs K E Stephenson and Mr J C Stephenson
104 Moores Road
MONBULK VIC 3793

Dear Landowner

Update on the Moores Road and Moores Service Road, Monbulk road sealing project

We are writing to update you on some important information in relation to the Roads for Community Initiative in light of the Federal Government's recent announcement to cut funding to this program.

Federal Government Funding cuts

In 2019, the Australian Government committed to a nine-year, \$150 million funding plan for Yarra Ranges Council to seal roads within the Dandenong Ranges and surrounding areas. An equivalent funding commitment was also made for sealing roads in Cardinia Shire. The funding had gained bipartisan support ahead of the 2019 election.

Unfortunately, in January 2023, Yarra Ranges Council received formal notification from the Federal Minister for Infrastructure, The Hon. Catherine King MP, of funding cuts to the Roads for the Community Initiative program.

These Federal Government cuts will significantly reduce program funding from \$150 million to \$47.7 million with Cardinia Shire receiving a similar reduction in funding.

Will my project proceed as planned?

The Federal Government's funding cuts has a major impact on Council's ability to deliver all projects planned for the Roads for the Community Initiative, as this Federal funding was subsidising about 75% of the total works in the program.

Unfortunately, there is now insufficient funding for the Moores Road and Moores Service Road, Monbulk project to proceed.

We understand many landowners will be unhappy by this news. Council, too, is extremely disappointed that funding to this important program of works has been withdrawn and that a significant number of road projects will not be able to proceed as planned.

The original funding commitment was supported by both the Liberal and Labor parties in the lead up to the 2019 election. At the time, both parties acknowledged that the program provided much needed road improvements and would reduce everyday dust pollution, deliver safer, weather-proof access to properties and community facilities, as well as improving access for emergency services.

What is Council doing about it?

Council is advocating strongly for the Roads for the Community Initiative funding to be reinstated. Council Officers are working collaboratively with the Cardinia Shire Council on an advocacy campaign and have made submissions to the Federal Government's budget process to request that the funding be restored so residents can have their road sealed as planned.

ABN 21 973 228 012
Yarra Ranges Shire Council

Bullas Building Consultants Pty Ltd

Owner Builder Report

For
Mr James Stephenson

Time & Date:	Tuesday 21 st March 2023
Ref. Number:	OB-8825
Clients Name:	Mr James Stephenson
Clients Address:	104 Moores Road, Monbulk Vic 3793
Contact Number:	0419 311 585
Inspection Address:	104 Moores Road, Monbulk Vic 3793
Weather Conditions:	Fine
Inspector:	Graham Bullas & Michelle Cocks

Form 137 B
Government Gazetted “recognised person” for owner builder inspections.



Graham Bullas Manager Director
Ass.Dip.App.Sci.Bldg.
Consultant, Adv.Dip.Bldg Inspection: Dip.Bldg.Construction

Town Planning Permit	_____
Building Permit:	_____
Occupancy Permit:	_____
Certificate of Final Inspection:	_____

Legend:

Please refer to the legend below for the following pages.

No Fault Evident	✓	Defects Evident	×
Unable to Test	UT	Not Complete Work	N/C
Not Applicable	N/A	Not relevant	—

Descriptive Summary of Dwelling

Description of Works

**This inspection report has been conducted on the bathroom renovation only.
All works have been completed.**

Construction

Floor	600 x 600mm Floor tiles installed on bathroom floor
Stumps:	Stumps/props do not comply to Building Regulations
Floor Structure:	Yellow Tongue Floor sheeting MGP 10 Pine floor joists and bearers
Wall Cladding (external)	Existing brick veneer
Wall Lining (internal):	10mm Plasterboard 600x600mm Wall Tiles installed on bathroom walls
Window Frames:	Existing timber window frames
Ceiling Lining:	10mm Plasterboard
Electricity Supply:	Electricity Connected at time of inspection
No of Storeys:	One
Attached Structures:	N/A
Termite Protection:	N/A
Areas Not Accessible:	NIL
Second Hand Material:	NIL

Services

Gas Supply:	N/A
Water Supply:	Water turned off at time of inspection
Electricity Supply:	Electricity connected at time of inspection
Hot Water System:	Existing Rinnai Infinity 26 Hot Water Service
Sewerage System:	Sewerage Connected
Waterproofing:	Owner advised he completed waterproofing in bathroom. No evidence has been supplied
Plumbing Compliance:	No Plumbing Compliance Certificates supplied at time of inspection
Electrical Compliance:	No Electrical Compliance Certificates supplied at time of inspection
Interior Painting:	Ceiling Painting Completed

Bathroom

Vanity/Tapware:	900 x 450 x 820 White freestanding bathroom vanity Matte Black Mixer Tapware installed in a good manner
Shower/Shower Screen:	8mm safety glass shower screen sliding door with chrome trims installed, Shower base & drainage grate over drain outlet Matte Black Mixer Tapware & small wall Shower Rose Installed
Bath/Tapware:	1500 x 700 White freestanding bath installed along tiled wall Tiled wall niche installed in wall above bath Bath has not been sealed around bottom of bath
Wall Mirror:	Wall hung mirror above vanity
Ceiling Services:	Exhaust Fan working, new downlights installed
Tiling:	Floor and wall tiling completed in bathroom
Toilet Suite:	N/A
Water Pressure:	Water turned off at time of inspection
Electricity Supply:	Electricity Connected
Waterproofing:	Owner advised waterproofing has been completed No evidence has been provided
Painting:	Painting Completed

Defects

The following defects will not be covered under a policy issued by the selected Insurer, pursuant to the provisions of S137B of the Building Act 1993 and the Ministerial Order S82 dated 20 May 2002 and invoked on the 1 July 2002

The bathroom subfloor structure does not comply with building regulations.

Condition & Status of Incomplete Work

This is a description of works not completed, and are excluded from the cover provided under the policy required to be issued pursuant to the Building Act 1993. (If Applicable)

All works have been completed.

Second Hand Materials Declaration

THIS FORM MUST BE COMPLETED BY OWNER

The Building Act requires that owner builder's list in their contract of sale, all materials used that were not new.

I/We Mr James Stephenson (owner builder)

Carried out building works at

Address 104 Moores Road, Monbulk Vic 3793

And declare that the following is a complete list of materials that were not new when installed in these building works (sign and date below)

Only new materials were installed in these buildings works

Yes

OR

- Please list all second hand materials.

For the purposes of the list, "materials" means all building products, fixtures, fittings, appliances, paving's etc - in effect anything installed by the owner builder or his/her contractors, subcontractors, employees etc.

SECOND HAND MATERIALS

NIL

Owner Sign & Date: 21/03/2023

Conditions of Inspection

This report is prepared by Bullas Building Consultants Pty Ltd ("Bullas" - who is registered with the Building Practitioners Board and the holder of Builders Registration numbers CB -U 5489, IN-L20932 only for the client identified herein ("The client"). No responsibility is taken for the contents of this report should it be used by a person other than the client.

Bullas will take all reasonable care in the preparation of this report and in conducting the inspection upon which this report is based in accordance with the Australian Standards ordinarily exercised by building inspectors who practice in the locality of the premises. No liability shall arise by reason of a failure to exercise a degree of care beyond such reasonable care.

This report is prepared only on the following terms and conditions. No other terms of conditions shall be incorporated or implied unless specifically agreed in writing or required by statute.

1. This report is based on observed conditions at the date shown here on.
2. This report is prepared only on inspection of those aspects of the premises, which were reasonably accessible to the inspector at the time of inspection. Any areas inaccessible at that time are not the subjects of this report.
3. While Bullas has taken all care to indicate potential defects, this report is based on the present observable condition of the property. Bullas will not be responsible for future defects.
4. While all care is taken, this report is a professional opinion only, based on the experience of our inspector. It is not a guarantee as to the structural integrity of the premises.
5. Bullas' liability is limited to matters contained within or arising out of this report.
6. Minor defects such as hairline cracks in plaster, ill-fitting doors and windows or the like are covered only generally in this report.
7. Unless otherwise stated and specifically requested by the client, Bullas has not undertaken searches of relevant authorities having jurisdiction with respect to construction of the premises.
8. Bullas recommends that any matters requiring attention noted in the inspection notes of this report be actioned as early as possible as failure to do so may lead to premature deterioration of the premises.
9. Bullas has no liability for or in relation to any work performed by any other person including any person engaged at Bullas' suggestions.
10. The client acknowledges that it will not permit this report to be passed on or seen by to any third party without the written consent of Bullas Building Consultants unless accompanied by these terms.
11. The client agrees to indemnify Bullas with respect to any claim by a third party arising out of reliance by that third party upon this report.
12. Bullas Building Consultants are not registered pest exterminators, Bullas inspects with all care wherever it is reasonable accessible but it is not a guarantee that termites are not in the structure.
13. The inspector will test and report on condition of the appliances, if the electrical and or gas is operational, Bullas will take no responsibility if the appliances malfunction after the day of inspection.

Note

These terms and conditions have been prepared as the basis upon which Bullas is prepared to undertake consulting services. We would be pleased to discuss any aspect of these terms and to attempt to resolve any concern that may arise in their interpretation.

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

(04/10/2016)

DATED

2023

JAMES CLARENCE STEPHENSON AND KRISTY ELIZABETH STEPHENSON

VENDORS STATEMENT

Property: 104 Moores Road, Monbulk 3793

Eastern Conveyancing Service
Licensed Conveyancers
Suite 2, 3 Station Street
Mount Evelyn VIC 3796
Tel: 03 9736 2029
Fax: 03 9736 2129

Ref: LT:STEP2311930

Signature: 
James stephenson (Mar 26, 2023 12:58 GMT+11)

Email: 

Signature:

Email: kristyekennedy@gmail.com