Coulter Roache

Vendor's Statement

Tim Hewitt Homes Pty Ltd

Property:

Unit 2, 376 Maroondah Highway,
Healesville, Victoria 3777

Our Ref: TEW:APC:20172115

Control today.
Create tomorrow.

Intentionally blank page

STATEMENT PURSUANT TO SECTION 32 OF THE *SALE OF LAND ACT 1962* (VIC)

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

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	**UNIT 2, 376 MAROONDAH HIGHWAY, HEALESVILLE, VICTORIA 3777**

Vendor's name	**TIM HEWITT HOMES PTY LTD (ACN 006 167 064) AS TRUSTEE FOR THE HEWITT FAMILY TRUST**
Vendor's signature	

Purchaser's name	
Purchaser's signature	

1. FINANCIAL MATTERS

1.1 Particulars of any rates, taxes, charges or other similar outgoings (and any interest on them)

Estimated not to exceed $3,500.00.

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

Not applicable.

1.3 Terms contract

This section 1.3 only applies if the 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 of 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* (Vic) applies to the residence.

Not Applicable.

3. LAND USE

3.1 Easements, covenants or other similar restrictions

Full particulars of any easement, covenant, or other similar restriction (including any caveat) affecting the property (registered or unregistered) are set out in the attached copy of the title documents, and as set out below.

To the best of the vendor's knowledge, there is no failure to comply with the terms of any easements, covenant or other similar restriction affecting the property.

3.2 Road Access

There is access to the property by road.

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* (Vic).

3.4 Planning Scheme

The required specified information is set out below.

Name of planning scheme	Yarra Ranges Planning Scheme
Name of responsible authority	Yarra Ranges Council
Zoning of the land	General Residential Zone (GRZ) General Residential Zone – Schedule 1 (GRZ1)
Name of planning overlay	Design and Development Overlay (DDO) Design and Development Overlay – Schedule 8 (DDO8) Significant Landscape Overlay (SLO) Significant Landscape Overlay – Schedule 23 (SLO23)

4. NOTICES

4.1 Notice, order, declaration, report or recommendation

There are no notices, orders, declarations, reports or recommendations of a public authority or government department or approved proposal directly and currently affecting the land of which the vendor might reasonably be expected to have knowledge, but the vendor has no means of knowing of all the decisions of public authorities or government departments affecting the property unless communicated to the vendor.

4.2 Agricultural Chemicals

To the best of the vendor's knowledge 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.

4.3 Compulsory Acquisition

The vendor has not been served with any notices of intention to acquire land under section 6 of the *Land Acquisition and Compensation Act 1986* (Vic).

5. BUILDING PERMITS

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

As set out in the attached property information certificated issued on 29 August 2017 by Yarra Ranges Council.

6. OWNERS CORPORATION

The land is affected by an owners corporation within the meaning of the *Owners Corporation Act 2006* (Vic). The owners corporation is inactive. In the last 15 months the owners corporation has not:

(a) had an annual general meeting;

(b) fixed any fees; and

(c) held any insurance.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION

Not applicable.

8. SERVICES

As at the date of this statement, the services marked with an 'X' are **NOT** connected to the land as set out below.

Electricity	Gas	Water	Sewerage	Telephone

9. TITLE

Attached are copies of the following document concerning the title:

(a) register search statement for certificate of title volume 06813 folio 493; and

(b) plan of subdivision 009725.

10. SUBDIVISION

10.1 Unregistered Subdivision

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

As contained within proposed plan of subdivision 810454S..

10.2 Staged Subdivision

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

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* (Vic) is proposed.

Not applicable.

11. DISCLOSURE OF ENERGY INFORMATION

Not applicable.

12. ATTACHMENTS

(a) Planning property report.

(b) Property report.

(c) Designated bushfire prone areas.

(d) Property information certificate.

(e) Building permit.

(f) Land tax clearance certificate.

(g) Land information certificate.

(h) Water information statement.

(i) Roads certificate.

Due diligence checklist

What you need to know before buying a residential property

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

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)

CONSUMER AFFAIRS VICTORIA

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.

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

VOLUME 06813 FOLIO 493

Security no : 124067843956X
Produced 28/08/2017 02:11 pm

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 009725.
PARENT TITLE Volume 04823 Folio 559
Created by instrument 1969117 02/10/1945

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TIM HEWITT HOMES PTY LTD of 139 OLD GIPPSLAND ROAD LILYDALE VIC 3140
AL753300U 16/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

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 LP009725 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: 376 MAROONDAH HIGHWAY HEALESVILLE VIC 3777

DOCUMENT END

Delivered by LANDATA®. Land Victoria timestamp 28/08/2017 14:13 Page 1 of 3

PLAN OF SUBDIVISION OF CROWN ALLOTMENT 27 & PART OF CROWN ALLOTMENTS 24, 25, 26 & 28 SECTION 2 PARISH OF GRACEDALE COUNTY OF EVELYN

VOL. 4668 FOL. 540
VOL. 4793 FOL. 571

Measurements are in Links
Conversion Factor
Links X 0.201168 = METRES

ENCUMBRANCES
AS TO THE LAND COLOURED BROWN THE CARRIAGEWAY EASEMENT CREATED BY INST. No. 1181655

NOTATIONS
DISTANCE FROM SPLAY CORNERS TO THE INTERSECTION OF STREET ALIGNMENTS IS 15 1/10 LINKS

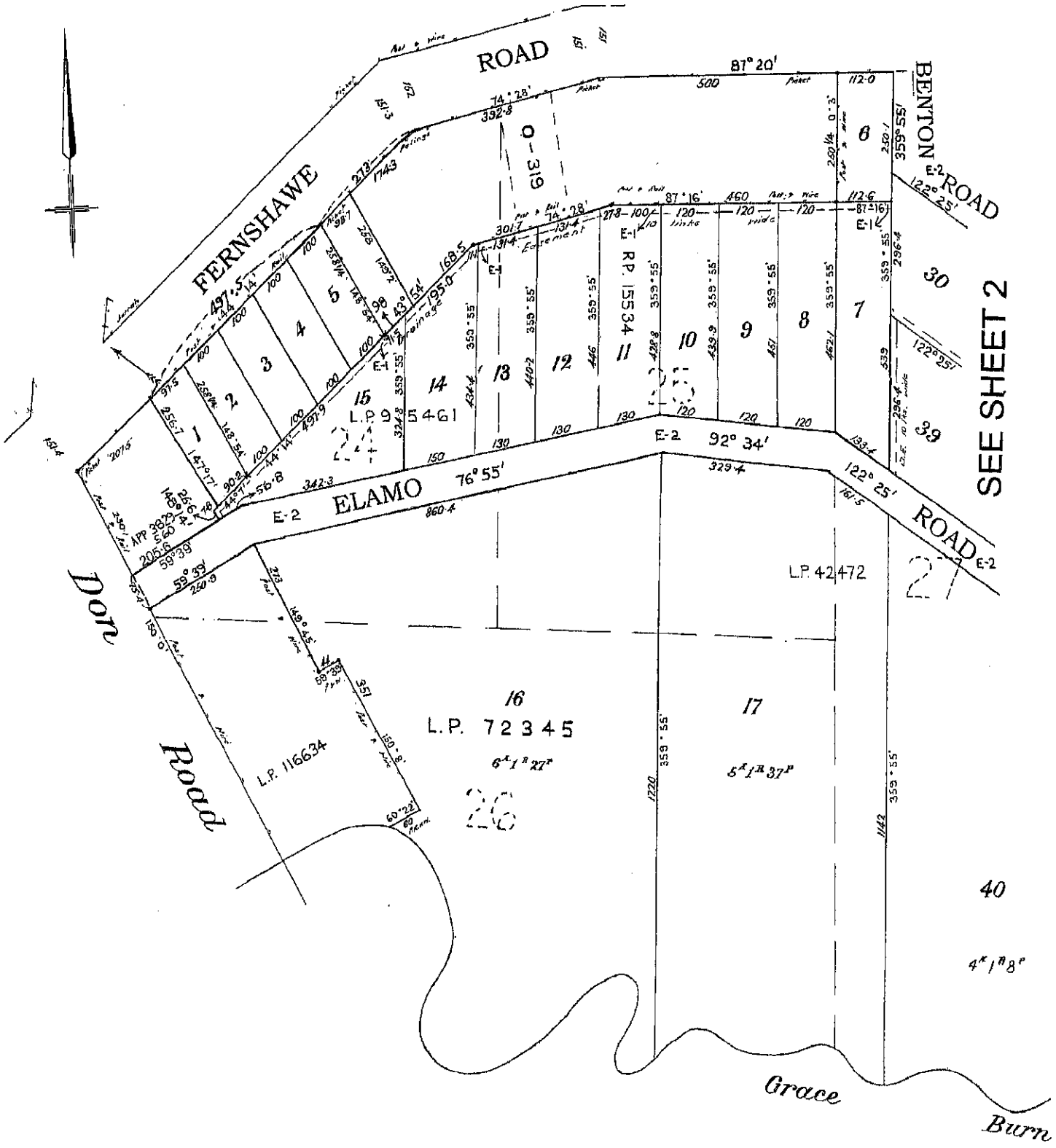
WATERWAY NOTATION:
LOTS 41 & 63 IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE

LP 9725

EDITION 3
PLAN MAY BE LODGED 11/01/24

2 SHEETS
SHEET 1

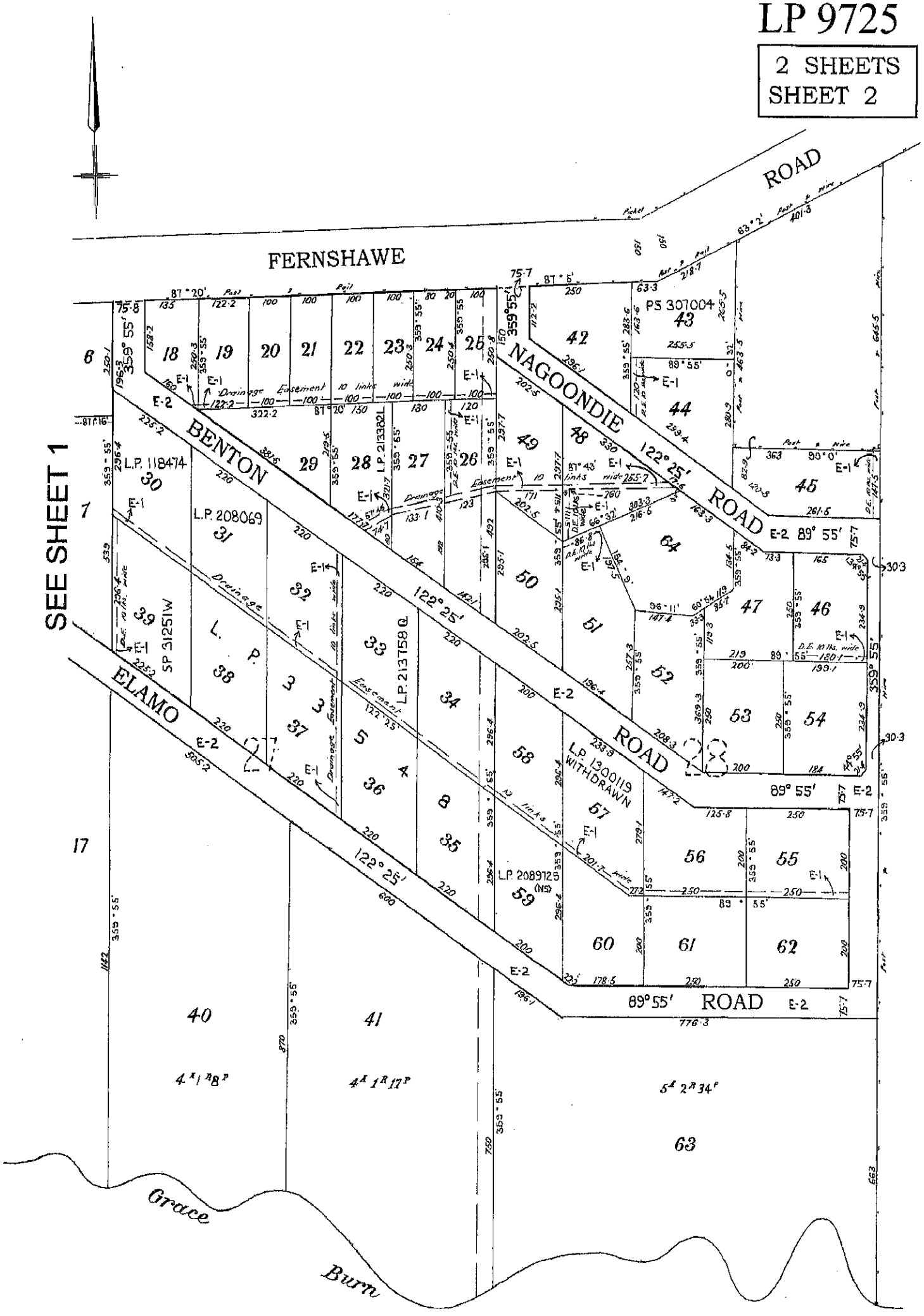
COLOUR CODE
E-1 = BLUE
E-2 = BROWN
ROADS COLOURED BROWN



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LP 9725

2 SHEETS
SHEET 2



MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

PLAN NUMBER
LP 9725

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
THIS PLAN		AMENDMENT TO THE NORTHERN INTERSECTION OF ELAMO ROAD AND DON ROAD	DIRECTION IN Eds REPORT OF LP 95462			2	AD
ROADS	BROWN	CREATION OF EASEMENT	1181655			3	AD

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PLAN OF SUBDIVISION

EDITION 1

PS810454S

LOCATION OF LAND

PARISH: GRACEDALE

SECTION: 2

CROWN ALLOTMENT: 24 (PART)

TITLE REFERENCE: VOL.6813 FOL.493

LAST PLAN REFERENCE: LP9725 LOT 4

POSTAL ADDRESS: (at time of subdivision) 376 MAROONDAH HIGHWAY, HEALESVILLE 3777

MGA CO-ORDINATES (at approx centre of land in plan) E: 369 810 N: 5831 970 ZONE: 55 GDA 94

YARRA RANGES COUNCIL

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY: This plan is based on survey

STAGING
This is not a staged subdivision.

Planning Permit No. YR-2015/590

This survey has been connected to permanent marks No(s). 154

In Proclaimed Survey Area No. ---

NOTATIONS

BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS.

LOCATION OF BOUNDARIES DEFINED BY BUILDINGS:

Exterior face: All boundaries.

NOTE: THIS PRELIMINARY PLAN IS SUBJECT TO:
1: COUNCIL & STATUTORY AUTHORITY APPROVAL
2: CONSTRUCTION OF THE DEVELOPMENT SHOWN HEREON
3: SURVEY OF THE COMPLETED DEVELOPMENT

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. For details of Owners Corporation(s) including; purpose, responsibility and entitlement and liability, see Owners Corporation search report, Owners Corporation rules and Owners Corporation additional information

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Section 12(2) of the Subdivision Act 1988 applies to all of the land in this plan.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

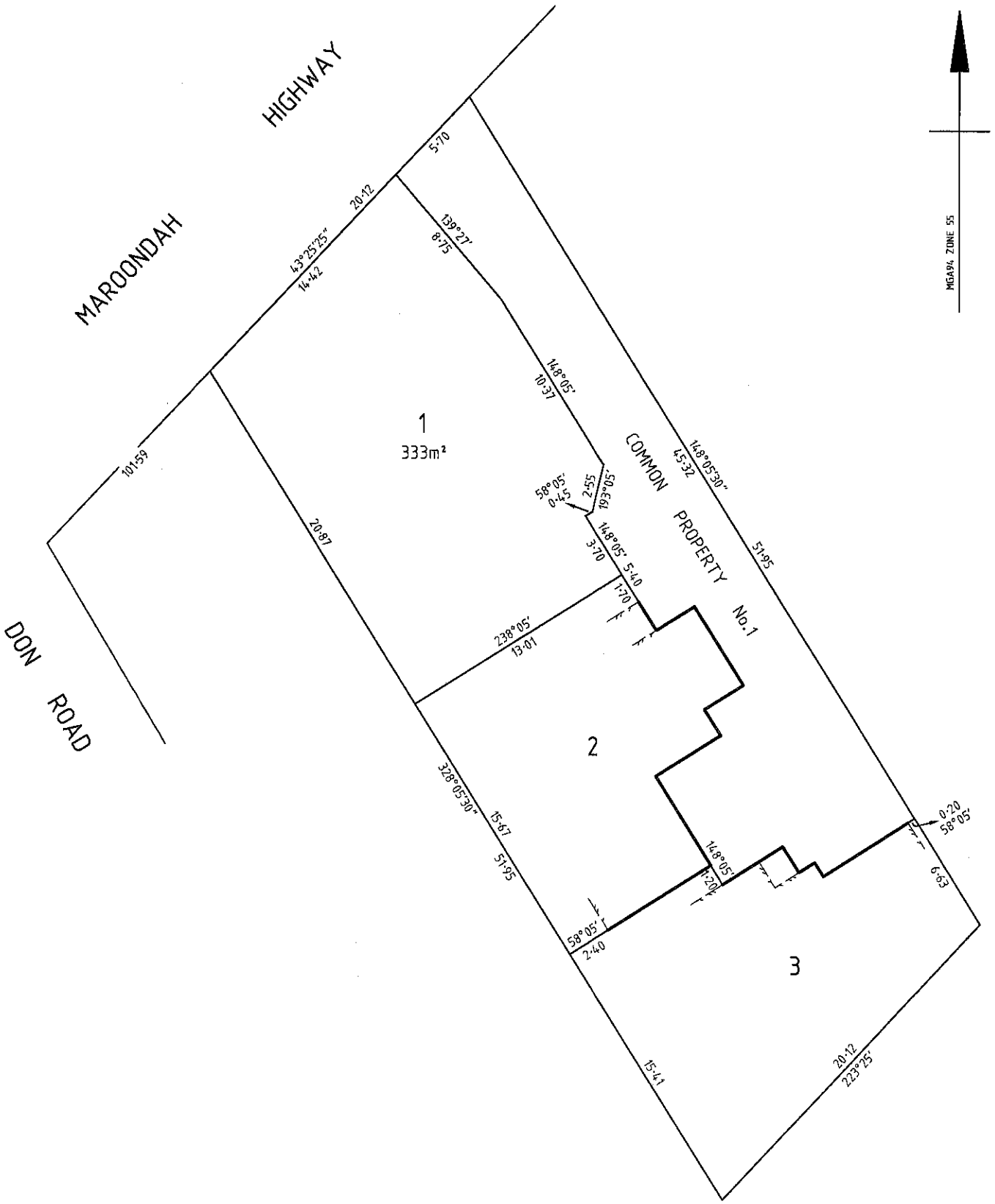
Millar | Merrigan
Land Development Consultants
M(03) 8720 9500 R (03) 5134 8611
www.millarmerrigan.com.au
survey@millarmerrigan.com.au
SAI GLOBAL Quality ISO 9001
Millar & Merrigan Pty Ltd ACN 005 541 668
Metro 2/126 Merrindale Drive, Croydon 3136
Regional 156 Commercial Road, Morwell 3840
Mail PO Box 247 Croydon, Victoria 3136

SURVEYOR'S REF: 18468S1 17/02/2017

ORIGINAL SHEET SIZE: A3

LICENSED SURVEYOR
L. K. SIMMONS VERSION NO. 1
This is not a digitally signed plan.

PS810454S



SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES		
ORIGINAL SHEET SIZE: A3	SHEET 2		

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LICENSED SURVEYOR
L. K. SIMMONS VERSION NO. 1
This is not a digitally signed plan.

OWNERS CORPORATION SCHEDULE

PS810454S

OWNERS CORPORATION 1

PLAN No. PS810454S

Land affected by Owners Corporation: LOTS 1, 2 & 3 & COMMON PROPERTY No.1

Limitations on Owners Corporation: UNLIMITED

Notations

NIL

Lot Entitlement and Lot Liability

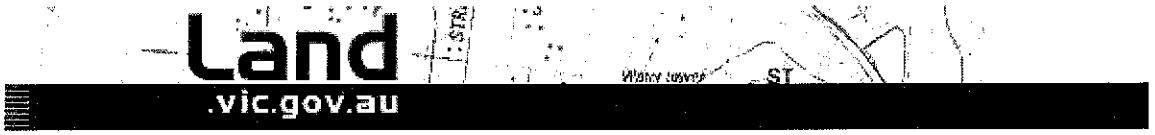
LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY	LOT	ENTITLEMENT	LIABILITY
			1	50	50			
			2	50	50			
			3	50	50			
			TOTAL	150	150			

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SURVEYOR'S REF: 18468S1 17/02/2017

ORIGINAL SHEET SIZE: A3

LICENSED SURVEYOR
L. K. SIMMONS VERSION NO. 1
This is not a digitally signed plan.



Property Report from www.land.vic.gov.au on 28 August 2017 02:12 PM

Lot and Plan Number: Lot 4 LP9725
Address: 376 MAROONDAH HIGHWAY HEALESVILLE 3777
Standard Parcel Identifier (SPI): 4\LP9725
Local Government (Council): YARRA RANGES **Council Property Number:** 203776
Directory Reference: Melway 270 E12

This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

State Electorates

Legislative Council: NORTHERN VICTORIA
Legislative Assembly: EILDON

Utilities

Rural Water Business: Southern Rural Water
Metro Water Business: Yarra Valley Water Ltd
Melbourne Water: inside drainage boundary
Power Distributor: AUSNET (Information about choosing an electricity retailer)

Planning Zone Summary

Planning Zone: GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

Planning Overlays: DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8 (DDO8)
SIGNIFICANT LANDSCAPE OVERLAY (SLO)
SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 23 (SLO23)

Areas of Aboriginal Cultural Heritage Sensitivity:
This parcel is within, or affected by, one or more areas of cultural heritage sensitivity

Planning information continued on next page

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VICTORIA State Government | Environment, Land, Water and Planning

Planning scheme data last updated on 23 August 2017.

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, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting Planning Schemes Online

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to Titles and Property Certificates

The Planning Property Report includes separate maps of zones and overlays

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

To view planning zones, overlay and heritage information in an interactive format visit Planning Maps Online

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

Areas of Aboriginal Cultural Heritage Sensitivity

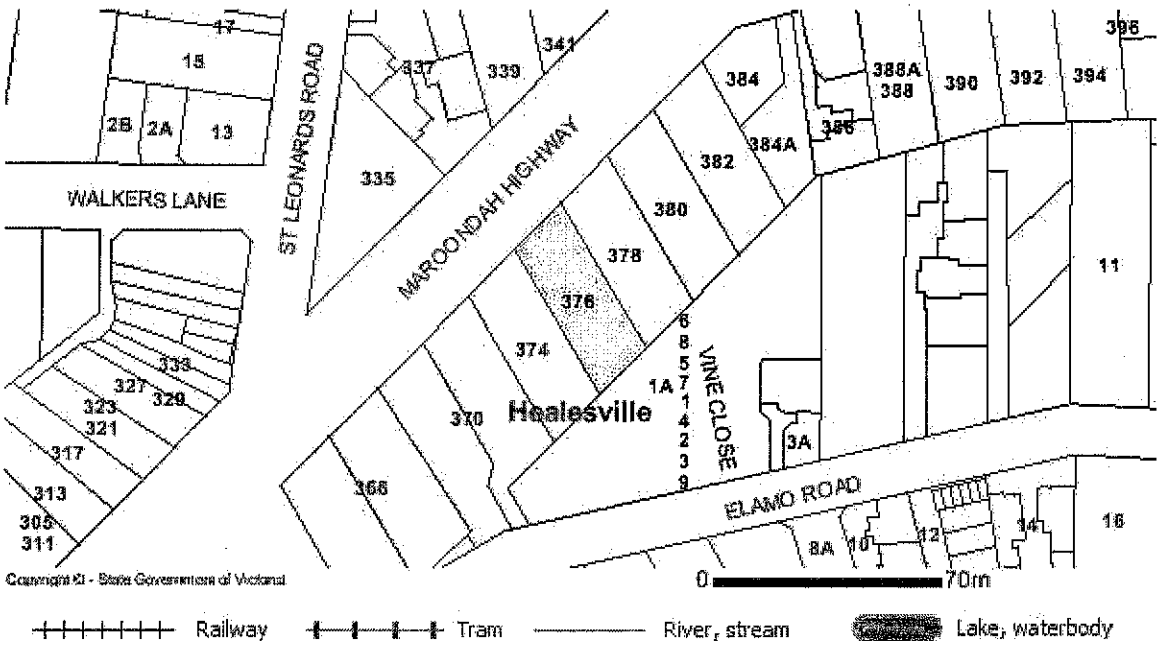
The data provides indicative information about the location and extent of areas of Aboriginal cultural heritage sensitivity and is provided to assist with the decisions about the potential need to prepare a Cultural Heritage Management Plan in relation to proposed activities on this property.

For further information about whether a Cultural Heritage Management Plan is required go to Aboriginal Heritage Planning Tool

To find out if your property has any recorded Aboriginal cultural heritage places, such as scarred trees, occupation sites or places of burial, you can request information from the Victorian Aboriginal Heritage Register.

Find out more about the Victorian Aboriginal Heritage Register

Area Map



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Department of
Environment, Land,
Water and Planning

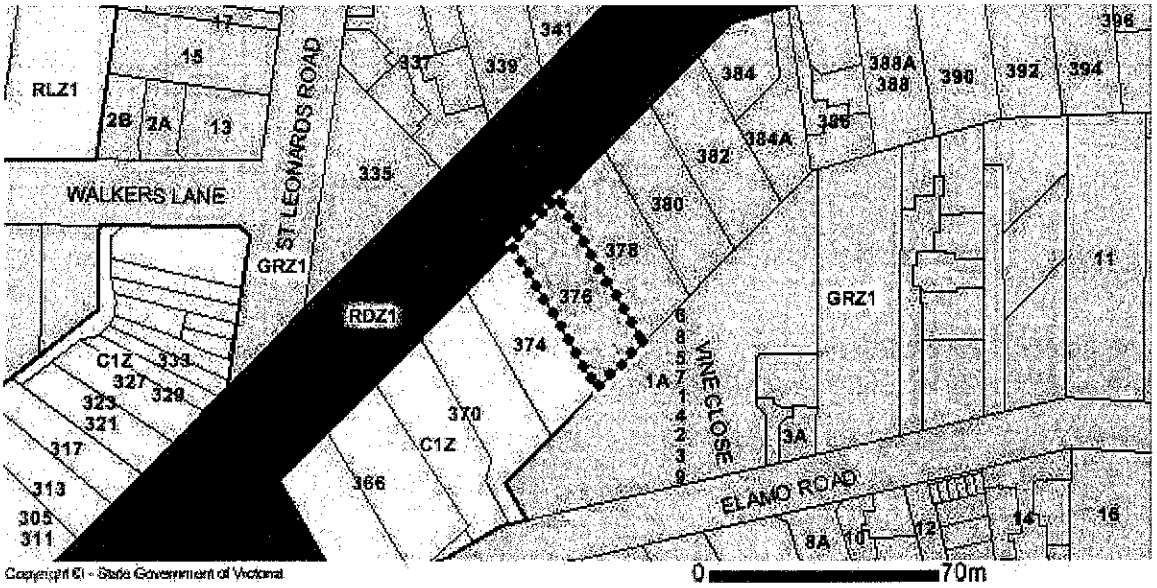
Planning Property Report

from www.planning.vic.gov.au on 28 August 2017 02:13 PM

Lot and Plan Number: Lot 4 LP9725
Address: 376 MAROONDAH HIGHWAY HEALESVILLE 3777
Local Government (Council): YARRA RANGES **Council Property Number:** 203776
Directory Reference: Melway 270 E12

Planning Zone

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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

Zones Legend

- ACZ - Activity Centre
- B1Z - Commercial 1
- B2Z - Commercial 1
- B3Z - Commercial 2
- B4Z - Commercial 2
- B5Z - Commercial 1
- C1Z - Commercial 1
- C2Z - Commercial 2
- CA - Commonwealth Land
- CCZ - Capital City
- CDZ - Comprehensive Development
- DZ - Dockland
- ERZ - Environmental Rural
- FZ - Farming
- GRZ - General Residential
- GWAZ - Green Wedge A
- GWZ - Green Wedge
- IN1Z - Industrial 1
- IN2Z - Industrial 2
- IN3Z - Industrial 3
- LDRZ - Low Density Residential
- MUZ - Mixed Use
- NRZ - Neighbourhood Residential
- PCRZ - Public Conservation & Resource
- PDZ - Priority Development
- PPRZ - Public Park & Recreation
- PUZ1 - Public Use - Service & Utility
- PUZ2 - Public Use - Education
- PUZ3 - Public Use - Health Community
- PUZ4 - Public Use - Transport
- PUZ5 - Public Use - Cemetery/Crematorium
- PUZ6 - Public Use - Local Government
- PUZ7 - Public Use - Other Public Use
- PZ - Port
- R1Z - General Residential
- R2Z - General Residential
- R3Z - General Residential
- RAZ - Rural Activity
- RCZ - Rural Conservation
- RDZ1 - Road - Category 1
- RDZ2 - Road - Category 2
- RGZ - Residential Growth
- RLZ - Rural Living
- RUZ - Rural
- SUZ - Special Use
- TZ - Township
- UFZ - Urban Floodway
- UGZ - Urban Growth

Urban Growth Boundary

Railway | Tram | River, stream | Lake, waterbody

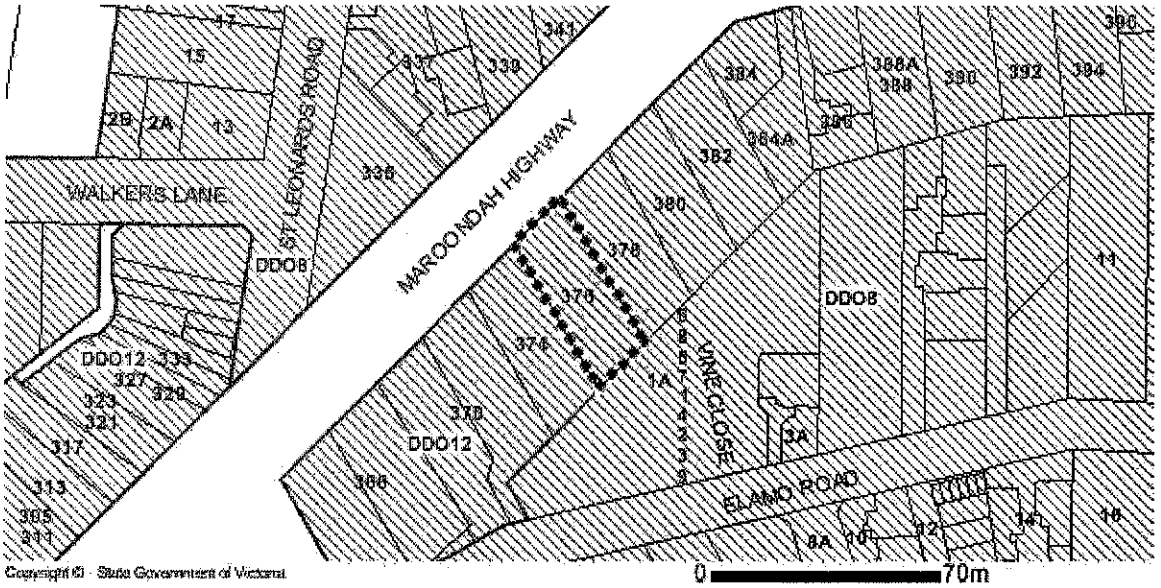
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Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

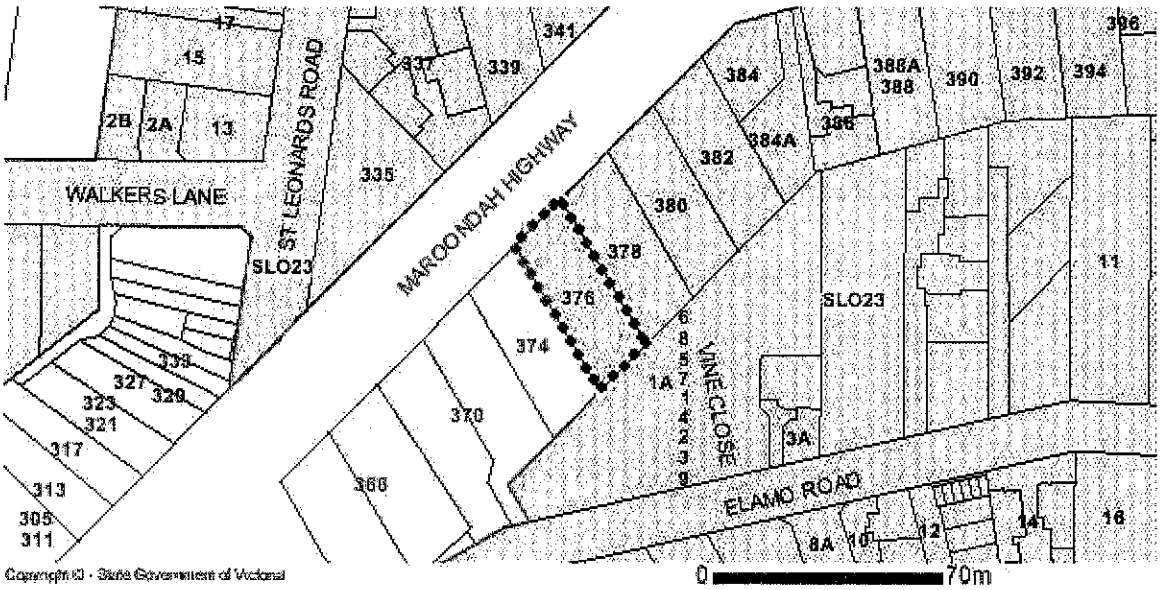
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8 (DDO8)



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SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 23 (SLO23)



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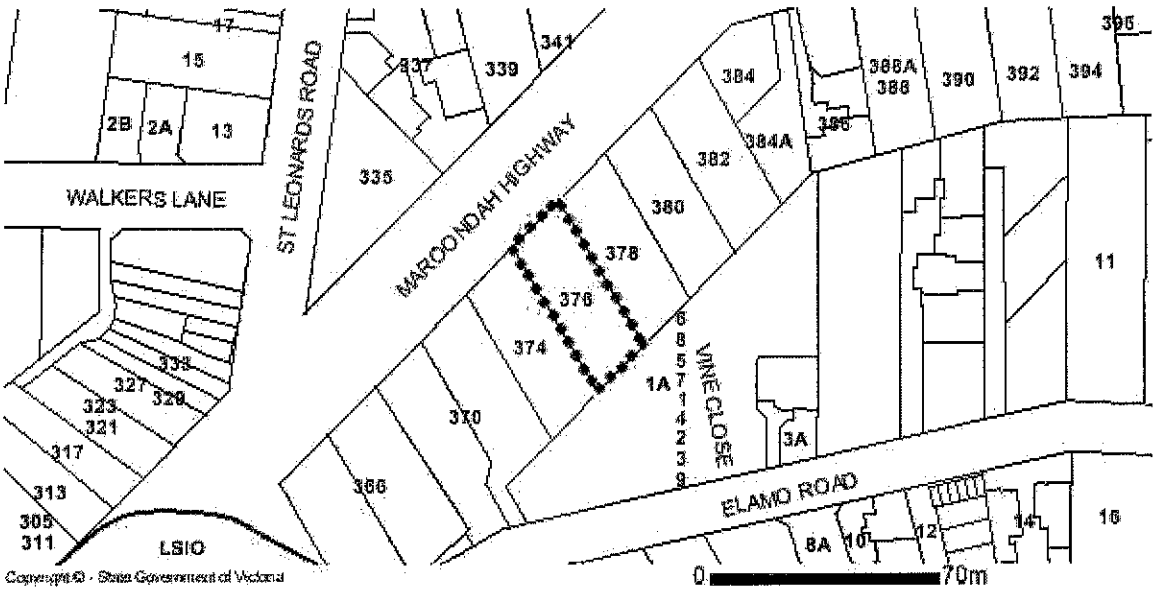
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Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



Overlays Legend

- AEO - Airport Environs
- BMO - Bushfire Management (also WMO)
- CLPO - City Link Project
- DCPO - Development Contributions Plan
- DDO - Design & Development
- DDOPT - Design & Development Part
- DPO - Development Plan
- EAO - Environmental Audit
- EMO - Erosion Management
- ESO - Environmental Significance
- FO - Floodway
- HO - Heritage
- IPO - Incorporated Plan
- LSIO - Land Subject to Inundation
- MAEO1 - Melbourne Airport Environs 1
- MAEO2 - Melbourne Airport Environs 2
- NCO - Neighbourhood Character
- PO - Parking
- PAO - Public Acquisition
- RO - Restructure
- RCO - Road Closure
- SBO - Special Building
- SLO - Significant Landscape
- SMO - Salinity Management
- SRO - State Resource
- VPO - Vegetation Protection

Railway | Tram | River, stream | Lake, waterbody

Note: due to overlaps some colours on the maps may not match those in the legend.

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Areas of Aboriginal Cultural Heritage Sensitivity

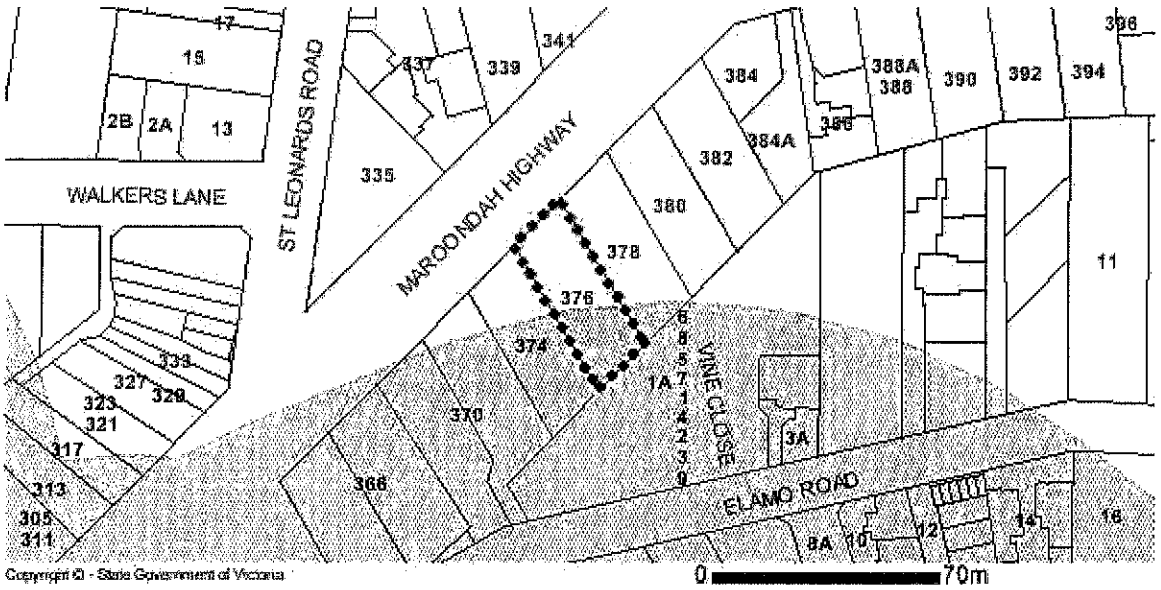
This parcel is within, or is affected by, one or more areas of cultural heritage sensitivity as described in the Aboriginal Heritage Regulations 2007.

The data provides indicative information about the location and extent of areas of Aboriginal cultural heritage sensitivity and is provided to assist with the decisions about the potential need to prepare a Cultural Heritage Management Plan in relation to proposed activities on this property.

For further information about whether a Cultural Heritage Management Plan is required go to Aboriginal Heritage Planning Tool

To find out if your property has any recorded Aboriginal cultural heritage places, such as scarred trees, occupation sites or places of burial, you can request information from the Victorian Aboriginal Heritage Register.

Find out more about the Victorian Aboriginal Heritage Register



Aboriginal Cultural Heritage Sensitivity Aboriginal Cultural Heritage Sensitivity Selected Land

Railway Tram River, stream Lake, waterbody

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Further Planning Information

Planning scheme data last updated on 23 August 2017.

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, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting Planning Schemes Online

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to Titles and Property Certificates

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

To view planning zones, overlay and heritage information in an interactive format visit Planning Maps Online

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

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Department of
Environment, Land,
Water and Planning

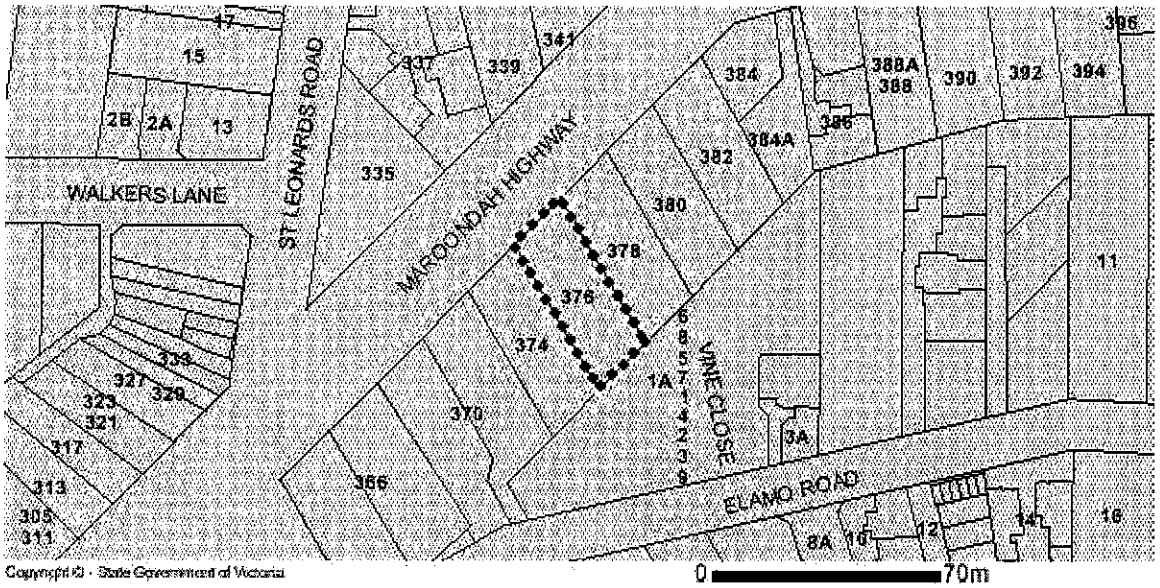
Designated Bushfire Prone Areas

from www.planning.vic.gov.au on 28 August 2017 02:13 PM

Lot and Plan Number: Lot 4 LP9725
Address: 376 MAROONDAH HIGHWAY HEALESVILLE 3777
Local Government (Council): YARRA RANGES **Council Property Number:** 203776
Directory Reference: Melway 270 E12

This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend

Bushfire Prone Area — Selected Land
Railway — Tram — River, stream — Lake, waterbody

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011, as amended by gazette notices on 25 October 2012, 8 August 2013, 30 December 2013, 3 June 2014, 22 October 2014, 29 August 2015, 21 April 2016, 18 October 2016 and 2 June 2017.

The Building Interim Regulations 2017 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed via the Bushfire Prone Areas Map Service at http://services.land.vic.gov.au/maps/bushfire.jsp or at the relevant local council.

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

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit Planning Schemes Online

For Planning Scheme Provisions for this property return to the GetReports list and select the Planning Property Report.

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VICTORIA State Government | Environment, Land, Water and Planning

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 32(2)(dc) of the Sale of Land 1962 (Vic).

BUILDING APPROVAL PARTICULARS

Building Act 1993 BUILDING REGULATIONS Regulation 326(1)

Certificate Number 96694
Your Reference 26105474-012-4:52287
Date Issued 29 August 2017

Yarra Ranges Council
PO Box 105
Lilydale Vic 3140
DX 34051
Call 1300 368 333
Fax 03 9735 4249
mail@yarraranges.vic.gov.au
www.yarraranges.vic.gov.au

Yarra Ranges Council

Landata
DX 250639
MELBOURNE VIC

Property Address **376 Maroondah Highway, Healesville VIC 3777**
Property Description **Lot 4 LP9725 Ca 24 8 PGracedale**
Assessment Number **42810**

An examination of Council's records reveals the following building approvals have been issued for the above property in the preceding 10 years and any current notices.

Please direct all enquiries to Building Services on 1300 368 333

Permit Number	Date issued	Brief Description of Works	Final Inspection	Reg 502(1) Statement, Notices, Order or Certificate
BS- 1245 20170315/0 Council ref: 42849/2016	28.03.2017	2 Units Issuer: CFL Building Surveyors Builder: DBU16826 Alistair Hewitt Insurer: N/A OB Cost: $450,000	Nil	None
BS-1492 174/97	30.1.97	**Reblock Dwelling** Issuer: Yarra Ranges Council Builder: Bayswater Reblocking Insurer: n/a Cost: $2,200	18.2.15	Cert of Final Inspection 19.2.15

Additional information under Regulation 326(2) can be obtained for an additional fee of $52.20. This information will include details on whether a property is liable to flooding/designated land or works (uncontrolled overland drainage), subject to significant snowfalls or in a designated termite area.

Received the sum of $52.20 for this certificate.

Robert Flynn
Municipal Building Surveyor

NOTES

Smoke Alarms/Sprinkler Systems
The Building Regulations Part 7 Division 2 – Fire Safety in Certain Existing Residential Buildings states that you may be required to provide hard wired smoke alarms and/or automatic fire sprinkler systems in residential buildings.
Note: Smoke Alarms were required to be installed by 1.2.99 or within 30 days of settlement, whichever was the earlier.

Swimming Pools
The Building Regulations requires all swimming pools and spas capable of holding a depth of water exceeding 300mm to be provided with pool fencing/barriers. A building permit is required for any new fencing/barrier or alteration to existing fencing/barrier.

Landslip
The land **is not** affected by the Planning Scheme's Erosion Management Overlay (EMO). In Yarra Ranges, land identified as having a significant susceptibility to **landslip** is managed through the EMO.

Debris Flow
The land **is not** affected by the Planning Scheme's Erosion Management Overlay (EMO). Some land in Montrose has been identified as having a significant susceptibility to **debris flow** (the rapid downslope movement of soil and rock) is managed through the EMO. No studies have been carried out in other parts of the municipality in relation to debris flow.

BUILDING PERMIT

Form 2 - Building Act 1993, Building Regulations 2006 - Regulation 313

Permit No: 1245 20170315/0

Issued To:

Tim Hewitt Homes Pty Ltd
121 Old Gippsland Road
LILYDALE, VIC 3140
Phone: (03) 9735-1800

Builder: 28/03/2017

Tim Hewitt Homes Pty Ltd
139 Old Gippsland Road
LILYDALE, VIC 3140
Phone: (03) 9735-1800

Address for serving or giving of documents:

121 Old Gippsland Road LILYDALE, VIC 3140

Property Details:

(Lot 4) 376 Maroondah Highway, HEALESVILLE 3777

Title Details: LP/PS: LP9725 Volume: 6813 Folio: 493
Municipal District: **YARRA RANGES SHIRE COUNCIL**

Building Practitioners and Architects:

Wayne Prior	DP-AD 32333	Engaged to prepare documents	Draftsperson - Architectural
John Weatherlake	EC 1557	Engaged to prepare documents	Engineer - Civil
Mayuras Chandrakadan	EC 42479	Engaged to prepare documents	Engineer - Civil
Alistair Thomas Hewitt	DB-U 16826	Engaged in the building work	Builder - Domestic - Unlimited

Nature of Building Work:

Stage of work permitted: As shown on the approved plans
Total new floor area (m2): 372.0 Cost of building work: $450,000.00

Building Classification:

Nature of Work	Part of Building	BCA Class
Construction of	2 Units	1aii

Reporting Authorities:

Reporting Authority	Matter Reported On	Regulation
Council	Point of discharge of storm water	reg. 610(2)

Required Inspections: (For Building Inspections phone (03) 9898-7177)

- Piers
- Pads
- Pre Slab
- Steel
- Frame
- Final

Building work is to commence by: 28-Mar-2018
and is to be completed by: 28-Mar-2019

Occupation or Use of Building:

An Occupancy Permit is required prior to the occupation or use of this building.
If an occupancy permit is required, the permit is required for the whole of the building in respect of which the building work is carried out.

16603

Collinson Fogarty Laws
Building Surveyors & Inspectors
Ground Floor, 687 Whitehorse Road
Mont Albert 3127
DX 35617 Blackburn

T: (03) 9898 7177
F: (03) 9898 7144
E: cfl@cflpermits.com.au
www.cflpermits.com.au

Building Surveyors

BUILDING PERMIT

Form 2 - Building Act 1993 - Building Regulations 2006 - Regulation 313

Permit No: 1245 20170315/0

Property Details:

(Lot 4) 376 Maroondah Highway, HEALESVILLE 3777

Title Details: LP/PS: LP9725 Volume: 6813 Folio: 493

Municipal District: **YARRA RANGES SHIRE COUNCIL**

Permit Conditions:

1 Three copies of truss computations and layout are to be submitted and approved prior to the frame inspection.
2 The posi-strut layout, size, type and spacing is to be submitted and approved prior to a frame inspection being undertaken.
3 All requirements of the Energy Efficiency Report are to be implemented and will be checked (where possible) when the Final inspection is undertaken. You will be required to sign off on the requirements prior to a certificate being issued.
4 The building is required to be protected from termites in accordance with the requirements of AS3660. A certificate will be required to be lodged prior to the issue of a certificate of final inspection or an occupancy permit being issued.
5 A Plumbing Certificate of Compliance for all plumbing works carried out on the project.
6 The allotment is bushfire prone with a bushfire attack level (BAL) of XXXX applicable. Please ensure that all construction fully complies with AS 3959-2009 as applicable to this BAL.
7 2000 Litre Water Tank connected to all sanitary compartments to be installed prior to final inspection

Signed:



Building Surveyor: Russell Fogarty

Date permit issued: **28-Mar-2017**

Registration No: BS-U 1245

Notes

Note 1: Under regulation 318, an owner of a building or land for which a building permit has been issued must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work.

Note 2: Under regulation 317, the person in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans, specifications and documents are available for inspection at the allotment while the building work is in progress. The person must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.

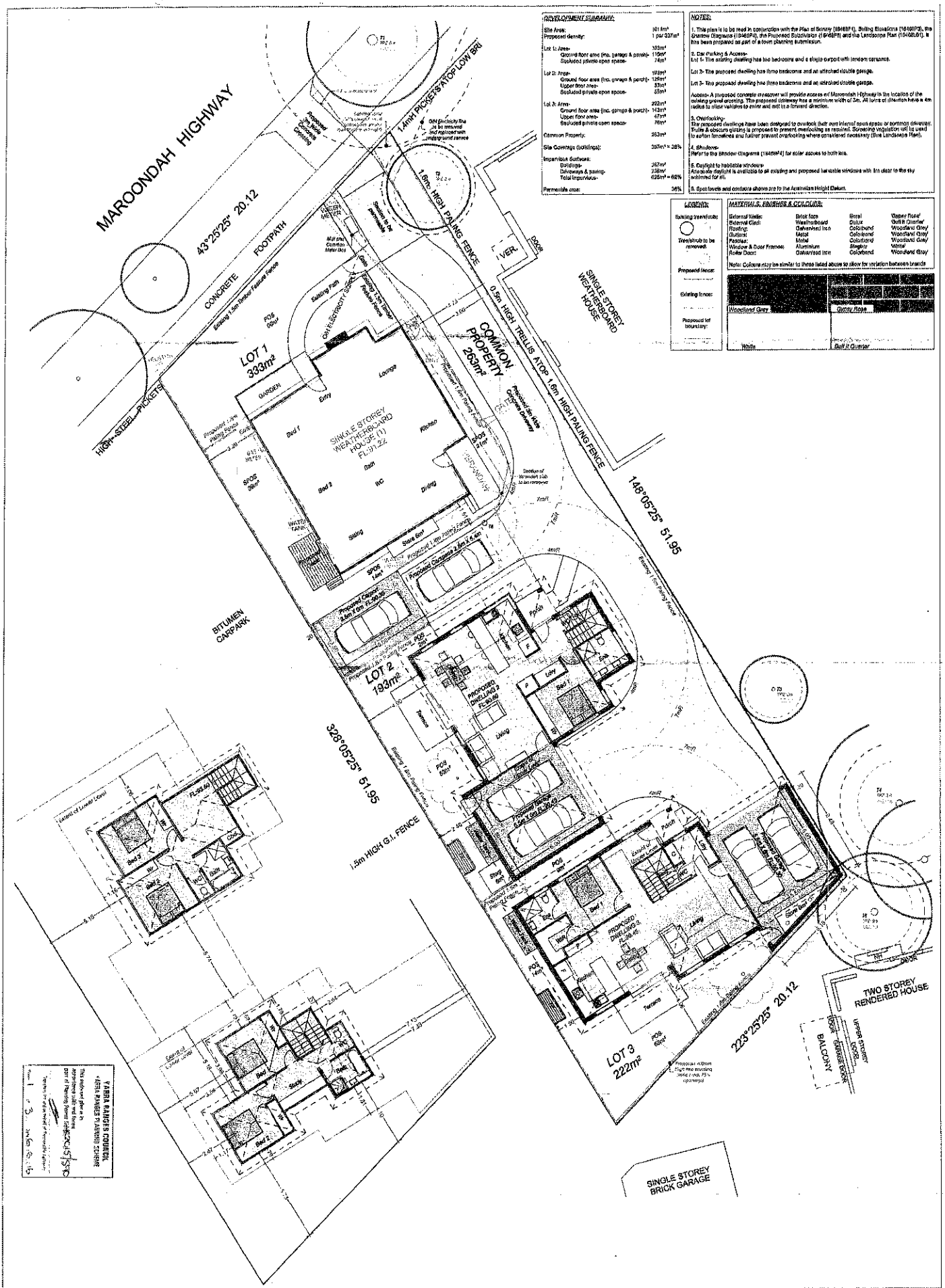
Note 3: Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than $16,000) must be covered by an insurance policy as required under section 135 of the **Building Act 1993**.

16603

Collinson Fogarty Laws
Building Surveyors & Inspectors
Ground Floor, 687 Whitehorse Road
Mont Albert 3127
DX 35617 Blackburn

T: (03) 9898 7177
F: (03) 9898 7144
E: cfl@cflpermits.com.au
www.cflpermits.com.au

Building Surveyors


MAROONDAH HIGHWAY
43°25'25" 20.12
CONCRETE FOOTPATH
1.4mH PICKETS ATOP LOW BRI
1.6m HIGH PALING FENCE
HIGH STEEL PICKETS
0.5m HIGH TRELLIS ATOP 1.6m HIGH PALING FENCE
148°05'25" 51.95
328°05'25" 51.95
1.5m HIGH G.I. FENCE
SINGLE STOREY WEATHERBOARD HOUSE
LOT 1 333m²
LOT 2 193m²
LOT 3 222m²
COMMON PROPERTY 263m²
BITUMEN CARPARK
TWO STOREY RENDERED HOUSE
SINGLE STOREY BRICK GARAGE
BALCONY
Existing 1.5m Timber Paling Fence
Existing 1.8m Timber Paling Fence
Proposed 1.8m Paling Fence
Proposed 1.5m Timber Paling Fence
Proposed 1.8m Paling Fence
Existing 1.8m Paling Fence
Existing 1.8m Timber Paling Fence
Existing 1.8m Paling Fence
Existing 1.8m Paling Fence
Existing 1.8m

Land Tax Clearance Certificate

Land Tax Act 2005

STATE REVENUE OFFICE VICTORIA
ABN 76 775 195 331
SRO - ISO 9001 Quality Certified

INFOTRACK

Your Reference: 20172115
Certificate No: 16736920
Issue Date: 28 AUG 2017
Enquiries: ESYSPROD

Land Address: 376 MAROONDAH HIGHWAY HEALESVILLE VIC 3777

Land Id	Lot	Plan	Volume	Folio	Taxable Value	Tax Payable
16334396	4	9725	6813	493	$245,000	$0.00

Vendor: TIM HEWITT HOMES PTY LTD
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax Details	Year	Proportional Tax	Penalty/Interest	Total
TIM HEWITT PTY LTD	2017	$0.00	$0.00	$0.00

Arrears of Tax	Year	Proportional Tax	Penalty/Interest	Total

Comments:

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.
To request an update for this certificate go to:
www.sro.vic.gov.au/certificates

TAXABLE VALUE:	$245,000
AMOUNT PAYABLE:	**$0.00**

Paul Broderick
Commissioner of State Revenue

Land Tax Clearance Certificate - Remittance Advice

Certificate No: 16736920
Land ID: 16334396
Amount Payable: $0.00

State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

Please return this section with your payment. For further information refer overleaf.
Do not mark below this line.

<0000000000<0000000000>016736920000<016736920000>424<424>

Notes to certificates under Section 105 of the *Land Tax Act 2005*

STATE REVENUE OFFICE VICTORIA
ABN 76 775 195 331
SRO - ISO 9001 Quality Certified

Certificate No: 16736920

1. Under Section 96 of the Land Tax Act 2005 (the Act), land tax is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.

2. If land tax is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.

3. The amount of land tax on this certificate relates to the amount of land tax due and payable as at the date of the application only and not to any future liability or the tax status of the land.

4. A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax.

5. If land tax will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO within 28 days after settlement.

6. If the amount in 3. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from
   a. the vendor, or
   b. the purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO within 28 days after settlement.

7. If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.

8. If an amount certified is excessively high (for example, because a principal residence concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.

9. If no land tax is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.

10. If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.

11. The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax.

For Information Only

SINGLE OWNERSHIP CALCULATION BASED ON A TAXABLE VALUE OF $245,000

Land Tax = $0.00

Calculated as $0 plus ($245,000 - $0) multiplied by 0.000 cents.

Further information

Internet	**www.sro.vic.gov.au**
Email	sro@sro.vic.gov.au (Attn: Land Tax)
Phone	13 21 61 (local call cost)
Fax	03 9628 6853
Mail	State Revenue Office GPO Box 4376 MELBOURNE VIC 3001

Payment options

Make cheque payable to **State Revenue Office, Victoria** marked 'Not Negotiable' and return with the remittance advice to:

Payment by mail:

- State Revenue Office
  GPO Box 4376
  MELBOURNE VIC 3001

Land Tax Clearance Certificates are available via the SRO website **www.sro.vic.gov.au/certificates**

LAND INFORMATION CERTIFICATE

Section 229 Local Government Act 1989

PO Box 105
Lilydale Vic 3140
Call 1300 368 333
Fax (03) 9735 4249
ABN 21 973 226 012
www.yarraranges.vic.gov.au
mail@yarraranges.vic.gov.au

Certificate Number: 83664
Issue Date: 28-Aug-2017
Applicant Reference: 26105474-011-7:52286

Landata
DX 250639
MELBOURNE VIC

This certificate provides information regarding valuation, rates, charges, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a local law or by law of the council.

This certificate is not required to include information regarding planning, building, health, land fill, land slip, other flooding information or service easements. Information regarding these matters may be available from the council or the relevant authority. A fee may be charged for such information.

PROPERTY INFORMATION

Assessment Number: 42810/9
Property Address: 376 Maroondah Highway, Healesville VIC 3777
Property Description: Lot 4 LP9725 Ca 24 8 PGracedale

VALUATION INFORMATION

Current Level of Value Date: 1 January 2016
Operative Date of Value: 01-Jul-2016
Site Value: 245,000
Capital Improved Value: 400,000
Net Annual Value: 20,000

FINANCIAL INFORMATION

Rates and Charges Levied Year Ending 30 June 2018		Rates and Charges Summary	
Rate or Charge Type	**Annual Charge**	**Description**	**Balance Outstanding**
General Rates	1,397.20	Legal Charges Arrears	0.00
Fire Services Property Levy	155.80	Legal Charges Current	0.00
Waste Charge	286.00	Arrears & Previous Year Interest	0.00
		Current Interest on Arrears	0.00
		Interest on Current Rates	0.00
		Current Year Rates	1,839.00
		Rebates	0.00
		Payments since 1 July 2017	0.00
		Overpayment	0.00
		Other	0.00
		Total Rates Outstanding	1,839.00
		Chargeable Works	0.00
		Local Govt Act 1989–Sec. 227	0.00
Total Annual Charge	1,839.00	**Balance Outstanding**	**$1,839.00**

******** **Rates are due to be paid in full by 15 February 2018, if payment is not being made by instalments.** ********

Payment can be made by:

- BPAY – Biller Code 8979 Reference 428109
- On Council's website at yarraranges.vic.gov.au/payments by Visa or Mastercard using Reference 428109

NOTICES AND ORDERS: There ~~are~~/are no outstanding notices or orders on the land served by Council under the Local Government (Miscellaneous) Act 1958, Local Government Act 1989 or a local law or by-law of Council which still apply as at the date of this Certificate.
Details of any Notice or Order Served.

FLOOD LEVEL: Council has not specified a flood level for this property. However, Council cannot warrant that this property may be/ is not subject to flooding. Melbourne Water may have additional information which is not held by Council, which may reveal this property is subject to flooding. Melbourne Water's flood information can be obtained from metropolitan water authorities. It is therefore recommended that you contact Yarra Valley Water/South East Water for more accurate and detailed information.

There ~~is~~/is no potential liability for rates under the Cultural and Recreational Lands Act 1963.

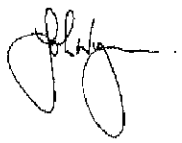
There ~~is~~/is no potential liability for land to become rateable under Section 173 of the Local Government Act 1989.

There ~~is~~/is no potential liability for land to become rateable under Section 174A of the Local Government Act 1989.

There is no outstanding amount required to be paid for recreational purposes or any transfer of land required to Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act (Miscellaneous) Act 1958

OTHER INFORMATION
While Council does not impose a time limit as to when a certificate may be updated verbally, it should be noted that Council will not be held responsible for any information provided or confirmed verbally. A new certificate could be applied for if this is not satisfactory.

I hereby certify that as at the date of this certificate, the information given is true and correct for the property described.



John Winzer
Executive Officer, Property Rating Services Date: 28-Aug-2017
(Contact Property Rating Services on 1300 368 333 for any enquiries)
Received the sum of $25.90 being the fee for this Certificate.

YARRA VALLEY WATER
ABN 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

28th August 2017

Coulter Roache Lawyers C/- InfoTrack C/-
LANDATA

Dear Coulter Roache Lawyers C/- InfoTrack C/- ,

RE: Application for Water Information Statement

Property Address:	376 MAROONDAH HIGHWAY HEALESVILLE 3777
Applicant	Coulter Roache Lawyers C/- InfoTrack C/- LANDATA
Information Statement	30320664
Conveyancing Account Number	7959580000
Your Reference	4484

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 Encumbrance Statement
- Melbourne Water Encumbrance Statement
- Asset Plan
- Conditions of Connection and Consent
- Rates Certificate

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

Yours sincerely,

Steve Lennox
GENERAL MANAGER
RETAIL SERVICES

YARRA VALLEY WATER
ABN 93 066 902 501

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

Yarra Valley Water Encumbrance

Property Address	376 MAROONDAH HIGHWAY HEALESVILLE 3777

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(3)

Existing sewer mains will be shown on the Asset Plan.

THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)

The property is connected to this Authoritys sewer.

This Property is a part of a development that is serviced by private water and/or sewer infrastructure. This infrastructure (or pipeline) is known as a private extension and may extend some distance in length from your property before connecting to Yarra Valley Water infrastructure. Any maintenance or supply issues associated with the private extension are the responsibility of the property owners. Yarra Valley Water is responsible for maintaining the water service from the water main up to and including the development main meter or manifold, and the sewer service from the sewer main up to the sewer branch including the inspection shaft /27 A.

Where the property is serviced through a private fire service the property owner is fully responsible for the maintenance of this service including the isolating valve connected to our water main.

Yarra Valley Water does not guarantee the continuity of service or supply, water quality or water pressure within the private extension.

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

YARRA VALLEY WATER
ABN 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 Encumbrance

Property Address	376 MAROONDAH HIGHWAY HEALESVILLE 3777

STATEMENT UNDER SECTION 158 WATER ACT 1989

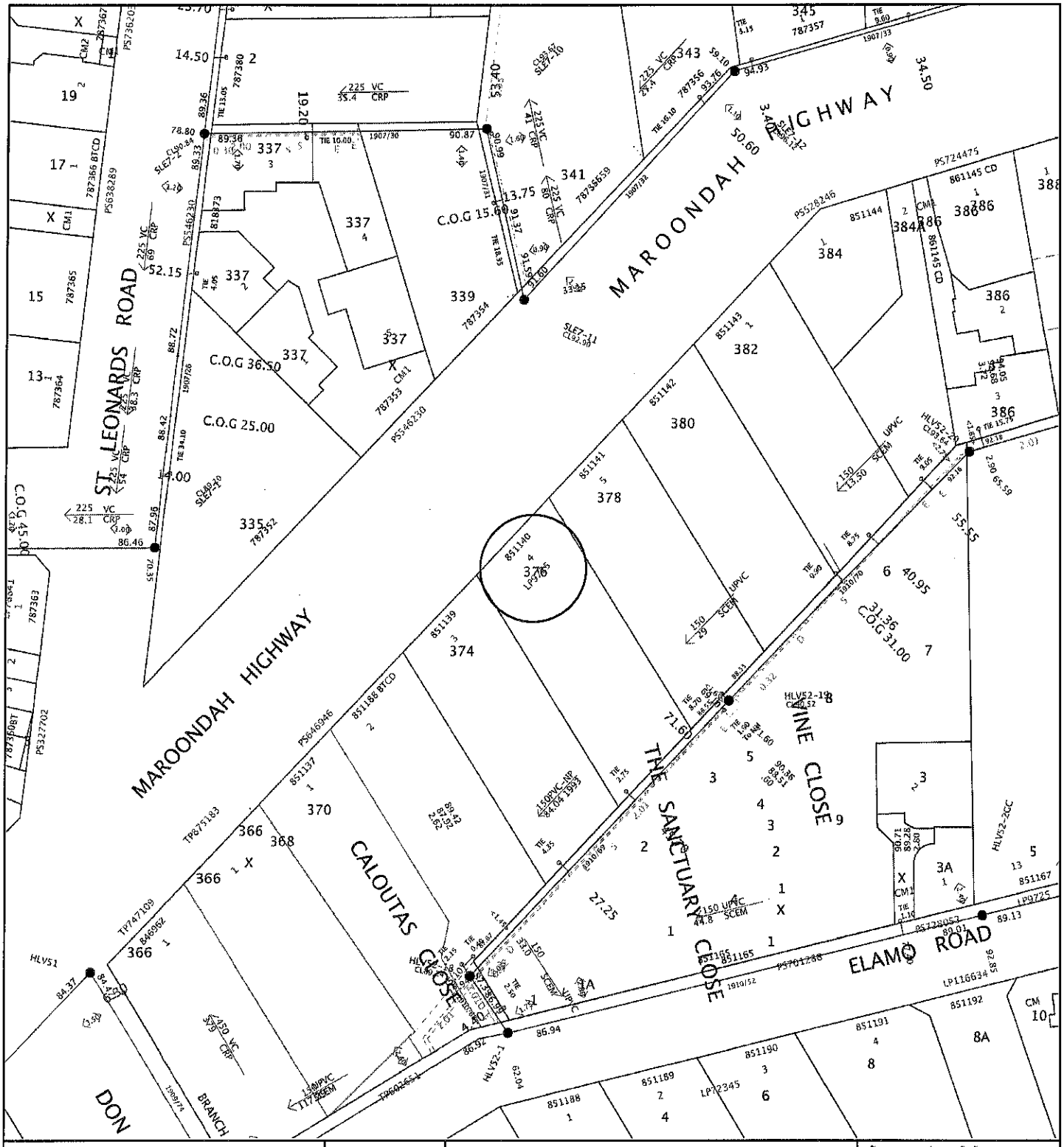
THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)

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: 30320664**		
	Address	376 MAROONDAH HIGHWAY HEALESVILLE 3777
	Date	28/08/2017
	Scale	1:1000

N

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;

17th March 2017

Application ID: 242033

CONDITIONS OF CONNECTION

Approval is subject to payment of all charges and completion of conditions. This approval covers the following services and connections:

Approval Detail

Water

Connection Details

Product	Pipe Material	Pipe Size	Qty	Street where main located
25mm Connection - Drinking Water	CAST IRON(GREY CAST	150	1	Maroondah Highway

Required Services

Product	Qty
25mm Connection - Drinking Water	1
Standard Plugging Small	1
Std 20mm DW Meter & Installation (incl meter w/lock)	3

Sewer

Connection Or Disconnection Details

Sewer Connection Description	PSP Number
Sewer Connection	851140

Multiple Lots

Number of Lots	3

Specific conditions affecting encumbrances on property:

Private Main

Conditions of Connection Details

GENERAL

In these conditions the terms,
(a) 'You' and 'Your' refer to the owner of a property connected (or about to be connected) to Yarra Valley Water assets
(b) 'We', 'Us' and 'Our' refer to Yarra Valley Water.

Section 145 of the Water Act 1989 details the legislative rights and responsibilities of both the applicant and Yarra Valley Water in relation to connection, alteration or removal and discharging to the works of Yarra Valley Water. These Conditions of Connection set out the terms and conditions to be satisfied for connecting a property to sewer, potable and recycled water.

These conditions are binding on successor-in-title of the person who applied for that consent, under section 145 of the Water Act 1989. If you are not the owner of the property, please provide a copy of this letter to the owner.

The Conditions of Connection must be handed to the Licensed Plumber. Any work which these Conditions of Connection require you to undertake, must be done by a Licensed Plumber, engaged by you, at your cost.
It is the Licensed Plumber's responsibility to ensure that the plumbing and drainage work is completed in accordance with the relevant plumbing regulations and to the satisfaction of the Victorian Building Authority – Plumbing.

Any sewer connection branch and the connecting works must be installed so that they comply, in all respects, with the:
- Plumbing Regulations 1998 (Vic);
- Water Industry Regulations 2006 (Vic);
- Building Act 1993 (Vic);
- Relevant AS/NZS series of standards applicable to sewer connection branch and connecting works from time to time,
and any other technical requirements which we reasonably specify.

It is the responsibility of the person performing any excavation in a road reserve to obtain a Road Opening Permit from the relevant Authority before any excavation work commences. All traffic management requirements contained in the permit must be complied with.

WATER

General water supply(s) are to be installed as referenced in the table of approval details of this document as required services. The table includes water main and connection details. In a mandated recycled water area recycling connections also apply and are referenced in the same table.

The existing service is to be disconnected and the main plugged. The meter must be returned to Yarra Valley Water. Please make sure the meter is available for our contractor to collect at the time of

disconnection. If the meter is not available for collection, the tapping may be cancelled and a rebooking fee will apply. Please note: if the plugging is for a new estate connection that has not been metered yet, there is no requirement to return the meter(s).

Water supply(s) services that are to be removed are listed in the Conditions of Connection. In a mandated recycled water area the recycled water service(s) must also be removed and are referenced in the same table.

All water provided to the property must be metered. This development must be serviced via a manifold as shown on the Yarra Valley Water website (www.yvw.com.au) to ensure the installations meet the required standard. No main meter is required to be installed at this development however individual meters off the manifold must be fitted for each lot at the time of the tapping. If you are installing shared facilities within the development such as a swimming pool or a communal laundry then a separate meter is required off the manifold for the shared facilities. For vacant lot subdivisions serviced via a manifold a garden tap is required to be installed within the boundary of each lot. Tap audits will be carried out to verify each lot has been provided with a water service.

For 20mm and 25mm services and all services where a manifold is to be installed, the service pipe, including a meter assembly with a temporary spacer pipe and any relevant backflow device must be installed by the plumber, prior to the time of the tapping or meter installation. Meters are installed by Yarra Valley Waters plumbing contractor. For 32mm and larger services, the meter will be delivered to you and must be installed on the property prior to the tapping. The service pipe must also be installed prior to the tapping. All manifolds are to be located below ground and must be left exposed for Yarra Valley Water's plumbing contractor to inspect prior to installation of the meters. Failure to comply will result in the tapping being cancelled. A rebooking fee will be applicable when rebooking the tapping.

All tappings, pluggings and metering products can be arranged using easyACCESS. Work must be carried out in accordance with the Water Metering & Servicing Guidelines (see our website). Once all fees have been paid and you are ready to book your plumbing products, please contact Yarra Valley Water's contractor Select Solutions on 1300 724 858. A phone call is not required if products are New Estate Connections or Combo Drinking Water & Recycled Water. Please allow a minimum of 10 business days' notice when contacting Select Solutions.

All meters are supplied by Yarra Valley Water after payment of the relevant fees.

If the tapping and/or plugging is required to be performed outside of business hours, either at your request or as determined by Yarra Valley Water's plumbing contractor, an additional after hours fee will apply.
Meters are not permitted to be installed inside units/dwellings. In all situations where the meter is deemed inaccessible, either by your advice, or as determined by Yarra Valley Water plumbing contractor, remote read meters must be fitted at your cost. Remote read meters must be installed in the following circumstances: high rise developments; any water meter which is located where Yarra Valley Water will have to enter a building to read the meter; where access to the meter will be restricted by gates/fences. If you are aware that remote read meters will be required, please inform the easyACCESS staff at the time of booking.

For all tappings and/or pluggings, it is the responsibility of the person performing the excavation to obtain a Road Opening Permit from the local municipal authority before any excavation work commences. All traffic management requirements contained in the Road Opening permit must be complied with. The excavation must expose the main at the tapping/plugging point and be made safe prior to the tapping / plugging appointment time. If you choose to have Yarra Valley Water's plumbing contractor carry out the excavation, Yarra Valley Water will organize the necessary permit at an additional cost on a per road opening basis.
Failure to comply with any of these requirements will result in the booking being cancelled and a rebooking fee will apply.
Yarra Valley Water's plumbing contractor can be contacted on 1300 724 858.

The plumber is required to tag all risers (meters) and the corresponding unit with the relevant unit number in order to allow tap audits to be carried out by Yarra Valley Water's contractor.

Whether you have elected your plumber or Yarra Valley Water to carry out the excavation, please contact Yarra Valley Water's Plumbing Contractor Select Solutions on 1300 724 858 to schedule a date and time. Prior to our Plumbing Contractor attending on site to carry out the scheduled work you will be required to clearly mark your preferred location for the service. If the preferred location is not marked, the work will not be undertaken and you will incur a wasted site visit fee. Please note; bookings can take up to three (3) business days to generate after payment is made.

Should you wish to reschedule the booking, Yarra Valley Water's plumbing contractor can be contacted on 1300 724 858. If you cancel or reschedule a booking within 24 hours of the scheduled date / time a wasted site visit fee will apply. If you wish to cancel the booking you will need to contact Yarra Valley Water (if applicable), to seek a refund. A cancellation fee may apply.

METER ASSEMBLIES & POSITIONING

It is the responsibility of the private plumber to ensure that containment, zone and individual backflow prevention is provided.

Water meter assemblies:
a) Must be within 2 metres of the title boundary that abuts the water main
b) Must be fitted at right angles to the water main, in line with the tapping
c) Must be fully supported with minimum ground clearance of 150mm and should not be >300mm from the finished ground level to the base of the assembly
d) Must not be encased in concrete surrounds
e) Must be readily accessible for reading, maintenance and replacement. If Yarra Valley Water deem meters to be inaccessible, remote meters may be required at additional cost to the customer
f) Can be installed in utility rooms or meter cabinets located within a common access area and must be readily accessible, subject to Yarra Valley Water's approval

If meters need to be moved >600mm a plugging and re-tapping must be booked and the relevant fee paid.

Meters which are in a public space such as a reserve or school must be protected by an appropriate cage to prevent tampering.

Meters are not permitted to be installed in pits unless prior approval has been given by Yarra Valley Water.

Meter assemblies must adhere to the meter installation diagrams available on the Yarra Valley Water website (www.yvw.com.au) to ensure the installations meet the required standard.

REMOVAL OF WATER METERS

Only Yarra Valley Water's plumbing contractor is permitted to remove water meters.

If redevelopment of the site is occurring and the meter is no longer required, a plugging of the service must be arranged and the meter will be collected by our contractor at the time of the plugging.

DAMAGED OR STOLEN METERS

If the builder/plumber damage a meter or meter assembly, it is the responsibility of the builder/plumber to rectify these assets back to the same condition as at time of installation by Yarra Valley Water.

- Failure to do so will result in Yarra Valley Water making the necessary amendments and recovering these costs from the property owner.
- Repeat offences may result in the services being plugged and re-booking fees will apply to have the services reinstated

Stolen meters are to be reported to Yarra Valley Water faults and emergencies:

- Call **13 2762** (24 hrs).
- Replacement of stolen meters can take up to 10 days. If replacement is required more urgently, please advise the operator at the time of the call.
- Until the meter is replaced no connections between the supply and the dwelling are to be reinstated. No straight pieces or alternative connections are allowed to be installed.

Meter assemblies must adhere to Yarra Valley Water's metering technical drawings which can be found at www.yvw.com.au/easyACCESS

The installation of pumps on any water service to boost pressure or fill storage tanks directly from a water main is prohibited. Pumps may only be installed on the outlets of storage tanks filled under mains pressure.

SEWER

Where a proposed development is to be constructed boundary to boundary and there is no compliant

location for a sewer connection branch within the property, Yarra Valley Water approves the endpoint of the YVW sewer branch to be located outside the property and raised to surface with an appropriate approved cover. The sewer branch must meet the required clearances from proposed structures as per the Build Over Easement Guidelines. Approval may be required for private plumbing located in road reserves by Council or VicRoads. Any unused sewer branches at the site must be cut and sealed by a Yarra Valley Water accredited live sewer contractor.

Properties being developed that are serviced by a combined drain shared with adjoining properties will require sewer works. Yarra Valley Water's development policy does not permit additional lots to connect to an existing combined drain. The developer must provide separate sewer connection points. This may require either the construction of new sewer connections or a sewer extension which will be at the developer's expense.
If this combined drain development requirement is not met a statement of compliance will not be issued to Council.

Following the completion of new or altered property sewerage drain, a copy of the updated Property Sewerage Plan must be returned within 7 days to Yarra Valley Water easyACCESS@yvw.com.au.

The existing sewer branch that is to service the proposed development must meet the requirements stated in WSA 02—2014-3.1 Sewerage Code of Australia, Melbourne Retail Water Agencies Edition - Version 2 - Clause 6.4.

If the existing sewer branch does not comply with these requirements, you will need to undertake additional sewer works which may include a sewer main extension, requiring lodgement of a new application and payment of additional fees.

Note for subdivisional developments where the sewer branch does not comply with these requirements, a statement of compliance will not be issued to Council until corrective action is undertaken and satisfactorily completed.

AMENDMENTS

We may amend these conditions by writing to you. We may do so if we consider that any change, or proposed change, to relevant laws or our regulatory obligations require an amendment to be made. We may also amend these conditions from time to time if we consider that it is necessary to:
- ensure that we are able to continue to comply with any law relating to health, safety or the environment, or our agreement with our bulk supplier of sewage transfer and treatment services: or
- the health or safety of anyone; or
- any part of the environment; or
- any of our works.

INDEMNITY

You must indemnify Yarra Valley Water against:

- all damages, losses, penalties, costs and expenses whatsoever, which we suffer or incur; and
- all proceedings, prosecutions or demands brought or made against us by anyone, as a result of you failing to perform any of our obligations under these conditions, except to the extent that the failure has been caused by our negligence.

You must not bring any proceeding or make any demand against us for any damage, loss, cost or expense of any kind whatsoever which you incur, directly or indirectly, as a result of Yarra Valley Water amending these conditions.

You must pay us any costs we reasonably incur in:

- making good any damage to our assets or works directly or indirectly caused by your failure to comply with these conditions; and
- inspecting our assets or works to see if such damage has been caused.

CONDITIONS OF CONSENT

The following conditions are subject to Sections 136, 268, 269 and 270 of the Water Act 1989 covering conditions of subdivision, new connections and contributions for works.

CONDITIONS RELATING TO NEW CONNECTIONS / COMPLETION OF WORKS / ISSUE OF CONSENT

This development must comply with the Guidelines for Proposed Works Over / Adjacent to Water Authority Assets up to and including 225mm diameter. If your plans of the proposed works do not comply with these conditions you must either amend your planned development to comply with these conditions or else undertake works to relocate or protect Yarra Valley Water assets in accordance with the Guidelines for Proposed Works Over / Adjacent to Water Authority Assets up to and including 225mm diameter. Note for subdivisional developments where corrective action is required and has not been undertaken a statement of compliance will not be issued to Council

All developments within our licensed area are subject to the payment of New Customer Contributions as set by the Essential Services Commission. These contributions are necessary as the development work you will be completing places increased demand on our hydraulic services. These funds are then used to further develop the network to meet the needs of the growing urban community. The fees for your development are detailed in the invoice/statement. Further details can be found by visiting the Essential Services Commission website at www.esc.vic.gov.au.

The New Customer Contribution fees remain valid for 90 days from the date of this letter and are based on the information provided in your application. Further fees may be imposed if it is found that this development involves works other than declared on your application. If there are changes to the details supplied or if the approval period expires, revised conditions of connection and additional fees will be applicable. If this occurs it will be necessary to resubmit a new application.

NOTE: These fees are for the creation of additional lots only and do not include any other works or products which may be required as a result of the development being carried out.

SUBDIVISIONAL CONDITIONS

We advise that should this development proceed to subdivision the plan of subdivision must include an Owners Corporation schedule. Should an Owners Corporation schedule not form part of the plan of subdivision, extensions to our sewer and water mains may be necessary, requiring the lodgement of a new application and payment of additional fees.

Water and sewerage services are required to be extended to each individual lot within the development. The extended sewerage property service drain must adequately control all lots via gravity.

Easements must be created over any existing or proposed Yarra Valley Water assets. Your

surveyor will need to ensure that these easements are included on any plan of subdivision.

An encumbrance will be placed on lots in this subdivision advising prospective purchasers that the properties are serviced by shared sewer and/or water connections.

Yarra Valley Water will be unable to give consent to council to issue a Statement of Compliance until fees have been paid and all other conditions have been met.

YARRA VALLEY WATER
ABN 93 066 902 501

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Mitcham Victoria 3132

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yvw.com.au

Coulter Roache Lawyers C/- InfoTrack C/-
LANDATA
certificates@landata.vic.gov.au

RATES CERTIFICATE

Account No: 0761466863
Rate Certificate No: 30320664

Date of Issue: 28/08/2017
Your Ref: 4484

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
376 MAROONDAH HWY, HEALESVILLE VIC 3777	4\LP9725	1418417	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-07-2017 to 30-09-2017	$44.83	$44.83
Residential Sewer Service Charge	01-07-2017 to 30-09-2017	$89.94	$89.94
Drainage Fee	01-07-2017 to 30-09-2017	$24.92	$24.92
Usage Charges are currently billed to a tenant under the Residential Tenancy Act			
Other Charges:			
Interest	No interest applicable at this time		
No further charges applicable to this property			
		Balance Brought Forward	$0.00
		Total Due	$159.69

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. Any deferred property debt is included in the arrears figures.
6. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

7. 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.
8. From 01/07/2017, Residential Water Usage is billed using the following step pricing system: 264.36 cents per kilolitre for the first 44 kilolitres; 310.58 cents per kilolitre for 44-88 kilolitres and 461.93 cents per kilolitre for anything more than 88 kilolitres
9. From 01/07/2017, Residential Recycled Water Usage is billed 231.91 cents per kilolitre
10. From 01/07/2017, Residential Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 204.87 cents per kilolitre
11. From 01/07/2017, Residential Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 204.87 cents per kilolitre

Yarra Valley Water

YARRA VALLEY WATER
ABN 93 066 902 501

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F (03) 9872 1353

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

Property No: 1418417

Address: 376 MAROONDAH HWY, HEALESVILLE VIC 3777

Water Information Statement Number: 30320664

HOW TO PAY

BPAY

Biller Code: 344366
Ref: 07614668630

Mail a Cheque with the Remittance Advice below to:
Yarra Valley Water
GPO Box 2860 Melbourne VIC 3001

Amount Paid		Date Paid		Receipt Number	

Please Note: BPAY is available for individual property settlements.

PROPERTY SETTLEMENT REMITTANCE ADVICE

Property No: 1418417

Address: 376 MAROONDAH HWY, HEALESVILLE VIC 3777

Water Information Statement Number: 30320664

Cheque Amount: $

YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

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DX 13204

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Did you know?
PEXA is a property exchange network that allows secure, online lodgment and Financial Settlement.
Property Land Titles are lodged online at settlement, whilst funds are settled through the Reserve Bank of Australia, meaning that the vendor will usually receive their cleared funds on the same day.
There's no need to wait on the phone for payout figures as transfer and Electronic Notice of Sale documents are transmitted automatically at settlement.

Key benefits for you

- Free to register
- Fast, immediate updates
- Potential to settle in minutes (not days)
- Pre-lodgement verification improves information accuracy
- Conveyencers, banks, legal firms and land registries share information
- No need to physically attend settlement
- Funds settle through the Reserve Bank of Australia

Want to know more or register?
Please visit the PEXA website or contact them directly:
https://www.pexa.com.au/howpexaworks
Phone: 1300 084 515 between 7am-10pm AEST/AEDT Monday to Friday excluding national public holidays
Email: support@pexa.com.au

vicroads

**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Coulter Roache Lawyers C/- InfoTrack
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 4484

NO PROPOSALS. As at the 28th August 2017, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

376 MAROONDAH HIGHWAY, HEALESVILLE 3777
SHIRE OF YARRA RANGES

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 28th August 2017

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 26105474 - 26105474141100 '4484'