

Vendors Statement to the Purchaser of Real Estate Pursuant to Section 32 of the Sale of Land Act ("the Act")

Vendors: STEVEN NARDONE & JO-ANNE NARDONE

Property: 63 CLARENDON DRIVE SOMERVILLE VIC 3912 being Lot 196 on Plan of Subdivision 211737K comprised in Certificate of Title Volume 9872 Folio 312

1. Financial matters in respect of the land

Information concerning the amount of Rates, Taxes, Charges and other similar outgoings affecting the property and interest (if any) payable thereon (including any Owners Corporation Charges and Interest):

- (a) are contained in the attached certificate/s.
are as follows :

Authority

1. MORNINGTON PENINSULA SHIRE
2. SOUTH EAST WATER

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:

- a. Their total should not exceed \$3,000.00.
- b. The particulars of any Charge (whether registered or not) over the property imposed by or under any Act to secure an amount due under that Act are as follows:

2. Insurance details in respect of the land

- (a) if the contract provides that the land does not remain at the Vendors' risk before the purchaser is entitled to possession or receipt of rents and profits:

Property remains at risk of the Vendors until settlement.

- (b) if there is a residence on the land which was constructed within the preceding 6 years and section 137B of the **Building Act 1993** applies to the residence:

Not applicable.

3. Matters relating to land use

- (a) Information concerning any easement, covenant or similar restriction affecting the property, registered or unregistered, are as follows:

- i. Description:
- ii. Particulars of any existing failure to comply with the terms of that easement, covenant and/or restriction are as follows:

To the best of the Vendors' knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

- (b) This land is within a bushfire prone area within the meaning of the regulations made under the *Building Act 1993*.
- (c) There is access to the property by road.

- (d) in the case of land to which a planning scheme applies a statement specifying—
- (i) name of the planning scheme;
 - (ii) name of the responsible authority;
 - (iii) zoning of the land;
 - (iv) name of any planning overlay affecting the land:

Are contained in the attached Planning Property Report.

4. Notices made in respect of land

- (a) Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the property of which the vendor might reasonably be expected to have knowledge:
- (b) whether there are any 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:
- (c) particulars of any notice of intention to acquire served under section 6 of the ***Land Acquisition and Compensation Act 1986***.

None to the knowledge of the Vendors but the Vendors have no means of knowing of all decisions of public authorities and government departments unless communicated directly to the Vendors.

5. Building permits

Particulars of any building permit issued during the past seven years under the *Building Act 1993* (where the property includes a Residence):

No such Building permit has been granted to the Vendors' knowledge.

The Vendors provide no warranties in respect to any alterations, additions or improvements to the property which occurred prior to the Vendors becoming the registered proprietors.

6. Information relating to any owners corporation

The land is not affected by an Owners Corporation within the meaning of the *Owners Corporations Act 2006*.

7. Growth areas infrastructure contribution

There is not a work-in-kind agreement (within the meaning of Part 9B of the ***Planning and Environment Act 1987***).

Not applicable.

8. Disclosure of non-connected services

The following services **are/not** connected to the land:

- (a) electricity supply – connected
- (b) gas supply – connected
- (c) water supply – connected
- (d) sewerage – connected
- (e) telephone services – not connected

9. 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.

10. Evidence of title

Attached are copies of the following document/s concerning Title:

- (a) in the case of land under the ***Transfer of Land Act 1958***, a copy of the Register Search Statement and the document, or part of the document, referred to as the diagram location in the Register Search Statement that identifies the land and its location;
- (b) in any other case, a copy of—
 - (i) the last conveyance in the chain of title to the land; or
 - (ii) any other document which gives evidence of the vendor's title to the land;
- (c) if the vendor is not the registered proprietor of the land or the owner of the estate in fee simple in the land, evidence of the vendor's right or power to sell the land;
- (d) in the case of land that is subject to a subdivision—
 - (i) if the plan of subdivision has not been registered, a copy of the plan of subdivision which has been certified by the relevant municipal council; or
 - (ii) if the plan of subdivision has not yet been certified, a copy of the latest version of the plan;
- (e) In the case of land that is part of a staged subdivision within the meaning of Section 37 of the **Subdivision Act 1988** –
 - (i) If the land is in the second or a subsequent stage, a copy of the plan for the first stage; and
 - (ii) Details of any requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with; and
 - (iii) Details of any proposals relating to subsequent stages that are known to the vendor; and
 - (iv) A statement of the contents of any permit under the **Planning and Environment Act 1987** authorising the staged subdivision.
- (f) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the **Subdivision Act 1988** is proposed –
 - (i) If the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
 - (ii) If the later plan has not yet been certified, a copy of the latest version of the plan.

The day of this Statement is theday of2022

Signed by the

Vendors.....
STEVEN NARDONE JO-ANNE NARDONE

The Purchaser acknowledges being given a duplicate of this Statement signed by the Vendor before the Purchaser signed any Contract.

The day of this Acknowledgement is theday of.....2022

Signed by the

Purchaser.....

IMPORTANT NOTICE – ADDITIONAL DISCLOSURE REQUIREMENTS:

Where the property is to be sold subject to a Mortgage that is not to be discharged by the date of possession (or receipt of rents and profits) of the property and/or sold on Terms – the Vendor must provide an additional Statement containing the particulars specified in Schedules 1 and 2 of the Act.

Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the Sale of Land Act 1962.

NOTICE TO PURCHASER

Property: 63 Clarendon Drive Somerville Vic 3912

Vendors: Steven Nardone & Jo-Anne Nardone

ABN: _____ (*insert if applicable*)

- ~~1. The above property is a new residential premises or potential residential premises.~~

~~Amount of GST that the Purchaser will be required to pay to the Australian Taxation Office: \$.....~~

~~The payment will be required to be paid on: (*insert settlement date*)~~

OR

2. The above property is either an existing residential premises or commercial residential premises and therefore the purchaser is not required to withhold GST.

(Delete one of the above as appropriate)

Dated:

.....
Steven Nardone

.....
Jo-Anne Nardone



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

Page 1 of 1

VOLUME 09872 FOLIO 312

Security no : 124097184753B
Produced 29/04/2022 04:02 PM

LAND DESCRIPTION

Lot 196 on Plan of Subdivision 211737K.
PARENT TITLE Volume 09817 Folio 000
Created by instrument LP211737K 14/04/1989

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 99 of a total of 100 equal undivided shares

Sole Proprietor

STEVEN NARDONE of 63 CLARENDON DRIVE SOMERVILLE VIC 3912

As to 1 of a total of 100 equal undivided shares

Sole Proprietor

JO-ANNE NARDONE of 63 CLARENDON DRIVE SOMERVILLE VIC 3912

AJ877109J 27/08/2012

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ877110A 27/08/2012

EECU LTD

COVENANT P539832E

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 LP211737K 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: 63 CLARENDON DRIVE SOMERVILLE VIC 3912

DOCUMENT END



Imaged Document Cover Sheet

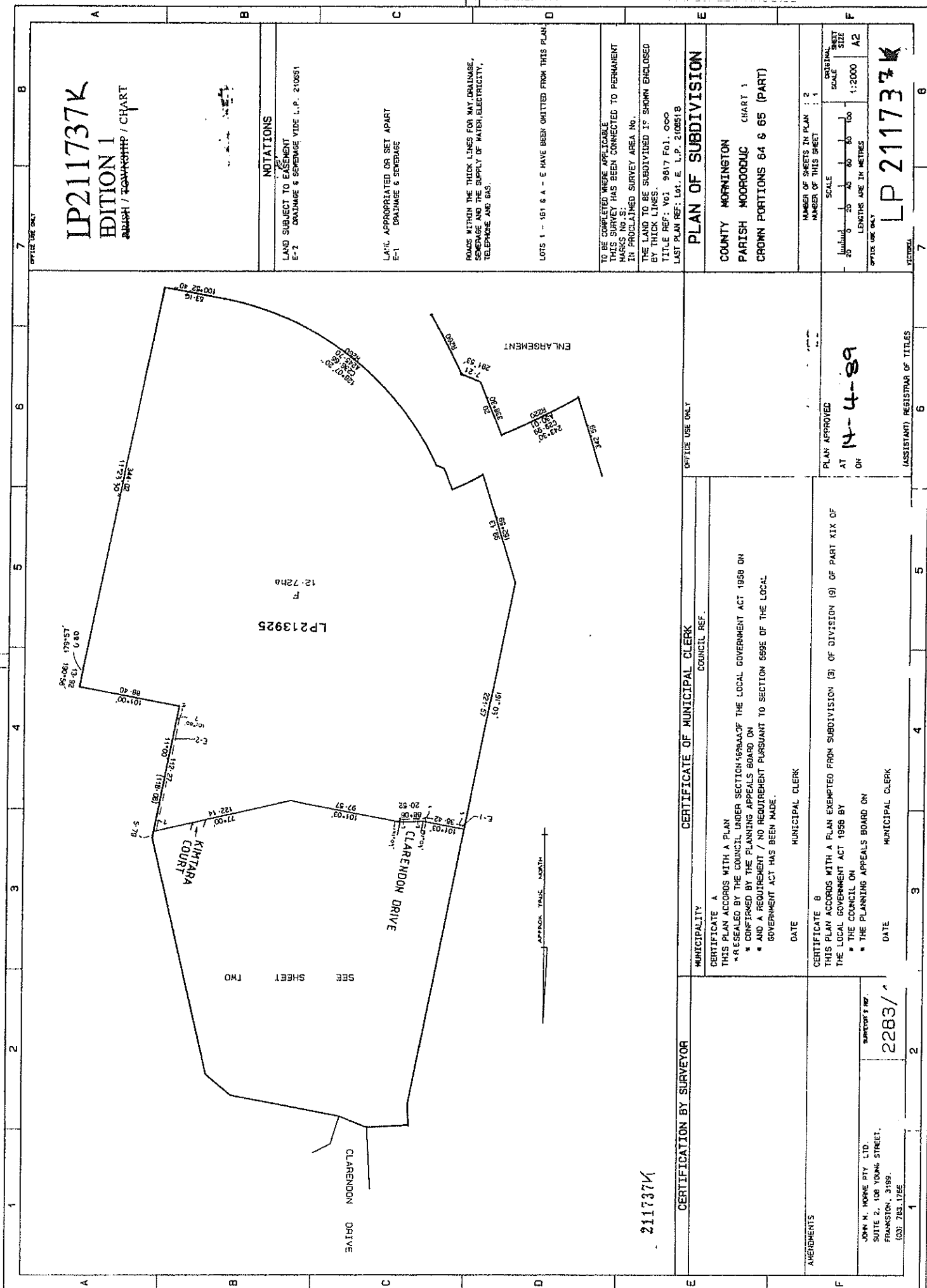
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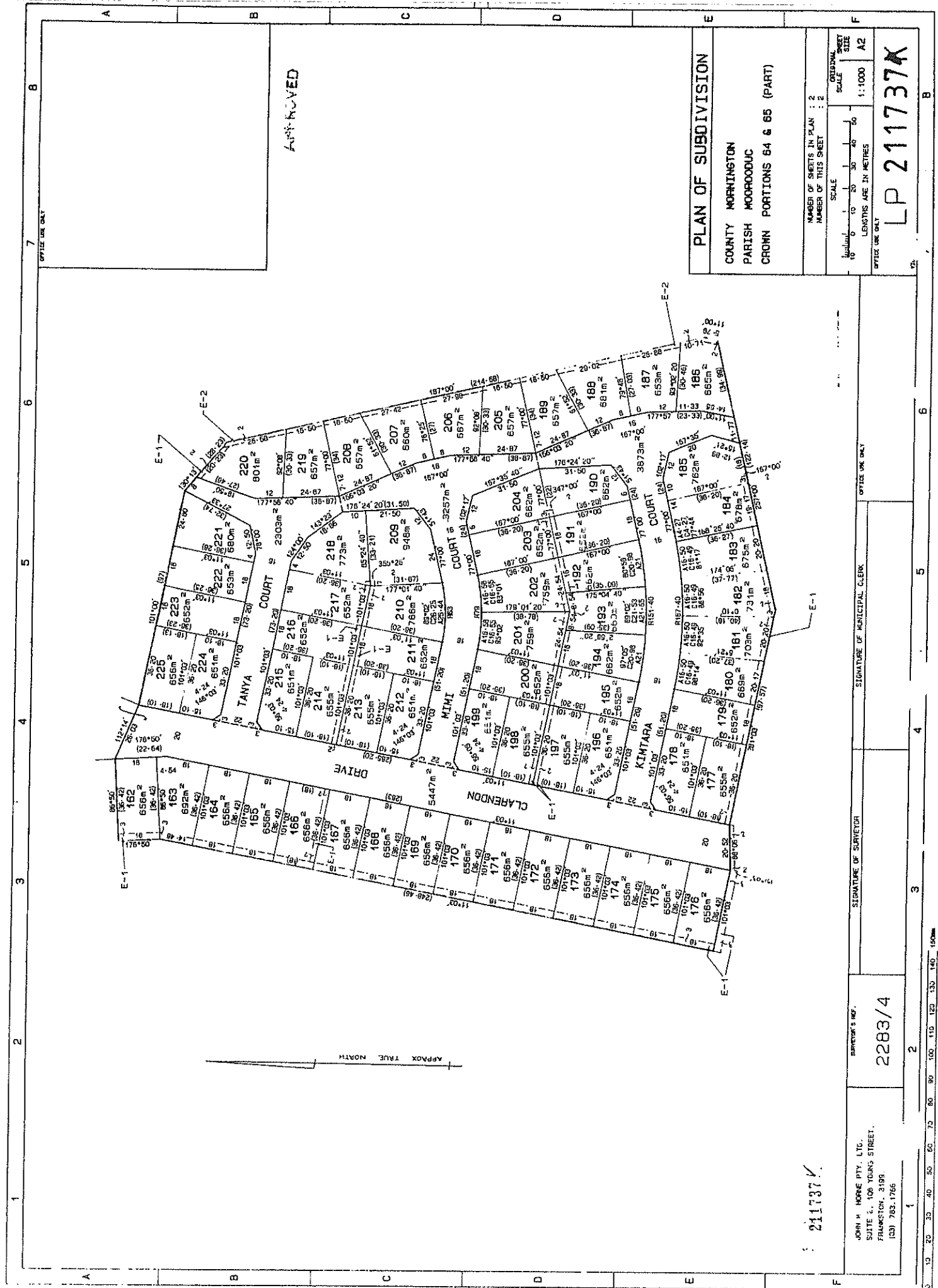
Document Type	Plan
Document Identification	LP211737K
Number of Pages (excluding this cover sheet)	2
Document Assembled	29/04/2022 16:13

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Titles Office Use Only

REGD.

P539832E

Lodged at the Titles Office by
Australia and New Zealand Banking Group Limited
Branch Securities Department
257 Collins Street,
MELBOURNE
VIC 3000

24/11/89 0904 45 85 P539832E

Code _____

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land

(Note 5)

CERTIFICATE OF TITLE VOLUME 9872 FOLIO 312

Consideration

STAMP DUTY VICTORIA (Note 6)

UNPAID \$41 1402720 00659321 21/11/89

\$30,850.00 paid by GARY ROWE NOMINEES PTY. LTD. to WOODFAR NOMINEES PTY. LTD.
\$85,335.00 paid by YIOTA KYRIAKOPOULOS to GARY ROWE NOMINEES PTY. LTD.

Transferor

(Note 7)

WOODFAR NOMINEES PTY. LTD.

Transferee

(Note 8)

YIOTA KYRIAKOPOULOS of 15 RONALD AVENUE, FRANKSTON

Estate and Interest

(Note 9)

ALL ITS ESTATE AND INTEREST IN THE FEE SIMPLE

Directing Party

(Note 10)

GARY ROWE NOMINEES PTY. LTD.

Creation (or Reservation) of Easement
and/or
Covenant

(Notes 11-12)

SEE OVER

44	Certificate of Stamps Use Only
1080	
STATUS V	
TYPE	
VALUE 30850	
30850	
ASSIGNOR	
ASSIGNEE	

T2

Office Use Only



A memorandum of this instrument
has been entered in the Register Book



Approval No. T2/1

"The said Transferee for itself and its successors in title and the other registered proprietor or proprietors for the time being of the said Lot HEREBY COVENANTS and as separate covenants with the said Transferor and its successors in title and other the registered proprietor or proprietors of the Lots in the Plan of Subdivision No. 211737 other than the said Lot hereby transferred that :

- (1) it will not build construct or erect or cause to be built constructed or erected on the said Lot hereby transferred or any part thereof any dwelling having external walls made of painted weatherboard or of fibro-cement (walls made of stained pine or cedar being permitted) or having a roof constructed of or clad with reflective materials and that it will not build or place or cause to be built or placed on any part of the Lot sold any caravan or mobile home or temporary or removable building or any building moved from another site other than a builder's shed ; and
- (2) unless a dwelling house has been erected on the said Lot it will not at any time prior to the date of expiration of two (2) years from the date of this Instrument of Transfer erect or cause or permit to be erected on the said Lot any sign stating that the said Lot is or may in the future be for sale.

and it is intended that these covenants shall run at law and in equity with the Lot hereby transferred and shall appear as encumbrances on any Certificate of Title to issue herefore."

Date \ 27th October 1989.

(Note 13)

Execution and Attestation

(Note 14)

THE COMMON SEAL of WOODFAR NOMINEES PTY.)
LTD. was hereunto affixed in accordance)
with its Articles of Association in the)
presence of :)

..... *[Signature]* ~~DIRECTOR~~ SECRETARY

..... *[Signature]* SECRETARY DIRECTOR



SIGNED by the said YIOTA KYRIAKOPOULOS)

in the presence of :

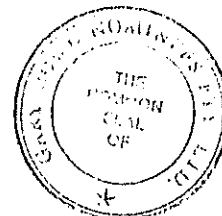
) *[Signature]*
)
)

[Signature]

THE COMMON SEAL of GARY ROWE NOMINEES)
PTY. LTD. was hereunto affixed in)
accordance with its Articles of)
Association in the presence of :)

..... *[Signature]* SECRETARY

..... *[Signature]* DIRECTOR



PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

839153

APPLICANT'S NAME & ADDRESS

LYNETTE ANNE SAUNDERS C/- LANDATA
MELBOURNE

VENDOR

NARDONE, STEVEN

PURCHASER

VENDOR STATEMENT, PURPOSES

REFERENCE

NARDONE

This certificate is issued for:

LOT 196 PLAN LP211737 ALSO KNOWN AS 63 CLARENDON DRIVE SOMERVILLE
MORNINGTON PENINSULA SHIRE

The land is covered by the:

MORNINGTON PENINSULA PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1

A Proposed Amending Planning Scheme C219morn has been placed on public exhibition which shows this property :

- is included in a NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 6 - C219morn

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

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian
Heritage Register at:

<http://vhf.heritage.vic.gov.au/>

29 April 2022

Hon. Richard Wynne MP
Minister for Planning

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

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

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

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

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@victorianirs.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 29 April 2022 04:18 PM

PROPERTY DETAILS

Address: **63 CLARENDON DRIVE SOMERVILLE 3912**
Lot and Plan Number: **Lot 196 LP211737**
Standard Parcel Identifier (SPI): **196\LP211737**
Local Government Area (Council): **MORNINGTON PENINSULA**
Council Property Number: **90759**
Planning Scheme: **Mornington Peninsula**
Directory Reference: **Melway 148 B1**

www.mornpen.vic.gov.au

[Planning Scheme - Mornington Peninsula](#)

UTILITIES

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

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **HASTINGS**

OTHER

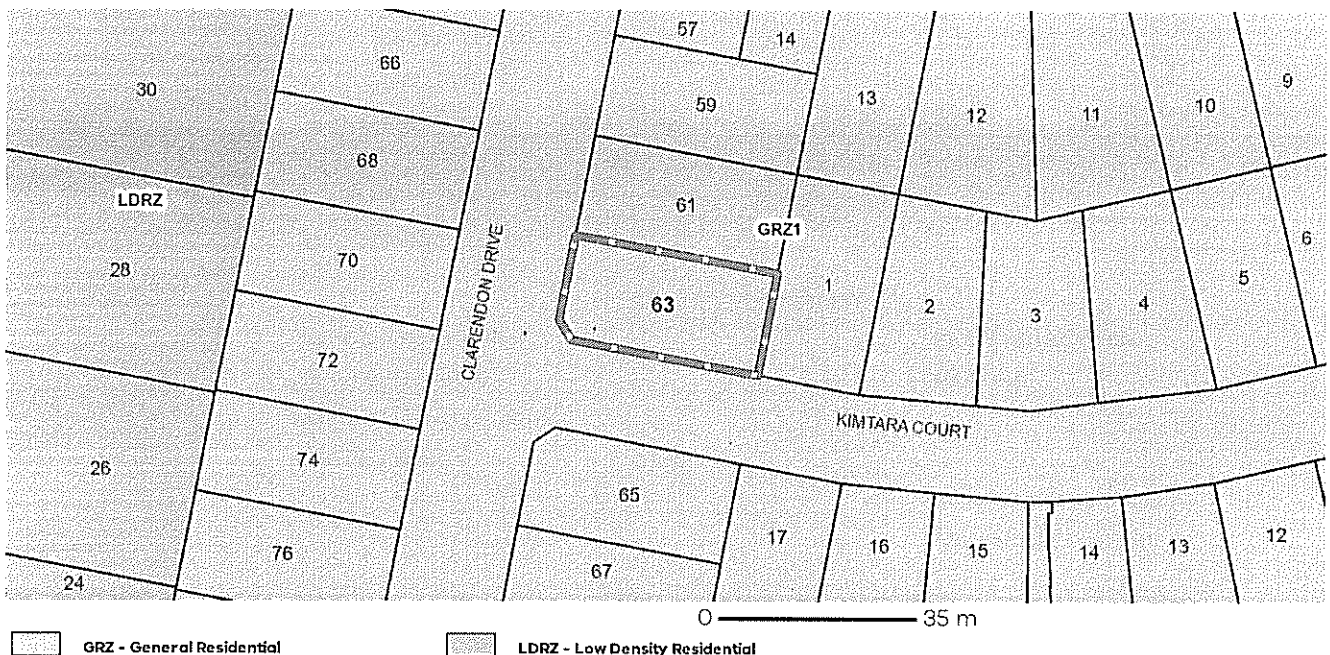
Registered Aboriginal Party: **Bunurong Land Council
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[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

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Read the full disclaimer at <http://www.vic.gov.au/disclaimer-property-land-use>

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(1)(b) of the Sale of Land Act 1962 (Vic).

PLANNING PROPERTY REPORT: 63 CLARENDON DRIVE SOMERVILLE 3912

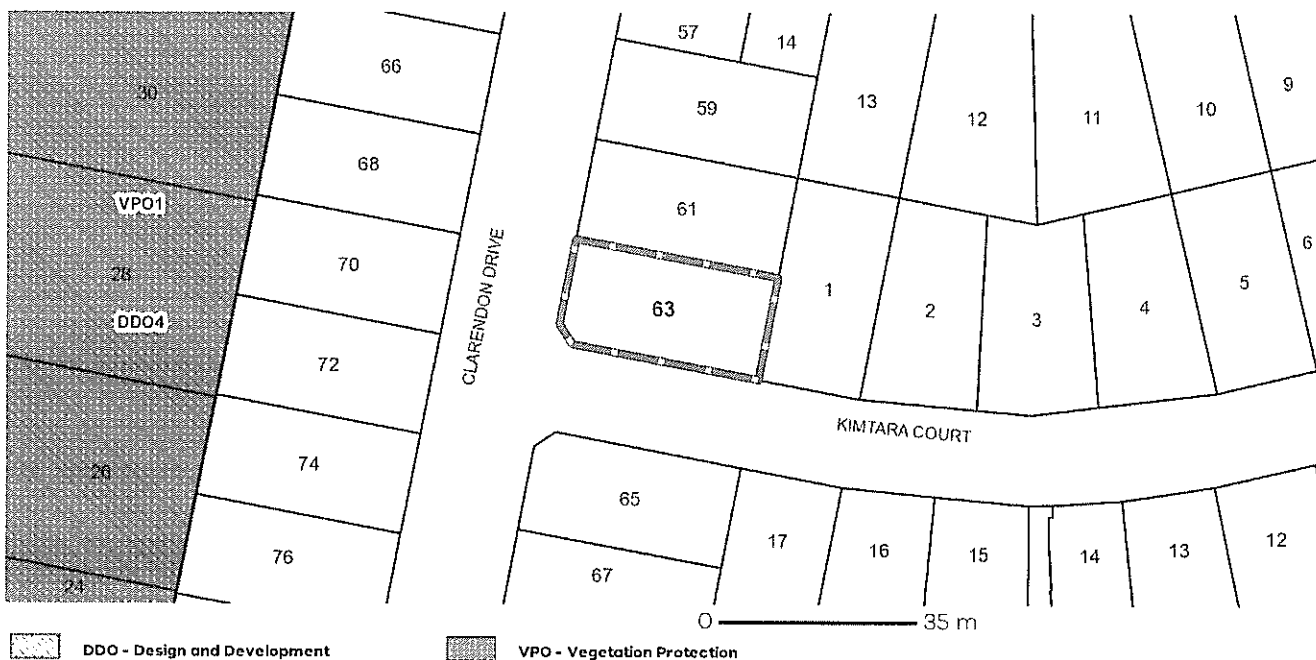
Page 1 of 3

Planning Overlay

None affecting this land - there are overlays in the vicinity

DESIGN AND DEVELOPMENT OVERLAY (DDO)

VEGETATION PROTECTION OVERLAY (VPO)



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

Further Planning Information

Planning scheme data last updated on 27 April 2022.

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. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <https://nswshare-maps.vic.gov.au/vicplan> or at the relevant local council.

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <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 his property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.dclw.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 \(environment.vic.gov.au\)](#).

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 29 April 2022 04:18 PM

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www.mornington.vic.gov.au

[Planning Scheme - Mornington Peninsula](#)

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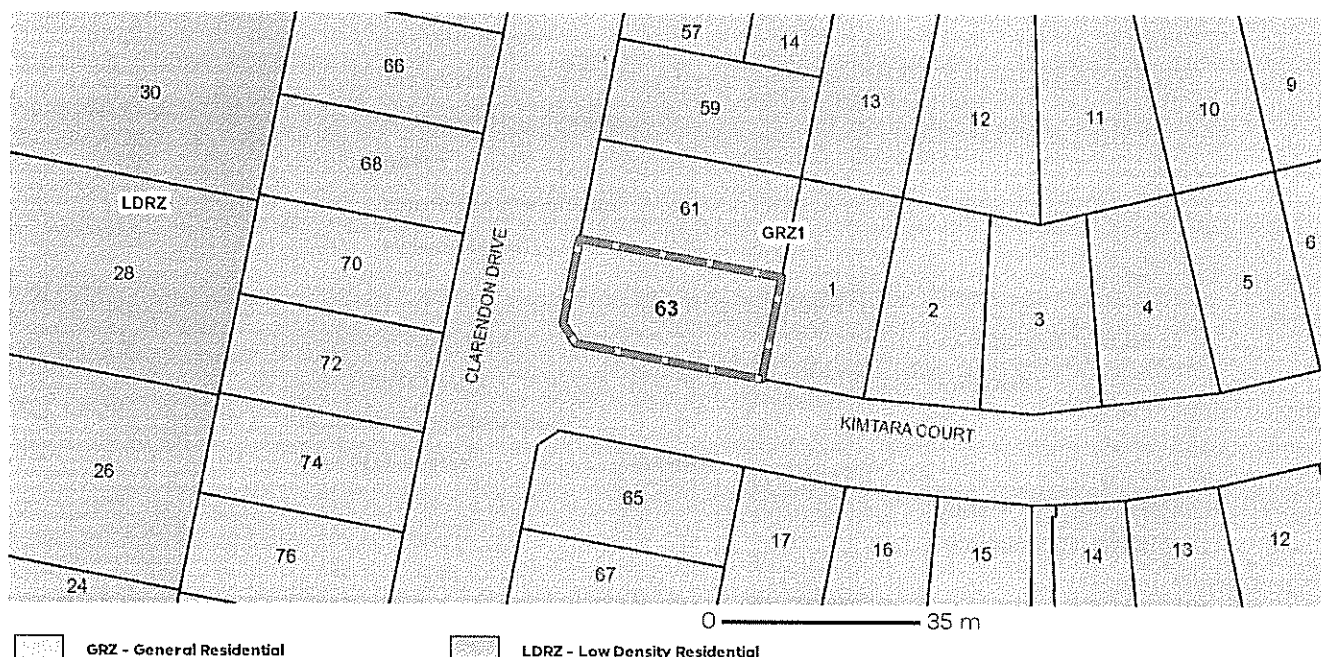
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Read the full disclaimer at <http://www.dcp.vic.gov.au/about-us/disclaimer>

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

PLANNING PROPERTY REPORT: 63 CLARENDON DRIVE SOMERVILLE 3912

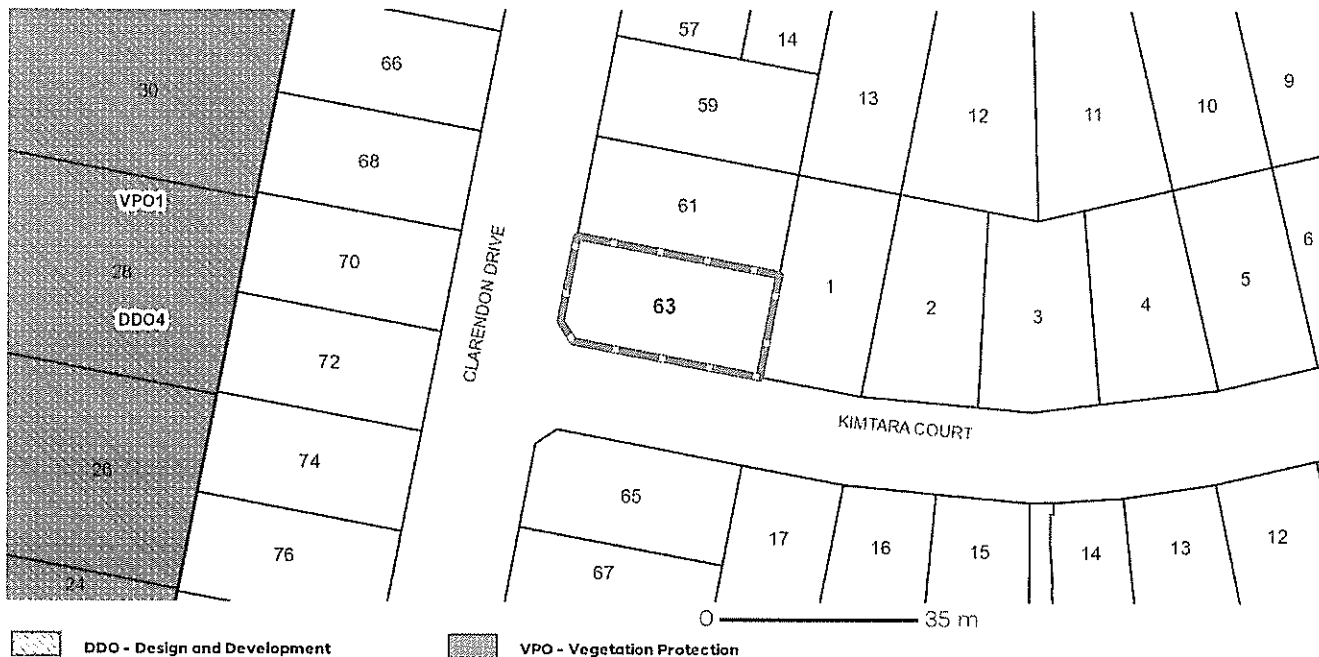
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Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au/>.

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 his 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 \(environment.vic.gov.au\)](#).

Mornington Peninsula Shire
Private Bag 1000,
Besgrove Street, Rosebud 3939



ABN 53 159 890 143

For general enquiries, call us or visit our website

☎ mornpen.vic.gov.au

☎ 1300 850 600 (local call, fees apply)



S Nardone & J Nardone
60 Woodlawn Boulevard
YARRAGON VIC 3823



034
1033352
R4_11083

2021-22

Rate Instalment Notice



MORNINGTON
PENINSULA
Shire

Property details

63 Clarendon Drive
SOMERVILLE VIC 3912
Lot 196 LP 211737 Vol 9872 Fol 312

Financial details

3RD INSTALMENT

(Including arrears where applicable)

\$363.90

DUE 28/02/2022

Property number

90759

Date of issue

20/01/2022

Due date

28/02/2022

Amount due

\$363.90

Notes

If you are having difficulty paying your rates, please contact the Revenue Team to discuss your circumstances and payment plan options.

Phone: 03 5950 1080

Email: customerservice@mornpen.vic.gov.au

*paid
2/3
Bpay*

The rating year is from 01/07/2021 to 30/06/2022. Please check BPAY reference number before making any payments.



Bill code: 20537
Ref no: 4000907594

BPAY® This payment via Internet or phone banking. BPAY View® View and pay this bill using internet banking.
BPAY View Registration No: 4000907594



Post Billpay code: 3064
Ref no: 9075 94

Pay in person at any post office, by phone
☎ 13 18 16 or go to ☎ postbillpay.com.au



*3064 907594

Property location: 63 Clarendon Drive
SOMERVILLE VIC 3912

Name: S Nardone & J Nardone

Property number: 90759

Instalment payment amount: \$363.90

Instalment payment due: 28/02/2022



For emailed notices

☎ mornpen.enotices.com.au

Ref no: 94C84B06DM



Council use only



MORNINGTON
PENINSULA
Shire

LYNETTE ANNE SAUNDERS
E-mail: certificates@landata.vic.gov.au

Statement for property:
LOT 196 63 CLARENDON DRIVE
SOMERVILLE 3912
196 LP 211737

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
03A/01794/55	LANDATA CER 64054575-030-7	29 APRIL 2022	41443537

1. Statement of Fees Imposed

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

Parks Victoria - Parks Service Charge			
	01/07/2021 to 30/06/2022		\$80.20
Melbourne Water Corporation Total Service Charges			
	01/04/2022 to 30/06/2022		\$26.39
Water Service Charge			
	01/04/2022 to 30/06/2022		\$23.28
Sewerage Service Charge			
	01/04/2022 to 30/06/2022		\$91.12
Subtotal Service Charges			\$220.99
Payments			\$80.20
TOTAL UNPAID BALANCE			\$140.79

- The meter at the property was last read on 16/03/2022. Fees accrued since that date may be estimated by reference to the following historical information about the property:

Water Usage Charge	\$0.53 per day
Sewage Disposal Charge	\$0.13 per day

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

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

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

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

AUTHORISED OFFICER:



MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

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

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at www.southeastwater.com.au.
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (Disposition of Land) Regulations 2010. Please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from south East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

To assist in identifying if the property is connected to South East Waters sewerage system, connected by a shared, combined or encroaching drain, it is recommended you request a copy of the Property Sewerage Plan. A copy of the Property Sewerage Plan may be obtained for a fee at www.southeastwater.com.au. Part of the Property Sewerage Branch servicing the property may legally be the property owners responsibility to maintain not South East Waters. Refer to Section 11 of South East Waters Customer Charter to determine if this is the case. A copy of the Customer Charter can be found at www.southeastwater.com.au. When working in proximity of drains, care must be taken to prevent infiltration of foreign material and or ground water into South East Waters sewerage system. Any costs associated with rectification works will be charged to the property owner.

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

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

AUTHORISED OFFICER:



MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

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

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

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

Important Warnings

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

3. Disclaimer

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

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

AUTHORISED OFFICER:



MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT

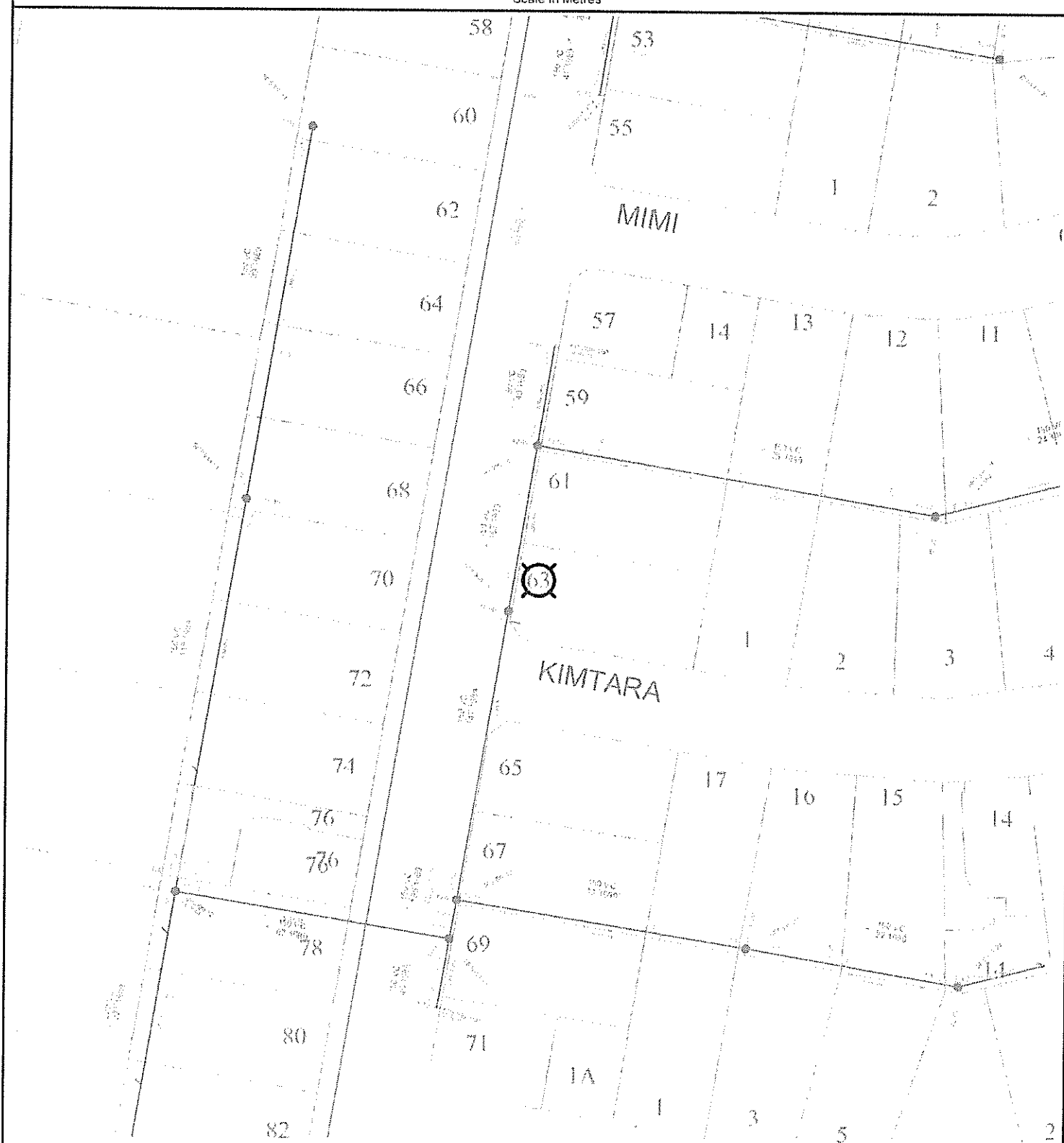
South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198



Case Number: 41443537



Date: 29APRIL2022

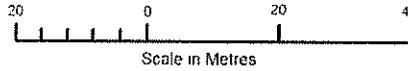


WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly,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

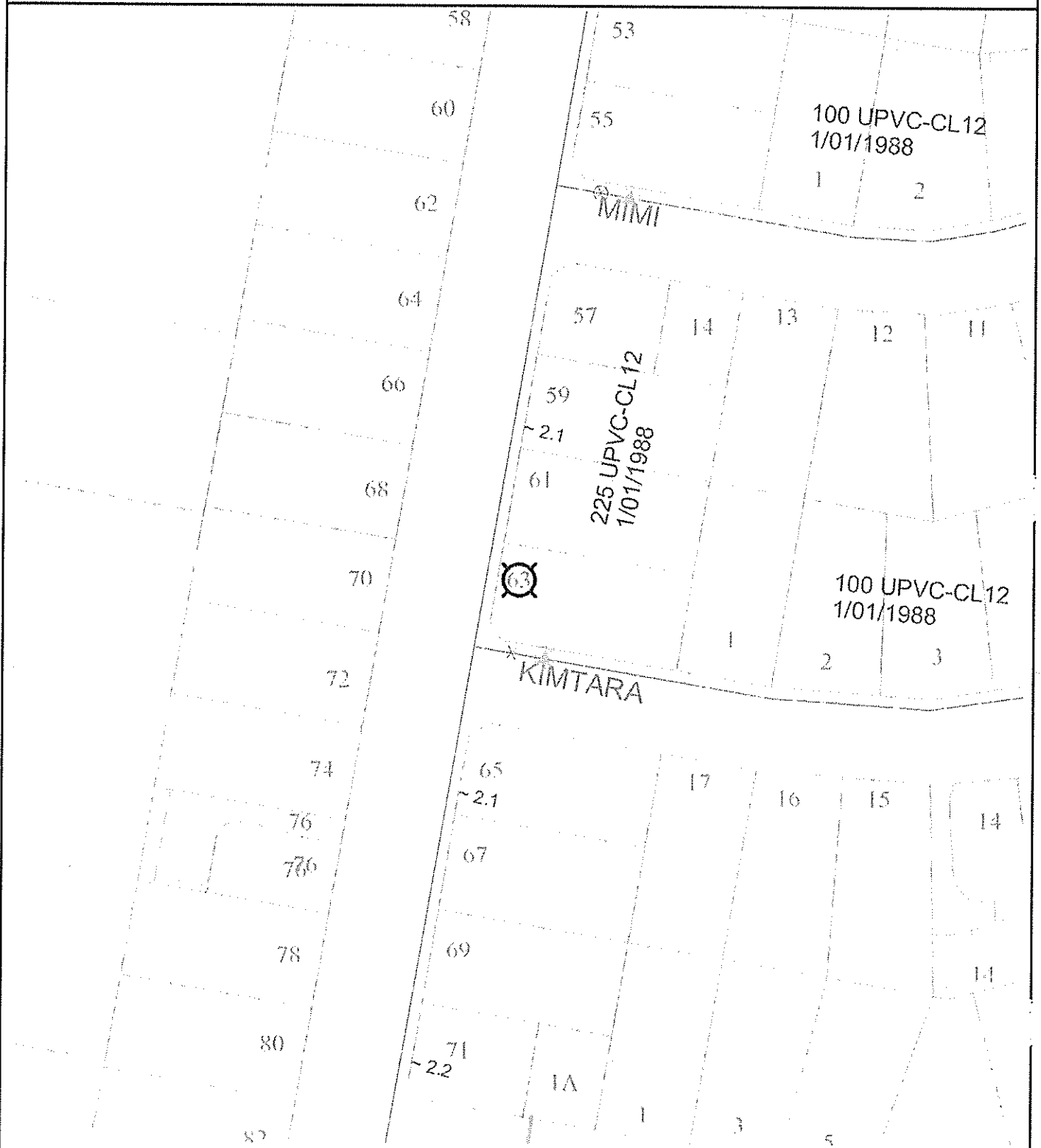
	Title/Road Boundary		Subject Property		Maintenance Hole
	Proposed Title/Road		Sewer Main & Property Connections		Inspection Shaft
	Easement		Direction of Flow		Offset from Boundary
Melbourne Water Assets					
	Sewer Main		Underground Drain		Natural Waterway
	Maintenance Hole		Channel Drain		Underground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



Case Number: 41443537



Date: 29APRIL2022



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LEGEND

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

~ 1.0

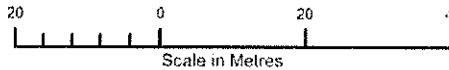
ASSET INFORMATION - RECYCLED WATER

(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

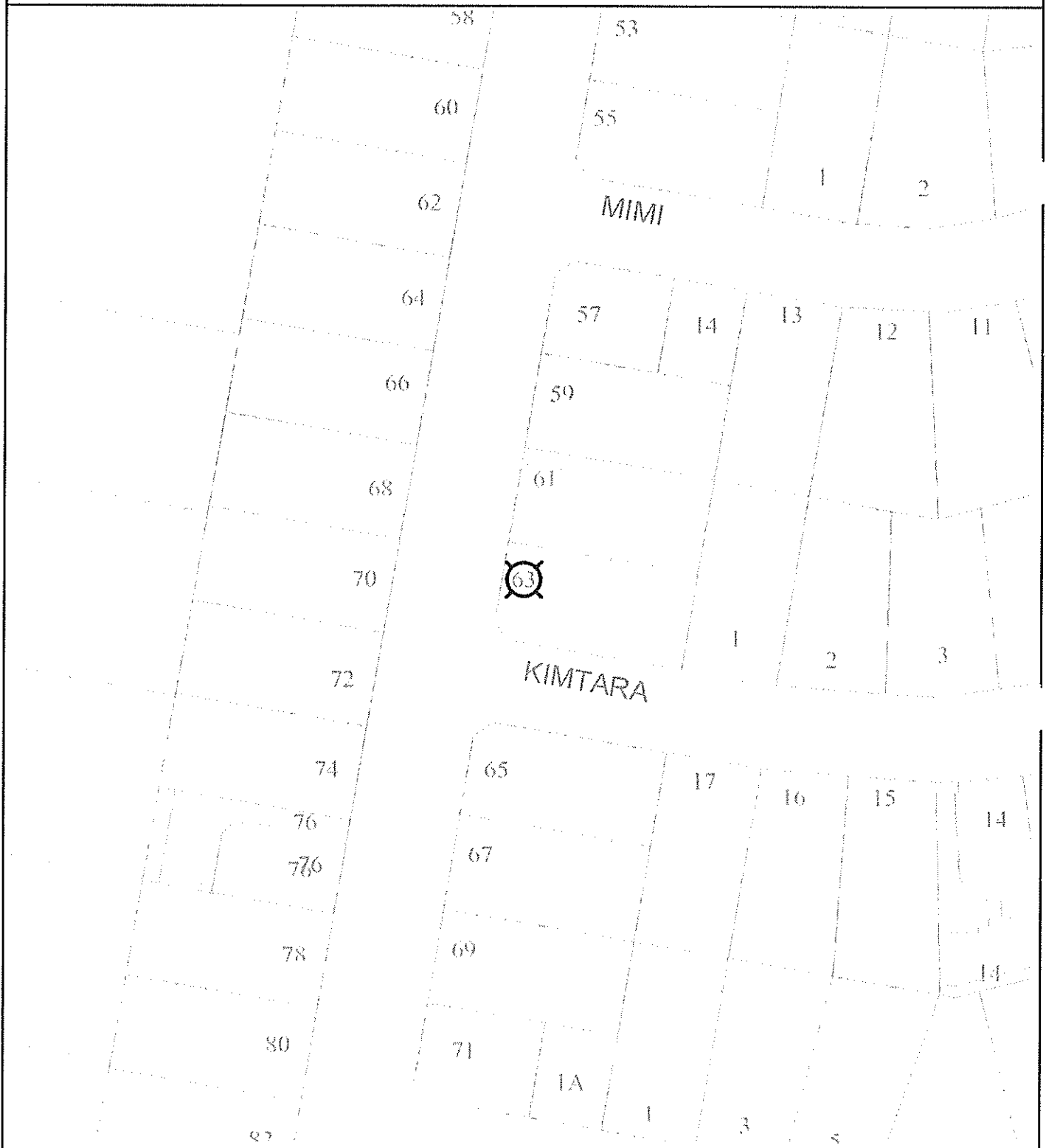
Property: Lot 196 63 CLARENDON DRIVE SOMERVILLE 3912



Case Number: 41443537



Date: 29APRIL2022



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LEGEND

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

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.

Vendors:

STEVEN NARDONE & JO-ANNE NARDONE

Vendor's Section 32 Statement

Property:

63 CLARENDON DRIVE SOMERVILLE VIC 3921

Vendor's Conveyancer:

BOWERS CONVEYANCING SERVICES
P O BOX 221
WARRAGUL 3820
TEL: 5622 0070

EMAIL: bowersconveyancing@gmail.com