
Vendor's Section 32 Statement

Eric William Round-Rawlins & Cheryl Joy Round-Rawlins

Vendors

55 Considine Drive Yinnar South Vic 3869

Property

VENDOR'S SOLICITOR:

Sam Carbone
Barrister & Solicitor
P O Box 71
THORPDALE 3835

Telephone: 0412 407 316
Email: sam@samjcarbone.com.au
Ref: 21018

Vendors Statement to the Purchaser of Real Estate

VENDORS STATEMENT TO THE PURCHASER OF REAL ESTATE AS REQUIRED BY SECTION 32 OF THE SALE OF LAND ACT 1962 ("the Act")

Vendor: Eric William Round-Rawlins & Cheryl Joy Round-Rawlins

Property: 55 Considine Drive, Yinnar South Vic 3869

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 as follows :

<u>Authority</u>	<u>Amount</u>	<u>Interest</u>
1. Latrobe City		
2. Gippsland 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 does not exceed \$4,250.00
- 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 vendor's risk before the purchaser is entitled to possession or receipt of rents and profits:

Not Applicable

- (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:

There are none to the Vendors knowledge

- (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 planning scheme: Latrobe planning scheme
 - (ii) Name of responsible authority: Latrobe City
 - (iii) Zoning of the land: **RLZ – Rural Living Zone**
 - (iv) Name of any planning overlay affecting the land: *Are contained in the attached certificate/s.*

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:

There are none to the Vendors 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:

There are none to the Vendors knowledge

- (c) particulars of any notice of intention to acquire served under section 6 of the Land Acquisition and Compensation Act 1986.

There are none to the Vendors knowledge

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):

Not Applicable

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*) – (*delete as appropriate)

8. Disclosure of non-connected services

The following services **ARE NOT** connected to the land—

Gas

Sewerage

9. Evidence of title

Attached are copies of the following documents:

- (a) Registered Title: Volume 09672 Folio 399
A 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) Due diligence checklist
- (c)

The Vendor makes this statement in respect of the land in accordance with Section 32 of the Sale of Land Act 1962. This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract of sale. The vendor may sign by electronic signature.

The day of this Statement is the 10th day of FEB.....2021

Signed by the Vendor.....[Signature].....

The Purchaser acknowledges being given this Statement signed by the Vendor with the attached documents before the Purchaser signed any Contract.

The day of this Acknowledgement is theday of.....2021

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.



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

Page 1 of 1

VOLUME 09672 FOLIO 399

Security no : 124087921393W
Produced 03/02/2021 07:43 PM

LAND DESCRIPTION

Lot 18 on Plan of Subdivision 202575L.
PARENT TITLES :
Volume 08218 Folio 018 Volume 09007 Folio 849

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ERIC WILLIAM ROUND-RAWLINS
CHERYL JOY ROUND-RAWLINS both of 55 CONSIDINE DRIVE YINNAR SOUTH VIC 3869
AR322701D 07/08/2018

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument M361765N 10/07/1986

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 LP202575L 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: 55 CONSIDINE DRIVE YINNAR SOUTH VIC 3869

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
Document Identification	LP202575L
Number of Pages (excluding this cover sheet)	1
Document Assembled	03/02/2021 19:44

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

LP202575 L
EDITION 1
 PARISH/TOWNSHIP/CHARTER

NOTATIONS

LAND APPROPRIATED OR SET APART FOR USE OF THE STATE ELECTRICITY COMMISSION OF VICTORIA FOR POWER LINE PURPOSES PURSUANT TO SECTION 103 B OF THE SEC ACT 1958

E-2 & E-3 DRAINAGE ROADS WITHIN THE CONTIGUOUS THICK LINES FOR ROAD, DRAINAGE AND SUPPLY OF WATER, ELECTRICITY, TELEPHONE AND GAS.

LAND SUBJECT TO EASEMENT THE EASEMENT TO THE SEC CREATED BY INSTRUMENT J 76214

E-1, E-3 & E-4 SUPPLY OF ELECTRICITY WIDE LP 13274 THE EASEMENT TO THE SEC CREATED BY INSTRUMENT J 76214 THE USE OF THE SEC FOR POWERLINE PURPOSES PURSUANT TO SECTION 103 B OF THE SEC ACT 1958 WIDE LP 202575 L

OTHER NOTATIONS

LOT 1 HAS BEEN OMITTED FROM THIS PLAN

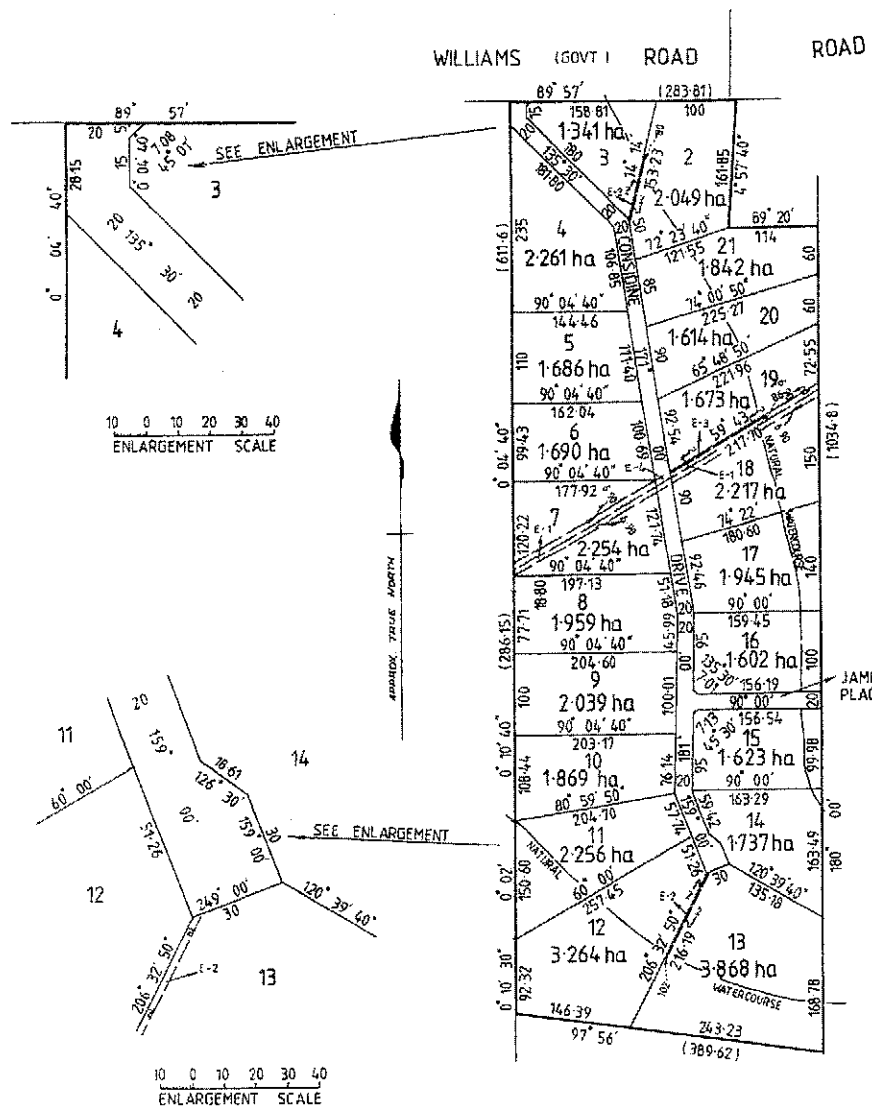
TO BE COMPLETED WHERE APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT IN PROCLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES VOL. 9007 FD. B49 & VOL. 8218 FOL. 018 LAST PLAN REF. LP 202575 L (1:01:1)

PLAN OF SUBDIVISION

COUNTY BULN BULN
 PARISH YARRAR
 CROWN ALLOTMENT 15 (PART)
 SEC. A

NUMBER OF SHEETS IN PLAN: 1
 NUMBER OF THIS SHEET: 1
 ORIGINAL SCALE: 1:4000
 SHEET SIZE: A2
 SCALE: 0 100 200
 LENGTHS ARE IN METRES
LP202575 L



CERTIFICATE OF MUNICIPAL CLERK

MUNICIPALITY: SHIRE OF HORSMELL
 COUNCIL REF. []
 CERTIFICATE A RECORDS WITH A PLAN SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1988 OR CONFIRMED BY THE PLANNING APPEALS BOARD ON [] AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL GOVERNMENT ACT 1988 HAS BEEN MADE

DATE: [] MUNICIPAL CLERK: []

CERTIFICATION BY SURVEYOR

AFTER CONSULTING WITH THE SHIRE OF HORSMELL THIS PLAN HAS BEEN PREPARED FROM A SURVEY MADE UNDER MY IMMEDIATE DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE SURVEYS ACT 1978 AS AMENDED AND CORRECTLY REPRESENTS THE ADJUTED BOUNDARIES AND THE CLASSIFICATION OF THIS SURVEY IS D3
 DATE 25th NOVEMBER 1985.

DATE: [] SURVEYOR: []

CERTIFICATE B

THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (4) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1988 BY THE COUNCIL ON []

DATE: [] MUNICIPAL CLERK: []

AMENDMENTS

HERON, DELL & ASSOCIATES P/L
 176 POTAM STREET,
 TRARALGON, 3844 Ph. 051 745345

DATE: [] SURVEYOR: []

PLAN APPROVED ON: 14.4.86

(ASSISTANT) REGISTRAR OF TITLES

ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED
 CERTIFICATE A MUST BE COMPLETED

VENDOR/SUPPLIER GST WITHHOLDING NOTICE

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

TO:

The Purchasers/Recipient:
Of

55 Considine Drive Yinnar South Vic 3869

Volume 09672 Folio 399

The Purchaser/Recipient is not required to make a payment under Section 14-250 of Schedule 1 of the *Taxation Administration Act 1953* (Cwlth) in relation to the supply of the above property.

From: Eric William Round-Rawlins & Cheryl Joy Round-Rawlins

Dated 3/2/2021

Signed by or on behalf of the Vendor/Supplier:

Sam J Carbone

Sam J Carbone Barrister & Solicitor

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 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 right

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From: www.planning.vic.gov.au on 08 February 2021 06:51 PM

PROPERTY DETAILS

Address: 55 CONSIDINE DRIVE YINNAR SOUTH 3869
Lot and Plan Number: Lot 18 LP202575
Standard Parcel Identifier (SPI): 18\LP202575
Local Government Area (Council): LATROBE
Council Property Number: 20187
Planning Scheme: Latrobe
Directory Reference: VicRoads 97 H7

www.latrobe.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/latrobe

UTILITIES

Rural Water Corporation: Southern Rural Water
Urban Water Corporation: Gippsland Water
Melbourne Water: outside drainage boundary
Power Distributor: AUSNET

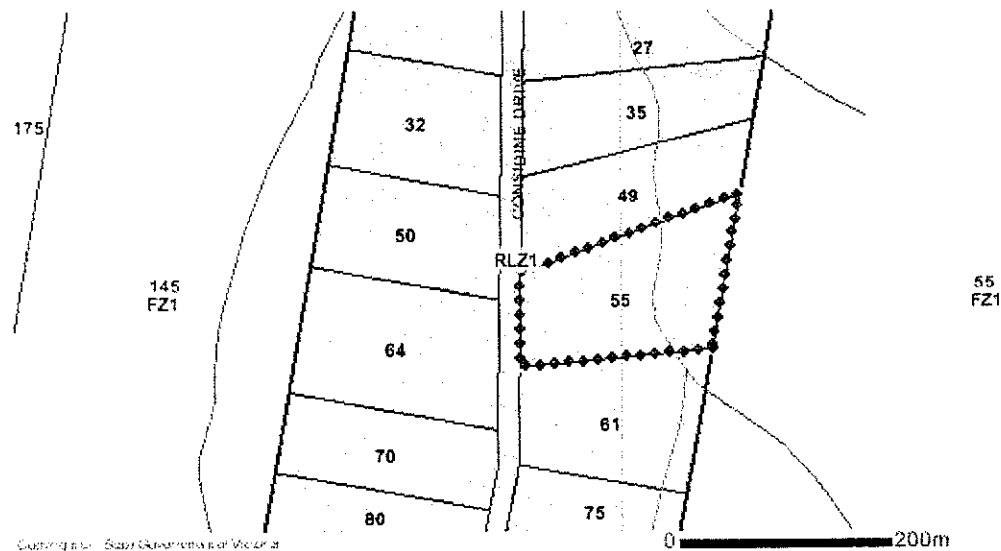
STATE ELECTORATES

Legislative Council: EASTERN VICTORIA
Legislative Assembly: MORWELL

Planning Zones

RURAL LIVING ZONE (RLZ)

RURAL LIVING ZONE - SCHEDULE 1 (RLZ1)



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FZ - Farming RLZ - Rural Living

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

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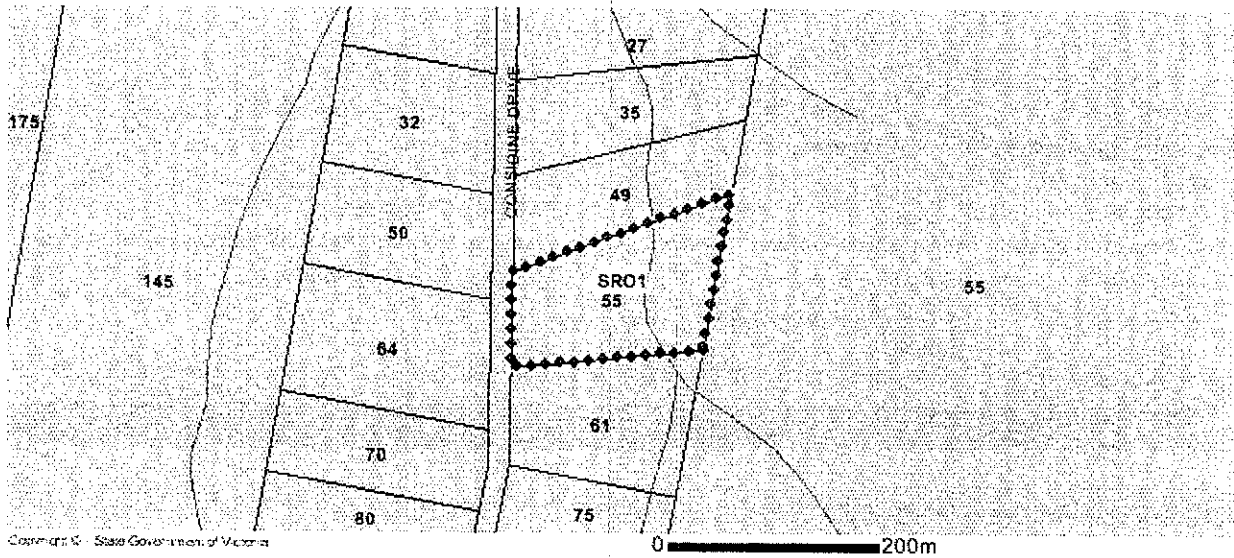
PLANNING PROPERTY REPORT: 55 CONSIDINE DRIVE YINNAR SOUTH 3869

Page 1 of 4

Planning Overlay

STATE RESOURCE OVERLAY (SRO)

STATE RESOURCE OVERLAY 1 SCHEDULE (SRO1)



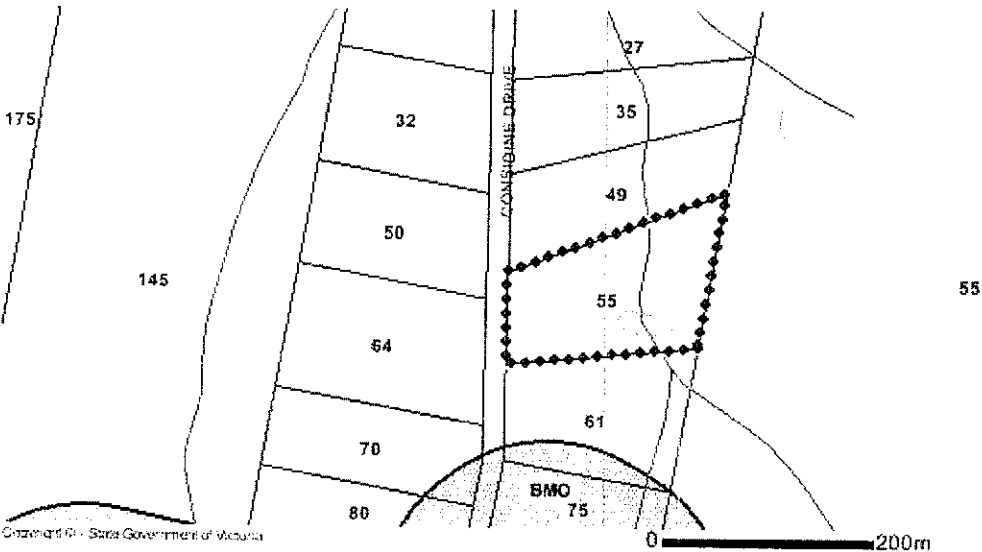
SRO - State Resource

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management

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

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Further Planning Information

Planning scheme data last updated on 27 January 2021.

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 <http://mapshare.maps.vic.gov.au/vicolan>

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

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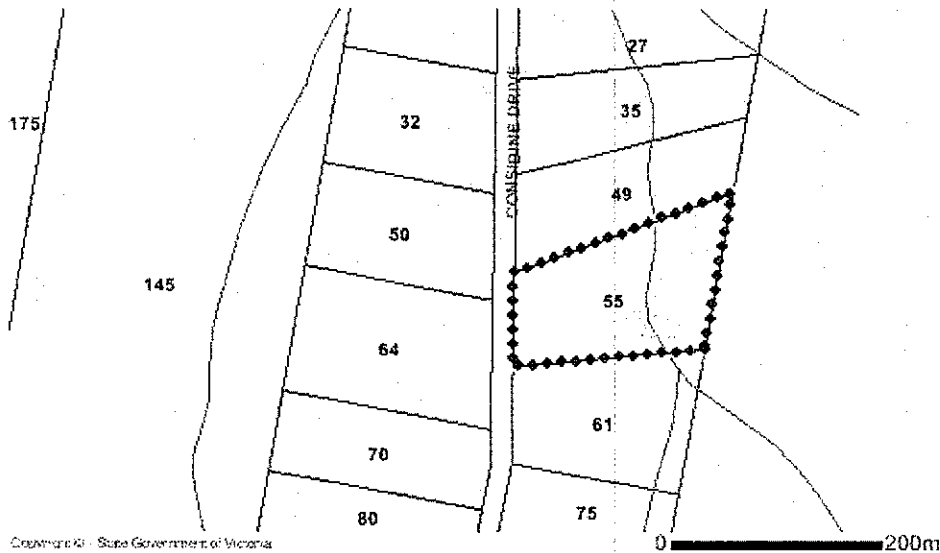
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Designated Bushfire Prone Area

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



Designated Bushfire Prone Area

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 <http://mapshare.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 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 <https://www.planning.vic.gov.au>

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Property Report from www.land.vic.gov.au on 03 February 2021 06:51 PM

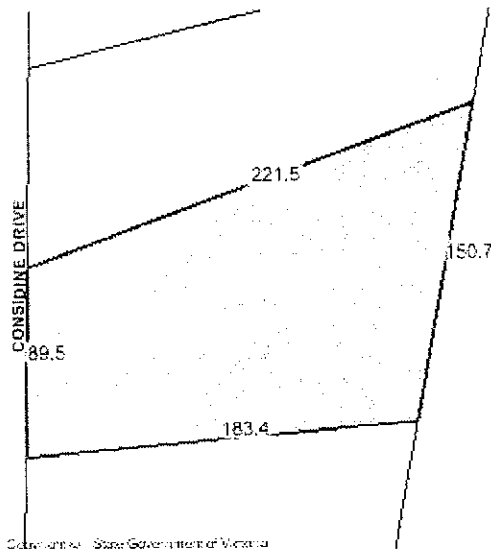
Address: 55 CONSIDINE DRIVE YINNAR SOUTH 3869
Lot and Plan Number: Lot 18 LP202575
Standard Parcel Identifier (SPI): 18\LP202575
Local Government (Council): LATROBE Council Property Number: 20187
Directory Reference: VicRoads 97 H7

This property 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

Site Dimensions

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



Area: 22567 sq. m
(2.3 ha)

Perimeter: 645 m

For this property:

- Site boundaries
- - - Road frontages

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

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

State Electorates

Legislative Council: EASTERN VICTORIA

Legislative Assembly: MORWELL

Utilities

Rural Water Corporation: Southern Rural Water

Urban Water Corporation: Gippsland Water

Melbourne Water: outside drainage boundary

Power Distributor: AUSNET (Information about [choosing an electricity retailer](#))

Planning information continued on next page

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Planning Zone Summary

Planning Zone: RURAL LIVING ZONE (RLZ)
RURAL LIVING ZONE - SCHEDULE 1 (RLZ1)
Planning Overlay: STATE RESOURCE OVERLAY (SRO)
STATE RESOURCE OVERLAY 1 SCHEDULE (SRO1)

Planning scheme data last updated on 27 January 2021.

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 [Planning Schemes Online](#)

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](#)

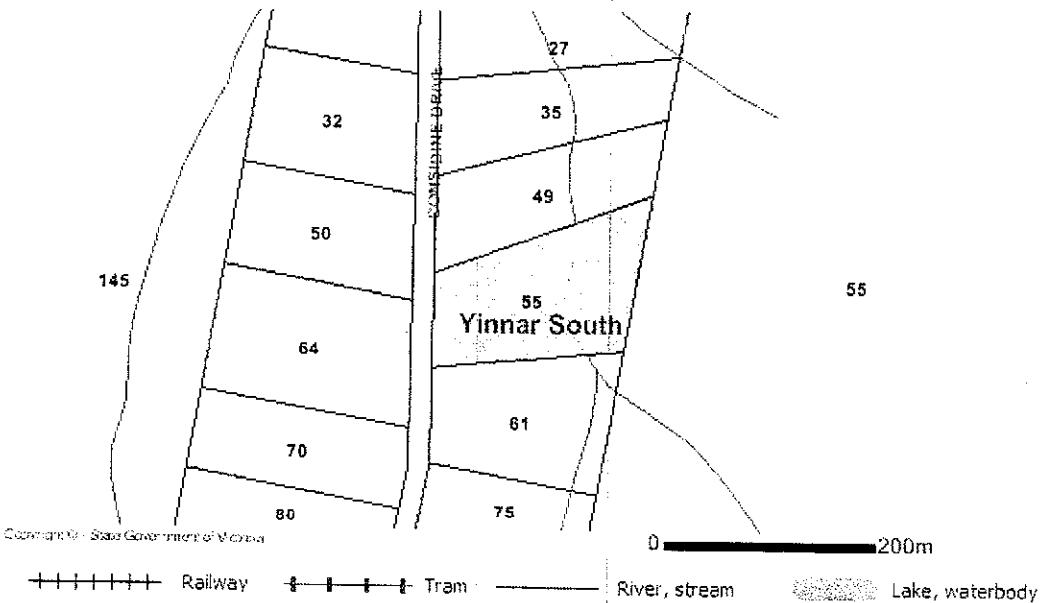
The Planning Property Report includes separate maps of zones and overlays

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

Area Map



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