

# Vendor Statement

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

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

Land	Unit 2/149 Springfield Road, Blackburn North 3130
------	---

Vendor's name	Lloyd Elliott Shirley	Date / /
Vendor's signature		

Vendor's name	Judith Alison Shirley	Date / /
Vendor's signature		

Vendor's name	Derek James Sweatman	Date / /
Vendor's signature		

Vendor's name	MEREDITH GAYE SWEATMAN	Date / /
Vendor's signature		

Purchaser's name		Date / /
Purchaser's signature		

Purchaser's name		Date / /
Purchaser's signature		

## 1. FINANCIAL MATTERS

### 1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

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

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

	To	
Other particulars (including dates and times of payments):		

### 1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable.

### 1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable.

## 2. INSURANCE

### 2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable.

### 2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the *Building Act 1993* applies to the residence.

Not Applicable.

## 3. LAND USE

### 3.1 Easements, Covenants or Other Similar Restrictions

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

Not Applicable.

### 3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X'

☐

### 3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act 1993* if the square box is marked with an 'X'

☐

### 3.4 Planning Scheme

Attached is a certificate with the required specified information.

## 4. NOTICES

### 4.1 Notice, Order, Declaration, Report or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Not Applicable.

### 4.2 Agricultural Chemicals

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

Nil.

### 4.3 Compulsory Acquisition

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

Nil.

## 5. BUILDING PERMITS

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

Not Applicable.

## 6. OWNERS CORPORATION

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

6.1 The owners corporation is an inactive owners corporation.

## 7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

## 8. SERVICES

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

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

Attached are copies of the following documents:

### 9.1 (a) Registered Title

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

## 10. SUBDIVISION

### 10.1 Unregistered Subdivision

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

Not Applicable.

#### 10.2 Staged Subdivision

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

Not Applicable.

#### 10.3 Further Plan of Subdivision

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

Not Applicable.

### 11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

Not Applicable.

### 12. DUE DILIGENCE CHECKLIST

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

- ☐ Vacant Residential Land or Land with a Residence
- ☒ Attach Due Diligence Checklist (this will be attached if ticked)

### 13. ATTACHMENTS

*(Any certificates, documents and other attachments may be annexed to this section 13)*

*(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)*

*(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)*

--

Enduring power of attorney (financial)

This enduring power of attorney is made under Part XIA of the *Instruments Act 1958* and has effect as a deed.

This enduring power of attorney is made on 7th January 2015

*Cross out the following option if you wish to appoint more than one attorney.*

1.1. Lloyd Elliott Shirley  
of Unit 2/149 Springfield Rd., Blackburn North. Vic 3130  
appoint Meredith Grace Sweatman  
of 5 Smithfield Walk, Vermont. Vic. 3133  
to be my attorney

OR

*Cross out the following option if you wish to appoint one attorney.*

1.1. \_\_\_\_\_  
of \_\_\_\_\_  
appoint \_\_\_\_\_  
of \_\_\_\_\_  
and \_\_\_\_\_  
of \_\_\_\_\_

*Cross out the following next two lines if wish to appoint only two attorneys*

and \_\_\_\_\_  
for \_\_\_\_\_

☐ jointly to be my attorneys ☐ jointly and severally to be my attorneys

*Cross out the following option if you do not wish to appoint an alternative attorney*

1a.1. Lloyd Elliott Shirley  
of Unit 2/149 Springfield Rd., Blackburn North Vic 3130  
appoint Derek James Sweatman

Enduring power of attorney (financial)

2. I ~~authorise~~ my attorney(s) to do on my behalf anything that I may lawfully ~~authorise~~ an attorney to do.

*Cross out the following option if it does not apply*

3. The authority of my attorney(s) is subject to the following conditions, limitations, and instructions:

That Andrew James Shirley and  
Alison Lynette Shirley are kept fully  
informed when any decisions have to be made.

4. I declare that this power of attorney begins:

*Tick one box only*

☐ immediately.

☐ on this date: \_\_\_\_\_

☒ on this occasion: When I no longer have legal capacity

*If you do not complete this clause, the power begins immediately.*

5. I declare that this power of attorney will continue to operate and have full force and effect even if I subsequently become legally incapable.

*Cross out the following option if it does not apply*

6. ~~I declare that all previous enduring powers of attorney (financial) signed by me are hereby revoked.~~

Signed as a deed by \_\_\_\_\_

or

*Cross out the following option if it does not apply*

I,

state that: a) I am at least 18 years old

b) I am not a witness for this document or an attorney for the donor.

Certificate of witnesses

For the use of the  
witnesses to witness  
the signing of this  
document only

For the use of the first  
witness only

For the use of the second  
witness only

For the use of the third  
witness only

We, Rosamund Krivanek  
of 2/11 Henry St, Hawthorn, Vic. 3122  
and Neville Holt  
of 8 Harris St, Blackburn North, Vic. 3130

certify:

*Cross out whichever option a) does not apply*

a) that the donor has signed this enduring power of attorney (financial)  
freely and voluntarily in our presence;

or

~~a) that this enduring power of attorney (financial) has been signed in our  
presence at the direction and in the presence of the donor of the power, and  
the donor of the power gave that direction freely and voluntarily;~~

AND

b) that at the time of signing, the donor appeared to each of us to have the  
capacity necessary to make the enduring power of attorney.

For the use of the  
witnesses to witness  
the signing of this  
document only

For the use of the first  
witness only

For the use of the second  
witness only

For the use of the third  
witness only

Rosa  
Neville Holt

**ROSAMUND KRIVANEK**  
An Australian Legal Practitioner  
within the meaning of the  
Legal Profession Act 2004  
2/11 Henry St, Hawthorn 3122

Statement of acceptance for attorneys

Cross out the following option if it does not apply

I, Meredith Gaye Sweatman

of 5 Smithfield Walk, Vermont. Vic. 3133

on 25/3/15

accept appointment as an attorney under

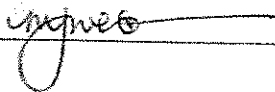
Tick one box only

☐ this enduring power of attorney

☒ the attached enduring power of attorney

and undertake -

- a) to exercise the powers conferred with reasonable diligence to protect the interests of the donor; and
- b) to avoid acting where there is any conflict of interest between the interests of the donor and my interests; and
- c) to exercise the powers conferred in accordance with Part XIA of the *Instruments Act 1958*.





Statement of acceptance for alternative attorneys

Name of proposed  
alternative attorney

I, Derek James Sweatman

Address of proposed  
alternative attorney

of 5 Smithfield Walk, Vermont Vic 3133

Date

on 25<sup>th</sup> March 2015

accept appointment as an attorney under

Tick one box only

☐ this enduring power of attorney

☒ the attached enduring power of attorney

and undertake -

a) to exercise the powers conferred with reasonable diligence to protect the interests of the donor; and

b) to avoid acting where there is any conflict of interest between the interests of the donor and my interests; and

c) to exercise the powers conferred in accordance with Part XIA of the Instruments Act 1958.

Signature of the attorney  
and date

Derek J. Sweatman



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

Page 1 of 1

VOLUME 10126 FOLIO 122

Security no : 124094373605X  
Produced 13/12/2021 01:04 PM

### LAND DESCRIPTION

Lot 2 on Plan of Subdivision 326621Y.  
PARENT TITLE Volume 07042 Folio 206  
Created by instrument PS326621Y 29/07/1993

### REGISTERED PROPRIETOR

Estate Fee Simple  
TENANTS IN COMMON  
As to 1 of a total of 2 equal undivided shares  
Joint Proprietors  
LLOYD ELLIOTT SHIRLEY  
JUDITH ALISON SHIRLEY both of 16 VALONIA AVENUE SURREY HILLS 3127  
As to 1 of a total of 2 equal undivided shares  
Joint Proprietors  
DEREK JAMES SWEATMAN  
MEREDITH GAYE SWEATMAN both of 5 SMITHFIELD WALK VERMONT 3133  
S836072U 09/12/1993

### 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 set out under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE PS326621Y 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: UNIT 2 149 SPRINGFIELD ROAD BLACKBURN NORTH VIC 3130

### OWNERS CORPORATIONS

The land in this folio is affected by  
OWNERS CORPORATION PLAN NO. PS326621Y

DOCUMENT END



## Department of Environment, Land, Water & Planning

### Owners Corporation Search Report

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OWNERS CORPORATION  
PLAN NO. PS326621Y

The land in PS326621Y is affected by 1 Owners Corporation(s)

**Land Affected by Owners Corporation:**  
Common Property, Lots 1, 2.

**Limitations on Owners Corporation:**  
Unlimited

**Postal Address for Services of Notices:**  
149 SPRINGFIELD ROAD BLACKBURN NORTH VIC 3130  
  
PS326621Y 29/07/1993

**Owners Corporation Manager:**  
NIL

**Rules:**  
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

**Owners Corporation Rules:**  
NIL

**Additional Owners Corporation Information:**  
NIL

**Notations:**  
NIL

**Entitlement and Liability:**  
NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property	0	0
Lot 1	50	50
Lot 2	50	50
Total	100.00	100.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.



## Department of Environment, Land, Water & Planning

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### Owners Corporation Search Report

Produced: 13/12/2021 01:07:28 PM

OWNERS CORPORATION  
PLAN NO. PS326621Y

Statement End.

PS326621Y

FOR CURRENT BODY CORPORATE DETAILS  
SEE BODY CORPORATE SEARCH REPORT



## Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>PS326621Y</b>
Number of Pages (excluding this cover sheet)	<b>3</b>
Document Assembled	<b>13/12/2021 13:07</b>

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<b>PLAN OF SUBDIVISION</b>		STAGE NO. _____	LTO use only <b>EDITION 1</b>	Plan Number <b>PS 326621 Y</b>
<b>Location of Land</b> <b>Parish:</b> NUNAWADING  <b>Township:</b> _____ <b>Section:</b> _____ <b>Crown Allotment:</b> _____ <b>Crown Portion:</b> 69 ( PART )  <b>LTO Base Record:</b> CHART 67 (3337) <b>Title Reference:</b> VOL 7042 FOL 206  <b>Last Plan Reference:</b> LOT 3 ON LP 16322 <b>Postal Address:</b> No.149 SPRINGFIELD ROAD, (at time of subdivision) NORTH BLACKBURN 3130  <b>AMG Co-ordinates</b> E 337 650 Zone: 55 (of approx. centre of land N 5 813 420 in plan)		<b>Council Certificate and Endorsement</b> <b>Council Name:</b> NUNAWADING <b>Ref:</b> CRT 0455G 1. This plan is certified under section 6 of the Subdivision Act 1988. <del>2. This plan is certified under section 11(7) of the Subdivision Act 1988.</del> <del>Date of original certification under section 6</del> / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <b>OPEN SPACE</b> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. <del>(ii) The requirement has been satisfied.</del> <del>(iii) The requirement is to be satisfied in Stage</del> ..... <b>Council delegate</b> <del>Council seal</del> <b>Date</b> 2 / 06 / 93  Re-certified under section 11(7) of the Subdivision Act 1988 <b>Council Delegate</b> <b>Council Seal</b> <b>Date</b> / /		
<b>Vesting of Roads and/or Reserves</b>		<b>Notations</b>		
Identifier	Council/Body/Person	<b>Staging</b> This is/ is not a staged subdivision Planning Permit No. _____  <b>Depth Limitation</b> DOES NOT APPLY		
NIL	NIL	LOCATION OF BOUNDARIES DEFINED BY BUILDINGS : MEDIAN OF WALL: BOUNDARIES MARKED M EXTERIOR FACE : ALL OTHER BOUNDARIES		
<b>Survey</b> This plan is/ <del>is not</del> based on survey This survey has been connected to permanent marks no(s) In Proclaimed Survey Area No. _____				
<b>Easement Information</b>				<b>LTO use only</b>
<b>Legend:</b> A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)  SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LOTS 1, 2 & COMMON PROPERTY				<b>Statement of Compliance/ Exemption Statement</b>  <b>Received</b> <input checked="" type="checkbox"/> <b>Date</b> 1 / 7 / 93
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE & SEWERAGE	1.83	LP 16322	LOTS ON LP 16322
E-1	SEWERAGE	1.83	THIS PLAN	MELB. WATER CORP.
<b>CALVIN F RAVEN</b> LICENSED SURVEYOR 67A MITCHAM ROAD, DONVALE 3111 814 7677 873 2820		<b>CALVIN F RAVEN</b> LICENSED SURVEYOR (PRINT)..... <b>SIGNATURE</b> ..... <b>DATE</b> 27 / 4 / 93 REF 1113 SAMPSPR.G01 VERSION		<b>LTO use only</b> PLAN REGISTERED <b>TIME</b> 9 : 45 <b>DATE</b> 29 / 7 / 93 ..... Assistant Registrar of Titles Sheet 1 of 3 Sheets  <b>DATE</b> 2 / 6 / 93 <b>COUNCIL DELEGATE SIGNATURE</b> Original sheet size A3







**Whitehorse City Council**  
379-399 Whitehorse Road  
Nunawading VIC 3131  
Locked Bag 2 Nunawading VIC 3131

ABN: 39549568822

Telephone: (03) 9262 6333  
Fax: (03) 9262 6490  
NRS: 133 677  
TIS: 131 450  
customer.service@whitehorse.vic.gov.au  
www.whitehorse.vic.gov.au

## LAND INFORMATION CERTIFICATE

### Local Government Act 1989 - Section 229

Certificate Number: 3627  
Date of Issue: 13 December 2021  
Applicant's Reference: 58925675-015-5:30793

This Certificate provides information regarding valuation, rates, charges, fire services property levy, other moneys owing and any orders and notices made under the *Local Government Act 1958*, the *Local Government Act 1989*, the *Fire Services Property Levy Act 2012* 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, 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.

<b>Assessment Number:</b> 40143	<b>Check Digit:</b> 0
<b>Property Description:</b> LOT 2 PS 326621Y	
<b>Property Address:</b> 2/149 Springfield Road, BLACKBURN NORTH VIC 3130	

The Council uses Capital Improved Value (CIV) for rating purposes. The current level of values date is 1 January 2021 and the date on which the valuation became operative for rating purposes for this property is 01-Jul-2021.

<b>Site Value:</b>	\$355,000
<b>Capital Improved Value:</b>	\$625,000
<b>Net Annual Value:</b>	\$31,250

### RATES AND CHARGES LEVIED FOR THE PERIOD 1 JULY 2021 TO 30 JUNE 2022

#### DECLARED BY COUNCIL 28 JUNE 2021

#### FIRE SERVICES PROPERTY LEVY (FSPL) RAISED FOR THE PERIOD 1 JULY 2021 TO 30 JUNE 2022

General Rates	1,075.25
FSPL Fixed Charge	114.00
FSPL Variable Rate	36.85
<b>TOTAL CURRENT LEVIED</b>	<b>\$1,226.10</b>

#### OTHER CHARGES

Arrears	0.00
Interest	0.00
Legal Costs	0.00
<b>TOTAL</b>	<b>\$0.00</b>

**TOTAL AMOUNT OUTSTANDING** **\$929.10**

**FOR PAYMENT INFORMATION SEE BACK PAGE**

NOTE:

**Section 175 Local Government Act 1989 and Section 32 Fire Services Property Levy Act 2012**

A person who becomes the owner of rateable or leviable land must pay any rate, charge or levy on the land which is current; and any arrears of rates, charges or levies (including interest on those rates, charges or levies) on the land which are due and payable.

If a Council has obtained an award for legal costs in relation to any rate or charge owing by the previous owner of the rateable or the leviable land, the above section applies to the amount of legal costs remaining unpaid as if the legal costs were arrears of rates, charges or levies.

If the previous owner of the rateable or leviable land had been paying any rate, charge or levy by instalments at the time the ownership of the land changed, the person who becomes the owner of the land may continue the payment of that rate, charge or levy by instalments.

The person who becomes the owner of rateable land may also pay a rate or charge by instalments if the previous owner could have paid it by instalments and the person becomes the owner of the land before the date the first instalment falls due. The person who becomes the owner of leviable land may also pay a levy amount by instalments.

In all other cases, the person who becomes the owner of rateable or leviable land must pay any amount due by the date it was due to have been paid by the previous owner of the land; or if that date has already passed, immediately after the person becomes the owner of the land (in the case of rates and charges under the *Local Government Act 1989*), or within 14 days from the date the person becomes the owner of the land (in the case of levies under the *Fire Services Property Levy Act 2012*).

For the 2021/2022 rating year, due dates for instalments are 30 September 2021, 30 November 2021, 28 February 2022 and 31 May 2022. Due date for lump sum payment is 15 February 2022.

**Notices, Orders, Subdivisional Matters and Other Outstanding and/or Potential Liability Matters**

- A. There are no monies owed for works under the *Local Government Act 1958*.
- B. There is no potential liability for rates under the *Cultural and Recreational Lands Act 1963*.
- C. There is no potential liability for land to become rateable under sections 173 or 174A of the *Local Government Act 1989*.
- D. There are no outstanding monies required to be paid for recreational purposes or any transfer of land to the Council for recreational purposes under section 18 of the *Subdivision Act 1988* or the *Local Government Act 1958*.
- E. There are no monies owed under Section 227 of the *Local Government Act 1989*.
- F. There are no notices or orders on the land which has continuing application under the *Local Government Act 1958*, the *Local Government Act 1989* or under a local law of the Council.
- G. At the time of writing there are no monies owed in relation to the land under section 94(5) of the *Electricity Industry Act 2000*.
- H. At the time of writing there are no environmental upgrade charges in relation to the land which is owed under section 181C of the *Local Government Act 1989*.

There is other information under section 229(3) of the *Local Government Act 1989* (other than as set out on page 3 under "Comments" (if any) and this additional information is as follows):

#### Additional information

Notwithstanding that, pursuant to a written request previously received from the owner of the property, for Council to send its rates and charges notices for payment to a person other than the owner (in this case, according to Council's records, the occupier of the property, as the tenant of the property), the owner of the property is reminded that –

- the owner of the property is, and remains, liable to pay the rates and charges on the property, including interest, should the occupier not pay the rates and charges (or any instalment) by their due date, or at all;
- all declared rates and charges in relation to the property which are unpaid and any unpaid interest on such rates or charges and any costs awarded to Council by a court or in any proceedings in relation to such rates or charges or interest are a first charge on the property; and
- unless Council decides otherwise, no waiver or deferral of rates and charges will be given merely because the owner of the property is unable to recover rates and charges from the tenant, or if the property is, or becomes, vacant, or if the property is, or becomes, subject to the grant by the owner of a rental discount or other reduction.

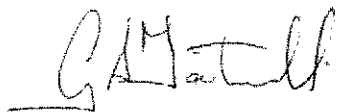
To determine if there are any outstanding building notices or orders on the property, an application can be made for a Building Property Information Request, which provides information on the status of building works. Visit <https://www.whitehorse.vic.gov.au/planning-building/lodge-and-apply> or call 9262 6421 for more information.

In accordance with the section 2 of the *Penalty Interest Rates Act 1983*, interest will continue to accrue on any overdue rates, charges or levies at the prescribed rate of 10 per cent per annum until paid in full.

I hereby certify that, as at the issue date of this Certificate the information supplied is true and correct for the property described in this Certificate.

This Certificate is valid for 120 days from the date of issue. Council may be prepared to provide up to date verbal information to the applicant about matters disclosed in this Certificate. No liability will be accepted for verbal updates given or for any changes that occur after the issue date.

#### **COMMENTS:**



Authorised Officer: \_\_\_\_\_

If the subject property is a recent subdivision, please contact Council's Rates Department on 9262 6292 to ascertain if an updated reference number is required for BPAY payment.

#### Payment of rates and charges outstanding can be made by:

- Bpay – Biller Code: 18325 Reference Number: 0000401430
- On Council's website at: <http://www.whitehorse.vic.gov.au/Online-Payment.html>

When transfer of property is settled please email the Notice of Acquisition to [customer.service@whitehorse.vic.gov.au](mailto:customer.service@whitehorse.vic.gov.au) or send to Locked Bag 2, Nunawading DC VIC 3131. Other forms of notification at this stage are unable to be accepted.



YARRA VALLEY WATER  
ABN 93 059 902 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

13th December 2021

Parkers Legal C/- InfoTrack C/- LANDATA  
LANDATA

Dear Parkers Legal C/- InfoTrack C/- LANDATA,

**RE: Application for Water Information Statement**

<b>Property Address:</b>	2/149 SPRINGFIELD ROAD BLACKBURN NORTH 3130
<b>Applicant</b>	Parkers Legal C/- InfoTrack C/- LANDATA LANDATA
<b>Information Statement</b>	30657225
<b>Conveyancing Account Number</b>	7959580000
<b>Your Reference</b>	351343

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

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

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

Yours sincerely,

Steve Lennox  
GENERAL MANAGER  
RETAIL SERVICES



YARRA VALLEY WATER  
ABN 93 065 902 501

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	2/149 SPRINGFIELD ROAD BLACKBURN NORTH 3130
------------------	---

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)**

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  
ABN 93 066 502 501

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	2/149 SPRINGFIELD ROAD BLACKBURN NORTH 3130
------------------	---

STATEMENT UNDER SECTION 158 WATER ACT 1989

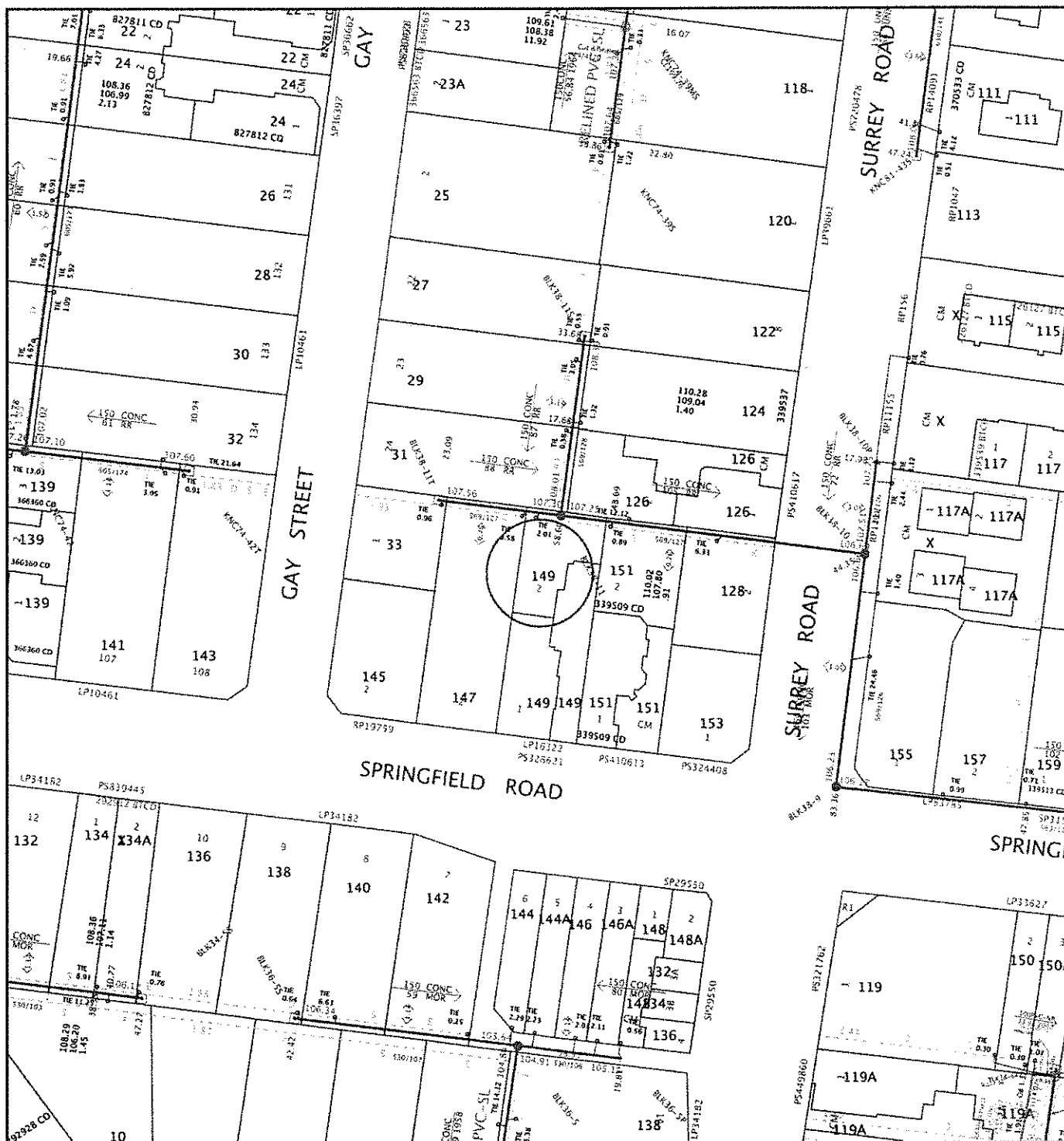
### **THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)**

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: 30657225**

Address	2/149 SPRINGFIELD ROAD BLACKBURN NORTH 3130
Date	13/12/2021
Scale	1:1000



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		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;



YARRA VALLEY WATER  
ABN 93 066 602 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
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E enquiry@yvw.com.au  
yvw.com.au

Parkers Legal C/- InfoTrack C/- LANDATA  
LANDATA  
certificates@landata.vic.gov.au

## RATES CERTIFICATE

Account No: 9844810000  
Rate Certificate No: 30657225

Date of Issue: 13/12/2021  
Your Ref: 351343

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
UNIT 2/149 SPRINGFIELD RD, BLACKBURN NORTH VIC 3130	2\PS326621	1507969	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-10-2021 to 31-12-2021	\$19.71	\$0.00
Residential Water Usage Charge Step 1 – 32.000000kL x \$2.47490000 = \$79.20 Estimated Average Daily Usage \$0.87	21-07-2021 to 20-10-2021	\$79.20	\$0.00
Residential Sewer Service Charge	01-10-2021 to 31-12-2021	\$112.57	\$0.00
Residential Sewer Usage Charge 32.000000kL x 0.978495 = 31.311828 x 0.900000 = 28.180645 x \$1.14260000 = \$32.20 Estimated Average Daily Usage \$0.35	21-07-2021 to 20-10-2021	\$32.20	\$0.00
Parks Fee	01-07-2021 to 30-06-2022	\$80.20	\$0.00
Drainage Fee	01-10-2021 to 31-12-2021	\$26.61	\$0.00
<b>Other Charges:</b>			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
Balance Brought Forward			\$0.00
Total for This Property			\$0.00
Total Due			\$0.00

### IMPORTANT NOTICE FOR SOLICITORS AND CONVEYANCERS

We have changed our BPAY biller code. Please refer to the payment options and update your bank details.

GENERAL MANAGER  
RETAIL SERVICES

### Note:

1. Invoices generated with Residential Water Usage during the period 01/07/2017 – 30/09/2017 will include a Government Water Rebate of \$100.



2. This statement details all tariffs, charges and penalties due and payable to Yarra Valley Water as at the date of this statement and also includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
3. All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.
4. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchasers account at settlement.
5. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.
6. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up to date financial information, please order a Rates Settlement Statement prior to settlement.
7. From 01/07/2019, Residential Water Usage is billed using the following step pricing system: 266.20 cents per kilolitre for the first 44 kilolitres; 317.87 cents per kilolitre for 44-88 kilolitres and 472.77 cents per kilolitre for anything more than 88 kilolitres
8. From 01/07/2019, Residential Recycled Water Usage is billed 186.34 cents per kilolitre
9. From 01/07/2019, Residential Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre
10. From 01/07/2019, Residential Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre
11. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.

**To ensure you accurately adjust the settlement amount, we strongly recommend you book a Special Meter Reading:**

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.



YARRA VALLEY WATER  
ABN 93 069 902 501

Luoknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

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

Property No: 1507969

Address: UNIT 2/149 SPRINGFIELD RD, BLACKBURN NORTH VIC 3130

Water Information Statement Number: 30657225

#### HOW TO PAY



Bill Code: 314567  
Ref: 98448100008



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: 1507969

Address: UNIT 2/149 SPRINGFIELD RD, BLACKBURN NORTH VIC 3130

Water Information Statement Number: 30657225

Cheque Amount: \$

# Property Clearance Certificate

Taxation Administration Act 1997



INFOTRACK / PARKERS LEGAL

Your Reference: 21/5133  
Certificate No: 49904829  
Issue Date: 17 DEC 2021  
Enquiries: AXH7

Land Address: UNIT 2, 149 SPRINGFIELD ROAD BLACKBURN NORTH VIC 3130

Land Id	Lot	Plan	Volume	Folio	Tax Payable
24160719	2	326621	10126	122	\$0.00

Vendor: LLOYD ELLIOTT SHIRLEY, MEREDITH GAYE SWEATMAN & 2 OTHER(S)

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR LLOYD ELLIOTT SHIRLEY	2021	\$345,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
-------------------------------------	------	---------------	------------------	------------------	-------

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
---------------------	------	------------------	------------------	-------

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick  
Commissioner of State Revenue

CAPITAL IMP VALUE:	\$615,000
SITE VALUE:	\$345,000
AMOUNT PAYABLE:	\$0.00

# Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

Certificate No: 49904829

---

## Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

## Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
  - Land tax that has been assessed but is not yet due,
  - Land tax for the current tax year that has not yet been assessed, and
  - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

## Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

## Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

## General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
  - The request is within 90 days of the original Certificate's issue date, and
  - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

## For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$465.00

Taxable Value = \$345,000

Calculated as \$275 plus ( \$345,000 - \$250,000) multiplied by 0.200 cents.

---

## Property Clearance Certificate - Payment Options

### BPAY



Billter Code: 5249  
Ref: 49904829

### Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

[www.bpay.com.au](http://www.bpay.com.au)

### CARD



Ref: 49904829

### Visa or Mastercard

Pay via our website or phone 13 21 61.  
A card payment fee applies.

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)

# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 13 December 2021 01:16 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 2 PS326621**  
Address: **2/149 SPRINGFIELD ROAD BLACKBURN NORTH 3130**  
Standard Parcel Identifier (SPI): **2\PS326621**  
Local Government Area (Council): **WHITEHORSE** [www.whitehorse.vic.gov.au](http://www.whitehorse.vic.gov.au)  
Council Property Number: **239444**  
Planning Scheme: **Whitehorse** [Planning Scheme - Whitehorse](#)  
Directory Reference: **Melway 48 A7**

## UTILITIES

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

## STATE ELECTORATES

Legislative Council: **EASTERN METROPOLITAN**  
Legislative Assembly: **BOX HILL**

## OTHER

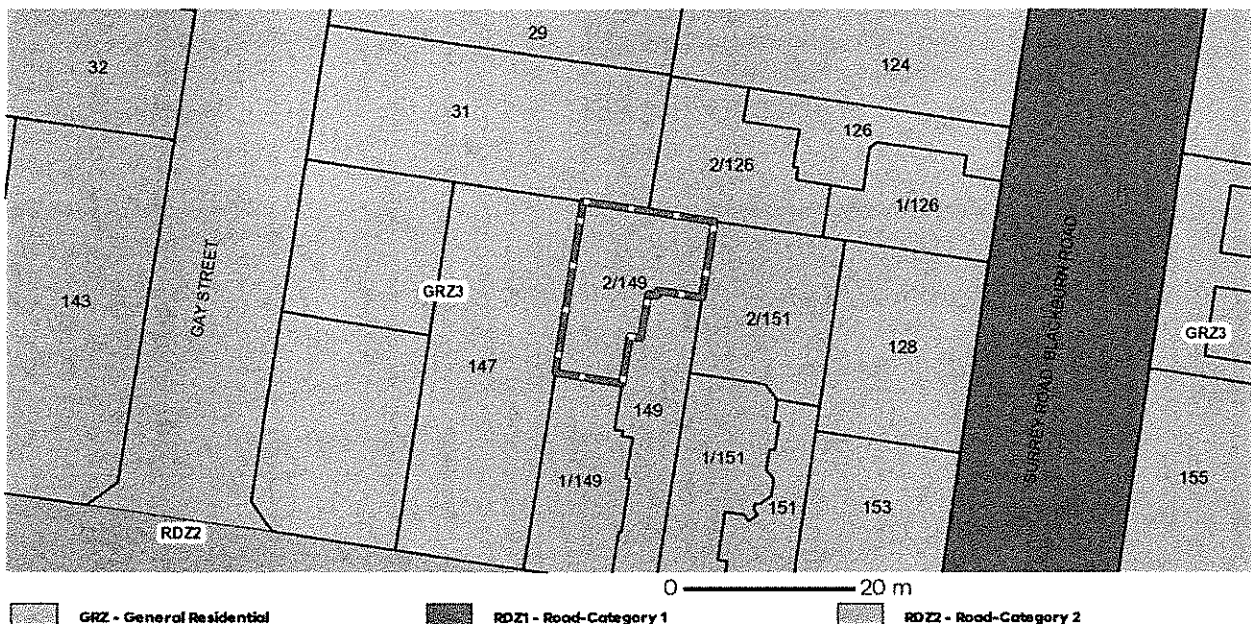
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural  
Heritage Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 3 (GRZ3)



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 <https://www2.delwp.vic.gov.au/disclaimer>

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

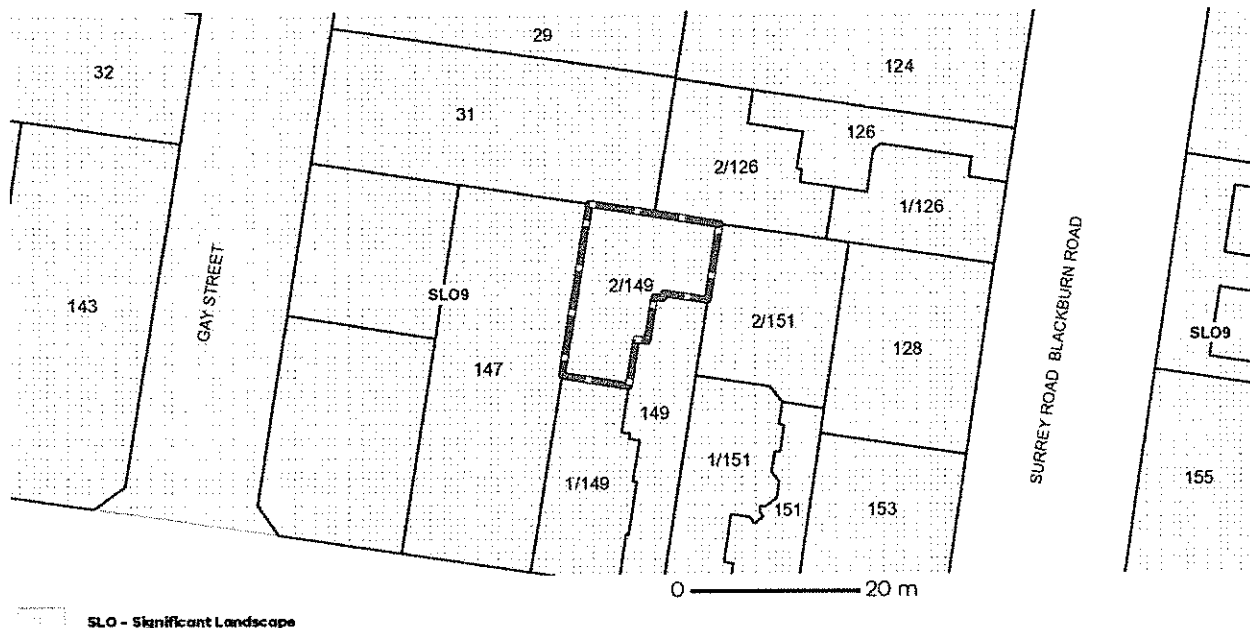
PLANNING PROPERTY REPORT: Lot 2 PS326621

Page 1 of 3

## Planning Overlay

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 9 (SLO9)



SLO - Significant Landscape

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 9 December 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 <https://mapshare.maps.vic.gov.au/vicplan>

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

# PLANNING PROPERTY REPORT

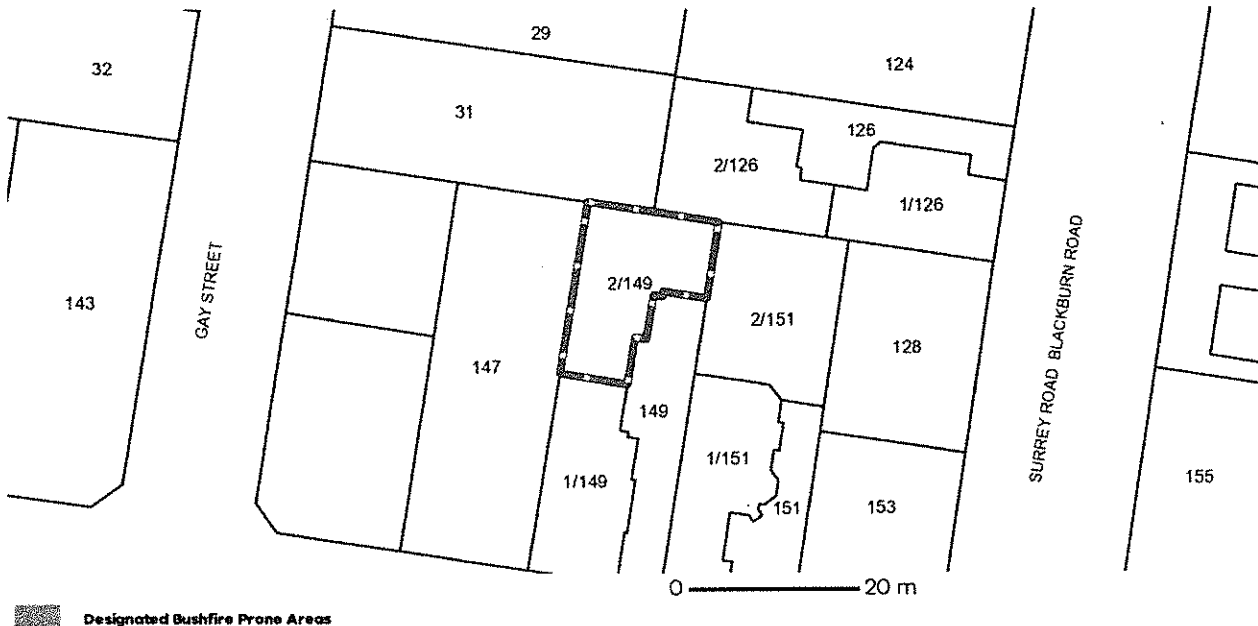


Environment,  
Land, Water  
and Planning

## Designated Bushfire Prone Areas

This parcel is not in a designated bushfire prone area.

No 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://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 <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 \(environment.vic.gov.au\)](#)

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Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

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

PLANNING PROPERTY REPORT: Lot 2 PS326621

Page 3 of 3

# PLANNING CERTIFICATE

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

**CERTIFICATE REFERENCE NUMBER**

803736

**APPLICANT'S NAME & ADDRESS**

**PARKERS LEGAL C/- INFOTRACK C/- LANDATA  
MELBOURNE**

**VENDOR**

**SHIRLEY, LLOYD ELLIOTT**

**PURCHASER**

**N/A, N/A**

**REFERENCE**

**351343**

This certificate is issued for:

**LOT 2 PLAN PS326621 ALSO KNOWN AS 2/149 SPRINGFIELD ROAD BLACKBURN NORTH  
WHITEHORSE CITY**

The land is covered by the:

**WHITEHORSE PLANNING SCHEME**

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

The land:

- is included in a **GENERAL RESIDENTIAL ZONE - SCHEDULE 3**
- is within a **SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 9**

A detailed definition of the applicable Planning Scheme is available at :

(<http://planningschemes.dpcd.vic.gov.au/schemes/whitehorse>)

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

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

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

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

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

LANDATA®

T: (03) 9102 0402

E: [landata.enquiries@victorianlrs.com.au](mailto:landata.enquiries@victorianlrs.com.au)

13 December 2021

Hon. Richard Wynne MP  
Minister for Planning

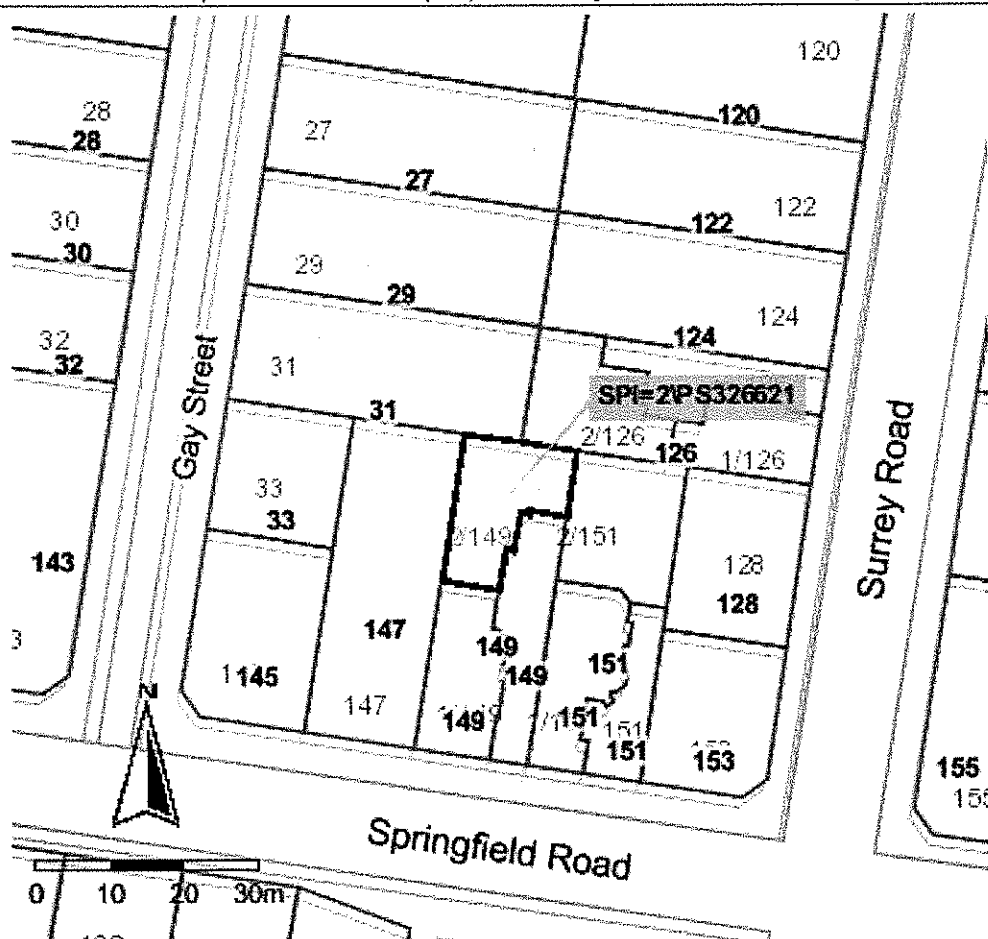


The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

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

If this property is different to the one expected, you can phone (03) 9102 0402 or email [landata.enquiries@victorianlrs.com.au](mailto:landata.enquiries@victorianlrs.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.





**Whitehorse City Council**  
379–399 Whitehorse Road  
Nunawading VIC 3131  
Locked Bag 2 Nunawading VIC 3131  
  
ABN: 39549568822

Telephone: (03) 9262 6333  
Fax: (03) 9262 6490  
NRS: 133 677  
TIS: 131 450  
customer.service@whitehorse.vic.gov.au  
www.whitehorse.vic.gov.au

Date of Issue: 17 December 2021  
Applicant Reference: 58925675-017-9:30792

**BUILDING OR LAND INFORMATION**  
Pursuant to Regulation 51 (1) of the Building Regulations 2018

**Property Description: LOT 2 PS 326621Y**  
**Property Address: 2/149 Springfield Road, BLACKBURN NORTH VIC 3130**

We refer to your request for building permit particulars regarding the above property and advise of details of any building permit or certificate of final inspection issued in the preceding ten years:

Council has no record of any Building Permits being issued on this property in the past 10 years.

There are no outstanding notices or orders pursuant to Building Act 1993 regarding this property.

**Issued by Whitehorse City Council Building Department – Ph: 9262 6421**

**Important Information**

The details listed on this certificate are consistent with the property address as stated on the application. Should the property historically be known as a different address then such information may not be included in this certificate.

This certificate does not detail amendment or variation dates to Building Permits.

Details of partial Occupancy Permits or partial Certificates of Final Inspection may vary from dates shown on this certificate.

Despite whether a Building Permit is required or not, there is an obligation for all building works to be structurally sound and comply with the siting regulations. Consequently there may be building work on the property that Council has no record or knowledge of.

**SAFETY OF EXISTING SWIMMING POOLS**

All existing swimming pools and spas are required to comply with the minimum standards of the Building Regulations 2018.

Any person who takes possession of a property without safety barriers for a spa or swimming pool is immediately responsible for compliance with the law and liable to prosecution.

Swimming pools must be registered with Council under the Building Regulations, please register swimming pools online at [www.whitehorse.vic.gov.au/pools-and-spas](http://www.whitehorse.vic.gov.au/pools-and-spas)

**SMOKE ALARMS**

Owners or purchasers of residential properties are to ensure that smoke alarms exist or are required to install smoke alarms, in accordance with the Building Regulations 2018.



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

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Parkers Legal C/- InfoTrack  
135 King St  
SYDNEY 2000  
AUSTRALIA

Client Reference: 351343

NO PROPOSALS. As at the 13th December 2021, 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®.

UNIT 2, 149 SPRINGFIELD ROAD, BLACKBURN NORTH 3130  
CITY OF WHITEHORSE

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: 13th December 2021

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 58925675 - 58925675130421 '351343'

# 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](http://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.

[consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)

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## **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