HOUSE & LAND CONVEYANCING PTY LTD

Licence No. 000185L

Director / Licensed Conveyancer - Hilary Martin Licence number Licence number: 000184L

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1458 Burwood Highway Upwey, Vic 3158 P. O. Box 1207, Upwey Vic 3158

> Vendor's Statement to the Purchaser of Real Estate pursuant to Section 32 of The Sale of Land Act 1962 (VIC) ("the act")

VENDOR:

Andrew William Roberts

PROPERTY: 11 Vista Road BELGRAVE HEIGHTS VIC 3160

32A **FINANCIAL MATTERS**

Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is as follows-

Yarra Ranges Shire & South East Water rates do not exceed \$4,000.00pa

Any further amounts for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- None to the vendors knowledge

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

32A(b)The particulars of any Charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under the charge are as follows:-Not Applicable

32B **INSURANCE**

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable
- Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the Building Act 1993 applies, particulars of the required insurance are as follows:-Not Applicable

A condition report required by section 137B of the Building Act 1993 is attached.

32C LAND USE

(a) RESTRICTIONS

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

Description:- As set out in copy title documents annexed hereto.

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or 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.

SECTION 32 STATEMENT 11 VISTA ROAD BELGRAVE HEIGHTS VIC 3160

(b) BUSHFIRE

This land is in a designated bushfire- prone area within the meaning of the regulations made under the *Building Act 1993*.

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme: Yarra Ranges Shire Council Planning Scheme

Responsible Authority: Yarra Ranges Shire Council

Zoning: GWAZ - Green Wedge A Zone

Planning Overlay/s: BMO or WMO - Bushfire Management Overlay, SLO - Significant Landscape

Overlay

32D NOTICES

- (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 land of which the Vendor might reasonably be expected to have knowledge are:- **None to the Vendors** However the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor
- (b) **The Vendor is not aware** of 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 are: **Not Applicable**

32E BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):- **Not Applicable**

No such Building Permit has been granted to the Vendors knowledge.

32F OWNERS CORPORATION

The Land is NOT affected by an Owners Corporation within the meaning of the Owners Corporation Act 2006.

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

- (1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT
 - land that is to be transferred under the agreement.
 - land on which works are to be carried out under the agreement (other than Crown land).
 - land in respect of which a GAIC is imposed

Page 2

SECTION 32 STATEMENT 11 VISTA ROAD BELGRAVE HEIGHTS VIC 3160

32H SERVICES Service **Status** Electricity supply Connected Gas supply Connected Water supply Connected Connected Sewerage Connected Telephone services Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate their account with the service provider before settlement, and the purchaser will have to have the service reconnected. 321 **TITLE** Attached are 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/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location. **DUE DILIGENCE CHECKLIST** A copy of the Due Diligence Checklist is attached. DATE OF THIS STATEMENT /20 Name of the Vendor Andrew William Roberts Signature/s of the Vendor

SECTION 32 STATEMENT 11 VISTA ROAD BELGRAVE HEIGHTS VIC 3160

The Purchaser acknowledges being given a c signed any contract.	duplicate of this statement signed by the Vendor before the Purchaser
DATE OF THIS ACKNOWLEDGMENT	/ /20 // /20 // // // // // // // // // // // // //
Name of the Purchaser	
Signature/s of the Purchaser	
×	

IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

Undischarged mortgages - S32A(a)

Where the land is to be sold subject to a mortgage (registered or unregistered) which is not to be discharged before the purchaser becomes entitled to possession or receipt of rents and profits, then the vendor must provide an additional statement including the particulars specified in Schedule 1 of the *Sale of Land Act 1962*.

Terms contracts - S32A(d)

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 execution of the contract and before the vendor is entitled to a conveyance or transfer, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the Sale of Land Act 1962.

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 rights



Register Search Statement - Volume 8265 Folio 024

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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

VOLUME 08265 FOLIO 024

Security no : 124106705619K Produced 08/06/2023 11:14 AM

LAND DESCRIPTION

Lot 22 on Plan of Subdivision 030299. PARENT TITLE Volume 04810 Folio 944 Created by instrument A868667 03/12/1959

REGISTERED PROPRIETOR

Estate Fee Simple Sole Proprietor

ANDREW WILLIAM ROBERTS of 11 VISTA ROAD BELGRAVE HEIGHTS VIC 3160 AM741094D 03/05/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM741095B 03/05/2016 COMMONWEALTH BANK OF AUSTRALIA

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 LP030299 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: 11 VISTA ROAD BELGRAVE HEIGHTS VIC 3160

ADMINISTRATIVE NOTICES

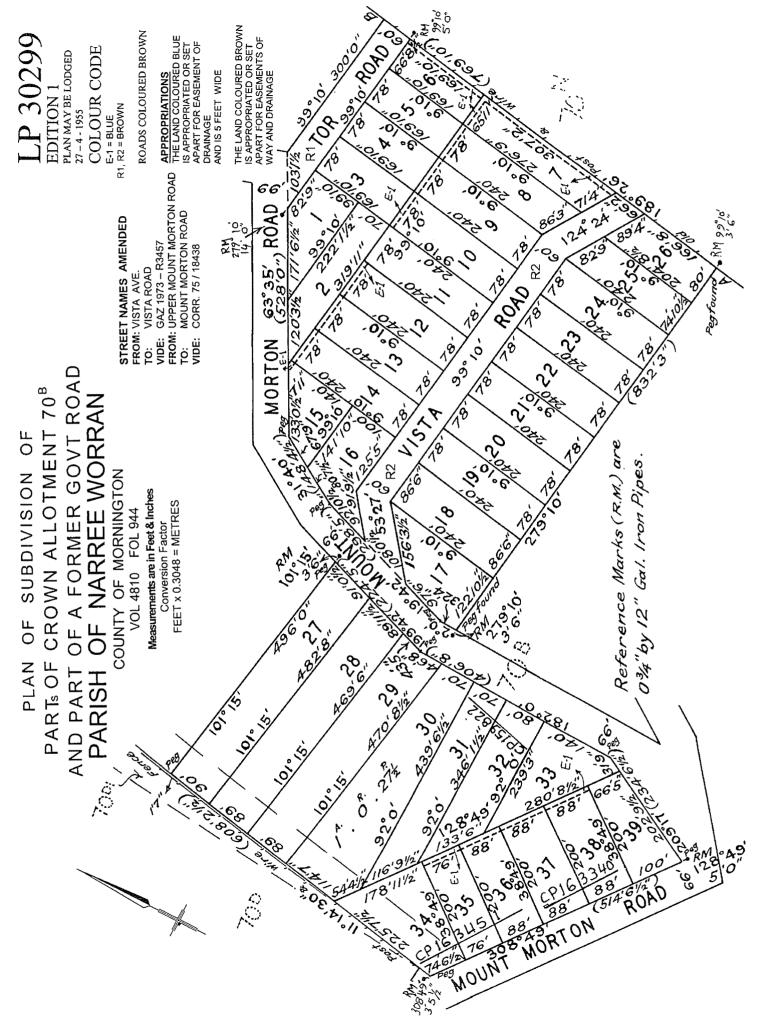
NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA Effective from 23/10/2016

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DOCUMENT END

The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 08/06/2023, for Order Number 79816455. Your reference: 3539Roberts 32.





From www.planning.vic.gov.au at 08 June 2023 11:12 AM

PROPERTY DETAILS

11 VISTA ROAD BELGRAVE HEIGHTS 3160 Address:

Lot and Plan Number: Lot 22 LP30299 Standard Parcel Identifier (SPI): 22\LP30299

Local Government Area (Council): YARRA RANGES www.yarraranges.vic.gov.au

Council Property Number: 225154

Planning Scheme - Yarra Ranges Planning Scheme: **Yarra Ranges**

Directory Reference: Melway 84 C4

UTILITIES STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA** Rural Water Corporation: Southern Rural Water

Melbourne Water Retailer: South East Water Legislative Assembly: MONBULK

Melbourne Water: Inside drainage boundary

Power Distributor: **AUSNET OTHER**

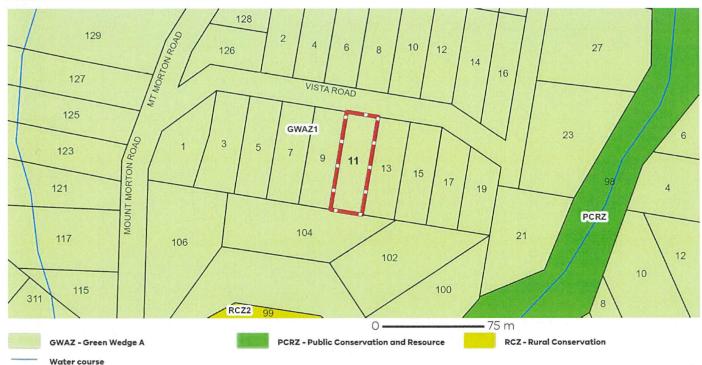
Registered Aboriginal Party: Wurundjeri Woi Wurrung Cultural **Heritage Aboriginal Corporation**

View location in VicPlan

Planning Zones

GREEN WEDGE A ZONE (GWAZ)

GREEN WEDGE A ZONE - SCHEDULE 1 (GWAZ1)



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

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Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1 (SLO1)



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

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Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

EROSION MANAGEMENT OVERLAY (EMO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

RESTRUCTURE OVERLAY (RO)



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 7 June 2023.

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

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning and Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may abut 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

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Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at https://mapshare.vic.gov.au/vicplan/ or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at https://www.planning.vic.gov.au.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au. Copies of the Building Act and Building Regulations are available from http://www.leaislation.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 <u>Native Vegetation (Clause</u> 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system https://nvim.delwp.vic.gov.au/ and Native vegetation (environment.vic.gov.au/ or please contact your relevant council.

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

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Planning Certificate

PROPERTY DETAILS

Property Address: 11 VISTA ROAD BELGRAVE HEIGHTS VIC 3160

Title Particulars: Vol 8265 Fol 024

Vendor: N/A Purchaser:

N/A

Certificate No: 118931119

Date: Matter Ref:

08/06/2023 3539Roberts 32

Client: House & Land

Conveyancing



MUNICIPALITY

YARRA RANGES



PLANNING SCHEME

YARRA RANGES PLANNING SCHEME



RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

YARRA RANGES SHIRE COUNCIL / REFER TO RESPONSIBLE AUTHORITY INFORMATION PAGE



ZONES

GREEN WEDGE A ZONE - SCHEDULE 1



ABUTTAL TO A TRANSPORT ZONE / PUBLIC ACQUISITION OVERLAY FOR A PROPOSED ROAD OR ROAD WIDENING

NOT APPLICABLE



APPLICABLE OVERLAYS

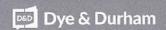
BUSHFIRE MANAGEMENT OVERLAY

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1

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PROPOSED PLANNING SCHEME AMENDMENTS

NOT APPLICABLE



ADDITIONAL INFORMATION

THE SUBJECT PROPERTY IS OUTSIDE THE URBAN GROWTH BOUNDARY

STATE-WIDE PROVISIONS IF AN APARTMENT DEVELOPMENT - SEE PLANNING SCHEME CLAUSE 55.07 AND CLAUSE 58

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YARRA RANGES PLANNING SCHEME

RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

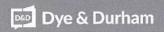
The Yarra Ranges Shire Council is the responsible authority for administering and enforcing the planning scheme, except for matters specified in Clause 72.01-1 and matters listed in this schedule.

Responsible authority for administering and enforcing a provision of this planning scheme:

The Minister for Planning is the responsible authority for considering and determining applications, in accordance with Divisions 1, 1A, 2, and 3 of Part 4 of the Planning and Environment Act 1987 and for approving matters required by the planning scheme to be done to the satisfaction of the responsible authority in relation to the use and development of land at 12 Ornata Road, Mount Dandenong.

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PLANNING ZONES MAP



ZONING

- GWAZ1 GREEN WEDGE A ZONE SCHEDULE 1
- PCRZ PUBLIC CONSERVATION AND RESOURCE ZONE
- RCZ2 RURAL CONSERVATION ZONE SCHEDULE 2

This map extract is sourced from data maintained by the State of Victoria and is provided for information purposes only. No representation is made as to the accuracy of the content, and Dye & Durham Property Pty Ltd does not accept any liability to any person for the information provided.

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STATEMENT UNDER SECTION 158, WATER ACT 1989

SAI GLOBAL - PSP E-mail: property.certificates@dyedurham.com

Statement for property: LOT 22 11 VISTA ROAD BELGRAVE HEIGHTS 3160 22 LP 30299

REFERENCE NO.

59D//19051/15

YOUR REFERENCE

79816455:118931120

DATE OF ISSUE

08 JUNE 2023

CASE NUMBER

44239484

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.

(a) By Other Authorities		
Parks Victoria - Parks Service Charge	01/07/2022 to 30/06/2023	\$81.60
Melbourne Water Corporation Total Service Charges	01/04/2023 to 30/06/2023	\$15.05
(b) By South East Water		
Water Service Charge	01/04/2023 to 30/06/2023	\$20.93
Sewerage Service Charge	01/04/2023 to 30/06/2023	\$91.94
Subtotal Service Charges		\$209.52
Usage Charges*	Billed until 18/5/2023	\$50.51
Payments		\$99.53
TC	TAL UNPAID BALANCE	\$160.50

The meter at the property was last read on 18/05/2023. Fees accrued since that date may be estimated by reference to the following historical information about the property:

Water Usage Charge

\$1.02 per day

Sewage Disposal Charge

\$0.27 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.

AUTHORISED OFFICER:

South East Water
Information Statement Applications

PO Box 2268, Seaford, VIC 3198

MIKALA HEHIR
GENERAL MANAGER
CUSTOMER & COMMUNITY ENGAGEMENT



STATEMENT UNDER SECTION 158, WATER ACT 1989

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.

- 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.

Sewer is scheduled to be constructed in the area of the property. When sewer becomes available, the property owner will be subject to a \$500.00 contribution amount under section 268 of the Water Act 1989 (Vic) to be raised at \$25.00 per quarter. The discharge of sewerage from the property is to be via a pump unit, located within the property, connected to the sewer. South East Water will be responsible for the ongoing maintenance of the pump unit and associated pipe work connecting it to sewer. The property owner will be responsible for the ongoing maintenance of pipe work from the pump unit to the building and all electricity costs.

Sewer was made available for connection on 25/07/2011. The property is not connected to sewer. South East Water strongly encourages the property owner to connect to its sewer in the interests of health and the environment as soon as possible. The property owner will be required to connect to sewer within 3 months after a Notice to Connect is issued under section 147 of the Water Act 1989.

AUTHORISED OFFICER:

South East Water Information Statement Applications

PO Box 2268, Seaford, VIC 3198

MIKALA HEHIR GENERAL MANAGER CUSTOMER & COMMUNITY ENGAGEMENT



STATEMENT UNDER SECTION 158. WATER ACT 1989

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.

The discharge of sewage from the property is via a Pressure Sewer System which comprises property boundary kit (non-return valve and housing), pump unit, tank and control box located within the property boundary and the property discharge line connected to the reticulated sewerage system. SOUTH EAST WATER RESPONSIBILITY: The ongoing maintenance of the Pressure Sewer System PROPERTY OWNER RESPONSIBILITY: The property owner is responsible for the ongoing maintenance of pipe work from the pressure sewer system to any building on the property and all electricity costs to operate the Pressure Sewer System.

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

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.

AUTHORISED OFFICER:

MIKALA HEHIR GENERAL MANAGER CUSTOMER & COMMUNITY ENGAGEMENT South East Water Information Statement Applications PO Box 2268, Seaford, VIC 3198



STATEMENT UNDER SECTION 158, WATER ACT 1989

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

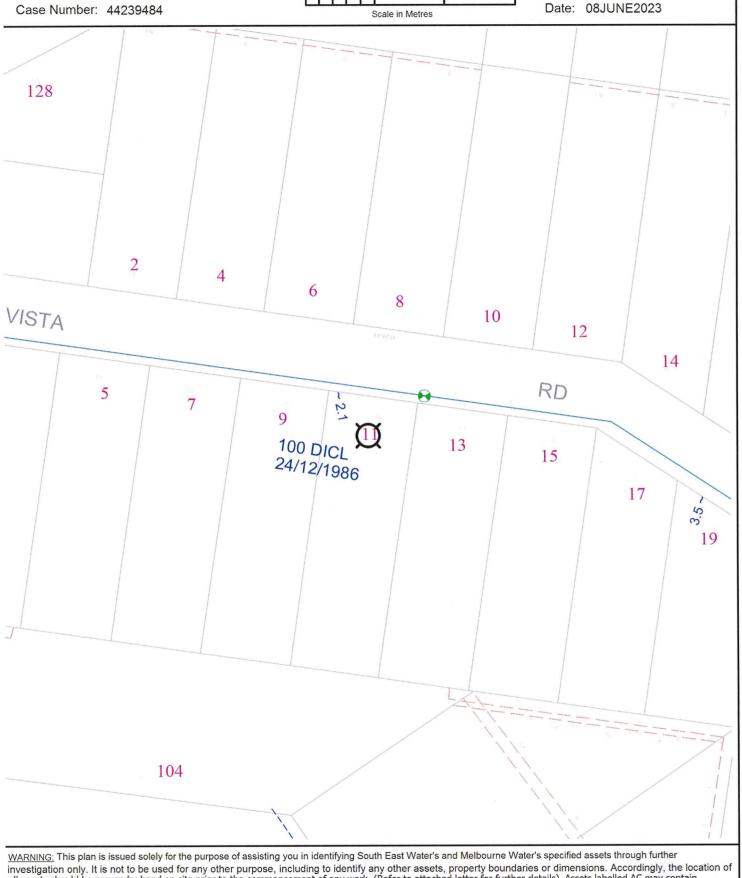
ASSET INFORMATION - SEWER & DRAINAGE South East Water: Property: Lot 22 11 VISTA ROAD BELGRAVE HEIGHTS 3160 Date: 08JUNE2023 Case Number: 44239484 Scale in Metres 128 6 10 12 EP 2010 > 14 RD 5 16 9 13 15 17 19 104 WARNING: This plan is issued solely for the purpose of assisting you in identifying South 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 0 Direction of Flow <1.0> Offset from Boundary Easement Melbourne Water Assets Natural Waterway Sewer Main ---- Underground Drain Underground Drain M L

South East Water:

ASSET INFORMATION - WATER

Property: Lot 22 11 VISTA ROAD BELGRAVE HEIGHTS 3160





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.

LEGEND						
	Title/Road Boundary	Ø	Subject Property	8		Hydrant
	Proposed Title/Road	X	Water Main Valve		0	Fireplug/Washout
	Easement	100CICL 26.9.1975	Water Main & Services	~ 1	.0	Offset from Boundary

Job No: 23232

18 Whistler Dv. Berwick 3806 Mb: 0410 545454

A.B.N.

Email: joe@houseinspection.services 84 540 010 360

Joseph Borg Building inspector RBP-U-24736

Building Inspector Building Consultant Accredited Mediator





REPORT ON DOMESTIC BUILDING WORK UNDER SECTION 137B OF THE BUILDING ACT 1993 (OWNER-BUILDER CONSTRUCTION)

Site address: 11 Vista Road Belgrave Heights

Commissioned By: Andrew Roberts

Building inspection

3			
Identification	Class 1 building	Outbuildings	Class 10 / 10b

South East Water

ASSET INFORMATION - RECYCLED WATER

(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

Property: Lot 22 11 VISTA ROAD BELGRAVE HEIGHTS 3160

N

Date: 08JUNE2023 Case Number: 44239484 Scale in Metres 128 2 6 8 VISTA 10 12 14 RD 5 9 M 13 15 17 19 104

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.

LEGEND				
Title/Road Boundary	Ø	Subject Property	9 1	Hydrant
Proposed Title/Road		Recycled Water Main Valve		Fireplug/Washout
Easement	100 CICL 26. 9. 1975	Recycled Water Main & Services	~ 1.0	Offset from Boundary

Please note that this is NOT a Pre-Purchase inspection and should not be considered as one. It is simply a statement of existing conditions required to enable appropriate insurance to be obtained and attached to the contract of sale as specified in Part 137B Building Act 1993.

Defects identified in the Insurance Report are those caused by bad workmanship or movement of foundations. The report does not necessarily refer to routine maintenance items (e.g. hair-line plaster cracks or jamming doors and windows) that are caused by normal shrinkage providing the workmanship was not defective.

Serious defects are defects that seriously affect the structural integrity of the property or require the substantial replacement of plumbing or electrical services. In the case of cracking, serious defects denote severe cracking as defined by Category 4 Appendix A – Australian Standard AS 2870.1 – 1988.

A person who constructs a building must not enter into a contract to sell the building under which the purchaser will become entitled to possess the building (or to receive the rent and profits from the building) within the prescribed period unless-

- (a) In the case of a person other than a registered building practitioner-
- (i) The person has obtained a report on the building from a prescribed building practitioner that contains the matters that are required by the Minister by notice published in the Government Gazette; and
- (ii) The person obtained the report not more than 6 months before the person enters into the contract to sell the building; and
- (iii) The person has given a copy of the report to the intending purchaser; and
- (b) The person is covered by the required insurance (if any); and
- (c) The person has given the purchaser a certificate evidencing the existence of that insurance; and
- (d) In the case of a contract for the sale of a home, the contract sets out the warranties implied into the contract by section 137C.

Unless otherwise stated;

No soil report or other material has been excavated or removed;

No plants or trees have been removed;

No samples have been taken or tested;

No fixtures, fittings, claddings or lining materials have been removed;

Building services have not been tested and registered/authorized persons should be contacted for approval of these services;

No enquiries of drainage, sewerage or water authorities have been made;

No plans or specifications or other contract documents have been sighted for the purpose of inspecting the works and providing a written report;

No special investigation of inspect attack (eg: borer, termite, etc) has been made and any reference to this has been made on a casual inspection.

This report is a visual inspection of reasonable accessible parts of the property and this report does not cover Defects that are not reasonably visible or defects that have not yet arisen or enquiries to council or other authorities. This report is not a guarantee but an opinion of condition of the inspected property.

	MESTIC BUILDING WO	RK UNDER SEC	TION 137B (OF THE BUILDING ACT	Г 1993	
	R CONSTRUCTION)					
Site Address:	11 Vista Road Bel	grave Heights				
Date of report:	5/6/23	Date of ins	pection: 5	5/6/23		
Weather conditio		c / (please sr	ecify)	Fine		
inspection	ins at time of Office	[(prease sp	ecity)			
Hispection						
Name of prescrib	ed building Jos	seph Borg IN-l	J-24736			
practitioner:						
Addr 18 Whistle	er Drive Berwick		Post Code:	3806		
ess:						
Signature:	Ioseph P Borg					
9	coopii i Boig					
A FREIDNING TO						
	1 1 1					
Description of the						
	es to the following:					
• Kitchen re						
• Ensuite re						
Bathroom						
WC renove						
• Launary n	nodifications.					
Services connects	ed to the property and	d their condition	on:			
Mains Water []		[] Sewer co		SW discharge point	[]	
	the construction:					
Kitchen renovation	on.					
 New cupb 	oards and stone tops.					
 New appliances. 						
Tiled splashbacks.						
Ensuite renovation.						
 Polymarble shower base. 						
New shower screen						
 Vanity and top. 						
 Pan and cistern. 						
 New tapware. 						
 Wall and floor tiles. 						
Bathroom renovation.						
Polymarble shower base.						
00 3000 300 300 0000000	New shower screen					
 Vanity and top. 						

Job No: 23232

This report is a visual inspection of reasonable accessible parts of the property and this report does not cover Defects that are not reasonably visible or defects that have not yet arisen or enquiries to council or other authorities. This report is not a guarantee but an opinion of condition of the inspected property.

joseph p borg. Building Inspector RBP IN-U-24736

- New bath
- New tapware.
- · Wall and floor tiles.

WC renovation.

- Pan and cistern.
- · Wall and floor tiles

Laundry modifications.

- · New timber bench top.
- Wall and floor tiles.

Second Hand Materials used in the construction:

> Nil

Site details

- Kitchen renovation.
- Ensuite renovation.
- Bathroom renovation.
- WC renovation.
- Laundry modifications.

List of defects in the building/s: *

> No silicone to vanity top to wall tile to bathroom and ensuite

Areas of the building/s inaccessible at the time of inspection:

- > Foundations could not be verified.
- > Footings could not be verified.
- > Gauge of steel or stress grade of timbers could not be verified.
- > Stormwater drainage system and discharge point cannot be confirmed.
- > Waterproofing to wet areas could not be confirmed.

Condition and status of incomplete works:

- > Nil
- * A report listing defects in the building/s to include but are not restricted to, conditions of the following building elements:

Site drainage	Footings	Subfloor			
Frame	External walls	Internal walls and ceilings			
Floor and wall tiling	External roof	Internal roof conditions			
Built-in fittings/joinery	Doors/windows	Fireplaces/solid fuel heaters			
Plumbing and drainage	Fixed appliances	Flyscreens			
Discourse de la companya del companya del companya de la companya					

Driveways, paving, retaining walls, fencing, garages, carports, workshops, swimming pools or spas where constructed as part of the major domestic building contract.

This report is a visual inspection of reasonable accessible parts of the property and this report does not cover Defects that are not reasonably visible or defects that have not yet arisen or enquiries to council or other authorities. This report is not a guarantee but an opinion of condition of the inspected property.

Job No: 23232

joseph p borg. Building Inspector RBP IN-U-24736

Job No: 23232

NB: A copy of any building permits issued, any occupancy permits or certificates of final inspection issued (as applicable), must be attached to this report or the section 32.

Documents attached to this report must remain with this report:

A permit is not required for new for old replacement.

Joseph P Borg

Dip. BS. RBP IN-U- 24736 Accredited Mediator. Pest Management Technician