

**VENDORS STATEMENT TO THE
PURCHASER OF REAL ESTATE
PURSUANT TO SECTION 32 OF THE
SALE OF LAND ACT 1962**

Vendor: Andrew Raymond Corlett and Michelle Jadranka Vrankulj

Property: 18 Main Street, GEMBROOK

Knox Legal incorporating Lane Amazon
Suite 14, 249 Stud Road Wantirna, 3152
Phone: 9800 4422
Fax: 9801 0599
Ref: JC:JM:4369

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Suite 14, 249 Stud Road
Wantirna, 3152

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**VENDORS STATEMENT TO THE PURCHASER OF REAL ESTATE
AS REQUIRED BY SECTION 32 OF THE SALE OF LAND ACT 1962**

Vendor: Andrew Raymond Corlett and Michelle Jadranka Vrankulj

Property: 18 Main Street, GEMBROOK

IMPORTANT NOTICE TO PURCHASERS

The Purchaser acknowledge that this Statement has been prepared in accordance with instructions and information as provided by the Vendor, and that it is in no way a statement of representation by Knox Legal incorporating Lane Amazon as to the above property.

1. Financial matters in respect of the land

Information regarding the amount of rates, taxes, charges or similar outgoings affecting the property and interest (if any) payable thereon (including any Owners Corporation Charges and Interest):

are as follows:

Authority	Amount	Interest
Cardinia Shire Council		
Yarra Valley Water (not including usage)		

- a. Their total per annum does not exceed \$4,000.00
- b. The particulars of any Charge (whether registered or not) over the property imposed by or under any Act to secure an amount due under that Act are as follows: - Nil

Any amounts (including any proposed Owners Corporation levy) for which the Purchaser may become liable in consequence of the purchase of the Property, are as follows - Nil, other than as disclosed in the attached Owners Corporation Certificate/s, save for the usual adjustment of rates to be made at settlement. Land tax maybe applicable if unimproved value exceeds \$250,000.00.

2. Insurance details in respect of the land

- (a) if the contract provides that the land does not remain at the vendor's risk before the purchaser is entitled to possession or receipt of rents and profits: - Not Applicable.
- (b) if there is a residence on the land which was constructed within the preceding 6 years and section 137B of the **Building Act 1993** applies to the residence: - Not applicable.

3. Matters relating to land use

- (a) Information concerning any easement, covenant or similar restriction affecting the property, registered or unregistered, are as follows:
 - i. Description: as set out in attached copies of documents
 - ii. Particulars of any existing failure to comply with the terms of that easement, covenant and/or restriction are as follows: - None to the Vendor's knowledge
- (b) This land is within a bushfire prone area within the meaning of the regulations made under the **Building Act 1993**.
- (c) There is access to the property by road.
- (d) in the case of land to which a planning scheme applies -
 - (i) name of the planning scheme: - Cardinia Shire Council Planning Scheme
 - (ii) name of the responsible authority: - Cardinia Shire Council / Department of Infrastructure
 - (iii) zoning of the land: - As attached
 - (iv) name of any planning overlay affecting the land: - As attached

The property may be identified as land subject to uncontrolled overland drainage where Council recommends that no site cuts be carried out on the land unless a minimum floor level of 600mm above

the lowest ground level on the land is achieved. The Purchaser/s should satisfy themselves by making the appropriate enquiries of the relevant authorities prior to entering into a contract, as the Vendor/s give no warranties whatsoever in regard to same.

4. Notices made in respect of land

- (a) Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the property of which the vendor might reasonably be expected to have knowledge: Nil
- (b) whether there are any notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes: Nil
- (c) particulars of any notice of intention to acquire served under section 6 of the ***Land Acquisition and Compensation Act 1986***. Are as follows: - Nil

Termites

The property may be in an area prone to termites. The purchaser should make their own enquiries and indemnifies the vendor in this regard.

Warning

The Vendor has no means of knowing of all decisions of public authorities and Government departments affecting the property unless communicated to the Vendor.

5. Building permits

Particulars of any building permit issued during the past seven years under the *Building Act 1993* (where the property includes a Residence): - No such Building permit has been granted to the Vendor's knowledge

The purchaser acknowledges that:

- 5.1 any failure of any building improvements on the land to comply with any planning, health, environmental, building or other legislation, regulations, by-laws or any planning permit and any encroachment by or on the land does not constitute a defect in the Vendor's title and the purchaser shall not make any objection, requisition or claim any compensation from the Vendor on any such ground; and
- 5.2 the Purchaser accepts the land and improvements on and services on and to the land in their present condition, position and state of repair and subject to all faults and defects both latent and patent.

6. Information relating to any Owners Corporation

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

7. Growth areas infrastructure contribution

Not applicable

8. Disclosure of non-connected services

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

electricity supply gas supply telephone services water supply sewerage

The Purchaser is on notice that each Authority may require payment of connection fees prior to supply to this property of the service for which it is responsible. The Vendor accepts no responsibility for any delays or costs which might be experienced by the Purchaser in arranging any such connection with the service authority.

9. Evidence of title

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

- (a) in the case of land under the ***Transfer of Land Act 1958***, a copy of the Register Search Statement and the document, or part of the document, referred to as the diagram location in the Register Search Statement that identifies the land and its location;
- (b) in any other case, a copy of—
 - (i) the last conveyance in the chain of title to the land; or
 - (ii) any other document which gives evidence of the vendor's title to the land;
- (c) if the vendor is not the registered proprietor of the land or the owner of the estate in fee simple in the land, evidence of the vendor's right or power to the sell the land;
- (d) in the case of land that is subject to a subdivision—

- (i) if the plan of subdivision has not been registered, a copy of the plan of subdivision which has been certified by the relevant municipal council; or
 - (ii) if the plan of subdivision has not yet been certified, a copy of the latest version of the plan;
- (e) In the case of land that is part of a staged subdivision within the meaning of Section 37 of the **Subdivision Act 1988** –
- (i) If the land is in the second or a subsequent stage, a copy of the plan for the first stage; and
 - (ii) Details of any requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with; and
 - (iii) Details of any proposals relating to subsequent stages that are known to the vendor; and
 - (iv) A statement of the contents of any permit under the **Planning and Environment Act 1987** authorising the staged subdivision.
- (f) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the **Subdivision Act 1988** is proposed –
- (i) If the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
 - (ii) If the later plan has not yet been certified, a copy of the latest version of the plan.

10. GST Withholding Notice – Notice to Purchaser

Pursuant to Section 14-255 Schedule 1 of the Taxation Administration Act 1953 (Cth) (Act) – Purchaser withholding obligations - The vendor hereby gives Notice that the vendor warrants and confirms that in relation to the supply of the property, that it is not new residential premises or potential residential land as defined in Section 14-250 of the Act and the purchaser has no GST withholding obligations.

The purchaser IS NOT required to withhold an amount under the Cth Act

11. Attached Documents

Attached are copies of the following:-

- Register Search Statement & Plan of Subdivision
- Land Property Report
- Planning Property Report
- Planning Certificate
- Roads Certificate
- Yarra Valley Water Information Statement and Property Services Plan
- Cardinia Shire Council Land Information Certificate
- Land Tax Certificate
- Due Diligence Checklist

IMPORTANT NOTE:

Safety of existing swimming pools/spas

If the property should include a swimming pool or spa, all swimming pools and spas are required to comply with the minimum standards of the current Building Regulations. More information may be obtained from your Council.

Swimming Pool or Spa No

If 'yes' Swimming Pool or Spa Registered

Current Certificate of Pool and Spa Carrier Compliance

If the above is applicable it shall become the purchaser's responsibility.

Register Search Statement - Volume 10064 Folio 701

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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 10064 FOLIO 701

Security no : 124096754663R
Produced 11/04/2022 11:48 AM

LAND DESCRIPTION

Lot A on Plan of Subdivision 303924J.
PARENT TITLE Volume 09673 Folio 766
Created by instrument PS303924J 05/05/1992

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ANDREW RAYMOND CORLETT
MICHELLE JADRANKA VRANKULJ both of 18 MAIN STREET GEMBROOK VIC 3783
AK479131C 23/07/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK479132A 23/07/2013
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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 PS303924J 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: 18 MAIN STREET GEMBROOK VIC 3783

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 22/10/2016

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 11/04/2022, for Order Number 73728973. Your reference: JC:JM:4369 Corlett & Vrankulj.

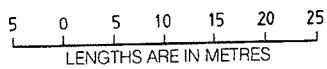
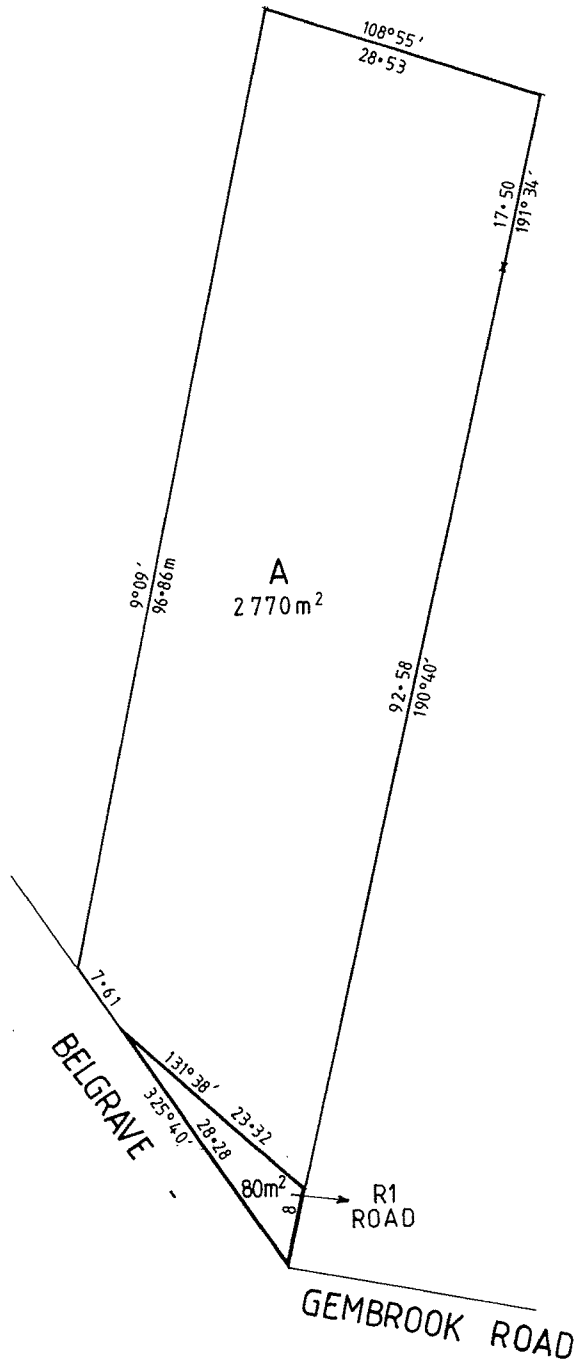
PLAN OF SUBDIVISION	STAGE No.	LTO USE ONLY EDITION 1	PLAN NUMBER PS 303924 J		
LOCATION OF LAND PARISH: GEMBROOK TOWNSHIP: SECTION: CROWN ALLOTMENT: A17 (PART) CROWN PORTION: LTO BASE RECORD: CHART 10 (2645) TITLE REFERENCES: VOL. 9673 FOL. 766 LAST PLAN REFERENCE/S: L.P.29259, LOT 6 POSTAL ADDRESS: 18 MAIN STREET, GEMBROOK (At time of subdivision) AMG Co-ordinates E 371600 ZONE: 55 (of approx centre of land N 5798500 in plan)		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: SHIRE OF PAKENHAM REF: P 7478 C 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6: / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/h has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council Seal Date 1 / 3 / 1991 Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /			
VESTING OF ROADS AND/OR RESERVES					
IDENTIFIER	COUNCIL/BODY/PERSON				
R 1.	SHIRE OF PAKENHAM				
NOTATIONS					
STAGING This is is not a staged subdivision. Planning permit No.					
DEPTH LIMITATION					
PARCEL R1 AND BOUNDARIES 325°40' - 7.61 AND 190°40' - 92.58 ARE THE RESULT OF THIS SURVEY. AREA OF LOT A HAS BEEN OBTAINED BY DEDUCTION FROM TITLE. SURVEY. THIS PLAN IS NOT IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No.					
EASEMENT INFORMATION			LTO USE ONLY		
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)			STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT		
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	RECEIVED <input checked="" type="checkbox"/>
R - 1	WAY, DRAINAGE, SEWERAGE, GAS, ELECTRICITY, TELEPHONE & DATA TRANSMISSION	SEE SHEET 2	THIS PLAN	LAND IN THIS PLAN	DATE: 14 / 2 / 92
					LTO USE ONLY PLAN REGISTERED TIME 9.00 AM DATE 5 / 5 / 92 <i>John O'Keefe</i> Assistant Registrar of Titles
					SHEET 1 OF 2 SHEETS
			LICENSED SURVEYOR (PRINT)		
			SIGNATURE	DATE 16 / 1 / 91	DATE 1 / 3 / 91
			REF	VERSION	COUNCIL DELEGATE SIGNATURE
					ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

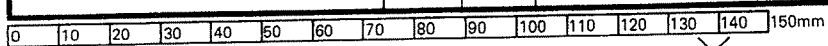
PS 303924 J



ORIGINAL
SCALE | SHEET
1 : 500 | SIZE
A3

LICENSED SURVEYOR (PRINT)
SIGNATURE DATE 16 / 1 / 91
REF VERSION

SHEET 2 OF 2 SHEETS
DATE 1 / 3 / 91
COUNCIL DELEGATE SIGNATURE



PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 11 April 2022 11:44 AM

PROPERTY DETAILS

Address: **18 MAIN STREET GEMBROOK 3783**
 Lot and Plan Number: **Lot A PS303924**
 Standard Parcel Identifier (SPI): **A\PS303924**
 Local Government Area (Council): **CARDINIA**
 Council Property Number: **2513000700**
 Directory Reference: **Melway 312 H10**

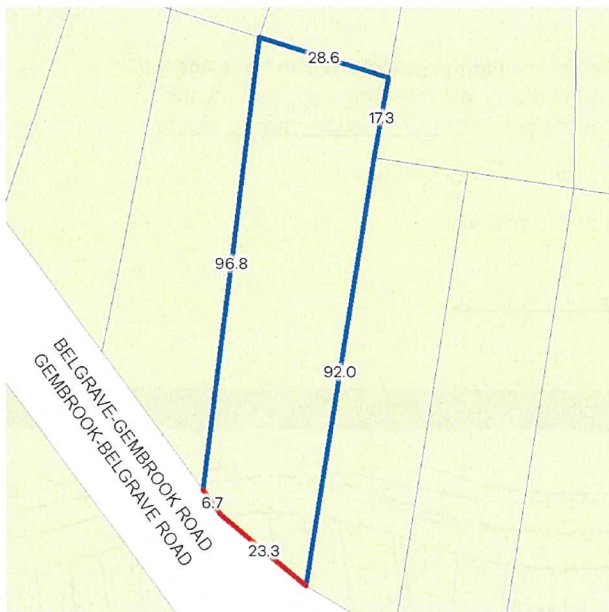
www.cardinia.vic.gov.au

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

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

SITE DIMENSIONS

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



Area: 2720 sq. m

Perimeter: 265 m

For this property:

— Site boundaries

— Road frontages

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

Calculating the area from the dimensions shown may give a different value to the area shown above

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

UTILITIES

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

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **GEMBROOK**

PROPERTY REPORT



PLANNING INFORMATION

Planning Zone: [NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)
[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1 \(NRZ1\)](#)

Planning Overlay: [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 2 \(DDO2\)](#)
[HERITAGE OVERLAY \(HO\)](#)
[HERITAGE OVERLAY - SCHEDULE \(HO268\)](#)
[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)
[SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1 \(SLO1\)](#)
[VEGETATION PROTECTION OVERLAY \(VPO\)](#)
[VEGETATION PROTECTION OVERLAY - SCHEDULE 2 \(VPO2\)](#)

Planning scheme data last updated on 7 April 2022.

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

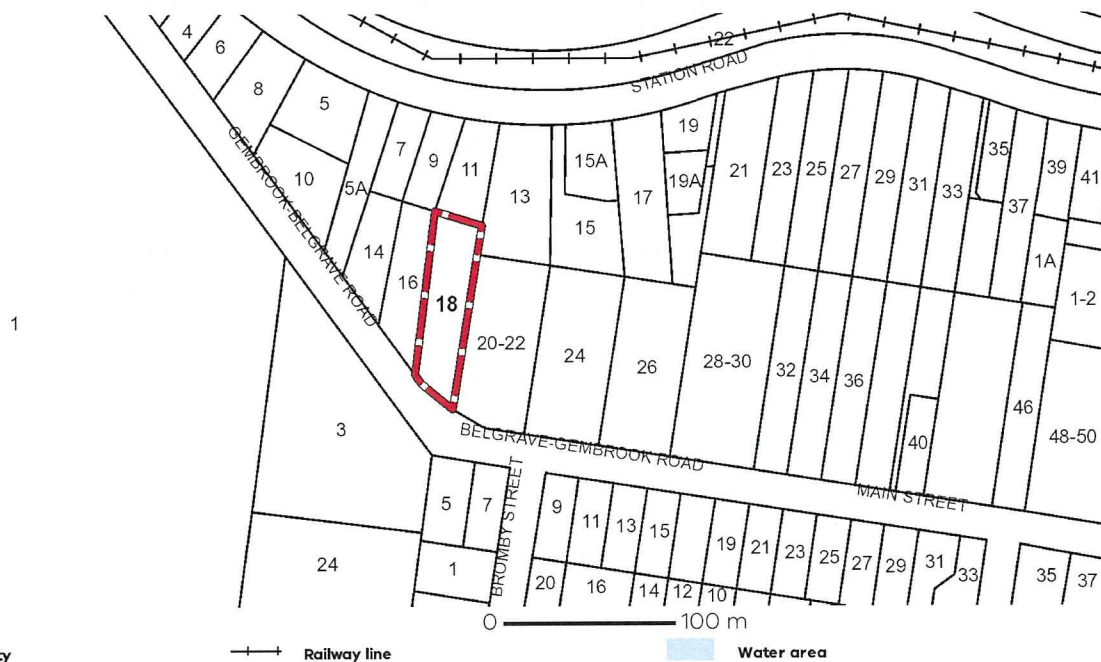
This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

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

Area Map



PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 11 April 2022 11:45 AM

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Address: **18 MAIN STREET GEMBROOK 3783**
 Lot and Plan Number: **Lot A PS303924**
 Standard Parcel Identifier (SPI): **A\PS303924**
 Local Government Area (Council): **CARDINIA**
 Council Property Number: **2513000700**
 Planning Scheme: **Cardinia**
 Directory Reference: **Melway 312 H10**

www.cardinia.vic.gov.au

[Planning Scheme - Cardinia](#)

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

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **GEMBROOK**

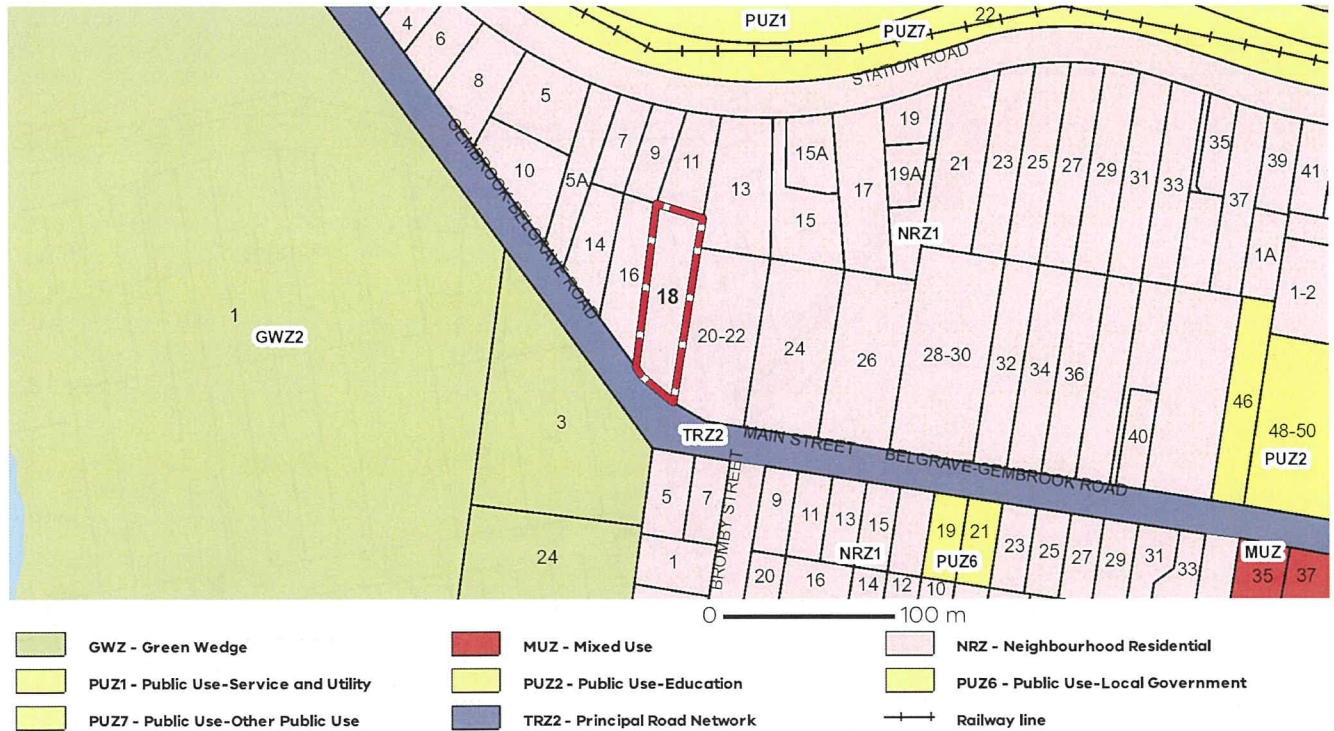
OTHER

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

[View location in VicPlan](#)

Planning Zones

[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)
[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1 \(NRZ1\)](#)



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

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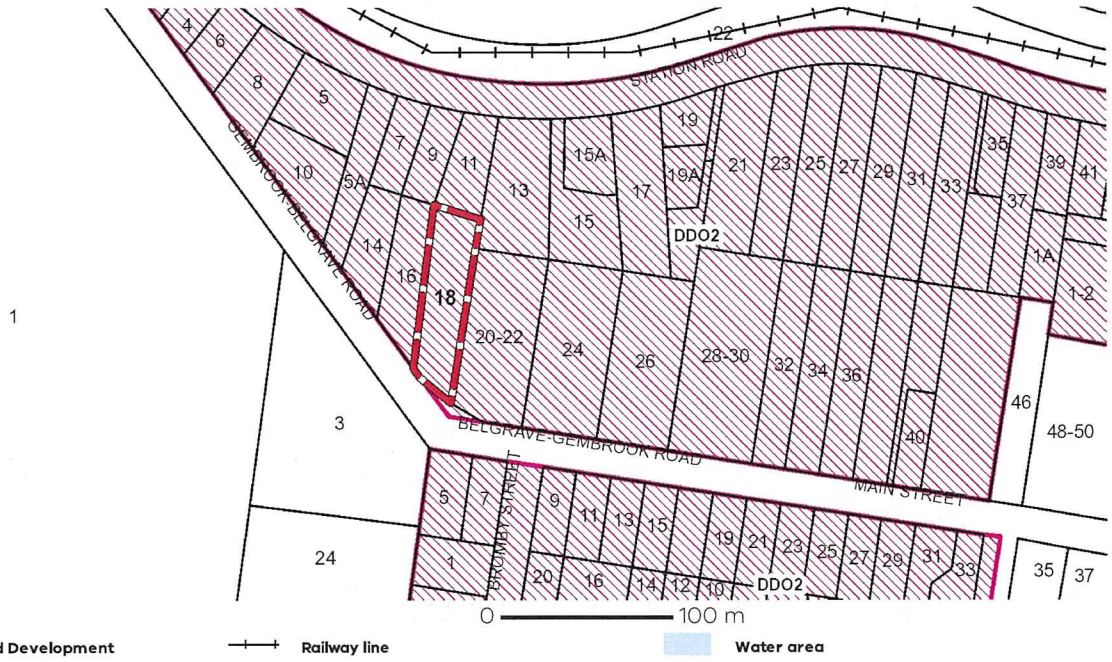
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

Planning Overlays

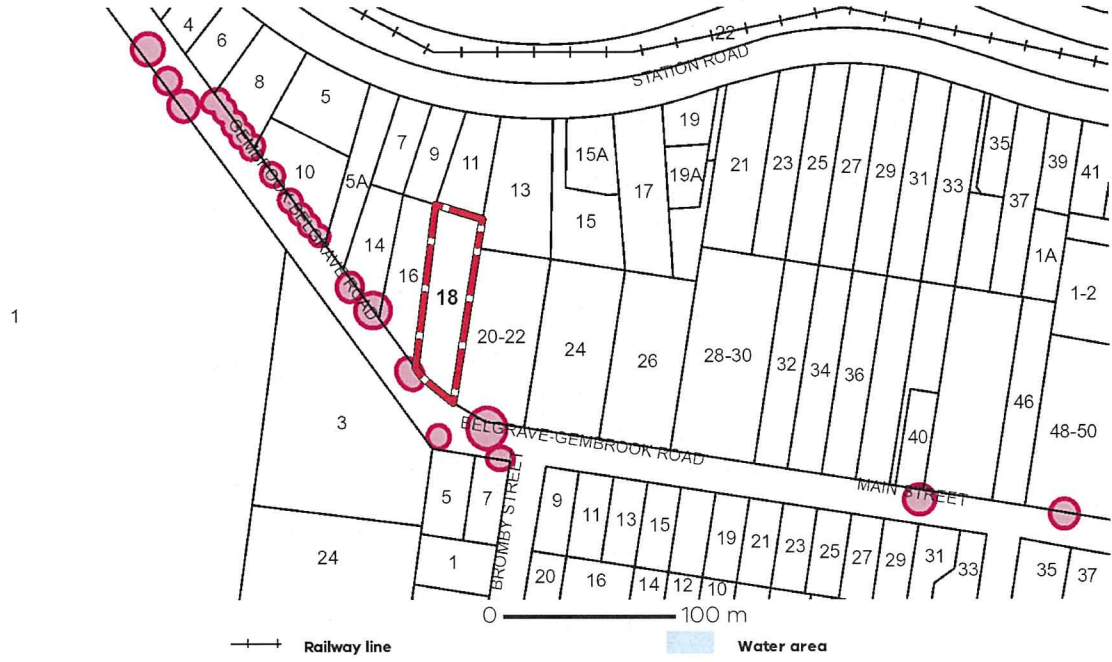
DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 2 (DDO2)



DDO - Design and Development **Railway line** **Water area**

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

HERITAGE OVERLAY (HO)
HERITAGE OVERLAY - SCHEDULE (HO268)



HO - Heritage **Railway line** **Water area**

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

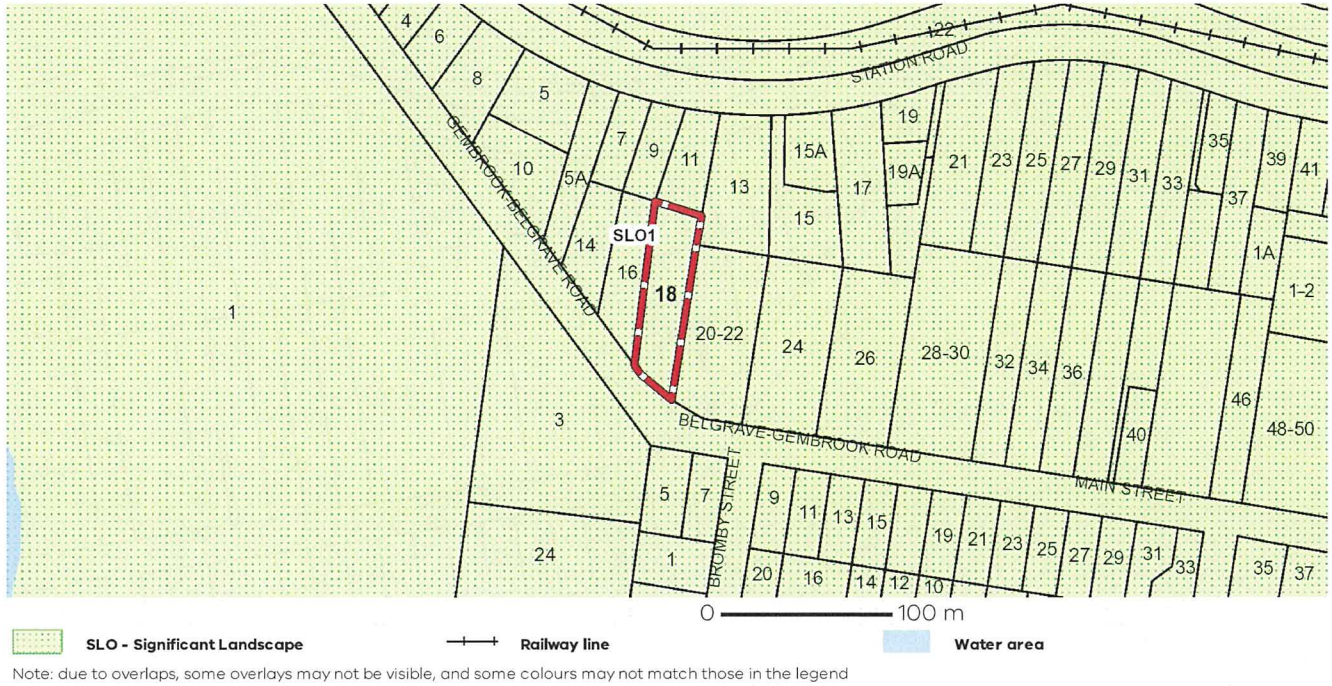
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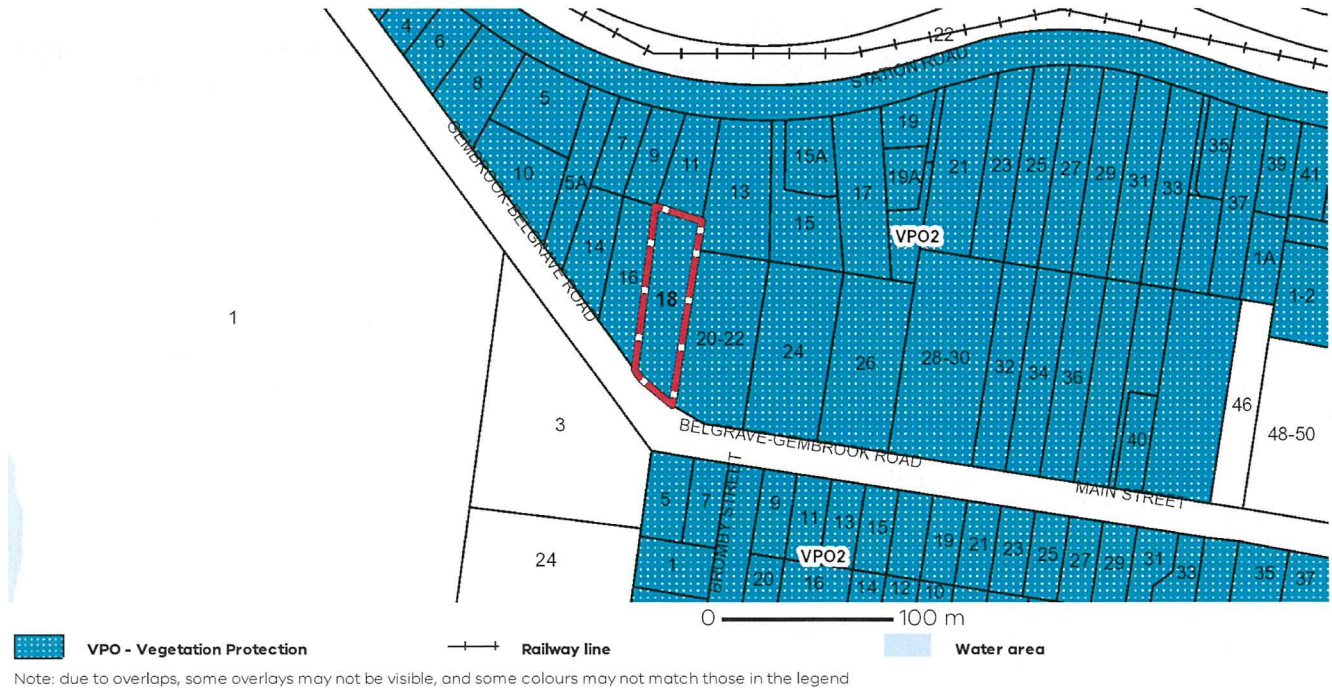
PLANNING PROPERTY REPORT

Planning Overlays

SIGNIFICANT LANDSCAPE OVERLAY (SLO)
SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1 (SLO1)



VEGETATION PROTECTION OVERLAY (VPO)
VEGETATION PROTECTION OVERLAY - SCHEDULE 2 (VPO2)



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PLANNING PROPERTY REPORT



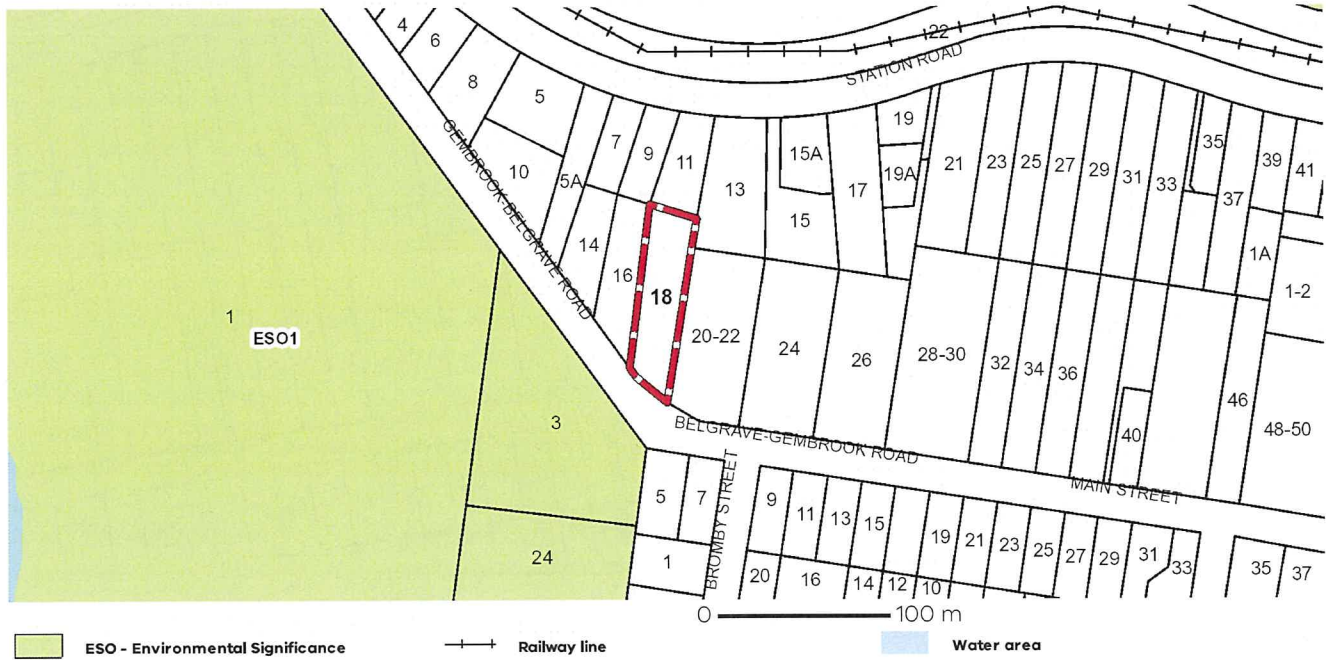
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Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



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 April 2022.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

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PLANNING PROPERTY REPORT

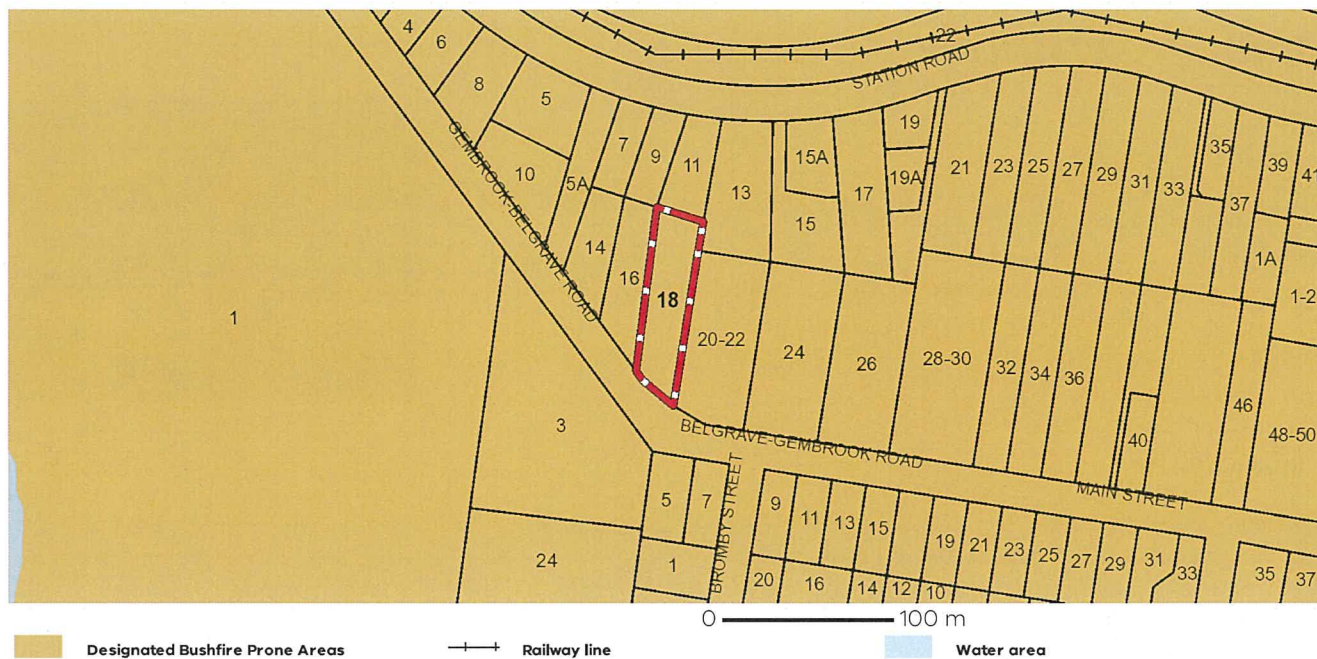


Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area.

Special bushfire construction requirements apply. Planning provisions may apply.



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

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

Designated bushfire prone areas maps can be viewed on VicPlan at <https://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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Planning Certificate

PROPERTY DETAILS

Property Address: 18 MAIN STREET GEMBROOK VIC 3783
Title Particulars: Vol 10064 Fol 701
Vendor: ANDREW RAYMOND CORLETT, MICHELLE JADRANKA
VRANKULJ
Purchaser: N/A

Certificate No: 111107828

Date: 11/04/2022
Matter Ref: JC:JM:4369 Corlett
& Vrankulj
Client: Knox Legal

MUNICIPALITY

CARDINIA

PLANNING SCHEME

CARDINIA PLANNING SCHEME

RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

CARDINIA SHIRE COUNCIL

ZONES

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1

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

ABUTS A TRANSPORT ZONE 2 (MAIN STREET)

APPLICABLE OVERLAYS

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 2
PART HERITAGE OVERLAY (HO268)
SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1
VEGETATION PROTECTION OVERLAY - SCHEDULE 2

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Disclaimer: Information within this certificate has been obtained via the Landchecker Platform. Strategies, policies and provisions detailed in these sections of the Planning Scheme may affect the development and use of the land. Due diligence checks should be undertaken to understand other factors that may impact the use of the property.

 **PROPOSED PLANNING SCHEME AMENDMENTS**

NOT APPLICABLE

 **ADDITIONAL INFORMATION**

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





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 **PLANNING ZONES MAP**



ZONING

-  GWZ2 - GREEN WEDGE ZONE - SCHEDULE 2
-  NRZ1 - NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1
-  PUZ6 - PUBLIC USE ZONE - LOCAL GOVERNMENT
-  TRZ2 - TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Dye Durham
535 Bourke Street
MELBOURNE 3000

Client Reference: 73728973

NO PROPOSALS. As at the 11th April 2022, 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®.

18 MAIN STREET, GEMBROOK 3783
SHIRE OF CARDINIA

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: 11th April 2022

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 63759691 - 63759691132652 '73728973'



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

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

11th April 2022

Knox Legal via Dye & Durham Property Pty Ltd
DYEDURHAM

Dear Knox Legal via Dye & Durham Property Pty Ltd,

RE: Application for Water Information Statement

Property Address:	18 MAIN STREET GEMBROOK 3783
Applicant	Knox Legal via Dye & Durham Property Pty Ltd DYEDURHAM
Information Statement	30685783
Conveyancing Account Number	2469580000
Your Reference	JC:JM:4369 Corlett & Vrankulj

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. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Steve Lennox".

Steve Lennox
GENERAL MANAGER
RETAIL SERVICES



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yvw.com.au

Yarra Valley Water Property Information Statement

Property Address	18 MAIN STREET GEMBROOK 3783
------------------	------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

Sewerage services have been provided to this property as part of Yarra Valley Water's Community Sewerage Program. To confirm whether the property is connected to sewerage services, please contact Yarra Valley Water on 1300 853 811. For properties not currently connected to sewerage services, please contact Yarra Valley Water on 1300 651 511 to apply to connect.

Existing sewer mains will be shown on the Asset Plan.

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.



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yvw.com.au

Melbourne Water Property Information Statement

Property Address	18 MAIN STREET GEMBROOK 3783
------------------	------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES 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: 30685783	Address 18 MAIN STREET GEMBROOK 3783		 Yarra Valley Water ABN 93 066 902 501
	Date 11/04/2022		
	Scale 1:1000		
Existing Title  Access Point Number GLV2-42 MW Drainage Channel Centreline 	Proposed Title  Sewer Manhole  MW Drainage Underground Centreline 	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;	
Easement  Sewer Pipe Flow  MW Drainage Manhole 	Existing Sewer  Sewer Offset  MW Drainage Natural Waterway 		
Abandoned Sewer  Sewer Branch 			



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yvw.com.au

Knox Legal via Dye & Durham Property Pty Ltd
DYEDURHAM
property.certificates@dyedurham.com

RATES CERTIFICATE

Account No: 8344805593
Rate Certificate No: 30685783

Date of Issue: 11/04/2022
Your Ref: JC:JM:4369 Corlett & Vrankulj

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
18 MAIN ST, GEMBROOK VIC 3783	A\PS303924	1434110	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-04-2022 to 30-06-2022	\$19.49	\$19.49
Residential Water Usage Charge <i>Step 1 – 43.120000kL x \$2.47490000 = \$106.72</i> <i>Step 2 – 9.880000kL x \$3.13830000 = \$31.01</i> Estimated Average Daily Usage \$1.41	20-12-2021 to 28-03-2022	\$137.73	\$0.00
Drainage Fee	01-04-2022 to 30-06-2022	\$26.31	\$26.31
Other Charges:			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
	Balance Brought Forward		\$0.00
	Total for This Property		\$45.80
	Total Due		\$45.80

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:

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



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DX 13204

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

Property No: 1434110

Address: 18 MAIN ST, GEMBROOK VIC 3783

Water Information Statement Number: 30685783

HOW TO PAY



Billers Code: 314567
Ref: 83448055938



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: 1434110

Address: 18 MAIN ST, GEMBROOK VIC 3783

Water Information Statement Number: 30685783

Cheque Amount: \$

APPROVAL PSP

© Yarra Valley Water Corporation 2012

PLAN NUMBER
886301-0

WARNING: This property sewerage plan (PSP) is for property information only. Yarra Valley Water does not warrant the accuracy or scale of this plan. The corporation accepts no liability for any loss, damage or injury suffered by any person as a result of any inaccuracy in this plan. Copyright subsisting in any amendment made to this plan shall automatically vest in Yarra Valley Water.



10 KINGS ROAD, EMERALD 3782 — Telephone: (059) 08 4088

0409

SEWERAGE INSTALLATION : AS CONSTRUCTED RECORDS

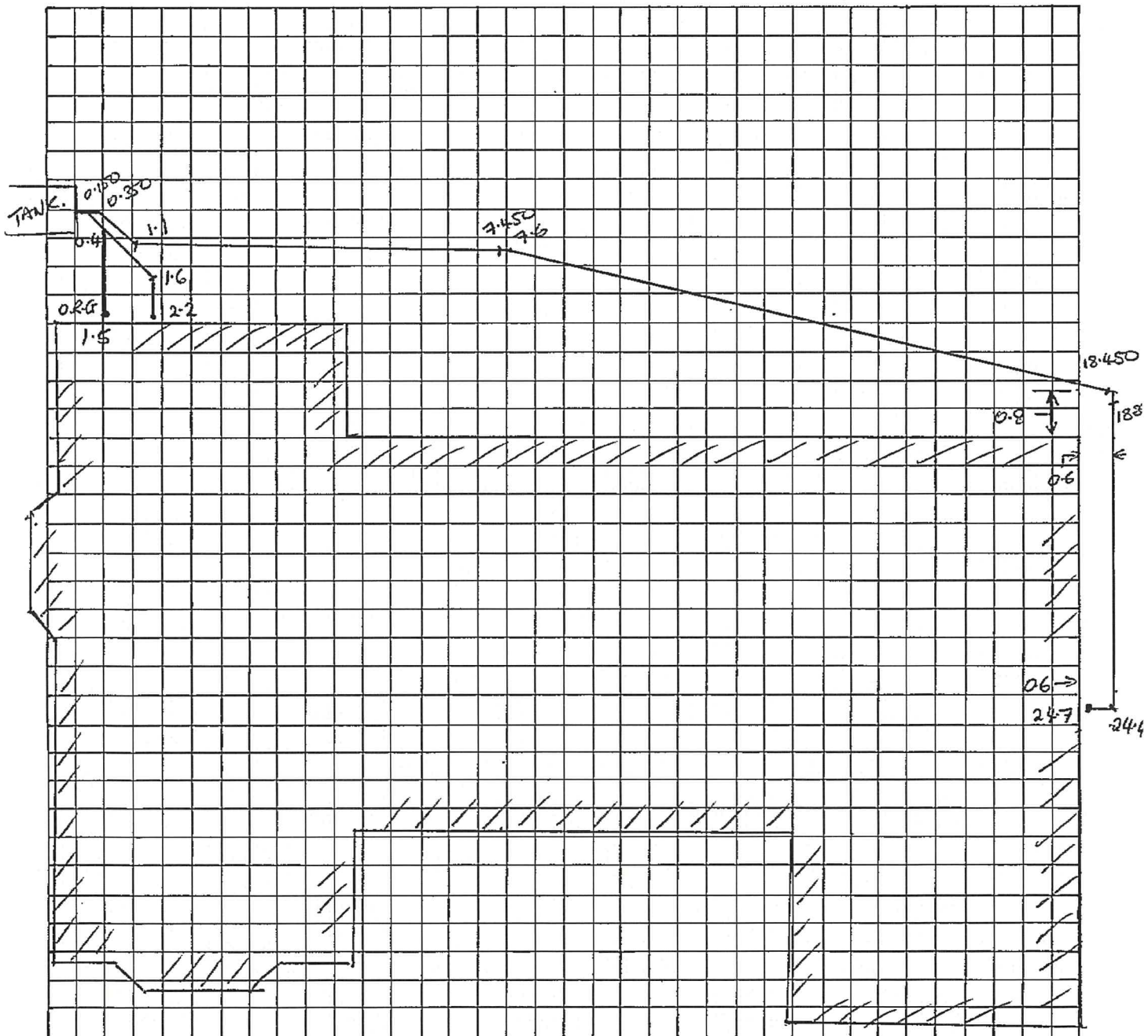
Date 27-11-90 Property No. 224 850 - 0575.

Property Location 18 MAIN ST GEMBROOK.

Owner TWENTY - EIGHTH WAYME.

Owners Address C/- P.O. Box 230 BERWICK.

Plumbing Contractor PAUL ONEIL OFFICE USE
ENTERED D.PLAN BK P 29.



**LAND INFORMATION CERTIFICATE
SECTION 121 LOCAL GOVERNMENT ACT 2020
LOCAL GOVERNMENT (LAND INFORMATION)
REGULATIONS 2021**



Knox Legal via Dye & Durham Property Pty Ltd
DX 442
Melbourne

CERTIFICATE NO: 69970
APPLICANT REFERENCE: 73728973:111107830
DATE: 22/04/2022

This certificate PROVIDES information regarding valuations, rates, charges, other moneys owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law or by law of the Council.

This certificate IS NOT REQUIRED to include information regarding planning, building, health, land fill, land slip, other flooding information or service easements. Information regarding these matters may be available from Council or the relevant Authority.
A fee may be charged for such information.

ASSESSMENT NO: 2513000700	VALUATIONS	
PROPERTY LOCATION: 18 Main St	SITE VALUE:	410000
Gembrook 3783	CAPITAL IMPROVED VALUE:	715000
TITLE DETAILS: LA PS303924 V10064 F701	NET ANNUAL VALUE:	35750
	LEVEL OF VALUE DATE:	01/01/21
	OPERATIVE DATE:	01/07/21

PROPERTY RATES & CHARGES

Rates and charges for the financial year ending 30 June 2022

<u>RATES & CHARGES</u>	LEVIED	BALANCE
ARREARS BROUGHT FORWARD		\$0.00
RATES	\$1,933.36	\$483.64
INTEREST		\$0.00
MUNICIPAL CHARGE	\$0.00	\$0.00
FIRE SERVICES PROPERTY LEVY	\$156.19	\$39.04
GARBAGE	\$532.25	\$133.07
GREEN WASTE LEVY	\$126.60	\$31.65

SPECIAL RATES /SPECIAL CHARGES

SCHEME NAME	ESTIMATED AMOUNT	PRINCIPAL BALANCE	INTEREST BALANCE
		\$0.00	\$0.00
		TOTAL SCHEME BALANCE	\$0.00

OPEN SPACE CONTRIBUTION

TOTAL OUTSTANDING **\$687.40**



Bill code	858944
Reference	25130007005

**LAND INFORMATION CERTIFICATE
SECTION 121 LOCAL GOVERNMENT ACT 2020
LOCAL GOVERNMENT (LAND INFORMATION)
REGULATIONS 2021**

18 Main St
Gembrook
LA PS303924 V10064 F701

NOTICES AND ORDERS

Other Notices or Orders on the land that have been served by Council under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or Local Law of the Council, which have a continuing application as at the date of this certificate if any

OPEN SPACE CONTRIBUTION

Any outstanding amount required to be paid for recreational purposes or any transfer of land required to Council for recreational purposes under Section 18 of the Subdivision of Land Act 1988 or the Local Government Act 1958:

FLOOD LEVEL

A flood level has not been designated under the Building Regulations 1994.
Advice on whether a flood level has been determined, which affects the property, should be sought from Melbourne Water.

POTENTIAL LIABILITIES

Notices and Orders issued as described above:

Other:

ADDITIONAL INFORMATION

In accordance with Section 175 of the Local Government Act a person who becomes the owner of rateable land must pay any rate or charge on the land which is due and payable at the time the person becomes the owner of the land.

I acknowledge having received the sum of \$27.40 being the fee for this certificate.

Delegated Officer: 

**CONFIRMATION OF ANY VARIATION TO THIS CERTIFICATE WILL ONLY BE GIVEN FOR 90 DAYS AFTER
ISSUE DATE. PAYMENTS MADE BY CHEQUE ARE SUBJECT TO CLEARANCE FROM THE BANK.**

Property Clearance Certificate

Taxation Administration Act 1997



KNOX LEGAL VIA DYE & DURHAM PROPERTY PTY LTD
LEVEL 20, 535 BOURKE STREET
MELBOURNE VIC 3000

Your Reference: 73728973:111107831
Certificate No: 54092572
Issue Date: 12 APR 2022
Enquiries: MXH10

Land Address: 18 MAIN STREET GEMBROOK VIC 3783

Land Id	Lot	Plan	Volume	Folio	Tax Payable
18647321	A	303924	10064	701	\$0.00

Vendor: MICHELLE VRANKULJ & ANDREW CORLETT
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
ANDREW RAYMOND CORLETT	2022	\$410,000	\$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:	\$715,000
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SITE VALUE:	\$410,000
-------------	-----------

AMOUNT PAYABLE:	\$0.00
------------------------	---------------

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

Certificate No: 54092572

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 = \$595.00

Taxable Value = \$410,000

Calculated as \$375 plus (\$410,000 - \$300,000) multiplied by 0.200 cents.

Property Clearance Certificate - Payment Options

BPAY



Biller Code: 5249
Ref: 54092572

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

CARD



Ref: 54092572

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

(04/10/2016)

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.

