

DATED

2022

IAN ROBERT MCKAY AND PHILIPPA GAIL MCKAY

VENDORS STATEMENT

Property: 36 Beveridge Road, Silvan 3795

Quinn & Quinn
Solicitors
Suites 11 & 12, 3 Male Street
BRIGHTON VIC 3186
Tel: 03 9592 3477
Fax: 03 9592 9455
Ref: AJQ:CF:2203134

Vendor Statement

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

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

The vendor may sign by electronic signature.

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

Land	36 Beveridge Road, Silvan 3795	
Vendor's name	Ian Robert McKay	Date 18/3/2022
Vendor's signature		
Vendor's name	Philippa Gail McKay	Date 18/3/2022
Vendor's signature		
Purchaser's name		Date / /
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

1. FINANCIAL MATTERS

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

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

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

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

1.3 Terms Contract

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

Not Applicable

1.4 Sale Subject to Mortgage

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

Not Applicable

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

- (b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

3.2 Road Access

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

☐

3.3 Designated Bushfire Prone Area

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

☒

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4 NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

4.2 Agricultural Chemicals

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

Nil

4.3 Compulsory Acquisition

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

Nil

5 BUILDING PERMITS

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

Not Applicable.

6 OWNERS CORPORATION

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

Not Applicable.

7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8 SERVICES

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

GAS is available by way of Bottle (Elgas)

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

Attached are copies of the following documents:

9.1 (a) Registered Title

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

10 SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable.

10.2 Staged Subdivision

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

Not Applicable.

10.3 Further Plan of Subdivision

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE CHECKLIST

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

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

13. ATTACHMENTS

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

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

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

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

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

Page 1 of 1

VOLUME 08880 FOLIO 002

Security no : 124096149523B
Produced 16/03/2022 09:13 AM

LAND DESCRIPTION

Lot 1 on Title Plan 817973Q (formerly known as part of Lot 2 on Plan of Subdivision 091352).
PARENT TITLE Volume 08242 Folio 944
Created by instrument LP091352 08/06/1971

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
IAN ROBERT MCKAY
PHILIPPA GAIL MCKAY both of 22 SEYMOUR GROVE BRIGHTON VIC 3186
AB414077A 15/07/2002

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP817973Q 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: 36 BEVERIDGE ROAD SILVAN VIC 3795

DOCUMENT END

TITLE PLAN	EDITION 1	TP 817973Q						
Location of Land Parish : WANDIN YALLOCK Township : - Crown Allotment: 157A (PT) Section : - Base record : DCMB Last Plan Reference : LP91352 Derived From : VOL. 8880 FOL. 002 Depth Limitation : NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN						
Description of Land/ Easement Information								
<p>APPURTENANCIES</p> <p>A RIGHT OF CARRIAGE WAY APPURTENANT TO THE WITHIN LAND HAS BEEN RESERVED BY TRANSFER E363460 REGISTERED 19TH APRIL 1972</p> <p>A WATER PIPE EASEMENT APPURTENANT TO THE WITHIN LAND HAS BEEN RESERVED BY TRANSFER NO. E97363 REGISTERED 9TH JULY 1971</p> <p>A WATER PIPE EASEMENT APPURTENANT TO THE WITHIN LAND HAS BEEN CREATED BY INSTRUMENT W690315R</p>		<p>THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES</p> <p>COMPILED: Date 22/07/05</p> <p>VERIFIED: A. DALLAS Assistant Registrar of Titles</p>						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2" style="text-align: center; font-size: small;"> WARNING: Where multiple parcels are referred to or shown on the Title Plan this does Not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 </td> </tr> <tr> <td colspan="2" style="text-align: center;"> LOT 1 = LOT 2 (PT) ON LP 91352 </td> </tr> </table>			TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on the Title Plan this does Not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		LOT 1 = LOT 2 (PT) ON LP 91352	
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WARNING: Where multiple parcels are referred to or shown on the Title Plan this does Not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962								
LOT 1 = LOT 2 (PT) ON LP 91352								
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 Sheets						

I, WILLIAM CLIVE SMALLEY ELLIS the Secretary of Melbourne and Metropolitan Board of Works DO HEREBY CERTIFY that the land herein transferred was compulsorily acquired by the said Board pursuant to the provisions of the Melbourne and Metropolitan Board of Works Act 1958 and the Lands Compensation Act 1958 and possession thereof has been taken.

DATED the 28th day of March seventy-two.

One thousand nine hundred and

A memorandum of the within Instrument has been entered in the Register Book Vol. 8880 Fol. 002



The Registrar of Titles, MELBOURNE.

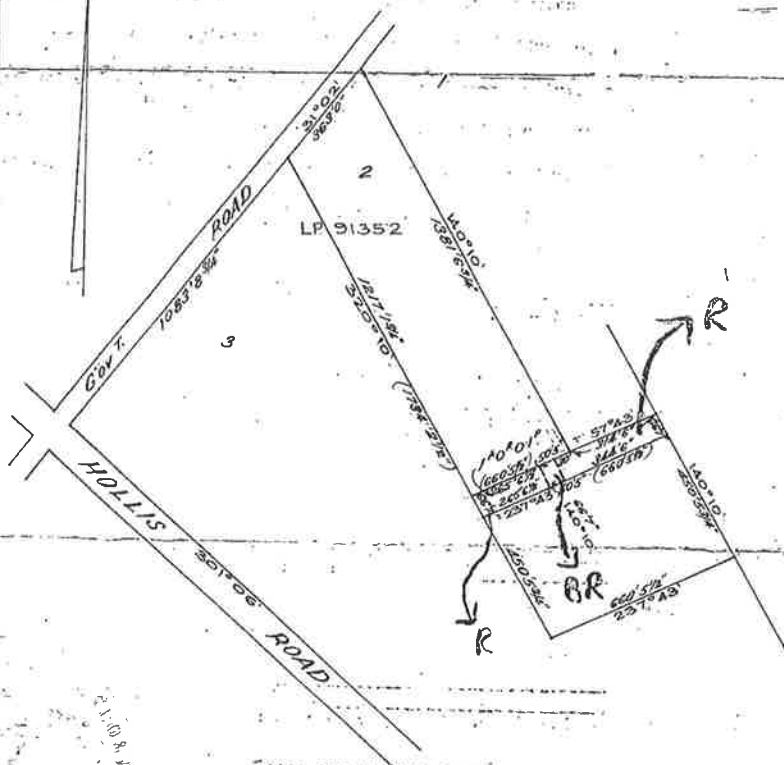
(W. C. S. ELLIS)
Secretary
Melbourne and Metropolitan Board of Works.

Please register this transfer and hand new Certificate of Title to issue to Melbourne and Metropolitan Board of Works and return transferors' title to

COLOUR CODE

Y=Yellow O=Orange BR=Brown
G=Green R=Red BL=Blue P=Purple
H=Hatched CH=Cross Hatched

Alwyn R. Samuel & Ward



Measurements are in feet and inches

I CERTIFY THAT CLOSURES ARE CORRECT AND FIGURES ACCORD WITH TITLE
B. Langford
SUPERINTENDING DRAFTSMAN

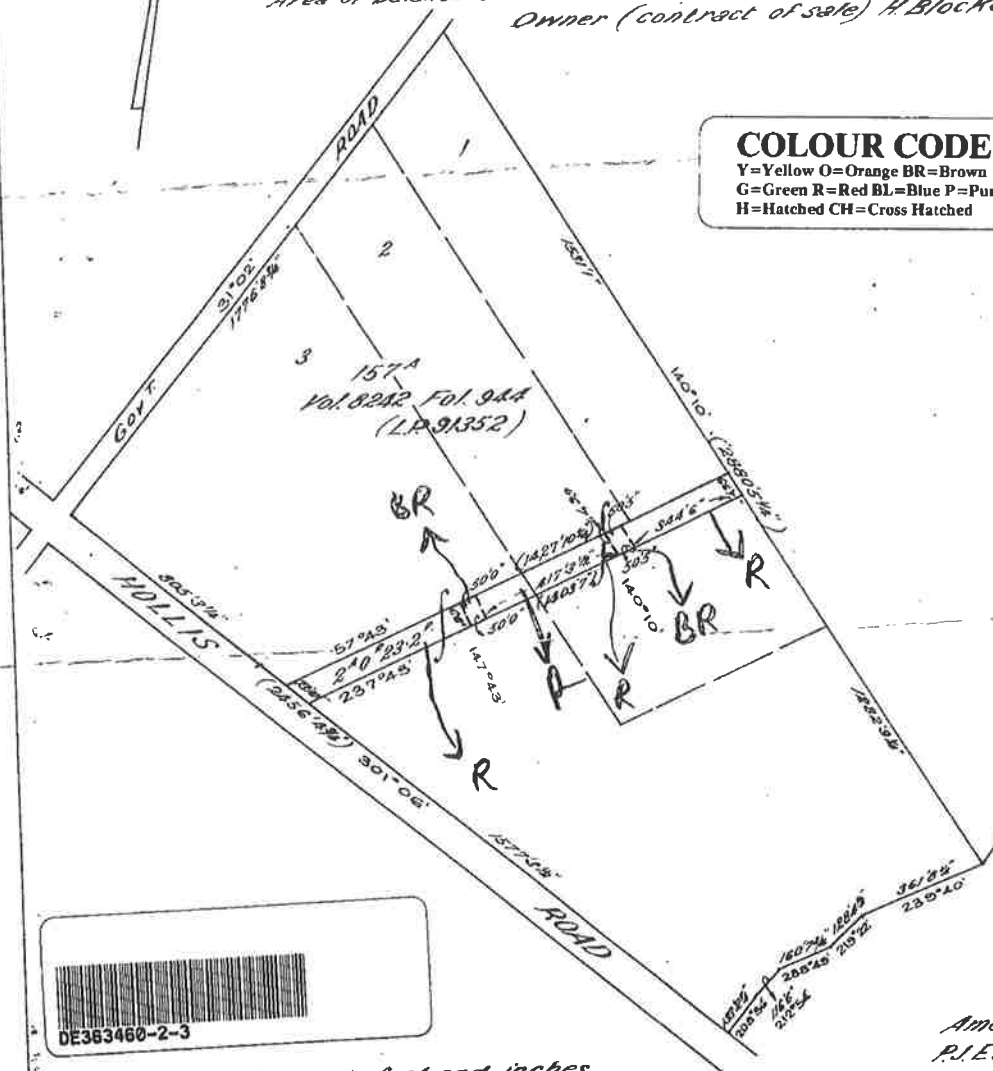
M.M.B.W.
PIPE TRACK
YARRA VALLEY CONDUIT
SHIRE OF LILLYDALE
Scale: 400 feet to an inch
RF 1:4800

Comps. Bl. 71.
Sch. 69/3
F.B. 4660/23 &
4650/69
Corres. 69/16214
Y.H.C. 19 & 19^A

Land required shown coloured Red and Brown
Land coloured Brown is a carriageway easement
Area of balance of Crown Grant 76°0'6"-8"
Owner (contract of sale) H Blokker

COLOUR CODE

Y=Yellow O=Orange BR=Brown
G=Green R=Red BL=Blue P=Purple
H=Hatched CH=Cross Hatched



Amended
P.J.E. 12-5-71

Measurements are in feet and inches

Consent to the creation of the carriageway easement coloured brown on the map hereon pursuant to the provisions of Sub-section 3A of Section 569D of the Local Government Act.

to the provisions of the Statute in that behalf made.

DATED the 24th day of July

THE COMMON SEAL OF THE PRESIDENT COUNCILLORS
AND RATEPAYERS OF THE SHIRE OF LILYDALE in the
State of Victoria was hereunto affixed by
authority of the Council of the said Shire in
the presence of

One thousand nine hundred and seventy two.

J. A. Young President
B. C. Miller Councillor
H. E. Belman as Shire Secretary





Natural Resources and Environment

AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

**INTENTIONALLY
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E363460

69/19214

1-39 580984 APR 19-72

E363460

NEW

MELBOURNE AND METROPOLITAN BOARD OF WORKS

REGD

VICTORIA

MADE AVAILABLE TO ISSUE TO

TRANSFER OF LAND

Alwyn R. Samuel & Woolf

WE, HEINRICH BLOCKER Welder and INGA BLOCKER Married Woman both of Hollis Road Extension Burleigh being registered as the proprietors of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder IN CONSIDERATION of the said land having been compulsorily acquired by MELBOURNE AND METROPOLITAN BOARD OF WORKS of 425 Collins Street Melbourne pursuant to the provisions of the Melbourne and Metropolitan Board of Works Act 1958 and the Lands Compensation Act 1958 HEREBY TRANSFER to the said Melbourne and Metropolitan

Board of Works all our estate and interest in ALL THAT piece of land delineated FEE PURPLE & BLUE + GREEN (50') and coloured red and brown on the map endorsed hereon and being part of the land

4/8880/002 (P) more particularly described in Certificate of Title Volume 8880 Folio 002

AREA 1A OR WITH RESERV reserving to the transferors and their transferees registered proprietor or comprised BEING P. OF LOT 2 proprietors for the time being of the land/in the said Certificate of Title

ON L.P. 91352 (other than the land hereby transferred) the right to use for carriageway purposes BEING P. OF C.A. 157A PAR. OF WANDIN YALLOCK that part of the land hereby transferred which is coloured brown on the said map.

COUNTY OF EVELYN

TGG ETC. WATER

PIPE EMT - YELLOW

DATED the

28th

day of March

One thousand nine hundred and

ENC: AS TO THE BLUE;

RESVN. FOR 4WAY SIGNED in Victoria by the said PURPS. HEREIN HEINRICH BLOCKER in the presence of:

AS TO THE GREEN

LSMT. FOR WATER

PIPE PURPS CR. BY

INST. NO. E57363

SIGNED in Victoria by the said INGA BLOCKER in the presence of:

THE COMMON SEAL of MELBOURNE AND METROPOLITAN BOARD OF WORKS was affixed hereto in the presence of:

Chairman
Member
Secretary

ENCUMBRANCES REFERRED TO:

The easements as set out in the said Certificate of Title.



Drop(s) checked
3



DE363460-1-7

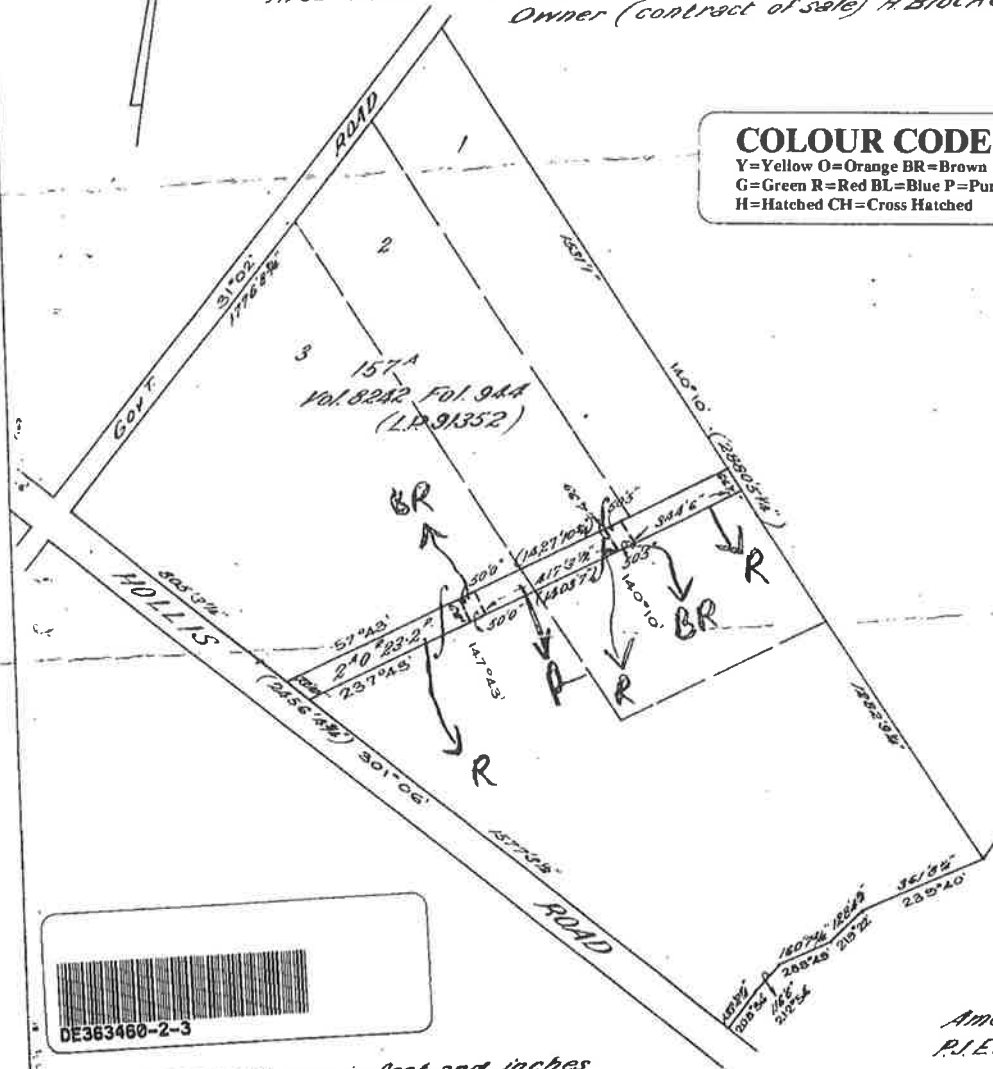
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SHIRE OF LILLYDALE
Scale: 100 feet to an inch
R.F. 1:4800

Comps. Bl. 71.
Sch. 69/3
F.B. 4660/23 &
4650/69
Corres. 69/1621 &
Y.V.C. 19 & 19^A

Land required shown coloured Red and Brown
Land coloured Brown is a carriageway easement
Area of balance of Crown Grant 76'10" x 6'8"
Owner (contract of sale) H Blocker

COLOUR CODE

Y=Yellow O=Orange BR=Brown
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H=Hatched CH=Cross Hatched



DE363460-2-3

Amended
P.J.E. 12-5-71

Measurements are in feet and inches

Consent to the creation of the carriageway easement coloured brown on the map hereon pursuant to the provisions of Sub-section 3A of Section 569D of the Local Government Act.

DATED the 24th day of July One thousand nine hundred and seventy two.

THE COMMON SEAL OF THE PRESIDENT COUNCILLORS
AND RATEPAYERS OF THE SHIRE OF LILYDALE in the
State of Victoria was hereunto affixed by
authority of the Council of the said Shire in
the presence of:

Jane A. Young President
Briere Councillor
Reeman Shire Secretary





Natural Resources and Environment

AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

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E363460

69/18214

1-39 580984 APR 19-72

E363460

NW

MELBOURNE AND METROPOLITAN BOARD OF WORKS

REGD

VICTORIA

MADE AVAILABLE TO ISSUE TO

TRANSFER OF LAND

Alwyn R. Samuel & Woolf

WE, HEINRICH BLOCKER Welder and INGA BLOCKER Married Woman both of Hollis Road Extension Burleigh being registered as the proprietors of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder IN CONSIDERATION of the said land having been compulsorily acquired by MELBOURNE AND METROPOLITAN BOARD OF WORKS of 426 Collins Street Melbourne pursuant to the provisions of the Melbourne and Metropolitan Board of Works Act 1938 and the Lands Compensation Act 1958 HEREBY TRANSFER to the said Melbourne and Metropolitan

Board of Works all our estate and interest in ALL THAT piece of land delineated FEE PURPLE & BLUE and coloured red and brown on the map endorsed hereon and being part of the land

+ GREEN (50') more particularly described in Certificate of Title Volume 8880 Folio 002

4/8880/002 (P) reserving to the transferors and their transferees registered proprietor or proprietors for the time being of the land/in the said Certificate of Title (other than the land hereby transferred) the right to use for carriageway purposes that part of the land hereby transferred which is coloured brown on the said map.

COUNTY OF EVELYN

TGG LTR. WATER

PIPE ESMT - YELLOW

DATED the 28th day of March One thousand nine hundred and seventy-two.

ENC: AS TO THE BLUE;

RESVN. FOR WATER SIGNED in Victoria by the said HEINRICH BLOCKER in the presence of:

AS TO THE GREEN

LSMT. FOR WATER

PIPE PURPS CR. BY

INST. NO. E37363

SIGNED in Victoria by the said INGA BLOCKER in the presence of:

THE COMMON SEAL of MELBOURNE AND METROPOLITAN BOARD OF WORKS was affixed hereto in the presence of:

Chairman
Member
Secretary

ENCUMBRANCES REFERRED TO:
The encumbrances set out in the said Certificate of Title.



DE363460-1-7

1.8-72
CH
OFFICE OF THE
VIC
12-5-72
Draft(s) checked
#3

I, WILLIAM CLIVE SMALLEY ELLIS the Secretary of Melbourne and Metropolitan Board of Works DO HEREBY CERTIFY that the land herein transferred was compulsorily acquired by the said Board pursuant to the provisions of the Melbourne and Metropolitan Board of Works Act 1958 and the Lands Compensation Act 1958 and possession thereof has been taken.

DATED the 28th day of March seventy-two.

One thousand nine hundred and

A memorandum of the within Instrument has been entered in the Register Book Vol. 8380 Fol. 002



The Registrar of Titles, MELBOURNE.

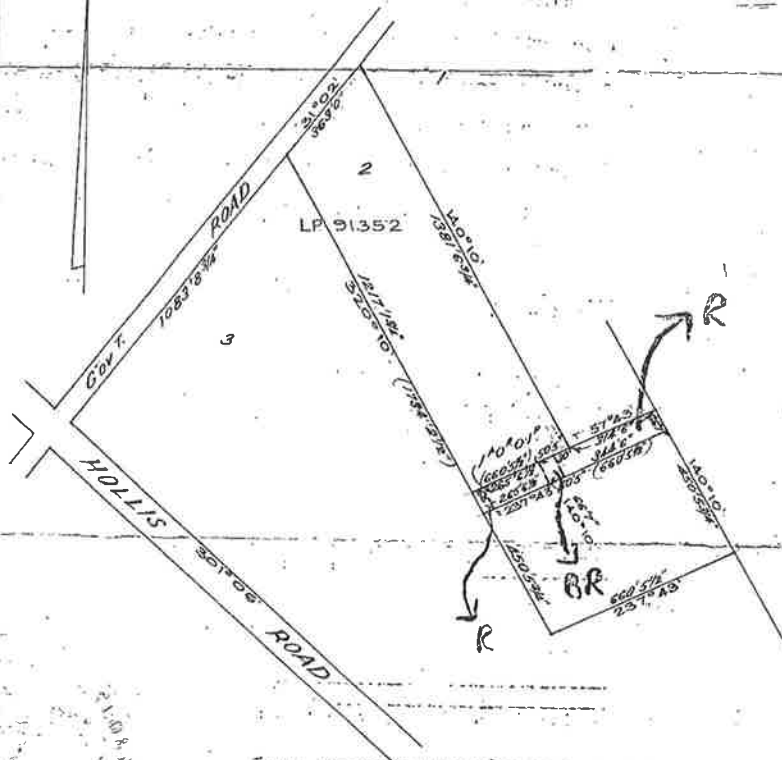
(Signature)
(W. C. S. ELLIS)
Secretary
Melbourne and Metropolitan Board of Works.

Please register this transfer and hand new Certificate of Title to issue to Melbourne and Metropolitan Board of Works and return transferors' title to

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H=Hatched CH=Cross Hatched

Alwyn R. Samuel & Worf



Measurements are in feet and inches

I CERTIFY THAT CLOSURES ARE CORRECT AND FIGURES ACCORD WITH TITLE
(Signature)
SUPERINTENDING DRAFTERMAN

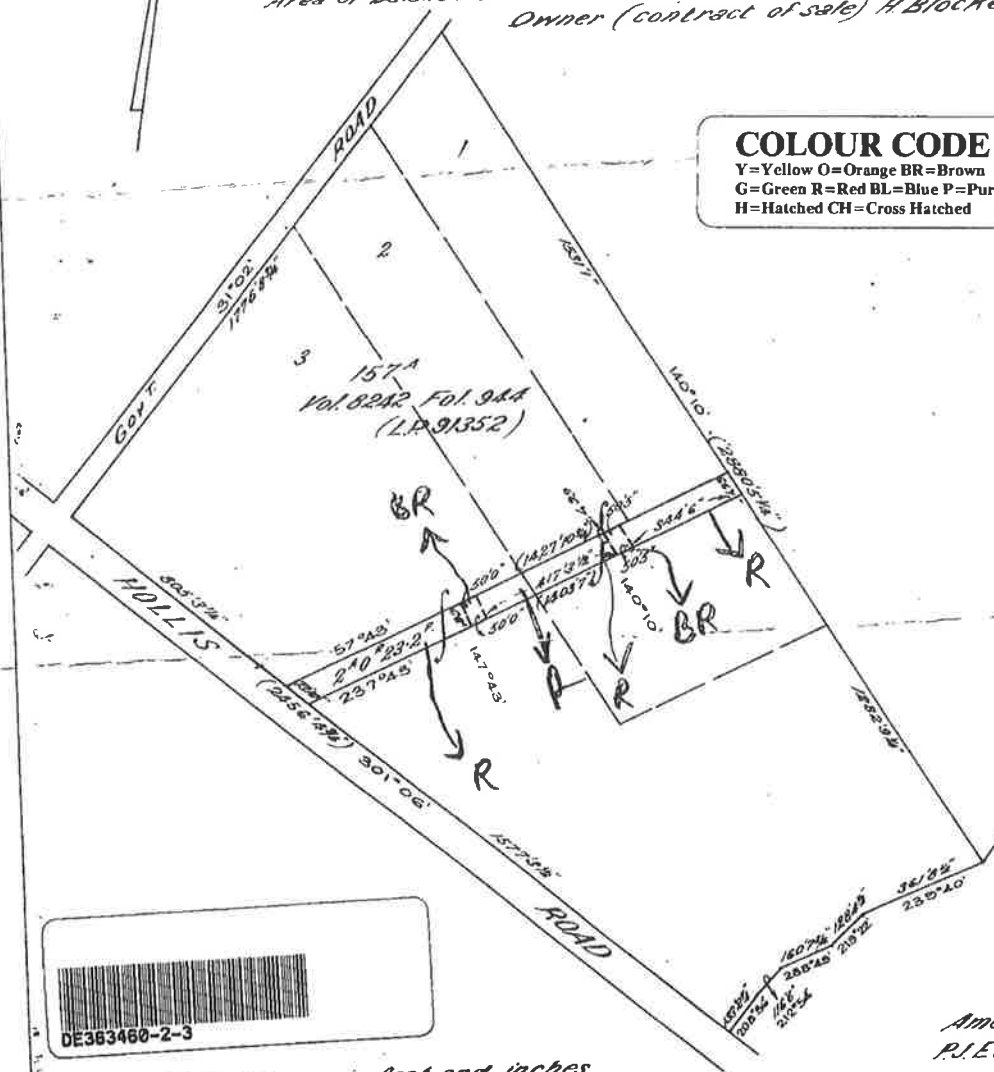
M.M.B.W.
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YARRA VALLEY CONDUIT
SHIRE OF LILLYDALE
Scale: 100 feet to an inch
R.F. 1:4800

Comps. BJ 71.
Sch. 69/3
F.B. 4660/23 &
4650/69
Corres. 69/1621A
Y.V.C. 19 & 19A

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Area of balance of Crown Grant 76'0"6"8"
Owner (contract of sale) H Blocker

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Consent to the creation of the carriageway easement coloured brown on the map hereon pursuant to the provisions of Sub-section 3A of Section 569D of the Local Government Act.

DATED the 24th day of July One thousand nine hundred and seventy two.

THE COMMON SEAL OF THE PRESIDENT COUNCILLORS
AND RATEPAYERS OF THE SHIRE OF LILLYDALE in the
State of Victoria was hereunto affixed by
authority of the Council of the said Shire in
the presence of:

James A. Gayer President
 D. J. Dineen Councillor
 D. J. Dineen of Shire Secretary



E363460

69/19214

1-39 580984 APR 19-72

E363460

REGD

MELBOURNE AND METROPOLITAN BOARD OF WORKS

VICTORIA

TRANSFER OF LAND

MADE AVAILABLE
TO ISSUE TO

Alwyn R. Samuel & Woolf

WE, HEINRICH BLOCKER Welder and INGA BLOCKER Married Woman both of Hollis Road Extension Burleigh being registered as the proprietors of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder IN CONSIDERATION of the said land having been compulsorily acquired by MELBOURNE AND METROPOLITAN BOARD OF WORKS of 426 Collins Street Melbourne pursuant to the provisions of the Melbourne and Metropolitan Board of Works Act 1958 and the Lands Compensation Act 1958 HEREBY TRANSFER to the said Melbourne and Metropolitan

FREE PURPLE & BLUE Board of Works all our estate and interest in ALL THAT piece of land delineated + GREEN (50') and coloured red and brown on the map endorsed hereon and being part of the land

4T 8880/002 (P) more particularly described in Certificate of Title Volume 8880 Folio 002

RESERVING to the transferors and their transferees registered proprietor or comprised proprietors for the time being of the land/in the said Certificate of Title

(other than the land hereby transferred) the right to use for carriageway purposes that part of the land hereby transferred which is coloured brown on the said map.

COUNTY OF EVELYN

TUG ETC. WATER

PIPE ETC. YELLOW

ENC: AS TO THE BLUE;

RESVN. FOR CHAT SIGNED in Victoria by the said
PURPS. HEREIN HEINRICH BLOCKER in the
AS TO THE GREEN presence of:

LSMT. FOR WATER

PIPE PURPS. C.R. BY

INST. NO. E57363

DATED the 28th day of March One thousand nine hundred and seventy-two.

SIGNED in Victoria by the said
INGA BLOCKER in the presence of:

THE COMMON SEAL OF MELBOURNE AND
METROPOLITAN BOARD OF WORKS was
affixed hereto in the presence of:

Chairman
Member
Secretary

ENCUMBRANCES REFERRED TO:
The easements set out in the said
Certificate of Title.



Draft(s) checked
3



E363460-1-7

I, WILLIAM CLIVE SMALLEY ELLIS the Secretary of Melbourne and Metropolitan Board of Works DO HEREBY CERTIFY that the land herein transferred was compulsorily acquired by the said Board pursuant to the provisions of the Melbourne and Metropolitan Board of Works Act 1958 and the Lands Compensation Act 1958 and possession thereof has been taken.

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(W. C. S. ELLIS)
Secretary
Melbourne and Metropolitan Board of Works.



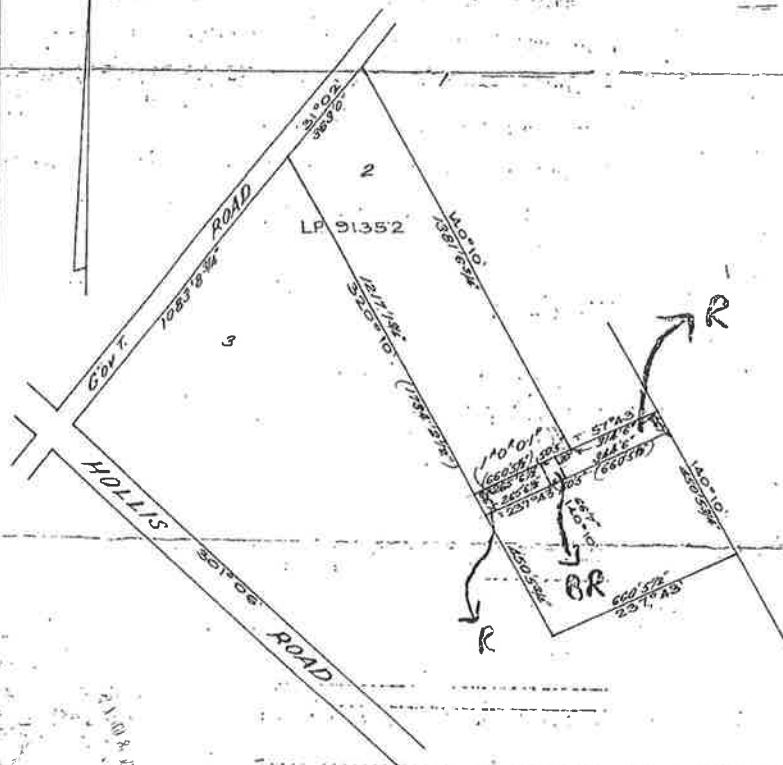
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MELBOURNE.

Please register this transfer and hand new Certificate of Title to issue to Melbourne and Metropolitan Board of Works and return transferors' title to

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H=Hatched CH=Cross Hatched

Alwyn R. Samuel & Welf



Measurements are in feet and inches

I CERTIFY THAT CLOSURES ARE CORRECT AND FIGURES ACCORD WITH TITLE
E. Long
SUPERINTENDING DRAFTER



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E 97363

REGD

****14.00 L R T 03-7-54-04-27-9 JUL-71

\$ 243

8880-001 + 003 DAVID THOMAS & FRENKEL

MADE AVAILABLE VICTORIA
TO ISSUE TO David Thomas
8880-002 As ARS TRANSFER OF LAND

We, HEINRICH BLOCKER Welder and INGA BLOCKER Married Woman both formerly of 1 Creek Parade Northcote now of Hollis Road Extension Burleigh being registered as the proprietors of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of SIXTEEN THOUSAND TWO HUNDRED DOLLARS paid to us by ROBERT WALLACE BOVILL Insurance Assessor and SHEILA ROSSLYN BOVILL Married Woman both of 4 Kenny Street North Balwyn DO HEREBY TRANSFER to the said ROBERT WALLACE BOVILL and the as tenants in common in equal shares said SHEILA ROSSLYN BOVILL ALL our estate and interest in ALL THAT piece of land being Lots 1 and 2 on Plan of Subdivision lodged in the Office of Titles and numbered 91352 Parish of Wandin Yallock.

Together with the right to use that part of Lot 2 on the said Plan of Subdivision as is coloured blue on the Plan hereon for the purpose of laying on or just under the surface thereof a polythene water pipe and the right to enter on the said land coloured blue to attend to such pipe and reserving to the transferor the registered proprietor or proprietors and their transferees the right to use that part of Lot 3 on the said Plan of Subdivision as is coloured green on the Plan hereon for the purpose of laying on or just under the surface thereof a polythene water pipe and the right to enter on the said land coloured green to attend to such pipes.

DATED the 15th day of June One thousand nine hundred and seventy one.

COLOUR CODE

Y=Yellow O=Orange BR=Brown
G=Green R=Red BL=Blue P=Purple
H=Hatched CH=Cross Hatched



SIGNED in Victoria by the said
HEINRICH BLOCKER in the presence
of:

[Signature] } x *Heinrich Blocker*

SIGNED in Victoria by the said
INGA BLOCKER in the presence
of:

[Signature] } x *Inga Blocker*

SIGNED in Victoria by the said
ROBERT WALLACE BOVILL in the
presence of:

[Signature] } x *R. W. Bovill*

SIGNED in Victoria by the said
SHEILA ROSSLYN BOVILL in the
presence of:

[Signature] } x *S. R. Bovill*

ENCUMBRANCES REFERRED TO

NIL

2 CENTS TO ISSUE.
 Cfr 8880-001 (NH)
 Cfr 8880-002 (C/E)
 Cfr 8880-003 (NH + REAR)
 1st CENT.

FEE- PURPLE (50')
 Cfr 8880-001 (NH)
 AREA 100-42-28'
 being Lot ONE on LP 9135V
 & being part of Parcel 157H.
 PARISH of Howard J. JACOBS.
 COUNTY of EVELYN.
 Together etc laying of water pipe
 & right of entry - yellow.

2ND CENT.
 FEE- PURPLE & BLUE (50')
 Cfr 8880-003 (NH + REAR)
 AREA 49'-32'-2P.

being Lot 3 on LP 9135V
 & being part of Parcel 157A.
 PARISH of Howard J. JACOBS.
 COUNTY of EVELYN.
 Together etc laying of water pipe
 & right of entry - yellow

ENC.

As to BLUE - REAR HEREIN.



Draft(s) checked

SK 1. M 9/9/71
 10/8/71
 Ed. JEG 9/7/71

To the Registrar of Titles

E95729

Please register this transfer and land titles
issuing in respect of lots 1 and 3 sub. 9/352
to David Thomas and Frenkel.

Shirley R. Samuel & Abolf

DATED

1971

HEINRICH BLOCKER and
INGA BLOCKER.

to

ROBERT WALLACE BOVILL
and
SHEILA ROSSLYN BOVILL

TRANSFER OF LAND

DAVID THOMAS & FRENKEL,
Solicitors,
104 Queen Street,
Melbourne, 3000
67-5507 DHT/SM

A memorandum of the within Instrument
has been entered in the Register Book
Vol. 8880 Fol. 5 001 to 003 inc



TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name:

Phone:

Address:

Ref.:

Customer Code:



P/A

W690315R
290300 1043 45 20



MADE AVAILABLE / CHANGE CONTROL

Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed—
—together with any easements created by this transfer;
—subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
—subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio reference)

The land coloured red, blue and blue hatched on the plan endorsed hereon being part of the land in Certificate of Title Volume 8880 Folio 002

Estate and Interest: (e.g. "all my estate in fee simple")

All my estate in fee simple

Consideration:

\$20,000.00



DN690315R-1-2

Transferor: (full name)

HEINRICH BLOCKER

c/t. Vol. 8880 Fol. 002
(PT + RESN)

C/E

Transferee: (full name and address including postcode)

IAN ROBERT McKAY and PHILLIPPA GAIL McKAY

Both of 22 Seymour Grove, Brighton, 3186 as joint proprietors

c/t to issue herein
Vol. 10514 Fol. 625
to

c/t. Vol. 8880 Fol. 002

(BAL)

Directing Party: (full name)

Creation and/or Reservation and/or Covenant:

The Transferees their successors permitted assigns and transferees of the land hereby conveyed hereby reserve to the Transferor his successors permitted assigns and transferees of the land remaining untransferred in Certificate of Title Volume 8880 Folio 002 the right to use that part of the land hereby conveyed as is coloured blue hatched on the plan endorsed hereon for the purpose of laying in or just under the surface thereof a polythene water pipe and the right to enter on the said land coloured blue hatched to attend to such pipe.

4/5/2000

Continued on T2 Page 2

Approval No. 571987L

ORDER TO REGISTER

Please register and issue title to

T2



4/5/2000

Signed

Cust. Code:

STAMP DUTY USE ONLY

Original Transfer of Land

Stamped with: \$280.00

Trn: 717663 28-MAR-2000

Stamp Duty Victoria, JRMO

280

THE BACK OF THIS FORM MUST NOT BE USED

Blue Star Office L71A

InfoTrack

TRANSFER OF LAND

Section 45 Transfer of Land Act 1986

Lodged by:

Name:

Phone:

Address:

Ref.:

Customer Code:



W690315R
290300 1043 45 20



MADE AVAILABLE/CHANGE CONTROL

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All my estate in fee simple

Consideration:

\$20,000.00



DN690315R-1-2

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HEINRICH BLOCKER

c/t. Vol. 8880 Fol. 002
(PT + RESN)

C/E

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IAN ROBERT McKAY and PHILLIPPA GAIL McKAY

Both of 22 Seymour Grove, Brighton, 3186 as joint proprietors

c/t to issue herein
Vol. 10514 Fol. 625
to

c/t. Vol. 8880 Fol. 002

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4/5/2000

Continued on T2 Page 2

Approval No. 571987L

ORDER TO REGISTER

Please register and issue title to

T2



Signed

Cust. Code:

STAMP DUTY USE ONLY

Original Transfer of Land

Stamped with: \$280.00

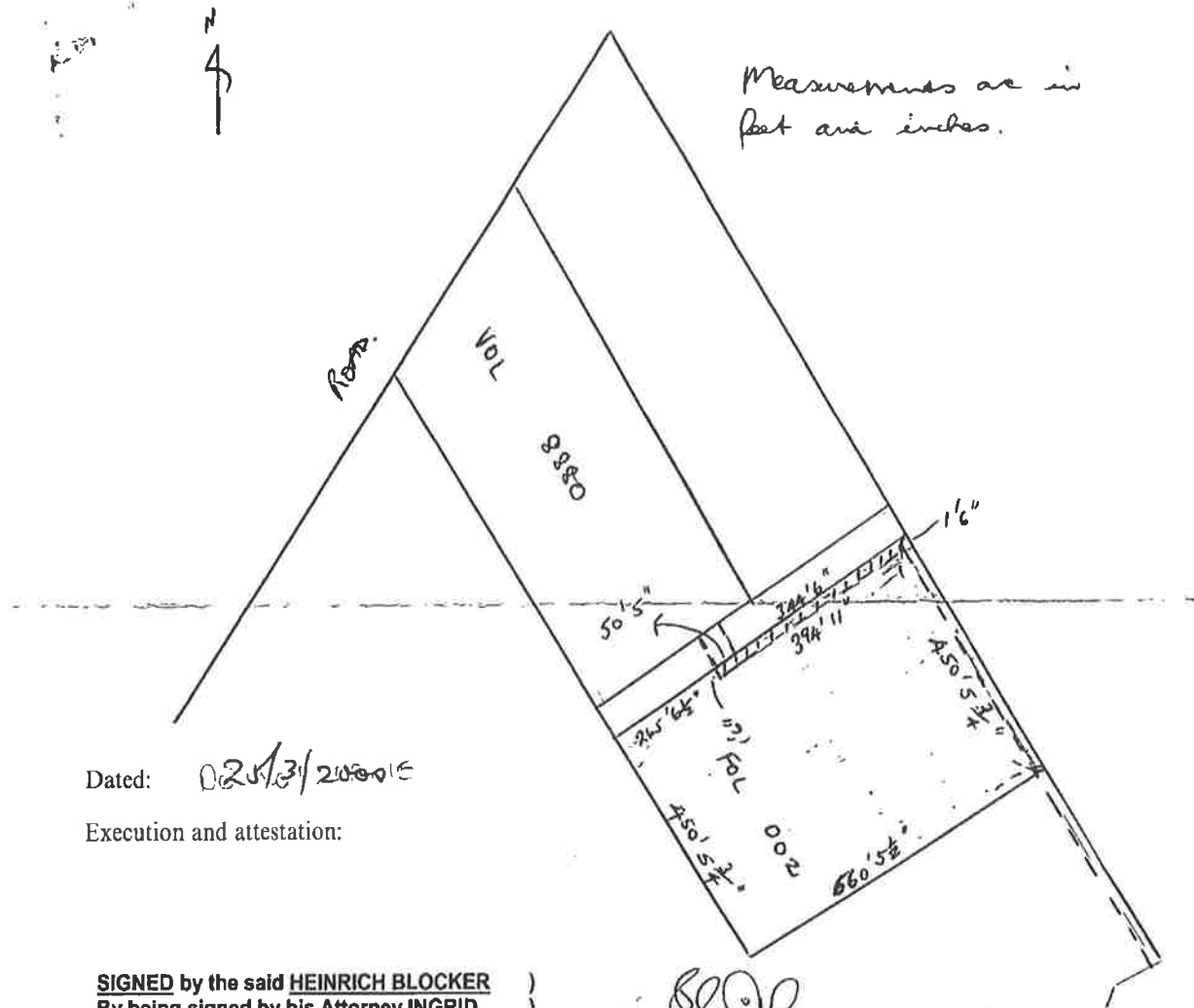
Trn: 717663 28-MAR-2000

Stamp Duty Victoria, JRM0

280

THE BACK OF THIS FORM MUST NOT BE USED

Blue Star Office L71A



Dated: 02/13/2000

Execution and attestation:

SIGNED by the said **HEINRICH BLOCKER**
By being signed by his Attorney **INGRID SMITH** pursuant to Enduring Power of Attorney dated 20th April, 1994 in the Presence of:

Witness: *M. Smith*

SIGNED by the said **IAN ROBERT McKAY**
And **PHILLIPPA GAIL McKAY** in the presence of:

Witness: *[Signature]*

[Signature]

[Signature]



OW690315R-2-0

Approval No. 002926L

T2 Page 2



THE BACK OF THIS FORM MUST NOT BE USED

W690315R
290300 1043 45 20



AUSDOC Office L71B

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name:

Phone:

Address:

Ref.:

Customer Code:



P/A

W690315R
290300 1043 45 20



MADE AVAILABLE / CHANGE CONTROL

Land Titles Office Use Only

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—subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and

—subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio reference)

The land coloured red, blue and blue hatched on the plan endorsed hereon being part of the land in Certificate of Title Volume 8880 Folio 002

Estate and Interest: (e.g. "all my estate in fee simple")

All my estate in fee simple

Consideration:

\$20,000.00



Transferor: (full name)

HEINRICH BLOCKER

Transferee: (full name and address including postcode)

IAN ROBERT McKAY and PHILLIPPA GAIL McKAY

Both of 22 Seymour Grove, Brighton, 3186 as joint proprietors

c/t. Vol. 8880 Fol. 002
(PT + RESN)

C/E

c/t to issue herein
Vol. 10514 Fol. 625
to

c/t. Vol. 8880 Fol. 002

(BAL)

Directing Party: (full name)

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4/5/2000

Continued on T2 Page 2

Approval No. 571987L

ORDER TO REGISTER

Please register and issue title to

T2



7/8/4/2000

Signed

Cust. Code:

STAMP DUTY USE ONLY

Original Transfer of Land

Stamped with: \$280.00

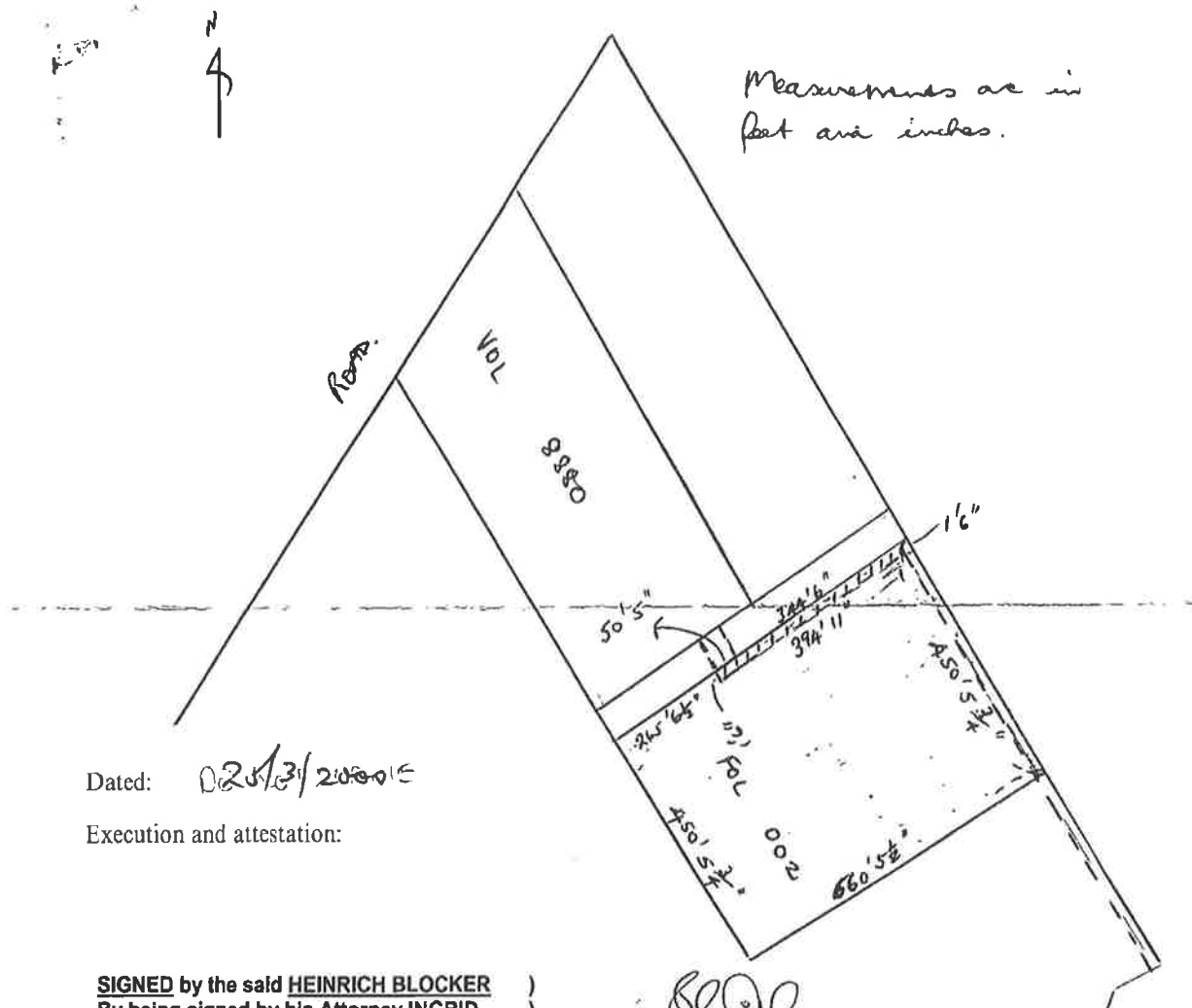
Trn: 717663 28-MAR-2000

Stamp Duty Victoria, JRMO

280

THE BACK OF THIS FORM MUST NOT BE USED

Blue Star Office L71A



Dated: 02/13/2000

Execution and attestation:

SIGNED by the said **HEINRICH BLOCKER**
By being signed by his Attorney **INGRID SMITH** pursuant to Enduring Power of Attorney dated 20th April, 1994 in the Presence of:

Witness:

SIGNED by the said **IAN ROBERT McKAY**
And **PHILLIPPA GAIL McKAY** in the presence of:

Witness:



0W690315R-2-0

Approval No. 002926L

T2 Page 2



THE BACK OF THIS FORM MUST NOT BE USED

W690315R
290300 1043 45 20



AUSDOC Office L71B



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Quinn and Quinn C/- InfoTrack
135 King St
SYDNEY 2000
AUSTRALIA

Client Reference: 1377

NO PROPOSALS. As at the 16th March 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®.

36 BEVERIDGE ROAD, SILVAN 3795
SHIRE OF YARRA RANGES

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: 16th March 2022

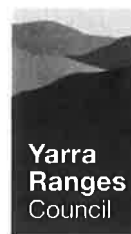
Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 62960525 - 62960525091336 '1377'

LAND INFORMATION CERTIFICATE

Section 229 Local Government Act 1989

PO Box 105
Lilydale Vic 3140
Call 1300 368 333
Fax (03) 9735 4249
ABN 21 973 226 012
www.yarraranges.vic.gov.au
mail@yarraranges.vic.gov.au



Certificate Number: 104275
Issue Date: 16-Mar-2022
Applicant Reference: 62960525-012-4:118224

Landata
DX 250639
MELBOURNE VIC

This certificate provides information regarding valuation, rates, charges, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989, Local Government Act 2020 or under a local law or by law of the council.

This certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from the council or the relevant authority. A fee may be charged for such information.

PROPERTY INFORMATION

Assessment Number: 80377/2
Property Address: 36 Beveridge Road, Silvan VIC 3795
Property Description: Part Lot 2 LP91352 Ca PT157A PWandin Yallock

VALUATION INFORMATION

Current Level of Value Date: 1 January 2021
Operative Date of Value: 01-Jul-2021
Site Value: 700,000
Capital Improved Value: 800,000
Net Annual Value: 40,000

FINANCIAL INFORMATION

Rates and Charges Levied Year Ending 30 June 2022		Rates and Charges Summary	
Rate or Charge Type	Annual Charge	Description	Balance Outstanding
General Rates	2,263.20	Legal Charges Arrears	0.00
Waste Charge	275.00	Arrears & Previous Year Interest	0.00
Fire Services Property Levy	161.20	Current Interest on Arrears	0.00
		Interest on Current Rates	0.00
		Current Year Rates	2,699.40
		Rebates	0.00
		Payments since 1 July 2021	-5,398.80
		Overpayment	0.00
		Other	2,699.40
		Total Rates Outstanding	0.00
		Chargeable Works &/or EUA	0.00
		Local Govt Act 1989-Sec. 227	0.00
Total Annual Charge	2,699.40	Balance Outstanding	\$0.00

Rates are due to be paid in full by 15 Feb 2022, if payment is not being made by instalments.

Payment can be made by:

- BPAY – Biller Code 8979 Reference 803772
- On Council's website at yarraranges.vic.gov.au/payments by Visa or Mastercard using Reference 803772

NOTICES AND ORDERS: There are/are no outstanding notices or orders on the land served by Council under the Local Government (Miscellaneous) Act 1958, Local Government Act 1989 or a local law or by-law of Council which still apply as at the date of this Certificate.

Details of any Notice or Order Served.

FLOOD LEVEL: Council has not specified a flood level for this property. However, Council cannot warrant that this property may be/ is not subject to flooding. Melbourne Water may have additional information which is not held by Council, which may reveal this property is subject to flooding. Melbourne Water's flood information can be obtained from metropolitan water authorities. It is therefore recommended that you contact Yarra Valley Water/South East Water for more accurate and detailed information.

There is/is no potential liability for rates under the Cultural and Recreational Lands Act 1963.

There is/is no potential liability for land to become rateable under Section 173 of the Local Government Act 1989.

There is/is no potential liability for land to become rateable under Section 174A of the Local Government Act 1989.

There is no 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 Act 1988 or the Local Government Act (Miscellaneous) Act 1958

OTHER INFORMATION

While Council does not impose a time limit as to when a certificate may be updated verbally, it should be noted that Council will not be held responsible for any information provided or confirmed verbally. A new certificate could be applied for if this is not satisfactory.

I hereby certify that as at the date of this certificate, the information given is true and correct for the property described.



Jim Stewart

Executive Officer, Property Rating Services Date: 16-Mar-2022

(Contact Property Rating Services on 1300 368 333 for any enquiries)

Received the sum of \$27.40 being the fee for this Certificate.

Property Clearance Certificate

Taxation Administration Act 1997



INFOTRACK / QUINN AND QUINN

Your Reference: 2203134
Certificate No: 52578726
Issue Date: 16 MAR 2022
Enquiries: ESYSPROD

Land Address: 36 BEVERIDGE ROAD SILVAN VIC 3795

Land Id	Lot	Plan	Volume	Folio	Tax Payable
4919431	1	817973	8880	2	\$11,286.23

Vendor: PHILIPPA GAIL MCKAY & IAN ROBERT MCKAY
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR IAN ROBERT MC KAY	2022	\$700,000	\$11,286.23	\$0.00	\$11,286.23

Comments: Land Tax will be payable but is not yet due - please see note 6 on reverse.

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:	\$800,000
SITE VALUE:	\$700,000
AMOUNT PAYABLE:	\$11,286.23

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

Certificate No: 52578726

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 = \$1,475.00

Taxable Value = \$700,000

Calculated as \$975 plus (\$700,000 - \$600,000) multiplied by 0.500 cents.

Property Clearance Certificate - Payment Options

BPAY



Billers Code: 5249
Ref: 52578726

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: 52578726

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

16th March 2022

Quinn and Quinn C/- InfoTrack C/- LANDATA
LANDATA

Dear Quinn and Quinn C/- InfoTrack C/- LANDATA,

RE: Application for Water Information Statement

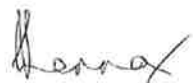
Property Address:	36 BEVERIDGE ROAD SILVAN 3795
Applicant	Quinn and Quinn C/- InfoTrack C/- LANDATA LANDATA
Information Statement	30678890
Conveyancing Account Number	7959580000
Your Reference	1377

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,



Steve Lennox
GENERAL MANAGER
RETAIL SERVICES

Yarra Valley Water Property Information Statement

Property Address	36 BEVERIDGE ROAD SILVAN 3795
------------------	-------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

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.

Melbourne Water Property Information Statement

Property Address	36 BEVERIDGE ROAD SILVAN 3795
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STATEMENT UNDER SECTION 158 WATER ACT 1989

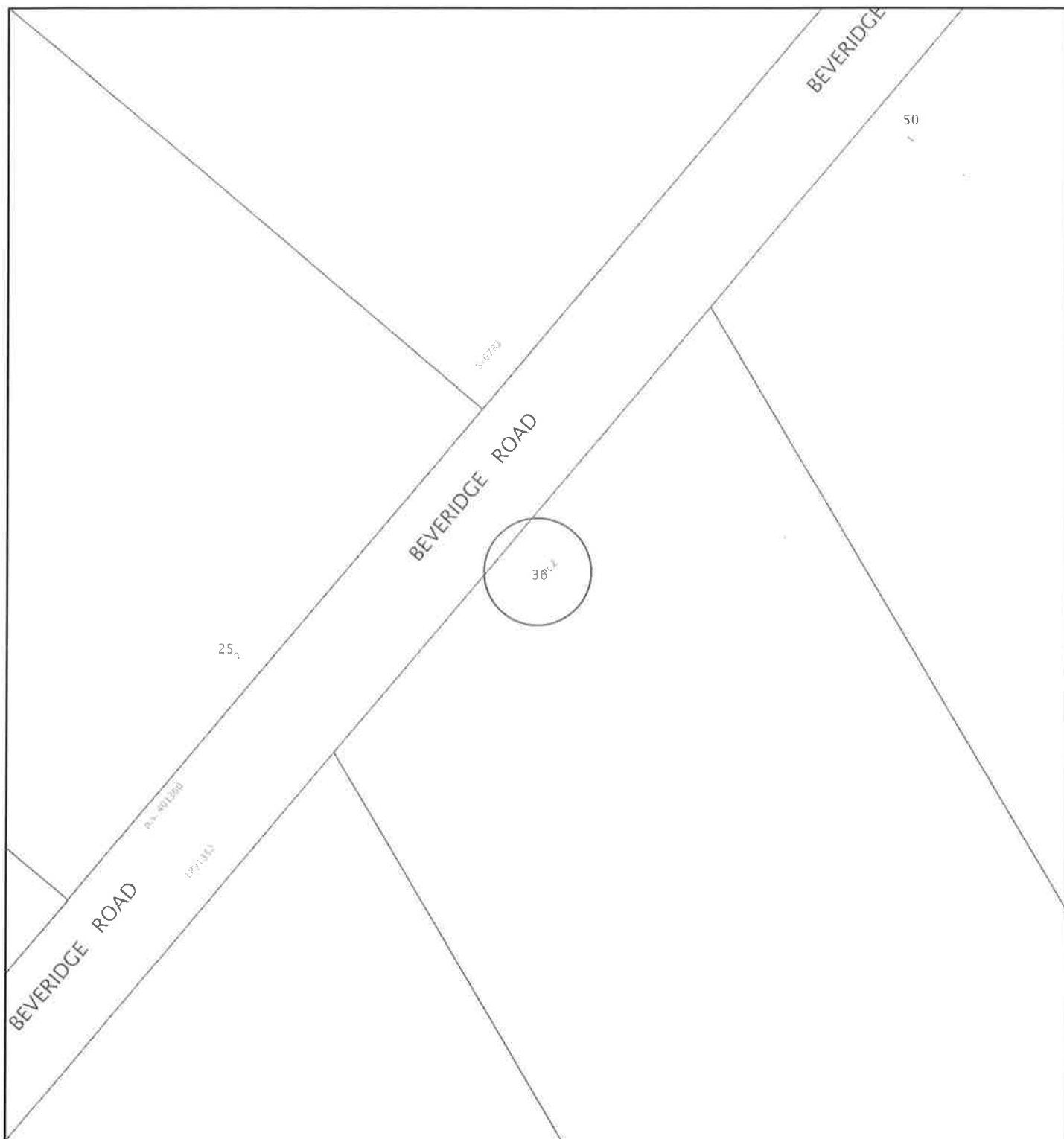
THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)
















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: 30678890		Address		36 BEVERIDGE ROAD SILVAN 3795		 N	 Yarra Valley Water ABN 93 066 902 501
		Date		16/03/2022			
		Scale		1:1000			
Existing Title		Access Point Number	GLV2-42	MW Drainage Channel 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;	
Proposed Title		Sewer Manhole		MW Drainage Underground Centreline			
Easement		Sewer Pipe Flow		MW Drainage Manhole			
Existing Sewer		Sewer Offset		MW Drainage Natural Waterway			
Abandoned Sewer		Sewer Branch					



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

Quinn and Quinn C/- InfoTrack C/- LANDATA
LANDATA
certificates@landata.vic.gov.au

RATES CERTIFICATE

Account No: 3263750000
Rate Certificate No: 30678890

Date of Issue: 16/03/2022
Your Ref: 1377

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
36 BEVERIDGE RD, SILVAN VIC 3795	1\TP817973	1406269	Residential

Agreement Type	Period	Charges	Outstanding
Parks Fee	01-07-2021 to 30-06-2022	\$80.20	\$0.00
Drainage Fee	01-01-2022 to 31-03-2022	\$14.29	\$14.29

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	\$14.29
Total Due	\$14.29

IMPORTANT NOTICE FOR SOLICITORS AND CONVEYANCERS

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

GENERAL MANAGER
RETAIL SERVICES

Note:

1. Invoices generated with Residential Water Usage during the period 01/07/2017 – 30/09/2017 will include a Government Water Rebate of \$100.
2. This statement details all tariffs, charges and penalties due and payable to Yarra Valley Water as at the date of this statement and also includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
3. All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.
4. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchasers account at settlement.
5. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an

agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

6. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up to date financial information, please order a Rates Settlement Statement prior to settlement.

7. From 01/07/2019, Residential Water Usage is billed using the following step pricing system: 266.20 cents per kilolitre for the first 44 kilolitres; 317.87 cents per kilolitre for 44-88 kilolitres and 472.77 cents per kilolitre for anything more than 88 kilolitres

8. From 01/07/2019, Residential Recycled Water Usage is billed 186.34 cents per kilolitre

9. From 01/07/2019, Residential Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre

10. From 01/07/2019, Residential Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre

11. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.

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

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



YARRA VALLEY WATER
ABN 93 066 902 501

Luoknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

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

Property No: 1406269

Address: 36 BEVERIDGE RD, SILVAN VIC 3795

Water Information Statement Number: 30678890

HOW TO PAY



Biller Code: 314567
Ref: 32637500009



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: 1406269

Address: 36 BEVERIDGE RD, SILVAN VIC 3795

Water Information Statement Number: 30678890

Cheque Amount: \$

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

826313

APPLICANT'S NAME & ADDRESS

QUINN AND QUINN C/- INFOTRACK C/- LANDATA
MELBOURNE

VENDOR

MCKAY, IAN ROBERT

PURCHASER

N/A, N/A

REFERENCE

1377

This certificate is issued for:

LOT 1 PLAN TP817973 ALSO KNOWN AS 36 BEVERIDGE ROAD SILVAN
YARRA RANGES SHIRE

The land is covered by the:

YARRA RANGES PLANNING SCHEME

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

The land:

- is included in a GREEN WEDGE ZONE - SCHEDULE 2
- is within a BUSHFIRE MANAGEMENT OVERLAY

A Proposed Amending Planning Scheme C148 has been placed on public exhibition which shows this property :

- is within a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 5 - C148
- and a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 - C148
- and is AREA OUTSIDE THE URBAN GROWTH BOUNDARY

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

<http://planningschemes.dpcd.vic.gov.au/schemes/yarraranges>

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

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

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

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

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

LANDATA®

T: (03) 9102 0402

E: landata.enquiries@victorianlrs.com.au

16 March 2022

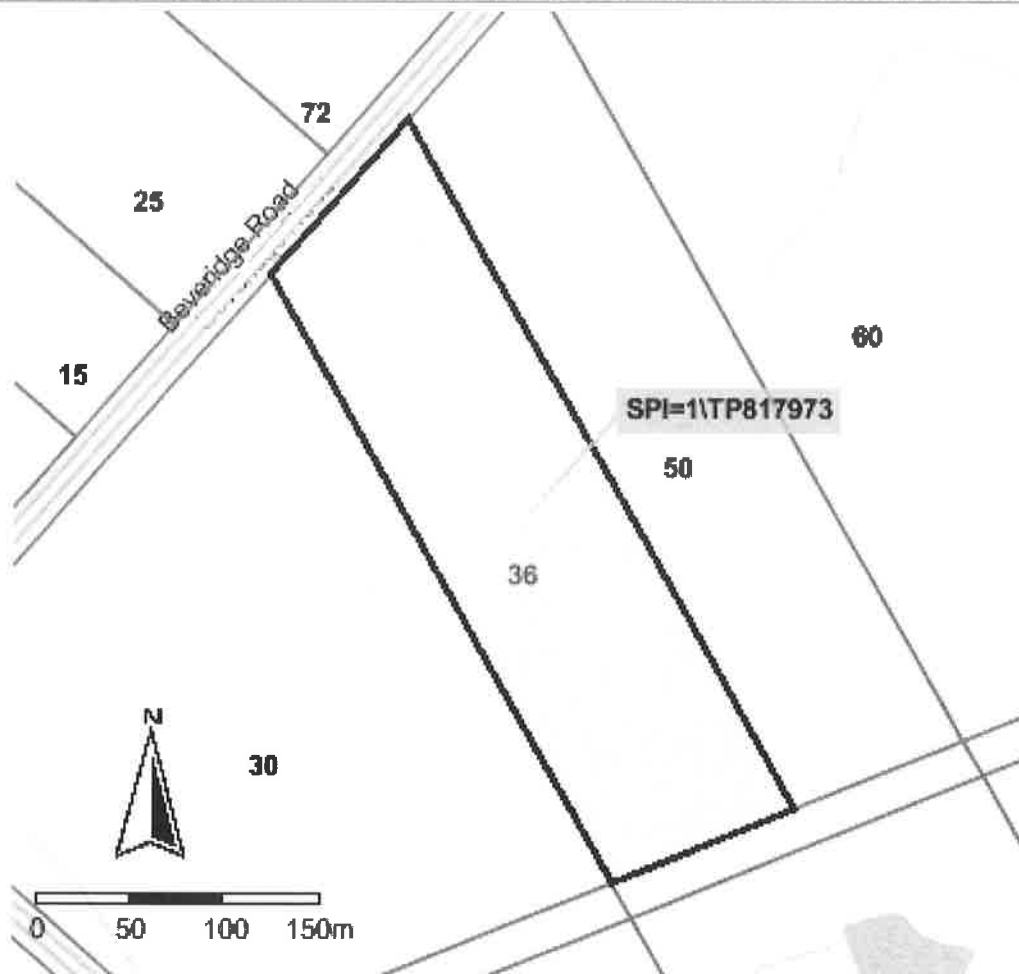
Hon. Richard Wynne MP
Minister for Planning

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

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

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

Please note: The map is for reference purposes only and does not form part of the certificate.



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Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.



PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 14 March 2022 05:23 PM

PROPERTY DETAILS

Address: **36 BEVERIDGE ROAD SILVAN 3795**
Lot and Plan Number: **Lot 1 TP817973**
Standard Parcel Identifier (SPI): **1\TP817973**
Local Government Area (Council): **YARRA RANGES**
Council Property Number: **240477**
Planning Scheme: **Yarra Ranges**
Directory Reference: **Melway 123 J6**

www.yarraranges.vic.gov.au

[Planning Scheme - Yarra Ranges](#)

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: **MONBULK**

OTHER

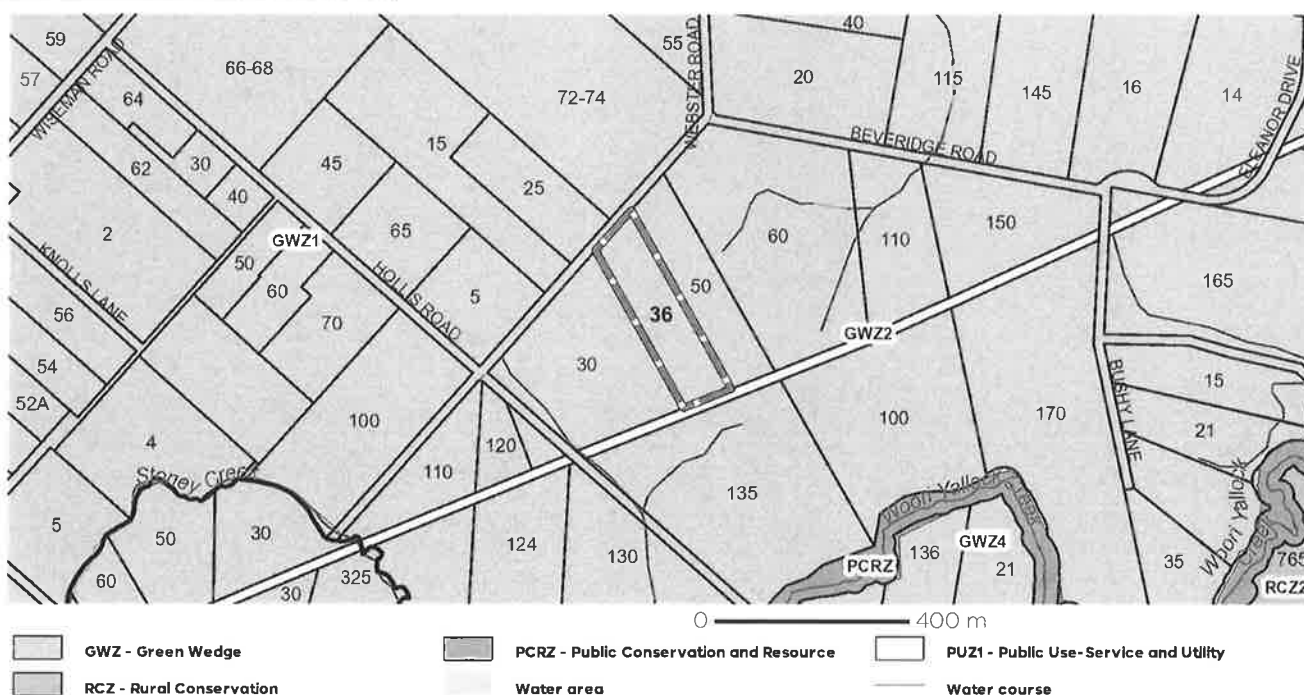
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural
Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GREEN WEDGE ZONE \(GWZ\)](#)

[GREEN WEDGE ZONE - SCHEDULE 2 \(GWZ2\)](#)



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

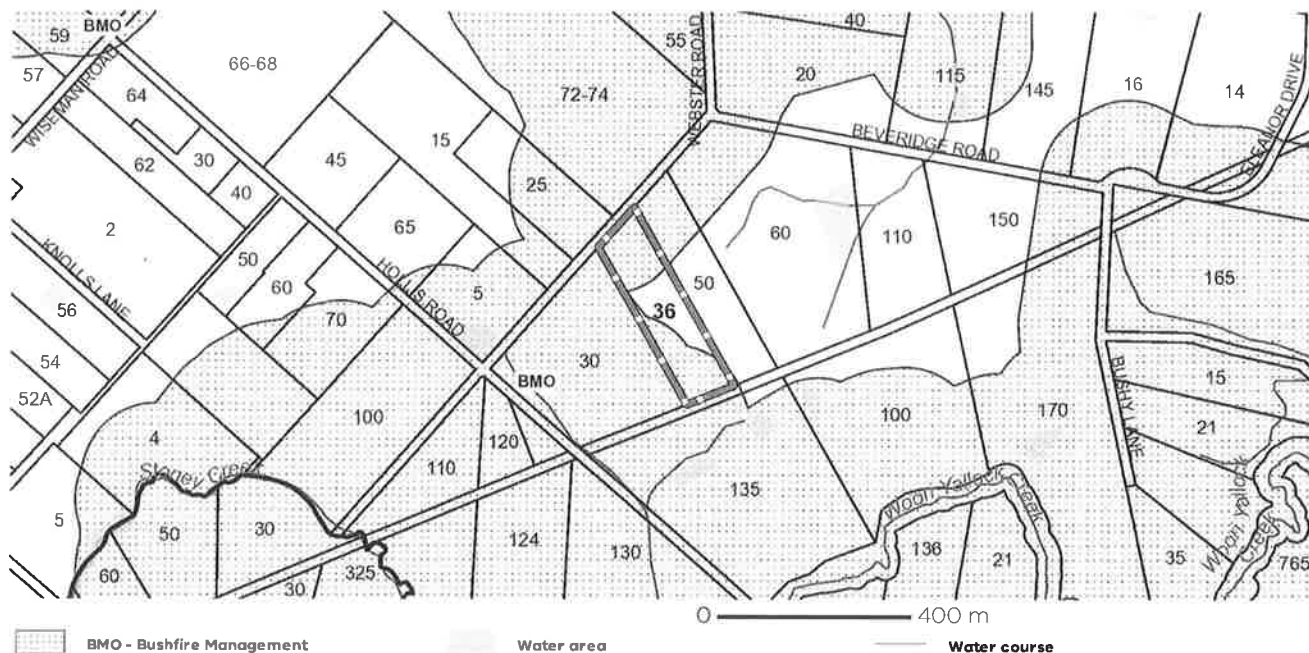
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic)

Planning 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

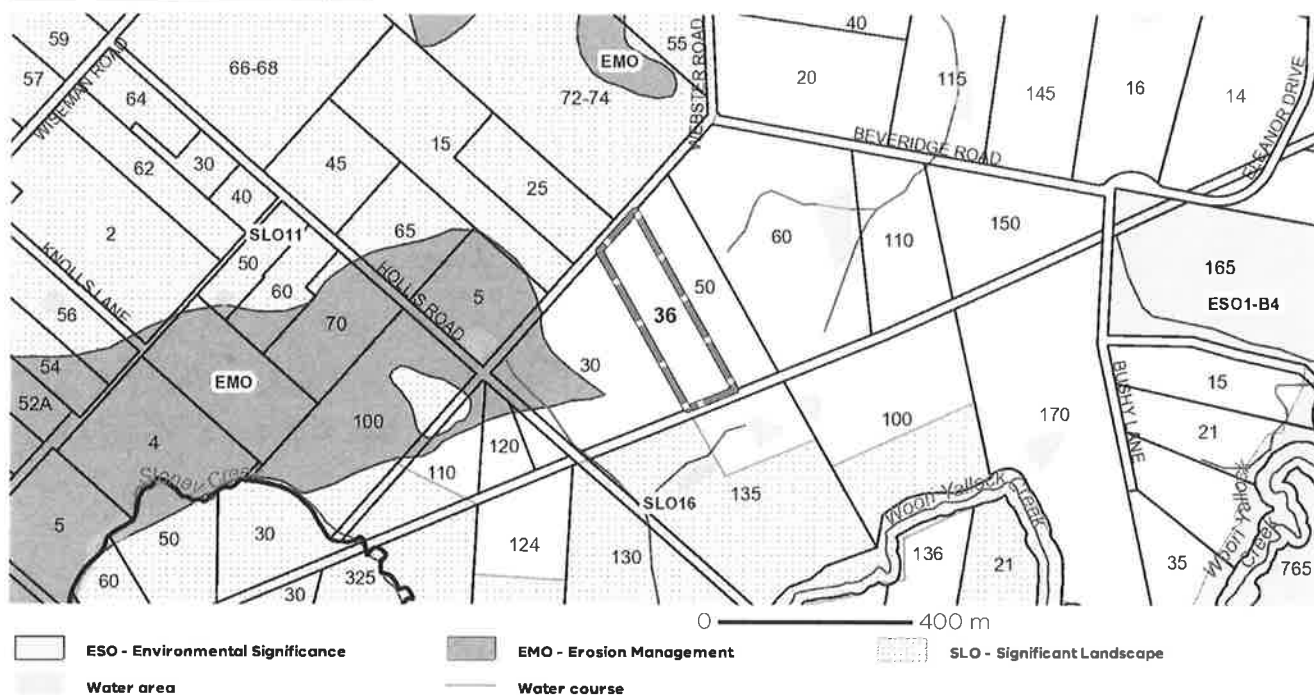
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

EROSION MANAGEMENT OVERLAY (EMO)

SIGNIFICANT LANDSCAPE OVERLAY (SLO)



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

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Further Planning Information

Planning scheme data last updated on 10 March 2022.

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

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

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

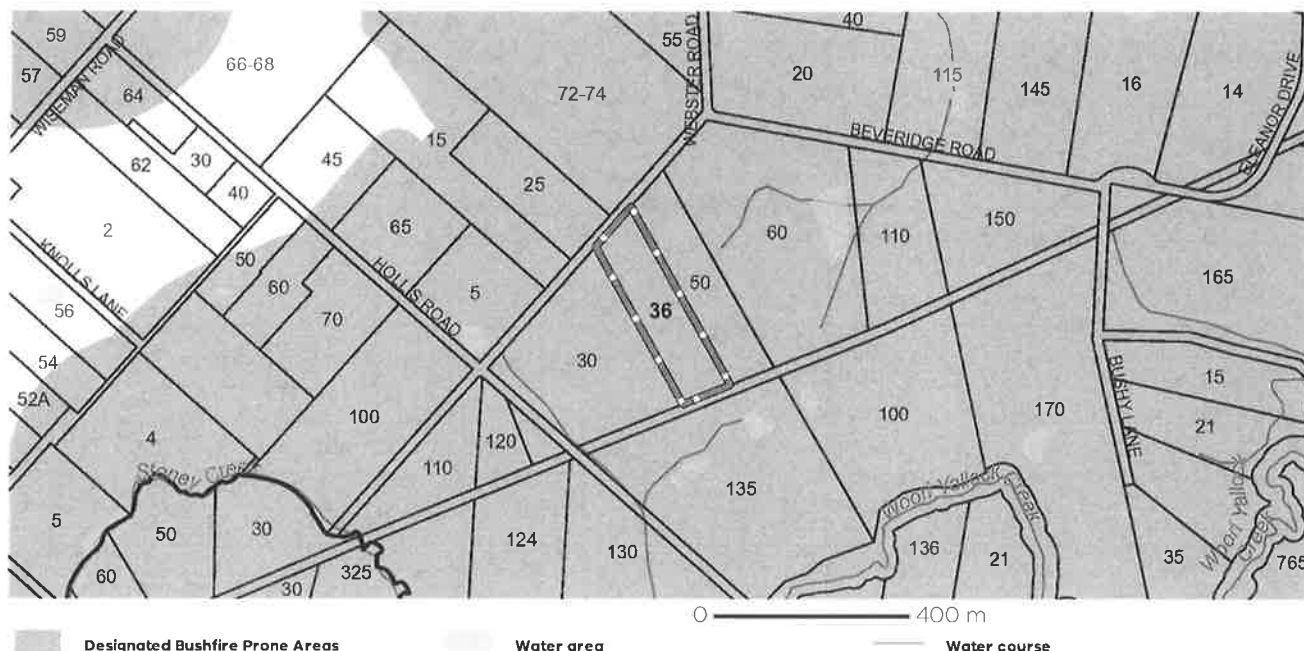
To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

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

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area.

Special bushfire construction requirements apply. Planning provisions may apply.



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

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

Designated bushfire prone areas maps can be viewed on VicPlan at <https://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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35.0431/07/2018
VC148**GREEN WEDGE ZONE**

Shown on the planning scheme map as **GWZ** with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for the use of land for agriculture.

To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.

To encourage use and development that is consistent with sustainable land management practices.

To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.

To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.

To protect and enhance the biodiversity of the area.

35.04-108/08/2019
VC159**Table of uses****Section 1 - Permit not required**

Use	Condition
Agriculture (other than Animal production, Apiculture, Domestic animal husbandry, Racing dog husbandry, Rice growing and Timber production)	
Bed and breakfast	<p>No more than 10 persons may be accommodated away from their normal place of residence.</p> <p>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</p>
Domestic animal husbandry (other than Domestic animal boarding)	Must be no more than 5 animals.
Grazing animal production	
Home based business	
Informal outdoor recreation	
Poultry farm	<p>Must be no more than 100 poultry (not including emus or ostriches).</p> <p>Must be no more than 10 emus and ostriches.</p>
Primary produce sales	<p>Must not be within 100 metres of a dwelling in separate ownership.</p> <p>The area used for the display and sale of primary produce must not exceed 50 square metres.</p>
Racing dog husbandry	Must be no more than 5 animals.
Railway	

VICTORIA PLANNING PROVISIONS

Use	Condition
Rural store	<p>Must be used in conjunction with Agriculture.</p> <p>Must be in a building, not a dwelling and have a gross floor area of less than 100 square metres.</p> <p>Must be the only Rural store on the lot.</p>
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Animal production (other than Broiler farm, Cattle feedlot and Grazing animal production)	
Broiler farm - if the Section 1 condition to Poultry farm is not met	Must meet the requirements of Clause 53.09.
Camping and caravan park	
Car park	Must be used in conjunction with another use in Section 1 or 2.
Cattle feedlot	<p>Must meet the requirements of Clause 53.08.</p> <p>The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.</p>
Dependent person's unit	<p>Must be the only dependent person's unit on the lot.</p> <p>Must meet the requirements of Clause 35.04-2.</p>
Domestic animal boarding	
Dwelling (other than Bed and breakfast)	<p>Must be the only dwelling on the lot. This does not apply to the replacement of an existing dwelling if the existing dwelling is removed or altered (so it can no longer be used as a dwelling) within one month of the occupation of the replacement dwelling.</p> <p>Must meet the requirements of Clause 35.04-2.</p>
Exhibition centre	
Freezing and cool storage	The goods stored must be agricultural produce, or products used in agriculture.
Function centre	<p>Must be used in conjunction with Agriculture, Natural systems, Outdoor recreation facility, Rural industry or Winery.</p> <p>The number of patrons present at any time must not exceed the number specified in a schedule to the zone or 150 patrons, whichever is the lesser.</p> <p>The lot on which the use is conducted must be at least the minimum subdivision area specified in a schedule to this zone. If no area is specified, the lot must be at least 40 hectares.</p>

VICTORIA PLANNING PROVISIONS

Use	Condition
Group accommodation	<p>Must be used in conjunction with Agriculture, Natural systems, Outdoor recreation facility, Rural industry, or Winery.</p> <p>The number of dwellings must not exceed the number specified in a schedule to the zone or 40 dwellings, whichever is the lesser.</p> <p>The lot on which the use is conducted must be at least the minimum subdivision area specified in a schedule to this zone. If no area is specified, the lot must be at least 40 hectares.</p>
Hall	
Host farm	
Indoor recreation facility	Must be for equestrian based leisure, recreation or sport.
Leisure and recreation (other than Indoor recreation facility, Informal outdoor recreation, Major sports and recreation facility and Motor racing track)	
Major sports and recreation facility	Must be for outdoor leisure, recreation or sport.
Manufacturing sales	Must be an incidental part of Rural industry.
Market	
Materials recycling	<p>Must be used in conjunction with Refuse disposal or Transfer station.</p> <p>Must not include the collecting, dismantling, storing, recycling or selling of used or scrap construction and demolition materials.</p>
Milk depot	
Place of assembly (other than Carnival, Cinema based entertainment facility, Circus, Exhibition centre, Function centre, Hall, Nightclub and Place of worship)	Must not be used for more than 10 days in a calendar year.
Place of worship	
Plant nursery	
Primary school	
Racing dog husbandry – if the Section 1 condition is not met	Must meet the requirements of Clause 53.12.
Refuse disposal	
Research and development centre Research centre	<p>Must be used in conjunction with Agriculture, Natural systems, Outdoor recreation facility, Rural industry or Winery.</p> <p>The lot on which the use is conducted must be at least the minimum subdivision area specified in a schedule to this zone. If no area is specified, the lot must be at least 40 hectares.</p>

VICTORIA PLANNING PROVISIONS

Use	Condition
Residential building (other than Residential hotel)	<p>Must be used in conjunction with Agriculture, Natural systems, Outdoor recreation facility, Rural industry or Winery.</p> <p>Must be used to provide accommodation for persons away from their normal place of residence.</p> <p>The lot on which the use is conducted must be at least the minimum subdivision area specified in a schedule to this zone. If no area is specified, the lot must be at least 40 hectares.</p>
Residential hotel	<p>Must be used in conjunction with Agriculture, Natural systems, Outdoor recreation facility, Rural industry or Winery.</p> <p>The number of bedrooms must not exceed the number specified in a schedule to the zone or 80 bedrooms, whichever is the lesser.</p> <p>The lot on which the use is conducted must be at least the minimum subdivision area specified in a schedule to this zone. If no area is specified, the lot must be at least 40 hectares.</p>
Restaurant	<p>Must be used in conjunction with Agriculture, Natural systems, Outdoor recreation facility, Rural industry or Winery.</p> <p>The number of patrons present must not exceed the number specified in a schedule to the zone or 150 patrons, whichever is the lesser.</p> <p>If used in conjunction with Function centre, the total number of patrons present at any time must not exceed the number specified in a schedule to the zone or 150 patrons, whichever is the lesser.</p> <p>The lot on which the use is conducted must be at least the minimum subdivision area specified in a schedule to this zone. If no area is specified, the lot must be at least 40 hectares.</p>
Restricted place of assembly	Must not be used for more than 30 days in a calendar year.
Rice growing	
Rural industry	
Secondary school	
Solid fuel depot	
Timber production	Must meet the requirements of Clause 53.11.
Transfer station	Must not include the collecting, storing or processing of used or scrap construction and demolition materials.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Vehicle store	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use

Accommodation (other than Camping and caravan park, Dependent person's unit, Dwelling, Group accommodation, Host farm and Residential building)

Brothel

Cinema based entertainment facility

Display home centre

Education centre (other than Primary school and Secondary school)

Freeway service centre

Funeral parlour

Hospital

Industry (other than Materials recycling, Refuse disposal, Transfer station, Research and development centre and Rural industry)

Motor racing track

Office

Nightclub

Retail premises (other than Manufacturing sales, Market, Plant nursery, Primary produce sales and Restaurant)

Service station

Warehouse (other than Freezing and cool storage, Milk depot, Rural store, Solid fuel depot and Vehicle store)

35.04-2

01/07/2021
VC203

Use of land for a dwelling

A lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from the dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017* for an on-site wastewater management system.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

These requirements also apply to a dependent person's unit.

35.04-3

31/07/2018
VC148

Subdivision

A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 40 hectares.

A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is the re-subdivision of existing lots, the number of lots is not increased, and the number of dwellings that the land could be used for does not increase.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Subdivide land to realign the common boundary between 2 lots where:	Clause 59.01
<ul style="list-style-type: none"> ▪ Each new lot is at least the area specified for the land in the zone or the schedule to the zone. ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change. 	
Subdivide land into 2 lots where each new lot is at least the area specified for the land in the zone or the schedule to the zone.	Clause 59.12

35.04-4

05/09/2013
VC103

Long term lease or licence for accommodation

A permit is required to lease or license a portion of a lot for a period of more than 10 years if the portion is to be leased or licensed for the purpose of Accommodation.

Each portion of a lot leased or licensed for the purpose of Accommodation must be at least the minimum subdivision area specified for the land in a schedule to this zone. If no area is specified, each portion of a lot leased or licensed for the purpose of Accommodation must be at least 40 hectares.

35.04-5

03/02/2022
VC199

Buildings and works

A permit is required to construct or carry out any of the following:

- A building or works associated with a use in Section 2 of Clause 35.04-1. This does not apply to:
 - An alteration or extension to an existing dwelling with a floor area of no more than the area specified in a schedule to this zone or, if no area is specified, 50 square metres.
 - An alteration or extension to an existing building used for agriculture with a floor area of no more than the area specified in a schedule to this zone or, if no area is specified, 100 square metres. The building must not be used to keep, board, breed or train animals.
 - A rainwater tank.
- Earthworks specified in a schedule to this zone, if on land specified in a schedule.
- A building which is within any of the following setbacks:
 - 100 metres from a Transport Zone 2 or land in a Public Acquisition Overlay if the Head, Transport for Victoria is the acquiring authority and the purpose of the acquisition is for a road.
 - 40 metres from a Transport Zone 3 or land in a Public Acquisition Overlay for a road if the Head, Transport for Victoria is not the acquiring authority.

VICTORIA PLANNING PROVISIONS

- 20 metres from any other road.
- 5 metres from any other boundary.
- 100 metres from a dwelling not in the same ownership.
- 100 metres from a waterway, wetlands or designated flood plain.
- Permanent or fixed feeding infrastructure for season or supplementary feeding for grazing animal production constructed within 100 metres of:
 - A waterway, wetland or designated flood plain.
 - A dwelling not in the same ownership.
 - A residential or urban growth zone.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct a building or construct or carry out works with an estimated cost of up to \$250,000 where the land is not: <ul style="list-style-type: none">▪ Used for Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery, Racing dog husbandry or Rural industry.▪ Within 30 metres of land (not a road) which is in a residential zone. Any works must not be earthworks specified in the schedule to the zone.	Clause 59.13

35.04-6

01/07/2021
VC203

Decision guidelines

Before deciding on an application to use or subdivide land, lease or license a portion of a lot for a period of more than 10 years if the portion is to be leased or licensed for the purpose of Accommodation, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General issues

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development.
- How the use or development relates to rural land use, rural diversification, natural resource management, natural or cultural heritage management, recreation or tourism.
- Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.
- Whether the use or development is essential to the health, safety or well-being of the State or area but is not appropriate to locate in an urban area because of the effect it may have on existing or proposed urban areas or the effect that existing or proposed urban areas may have on the proposed use or development.
- The need to minimise adverse impacts on the character and appearance of the area or features of architectural, scientific or cultural heritage significance, or of natural scenic beauty.

Rural issues

- The maintenance of agricultural production and the impact on the rural economy.
- The environmental capacity of the site to sustain the rural enterprise.
- The need to prepare an integrated land management plan.
- The impact on the existing and proposed rural infrastructure.
- The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agriculture and other land uses.
- The protection and retention of land for future sustainable agricultural activities.

Environmental issues

- The impact of the use or development on the flora and fauna on the site and its surrounds.
- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- How the use or development relates to sustainable land management and the need to prepare an integrated land management plan.
- The location of on site effluent disposal areas to minimise impact of nutrient loads on waterways and native vegetation.

Design and siting issues

- The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.
- The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.
- The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.

Primary school or secondary school issues

- Access being provided via an all-weather road with dimensions adequate to accommodate emergency vehicles and not rely on local residential streets for access.
- Access by public transport, or if public transport is not available or adequate, transport may be provided by the school. Where transport is provided by the school the parking of buses should be accommodated on site.
- Connection to reticulated sewerage if available or if not available, the wastewater must be treated and retained on-site in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017* for an on-site wastewater management system.
- In the absence of reticulated sewerage, a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017*.
- Connection to a reticulated potable water supply or an alternative potable water supply with adequate storage for school use as well as for fire fighting purposes.
- Connection to a reticulated electricity supply or an alternative energy source.

35.04-7

31/07/2018
VC148

Signs

Sign requirements are at Clause 52.05. This zone is in Category 3.

22/11/2018
C180yran

SCHEDULE 2 TO CLAUSE 35.04 GREEN WEDGE ZONE

Shown on the planning scheme map as **GWZ2**.

1.0

08/07/2021
C189yran

Subdivision and other requirements

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares).	All land	Except as provided for in the schedule to Clause 51.03, a minimum lot size of 12 hectares with an average lot yield not exceeding 1 lot to each 16 hectares of site area and a maximum lot size of 28 hectares
Function centre (number of patrons).	None specified	None specified
Group accommodation (number of dwellings).	None specified	None specified
Residential hotel (number of bedrooms).	None specified	None specified
Restaurant (number of patrons).	None specified	None specified
Minimum area for which no permit is required to alter or extend an existing dwelling (square metres).	None specified	None specified
Minimum area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	None specified	None specified
Permit requirement for earthworks	Land	
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	All land if the earthworks exceed 1 metre in height or depth	
Earthworks which increase the discharge of saline groundwater.	All land if the earthworks exceed 1 metre in height or depth	

44.0631/07/2018
VC148**BUSHFIRE MANAGEMENT OVERLAY**

Shown on the planning scheme map as **BMO** with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.

To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

44.06-119/09/2017
VC132**Bushfire management objectives and application of schedules**

A schedule to this overlay must contain a statement of the bushfire management objectives to be achieved for the area affected by the schedule and when the requirements within it apply.

44.06-208/08/2019
VC159**Permit requirement****Subdivision**

A permit is required to subdivide land. This does not apply if a schedule to this overlay specifically states that a permit is not required.

Buildings and works

A permit is required to construct a building or construct or carry out works associated with the following uses:

- Accommodation (including a Dependent person's unit)
- Education centre
- Hospital
- Industry
- Leisure and recreation
- Office
- Place of assembly
- Retail premises
- Service station
- Timber production
- Warehouse

This does not apply to any of the following:

- If a schedule to this overlay specifically states that a permit is not required.
- A building or works consistent with an agreement under Section 173 of the Act prepared in accordance with a condition of permit issued under the requirements of Clause 44.06-5.
- An alteration or extension to an existing building used for a dwelling or a dependent person's unit that is less than 50 percent of the gross floor area of the existing building.
- An alteration or extension to an existing building (excluding a dwelling and a dependent person's unit) that is less than 10 percent of the gross floor area of the existing building.

- A building or works with a floor area of less than 100 square metres not used for accommodation and ancillary to a dwelling.
- A building or works associated with Timber production provided the buildings or works are not within 150 metres of Accommodation or land zoned for residential or rural residential purposes.

44.06-3

11/04/2019
VC156

Application requirements

Unless a schedule to this overlay specifies different requirements, an application must be accompanied by:

- A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Sections 2.2.3 to 2.2.5 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2. Photographs or other techniques may be used to assist in describing the bushfire hazard.
- A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard. This requirement does not apply to a dwelling that includes all of the approved measures specified in Clause 53.02-3.
- A **bushfire management statement** describing how the proposed development responds to the requirements in this clause and Clause 53.02. If the application proposes an alternative measure, the bushfire management statement must explain how the alternative measure meets the relevant objective.

If in the opinion of the responsible authority any part of these requirements is not relevant to the assessment of an application, the responsible authority may waive, vary or reduce the requirement.

44.06-4

31/07/2018
VC148

Requirements of Clause 53.02

An application must meet the requirements of Clause 53.02 unless the application meets all of the requirements specified in a schedule to this overlay.

A schedule to this overlay may specify substitute approved measures, additional alternative measures and additional or substitute decision guidelines for the purposes of Clause 53.02.

44.06-5

31/07/2018
VC148

Mandatory condition

Subdivision

A permit which creates a lot for a single dwelling on land zoned for residential or rural residential purposes must include the following condition:

“Before the statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987. The agreement must:

- *State that it has been prepared for the purpose of an exemption from a planning permit under Clause 44.06-2 of the [*insert name of applicable planning scheme] Planning Scheme.*
- *Incorporate the plan prepared in accordance with Clause 53.02-4.4 of this planning scheme and approved under this permit.*
- *State that if a dwelling is constructed on the land without a planning permit that the bushfire protection measures set out in the plan incorporated into the agreement must be implemented and maintained to the satisfaction of the responsible authority on a continuing basis.*

The land owner must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement.”

This does not apply:

- If a schedule to this overlay specifies that a Section 173 Agreement is not required.
- Where the relevant fire authority states in writing the preparation of an agreement under Section 173 of the Act is not required for the subdivision.
- For the subdivision of the land into lots each containing an existing dwelling or car parking space.

A permit to subdivide land must include any condition specified in a schedule to this overlay.

Buildings and works

A permit to construct a building or construct or carry out works must include the following condition:

"The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed."

A permit allowing a dwelling to be constructed to the next lower bushfire attack level in accordance with AM1.2 in Clause 53.02-3 must include the following condition:

"Before the development starts, the owner must enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987 to provide for the following:

- *A dwelling constructed in accordance with planning permit [*insert planning permit reference] must not be occupied until a private bushfire shelter (a Class 10c building within the meaning of the Building Regulations 2006) is:*
 - *Constructed on the same land as the dwelling.*
 - *Available for use by the occupants of the dwelling at all times.*
 - *Maintained in accordance with the requirements of the building permit issued for that private bushfire shelter.*

The land owner must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement."

A permit to construct a building or construct or carry out works must include any condition specified in a schedule to this overlay.

44.06-6

19/09/2017
VC132

Referral of applications

An application must be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03, unless a schedule to this overlay specifies otherwise.

44.06-7

31/07/2018
VC148

Notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act, unless a schedule to this overlay specifies otherwise.

A schedule to this overlay may specify that notice be given to any person or body in accordance with section 52(1)(c) of the Act.

44.06-8

31/07/2018
VC148

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 53.02 and Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any other matters specified in a schedule to this overlay.

44.06-9

19/09/2017
VC132

Transitional arrangements

The requirements of Clause 44.06 Bushfire Management Overlay do not apply to a single dwelling, or a dependent person's unit, when a permit under the *Building Act 1993* was issued before the commencement of Amendment GC13, if:

- vegetation is managed to accord with the bushfire attack level assessment undertaken at the time the building permit was issued; and
- a static water supply of:
 - 2500 litres on lots of 500 square metres or less
 - 5000 litres on lots of more than 500 square metres, is provided to the satisfaction of the responsible authority.
- no permit was required for such development under Clause 44.06 before the commencement of Amendment GC13.

Vendor/supplier GST withholding notice

Pursuant to section 14–255 Schedule 1 Taxation Administration Act 1953 (Cwlth)

To:

Purchaser/recipient: _____

Property address: 36 Beveridge Road _____

SILVAN VIC 3795 _____

Lot no.: 1 Plan of subdivision: TP817973Q _____

[Cross out whichever is not applicable]

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

OR

~~The Purchaser/recipient is required to make a payment of the amount under section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwlth) as follows in relation to the supply of the above property:~~

~~Withholding amount: \$ _____~~

~~The purchaser/recipient will be required to pay the withholding amount on or before the day of settlement, namely: _____~~

~~Vendor/supplier ABN: _____~~

From: Vendor/supplier: Ian Robert McKay and Philippa Gail McKay _____

Dated: 16/03/2022 _____

Signed by or on behalf of the vendor/supplier: Ian Robert McKay & Philippa Gail McKay

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

(04/10/2016)