



Maddocks

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Melbourne VIC 3008
Australia

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www.maddocks.com.au

DX 259 Melbourne

Vendor's Statement

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

Land 13 Leith Road, Montrose, Victoria 3765

Vendor's name	Yarra Ranges Shire Council	Date: 28.1.6/2017
Vendor's signature		

Purchaser's name		Date:/...../20
Purchaser's signature		



1. Financial matters

1.1 Outgoings

Details concerning any rates, taxes, charges or other similar outgoings affecting the land and any interest payable on any part of them are as contained in the attached certificates.

Amounts for which the purchaser may become liable in consequence of the sale:

The property is not rateable in the hands of the vendor, except for water service and usage charges and the fire services property levy. Total outgoings do not presently exceed \$2,000.00.

The purchaser will be liable for council rates, water rates and any land tax attributable to the purchaser's landholding from the date of settlement or the date of possession.

1.2 Charge

Amount owing under any other registered or unregistered statutory charge that secures an amount due under any other legislation:

Nil.

2. Land use

2.1 Easements, covenants or other similar restrictions

Details of any registered or unregistered easement, covenant or other similar restriction affecting the land, are as follows:

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

2.2 Designated bushfire-prone area

As per the attached report, the land is in a designated bushfire-prone area.

2.3 Planning

Details of any planning instruments affecting the land, are as contained in the attached certificate.

3. Notices

3.1 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:

Other than as disclosed in the contract or this statement and attached certificates, none to the vendor's knowledge.

The vendor has no means of knowing all decisions of public authorities and government departments affecting the land unless communicated to the vendor.

3.2 Livestock disease or agricultural chemicals

Particulars of any notices, property, managements 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:

None to the vendor's knowledge.

3.3 Compulsory acquisition

The particulars of any notices of intention to acquire, served pursuant to s 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

None to the vendor's knowledge.

4. Building permits

Details of any building permit granted during the past 7 years under the *Building Act 1993* (required only where there is a residence on the land):

Not applicable.

5. Non-connected services

The following services are not connected to the land:

Not applicable.

6. Evidence of title

Attached are copies of the Register Search Statement and the document (or part of the document) referred to as the diagram location in the Register Search Statement that identifies the land and its location being certificate of title volume 11831 folio 695 and PS744651G.

Due Diligence Checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

VOLUME 11831 FOLIO 695

Security no : 124065757899C
Produced 02/05/2017 08:09 am

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 744651G.
PARENT TITLES :
Volume 09396 Folio 060 Volume 09679 Folio 736
Created by instrument PS744651G 08/11/2016

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
YARRA RANGES SHIRE COUNCIL of 15 ANDERSON STREET LILYDALE VIC 3140
PS744651G 08/11/2016

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 PS744651G 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)

ADMINISTRATIVE NOTICES

NIL

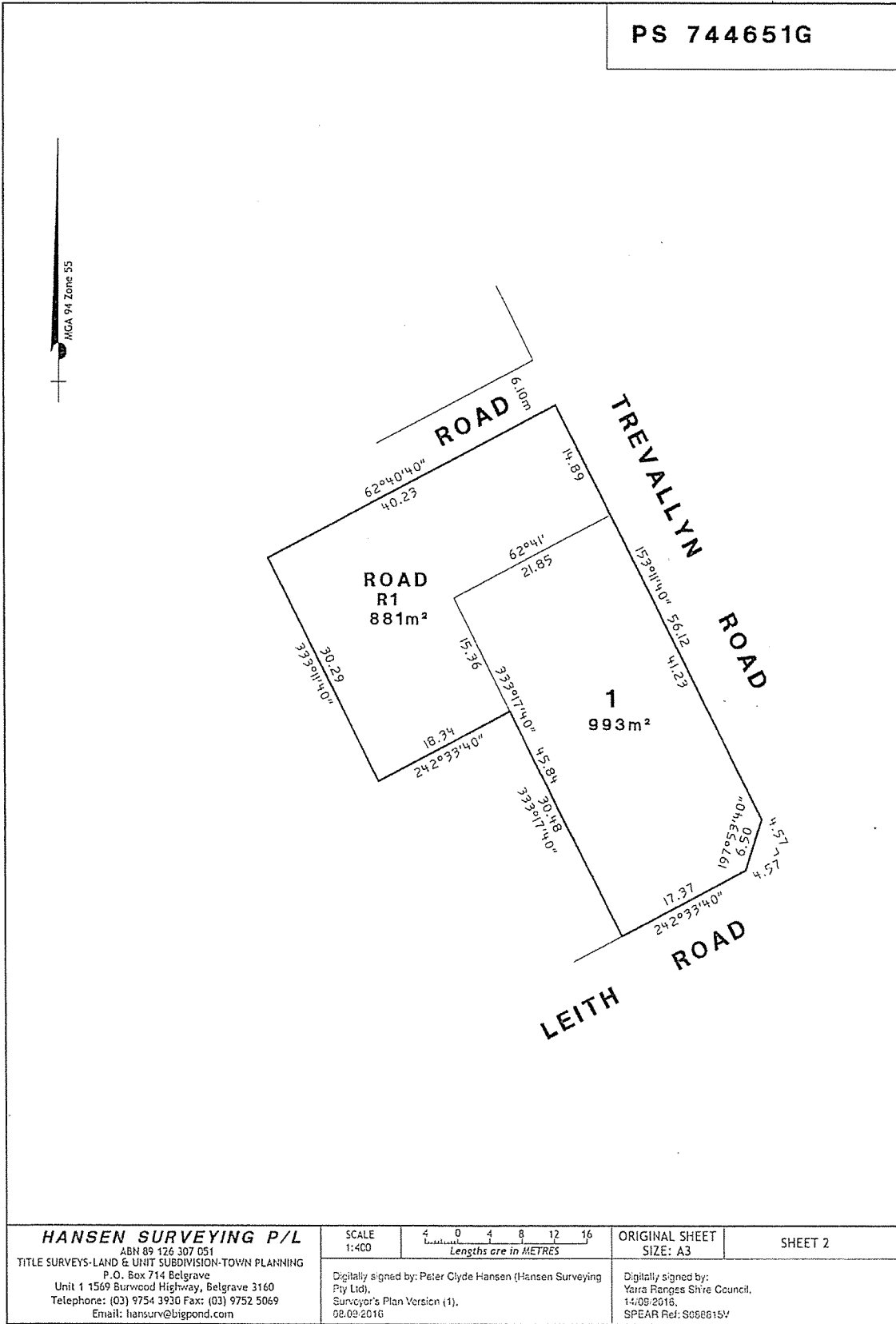
eCT Control 09899R YARRA RANGES SHIRE COUNCIL
Effective from 08/11/2016

DOCUMENT END

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PLAN OF SUBDIVISION				EDITION 1	PS 744651G
LOCATION OF LAND PARISH: MOOROOLBARK TOWNSHIP: -- SECTION: -- CROWN ALLOTMENT: 35 ^D (PT) CROWN PORTION: -- TITLE REFERENCE: C/T's Vol. 9396 Fol. 060 & Vol. 9679 Fol. 736 LAST PLAN REFERENCE: LOT 1 TP 188449L RESERVES 1 AND 2 LP 86152 POSTAL ADDRESS: 13 LEITH ROAD, MONTROSE, 3765. (at time of subdivision) MGA CO-ORDINATES: E: 354 200 ZONE: 55 (of approx centre of land N: 5814 100 GDA 94 in plan)				Council Name: Yarra Ranges Shire Council Council Reference Number: SC-2015/732 Planning Permit Reference: YR 2015/732 SPEAR Reference Number: S088815V Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 Has not been made at Certification Digitally signed by: Ben Page for Yarra Ranges Shire Council on 14/09/2016	
VESTING OF ROADS AND/OR RESERVES				NOTATIONS	
IDENTIFIER		COUNCIL/BODY/PERSON		THE LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES OTHER PURPOSE OF PLAN REMOVAL OF EASEMENT "A" AS SHOWN ON TP 188449L, C/T Vol. 9396 Fol. 060 REMOVAL OF RESERVE STATUS OF RESERVES No's. 1 & 2 AS SHOWN ON LP 86152, C/T Vol. 9671 Fol. 736 GROUNDS FOR REMOVAL YARRA RANGES COUNCIL PLANNING PERMIT No. YR-2015/732	
R1		YARRA RANGES COUNCIL			
NOTATIONS					
DEPTH LIMITATION Does not Apply					
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. YR-2015/732 This survey has been connected to permanent mark No's. 344 & 546 In Proclaimed Survey Area No.					
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
HANSEN SURVEYING P/L ABN 89 126 307 051 TITLE SURVEYS-LAND & UNIT SUBDIVISION-TOWN PLANNING P.O. Box 714 Belgrave Unit 1 1569 Burwood Highway, Belgrave 3160 Telephone: (03) 9754 3930 Fax: (03) 9752 5069 Email: hansurv@bigpond.com			SURVEYORS FILE REF: 6287 Digitally signed by: Poier Clyde Hansen (Hansen Surveying Pty Ltd). Surveyor's Plan Version (1). 08/09/2016		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 2 PLAN REGISTERED TIME: 10.26AM DATE: 08/11/2016 GARY M ROBERTSON Assistant Registrar of Titles





CERTIFICATE No: 44758907 DATE: 19/06/2017

PLANNING CERTIFICATE

Client: Maddocks
DX: 259 Melbourne

Matter Ref: MZY:7194481
Vendor: YARRA RANGES SHIRE
COUNCIL
Purchaser:

Subject Property: 13 LEITH ROAD MONTROSE VIC 3765

Title Particulars: Vol 11831 Fol 695

Municipality: YARRA RANGES

Planning Scheme: YARRA RANGES PLANNING SCHEME

Responsible Authority for administering and enforcing the Scheme: YARRA RANGES SHIRE COUNCIL

Zone: COMMERCIAL 1 ZONE

Abuttal to a Road Zone or a Public Acquisition Overlay for a Proposed Road or Road Widening: ABUTS A ROAD ZONE - CATEGORY 1 (LEITH ROAD)

Design and Development Overlay: PART DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 13

Development Contributions Plan Overlay: Not Applicable

Development Plan Overlay: Not Applicable

Environmental Audit Overlay: Not Applicable

Environmental Significance Overlay: Not Applicable

Heritage Overlay: Not Applicable

Public Acquisition Overlay: Not Applicable

Significant Landscape Overlay: Not Applicable

Special Building Overlay: Not Applicable

Vegetation Protection Overlay: Not Applicable

Other Overlays: Not Applicable

Proposed Planning Scheme Amendments: YARRA RANGES C148 PROPOSES TO INTRODUCE A COMPREHENSIVE REVISION OF THE YARRA RANGES PLANNING SCHEME

Additional Notes: Not Applicable

The information source for each entry on this certificate has been checked and if shown as Not Applicable does not apply to the subject property. In addition to Planning Scheme Zone and Overlay Provisions, Victorian Planning Schemes comprise the State Planning Policy Framework, the Local Planning Policy Framework, Particular Provisions and General Provisions. Strategies, policies and provisions detailed in these sections of the Planning Scheme may affect the use and development of land.

PLANNING CERTIFICATE



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

Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 02 May 2017 08:08 AM

Address: 13 LEITH ROAD MONTROSE 3765

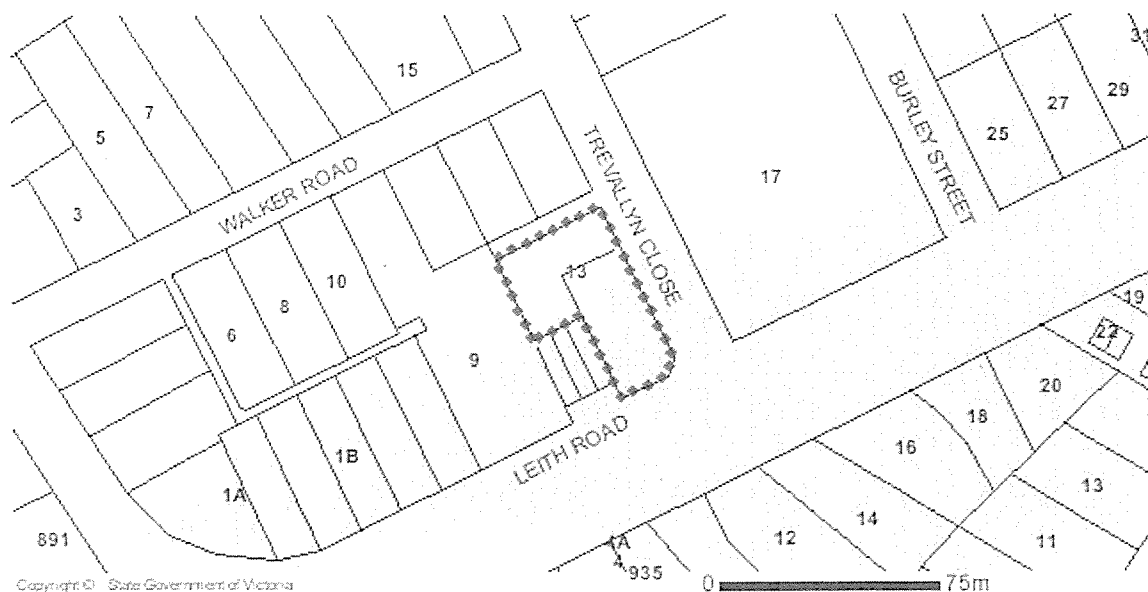
Lot and Plan Number: Lot 1 PS744651

Local Government (Council): YARRA RANGES Council Property Number: More than one - not listed.

Directory Reference: Melway 52 D7

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

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend

+++++	Railway	—+—+—+—	Tram	—————	River, stream	□	Selected Land
	Lake, waterbody						

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011, as amended by gazette notices on 25 October 2012, 8 August 2013, 30 December 2013, 3 June 2014, 22 October 2014, 29 August 2015, 21 April 2016 and 18 October 2016.

The Building Regulations 2006 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 via the Bushfire Prone Areas Map Service at <http://services.land.vic.gov.au/maps/bushfire.jsp> 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 in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit [Planning Schemes Online](#)

For Planning Scheme Provisions for this property return to the GetReports list and select the Planning Property Report.

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Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32(2)(dc) of the Sale of Land 1962 (Vic).

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: 82114
Issue Date: 02-May-2017
Applicant Reference: 24954564-010-8:48351

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 or under a local law or by law of the council.

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

PROPERTY INFORMATION

Assessment Number: 19513/8
Property Address: 13 Leith Road, Montrose VIC 3765
Property Description: Lot 1 PS744651 Ca PT35D PMooroolbark

VALUATION INFORMATION

Current Level of Value Date: 1 January 2016
Operative Date of Value:
Site Value:
Capital Improved Value:
Net Annual Value:

FINANCIAL INFORMATION

Rates and Charges Levied Year Ending 30 June 2017		Rates and Charges Summary	
Rate or Charge Type	Annual Charge	Description	Balance Outstanding
Waste Charge	0.00	Legal Charges Arrears	0.00
Fire Services Property Levy	213.00	Legal Charges Current	0.00
		Arrears & Previous Year Interest	0.00
		Current Interest on Arrears	0.00
		Interest on Current Rates	0.00
		Current Year Rates	213.00
		Rebates	0.00
		Payments since 1 July 2016	-213.00
		Overpayment	0.00
		Other	0.00
		Total Rates Outstanding	0.00
		Chargeable Works	0.00
		Local Govt Act 1989–Sec. 227	0.00
Total Annual Charge	213.00	Balance Outstanding	\$0.00

***** Rates are due to be paid in full by 15 February 2017, if payment is not being made by instalments. *****

Payment can be made by:

- BPAY – Biller Code 8979 Reference 195138
- On Council's website at yarraranges.vic.gov.au/payments by Visa or Mastercard using Reference 195138

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.

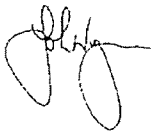
There is no outstanding amount required to be paid for recreational purposes or any transfer of land required to Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act (Miscellaneous) Act 1958

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.

This Property is Non-Rateable.

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



John Winzer

Executive Officer, Property Rating Services Date: 02-May-2017

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

Received the sum of \$25.40 being the fee for this Certificate.



YARRA VALLEY WATER
ABN 93 056 902 501

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

2nd May 2017

Maddocks C/- InfoTrack C/-
LANDATA

Dear Maddocks C/- InfoTrack C/- ,

RE: Application for Water Information Statement

Property Address:	13 LEITH ROAD MONTROSE 3765
Applicant	Maddocks C/- InfoTrack C/- LANDATA
Information Statement	30290949
Conveyancing Account Number	7959580000
Your Reference	356744

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 Encumbrance Statement
- > Melbourne Water Encumbrance 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
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

Yarra Valley Water Encumbrance

Property Address	13 LEITH ROAD MONTROSE 3765
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STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(3)

Existing sewer mains will be shown on the Asset Plan.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.



YARRA VALLEY WATER
ABN 93 065 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

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

Melbourne Water Encumbrance

Property Address	13 LEITH ROAD MONTROSE 3765
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STATEMENT UNDER SECTION 158 WATER ACT 1989

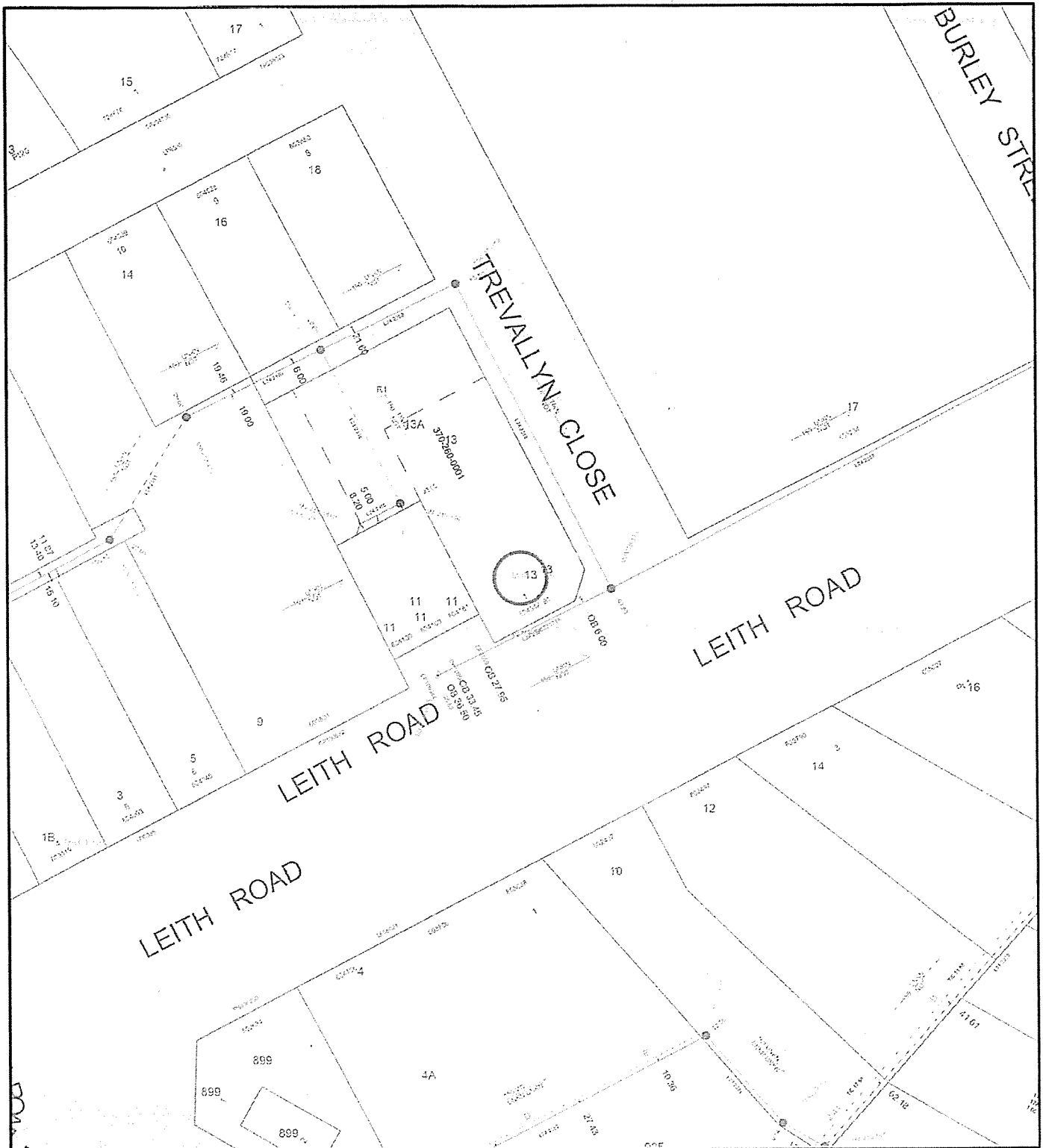
THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)

Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.



Yarra Valley Water Address 13 LEITH ROAD MONTROSE 3765

Information Statement

Date 2/05/2017

Scale 1: 1000

Number : 30290949

ABN 93 066 902 501



Yarra Valley Water

103 C1CL 1/4 1924	Sewer Pipe Flow		Existing Title
	Sewer		Proposed Title
(18)	Subject Property		Easement
SPS12-34	Access Point No.		

Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd:
 - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets;
 - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information;
 - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;





YARRA VALLEY WATER
ABN 93 055 902 501

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

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

RATES CERTIFICATE

Account No: 9836430000
Rate Certificate No: 30290949

Date of Issue: 02/05/2017
Your Ref: 356744

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
13 LEITH RD, MONTROSE VIC 3765	1\1Pt 1 PS744651	1698582	Commercial

Agreement Type	Period	Charges	Outstanding
Commercial Water Service Charge	01-04-2017 to 30-06-2017	\$70.67	\$70.67
Commercial Water Usage Charge Estimated Average Daily Usage \$0.00	08-11-2016 to 08-02-2017	\$0.00	\$0.00
Commercial Sewer Service Charge	01-04-2017 to 30-06-2017	\$136.40	\$136.40
Commercial Sewer Disposal Charge Estimated Average Daily Usage \$0.00	08-11-2016 to 08-02-2017	\$0.00	\$0.00
Other Charges:			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
		Balance Brought Forward	\$0.00
		Total Due	\$207.07

IMPORTANT NOTICE FOR SOLICITORS AND CONVEYANCERS

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.

GENERAL MANAGER
RETAIL SERVICES

Note:

1. Invoices generated with Residential Water Usage during the period 01/07/2016 – 30/09/2016 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. Any deferred property debt is included in the arrears figures.

6. 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.

7. 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.

8. From 01/07/2016, Commercial Water Usage is billed 280.24 cents per kilolitre

9. From 01/07/2016, Commercial Recycled Water Usage is billed 275.06 cents per kilolitre

10. From 01/07/2016, Commercial Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 198.79 cents per kilolitre

11. From 01/07/2016, Commercial Recycled Sewage Disposal is calculated using the following equation:
Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 198.79 cents per kilolitre

Land Tax Clearance Certificate

Land Tax Act 2005



MADDOCKS C/- INFOTRACK

Your Reference: LD:24954564-006-1.35674
Certificate No: 15690642
Issue Date: 04 MAY 2017
Enquiries: SXM13

Land Address: 13 LEITH ROAD MONTROSE VIC 3765

Land Id	Lot	Plan	Volume	Folio	Taxable Value	Tax Payable
3823344	1	744651	11831	695	\$0	\$0.00

Vendor: YARRA COUNCIL
Purchaser: N/A N/A

Current Land Tax Details	Year	Proportional Tax	Penalty/Interest	Total
YARRA RANGES SHIRE COUNCIL	2017	\$0.00	\$0.00	\$0.00

Arrears of Tax	Year	Proportional Tax	Penalty/Interest	Total

Comments: Property is exempt: LTX municipality.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully. To request an update for this certificate go to: www.sro.vic.gov.au/certificates

TAXABLE VALUE:	\$0
AMOUNT PAYABLE:	\$0.00

Paul Broderick
 Commissioner of State Revenue

Land Tax Clearance Certificate - Remittance Advice

Certificate No:	15690642	State Revenue Office
Land ID:	3823344	GPO Box 4376
Amount Payable:	\$0.00	MELBOURNE VIC 3001

Please return this section with your payment. For further information refer overleaf.
 Do not mark below this line.

Notes to certificates under Section 105 of the *Land Tax Act 2005*



Certificate No: 15690642

- Under Section 96 of the Land Tax Act 2005 (the Act), land tax is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
- If land tax is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
- The amount of land tax on this certificate relates to the amount of land tax due and payable as at the date of the application only and not to any future liability or the tax status of the land.
- A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax.
- If land tax will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO within 28 days after settlement.
- If the amount in 3. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from
 - the vendor, or
 - the purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO within 28 days after settlement.
- If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
- If an amount certified is excessively high (for example, because a principal residence concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
- If no land tax is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
- If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
- The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax.

For Information Only

SINGLE OWNERSHIP CALCULATION BASED ON A
TAXABLE VALUE OF \$0

Land Tax = \$0.00

Calculated as \$0 plus (\$0 - \$0) multiplied by 0.000 cents.

Further information

Internet	www.sro.vic.gov.au
Email	sro@sro.vic.gov.au (Attn: Land Tax)
Phone	13 21 61 (local call cost)
Fax	03 9628 6853
Mail	State Revenue Office GPO Box 4376 MELBOURNE VIC 3001

Payment options

Make cheque payable to State Revenue Office, Victoria marked 'Not Negotiable' and return with the remittance advice to:



Payment by mail:

- State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

BUILDING APPROVAL PARTICULARS

Building Act 1993 BUILDING REGULATIONS 2006 Regulation 326(1) & 326(2)

Yarra Ranges Council

PO Box 105

Lilydale Vic 3140

DX 34051

Call 1300 368 333

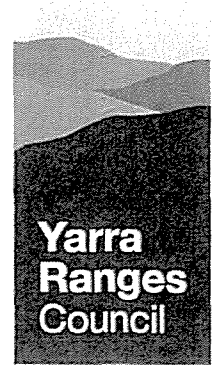
Fax 03 9735 4249

mail@yarraranges.vic.gov.au

www.yarraranges.vic.gov.au

Certificate Number 95538
Your Reference 24954564-012-2-48352
Date Issued 8 May 2017

Landata
DX 250639
MELBOURNE VIC



Property Address 13 Leith Road, Montrose VIC 3765
Property Description Lot 1 PS744651 Ca PT35D PMooroolbark
Assessment Number 19513

An examination of Council's records reveals the following building approvals have been issued for the above property in the preceding 10 years and any current notices.

Please direct all enquiries to Building Services on 1300 368 333				
Permit Number	Date issued	Brief Description of Works	Final Inspection	Reg 502(1) Statement, Notices, Order or Certificate
		No record of building approvals granted in preceding 10 years		None

Sewered Area?	Contact Yarra Valley Water (Ph 131695) - If in an unsewered area, Council consent is to be obtained from Council's Environmental Health Officer for the installation or alteration to a septic system including alterations to plumbing fixtures and fittings or the construction of a building over an existing septic tank system.
Is property in a Flood Area? (Reg 802)	No
Is property in a Designated Land or Works (uncontrolled overland drainage) area? (Reg 806)	No
Is property in a Termite area? (Reg 803)	Yes
Is property in a Bushfire Prone area?	Information regarding Bushfire Prone areas can be obtained from www.land.vic.gov.au
Has a Bushfire Attack Level (BAL) been specified in Yarra Ranges Planning Scheme?	No
Is property in an Alpine (prone to significant snowfalls) area? (Reg 805)	No
Is the property in an area which has been identified as being susceptible to landslip?	The land is not affected by the Planning Scheme's Erosion Management Overlay (EMO). In Yarra Ranges, land identified as having a significant susceptibility to landslip is managed through the EMO.
Is the property in an area which	The land is not affected by the Planning Scheme's Erosion

has been identified as being susceptible to Debris Flow?	Management Overlay (EMO). Some land in Montrose has been identified as having a significant susceptibility to debris flow (the rapid downslope movement of soil and rock) is managed through the EMO. No studies have been carried out in other parts of the municipality in relation to debris flow.
Wind Speed?	To be determined by Designer and approved by Relevant Building Surveyor
Infrastructure Levy Required?	No

Received the sum of \$102.40 for this certificate.



Robert Flynn
Municipal Building Surveyor

NOTES

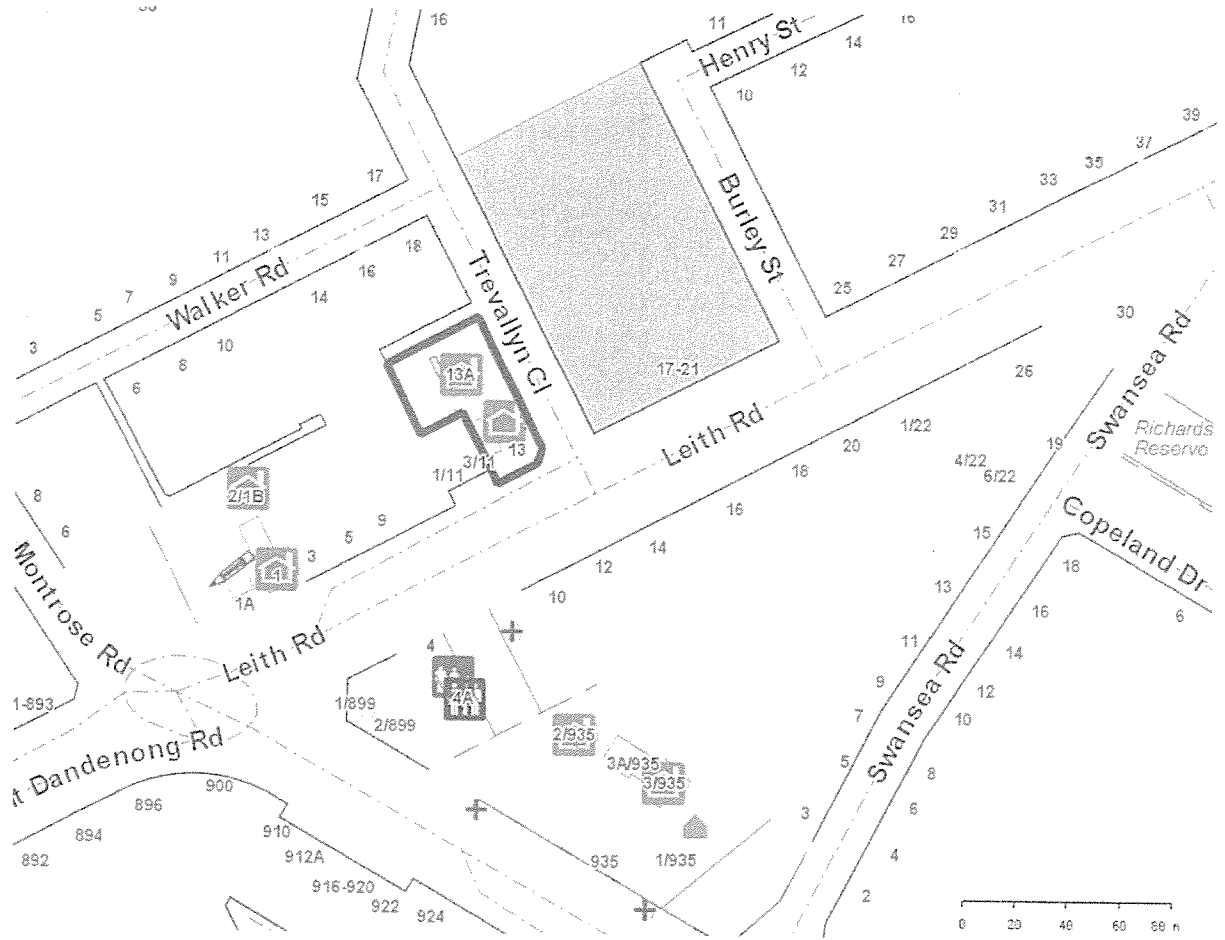
Smoke Alarms/Sprinkler Systems

The Building Regulations 2006 Part 7 Division 2 – Fire Safety in Certain Existing Residential Buildings state that you may be required to provide hard wired smoke alarms and/or automatic fire sprinkler systems in residential buildings.

Note: Smoke Alarms were required to be installed by 1.2.99 or within 30 days of settlement, whichever was the earlier.

Swimming Pools

The Building Regulations 2006 requires all swimming pools and spas capable of holding a depth of water exceeding 300mm to be provided with pool fencing/barriers. A building permit is required for any new fencing/barrier or alteration to existing fencing/barrier.





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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Maddocks C/- InfoTrack
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 356744

NO PROPOSALS. As at the 2nd May 2017, 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[®].

13 LEITH ROAD, MONTROSE 3765
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: 2nd May 2017

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 24954564 - 24954564081047 '356744'

Extract of EPA Priority Site Register

Page 1 of 1



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

PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 13 LEITH ROAD
SUBURE: MONTROSE
MUNICIPALITY: SHIRE OF YARRA RANGES
MAP REFERENCE: Melways 40th Edition, Street Directory, Map 52 Reference D7

DATE OF SEARCH: 2nd May 2017

PRIORITY SITES REGISTER REPORT:

A search of the Priority Sites Register for the above map reference, corresponding to the address given above, has indicated that this site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register at the above date.

IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER:

You should be aware that the Priority Sites Register lists only those sites for which EPA has requirements for active management of land and groundwater contamination. Appropriate clean up and management of these sites is an EPA priority, and as such, EPA has issued either a:

Clean Up Notice pursuant to section 62A, or a

Pollution Abatement Notice pursuant to section 31A or 31B

of the Environment Protection Act 1970 on the occupier of the site to require active management of these sites.

The Priority Sites Register does not list all sites known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register.

Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA may not be aware of the presence of contamination. EPA has published information advising of potential contaminating land uses. Municipal planning authorities hold information about previous land uses, and it is advisable that such sources of information also be consulted.

For sites listed on the Priority Sites Register, a copy of the relevant Notice, detailing the reasons for issue of the Notice, and management requirements, is available on request from EPA for \$8 per Notice.

For more information relating to the Priority Sites Register, refer to EPA contaminated site information bulletin: Priority Sites Register & Contaminated Land Audit Site Listing (EPA Publication 735). For a copy of this publication, copies of relevant Notices, or for more information relating to sites listed on the Priority Sites Register, please contact EPA as given below:

Environment Protection Authority Victoria
GPO Box 4395 Melbourne Victoria 3001
Tel: 1300 372 842

[Extract of Priority Sites Register] # 24954564 - 24954564081047
'356744'