

SECTION 32 **STATEMENT**

PURSUANT TO DIVISION 2 OF PART II
SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

Vendor:	Claire SallyAnne Phyllis Lee (formerly Gillard)
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Property:	26 McAllister Road, Monbulk VIC 3793
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VENDORS REPRESENTATIVE

Victorian Statewide Conveyancing Pty Ltd
PO Box 32, Narre Warren VIC 3805
Tel: 87905488
Fax: 87949072

Email: info@victorianstatewide.com.au

Ref: AW:20242031

32A FINANCIAL MATTERS

Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is contained in the attached certificates and as follows-

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:-

None to the vendors knowledge

Their total does not exceed \$4,400.00 per annum.

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

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

Not Applicable

. Commercial and Industrial Property Tax

1. The land is tax reform scheme land within the meaning of the Commercial and Industrial Property Tax Reform Act 2024.

Yes ☐ No ☒

2. The AVPCC number is;
3. The Entry Date of the land was;

32B INSURANCE

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: -

Not Applicable

- (b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:-

Not Applicable

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

32C LAND USE

- (a) RESTRICTIONS

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

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.

- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction 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 or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

(b) BUSHFIRE

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

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme: Yarra Ranges Shire Council Planning Scheme
 Responsible Authority: Yarra Ranges Shire Council
 Zoning: Low Density Residential
 Planning Overlay/s: Bushfire Management Overlay; Erosion Management Overlay; Significant Landscape Overlay – Schedule 22

32D NOTICES

- (a) Particulars of any Notice, Order, Declaration, Report or recommendation of a Public Authority or Government Department or approved proposal directly and currently affecting the land of which the Vendor might reasonably be expected to have knowledge are:- Apart from any matters disclosed in the attached certificates, none to the Vendors knowledge however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor
- (b) The Vendor is not aware of any Notices, Property Management Plans, Reports or Orders in respect of the land issued by a Government Department or Public Authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.
- (c) Particulars of any Notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act, 1986* are: Not Applicable.

32E BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):-

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

32F OWNERS CORPORATION

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

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

(1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –

- land that is to be transferred under the agreement.
- land on which works are to be carried out under the agreement (other than Crown land).
- land in respect of which a GAIC is imposed

32H SERVICES

Service	Status
Electricity supply	Connected
Gas supply	Connected
Water supply	Connected
Sewerage	Not connected
Telephone services	Not connected

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate their account with the service provider before settlement, and the purchaser will have to have the service reconnected.

32I TITLE

Attached are the following documents concerning Title:

1. Register Search Statement Volume 7885 Folio 071
2. Plan of Subdivision 211147

32J MATERIAL FACT DISCLOSURE

Spa - The spa at the property is not operational and has been decommissioned by way of holes in the base to allow water to drain.

Restumping – The house requires restumping.

DATE OF THIS STATEMENT

/ /20 25/10/24

Name of the Vendor

Claire SallyAnne Phyllis Lee (formerly Gillard)

Signature/s of the Vendor



The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract.

DATE OF THIS ACKNOWLEDGMENT

	/		/20	
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Name of the Purchaser

--

Signature/s of the Purchaser

x

IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

Undischarged mortgages – S32A(a)

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

Terms contracts – S32A(d)

Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after execution of the contract and before the vendor is entitled to a conveyance or transfer, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the *Sale of Land Act 1962*.

PROPERTY REPORT

26 Mcallister Road, Monbulk Vic 3793

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 1 LP21147

LOCAL GOVERNMENT (COUNCIL)

Yarra Ranges

LEGAL DESCRIPTION

1\LP21147

COUNCIL PROPERTY NUMBER

180261

LAND SIZE

1,153m² Approx

ORIENTATION

South

FRONTAGE

18.42m Approx

ZONES

LDRZ - Low Density Residential Zone

OVERLAYS

BMO - Bushfire Management Overlay

EMO - Erosion Management Overlay

SLO - Significant Landscape Overlay - Schedule 22

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Monbulk District

Schools

CLOSEST PRIVATE SCHOOLS

St Paul's School (704 m)

Mountain District Christian School (3932 m)

Dandenong Ranges Steiner School - School Road Campus (5171 m)

CLOSEST PRIMARY SCHOOLS

Monbulk Primary School (433 m)

CLOSEST SECONDARY SCHOOLS

Monbulk College (1536 m)

Burglary Statistics

POSTCODE AVERAGE

1 in 398 Homes

STATE AVERAGE

1 in 76 Homes

COUNCIL AVERAGE

1 in 175 Homes

Council Information - Yarra Ranges

PHONE

03 9294 6222 (Yarra Ranges)

EMAIL

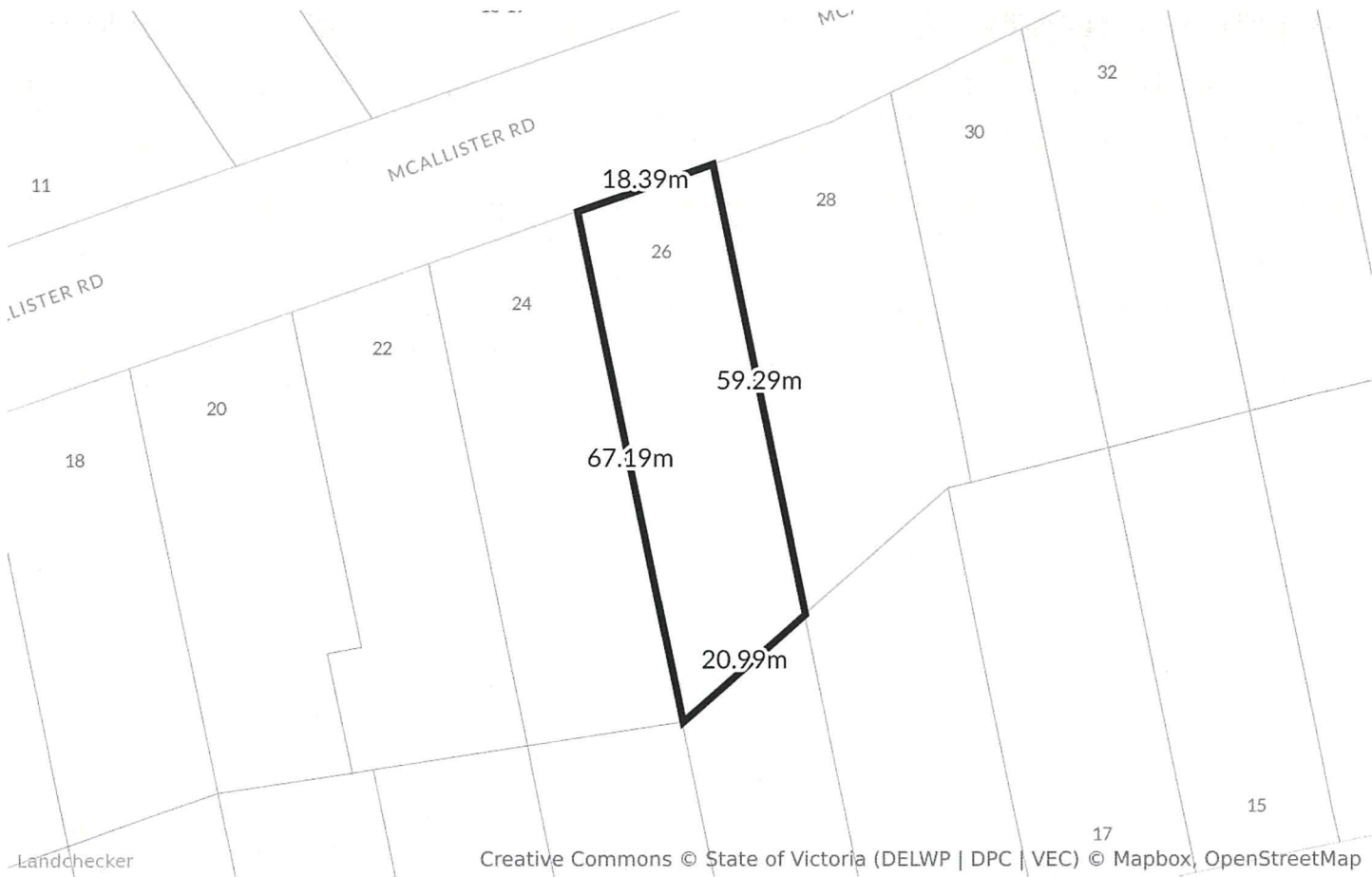
mail@yarraranges.vic.gov.au

WEBSITE

<http://www.yarraranges.vic.gov.au/>

SITE DIMENSIONS

26 Mcallister Road, Monbulk Vic 3793



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

26 Mcallister Road, Monbulk Vic 3793

Status	Code	Date	Description
APPROVED	VC187	02/09/2024	Introduces a new particular provision, Housing by or on behalf of the Director of Housing at clause 53.20 of the Victoria Planning Provisions and all planning schemes to streamline the planning permit process to construct or extend a dwelling, or to construct or extend a front fence if the application is made by or on behalf of the Director of Housing. It amends clause 72.01 to specify the Minister for Energy, Environment, and Climate Change to be the responsible authority for the development of 10 or more dwellings and any apartment development.
APPROVED	VC262	15/08/2024	Amendment VC262 exempts applications to remove, destroy or lop vegetation that comply if a fire prevention notice has been issued under the Fire Rescue Victoria Act 1958.
APPROVED	VC255	15/08/2024	Amendment VC255 changes the VPP and 52 planning schemes in Victoria by correcting obvious or technical errors and by making consequential changes to local schedules to align with Amendment VC243 and Amendment VC253.
APPROVED	VC259	01/08/2024	The amendment changes the VPP and all planning schemes in Victoria by extending the transitional arrangements for a dependent persons unit for a period of 12 months.
APPROVED	VC252	01/08/2024	Amendment VC252 changes the VPP and 64 planning schemes in Victoria by correcting obvious or technical errors and by making consequential changes to local schedules to align with Amendment VC243 and Amendment VC253.
APPROVED	VC261	01/08/2024	The amendment expands the operation of the existing Development Facilitation Program (DFP) planning provisions that fast-track the assessment of significant economic development by enabling an application for renewable energy facility, utility installation and associated subdivision to be assessed.
APPROVED	VC253	26/07/2024	Amendment VC253 introduces a new land use term and siting, design and amenity requirements for a small second dwelling into the Victoria Planning Provisions (VPP) and all planning schemes to implement Victorias Housing Statement: The decade ahead 2024-2034 by making it easier to build a small second dwelling.

PROPOSED PLANNING SCHEME AMENDMENTS

26 Mcallister Road, Monbulk Vic 3793

Status	Code	Date	Description
PROPOSED	C207yan	20/10/2023	The amendment implements the findings of ?Lilydale Stage 1a Heritage Gap Study Peer Review and Review of Stage 1b Lilydale Heritage Review Gap Study: Lilydale Heritage Study (Extent Heritage Pty Ltd, 2021)?, and makes associated changes to the Yarra Ranges Planning Scheme, including the Schedules to Clause 43.01, Clause 72.04 and Clause 72.08.



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

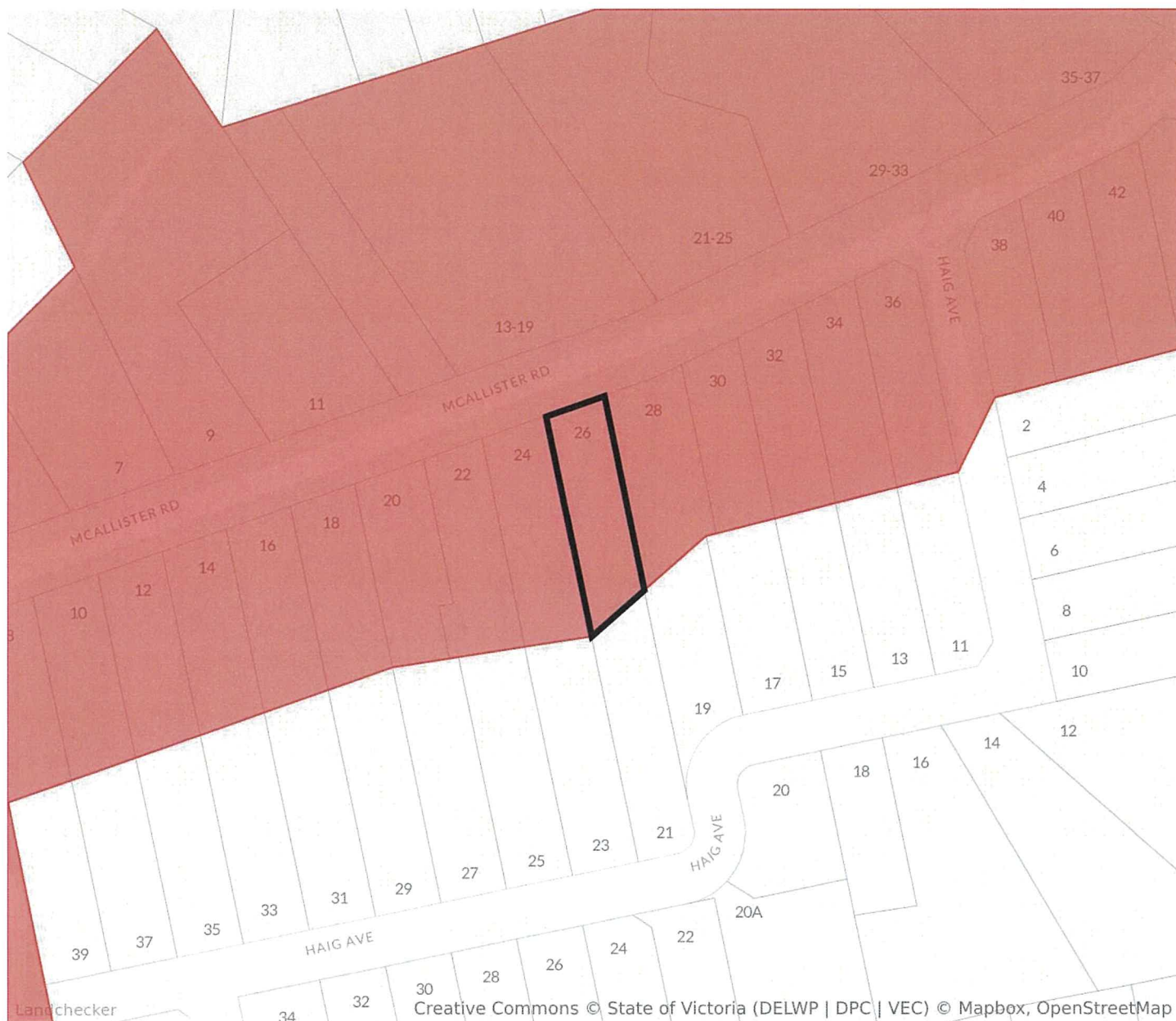
VPP 32.03 Low Density Residential Zone

For confirmation and detailed advice about this planning zone, please contact YARRA RANGES council on 03 9294 6222.

PPRZ – Public Park And Recreation Zone

OVERLAYS ON THE PROPERTY

26 Mcallister Road, Monbulk Vic 3793



BMO - Bushfire Management Overlay

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.

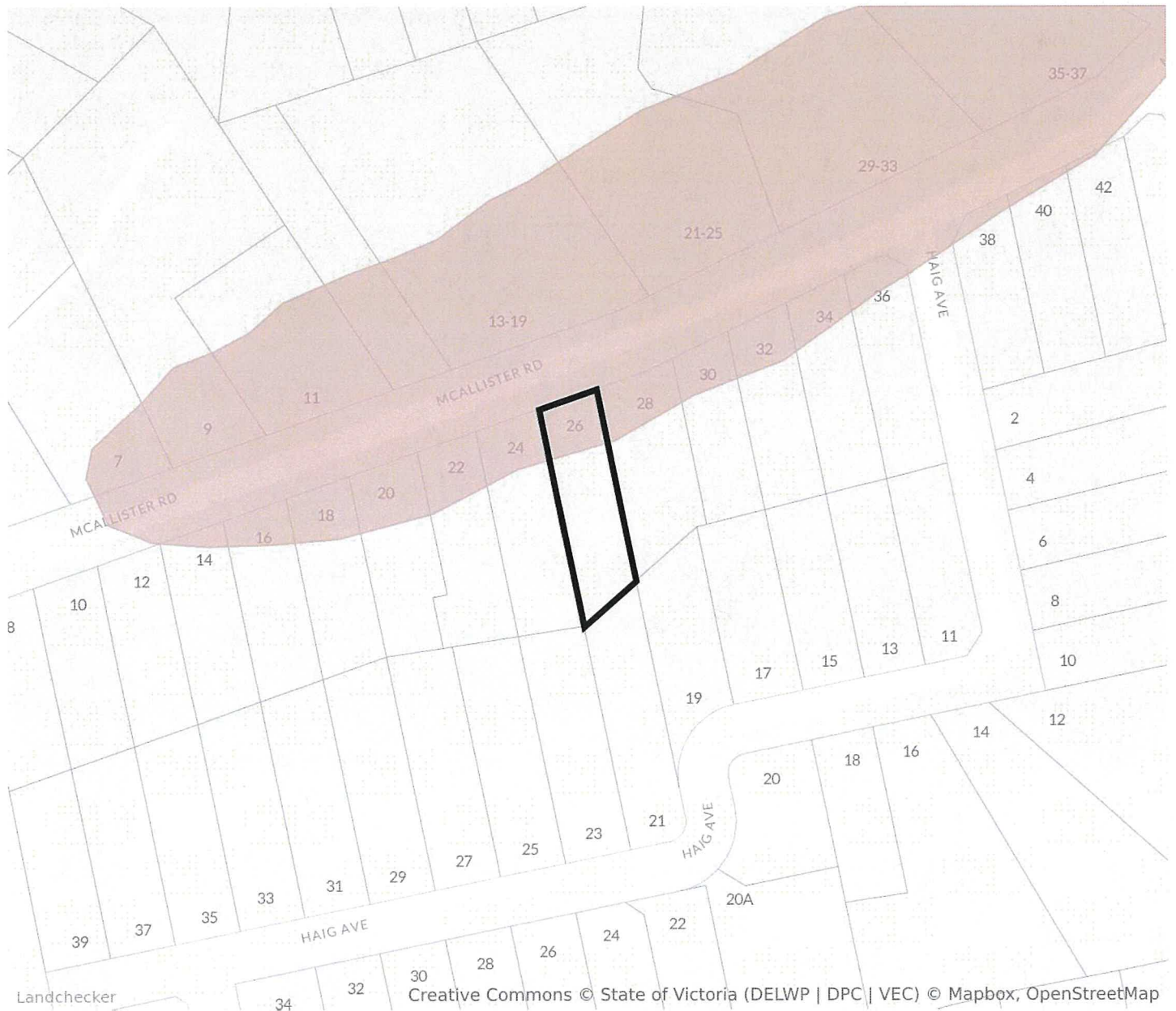
To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

VPP 44.06 Bushfire Management Overlay

For confirmation and detailed advice about this planning overlay, please contact YARRA RANGES council on 03 9294 6222.

OVERLAYS ON THE PROPERTY

26 Mcallister Road, Monbulk Vic 3793



 EMO – Erosion Management Overlay

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

To protect areas prone to erosion, landslip, other land degradation or coastal processes by minimising land disturbance and inappropriate development.

VPP 44.01 Erosion Management Overlay

To ensure that development can be undertaken at a tolerable risk to human life and property from landslide.

LPP 44.01 Schedule To Clause 44.01 Erosion Management Overlay

For confirmation and detailed advice about this planning overlay, please contact YARRA RANGES council on 03 9294 6222.



SLO22 – Significant Landscape Overlay – Schedule 22

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

To identify significant landscapes.

To conserve and enhance the character of significant landscapes.

VPP 42.03 Significant Landscape Overlay

The landscape significance of residential areas in the Shire is attributed to the quality of the environment which includes the vegetation and its relationship to the broader landscapes which contribute to a 'sense of place'. Many of these landscapes have National Trust classification including: the Western Face of the Dandenong Ranges, Sherbrooke Forest, Upper Yarra River and Environs, Silvan Agricultural Area and the Puffing Billy Railway Scenic Corridor. Vegetation and buildings occurring in streamside areas are of particular significance as they play a role in the broader catchment. Dandenong Ranges Foothills, Belgrave, Upwey and Tecoma – the treed slopes of the Dandenong Ranges have iconic significance for Melbourne, and the relationship between buildings and the surrounding landscape contributes significantly to the character of the area. Extensive vegetation in this area complements the conservation and habitat values of nearby bushland areas, many of

which are included within the Dandenong Ranges National Park. In the hillside areas of Belgrave, Upwey and Tecoma, houses and their grounds stand in a forested hills landscape. Dwellings are dominated by mostly native forest vegetation, which includes tall canopy trees and some understorey. Buildings maintain similar orientation and setbacks to adjoining properties and integrate well with the topography and the streetscape. There is usually little or no formal delineation of front property boundaries. Planting of native vegetation and where possible vegetation indigenous to the environs is encouraged in order to complement and enhance the visual and environmental qualities of the area. Coldstream is a small settlement, Coldstream is a pocket of suburban style dwellings surrounded by a broad rural agricultural area. Developed over a 40 year period, scattered large exotic and native trees provide canopy, and a sense of connection to the landscape of the surrounding Yarra Valley. Healesville is characterised by a strong 'country town' atmosphere, arising from varying block sizes, winding roads and well treed private gardens and public areas. These landscapes integrate well with the surrounding backdrop of mountains, wooded hills and farmland giving a sense of spaciousness and rural ambience. Site

coverage and hard surfaces are minimised providing room for vegetation and a sense of openness to be retained. There is often an informal rural character with either open style fencing or an absence of front fencing. Montrose and Mt Evelyn – these foothill areas at the base of the Dandenong Ranges contain houses which although occurring at more suburban densities are well integrated into an environmental setting. Some strong remnants of dry forest remain in the landscape and private gardens are spacious with a mix of native and exotic vegetation. Lilydale – is a mix of established and newer residential areas with both native and exotic plants and a sense of openness. Many areas are steep and the vegetation in these areas creates a prominent landscape feature in its own right as it can be viewed from much of the surrounding areas. The well treed areas provide the foreground to the broader surrounding landscape of low hills and undulating pastoral landscapes to the south and north and the heavily wooded Dandenong Ranges in the east. The lower density areas contain blocks of irregular shape and size; gardens are extensively treed and have farm style fencing. Many houses are low, sprawling ranch or homestead style. A small area in the southern part of Lilydale is developed on the hillside among mature mostly native trees. This area has a semi-forested quality unique in Lilydale. Monbulk sits below forested hills, with generous blocks and low level gardens. Remnant dry forest and other large canopy trees along with bush gardens, strengthen its landscape character. Monbulk straddles the ridge between two creeks and provides views to the Silvan Agricultural Area and The Patch classified landscapes. Mooroolbark – this area includes the Bickleigh Vale Village subdivision and gardens designed by Edna Walling which are classified by the National Trust. Bickleigh Vale is recognised as one of the finest examples of a major landscape created by Walling. The prominent landscape feature is the way in which the houses have been integrated into the heavily vegetated environment. The subsequent development of the neighbouring areas adopted a similar informal garden character. The neighbourhood has strong garden landscapes sustained by profuse informal plantings, open frontages, semi native gardens and wide nature strips. Silvan is located on the eastern side of the Dandenong Ranges overlooking the Silvan Agricultural Area (famous for its horticultural industry). The handful of dwellings in Silvan is complemented by mature trees and bush gardens which blend in and strengthen the connection with surrounding the rural landscape. Seville, Seville East and Woori Yallock – are characterised by a strong ‘country town’ atmosphere, arising from varying block sizes, winding roads, absence of footpaths and some well treed areas. These towns integrate well in the surrounding pastoral landscapes including the Warramate Hills and Upper Yarra River and Environs which include belts of trees and the wooded slopes of neighbouring hills. Yarra Glen Residential development in Yarra Glen spans from the 1880’s to recent development. Residential areas contain a mix of mature trees both exotic and native which occur throughout the residential areas. These trees and the town’s location in the Yarra Valley with a backdrop of the Christmas Hills contribute to the country town atmosphere. Wandin North is located in an undulating rural landscape with a village like character attributed to a mixture of houses and block sizes, low level gardens which provide views to its well treed setting in the Yarra Valley. Warburton is located in the cleft between steep hillsides. The town’s residential areas spread up the hillsides (Donna Buang Range) and along river flats, sometimes in open pastoral settings, sometimes in forested gullies and sometimes in conventional residential settings with varied lot sizes. The dominance of landscape over the buildings and the association of the area with a cottage or chalet style of design are valued characteristics of this unique place. Yarra Junction enjoys a spacious country town feel of buildings set into a wider landscape context of the Upper Yarra River and Environs. Large blocks and low level often exotic gardens sit in a landscape that includes rolling paddocks and treed hillsides rising up from the Yarra Valley. Streamside areas – Vegetation and buildings in streamside areas play a significant role in the broader catchment and should address the principles of ecologically sustainable development for the Upper Yarra River Catchment. The key elements of these landscapes are: A visual dominance of vegetation including large mature native and indigenous trees and garden planting of both native and exotic plants. The majority of development sits within the landscape with minimal excavation and dwellings are partly

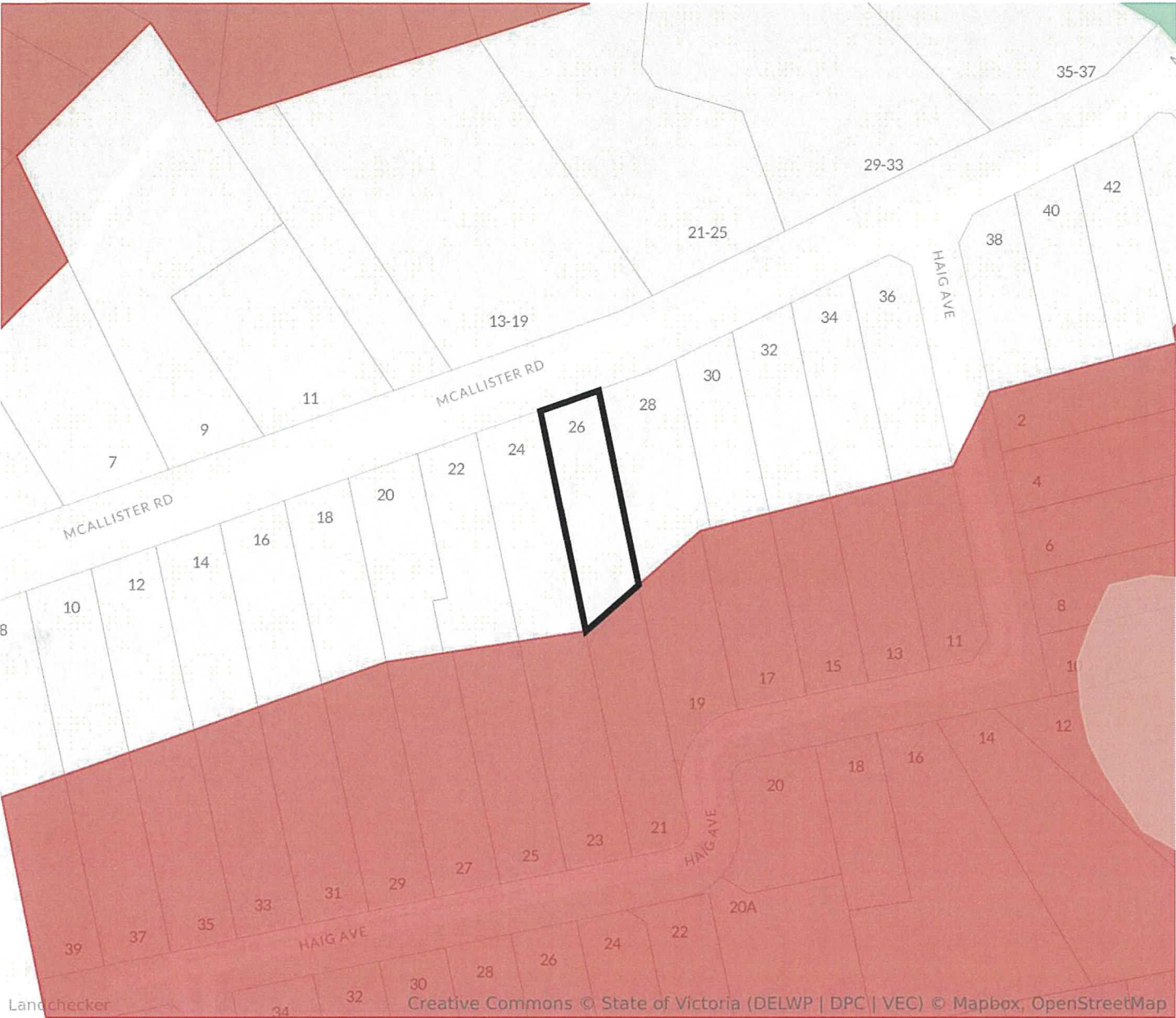
obsured from view. Hillsides appear to be covered with trees, even when developed with houses. Views through development to hills, canopy trees and the surrounding landscape. A general lack of front fencing.

LPP 42.03 Schedule 22 To Clause 42.03 Significant Landscape Overlay

For confirmation and detailed advice about this planning overlay, please contact YARRA RANGES council on 03 9294 6222.

NEARBY OVERLAYS

26 Mcallister Road, Monbulk Vic 3793



 **BMO - Bushfire Management Overlay**

 **EMO - Erosion Management Overlay**

For confirmation and detailed advice about this planning overlay, please contact YARRA RANGES council on 03 9294 6222.

CULTURAL HERITAGE SENSITIVITY

26 Mcallister Road, Monbulk Vic 3793



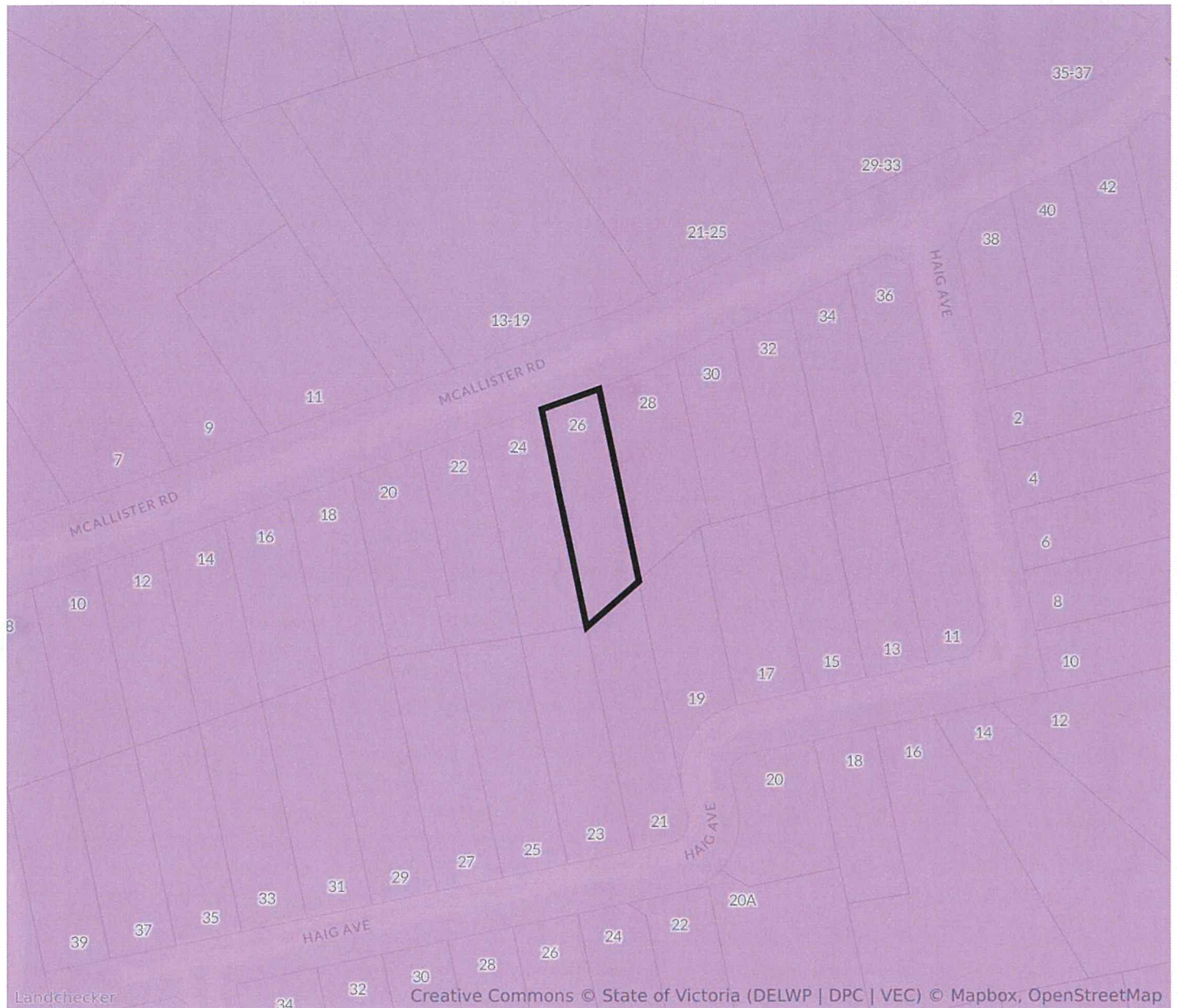
Aboriginal Cultural Heritage Sensitivity

This property is within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

For confirmation and detailed advice about the cultural sensitivity of this property, please contact YARRA RANGES council on 03 9294 6222.

BUSHFIRE PRONE AREA

26 Mcallister Road, Monbulk Vic 3793



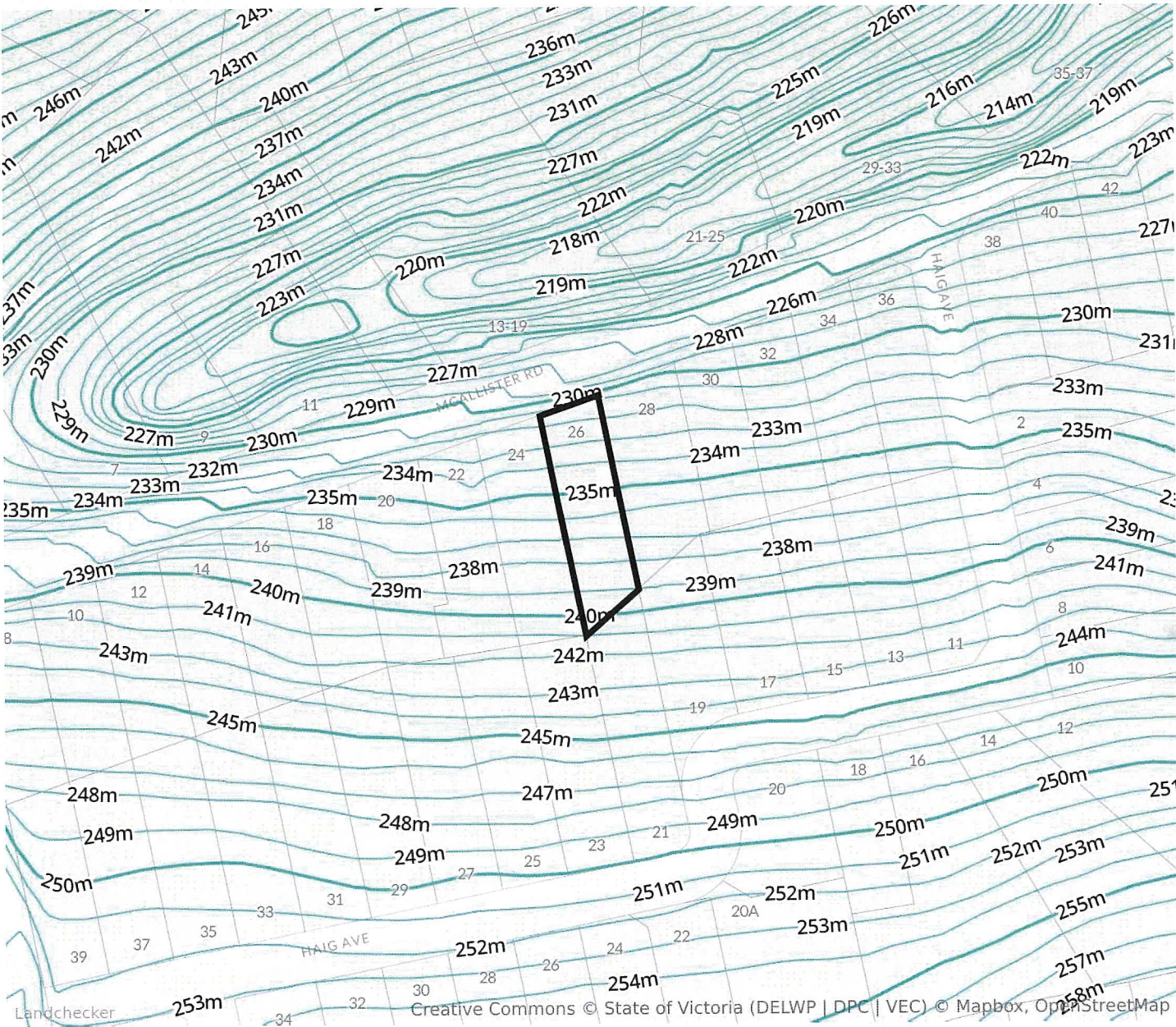
Bushfire Prone Area

This property is within a zone classified as a bushfire prone area.

For confirmation and detailed advice about the bushfire prone area of this property, please contact YARRA RANGES council on 03 9294 6222.

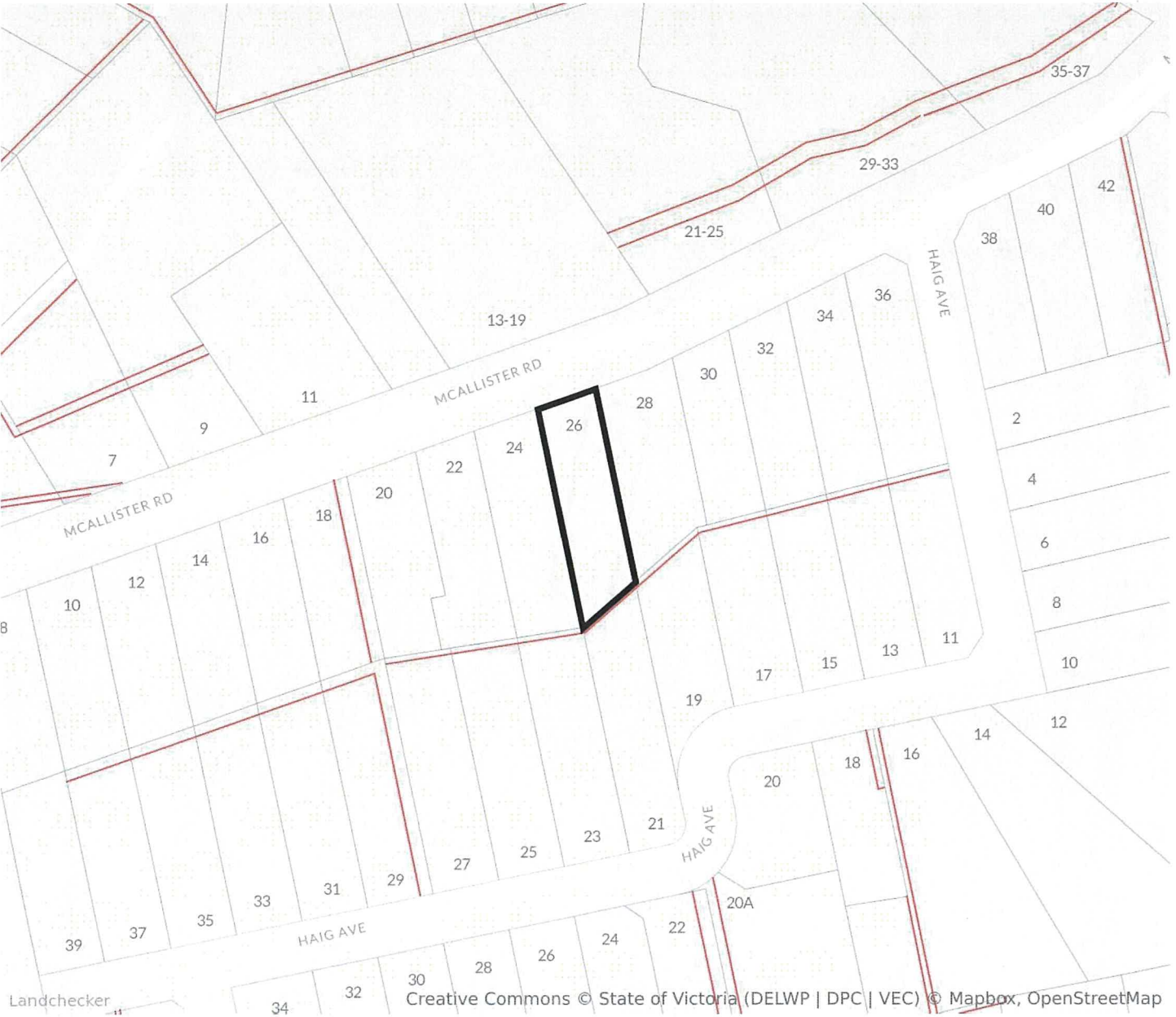
TOPOGRAPHY

26 Mcallister Road, Monbulk Vic 3793



1 - 5m Contours

For confirmation and detailed advice about the elevation of the property, please contact YARRA RANGES council on 03 9294 6222.



Easements

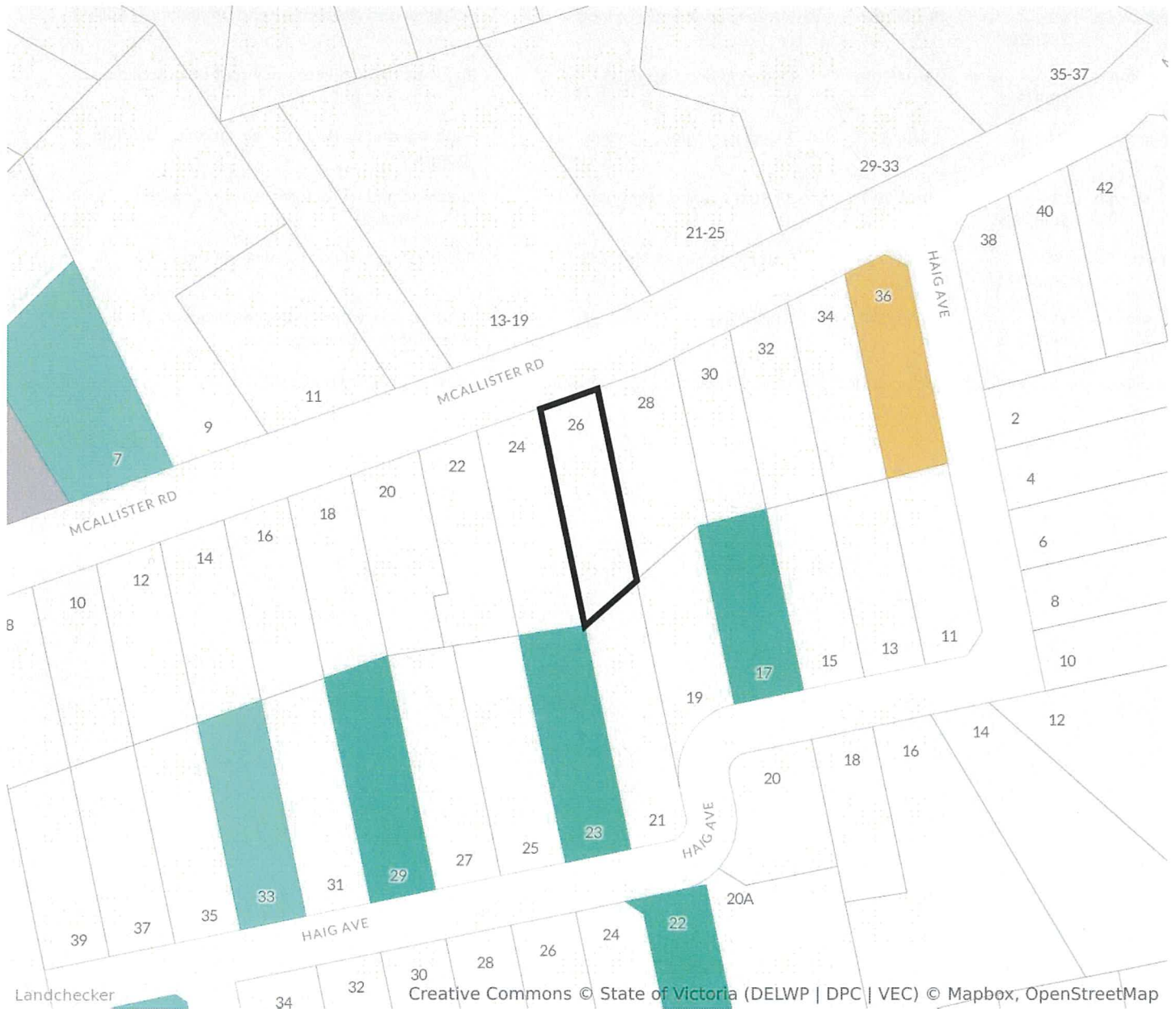
The easement displayed is indicative only and may represent a subset of the total easements.
For confirmation and detailed advice about the easement on or nearby this property, please contact YARRA RANGES council on 03 9294 6222.



No planning permit data available for this property.

NEARBY PLANNING PERMITS

26 Mcallister Road, Monbulk Vic 3793



Status	Code	Date	Address	Description
PENDING	YR-2024/167	Received 03/04/2024	<u>36 Mcallister Road, Monbulk</u>	Buildings and works to construct a second dwelling and carport for existing dwelling
APPROVED	YR-2022/865	30/06/2023	<u>17 Haig Avenue, Monbulk</u>	Buildings and works to construct an outbuilding
APPROVED	YR-2022/669	29/06/2023	<u>14A Jellicoe Avenue, Monbulk</u>	Buildings and works to extend an existing dwelling
APPROVED	YR-2020/911/1	02/09/2022	<u>23 Haig Avenue, Monbulk</u>	Buildings and works to extend an existing dwelling
APPROVED	VS-2021/89/1	04/08/2021	<u>29 Haig Avenue, Monbulk</u>	Buildings and works to construct a garage
APPROVED	VS-2021/89	18/05/2021	<u>29 Haig Avenue, Monbulk</u>	Buildings and works to construct a garage
APPROVED	YR-2020/911	05/05/2021	<u>23 Haig Avenue, Monbulk</u>	Buildings and works to extend an existing dwelling

Status	Code	Date	Address	Description
APPROVED	VS-2021/20	11/02/2021	<u>14A Jellicoe Avenue, Monbulk</u>	Buildings and works to extend an existing dwelling
APPROVED	YR-2018/352	13/07/2018	<u>17 Haig Avenue, Monbulk</u>	Buildings and works to construct an outbuilding
APPROVED	VS-2017/25	23/11/2017	<u>7 Mcallister Road, Monbulk</u>	Buildings and works to construct an outbuilding (garage)
APPROVED	YR-2016/1324	01/01/2017	<u>33 Haig Avenue, Monbulk</u>	Buildings and works to construct a carport (retrospective)
OTHER	YR-2016/274	27/07/2016	<u>5 Mcallister Road, Monbulk</u>	Buildings and works to construct a garage
APPROVED	YR-2011/1034	07/10/2011	<u>5 Mcallister Road, Monbulk</u>	Building and works for the construction of an extension to a dwelling

For confirmation and detailed advice about this planning permits, please contact YARRA RANGES council on 03 9294 6222.

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

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

VOLUME 07885 FOLIO 071

Security no : 124119087563A
Produced 16/10/2024 05:06 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 021147.
PARENT TITLE Volume 07550 Folio 183
Created by instrument 2521725 07/10/1952

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CLAIRE SALLYANNE PHYLLIS GILLARD of 26 MCALLISTER ROAD MONBULK VIC 3793
AT733675R 30/10/2020

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW154884H 12/10/2022
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

DIAGRAM LOCATION

SEE LP021147 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: 26 MCALLISTER ROAD MONBULK VIC 3793

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
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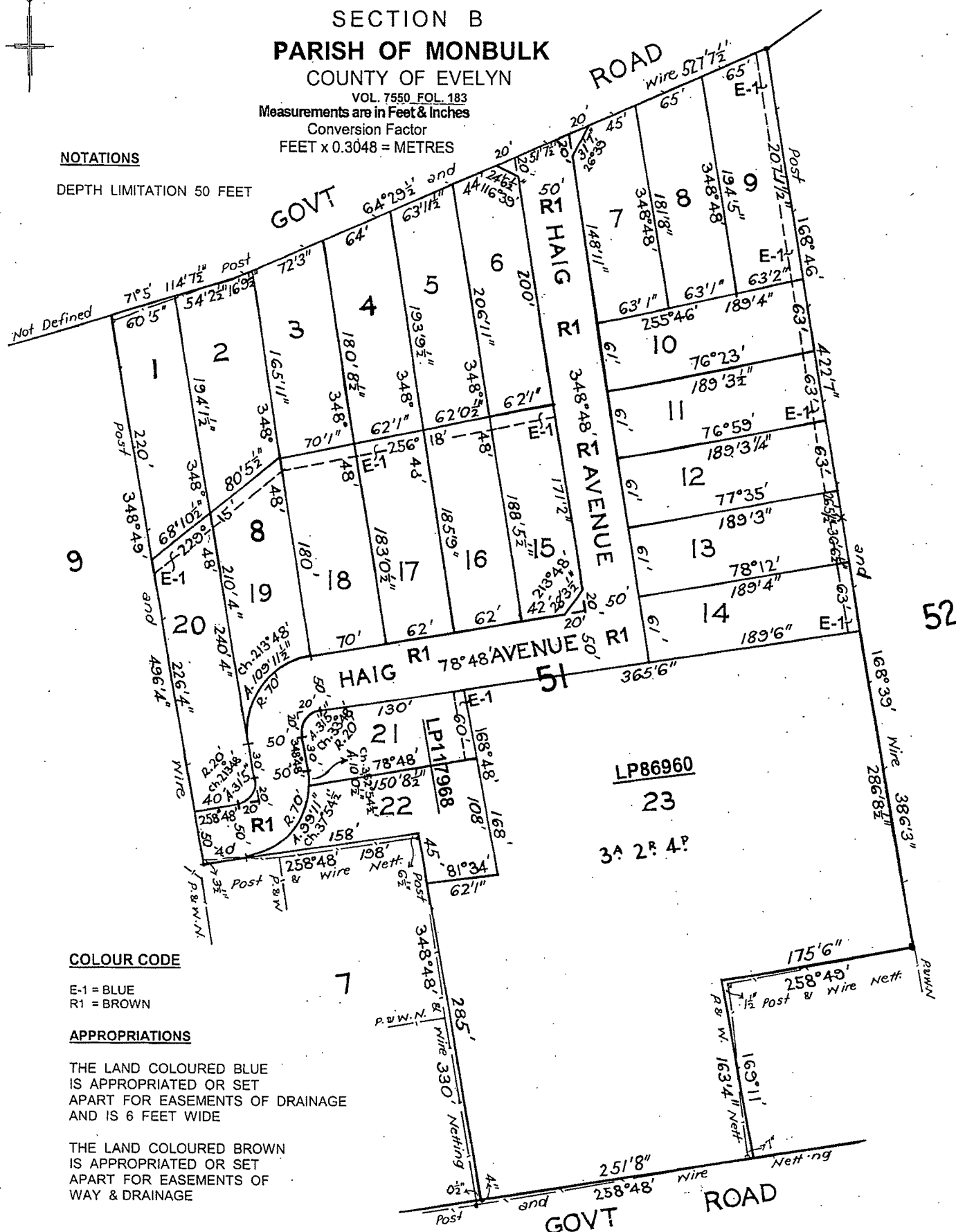
LP 21147

PLAN MAY BE LODGED
26-7-1951

COUNTY OF EVELYN

VOL. 7550 FOL. 183
Measurements are in Feet & Inches
Conversion Factor
FEET x 0.3048 = METRES

DEPTH LIMITATION 50 FEET



E-1 = BLUE
R1 = BROWN

THE LAND COLOURED BLUE
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF DRAINAGE
AND IS 6 FEET WIDE

THE LAND COLOURED BROWN
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
WAY & DRAINAGE

**VALUATION & RATE NOTICE
2024-2025**

Issue date - 9 August 2024
Assessment number - 11645/6

Ms C S P Lee
26 McAllister Road
MONBULK VIC 3793



Go green and receive your rates notices electronically

You can receive your rates notices by email! It's simple to sign up and accessible from any device. Plus, it saves paper, printing, envelopes, and postage, helping us protect the environment.



Visit yarraranges.vic.gov.au/digitalrates

Rates and charges at your property - 1 July 2024 - 30 June 2025

Assessment number 11645/6
26 McAllister Road, Monbulk VIC 3793
Lot 1 LP21147 Sec 3 Ca PTCA 8 PMonbulk

Property Owners
Ms C S P Lee

Property Valuations - Valuation Date 1 January 2024 - Valuation first used 1 July 2024

Capital improved value (CIV) - (the CIV is used to calculate your rates)	675,000
Site value - (the site value is included in the CIV)	480,000
Net annual value	33,750
FSPL Classification: Residential. AVPCC: 110	
Description: Detached Dwelling	

General Rate - 2024-2025	
Residential Rate (0.0024943 x \$675,000.00)	\$1,683.65
Waste charge including State Government EPA levy	
Additional FOGO 240L (Inc Full Year Organic) (\$190 x 1)	\$190.00
Pack1 Res 240L FOGO 240L Recycle 120L Rubbish* (\$507 x 1)	\$507.00
<i>*For more information regarding your waste charges please refer to Page 3 of this notice.</i>	
State Government Fire Services Property Levy - Residential	
Fire Services Property Levy (132 + 0.000087 x \$675,000.00)	\$190.70

Total amount due \$2,571.35

We understand recent events have had a significant impact on many members of our community and we want you to know we're here to help. Visit www.yarraranges.vic.gov.au/ratesrelief or call 1300 368 333.



YRC use only

How to pay

To qualify for one of the instalment options, **you must pay the correct amount of the first instalment by 30 September 2024**. If you are having difficulties paying, please contact us on 1300 368 333.

Pay in full	Four instalments	Monthly instalments
\$2,571.35 by 15 February 2025	30 September 2024 \$645.35 30 November 2024 \$642.00 28 February 2025 \$642.00 31 May 2025 \$642.00	30 September 2024 \$291.35 31 October 2024 \$285.00 30 November 2024 \$285.00 31 December 2024 \$285.00 31 January 2025 \$285.00 28 February 2025 \$285.00 31 March 2025 \$285.00 30 April 2025 \$285.00 31 May 2025 \$285.00
Australia Post use only	Australia Post use only	Australia Post use only

Payment methods

Online	BPAY	Post BILLPAY
www.yarraranges.vic.gov.au/payments Reference: 116456 Visa or MasterCard payments only	Biller code: 8979 Reference: 116456 BPay View Reference: 116456	Billpay code: 0335 Reference: 116456 Pay in person at any post office, call 13 18 16 or visit postbillpay.com.au

You can also pay at our community links. Visit www.yarraranges.vic.gov.au/contact or mail to PO Box 105 Lilydale, Vic 3140.

Having trouble paying?

If you are currently experiencing hardship, we have a number of initiatives in place that may assist:

Payment Plans

Payments can be made on a frequency and amount that suits your budget, provided your current years rates are paid within 12 months.

Hardship Agreements

If you are in a position of Hardship, you may be eligible for a Hardship Agreement. If your application is successful, payment of rates and charges will be deferred for 24 months with no late payment interest charged and no legal action taken to recover rates and charges during this time.

Our rates team is here for you should you be experiencing any challenges paying your rates. Please visit our website at www.yarraranges.vic.gov.au/ratesrelief for more information and to apply for one of the above options. Alternatively call 1300 368 333.

How rates are calculated



General rates, payments, rebates and other charges

Your general rate charge is the capital improved value of the property multiplied by the rate in the dollar. The rate in the dollar is calculated by dividing the income required from rates with the total value of all rateable properties in Yarra Ranges.

The rate in the dollar differs depending on the property type (residential, commercial, industrial, farmland).

Your total may also include additional charges and deductions related to your property, such as a special charge scheme, overdue rates and credits (such as pension rebates).

For more information regarding how your rates and charges are calculated and spent including information regarding the "Fair Go Rates System", please visit <https://www.yarraranges.vic.gov.au/Council/Rates>

Rate Type	Rate per \$CIV	Valuation	Rates(\$)
► Residential	0.0024943	675,000	\$1,683.65
Farmland	0.0017460	675,000	\$1,178.55
Commercial	0.0037415	675,000	\$2,525.50
Industrial	0.0037415	675,000	\$2,525.50
Vacant Sub Standard	0.0024943	675,000	\$1,683.65



Waste charges including State Government EPA levy

Your Residential waste package has been determined by the services currently at the property and the AVPCC code that is allocated by the state government's Valuation Authority: 110 - Detached Dwelling

Your waste charges cover the cost of waste services across all of the community and include: kerbside waste collections of recycling and general rubbish, hard waste and bundled branches collections, minor landfill works, waste education, street and park litter bins and administration.

Your charge also includes the State Government Landfill Levy, which council must pay when waste is disposed in landfill. Waste charges are not subject to rate capping.



Fire Services Property Levy

The Fire Services Property Levy is collected by Council and passed on to the State Government to fund fire agencies. This amount is set by the State Government. The Fire Services Property Levy is not subject to rate capping.

Have Your Say!

Want to have your say about important Council projects or initiatives?

Shaping Yarra Ranges is our online community engagement platform where you provide input into the projects that are important to you, around the Yarra Ranges.

Registering on Shaping Yarra Ranges is the best way to be notified when a project related to your interests or location goes live.

Visit shaping.yarraranges.vic.gov.au for more information and to register.

Payment of rates

Payment of rates can be made:

1. Annually, by a lump sum payment made on or before 15th February, 2025.
2. Four (4) times yearly by four (4) instalments:
The first instalment must be paid on or before 30th September, 2024. The remaining instalments must be paid as follows:
Second Instalment on or before 30th November, 2024.
Third Instalment on or before 28th February, 2025.
Fourth Instalment on or before 31st May, 2025
3. By nine (9) monthly instalments made on or before the last working day of each month beginning 30th September, 2024 and concluding 31st May, 2025.

Please note in order to qualify to pay rates by one of the instalment options, the first instalment amount as shown on your rate notice must be paid by 30th September, 2024. Any payment received after this date will be processed as a part payment with the balance due by 15th February, 2025.

Council will not be held responsible for delays in Postal Services or Bank Transfers.

Penalties for failing to pay

Late or non-payment of rates and charges will incur a penalty of 10% per annum as set out under Section (2) of the Penalty Interest Rates Act 1983. Late payment of the lump sum Annual Payment due to be paid on or before 15 February, 2025 will accrue penalty interest at the penalty interest rate mentioned above. Interest will be charged on all amounts outstanding after the 15 February 2025, as though the rates were being paid by instalments until paid. Late payment of the quarterly instalment of rates and charges due to be paid on the dates listed above will accrue penalty interest from the due date of the instalment until paid. Interest will not be charged on monthly instalments until the ratepayer has defaulted by two (2) monthly instalment payments. In the case of default, the monthly arrangement will lapse and rates will become payable in full and subject to the same penalty interest as the lump sum annual payment.

Council may recover any outstanding amounts plus interest in a Magistrates Court by suing for debt. If the rates and charges levied by this notice are unpaid, the rates and charges and any costs awarded are a first charge on your land.

All payments will be allocated as follows:

1. Legal Costs Owing (if any)
 2. Interest Owing (if any)
 3. Arrears Owing (if any)
 4. Current Rates Owing
- Penalty interest on any arrears of rates and charges will continue to accrue until full payment of the outstanding amount and interest accrued to the date of payment is received.

Right of objection to rates and charges

Under S184 of the Local Government Act 1989, aggrieved persons have a right of appeal to the County Court on rates and charges on specific grounds. Please contact the Rates Office for further information. An aggrieved person also has the right under S183 of the Local Government Act 1989 for a review in relation to the differential rate applied to their property. Information pertaining to Council's differential rates can be found on Council's website.

Change of ownership or address

It is the responsibility of the owner of a property to notify Council of changes of address, ownership or occupancy. You can do so completing the online form at www.yarraranges.vic.gov.au/updateyourdetails or in writing to Council. When ownership of a property changes, liability for payment of rates and charges becomes that of the new owners.

Pensioner Rate Rebate

If you are a Pensioner and have a current Pension Concession Card issued by Centrelink/Veteran Affairs or a current Veteran Affairs Gold Card specifying 'War Widow' or 'TPI' and have not previously applied to Council, you may be eligible for a rebate on the current rates and charges for your principal place of residence. To obtain an application form please contact Council on 1300 368 333 or visit our website www.yarraranges.vic.gov.au/pensionerraterbate

Fire services property levy/waiver/deferment

The State Government has determined that a person may apply for a waiver or deferment of the Fire Services Property Levy from Council.

This only applies if Council has agreed to waive or defer the whole or any part of any Rate, Charge or interest in accordance with the Local Government Act.

Notice of valuation

1. Notice is hereby given that the property described herein, owned and occupied by you has been valued as at 1st January, 2024, as set out herein.
2. The Valuations shown may be used by other Rating Authorities for the purpose of rate or tax.
3. Supplementary Rate – if an amendment is made to the valuation to include any changes to the property, additional rates could be payable, and a supplementary rate notice will be served.

Objection to valuation

The Valuation of Land Act 1960 provides that where notice of a valuation has been given by Council, any person who wishes to object against the valuation must lodge the objection with Council within two months after the notice is given. Regardless of any objection to the valuation, the rates must be paid as assessed by the due date, otherwise interest will be charged. Any overpayment that may occur will be refunded.

Personal information

Personal information collected by Council is used for municipal purposes as specified in the Local Government Act 1989. The personal information will be used solely by Council for these purposes and or directly related purposes. Council may disclose this information if required by legislation. The information will be amended, if necessary, upon receipt of written instruction either by yourself or from parties authorised to act on your behalf.

Relevant legislation

This notice has been issued in accordance with the provisions of the Local Government Act 1989, the Fire Services Property Levy Act 2012, the Penalty Interest Rates Act 1983 and the Valuation of Land Act 1960.

State government rate capping

Council has complied with the Victorian Government's rates cap of 3.50 per cent. The cap applies to the average annual increase of rates and charges.

The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons—

- (i) the valuation of your property relative to the valuation of other properties in the municipal district;
- (ii) the application of any differential rate by Council;
- (iii) the inclusion of other rates and charges not covered by the Victorian Government's rates cap.

16th October 2024

VICTORIAN STATEWIDE CONVEYANCING P/L.

Dear VICTORIAN STATEWIDE CONVEYANCING P/L.,

RE: Application for Water Information Statement

Property Address:	26 MCALLISTER ROAD MONBULK 3793
Applicant	VICTORIAN STATEWIDE CONVEYANCING P/L.
Information Statement	30892563
Conveyancing Account Number	8998494776
Your Reference	20242031 Lee

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

Yours sincerely,



Lisa Anelli
GENERAL MANAGER
RETAIL SERVICES

Yarra Valley Water Property Information Statement

Property Address	26 MCALLISTER ROAD MONBULK 3793
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STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

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

Existing sewer mains will be shown on the Asset Plan.

THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

This property is located within a pressure sewer area. Yarra Valley Water will be responsible for providing a pressure sewer pump unit to the property including all associated plumbing and electrical works. The owner will be responsible for all internal plumbing works between the pressure sewer pumping unit and the house. Prior to connection, the owner must agree to terms and conditions contained within the document titled "Your Pressure Sewer System – An Owners Guide". Copies of this document are available upon request by calling 1300 304 688 or can be downloaded from our website at www.yvw.com.au/pressureguide

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	26 MCALLISTER ROAD MONBULK 3793
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STATEMENT UNDER SECTION 158 WATER ACT 1989

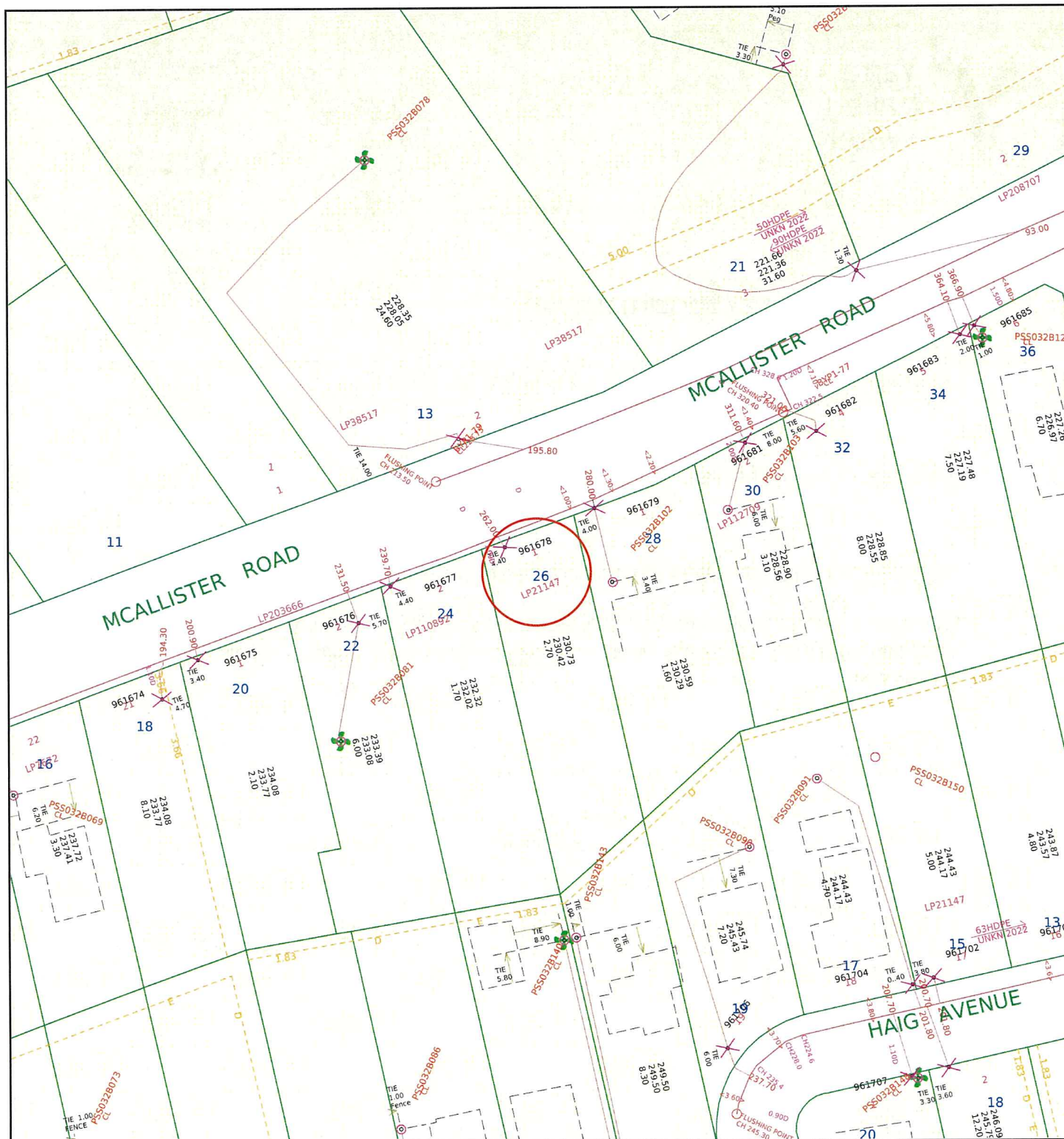
THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

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: 30892563**

Address	26 MCALLISTER ROAD MONBULK 3793
Date	16/10/2024
Scale	1:1000



Existing Title		Access Point Number		GLV2-42	MW Drainage Channel Centreline	
Proposed Title		Sewer Manhole			MW Drainage Underground Centreline	
Easement		Sewer Pipe Flow			MW Drainage Manhole	
Existing Sewer		Sewer Offset		<1.00>	MW Drainage Natural Waterway	
Abandoned Sewer		Sewer Branch				

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



YARRA VALLEY WATER
ABN 93 066 902 501

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

VICTORIAN STATEWIDE CONVEYANCING P/L
annette@VICTORIANSTATEWIDE.COM.AU

RATES CERTIFICATE

Account No: 9512428384
Rate Certificate No: 30892563

Date of Issue: 16/10/2024
Your Ref: 20242031 Lee

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
26 MCALLISTER RD, MONBULK VIC 3793	1\LP21147	1404544	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-10-2024 to 31-12-2024	\$20.86	\$20.86
Residential Water Usage Charge Step 1 – 40.480000kL x \$2.49560000 = \$52.71 Step 1 – 0.000000kL x \$2.56310000 = \$49.62 Step 2 – 0.520000kL x \$3.18980000 = \$0.86 Step 2 – 0.000000kL x \$3.27600000 = \$0.82 Estimated Average Daily Usage \$1.13	13-05-2024 to 13-08-2024	\$104.01	\$0.00
Parks Fee	01-10-2024 to 31-12-2024	\$21.98	\$21.98
Drainage Fee	01-10-2024 to 31-12-2024	\$30.77	\$30.77
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			\$73.61

GENERAL MANAGER
RETAIL SERVICES

Note:

1. From 1 July 2023, the Parks Fee has been charged quarterly instead of annually.
2. From 1 July 2023, for properties that have water and sewer services, the Residential Water and Sewer Usage charge replaces the Residential Water Usage and Residential Sewer Usage charges.
3. This statement details all tariffs, charges, and penalties due and payable to Yarra Valley Water as of the date of this statement and 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.
4. 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.

5. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchaser's account at settlement.

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 01/07/2024, Residential Water Usage is billed using the following step pricing system: 256.31 cents per kilolitre for the first 44 kilolitres; 327.60 cents per kilolitre for 44-88 kilolitres and 485.34 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for properties with water service only.

9. From 01/07/2024, Residential Water and Sewer Usage is billed using the following step pricing system: 343.42 cents per kilolitre for the first 44 kilolitres; 450.59 cents per kilolitre for 44-88 kilolitres and 523.50 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for residential properties with both water and sewer services.

10. From 01/07/2024, Residential Recycled Water Usage is billed 192.59 cents per kilolitre.

11. From 01/07/2022 up to 30/06/2023, Residential Sewer Usage was calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (/kl) 1.1540 per kilolitre. From 1 July 2023, this charge will no longer be applicable for residential customers with both water and sewer services.

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



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

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.

Property No: 1404544

Address: 26 MCALLISTER RD, MONBULK VIC 3793

Water Information Statement Number: 30892563

HOW TO PAY



Bill Code: 314567
Ref: 95124283844

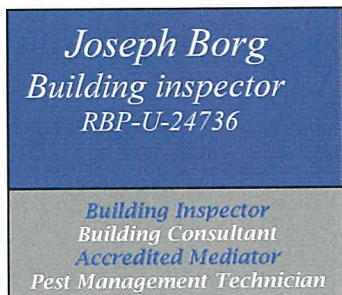
Amount
Paid

Date
Paid

Receipt
Number

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

Job No: 24462



8 Pink Hill Blvd.
Beaconsfield 3807

Mb: 0410 545454

Email: joe@houseinspection.services
A.B.N. 84 540 010 360



Australian Institute of Building Surveyors



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

Site address: 26 McAlister Road Monbulk
Commissioned By: Claire Lee

Building inspection

Identification	Class 1 building	Outbuildings	Class 10 / 10b
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This report is a visual inspection of reasonable accessible parts of the property and this report does not cover Defects that are not reasonably visible or defects that have not yet arisen or enquiries to council or other authorities. This report is not a guarantee but an opinion of condition of the inspected property.

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

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

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

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

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

Unless otherwise stated;

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

No plants or trees have been removed;

No samples have been taken or tested;

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

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

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

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

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

REPORT ON DOMESTIC BUILDING WORK UNDER SECTION 137B OF THE BUILDING ACT 1993 (OWNER-BUILDER CONSTRUCTION)			
Site Address:		26 McAlister Road Monbulk	
Date of report:	10/10/24	Date of inspection:	10/10/24
Weather conditions at time of inspection		Other <input type="checkbox"/> (please specify)Fine	

Name of prescribed building practitioner:		Joseph Borg IN-U-24736	
Address:	8 Pink Hill Blvd Beaconsfield 3807	Post Code:	3806
Signature:	<i>Joseph P Borg</i>		

Description of the building:

This report relates to the following:

- Bathroom renovation
- WC renovation
- Install wall between bathroom and WC
- Laundry renovation

Services connected to the property and their condition:

Mains Water [x] Gas [x] Electricity [x] Sewer connection [x] SW discharge point [x]

Materials used in the construction:

Bathroom renovation

- Tiled shower base
- Shower screen panel
- Bath
- Vanity and top
- Basin and tapware
- Wall and floor tiles

WC renovation

- Pan and cistern
- Floor tiles

Install wall between bathroom and WC

- Non-loadbearing
- Stud wall
- Plaster lined

Laundry renovation

- Cupboard and top
- Sink and tapware
- Wall and floor tiles

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

Second Hand Materials used in the construction:
➤ Nil
Site details
➤ Bathroom renovation ➤ WC renovation ➤ Install wall between bathroom and WC ➤ Laundry renovation
List of defects in the building/s: *
➤ Nil
Areas of the building/s inaccessible at the time of inspection:
➤ Foundations could not be verified. ➤ Footings could not be verified. ➤ Gauge of steel or stress grade of timbers could not be verified. ➤ Stormwater drainage system and discharge point cannot be confirmed. ➤ Waterproofing to wet areas could not be confirmed.
Condition and status of incomplete works:
➤ Nil

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

Site drainage	Footings	Subfloor
Frame	External walls	Internal walls and ceilings
Floor and wall tiling	External roof	Internal roof conditions
Built-in fittings/joinery	Doors/windows	Fireplaces/solid fuel heaters
Plumbing and drainage	Fixed appliances	Flyscreens
Driveways, paving, retaining walls, fencing, garages, carports, workshops, swimming pools or spas where constructed as part of the major domestic building contract.		

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

Documents attached to this report must remain with this report:
➤ A permit is not required for new for old replacement or renovation, such as bathrooms, kitchen, laundry etc. ➤ Alterations to a Building. Alterations to a building are exempt from the requirement to obtain a building permit by item 4 of schedule 3 if the building work will not Adversely affect and will not increase or decrease the floor area. or will not adversely affect the safety of the public or occupiers of the building.

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

Joseph P Borg

Dip. BS.

RBP IN-U- 24736

Accredited Mediator.

Pest Management Technician

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

Certificate of Electrical Safety

Prescribed Electrical Installation Work

Electricity Safety Act 1998, Electricity Safety (General) Regulations 2019

energy**safe**
VICTORIA

P1 0040 0318 3

CERTIFICATE OF COMPLIANCE

Responsible Person

REC registration no. REC-17134 Telephone no. 0416 268 344

Name AVP ELECTRICAL SERVICES PTY LTD

Address 14 FREDERICK STREET CROYDON VIC 3136

Licensed Electrical Worker

Licence no. A38268

Name Andrew Papworth

Details of Electrical Installation

Address 26 MCALLISTER RD MONBULK VIC 3793

NMI --

Description of Work Undertaken

Replace fuse panel with new switchboard, complete with 63A current limiting main switch and MCB /RCD protection for subcircuits

I, **Andrew Papworth**, who carried out the electrical installation work described above, certify that the electrical work has passed all the required tests and complies in all respects with the Electricity Safety Act 1998 and the Electricity Safety (General) Regulations.

Date of Completion

11 November 2020

Date of Certification

11 November 2020

CERTIFICATE OF INSPECTION

Licensed Electrical Inspector

Licence no.

I980106

Name

Jeffrey Alan Lacey

I, **Jeffrey Alan Lacey**, have inspected the prescribed electrical installation work as described in the certificate of compliance and certify that the work **COMPLIES** with the Electricity Safety Act 1998 and the Electricity Safety (General) Regulations.

Date of Inspection

11 November 2020

Date of Certification

12 November 2020

Certificate of Electrical Safety

Non-Prescribed Electrical Installation Work

Electricity Safety Act 1998, Electricity Safety (General) Regulations 2019

energysafe
VICTORIA

N5 0076 6294 7

CERTIFICATE OF COMPLIANCE

Responsible Person

REC registration no. REC-17134 Telephone no. 0416 268 344

Name AVP ELECTRICAL SERVICES PTY LTD

Address 14 FREDERICK STREET CROYDON VIC 3136

Licensed Electrical Worker

Licence no. A38268

Name Andrew Papworth

Details of Electrical Installation

Address 26 MCALLISTER RD MONBULK VIC 3793

NMI --

Description of Work Undertaken

Installation of 3 x remote ceiling fans c/w light in bedrooms
Disconnect and make safe 1 x GPO in middle bedroom
Installation of 3 x additional GPOs in middle bedroom
Installation of 2 x additional GPOs in end bedroom
Replace 1 x twin GPO and install 1 x additional in front bedroom

I, **Andrew Papworth**, who carried out the electrical installation work described above, certify that the electrical work has passed all the required tests and complies in all respects with the Electricity Safety Act 1998 and the Electricity Safety (General) Regulations.

Date of Completion

20 November 2020

Date of Certification

21 November 2020

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.

- 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 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.

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.

Growth areas

Are you moving to a growth area?

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

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.

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.

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.

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.

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