

VENDOR STATEMENT

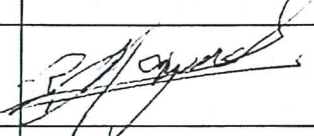

pursuant to the Sale of Land Act 1962 Section 32

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.
 The vendor may sign by electronic signature.

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

Land	2 Colehurst Street, Sassafra VIC 3787 Volume 09199 Folio 483 Lot PC 105988
------	--

Vendor's name	Barry James Hayward	
Vendor's signature		7/7/23
Vendor's name	Cheryl Elizabeth Hayward	
Vendor's signature		7/7/23

Purchaser's name		
Purchaser's signature		Date / /
Purchaser's name		
Purchasers signature:		Date / /

1. FINANCIAL MATTERS

1.1 **Particulars of any Rates, Taxes, Charges or Other Similar Outgoings** (and any interest on them)
CONTAINED IN THE ATTACHED CERTIFICATES.

1.2 **Particulars of any Charge** (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge
NON TO THE VENDORS KNOWLEDGE.

\$	To	
----	----	--

Other particulars (including dates and times of payments:

1.3 **Terms Contract**

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

NOT APPLICABLE.

1.4 **Sale Subject to Mortgage**

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

NOT APPLICABLE.

2. INSURANCE

2.1 **Damage and Destruction**

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

NOT APPLICABLE.

- (a) Attached is a copy or extract of any policy of insurance in respect of any damage to or destruction of the land.
- (b) Particulars of any such policy of insurance in respect of any damage to or destruction of the land are as follows:

Name of insurance company:	
Type of policy:	Policy no:
Expiry date:	Amount insured:

2.2 **Owner-Builder**

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

NOT APPLICABLE.

- (a) Attached is a copy or extract of any policy of insurance in respect of any damage to or destruction of the land.

- (b) Particulars of any such policy of insurance in respect of any damage to or destruction of the land are as follows:

Name of insurance company:

Policy no:

Expiry date:

Note: There may be additional legislative obligations in respect of the sale of land on which there is a building or on which building work has been carried out.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

IS IN THE ATTACHED COPIES OF TITLE DOCUMENTS.

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

THE VENDOR HAS NO KNOWLEDGE OF ANY EXISTING FAILURE TO COMPLY WITH THE TERMS OF ANY EASEMENT, COVENANT OR OTHER SIMILAR RESTRICTION.

THE PURCHASER SHOULD NOTE 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.

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act 1993* if the square box is marked with an "X"

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

The vendor notes the following material facts in regard to the water mains and sewage pipelines.

- (1) The mains water is on a trunk line.
- (2) Melbourne Pipelines (on behalf of Yarra Valley Water) is starting to construct new sewer pipelines in the area to bring piped sewerage to Sassafras – please see Community Sewerage Program info brochure attached.

4.2 Agricultural Chemicals

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

NIL

4.3 Compulsory Acquisition

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

NIL

5. BUILDING PERMITS

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

Are as follows:

NOT APPLICABLE

6. OWNERS CORPORATION

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

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (“GAIC”)

The property is not subject to a work-in-kind agreement and is not land in respect of which there is a GAIC recording, within the meaning of Part 9B of the *Planning and Environment Act 1987*.*

7.1 Work-in-Kind Agreement

This section 7.1 only applies if the land is subject to a work-in-kind agreement.

- (a) The land is NOT to be transferred under the agreement unless the square box is marked with an “X”
- (b) The land is NOT land on which works are to be carried out under the agreement (other than Crown land) unless the square box is marked with an “X”
- (c) The land is NOT land in respect of which a GAIC is imposed unless the square box is marked with an “X”

7.2 GAIC Recording

This section 7.2 only applies if there is a GAIC recording.

Any of the following certificates or notices must be attached if there is a GAIC recording.

The accompanying boxes marked with an “X” indicate that such a certificate or notice that is attached:

- (a) Any certificate of release from liability to pay a GAIC
- (b) Any certificate of deferral of the liability to pay the whole or part of a GAIC
- (c) Any certificate of exemption from liability to pay a GAIC
- (d) Any certificate of staged payment approval

- (e) Any certificate of no GAIC liability
- (f) Any notice providing evidence of the grant of a reduction of the whole or part of the liability for a GAIC or an exemption from that liability
- (g) A GAIC certificate issued under Part 9B of the *Planning and Environment Act 1987* must be attached if there is no certificate or notice issued under any of sub-sections 7.2 (a) to (f) above

8. SERVICES

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

Electricity supply Gas supply Water supply Sewerage Telephone services

9. TITLE

Attached are copies of the following documents:

9.1 Register Search Statement

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

10. SUBDIVISION

10.1 Unregistered Subdivision

This section 10.1 only applies if the land is part of a staged subdivision which is not registered.

NOT APPLICABLE

10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the Subdivision Act 1988. Not Applicable.

NOT APPLICABLE

10.3 Further Plan of Subdivision

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

NOT APPLICABLE.

11. DISCLOSURE OF ENERGY INFORMATION

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

NOT APPLICABLE.

12. DUE DILIGENCE CHECKLIST

The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence.

THE DUE DILIGENCE CHECKLIST IS ATTACHED TO THIS VENDOR STATEMENT.

13. ATTACHMENTS

✓	Title	✓	Land Tax Certificate	✓	VicRoads Certificate
	Covenant		Subdivision		Building insurance
✓	Land use & services		Owners corporation certificate		Terms contract
✓	Planning		Notices		Sale subject to mortgage
✓	Financial matters		Building permits		(GAIC) Growth areas infrastructure contribution
	Residential Tenancy Agreement		Owner builder insurance		Disclosure of energy information

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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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 09199 FOLIO 483

Security no : 124106166223K

Produced 17/05/2023 05:42 PM

LAND DESCRIPTION

Land in Plan of Consolidation 105988.
PARENT TITLE Volume 06692 Folio 317
Created by instrument CP105988 14/04/1977

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

BARRY JAMES HAYWARD

CHERYL ELIZABETH HAYWARD both of 12 THE HIGHWAY BENTLEIGH VIC 3204

AF023562M 23/04/2007

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF023563K 23/04/2007

WESTPAC BANKING CORPORATION

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 CP105988 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: 2 COLEHURST CRESCENT SASSAFRAS VIC 3787

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION

Effective from 23/10/2016

DOCUMENT END

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CP 105988

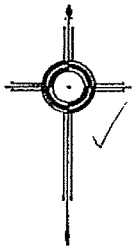
CP105988

EDITION 1

PLAN OF CONSOLIDATION
PART OF CROWN ALLOTMENTS 4 & 5 ✓
SECTION E ✓
PARISH OF MONBULK ✓
COUNTY OF EVELYN ✓

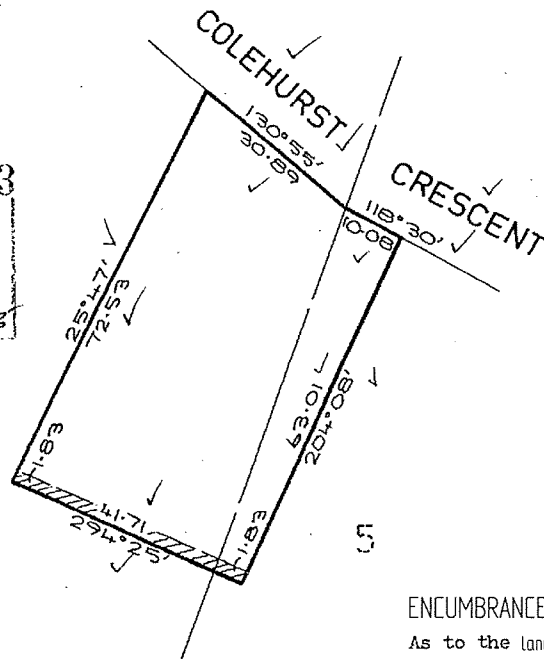
SCALE OF METRES

CP
 ACCEPT
 \$20
 1 cft
 17-3-77



DEPTH LIMITATION: 15-24m

VOL. 9199FOL483
APPROVED
 BY *C. H. Gressess*
 Assistant Registrar of Titles
 DATE *4.4.77* TIME *8.58*



ENCUMBRANCES

As to the land shown thus -----
THE DRAINAGE EASEMENTS (if any) existing
 over the same by virtue of Section 98 of
 the Transfer of Land Act see -----
 Plan of Subdivision No.11893-----
 (SEE C/T VOL 6692 FOL 317)

SEAL & ENDORSEMENT OF MUNICIPALITY

Sealed Pursuant to the provisions of
 Sec. 569 A B of the Local Gov. Act

The Common Seal of the President,
 Commissioners and Ratepayers of the
 Shire of Sherbrooke is hereby
 attested this 2nd day of
FEBRUARY 1977

in the presence of
[Signature] President
[Signature] Clerk
 Council Ref: 4/M-E/3

SURVEYORS CERTIFICATION

I certify that this plan has been made by me
 or under my immediate supervision and accords
 with title.

[Signature]
 LICENSED SURVEYOR

DATED 26-1-77

REF. N° 2708

CP 105988

PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 22 May 2023 05:24 PM

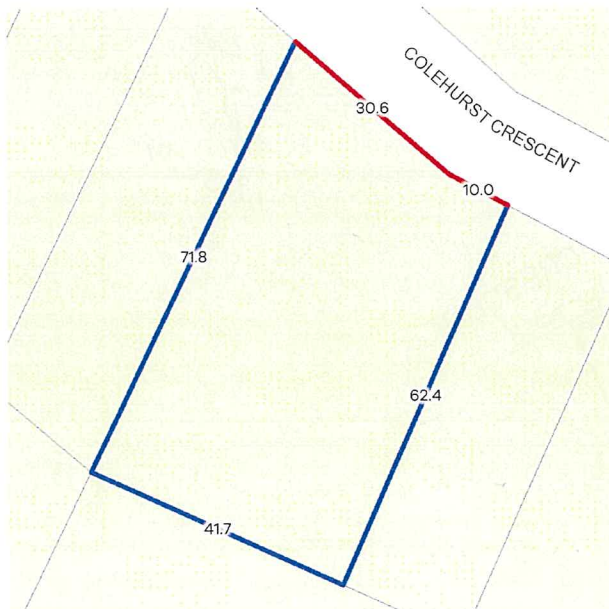
PROPERTY DETAILS

Address: **2 COLEHURST CRESCENT SASSAFRAS 3787**
Lot and Plan Number: **Plan CP105988**
Standard Parcel Identifier (SPI): **CP105988**
Local Government Area (Council): **YARRA RANGES**
Council Property Number: **218698**
Directory Reference: **Melway 66 G10**

www.yarraranges.vic.gov.au

SITE DIMENSIONS

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



Area: 2686 sq. m

Perimeter: 217 m

For this property:

— Site boundaries

— Road frontages

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

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

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

UTILITIES

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

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **MONBULK**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

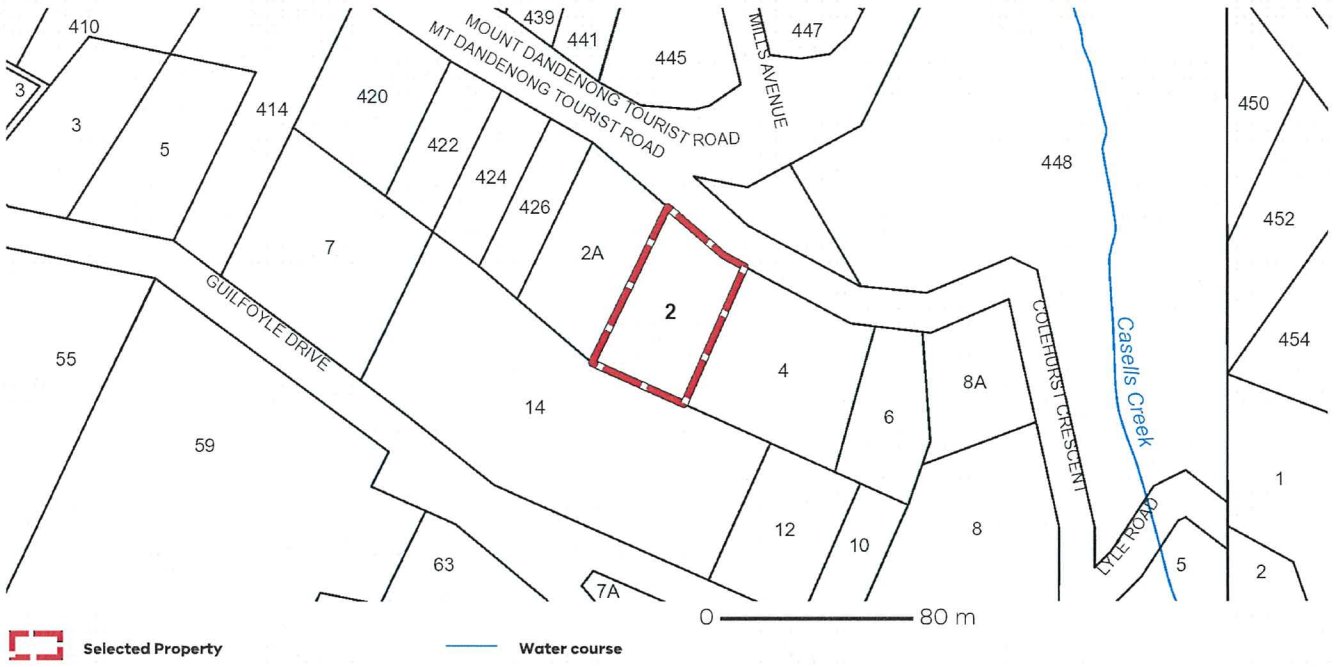
Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

PROPERTY REPORT



Environment,
Land, Water
and Planning

Area Map



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 22 May 2023 05:25 PM

PROPERTY DETAILS

Address: **2 COLEHURST CRESCENT SASSAFRAS 3787**
Lot and Plan Number: **Plan CP105988**
Standard Parcel Identifier (SPI): **CP105988**
Local Government Area (Council): **YARRA RANGES**
Council Property Number: **218698**
Planning Scheme: **Yarra Ranges**
Directory Reference: **Melway 66 G10**

www.yarraranges.vic.gov.au

[Planning Scheme - Yarra Ranges](#)

UTILITIES

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

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **MONBULK**

OTHER

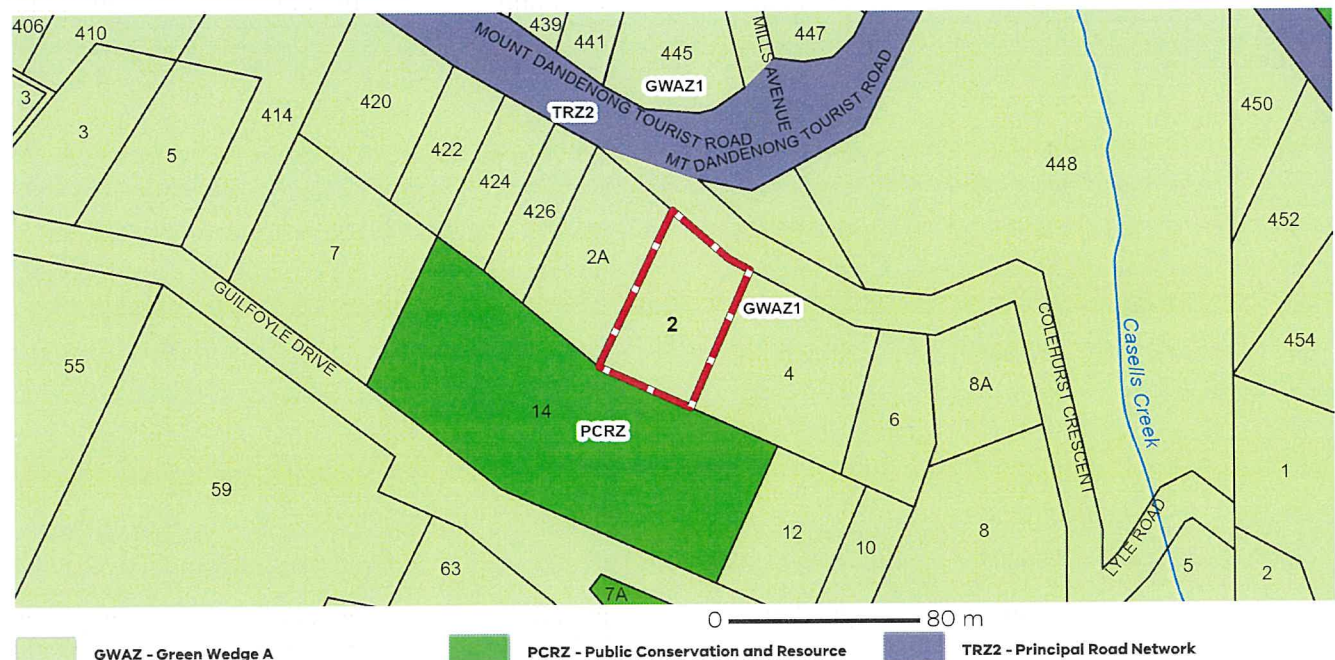
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GREEN WEDGE A ZONE \(GWAZ\)](#)

[GREEN WEDGE A ZONE - SCHEDULE 1 \(GWAZ1\)](#)



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

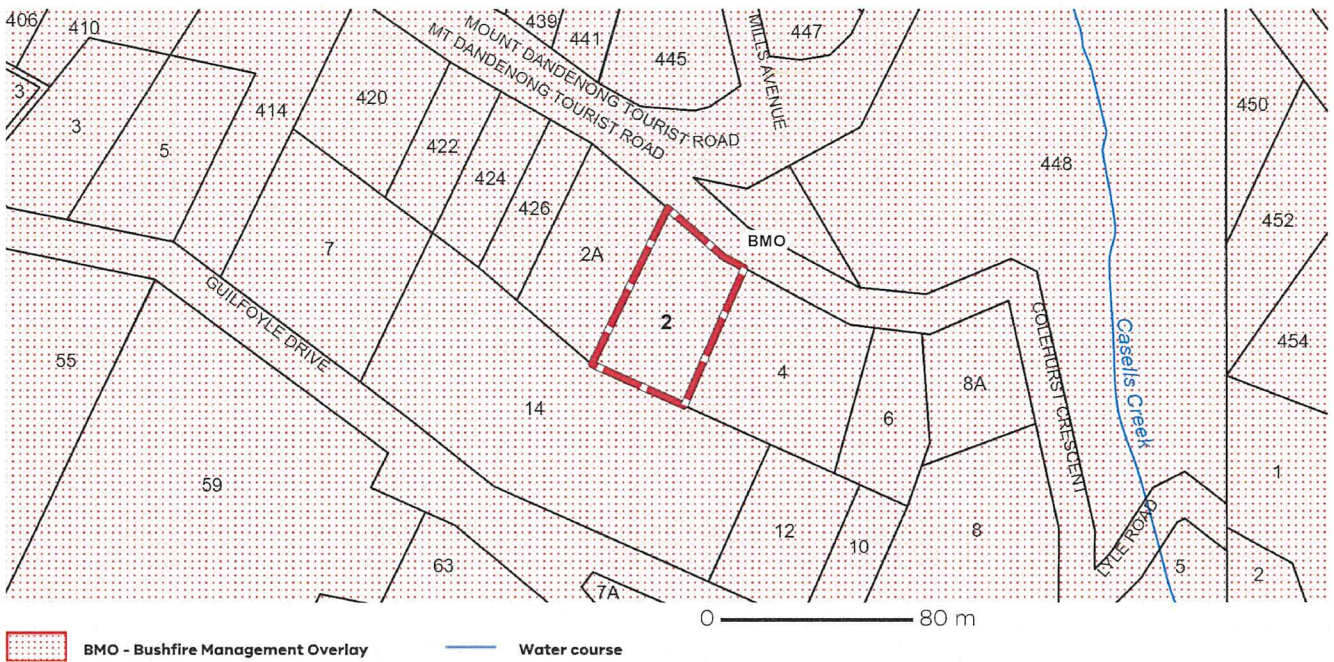
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

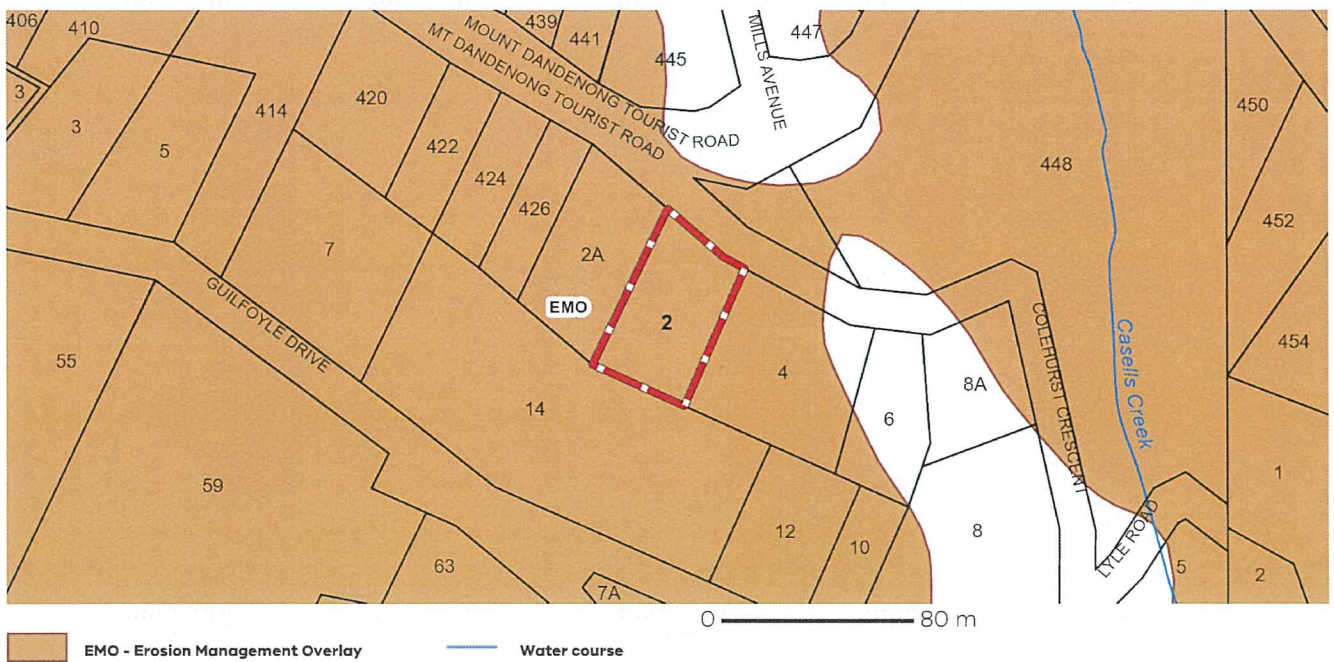
BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

EROSION MANAGEMENT OVERLAY (EMO)

EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)



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

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Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 17 May 2023.

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

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

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

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

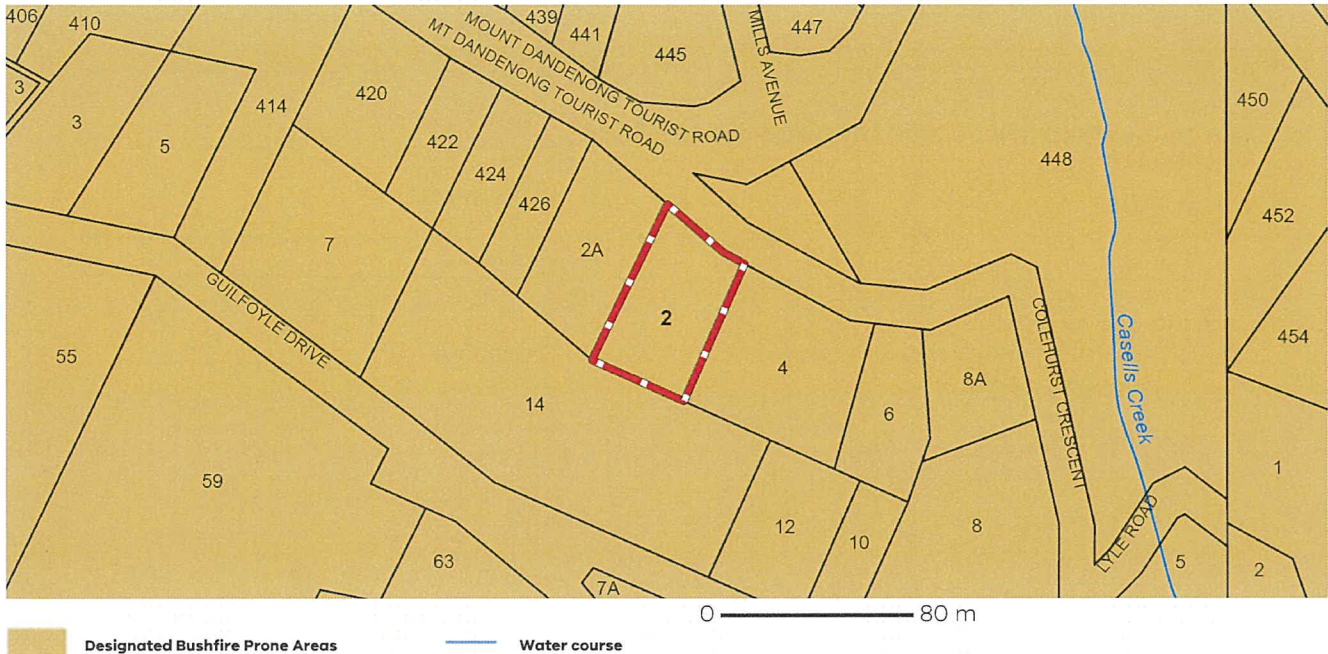
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

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

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

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



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

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

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

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

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

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

931767

APPLICANT'S NAME & ADDRESS

THE CONVEYANCING PLACE C/- TRICONVEY2 (RESELLER)
C/- LANDATA
DOCKLANDS

VENDOR

HAYWARD, BARRY JAMES

PURCHASER

TBA, TBA

REFERENCE

719812

This certificate is issued for:

PLAN CP105988 ALSO KNOWN AS 2 COLEHURST CRESCENT SASSAFRAS
YARRA RANGES SHIRE

The land is covered by the:

YARRA RANGES PLANNING SCHEME

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

The land:

- is included in a GREEN WEDGE A ZONE - SCHEDULE 1
- is within a BUSHFIRE MANAGEMENT OVERLAY
- and a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1
- and a EROSION MANAGEMENT OVERLAY

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

- is within a AREA TO BE DELETED FROM A SIGNIFICANT LANDSCAPE OVERLAY - C148
- and a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1 - C148
- and is AREA OUTSIDE THE URBAN GROWTH BOUNDARY

A detailed definition of the applicable Planning Scheme is available at :
(<http://planningschemes.dpcd.vic.gov.au/schemes/yarraranges>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:
<http://vhd.heritage.vic.gov.au/>

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be checked carefully.
The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

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

LANDATA@
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

23 May 2023

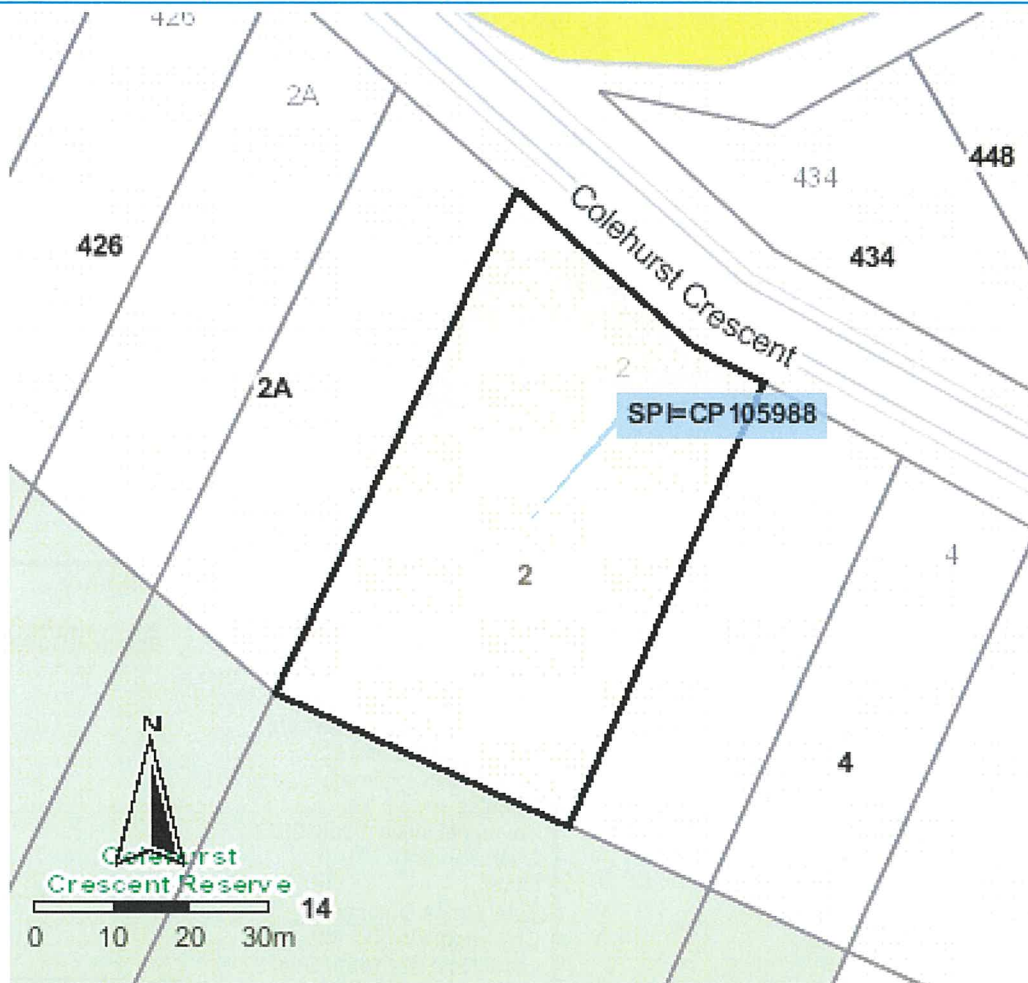
Sonya Kilkenny
Minister for Planning

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

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

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

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



Copyright © State Government of Victoria. Service provided by maps.land.vic.gov.a

Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

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



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: 109778
Issue Date: 24-May-2023
Applicant Reference: 68981827-014-2:143741

Landata
DX 250639
MELBOURNE VIC

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

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

PROPERTY INFORMATION

Assessment Number: 56182/6
Property Address: 2 Colehurst Crescent, Sassafras VIC 3787
Property Description: CP105988 Sec E Ca 4/5/6/7 PMonbulk

VALUATION INFORMATION

Current Level of Value Date: 1 January 2022
Operative Date of Value: 01-Jul-2022
Site Value: 575,000
Capital Improved Value: 850,000
Net Annual Value: 42,500

FINANCIAL INFORMATION

Rates and Charges Levied Year Ending 30 June 2023		Rates and Charges Summary	
Rate or Charge Type	Annual Charge	Description	Balance Outstanding
General Rates	2,022.15	Legal Charges Arrears	0.00
Waste Charge	411.00	Arrears & Previous Year Interest	0.00
Fire Services Property Levy	162.05	Current Interest on Arrears	0.00
		Interest on Current Rates	0.00
		Current Year Rates	2,595.20
		Rebates	0.00
		Payments since 1 July 2022	-1,947.20
		Overpayment	0.00
		Other	0.00
		Total Rates Outstanding	648.00
		Chargeable Works &/or EUA	0.00
		Local Govt Act 1989–Sec. 227	0.00
Total Annual Charge	2,595.20	Balance Outstanding	\$648.00

Rates are due to be paid in full by 15 Feb 2023, if payment is not being made by instalments.

Payment can be made by:

- BPAY – Biller Code 8979 Reference 561826
- On Council's website at yarraranges.vic.gov.au/payments by Visa or Mastercard using Reference 561826

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

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

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

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

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

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

OTHER INFORMATION

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

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



Jim Stewart

Executive Officer, Property Rating Services Date: 24-May-2023
(Contact Property Rating Services on 1300 368 333 for any enquiries)
Received the sum of \$27.80 being the fee for this Certificate.



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

24th May 2023

The Conveyancing Place C/- Triconvey2 (Reseller) C
LANDATA

Dear The Conveyancing Place C/- Triconvey2 (Reseller) C,

RE: Application for Water Information Statement

Property Address:	2 COLEHURST CRESCENT SASSAFRAS 3787
Applicant	The Conveyancing Place C/- Triconvey2 (Reseller) C LANDATA
Information Statement	30769595
Conveyancing Account Number	7959580000
Your Reference	719812

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address enquiry@yvw.com.au. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,

Steve Lennox
GENERAL MANAGER
RETAIL SERVICES

Yarra Valley Water Property Information Statement

Property Address	2 COLEHURST CRESCENT SASSAFRAS 3787
------------------	-------------------------------------

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.

The water supply to this property is connected by means of a Private Water Main.

Existing sewer mains will be shown on the Asset Plan.

THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

The water supply to this property is connected by means of a shared Private Water Main.

The water supply to this property is provided by a Private Main (Trunk Service) by agreement with Yarra Valley Water. Any maintenance, repair and replacement is the responsibility of the property owner/owners connected to the Private Main. Further information about the supply by agreement is available by contacting Yarra Valley Water on 1300 304 688.

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 93 066 902 501

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

Melbourne Water Property Information Statement

Property Address	2 COLEHURST CRESCENT SASSAFRAS 3787
------------------	-------------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

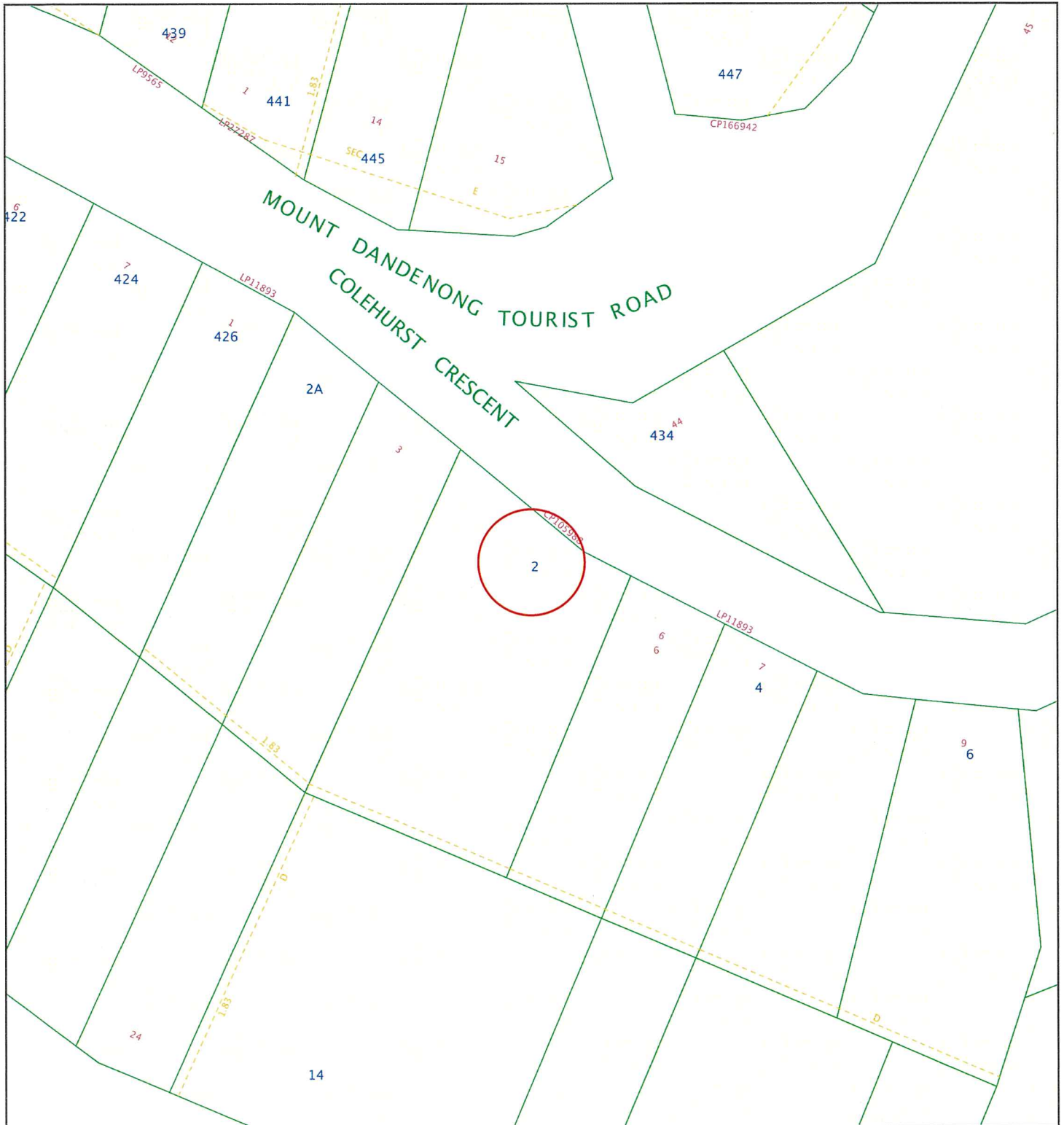
THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)
















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: 30769595	Address 2 COLEHURST CRESCENT SASSAFRAS 3787			 Yarra Valley Water ABN 93 066 902 501
	Date 24/05/2023			
	Scale 1:1000			
Existing Title	 Access Point Number	GLV2-42	 MW Drainage Channel Centreline	Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd: - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets; - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information; - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;
Proposed Title	 Sewer Manhole	 MW Drainage Underground Centreline	 MW Drainage Manhole	
Easement	 Sewer Pipe Flow	 MW Drainage Natural Waterway	 Sewer Branch	
Existing Sewer	 Sewer Offset	 MW Drainage Natural Waterway	 Sewer Branch	
Abandoned Sewer	 Sewer Branch	 Sewer Branch		



YARRA VALLEY WATER
ABN 93 066 902 501

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Mitcham Victoria 3132

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F (03) 9872 1353

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

The Conveyancing Place C/- Triconvey2 (Reseller) C
LANDATA
certificates@landata.vic.gov.au

RATES CERTIFICATE

Account No: 8690460000
Rate Certificate No: 30769595

Date of Issue: 24/05/2023
Your Ref: 719812

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
2 COLEHURST CRES, SASSAFRAS VIC 3787		1384827	Residential

Agreement Type	Period	Charges	Outstanding
Residential Trunk Service Charge	01-04-2023 to 30-06-2023	\$19.70	\$19.70
Residential Water Usage Charge <i>Step 1 – 38.000000kL x \$2.44510000 = \$92.91</i> Estimated Average Daily Usage \$0.98	01-12-2022 to 06-03-2023	\$92.91	\$0.00
Parks Fee	01-07-2022 to 30-06-2023	\$81.60	\$0.00
Drainage Fee	01-04-2023 to 30-06-2023	\$15.02	\$15.02

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		\$34.72
	Total Due		\$34.72

GENERAL MANAGER
RETAIL SERVICES

Note:

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

5. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

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

7. From 01/10/2022, Residential Water Usage is billed using the following step pricing system: 244.51 cents per kilolitre for the first 44 kilolitres; 312.53 cents per kilolitre for 44-88 kilolitres and 463.00 cents per kilolitre for anything more than 88 kilolitres

8. From 01/07/2022, Residential Recycled Water Usage is billed 184.89 cents per kilolitre

9. From 01/07/2022, Residential Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 115.40 cents per kilolitre

10. From 01/07/2022, Residential Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 115.40 cents per kilolitre

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

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

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



YARRA VALLEY WATER
ABN 93 066 902 501

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

Property No: 1384827

Address: 2 COLEHURST CRES, SASSAFRAS VIC 3787

Water Information Statement Number: 30769595

HOW TO PAY



Billor Code: 314567
Ref: 86904600009

**Amount
Paid**

**Date
Paid**

**Receipt
Number**

COMMUNITY SEWERAGE PROGRAM

WORKS ARE STARTING IN YOUR AREA SOON



Our contractor, Melbourne Pipelines, is starting to construct new sewer pipelines in your area, as part of the program to bring piped sewerage to Sassafra.

Most of the work will be by the side of the road and in the road reserve, and minor works may be needed in and near your property boundary.

Works on your property

If your property is part of the Community Sewerage Program, we'll need access to install pipework up to one metre inside your property boundary. We will send a separate letter to customers about these works. This work involves minor excavation inside your property, as well as on the footpath or side of the road in front of your property.

Other works in the area

Most of the work will focus on constructing sewer pipelines in local streets. While we make every effort to limit disruption and inconvenience, you may notice the following:

- A horizontal directional drilling machine is used to do most of the work installing the pipeline. By boring under driveways and nature strips, it minimises disturbance to the ground and vegetation above.
- The machinery will create some noise and we'll limit its use as much as possible.
- We may need to dig in nature strips, driveways and roadsides as part of this work. We'll restore these areas as close as possible to the condition they were in before these works, when construction is finished.
- We'll notify and find alternative arrangements for customers directly affected by works.

For example, if driveway access is blocked for a short period of time.

- There may be short traffic delays or diversions and minor changes to parking in your street, but you will be able to access your property.

Your water supply and pressure will not be affected during the works.

Timing of work

Works will occur between 7am and 5pm, Monday to Friday, and between 7am and 3pm on Saturdays.

Thank you

We'll make every effort to complete these works quickly and with as little impact as possible on you and the community. Thank you in advance for your patience and understanding as we complete these works that will deliver better health and environmental outcomes for your local community.

Contact us

For queries related to the works within your property or constructing the sewer, contact **Shem Macdonald** on shem_macdonald@melpipe.net.au.

For queries related to the Community Sewerage Program for Monbulk, contact Yarra Valley Water's Project Manager, **Nick Coull** on Nick.Coull@yvw.com.au.

More information

More information about this program, including a map of the proposed sewer positioning, is available at yvw.com.au/olindastage1.

Or visit us and our team can answer all your questions, in person, at our shop at 74 Main Road, Monbulk.

KEEPING YOU INFORMED

We are committed to keeping you informed and will provide regular updates. For more information about the Community Sewerage Program contact:

☎ 9872 2551

✉ communitysewerage@yvw.com.au

🌐 yvw.com.au/csp

📍 Pop up information shop - 74 Main Road, Monbulk. Open Mondays 10am-4pm, or by appointment

We work to the latest State Government advice and have COVIDSafe plans in place. Our staff and partners follow safe work practices in line with public health directions.

LANGUAGE ASSISTANCE

العربية 1300 914 361

廣東話 1300 921 362

Ελληνικά 1300 931 364

普通话 1300 927 363

For other language assistance, please call (03) 9046 4173.



05 April 2023



536706-001 000027(77)

Mr B Hayward & C Hayward
Unit 9/63 Beach Rd
Mentone VIC 3194

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

enquiry@yvw.com.au

yvw.com.au

Dear Mr B Hayward & C Hayward,

We're pleased to let you know that we're starting work to bring a piped sewerage service to your part of SassafRAS.

In the next couple of months, we'll install a connection point to properties in the area, including your property at **2 Colehurst Crescent, SassafRAS**.

We're also working on the pump station that's needed to service your area. This means it will be about two years before you can connect to the new sewerage system.

What you need to know

Every property will receive a sewerage connection point.



Whether you plan to connect or not, we will install a sewerage connection point at your property for the future.



Our contractors will need access to your property to install the connection point.



You do not have to connect if your onsite wastewater system is working to EPA and council standard.



There is no cost to you for the consultation, connection point, pressure sewer equipment or its installation.

What type of sewerage system are we constructing?

We'll be installing a pressure sewer system in the Dandenong Ranges. They're an environmentally friendly and economical way of collecting, transporting, and disposing of household wastewater in hilly areas.

A pressure sewer system is made up of a network of fully sealed pipes fed by pressure sewer units located at each connected property. The pressure sewer unit processes household wastewater and transfers it to the sewer pipeline in the street.

Find out more at yvw.com.au/PSS.

Installing a pressure sewer system on your property

If you're going to connect to the new sewerage system, we also need to install a pressure sewer system on your property (pictured to the right).

Our contractor, Pressure Sewer Services Australia (PSSA) does this work on our behalf. Make sure you book your free consultation at yvw.com.au/bookPSSA.

This obligation-free consultation provides you with the opportunity to ask questions and discuss the location for the connection point and sewer equipment on your property.

There is no cost to you for this consultation, the equipment or its installation.

You'll need to organise and pay a licenced plumber to connect your household plumbing to this equipment (not the boundary valve). For more information about the cost of connecting, visit yvw.com.au/cspFAQs.

Who's delivering the work?



Yarra Valley Water oversees the project and is your first point of contact

Melbourne Pipelines construct pipes in the street and connection points to each property



PSSA designs and installs pressure sewer equipment on your property



Our contractor, Melbourne Pipelines, is delivering the second stage of the works in Sassafras.

As well as installing pipes in the streets, they'll install a connection point to the new sewer at your property.

PSSA install the equipment on your property if you choose to connect.



BOOK YOUR CONSULTATION

Keen to understand what a pressure sewer system means for you?

Book here.



What does a connection point look like?

The connection point on your property consists of a small below ground 'boundary valve', shown in the photo to the right.

This equipment is like a tap and:

- Ensures wastewater always flows away from your property.
- Is generally installed within one metre of a property's boundary, like a water meter.
- Is the point where the pressure sewer unit will connect to, should you wish to have one installed in the future.
- Requires us to dig a small hole, approximately 50 x 50 cm, usually at the front of your property, to install it.

In the coming weeks, we'll put a wooden peg on your property to mark the proposed location of the boundary valve.

It is important to note that you will be connecting your household plumbing to the pressure sewer unit closer to your house, not this valve.



When will the works take place?

We'll provide you with approximately 7 days' notice before we start work near or on your property.

Work will take place between 7 am and 5 pm, Monday to Friday, and 7 am and 3 pm on Saturdays.

Will the works affect our local environment?

Looking after the community and local environment is a priority for us. We've worked hard to protect native trees and vegetation. We'll continue to do our best to preserve and protect your environment as we build the sewerage system.

More information

We'll be notifying you and providing more information before we start work in your street.

For Community Sewerage Program information and frequently asked questions visit yvw.com.au/cspFAQs.

Project information and updates can be found at yvw.com.au/Sassafras.



communitysewerage@yvw.com.au



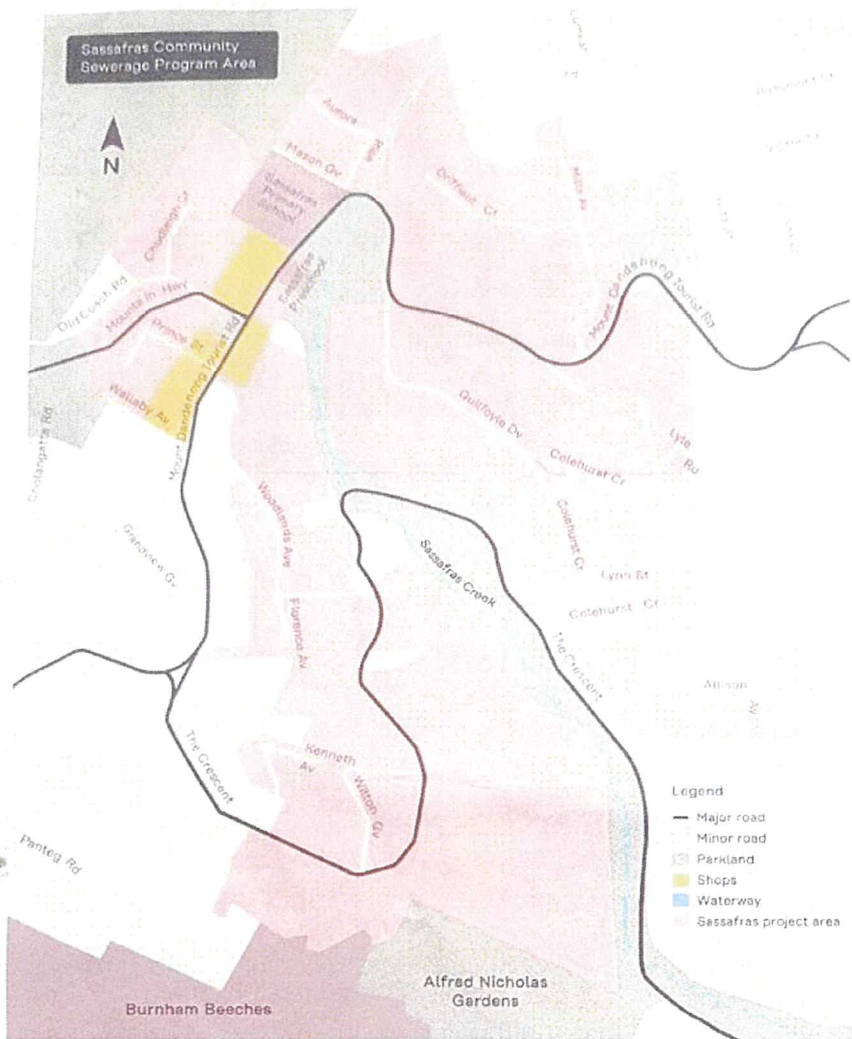
yvw.com.au/csp



9872 2551



74 Main Road, Monbulk - Community Sewerage Program shop



Map of the Sassafras project area

We have an information shop at 74 Main Road, Monbulk, so drop by for a chat. We're open on Mondays from 10 am to 4 pm, or by appointment.

Alternatively, contact me during business hours on 9872 1736 or nick.coull@yvw.com.au.

Yours sincerely,

Nick Coull
 Project Manager, Community Sewerage Programs
 Yarra Valley Water

KEEPING YOU INFORMED

We are committed to keeping you informed and will provide regular updates. For more information about the Community Sewerage Program contact:

📞 9872 2551

✉️ communitysewerage@yvw.com.au

🖱️ yvw.com.au/csp

📍 Pop up information shop - 74 Main Road, Monbulk. Open Mondays 10am-4pm, or by appointment

We work to the latest State Government advice and have COVIDSafe plans in place. Our staff and partners follow safe work practices in line with public health directions.

LANGUAGE ASSISTANCE

العربية	1300 914 361
廣東話	1300 921 362
Ελληνικά	1300 931 364
普通话	1300 927 363

For other language assistance, please call (03) 9046 4173.

Property Clearance Certificate

Taxation Administration Act 1997



INFOTRACK / THE CONVEYANCING PLACE

Your Reference: 23/05-00666
Certificate No: 64936841
Issue Date: 23 MAY 2023
Enquiries: ESYSPROD

Land Address: 2 COLEHURST CRESCENT SASSAFRAS VIC 3787

Land Id	Lot	Plan	Volume	Folio	Tax Payable
12579431		105988	9199	483	\$925.00

Vendor: CHERYL HAYWARD & BARRY HAYWARD
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR BARRY JAMES HAYWARD	2023	\$575,000	\$925.00	\$0.00	\$925.00

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

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
-------------------------------------	------	---------------	------------------	------------------	-------

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
---------------------	------	------------------	------------------	-------

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMP VALUE:	\$850,000
SITE VALUE:	\$575,000
AMOUNT PAYABLE:	\$925.00

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

Certificate No: 64936841

Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
 - Land tax that has been assessed but is not yet due,
 - Land tax for the current tax year that has not yet been assessed, and
 - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$925.00

Taxable Value = \$575,000

Calculated as \$375 plus (\$575,000 - \$300,000) multiplied by 0.200 cents.

Property Clearance Certificate - Payment Options

BPAY




Billers Code: 5249
Ref: 64936841

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD



Ref: 64936841

Visa or Mastercard

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

sro.vic.gov.au/paylandtax



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

The Conveyancing Place C/- Triconvey2 (Reseller)
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 719812

NO PROPOSALS. As at the 23th May 2023, 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®.

2 COLEHURST CRESCENT, SASSAFRAS 3787
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: 23th May 2023

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 68981827 - 68981827172014 '719812'