

VENDORS STATEMENT

VENDORS

JULIA HUKIN

PROPERTY

27 VISTA COURT, SOMERVILLE 3912

PETER GARDINER

Solicitor

Office 1, 2 Colin Avenue

P.O. Box 202 Warrandyte 3113

Ph: (03) 9844 1111

Fax: (03) 9844 1792

Ref: PG.SH.5873

Vendors Statement

This document incorporates the requirements in section 32
of the *Sale of Land Act 1962* as at 1 October 2014

Instructions for completing this document

Words in *italics* are generally for instruction or information only.

Where marked "+" below, the authority of a person signing under a power of attorney, as a director of a corporation or as an agent authorised in writing must be added in the vendor or purchaser's name or signature box. A corporation's ACN or ABN should also be included

Delete as appropriate wherever an asterisk(*) appears. "Nil" may be written in any of the rectangular boxes if appropriate. Additional information may be added to section 13 where there is insufficient space.

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 vendors 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: 27 VISTA COURT SOMERVILLE 3912

Vendor's name: JULIA HUKIN

Vendor's signature: Date: / /2020

Purchaser's name:

Purchaser's signature: Date: / /2020

Purchaser's name:

Purchaser's signature: Date: / /2020

The vendor gives notice to the Purchaser that in the event that the Purchaser fails to complete the purchase of the Property on the date specified in the Contract between the Vendor and the Purchaser ("the Contract") for the payment of the residue as defined in the Contract ("the Due Date") the Vendor will or may suffer the following losses and expenses which the Purchaser shall be required to pay to the Vendor in addition to the interest payable in accordance with the terms of the Contract:

- All costs associated with obtaining bridging finance to complete the Vendor's purchase of another property and interest charged on such bridging finance.
- Interest payable by the Vendor under any existing Mortgage over the property calculated from the Due Date.
- Accommodation expenses necessarily incurred by the Vendor.
- Legal costs and expenses as between the Vendor's solicitor and the Vendor.
- Penalties payable by the Vendor to a third party through any delay in completion of the Vendor's purchase.

1. FINANCIAL MATTERS

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

- (a) Are contained in the attached certificates
- (b) The amounts for which the Purchaser may become liable in consequence of the sale of which the vendor might reasonably be expected to have knowledge are as follows: Any amount due upon adjustment of rates and charges.

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: Nil

1.3 Terms Contract – Not applicable

~~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 of 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.~~

1.4 Sale subject to Mortgage - Not applicable

~~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 receipt of rents and profits.~~

2. INSURANCE

2.1 Damage and Destruction – Not applicable

~~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.~~

~~* Attached is a copy or extract of any policy of insurance in respect of any damage or destruction of the land.~~

2.2 Owner Builder - Not applicable

~~This section 2.2 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.~~

~~* Attached is a copy or extract of any policy of insurance required under the Building Act 1993~~

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 (registered or unregistered):-
Is in the attached copies of title documents and including the Covenant in Transfer No G256072
- (b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are: None to the vendors' knowledge

3.2 Road Access

There **IS** access to the property by road.

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*.

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 or recommendation or approved proposal of which the Vendor might reasonably be expected to have knowledge-

* are as follows – None to the knowledge of the vendor.

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 chemical affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, details of any such notices, property management plans, reports or orders are as follows: Not applicable

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: Not applicable

5. BUILDING PERMITS

Particulars of any building permit issued under the Building Act 1993 in the preceding 7 years (required only where the property includes a residence) –

* No such permits have been granted

6. OWNERS CORPORATION - Not applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act 1987*

7.1 Work-in-Kind Agreement – Not applicable

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

7.2 GAIC Recording – Not applicable

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

8. SERVICES

The services which are **NOT** connected to the land are as follows:

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

9. TITLE

Attached are copies of the following documents:

9.1 Registered Title

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

9.2 Evidence of the vendors right or power to sell (where the vendor is not the registered proprietor or the owner in fee simple).

10. SUBDIVISION – Not applicable

10.1 Unregistered Subdivision

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

~~(a) Attached is a copy of the plan of subdivision certified by the relevant municipal council if the plan is not yet registered.~~

~~(b) Attached is a copy of the latest version of the plan if the plan of subdivision is not yet certified.~~

11. DISCLOSURE OF ENERGY INFORMATION – Not applicable

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

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

~~(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and~~

~~(b) which has a net lettable area of at least 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);~~

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 the purchasers before offering the land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendors statement but the checklist may be attached as a matter of convenience.)

13. ATTACHMENTS

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

- Register Search Statement
- Plan of Subdivision No 117745
- Covenant No G256072
- Council rate notice
- South East Water Information Statement
- Property report
- Planning Property report
- Due Diligence Checklist

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

VOLUME 09154 FOLIO 410

Security no : 124082122918M
Produced 13/03/2020 12:19 PM

LAND DESCRIPTION

Lot 27 on Plan of Subdivision 117745.
PARENT TITLES :
Volume 08668 Folio 790 Volume 08841 Folio 260
Created by instrument LP117745 23/07/1976

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JULIA HUKIN of 27 VISTA COURT SOMERVILLE VIC 3912
AM851501D 14/06/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM851502B 14/06/2016
COMMONWEALTH BANK OF AUSTRALIA

COVENANT G256072 29/07/1976

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 LP117745 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AS821781L (E)	WITHDRAWAL OF CAVEAT Registered	16/12/2019

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 27 VISTA COURT SOMERVILLE VIC 3912

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/10/2016

DOCUMENT END

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EDITION
APPROVED

12914 176

CHART NO. 5.

VOL 8B41 FOL 260
VOL 8668 FOL 790

COLOUR CONVERSION

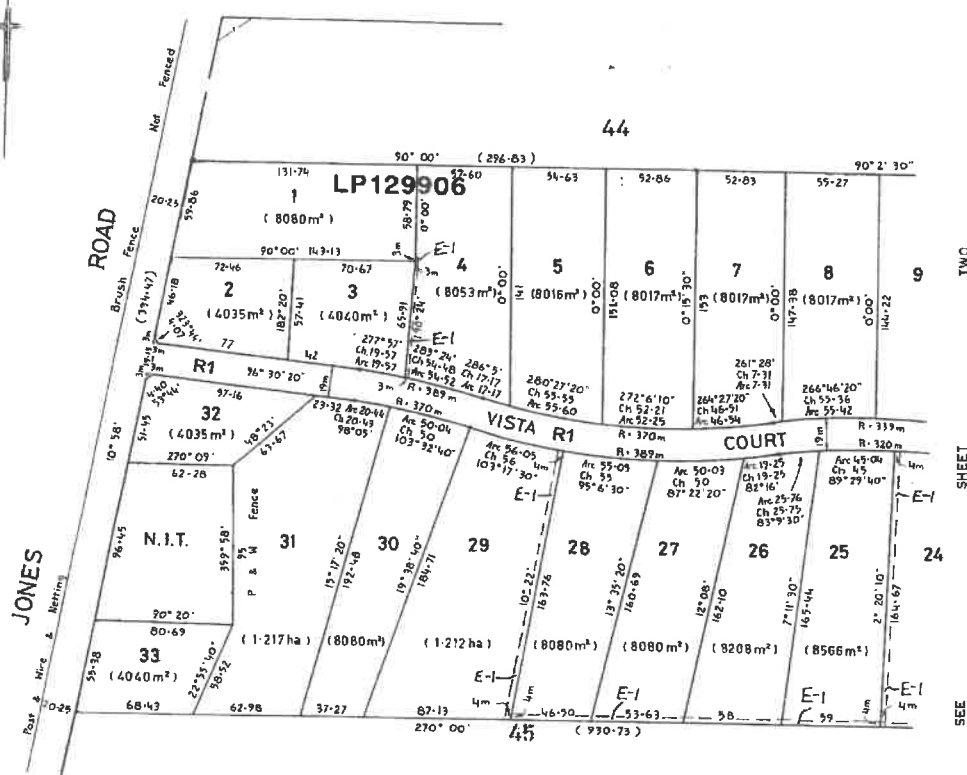
COLOUR
E-1 = BLUE

R1 = BROWN

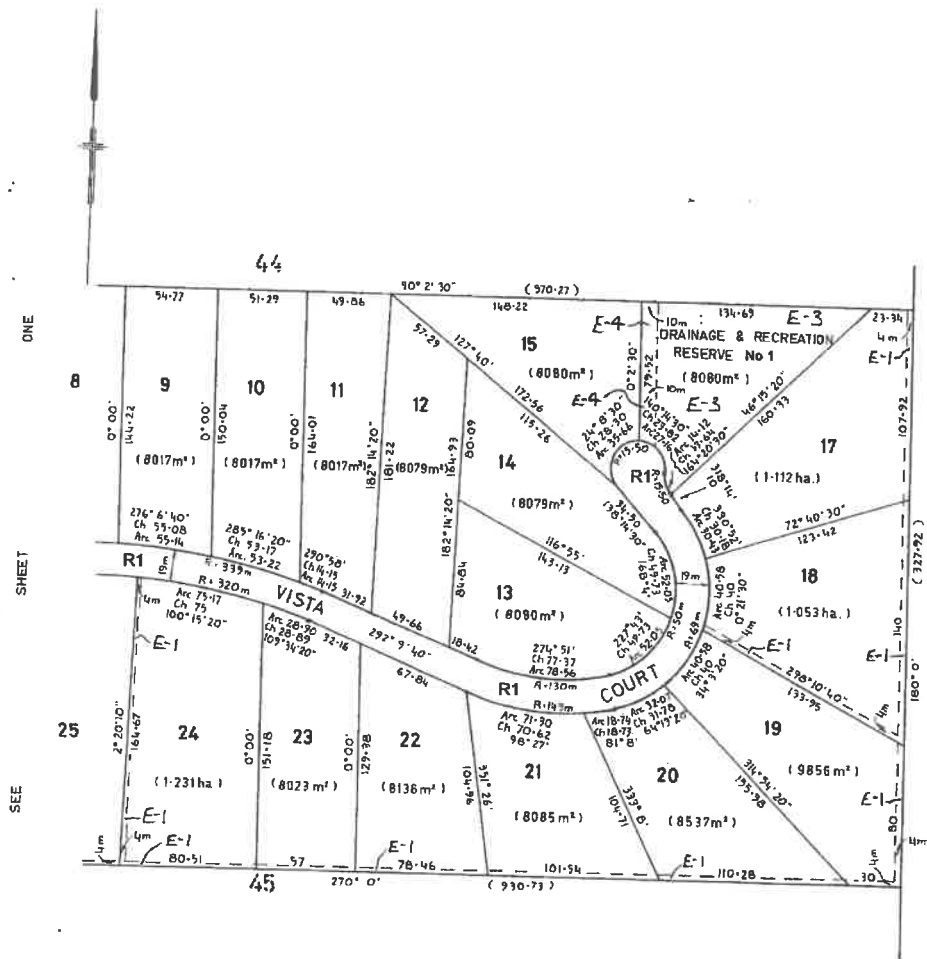
E-3=GREEN
E-4=YELLOW

E-4-YELLOW

BUNGOWER ROAD



.....2.....SHEETS
SHEET.....1.....



MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

LP117745

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**

[illegible]

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6256072

6256072

55.00 GPM

59-24 585251 JUL 29-76

C.T.B.

SHARKEY & STEPHENSON

VICTORIA

OK TRANSFER OF LAND
MADE AVAILABLE
TO ISSUE TO Lodging Party

P/S 117745
OK 7/8

A.S.L. DEVELOPMENTS LIMITED formerly of 37 Drummond Street, Carlton but now of Cnr. Victoria & Rathdowne Streets, Carlton being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of TWENTY-ONE FIVE THOUSAND FIVE HUNDRED AND FIFTY DOLLARS (\$21,555.00) paid to it by PHILIP DAVID NEAL Manager and KATHLEEN NEAL Married Woman both of 84 Turner Road, Langwarrin DO HEREBY TRANSFER to the said Philip David Neal and Kathleen Neal all its estate and interest in ALL THAT piece of land being Lot 27 on Plan of Subdivision No. 117745 Parish of Tyabb and being part of the land more particularly described in Certificate of Title Volume 0841 Folio 260 AND the said PHILIP DAVID NEAL and KATHLEEN NEAL with the intention that the benefit of this covenant shall be attached to and run at law and in equity with each and every lot on the said Plan of Subdivision other than the Lot hereby transferred and that the burden of this covenant shall be annexed to and run at law and in equity with the said Lot doth hereby for himself, his heirs, executors, administrators and transferees the registered proprietor or proprietors for the time being of the lot hereby transferred COVENANT with the said Transferors and their respective heirs, executors, administrators and transferees or other the registered proprietor or proprietors for the time being of each and every lot on the said Plan of Subdivision or any part thereof other than the Lot hereby transferred that the said transferee, his heirs, executors, administrators or transferees shall not at any time build construct or erect or cause to be build constructed or erected on the said lot hereby transferred or any part thereof any dwelling having external walls of any material other than brick, brick veneer or stone, and it is intended that the above Covenant shall appear as an encumbrance on the Certificate of Title to be issue in respect of the land hereby transferred.

DATED this 00th day of July 1976



6256072-1-6

1976

A Memorandum of the within instrument has been entered in the Register Book



JUL-21-76 166751 62101

11 31 01 *** 12-00

EXECUTED by A.S.L. DEVELOPMENTS LIMITED
by its Attorneys HERMAN SIMON GRINBLAT
and PETER DAMIEN HENDERSON under Power
of Attorney No. 206310 in the presence
of :-

J. Hall

SIGNED by the said PHILIP DAVID NEAL
and KATHLEEN NEAL in the presence of :-

D.A. White
Witness

[Signature]
[Signature]

[Signature]
K. Neal

ENCUMBRANCES REFERRED TO

The easements (if any) affecting the said land and
the encumbrances (if any) set out at the foot of
the said Certificate of Title.



06256072-2-2

PS 117745

The Registrar of Titles,
MELBOURNE.

Please register this Transfer and upon completion hand
new title to issue to the lodging party returning control of
parent title to Braham & Pirani.

Braham & Pirani

DATED

1976

A.S.I. DEVELOPMENTS
LIMITED

to

P.D. & K. NEAL

TRANSFER OF LAND

SHARKEY & STEPHENSON
Barristers & Solicitors,
431 Nepean Highway,
FRANKSTON. Vic. 3199.
Telephone : 703 6133
Reference : JFS:DAW

Mornington Peninsula Shire
Private Bag 1000,
Bessgrove Street, Rosebud 3939



ABN 53 159 890 143
For general enquiries, call us or visit our website
② mornpen.vic.gov.au
② 1300 850 600 (local call, fees apply)



J Hukin
27 Vista Court
SOMERVILLE VIC 3912



032
R0_166360

2019-20

Rate Instalment Notice



MORNINGTON
PENINSULA
Shire

Property details

27 Vista Court SOMERVILLE VIC 3912
Lot 27 LP 117745 Vol 9154 Fol 410

Financial details

3RD INSTALMENT
(including arrears where applicable)

\$624.50

DUE 28/02/2020

Property number

94190

Date of issue

30/01/2020

Due date

28/02/2020

Amount due

\$624.50

Notes

The rating year is from 01/07/2019 to 30/06/2020. Please check BPAY reference number before making any payments.



Bill code: 20537
Ref no: 4000941903

BPAY® this payment via Internet or phone
banking. BPAY View® View and pay this bill
using Internet banking.
BPAY View Registration No: 4000941903



Post Billpay code: 3084
Ref no: 9419 03

Pay in person at any post office, by phone
② 13 18 16 or go to ② postbillpay.com.au



*3064 941903

Property location: 27 Vista Court SOMERVILLE VIC 3912

Name: J Hukin

Property number: 94190

Instalment payment amount: \$624.50

Instalment payment due: 28/02/2020



For emailed notices
② mornpen.enotices.com.au
Ref no: 15C6450D1Z



Council use only



MORNINGTON
PENINSULA
Shire

INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

Peter Gardiner Solicitor
E-mail: peter@pgardiner.com

Statement for property:
LOT 27 27 VISTA COURT
SOMERVILLE 3912
27 LP 117745

REFERENCE NO.

03B//01934/26

YOUR REFERENCE

Hukin 5873

DATE OF ISSUE

12 MAR 2020

CASE NUMBER

35949784

1. Statement of Fees Imposed

The property is classified as a serviced property with respect to charges which as listed below in the Statement of Fees.

(a) By Other Authorities

Parks Victoria - Parks Service Charge	01/07/2019 to 30/06/2020	\$79.02
Melbourne Water Corporation Total Service Charges	01/01/2020 to 31/03/2020	\$25.52

(b) By South East Water

Water Service Charge	01/01/2020 to 31/03/2020	\$29.18
Subtotal Service Charges		\$133.72
Payments		\$79.02
TOTAL UNPAID BALANCE		\$54.70

- The meter at the property was last read on 04/12/2019. Fees accrued since that date may be estimated by reference to the following historical information about the property:

Water Usage Charge **\$1.36 per day**

- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): <https://secureapp.southeastwater.com.au/PropertyConnect/#!/order/info/update>

* Please Note: if usage charges appear above, the amount shown includes one or more of the following:

Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.

Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at www.southeastwater.com.au.
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.

AUTHORISED OFFICER:



TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (Disposition of Land) Regulations 2010. Please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from South East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

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.

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

If no plan is attached to this Statement, South East Water is not aware of any works belonging to South East Water being present on the property.

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

Important Warnings

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

AUTHORISED OFFICER:



TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

3. Disclaimer

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

AUTHORISED OFFICER:



TERRY SCHUBACH
GENERAL MANAGER
CUSTOMER SERVICE DELIVERY

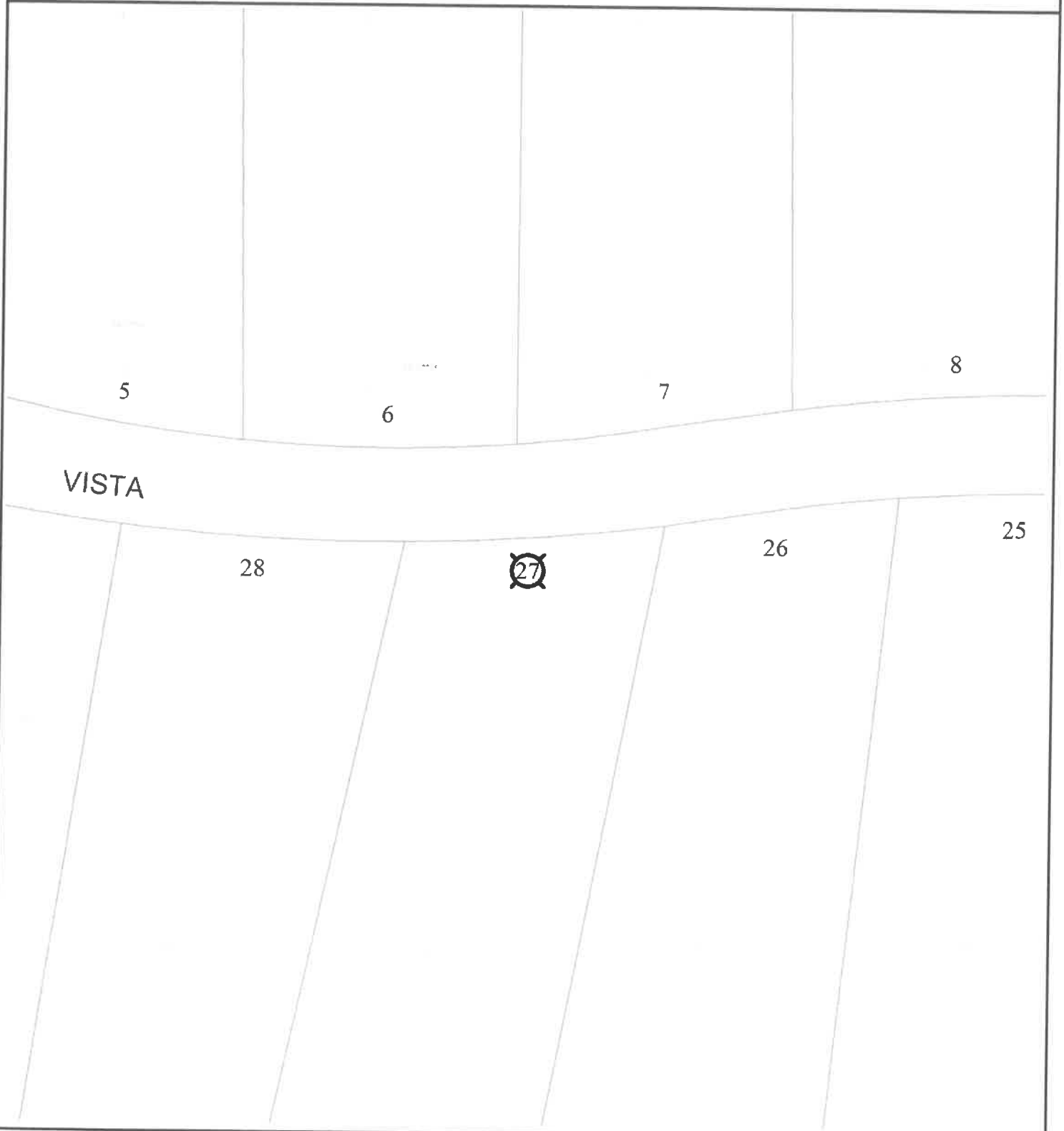
South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198



Case Number: 35949784



Date: 12MARCH2020



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

Title/Road Boundary	Subject Property	Maintenance Hole
Proposed Title/Road	Sewer Main & Property Connections	Inspection Shaft
Easement	Direction of Flow	Offset from Boundary
Melbourne Water Assets		
Sewer Main	Underground Drain	Natural Waterway
Maintenance Hole	Channel Drain	Underground Drain M.H.

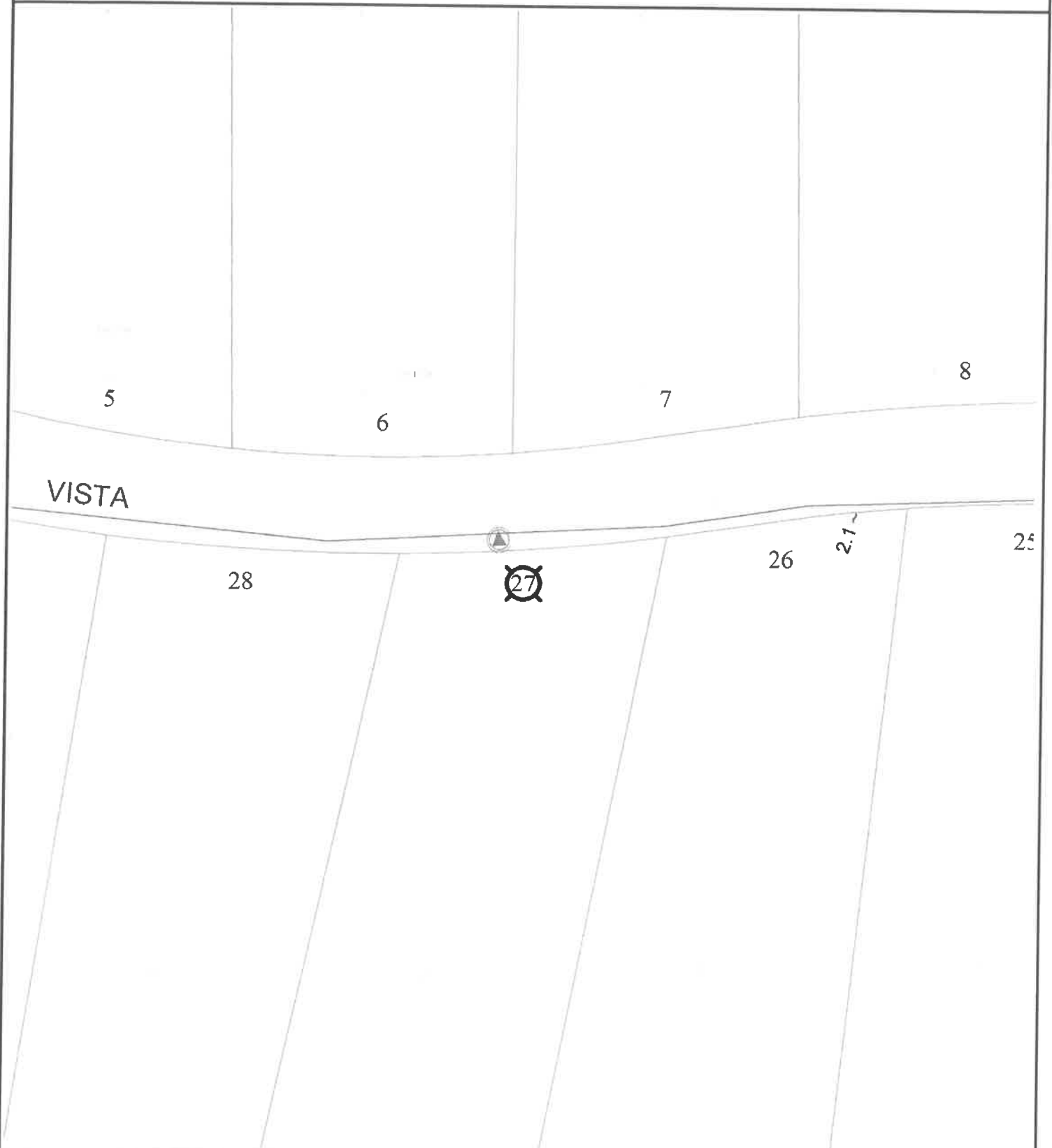


Property: Lot 27 27 VISTA COURT SOMERVILLE 3912

Case Number: 35949784



Date: 12MARCH2020



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND

— Title/Road Boundary
 - - - Proposed Title/Road
 --- Easement



Subject Property
 Water Main Valve
 Water Main & Services

⊗ ⊙ Hydrant
 ⊕ ⊖ Fireplug/Washout
 ~ 1.0 Offset from Boundary

ASSET INFORMATION - RECYCLED WATER

(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

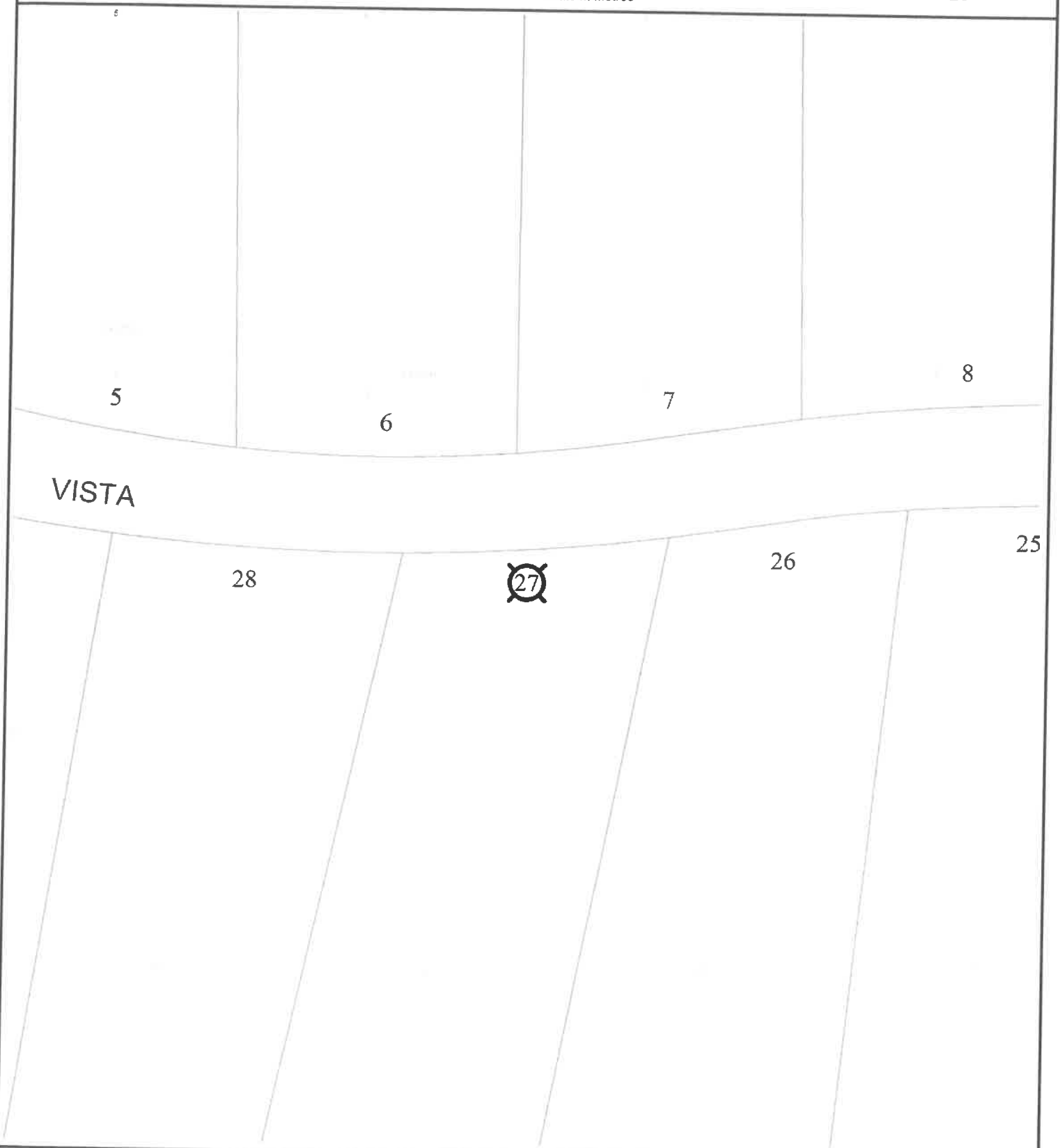
Property: Lot 27 27 VISTA COURT SOMERVILLE 3912



Case Number: 35949784



Date: 12MARCH2020



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND

	Title/Road Boundary		Subject Property		Hydrant
	Proposed Title/Road		Recycled Water Main Valve		Fireplug/Washout
	Easement		Recycled Water Main & Services		Offset from Boundary

100 CCL
26.9.1975

Property Report from www.land.vic.gov.au on 13 March 2020 12:53 PM

Address: 27 VISTA COURT SOMERVILLE 3912

Lot and Plan Number: Lot 27 LP117745

Standard Parcel Identifier (SPI): 27\LP117745

Local Government (Council): MORNINGTON PENINSULA **Council Property Number:** 94190

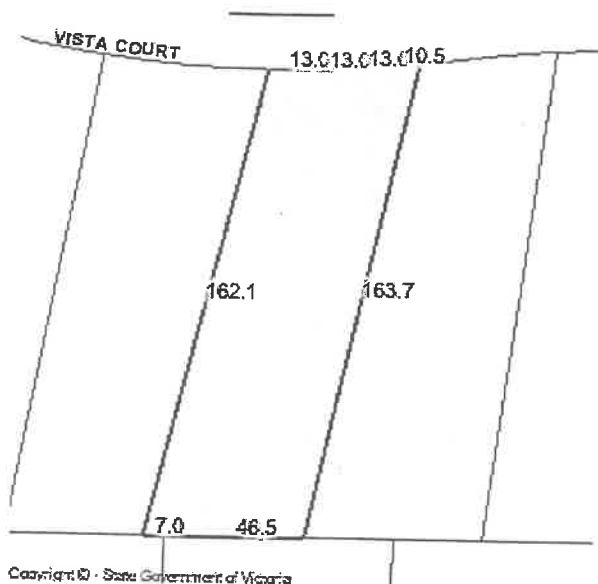
Directory Reference: Melway 148 E6

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

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Site Dimensions

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



Area: 8155 sq. m

Perimeter: 429 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.

1 dimension shorter than 1m not displayed

Calculating the area from the dimensions shown may give a different value to the area shown above - which has been calculated using all the dimensions.

For more accurate dimensions get copy of plan at
Title and Property Certificates

State Electorates

Legislative Council: EASTERN VICTORIA

Legislative Assembly: HASTINGS

Utilities

Rural Water Corporation: Southern Rural Water

Melbourne Water Retailer: South East Water

Melbourne Water: inside drainage boundary

Power Distributor: UNITED ENERGY (Information about [choosing an electricity retailer](#))

Planning information continued on next page

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Planning Zone Summary

Planning Zone: LOW DENSITY RESIDENTIAL ZONE (LDRZ)
SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE (LDRZ)

Planning Overlays: DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 6 (DDO6)
VEGETATION PROTECTION OVERLAY (VPO)
VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)

Planning scheme data last updated on 11 March 2020.

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 [Planning Schemes Online](#)

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](#)

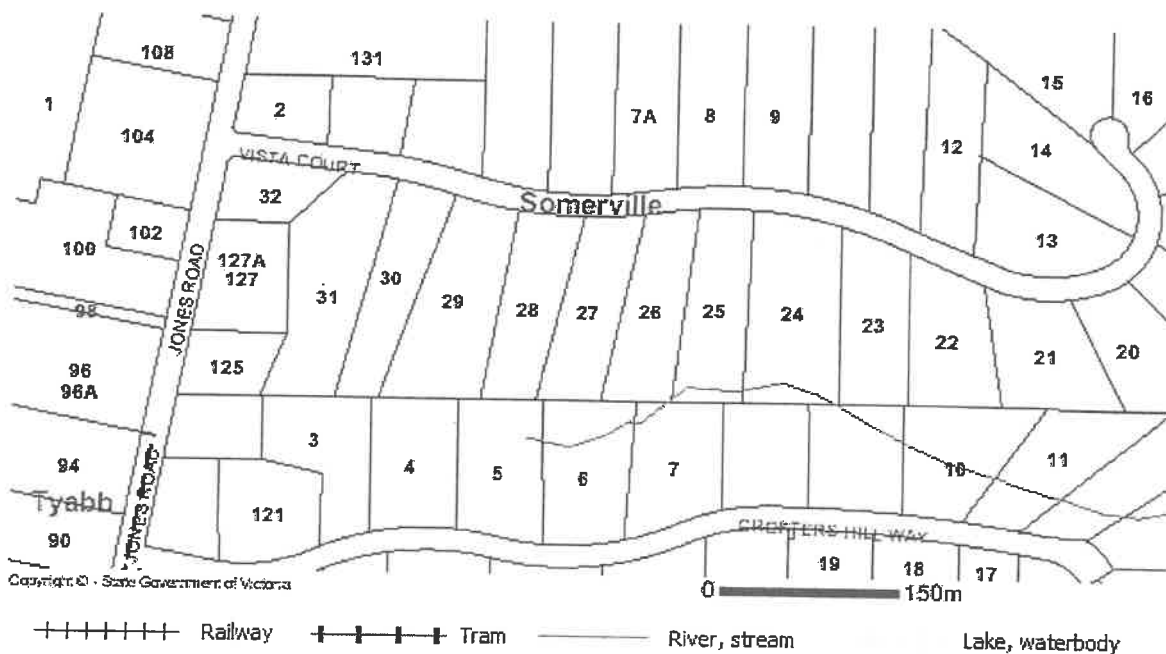
The Planning Property Report includes separate maps of zones and overlays

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 [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

Area Map



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PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au on 13 March 2020 12:54 PM

PROPERTY DETAILS

Address: **27 VISTA COURT SOMERVILLE 3912**
Lot and Plan Number: **Lot 27 LP117745**
Standard Parcel Identifier (SPI): **27\LP117745**
Local Government Area (Council): **MORNINGTON PENINSULA**
Council Property Number: **94190**
Planning Scheme: **Mornington Peninsula**
Directory Reference: **Melway 148 E6**

www.mornpen.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/morningtonpeninsula

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **inside drainage boundary**
Power Distributor: **UNITED ENERGY**

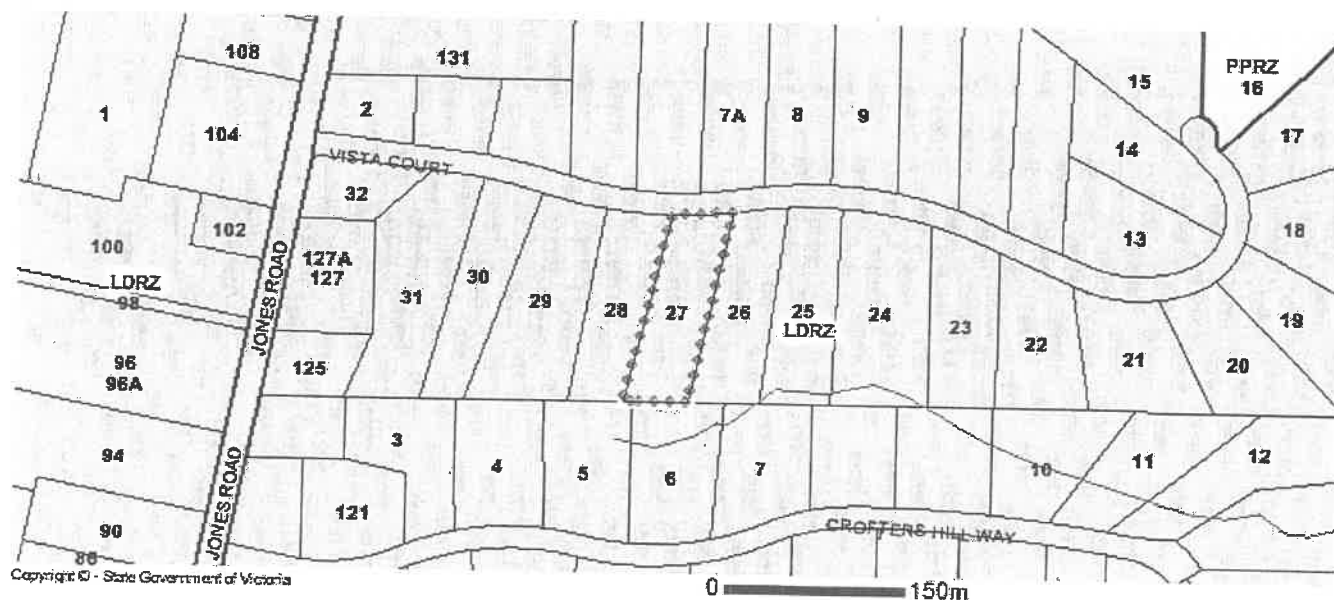
STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **HASTINGS**

Planning Zones

LOW DENSITY RESIDENTIAL ZONE (LDRZ)

SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE (LDRZ)



☐ LDRZ - Low Density Residential

☐ PPRZ - Public Park & Recreation

☐ RDZ2 - Road - Category 2

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 PROPERTY REPORT: 27 VISTA COURT SOMERVILLE 3912

VICTORIA
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and Planning

DESIGN AND DEVELOPMENT OVERLAY (DDO)

This is a detailed cadastral map of a rural area in Victoria, Australia. The map shows a grid of land parcels, many of which are numbered. A prominent road, labeled 'DARTS ROAD', runs vertically through the left side of the map. A winding road or path, labeled 'WATERLOO CREEK', runs horizontally across the middle. Several parcels are labeled with 'DDO' numbers, indicating they are under the Department of Design and Infrastructure. The map includes a scale bar at the bottom right, ranging from 0 to 150 meters, and a north arrow at the bottom left. The map is titled 'Cadastral Map' and 'State Government of Victoria'.

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

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PLANNING PROPERTY REPORT: 27 VISTA COURT SOMERVILLE 3912

Further Planning Information

Planning scheme data last updated on 11 March 2020.

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 <http://mapshare.maps.vic.gov.au/vicplan>

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

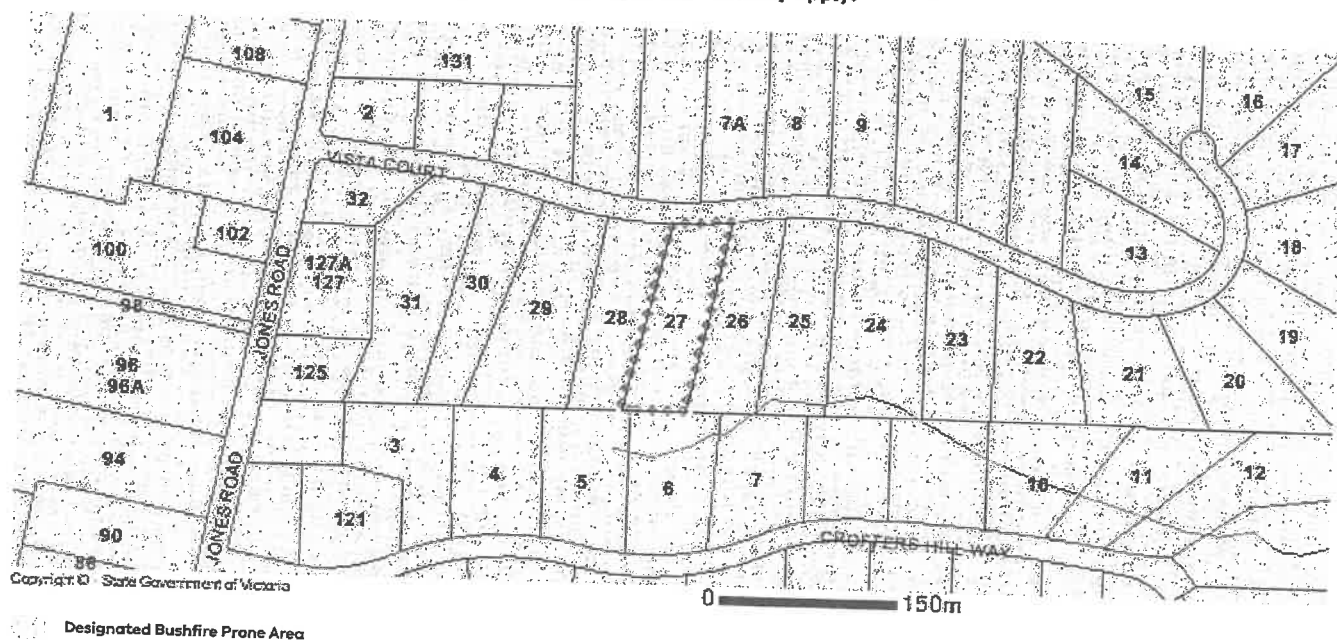
PLANNING PROPERTY REPORT



Environment,
Land, Water
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Designated Bushfire Prone Area

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



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

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

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

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

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

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

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PLANNING PROPERTY REPORT: 27 VISTA COURT SOMERVILLE 3912

Due Diligence Checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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