

FALCONE & ADAMS

# Vendor Statement

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

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

The vendor may sign by electronic signature.

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

Land **30 Fielder Road, Cockatoo 3781**

Vendor's name **Dallas Bruce Moore**

Vendor's signature ..... *Dallas B Moore* ..... Date **18/05/2024**

Vendor's name **Janice Marie Moore**

Vendor's signature ..... *Janice Marie Moore* ..... Date **18/05/2024**

Purchaser's name.....

Purchaser's signature..... Date **/ /2024**

Purchaser's name.....

Purchaser's signature..... Date **/ /2024**

**DALLAS BRUCE MOORE AND JANICE MARIE MOORE  
("VENDOR")**

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## **VENDOR STATEMENT**

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**30 FIELDER ROAD, COCKATOO 3781**

**FALCONE & ADAMS  
Lawyers  
Level 1 / 329-331 Belgrave-Gembrook Road,  
Emerald VIC 3782  
Tel: 5968 3666  
Email: [office@falconeadams.com.au](mailto:office@falconeadams.com.au)  
JSF:DK:132213E**

## 1. FINANCIAL MATTERS

### 1.1 Outgoings

Particulars of any rates, taxes, charges or other similar outgoings including any owners corporation charges or levies (and any interest on them) are as follows:

(a) Their total does not exceed \$4,000.00.

There are no amounts for which the Purchaser may become liable as a consequence of the sale of which the Vendor might reasonably be expected to have knowledge which are not included in Item 1.1(a) above, other than any an amount of:

- (b) that proportion of the rates, taxes, charges or other similar outgoings including any owners corporation charges or levies that relates to the Purchaser's ownership and/or occupation of the Land;
- (c) any goods and services tax (if applicable);
- (d) any costs, charges or expenses whatsoever incurred by the Vendor arising directly or indirectly out of failure by the Purchaser to settle on the due date including, without limitation, additional interest under any mortgage affecting the Land.

### 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.

### 1.4 Sale Subject to Mortgage

Not applicable.

### 1.5 Goods and Services Tax

The sale price in any contract for the Land is exclusive of any Goods and Services Tax ("GST") unless the contract provides otherwise. Should GST be or become payable on the sale of the Land the price will be increased by the amount of GST so payable.

## 2. INSURANCE

### 2.1 Damage and Destruction

This section 2.1 only applies if the 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 of receipt of rents and profits.

Not applicable.

### 2.2 Owner-Builder

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

Not applicable.

### 3. LAND USE

#### 3.1 Easements, Covenants or Other Similar Restrictions

- (a) A description of any easement, covenant or other similar restriction affecting the Land (whether registered or unregistered):
- As set out in the attached copies of title documents;
  - Easements that are implied under section 12 (2) of the Subdivision Act 1988 (Vic);
  - Restrictions imposed by the Owners Corporation Act 2006 (Vic) and the Owners Corporations Regulations 2007 (Vic) – not applicable;
  - Any public rights of way and any private easement arising by use of the Land other than the Vendor. These may be evident from an inspection of or observation from the Land; and
  - Any conditions, restrictions or encumbrances set out in the attached certificates.
- (b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or other restriction except as may be apparent from an inspection of the land.

Note: Drains, sewers, water pipes, gas pipes, electricity and telephone cables (whether underground and/or overhead) may be laid outside registered easements and/or under buildings and/or building lines.

#### 3.2 Road Access

There is access to the Land 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 of which the Vendor might reasonably be expected to have knowledge are as follows:

None to the Vendor's knowledge.

However, the Vendor has no means of knowing all decisions of public authorities and government departments affecting the Land unless these have been communicated to the Vendor.

#### 4.2 Agricultural Chemicals

Particulars of any notices, property management plans, reports or orders in respect of the Land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the Land for agricultural

purposes of which the Vendor might reasonably be expected to have knowledge are as follows:

Not applicable.

However, the Vendor has no means of knowing all decisions of public authorities and government departments affecting the Land unless these have been communicated to the Vendor.

#### 4.3 **Compulsory Acquisition**

Particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* of which the Vendor might reasonably be expected to have knowledge are as follows:

None to the Vendor's knowledge.

However, the Vendor has no means of knowing all decisions of public authorities and government departments affecting the Land unless these have been communicated to the Vendor.

### 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:

None to the Vendor's knowledge.

### 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")**

Not applicable

### 8. **SERVICES**

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

Electricity  Gas  Water  Sewerage  Telephone

Where any of the above services are disclosed as not being connected the Purchaser should make his own enquiry of the appropriate Authorities as to their availability and cost of connection to the Land. The Purchaser is responsible for the transfer of any services connected to the Land into the Purchaser's name.

### 9. **TITLE**

Attached are copies of the following documents:

- Register Search Statement for Certificate of Title Volume 7765 Folio 056
- Plan of Subdivision TP389257A

### 10. **SUBDIVISION**

Not applicable.

## **11. DUE DILIGENCE CHECKLIST**

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

## **12. ATTACHMENTS**

Refer to the attached certificates, documents and other attachments annexed to this statement which include, but are not limited to, the following:

Yarra Valley Water Information Statement  
Cardinia Shire Council Rates Notice  
GST Withholding Notice to Purchaser



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

VOLUME 07765 FOLIO 056

Security no : 124114761908Y  
Produced 07/05/2024 03:16 PM

**LAND DESCRIPTION**

Lot 1 on Title Plan 389257A (formerly known as part of Crown Allotment 126N Parish of Gembrook).  
PARENT TITLE Volume 04157 Folio 319  
Created by instrument 2510200 11/08/1952

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
DALLAS BRUCE MOORE  
JANICE MAREE MOORE both of 62 FOREST ROAD FERNTREE GULLY  
L326612H 22/10/1984

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP389257A 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: 30 FIELDER ROAD COCKATOO VIC 3781

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 18217W FALCONE & ADAMS LAWYERS  
Effective from 04/12/2023

DOCUMENT END



# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>TP389257A</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>07/05/2024 15:16</b>

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The document is invalid if this cover sheet is removed or altered.



TITLE PLAN	EDITION 1	TP 389257A
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<p><b>Location of Land</b></p> <p>Parish: GEMBROOK          Township:          Section:          Crown Allotment: 126N (PT)          Crown Portion:</p> <p>Last Plan Reference:          Derived From: VOL 7765 FOL 058          Depth Limitation: 50 FEET</p>	<p><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p><b>Description of Land / Easement Information</b></p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 07/04/2000          VERIFIED: AK</p>
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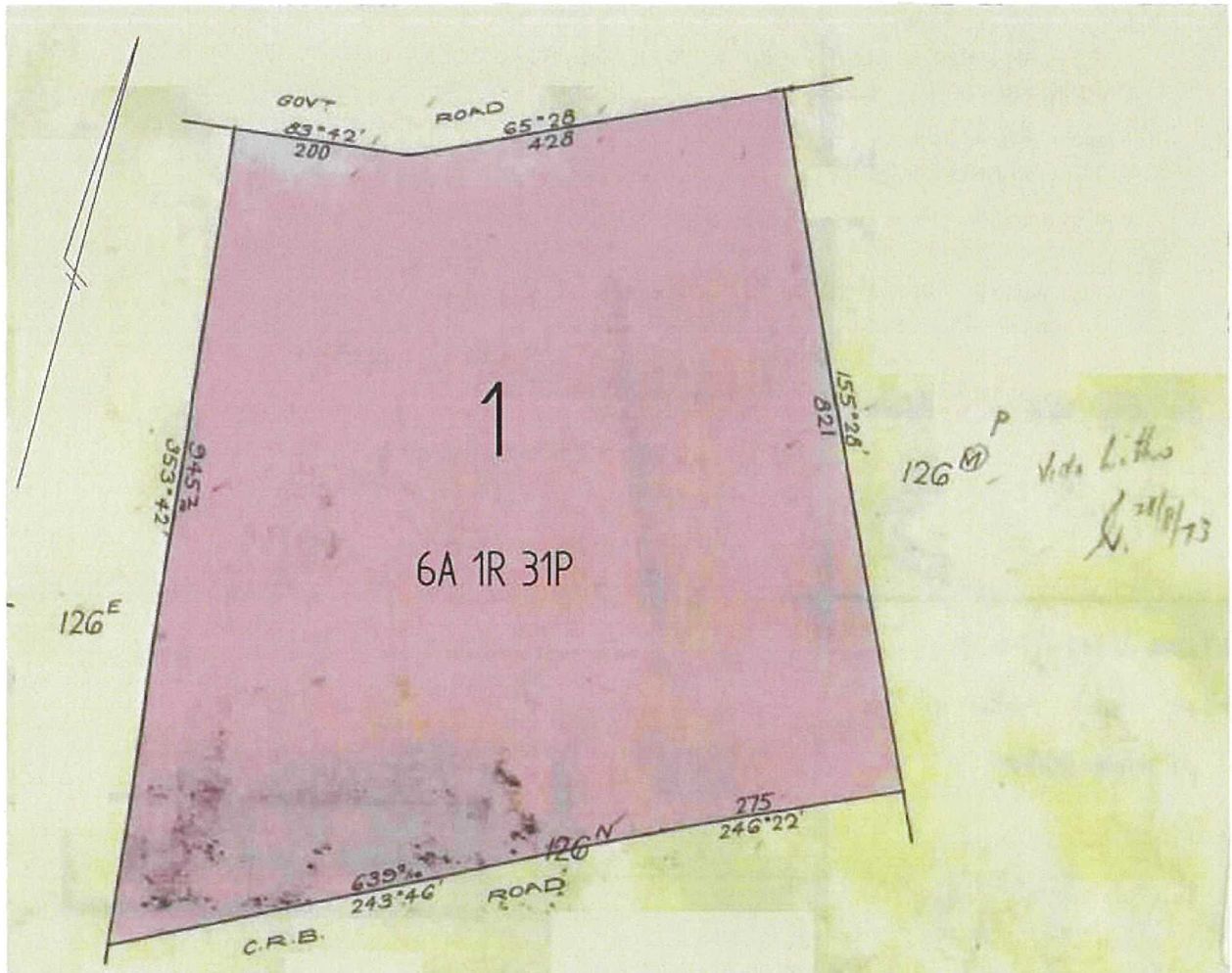


TABLE OF PARCEL IDENTIFIERS
<p>WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</p>
<p>PARCEL 1 = CA 126N (PT)</p>

<p>LENGTHS ARE IN LINKS</p>	<p>Metres = 0.3048 x Feet          Metres = 0.201168 x Links</p>	<p>Sheet 1 of 1 sheets</p>
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# PLANNING CERTIFICATE

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

## CERTIFICATE REFERENCE NUMBER

1029041

## APPLICANT'S NAME & ADDRESS

FALCONE & ADAMS C/- INFOTRACK (LEAP) C/- LANDATA  
DOCKLANDS

## VENDOR

MOORE, DALLAS BRUCE

## PURCHASER

NOT KNOWN, NOT KNOWN

## REFERENCE

4457

This certificate is issued for:

LOT 1 PLAN TP389257 ALSO KNOWN AS 30 FIELDER ROAD COCKATOO  
CARDINIA SHIRE

The land is covered by the:

CARDINIA PLANNING SCHEME

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

The land:

- is included in a RURAL CONSERVATION ZONE - SCHEDULE 2
- is within a BUSHFIRE MANAGEMENT OVERLAY
- and a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1
- and a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1
- and abuts a TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK
- 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/cardinia>

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](mailto:landata.enquiries@servictoria.com.au)

07 May 2024

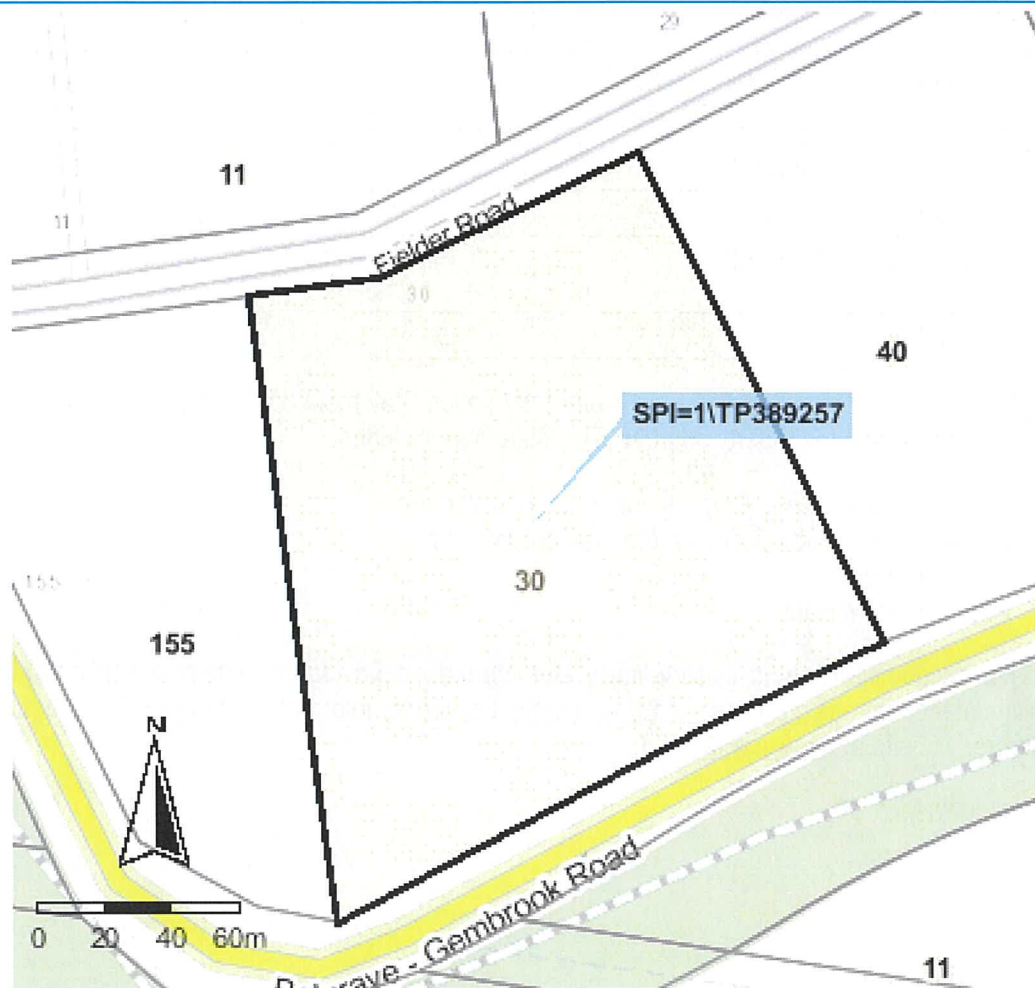
**Sonya Kilkenny**  
Minister for Planning

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](mailto:landata.enquiries@servictoria.com.au)

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



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### 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.



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](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

7th May 2024

Falcone & Adams C/- InfoTrack (LEAP) C/- LANDATA  
LANDATA

Dear Falcone & Adams C/- InfoTrack (LEAP) C/- LANDATA,

**RE: Application for Water Information Statement**

<b>Property Address:</b>	30 FIELDER ROAD COCKATOO 3781
<b>Applicant</b>	Falcone & Adams C/- InfoTrack (LEAP) C/- LANDATA LANDATA
<b>Information Statement</b>	30848583
<b>Conveyancing Account Number</b>	7959580000
<b>Your Reference</b>	4457

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

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

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address [propertyflow@yvw.com.au](mailto:propertyflow@yvw.com.au). For further information you can also refer to the Yarra Valley Water website at [www.yvw.com.au](http://www.yvw.com.au).

Yours sincerely,

Chris Brace  
GENERAL MANAGER  
RETAIL SERVICES



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[yvw.com.au](http://yvw.com.au)

### Yarra Valley Water Property Information Statement

Property Address	30 FIELDER ROAD COCKATOO 3781
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STATEMENT UNDER SECTION 158 WATER ACT 1989

#### **THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)**

Existing sewer mains will be shown on the Asset Plan.

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

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



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E [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

### **Melbourne Water Property Information Statement**

Property Address	30 FIELDER ROAD COCKATOO 3781
------------------	-------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

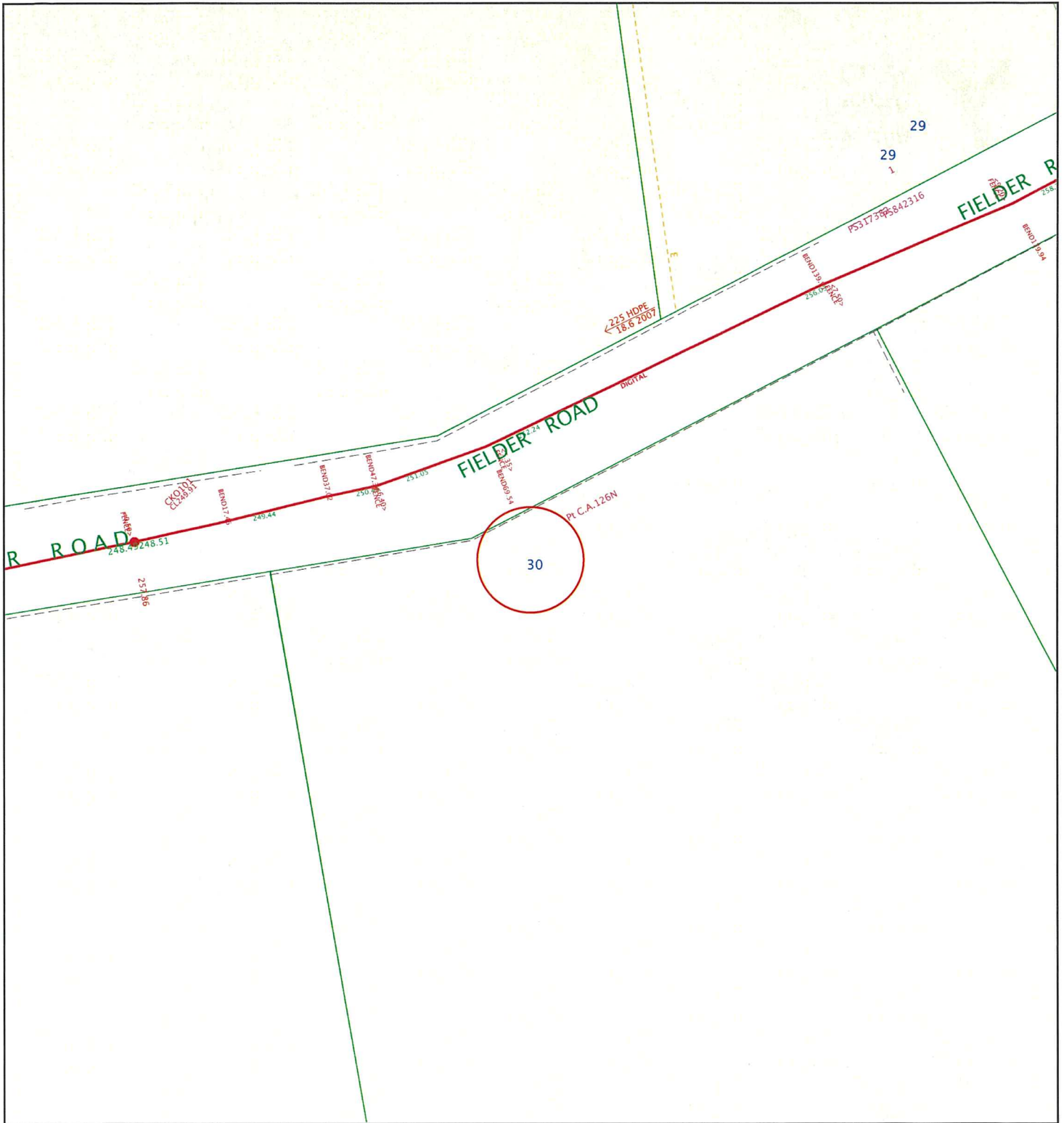
### **THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)**


















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.



<b>Yarra Valley Water</b> <b>Information Statement</b> <b>Number: 30848583</b>	<b>Address</b>	30 FIELDER ROAD COCKATOO 3781		 N	 <b>Yarra Valley Water</b> ABN 93 066 902 501
	<b>Date</b>	07/05/2024			
	<b>Scale</b>	1:1000			
Existing Title	 Access Point Number	 <b>GLV2-42</b> MW Drainage Channel Centreline		<b>Disclaimer:</b> This information is supplied on the basis Yarra Valley Water Ltd: - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets; - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information; - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;	
Proposed Title	 Sewer Manhole	 MW Drainage Underground Centreline			
Easement	 Sewer Pipe Flow	 MW Drainage Manhole			
Existing Sewer	 Sewer Offset	 <b>&lt;1.00&gt;</b> MW Drainage Natural Waterway			
Abandoned Sewer	 Sewer Branch				



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

Falcone & Adams C/- InfoTrack (LEAP) C/- LANDATA  
LANDATA  
certificates@landata.vic.gov.au

### RATES CERTIFICATE

**Account No:** 8984270000  
**Rate Certificate No:** 30848583

**Date of Issue:** 07/05/2024  
**Your Ref:** 4457

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
30 FIELDER RD, COCKATOO VIC 3781	1\TP389257	1433255	Commercial

Agreement Type	Period	Charges	Outstanding
Commercial Water Service Charge	01-04-2024 to 30-06-2024	\$74.35	\$74.35
Commercial Water Usage Charge <i>Water Usage – 39.000000kL x \$2.96750000 = \$115.73</i> Estimated Average Daily Usage \$1.21	14-12-2023 to 19-03-2024	\$115.73	\$0.00
Drainage Fee	01-04-2024 to 30-06-2024	\$16.13	\$16.13
<b>Other Charges:</b>			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
		<b>Balance Brought Forward</b>	\$0.00
		<b>Total for This Property</b>	\$90.48

GENERAL MANAGER  
RETAIL SERVICES

**Note:**

- From 1 July 2023, the Parks Fee will be charged quarterly instead of annually.**
- This statement details all tariffs, charges, and penalties due and payable to Yarra Valley Water as of the date of this statement and includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
- 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.
- If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchaser's account at settlement.
- Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the



Water Act 1989.

6. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up-to-date financial information, please order a Rates Settlement Statement prior to settlement.
7. From 01/07/2023, Commercial Water Usage is billed 296.75 cents per kilolitre.
8. From 01/07/2023, Commercial Recycled Water Usage is billed 188.71 cents per kilolitre.
9. From 01/07/2023, Commercial Sewer Usage is calculated using the following equation: Water Usage (kl) x Discharge Factor x Price (cents/kl) 208.68 cents per kilolitre.
10. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.



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yvw.com.au

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

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

---

**Property No:** 1433255

**Address:** 30 FIELDER RD, COCKATOO VIC 3781

**Water Information Statement Number:** 30848583

## HOW TO PAY



Bill Code: 314567  
Ref: 89842700007

Amount  
Paid

Date  
Paid

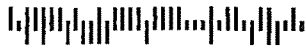
Receipt  
Number

# Valuation, rates and charges notice

For period 1 July 2023 to 30 June 2024



ABN 32 210 906 807



Moore, D B & J M  
PO Box 299  
COCKATOO VIC 3781

Date of issue 21/08/2023  
Property number 2288950100

Instalment 1  
Due 30 September 2023 \$620.00

Instalment 2  
Due 30 November 2023 \$620.00

Instalment 3  
Due 28 February 2024 \$620.00

Instalment 4  
Due 31 May 2024 \$620.69

Any arrears shown on this notice are overdue and payable immediately and may continue to accrue interest at 10% p.a. until paid in full



028  
1003079  
R1\_8611

## Rates and valuation information for your property

### Description and location of property

30 Fielder Rd  
Cockatoo 3781  
L1 TP389257

Capital Improved Value (CIV) as at 1 January 2023 \$1,085,000  
Site Value (SV) \$890,000  
Net Annual Value (NAV) \$54,250  
Land Use Classification Residential

### Australian Valuation Property Classification Code (AVPCC)

117 : Single Residential Accommodation - Residential Rural/Rural Lifestyle (0.4 to 20 Hectares)

Owner Name(s) Moore, D B & J M

We are required by legislation to display the property owner name(s).

### Rates and Charges

Base Rate	1085000 x \$0.0020833	\$2,260.38
120lt Garbage & Recycling Charge	1 x \$348.60	\$348.60
State Fire Services Property Levy	1085000 x \$0.000046 + \$125.00	\$174.91
Fire Services Property Levy Rebate		\$-50.00
Municipal Rates Concession		\$-253.20
<b>Total</b>		<b>\$2,480.69</b>



Scan here to pay



## Payment options



Billers code: 858944  
Ref: 22889501007

BPAY © this payment via internet or phone banking  
BPAY View ® - view and pay this bill via internet banking  
BPAY View registration number 22889501007



Set up regular direct debit payments at [cardinia.vic.gov.au/flexipay](http://cardinia.vic.gov.au/flexipay)



Billpay Code: 0860  
Ref: 2288 9501 0000 007

Call 131 816 to pay over the phone  
Go to [postbillpay.com.au](http://postbillpay.com.au) or visit an Australia Post store



Instalment \*860 228895010000007



Set up regular Centrepay deductions from your Centrelink payments at [www.servicesaustralia.gov.au/centrepay](http://www.servicesaustralia.gov.au/centrepay) CRN: 555 012 959V



Pay in person at our Customer Service Centre  
20 Siding Avenue, Officer. (Open Monday to Friday, 8.30am-5pm).



Call 131 816 to pay by credit card over the phone



To have your notice emailed  
Register at [cardinia.enotices.com.au](http://cardinia.enotices.com.au)  
Reference No: 1A7D2900DV



To verify your property in MyCardinia use  
verification code: T705  
[www.cardinia.vic.gov.au/mycardinia](http://www.cardinia.vic.gov.au/mycardinia)





**GST Withholding Notice to Purchaser**

*On or after 1 July 2018, certain purchasers of a new residential premises or potential residential land will be required to withhold an amount from the contract price for payment to the Australian Taxation Office.*

**Vendor: Dallas Bruce Moore and Janice Marie Moore**  
**Property: 30 Fielder Road, Cockatoo, VIC 3781**

Tick which is applicable to this transaction:

The abovementioned property is a new residential premises or potential residential land. The amount of GST that the Purchaser will be required to pay as a withholding to the Australia Taxation Office is \$  
 The payment will be required to be paid from the balance of the contract price on the day of settlement.

Vendor's details:

ABN:  
 Business address:  
 Email address:  
 Phone number:

- OR -

The abovementioned property is a new residential premises or potential residential land. No amount of GST is to be withheld as I/we are not registered for GST and/or are not required to be registered for GST for the sale of the above property.

- OR -

The abovementioned property is either an existing residential premises or commercial residential premises and therefore the Purchaser is not required to withhold GST.

Dated this 7th day of May, 2024

*Falcone & Adams*

Falcone & Adams, Lawyers on behalf of the Vendor

**Office Locations**

**Emerald**  
 Level 1, 329-331 Belgrave-Gembrook Road  
 Emerald VIC 3782  
 Tel: (03) 5968 3666  
 Fax: (03) 5968 3060  
 P.O. Box 214, Emerald VIC 3782

**Belgrave**  
 Suite 1, 1693a Burwood Highway  
 Belgrave VIC 3160  
 Tel: (03) 9754 7100  
 Fax: (03) 9752 5033  
 P.O. Box 2192, Belgrave LPO VIC 3160

**Pakenham**  
 Level 1, 25 John Street  
 Pakenham VIC 3810  
 Tel: (03) 5941 8841  
 Fax: (03) 5968 3060  
 P.O. Box 214, Emerald VIC 3782

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 07 May 2024 03:08 PM

## PROPERTY DETAILS

Address: **30 FIELDER ROAD COCKATOO 3781**  
 Lot and Plan Number: **Lot 1 TP389257**  
 Standard Parcel Identifier (SPI): **1\TP389257**  
 Local Government Area (Council): **CARDINIA**  
 Council Property Number: **2288950100**  
 Planning Scheme: **Cardinia**  
 Directory Reference: **Melway 311 K8**

[www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)

[Planning Scheme - Cardinia](#)

## 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

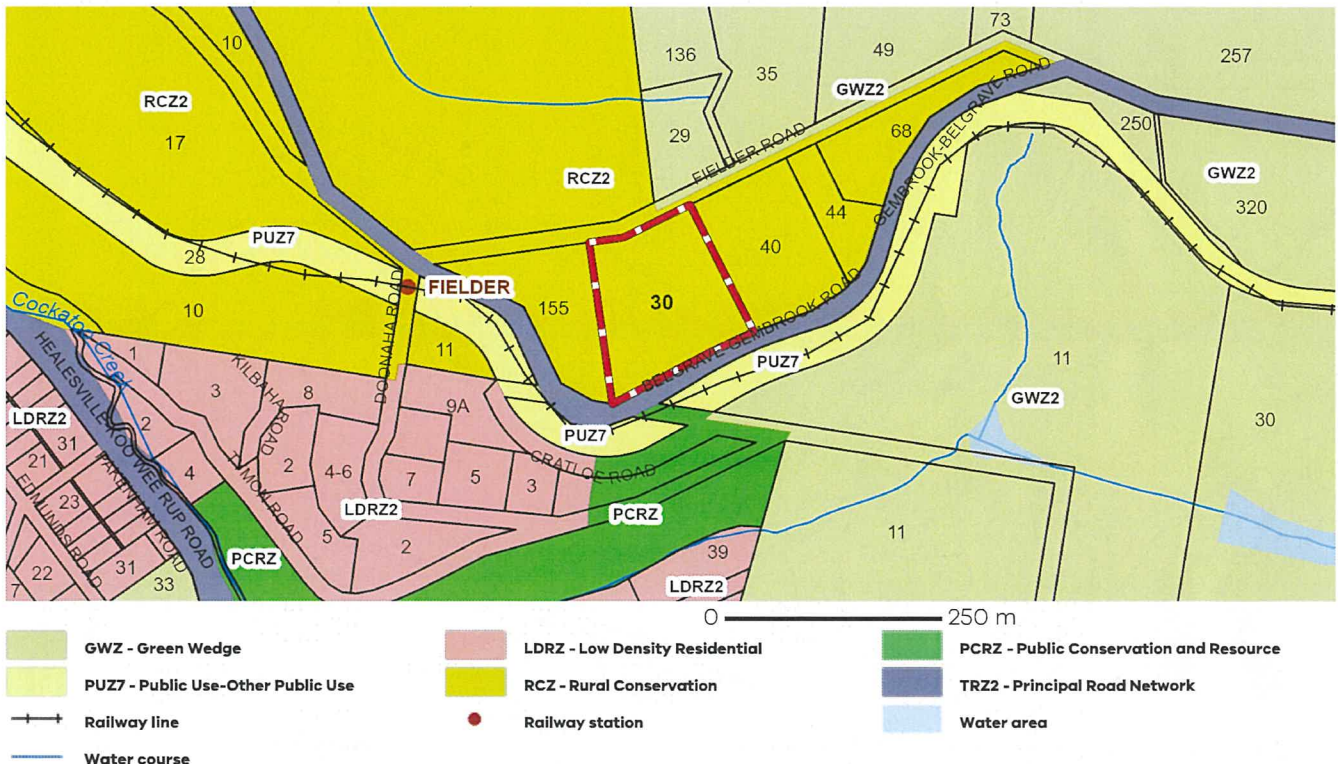
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[RURAL CONSERVATION ZONE \(RCZ\)](#)

[RURAL CONSERVATION ZONE - SCHEDULE 2 \(RCZ2\)](#)



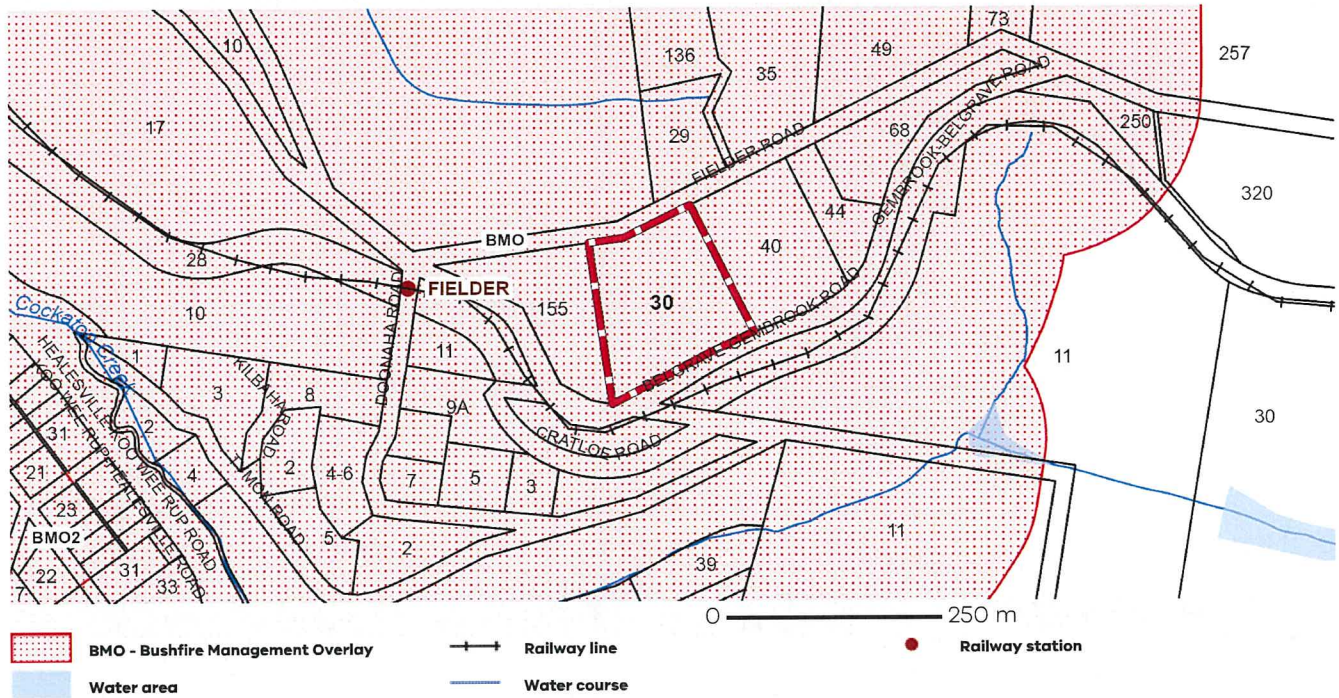
Note: Labels for zones may appear outside the actual zone - please compare the labels with the legend.

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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).

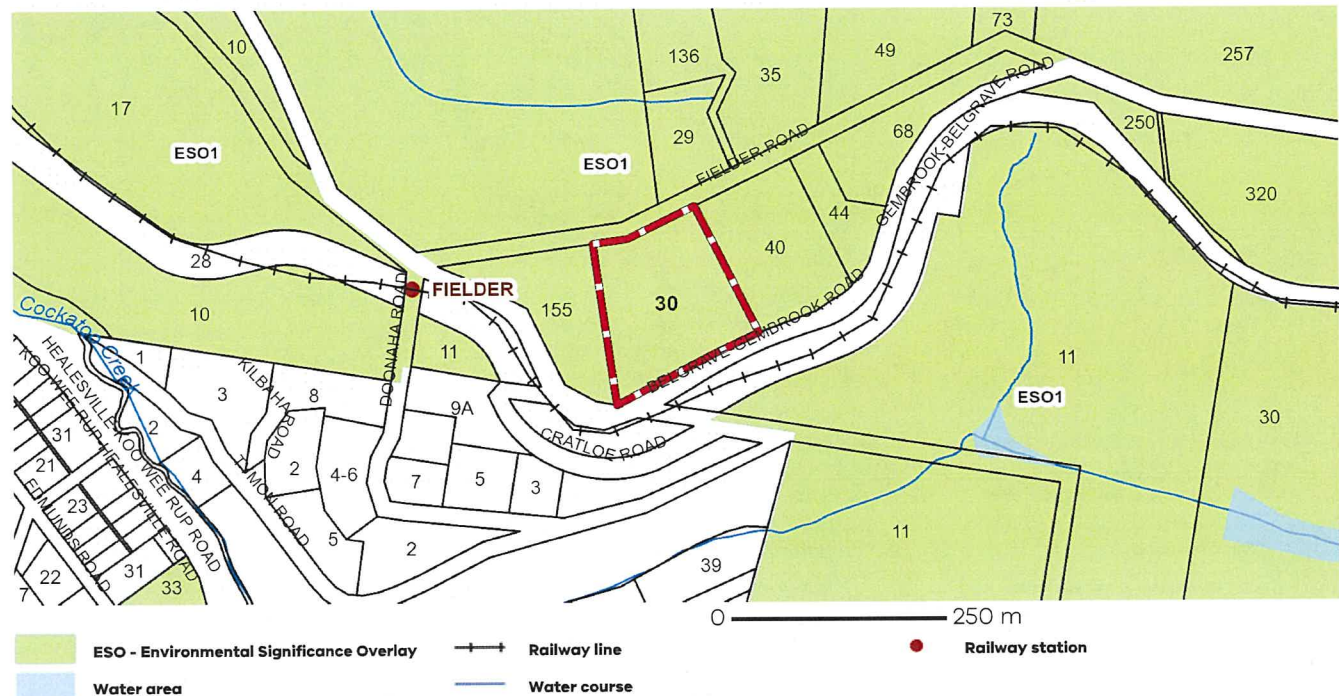
## Planning Overlays

### BUSHFIRE MANAGEMENT OVERLAY (BMO)



### ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

#### ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



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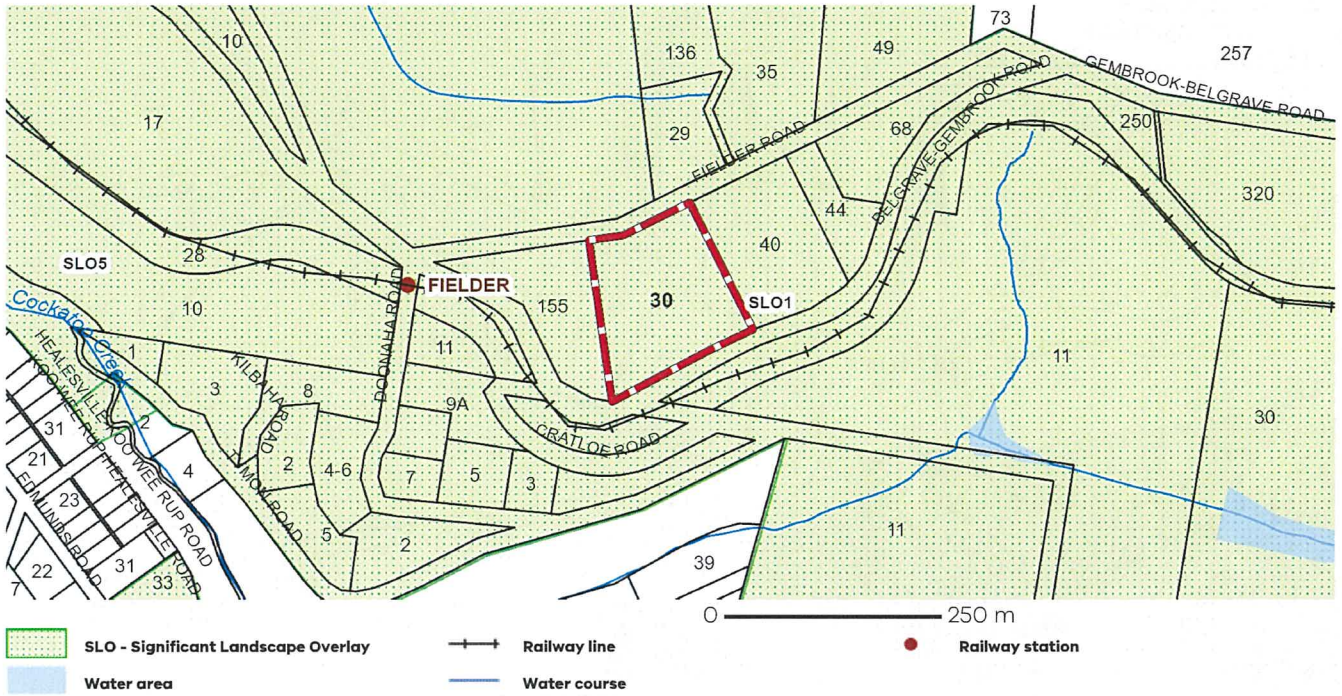
Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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## Planning Overlays

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1 (SLO1)



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

## OTHER OVERLAYS

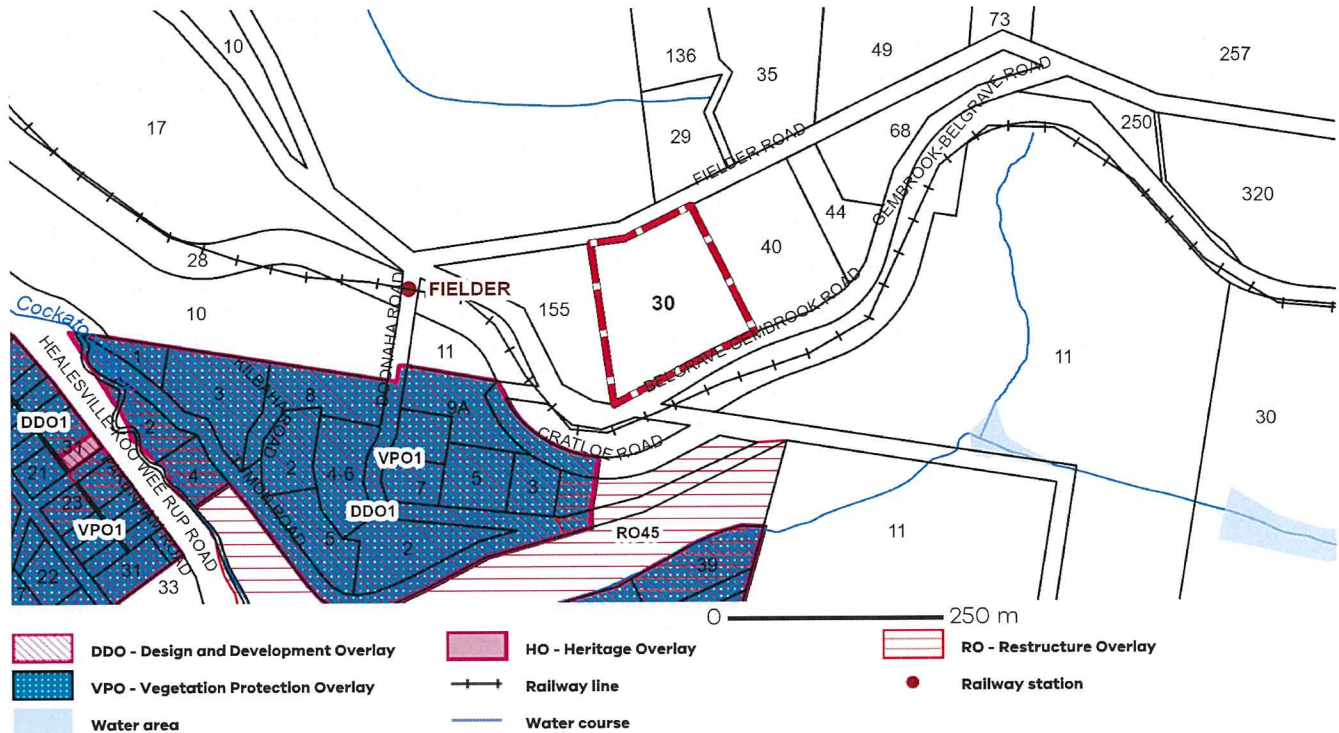
Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)

HERITAGE OVERLAY (HO)

RESTRUCTURE OVERLAY (RO)

VEGETATION PROTECTION OVERLAY (VPO)



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

## Further Planning Information

Planning scheme data last updated on 7 December 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 apply to 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>

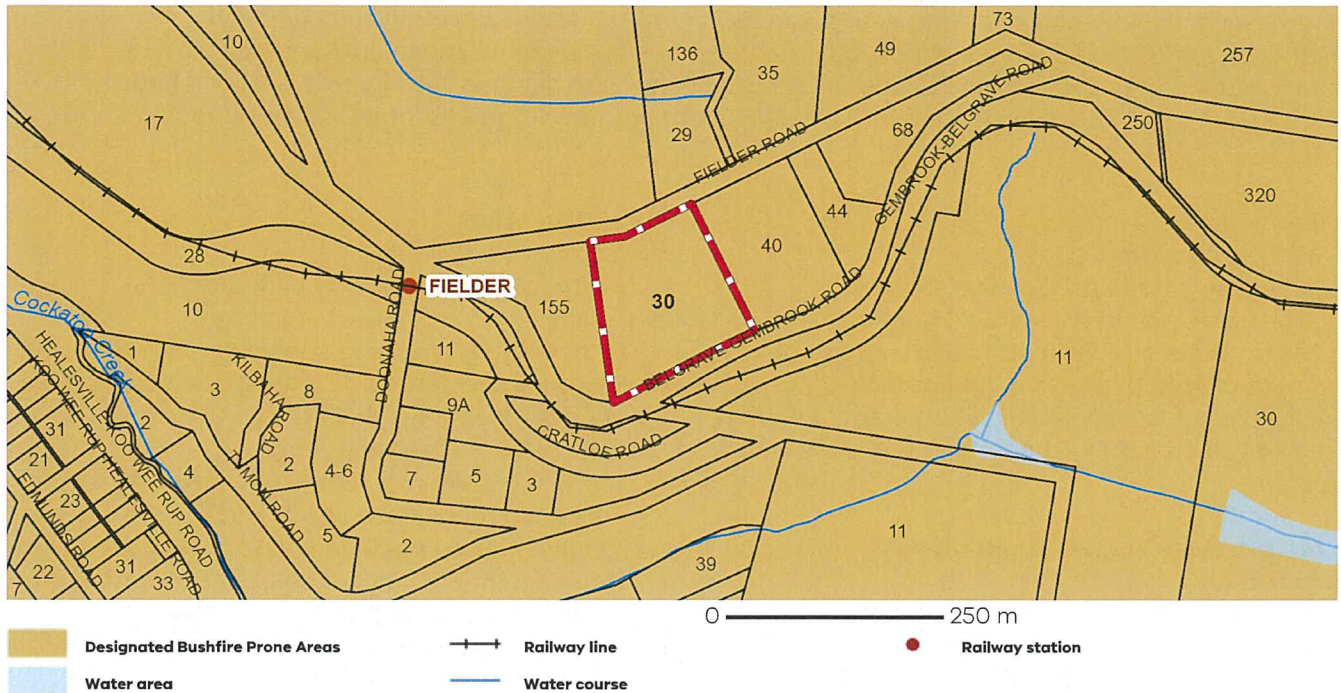


## Designated Bushfire Prone Areas

**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 \(environment.vic.gov.au\)](https://www.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 \(environment.vic.gov.au\)](https://www.environment.vic.gov.au)

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# 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](http://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





(INCORPORATING MILNER CONVEYANCING & ANDREW P. MELVILLE)

## Brooks Lawyers Trust Account

<b>Account Name</b>	<b>Brooks Lawyers Trust Account</b>
<b>BSB</b>	<b>083-894</b>
<b>Account</b>	<b>30-268-8533</b>
<b>Reference Number</b>	<b>3758/24</b>

### **IMPORTANT NOTICE**

1. We will never email you with different bank details requesting payment to an alternate bank account.
2. You must personally call our office **prior** to making payment to confirm our bank details and reference number.
  - Yarrowonga Office: (03) 5744 3164
  - Rutherglen Office: (02) 6033 2611
3. After depositing funds into our firms trust account, please email [info@brookslaw.com.au](mailto:info@brookslaw.com.au) to confirm the payment amount and reference number used with your payment so we can correctly allocate funds to your file.

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21 Piper Street | Yarrowonga | (03) 5744 3164  
110 Main Street | Rutherglen | (02) 6033 2611  
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