


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	13 GLENVIEW ROAD, MONBULK VIC 3793
-------------	------------------------------------

Vendor's name	Susan Elizabeth Wansbrough	Date	9 / 9 / 2022
Vendor's signature			

Purchaser's name		Date	/ /
Purchaser's signature	<hr/>		
Purchaser's name		Date	/ /
Purchaser's signature	<hr/>		

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 certificate/s.

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

Not Applicable

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

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):

Is in the attached copies of title document/s

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

Not Applicable

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 section 192A of 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:

Not Applicable

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):

Not Applicable

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

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*.

Not Applicable

8. SERVICES

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

Electricity supply <input checked="" type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input checked="" type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
--	--	--	--	--

9. TITLE

Attached are copies of the following documents:

9.1 (a) 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.

10. SUBDIVISION

10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a 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.

- (a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:

NIL

- (d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:

NIL

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

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor 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):

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 NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

Is attached

13. ATTACHMENTS

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

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

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**

Page 1 of 1

VOLUME 09980 FOLIO 295

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LAND DESCRIPTION

Lot 1 on Title Plan 579823J (formerly known as Lot 1 on Plan of Subdivision 048539).

PARENT TITLE Volume 08344 Folio 839

Created by instrument N800514X 27/10/1988

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

SUSAN ELIZABETH WANSBROUGH of 54 RANKINS ROAD MONBULK VIC 3793

AG287146S 12/01/2009

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT Section 3A Victorian Conservation Trust Act 1972

AK245020T 19/03/2013

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 TP579823J 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: 13 GLENVIEW ROAD MONBULK VIC 3793

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP579823J
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TITLE PLAN	EDITION 1	TP 579823J						
<p>Location of Land</p> <p>Parish: MONBULK Township: Section: M Crown Allotment: 101 (PT) Crown Portion:</p> <p>Last Plan Reference: LP 48539 Derived From: VOL 9980 FOL 295 Depth Limitation: 15.24 m</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>							
<p style="text-align: center;">Description of Land / Easement Information</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: 25/07/2000 VERIFIED: HG</p>						
<table border="1" style="margin: auto;"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">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</td> </tr> <tr> <td colspan="2">PARCEL 1 = LOT 1 ON LP 48539</td> </tr> </table>			TABLE OF PARCEL IDENTIFIERS		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		PARCEL 1 = LOT 1 ON LP 48539	
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PARCEL 1 = LOT 1 ON LP 48539								
<p>LENGTHS ARE IN METRES</p>	<p>Metres = 0.3048 x Feet Metres = 0.201168 x Links</p>	<p>Sheet 1 of 1 sheets</p>						



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VICTORIA



APPLICATION FOR NOTIFICATION OF COVENANT

TO: The Registrar of Titles
Melbourne

TRUST FOR NATURE (VICTORIA) of Level 5, 379 Collins Street, Melbourne established pursuant to the Victorian Conservation Trust Act 1972 **HEREBY APPLIES** pursuant to Section 3A (10) of the Act for entry on **Certificate of Title Volume 09980 Folio 295** of a Memorandum of the Covenant contained in the attached Instrument dated **10 December 2012** which Instrument creates a Covenant pursuant to Section 3A of the said Act that the whole of the Title is affected by the said Instrument.

DATED this *21st* day of *February 2013*

Trust for Nature (Victoria)
by its Solicitor and Agent

Norton Rose Australia



Deed of Covenant for the Conservation of Land

Susan Elizabeth Wansbrough
Trust for Nature (Victoria)

Note: Owners are obliged under this Covenant to promptly notify the Trust of any change in ownership or another encumbrance relating to the Land or any lease or other interest in Land which the Owner grants to any other person.

www.trustfornature.org.au

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19/03/2013 \$110.30 CTA



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Parties

Susan Elizabeth Wansbrough (Owner)

Trust for Nature (Victoria) [ABN 60 292 993 543] (Trust)

Background

- A** The Owner is the registered proprietor of the land described in Schedule 1 (Land) and desires to enter into a covenant with the Trust under section 3A of the Act and which runs with the Land empowering the Trust to enforce the covenant against the Owner.
- B** The Trust and the Owner have agreed to enter into this Covenant, being satisfied that the Land possesses the appropriate characteristics and acknowledging that the Parties' aims and purposes are the conservation of the Land in accordance with the Covenant Objectives.
- C** The Covenant Objectives are the conservation of the Land for public scientific and public educational purposes including its:
- (a) native plants and wildlife;
 - (b) natural interest and beauty;
 - (c) ecological significance;
 - (d) historical interest;
 - (e) bushland, trees and rock formations; and its
 - (f) watercourses, lakes, ponds, marshes and other bodies of water.
- D** The Trust and the Owner recognise that the intent of this Covenant is to contribute to the National Reserve System, under the Protected Area criteria established by the International Union for Nature Conservation (IUCN 2008).



1 Definitions

In this Covenant the following definitions apply:

Act means the *Victorian Conservation Trust Act 1972*.

Covenant Objectives means the aims and purposes of this Covenant as outlined in Recital C.

Domestic Area means the area as delineated on the attached plan which is part of the covenant and used as a dwelling and garden to the dwelling.

Dwelling means any habitable structure, including but not limited to a house, permanent caravan, dependent persons unit or holiday accommodation.

Home Occupation means an occupation carried on in a dwelling, or within the domestic area around a dwelling, by a resident of the dwelling.

Land means the land shown hatched on the plan attached at Schedule 1 being whole of the land more particularly described in Certificate of Title Volume 09980 Folio 295.

Letter of Approval means a letter signed by the Trust providing approval for the Owner to undertake specific activities.

Management Plan means the plan mutually agreed to and signed by the Owner and the Trust for the management of the Land, as amended from time to time and forms part of this Covenant once signed.

Mortgagee means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Land or any part of it.

Owner means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the Land or any part of it, including any Mortgagee-in-possession.

Trust means the Trust for Nature (Victoria) as established under section 2 of the Act.

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2 Interpretation

In the interpretation of this Covenant, the following provisions apply unless the context otherwise requires:

- 2.1 Headings are inserted for convenience only and do not affect the interpretation of this Covenant.
- 2.2 A reference in this Covenant to any law, legislation or legislative provision includes any statutory modification, amendment or re-enactment, and any subordinate legislation or regulations issued under that legislation or legislative provision.
- 2.3 A reference in this Covenant to any document or agreement is to that document or agreement as amended, novated, supplemented or replaced.
- 2.4 A reference to a clause, part, schedule or attachment is a reference to a clause, part, schedule or attachment of or to this Covenant.
- 2.5 An expression importing a natural person includes any company, trust, partnership, joint venture, association, body corporate or governmental agency.
- 2.6 Where a word or phrase is given a defined meaning, another part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning.
- 2.7 A word which indicates the singular also indicates the plural, a word which indicates the plural also indicates the singular, and a reference to any gender also indicates the other genders.
- 2.8 A reference to the word 'include' or 'including' is to be interpreted without limitation.
- 2.9 Any schedules and attachments form part of this Covenant.

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Operative provisions

3. Owner covenants

3.1 The Owner covenants at all times to observe and perform the following obligations and duties in relation to the Land:

3.1.1 To use and manage the Land in a manner, which in the reasonable opinion of the Trust, is consistent with the Covenant Objectives.

3.1.2 Not to do any act or thing upon the Land, which in the reasonable opinion of the Trust, is prejudicial to its conservation or the Covenant Objectives.

3.1.3 Not to subdivide the Land.

3.1.4 In particular, on and with respect to the Land, the Owner must not permit, cause or allow to occur unless approved subject to clause 3.2:

- (a) the removal or destruction of any local indigenous trees, plants or grasses, dead or alive, or the planting of any flora other than local indigenous flora save in relation to the Domestic Area provided that the Owner must not introduce any environmental weeds as specified from time to time by the Department of Sustainability and Environment (or its successor) within the Domestic Area;
- (b) any act or omission which may adversely affect any local indigenous flora or any indigenous fauna or their related habitats;
- (c) (unless required by law) any deterioration in the natural state or in the flow, supply, quantity or quality of any body of water;
- (d) livestock to enter;
- (e) the introduction of any non-indigenous fauna or any cat, dog or other domestic animals;
- (f) (unless required by law) any further transmission lines or other services or works save for those required for a dwelling approved under clause 3.4;
- (g) the removal, introduction or disturbance of any soil, rocks, or other minerals or the construction of dams;
- (h) the operation of any trade, industry or business save for home occupations located within the Domestic Area;
- (i) the recreational use of trail bikes or any vehicles;
- (j) the accumulation of rubbish or storage of any materials other than materials being used or intended to be used by the Owner on the Land;
- (k) the removal of any timber including fallen timber;
- (l) the erection or display of any notice, hoarding or advertising matter save for identification signs and interpretive signs;
- (m) the establishment or spread of pest animals and pest plants which shall be controlled and, as far as possible, eliminated in accordance with

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section 20 of the *Catchment and Land Protection Act 1994* (or its successor);

- (n) the establishment or spread of high threat pest animals and plants identified by the Trust which shall be controlled and, as far as possible, eliminated;
- (o) the application of fertilizer save for within the Domestic Area; and
- (p) any other activities not consistent with the Covenant Objectives.

Letter of Approval

- 3.2 The Parties agree that the Trust may provide prior written consent for the Owner to undertake the actions set out in sub-clauses 3.1 on the following basis:
 - 3.2.1 The Owner must obtain the consent of the Trust prior to undertaking any of the actions set out in sub-clauses 3.1;
 - 3.2.2 The consent must be in the form of a Letter of Approval issued by the Trust; and
 - 3.2.3 The consent will not be unreasonably withheld, provided that the Trust is satisfied that the proposal will not prejudice the Covenant Objectives.

Mining Activity

- 3.3 In relation to any exploration or mining extraction or production of gas, petroleum, minerals or other substance proposed on or with respect to the Land, the Owner must:
 - 3.3.1 not permit any Mining Activity on the Land, unless required by law;
 - 3.3.2 notify the Trust of any proposed Mining Activity; and
 - 3.3.3 not consent to any Mining Activity unless the Mining Activity has been approved by the Trust in writing.



Dwellings and Structures

3.4 The Owner must not place or permit any structure or dwelling on the Land save for:

3.4.1 Within the Domestic Area;

- (i) non-habitable structures;
- (ii) one dwelling;
- (iii) any of the usual outbuildings associated with a dwelling; and

3.4.2 Outside the Domestic Area;

- (i) non-habitable structures,

The location, type and size of any non-habitable structure outside the Domestic Area or any dwelling anywhere on the Land must be approved in writing by the Trust prior to its construction.

In the event of the destruction or removal of a dwelling or structure approved under clause 3.4, any replacement dwelling or structure may be constructed on the same site as the original without approval from the Trust, provided it is located on the same site and is designed to have a similar footprint and size as the original.

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4 Acknowledgements by the Trust

4.1 The Trust acknowledges that compliance with the prohibitions and restrictions set out in this Covenant may be treated as waived to the extent necessary for:

- 4.1.1** reasonable fire protection, weed and pest control;
- 4.1.2** Acts outside the control of the owner, including but not limited to;
 - I.** War
 - II.** Riot
 - III.** Insurrection
 - IV.** Vandalism; and
 - V.** Natural Disaster.
- 4.1.3** reasonable maintenance of fences, culverts, dams, bridges, watercourses, buildings, tracks, paths, roads and other services;
- 4.1.4** any act required under any law, rule or regulation of any government or governmental agency, executive or administrative order or act of general or particular application; and
- 4.1.5** the proper management of the Land as a protected environment for indigenous flora and fauna.



5 Further Covenants

5.1 The Owner further covenants and agrees:

- 5.1.1 to make reasonable efforts to remove pests and weeds from the Land and to prevent their future invasion;
- 5.1.2 to make reasonable efforts, if necessary, to erect fences which allow free movement of indigenous fauna between adjacent grazing areas and the Land, and to maintain fences and gates in good stock proof order and condition;
- 5.1.3 to permit officers, agents or nominees of the Trust acting on behalf of the Trust provided prior notice of at least seven days has been given, to enter the Land in order to monitor and assess its condition, assess compliance with this deed and to prepare the Management Plan pursuant to clause 7.

5.2 upon resolving to lease or licence the Land or any portion of the Land the Owner must:

- 5.2.1 include within the lease or licence provided to any potential lessee or licensee of the Land a copy of this Covenant; and
- 5.2.2 in writing, procure the agreement of the tenant or licensee to perform and observe the duties and obligations as assumed by the Owner pursuant to this Covenant; and
- 5.2.3 promptly notify the Trust in writing of any lease or licence entered into for the Land or any portion of the Land.

5.3 upon entering into any contract to sell the Land or any portion of the Land, the Owner must:

- 5.3.1 include within the contract provided to any potential purchaser of the Land a copy of this Covenant; and
- 5.3.2 promptly notify the Trust in writing that the Owner has entered into a contract to sell the Land or any portion of the Land.

5.4 Before granting or entering into any other contract or disposing of or creating any other interest in the Land or any portion of the Land, the Owner must:

- 5.4.1 include within the contract or provide to the person being granted an interest in the Land or any portion of the Land, a copy of this Covenant; and
- 5.4.2 in writing, procure the agreement of the person being granted an interest in the Land to perform and observe the duties and obligations as assumed by the Owner pursuant to this Covenant; and
- 5.4.3 promptly notify the Trust in writing that the Owner has granted an interest in the Land or any portion of the Land.

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19/03/2013 \$110.30 CTA



6 Deed of Covenant

6.1 The Trust and the Owner agree without limiting or restricting the respective powers to enter into this Covenant and, insofar as it can be so treated, this Covenant is made pursuant to section 3A of the Act.

7 Management Plan

- 7.1 The Management Plan must be prepared as soon as practicable after the execution of this Covenant by the Trust and the Owner to the satisfaction of the Trust.
- 7.2 The Management Plan may be varied or amended by mutual consent in writing of both Parties, unless otherwise agreed.
- 7.3 The Parties agree that if there is any inconsistency between the terms of this Covenant and the provisions of the Management Plan, then the terms of this Covenant shall prevail.
- 7.4 The Parties agree that once mutually agreed to and signed by both Parties, the Management Plan forms a part of this Covenant and is enforceable as if it were part of the Covenant.
- 7.5 The Owner must do all things necessary to give effect to the terms of this Covenant and the Management Plan.
- 7.6 The Owner agrees to manage the Land pursuant to and in accordance with the terms of the Management Plan.

8 Effect of Agreement

- 8.1 This Covenant shall be deemed to come into force and effect from the date of execution of this Covenant and the benefit and burden of this Covenant shall be annexed to the Land.
- 8.2 The obligations of the Owner under this Covenant will take effect as separate and severable covenants which shall be annexed to and run at law and equity with the Land to bind the Owner and each successor, assignee or transferee of the Owner, the registered proprietor, the mortgagee in possession and the beneficial owner for the time being of the Land.

9 Registration

Recording by Registrar of Titles

- 9.1 The Owner consents to the Trust making application to the Registrar of Titles to make a recording of this Covenant in the Register on the Certificate of Title of the Land in accordance with section 3A(10) of the Act and do all things necessary to enable the Trust to do so including signing any further agreement, acknowledgement or document or procuring the consent to this Covenant of any Mortgagee or caveator to enable the recording to be made in the Register under that section.

AK245020T



10 Default by the Owner

10.1 Where the Trust believes the Owner has breached or failed to comply with any term of this Covenant relating to the Land, the Trust may issue a notice in writing to the Owner that:

- 10.1.1 states the notice is a notice under this section;
- 10.1.2 specifies the nature of the breach;
- 10.1.3 requests rectification by a nominated date; and
- 10.1.4 specifies the actions required to remedy the non-compliance with the terms of this Covenant (**Notice**).

10.2 If after 30 days from the date of the Notice the Trust believes that there has been an inadequate response by the Owner to the Notice:

- 10.2.1 the Trust or its agents may enter the Land to undertake the necessary conservation work;
- 10.2.2 the Owner must, immediately upon receipt of costs from the Trust, reimburse the Trust for the costs incurred; and
- 10.2.3 the costs in clause 10.2.2 shall be capable of being recovered by the Trust in any court or competent jurisdiction as a civil debt recovered summarily.

10.3 Where either of the Parties dispute the Notice, the dispute resolution provisions in clause 11 apply.



11 Dispute resolution

Meeting to attempt to resolve disputes

11.1 If a dispute arises under this Covenant or concerning its subject matter, either party may at any time give written notice to the other requesting that a meeting take place to seek to resolve the dispute. The nominated senior representatives of both parties must meet within ten days of the notice and try to resolve the dispute in good faith.

Either party may not unreasonably withdraw from attendance at the meeting.

Performance of obligations

11.2 Despite the existence of a dispute, each party must continue to perform its obligations under this Covenant.

Mediation

11.3 If the parties fail to resolve the dispute within 30 days of the meeting under clause 11.1, a mediator must be appointed by the parties. If the parties cannot agree on a mediator, the matter will be referred to a mediator chosen by the chairman of the Victorian Chapter of the Institute of Arbitrators and Mediators, Australia, or his or her nominate, for mediation.

11.4 Despite the provisions of clause 11 where the Trust determines that the circumstances require immediate action to prevent damage to the conservation of the Land in accordance with the Covenant Objectives, it may pursue any other remedies available to it at law and in equity.



12 Miscellaneous

Entire agreement

- 12.1 This Covenant contains everything the parties have agreed in relation to the subject matter it deals with. No party can rely on an earlier written document or anything said or done by or on behalf of another party before this Covenant was executed.

Governing law and jurisdiction

- 12.2 This Covenant is governed by the law of Victoria. The parties submit to the non-exclusive jurisdiction of its courts and courts of appeal from them. The parties will not object to the exercise of jurisdiction by those courts on any basis.

Severability

- 12.3 Each provision of this Covenant is individually severable. If any provision is or becomes illegal, unenforceable or invalid in any jurisdiction it is to be treated as being severed from this Covenant in the relevant jurisdiction, but the rest of this Covenant will not be affected. The legality, validity and enforceability of the provision in any other jurisdiction will not be affected.

Variations

- 12.4 Any variations to this Covenant must be done in accordance with the provisions of the Act.

Waivers

- 12.5 A waiver of any right, power or remedy under this Covenant must be in writing signed by the party granting it. A waiver only affects the particular obligation or breach for which it is given. It is not an implied waiver of any other obligation or breach or an implied waiver of that obligation or breach on any other occasion.
- 12.6 The fact that a party fails to do, or delays in doing, something the party is entitled to do under this Covenant does not amount to a waiver.

AK245020T

19/03/2013 \$110.30 CTA



Execution and date

Executed as a deed.

Date: 10/12/12

Signed, sealed and delivered by

Susan Elizabeth Wansbrough

Sue Wans.....

Signature of **Owner**

in the presence of:

F. Romano.....

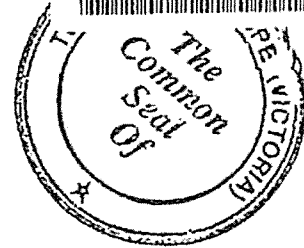
Signature of witness

..FRANK...ROMANO...

Name of witness (print)

AK245020T

19/03/2013 \$110.30 CTA



The common seal of Trust for Nature (Victoria) was hereunto affixed by the authority of the Trustees in the presence of:

[Handwritten Signature]
.....
Signature of Trustee

[Handwritten Signature]
.....
Signature of Chief Executive Officer

.....RIKKI ANDREWS.....
Name of Trustee (print)

.....VICTORIA MARLES.....
Name of Chief Executive Officer (print)

It is hereby certified that the approval of the Minister under sub-section 3A(8) of the *Victorian Conservation Trust Act 1972* has been obtained to this covenant (ref. schedule TNV.....176-1211..).

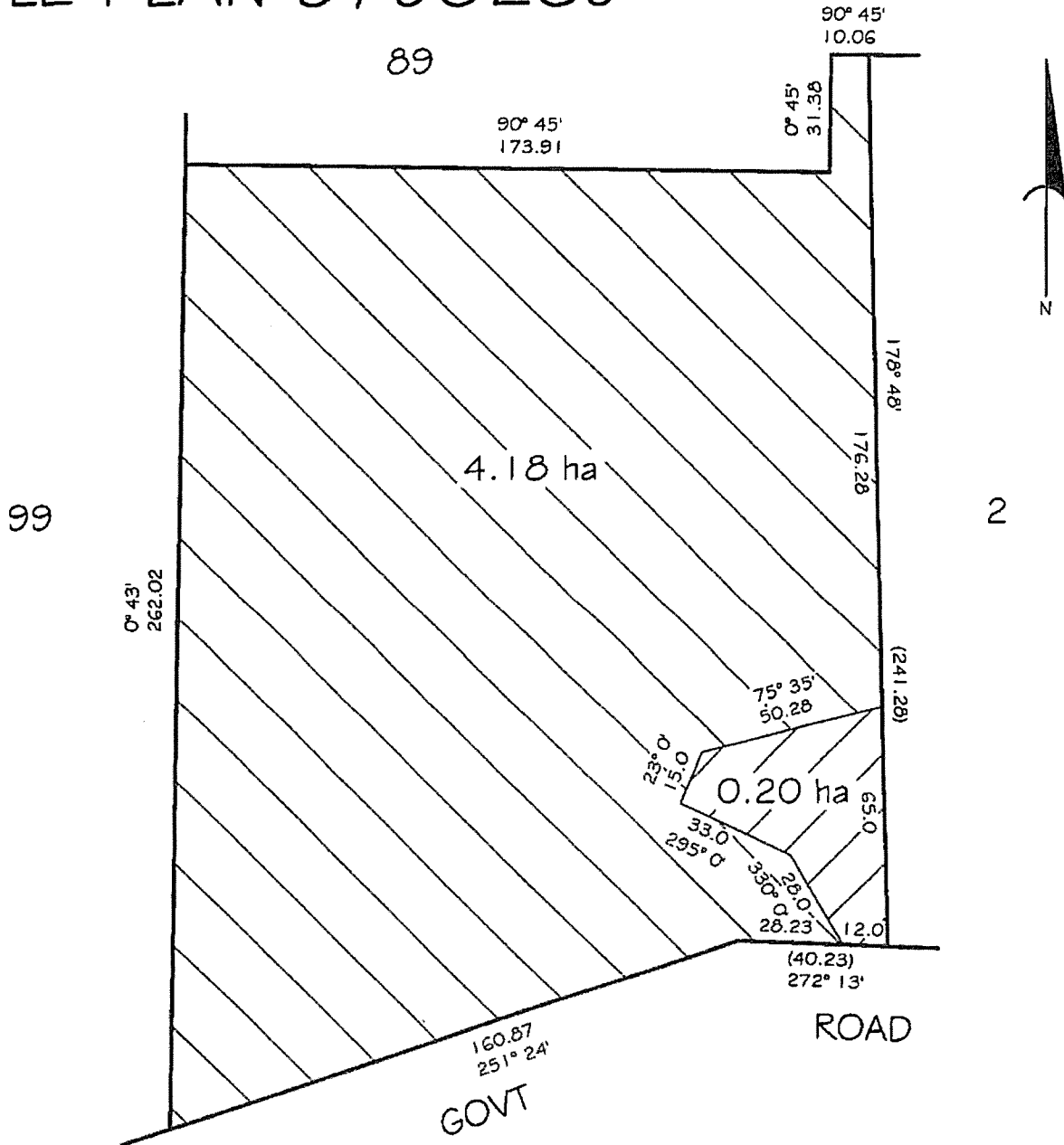
[Handwritten Signature]
.....
Chief Executive Officer
Trust for Nature (Victoria)

Schedule 1 - Land

PLAN FOR COVENANT PURP LOT 1 ON TITLE PLAN 579823J

AK245020T

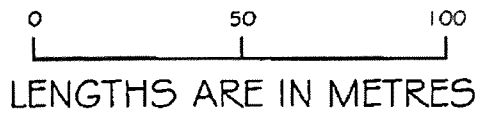
19/03/2013 \$110.30 CTA



THE LAND SHOWN  THIS IS DOMESTIC AREA

THE LAND SHOWN  THIS IS PROTECTED LAND

C/T
VOL: 9980
FOL: 295



PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

870718

APPLICANT'S NAME & ADDRESS

LARDNERS SOLICITORS C/- INFOTRACK (SMOKEBALL)
INTERNAL C/- LANDATA
DOCKLANDS

VENDOR

WANSBROUGH, SUSAN ELIZABETH

PURCHASER

N/A, N/A

REFERENCE

61114

This certificate is issued for:

LOT 1 PLAN TP579823 ALSO KNOWN AS 13 GLENVIEW ROAD MONBULK
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 ZONE - SCHEDULE 2
- is within a BUSHFIRE MANAGEMENT OVERLAY
- and a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (SITE B4)

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

- is within a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 - C148
- and a AREA TO BE DELETED FROM AN ENVIRONMENTAL SIGNIFICANCE OVERLAY - C148
- and a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 5 - 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

02 September 2022

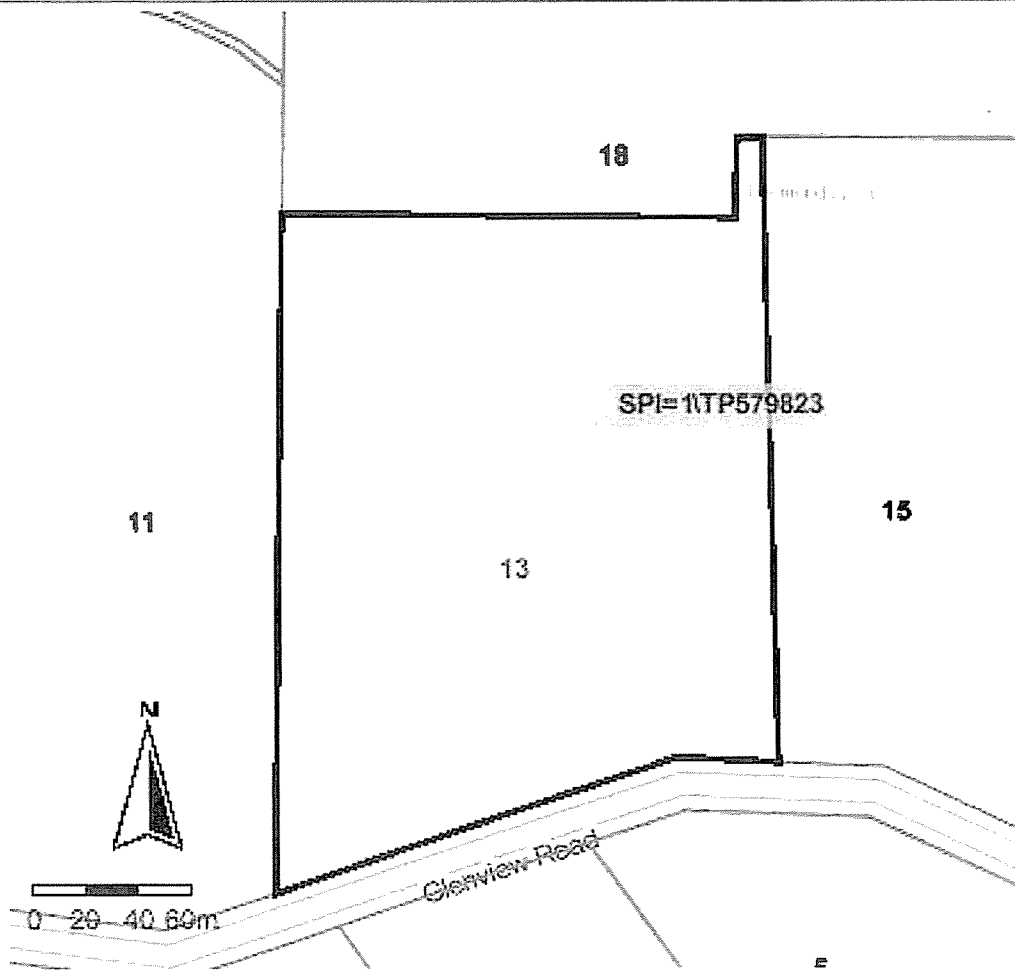
Hon. Richard Wynne MP
Minister for Planning

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.



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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 contained on the certificate was used to produce the 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.



PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 02 September 2022 04:51 PM

PROPERTY DETAILS

Address: **13 GLENVIEW ROAD MONBULK 3793**
Lot and Plan Number: **Lot 1 TP579823**
Standard Parcel Identifier (SPI): **1\TP579823**
Local Government Area (Council): **YARRA RANGES**
Council Property Number: **179066**
Planning Scheme: **Yarra Ranges**
Directory Reference: **Melway 123 F12**

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

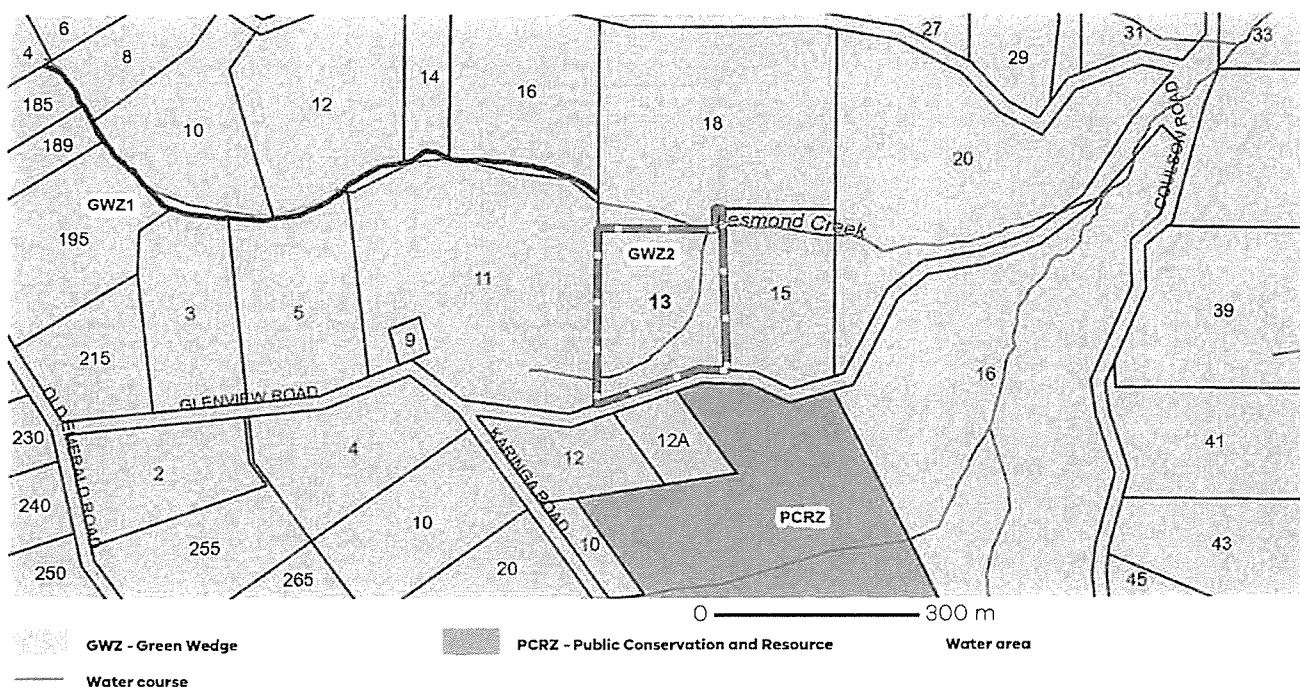
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural
Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

GREEN WEDGE ZONE (GWZ)

GREEN WEDGE ZONE - SCHEDULE 2 (GWZ2)



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)

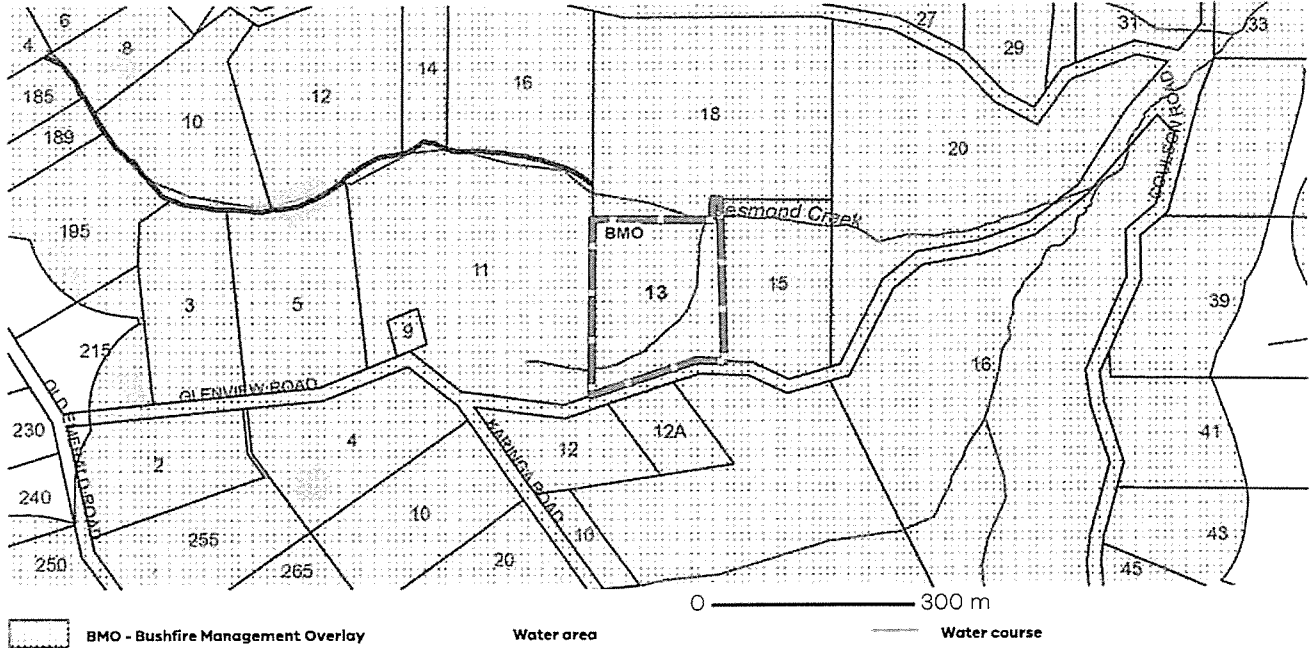
PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Planning Overlays

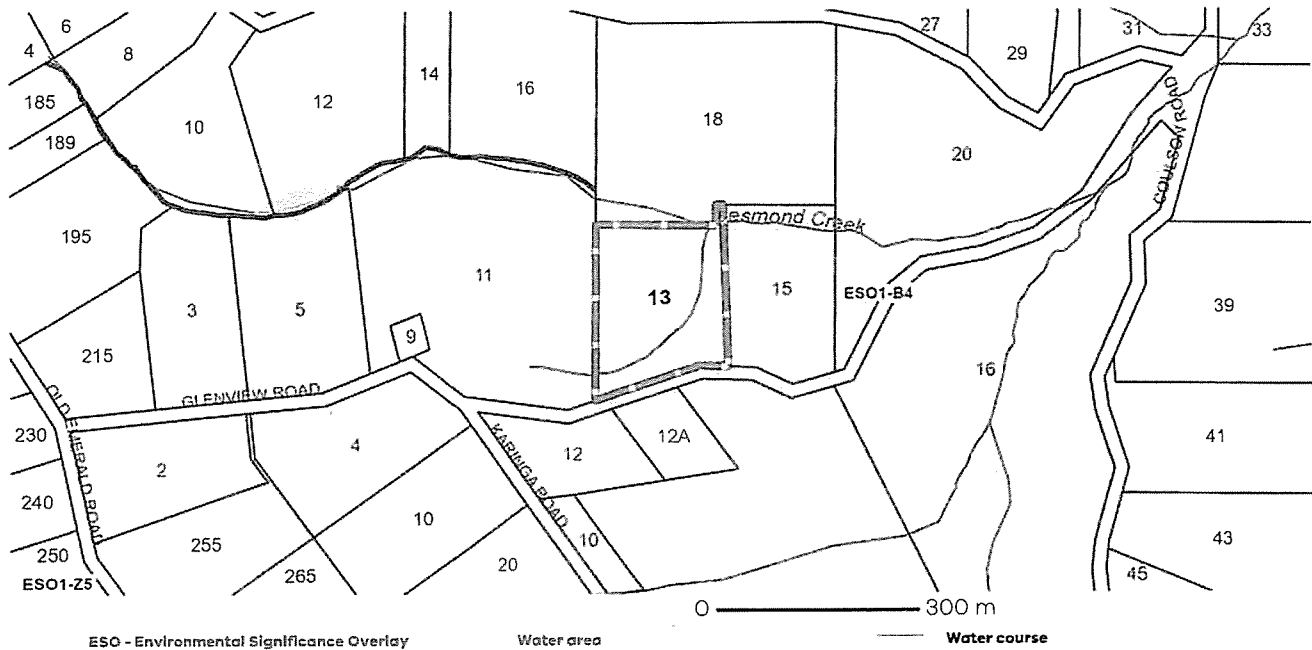
BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (SITE B4) (ESO1-B4)



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

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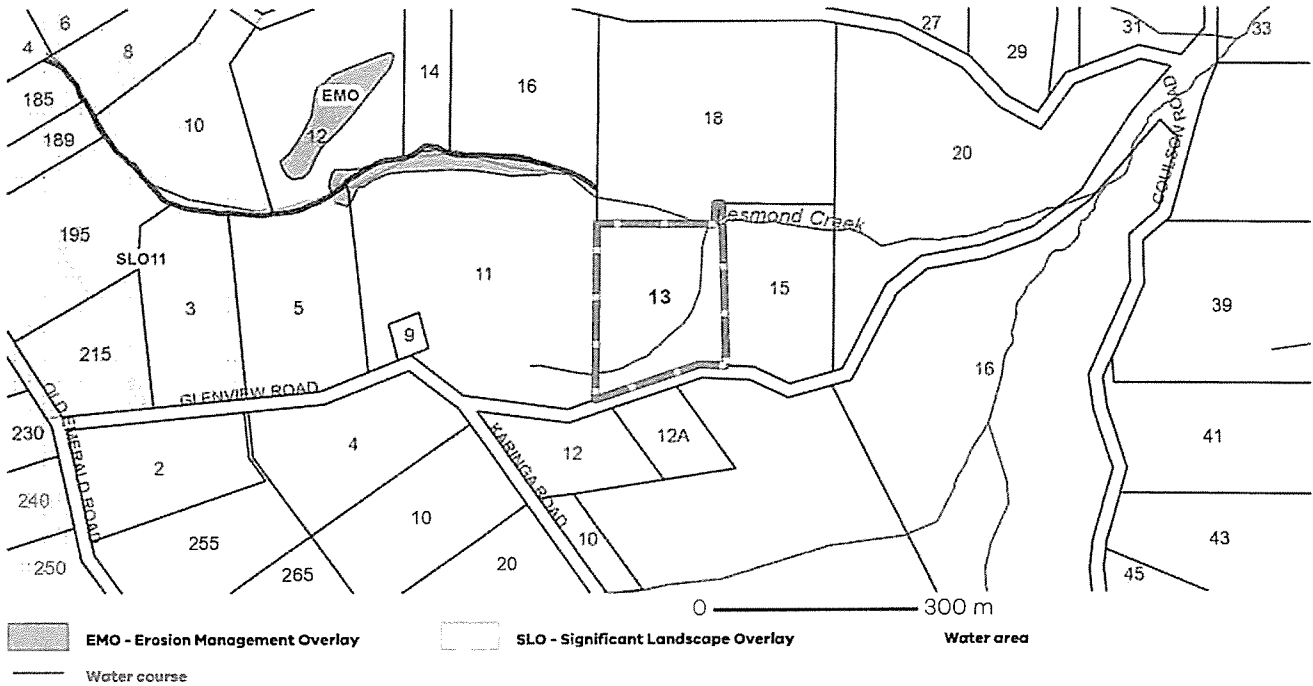
Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

EROSION MANAGEMENT OVERLAY (EMO)

SIGNIFICANT LANDSCAPE OVERLAY (SLO)



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

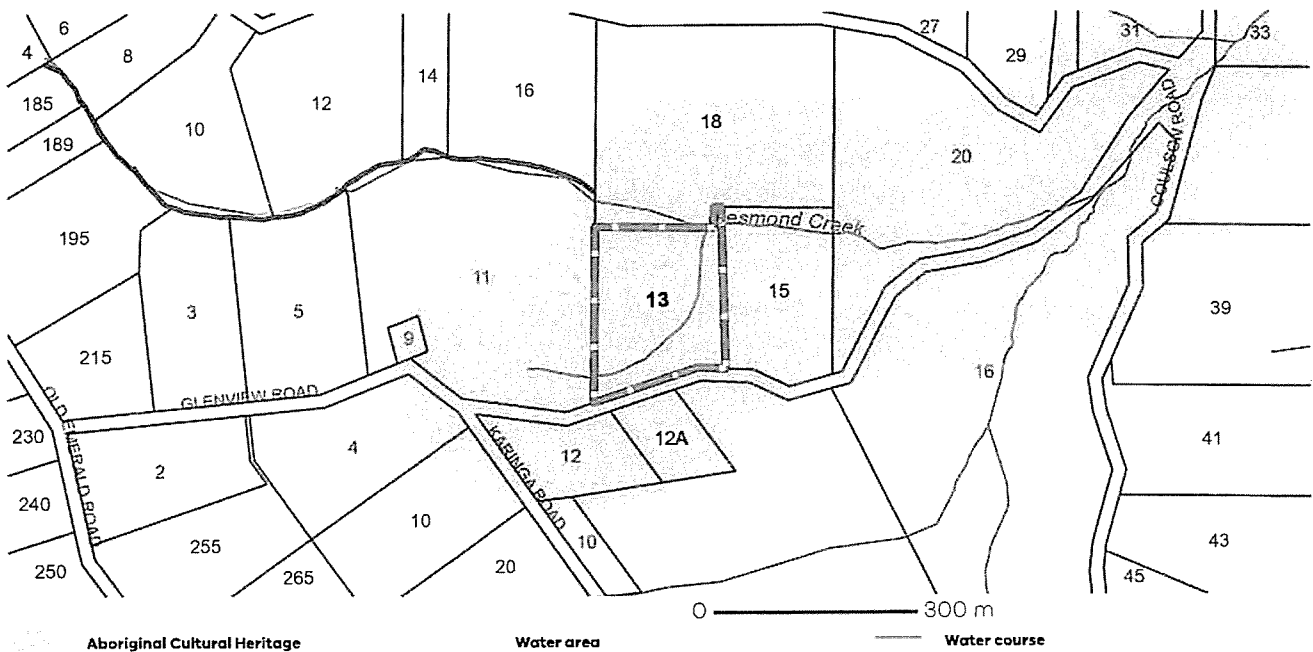
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed

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.oav.nrms.net.au/oavQuestion1.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.aboriginal.vic.gov.au/aboriginal-heritage-legislation>



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Further Planning Information

Planning scheme data last updated on 31 August 2022.

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>

PLANNING PROPERTY REPORT



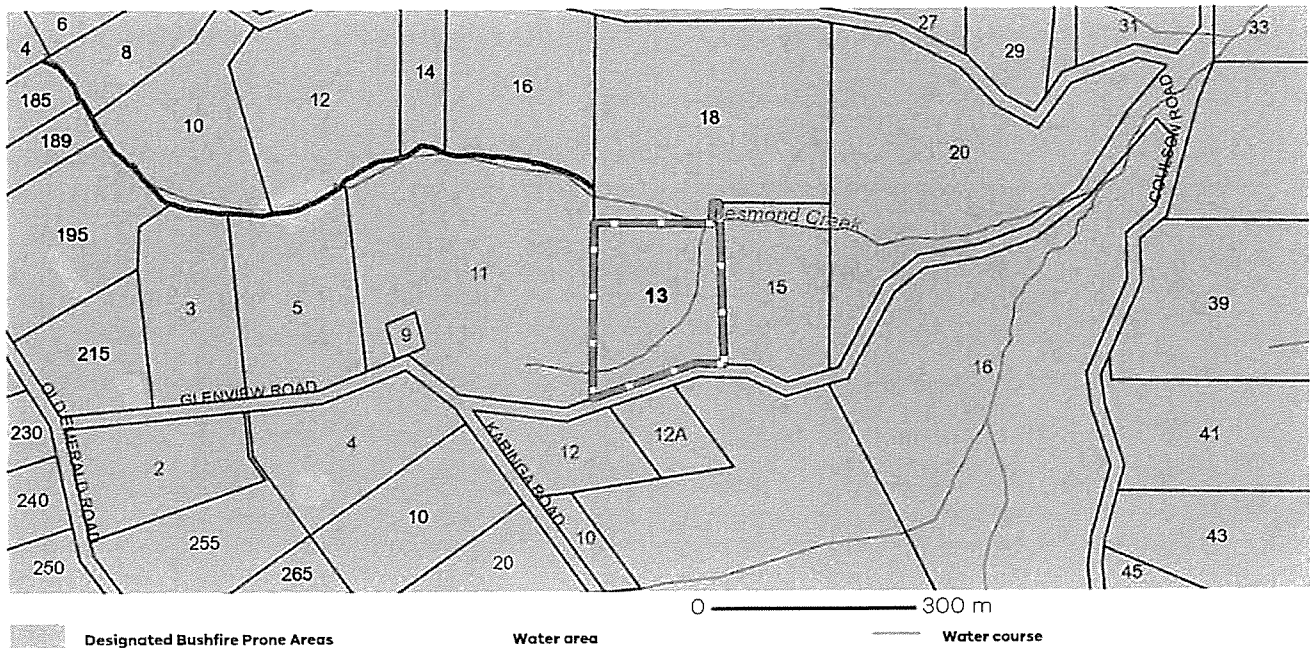
Environment,
Land, Water
and Planning

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 \(environment.vic.gov.au\)](#).

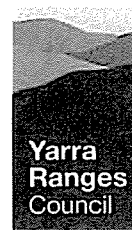
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LAND INFORMATION CERTIFICATE

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: 106756
Issue Date: 02-Sep-2022
Applicant Reference: 65910554-013-5:130207

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: 10348/8
Property Address: 13 Glenview Road, Monbulk VIC 3793
Property Description: Lot 1 LP48539 Sec M Ca PTCA 101 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: 575,000
Net Annual Value: 28,750

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	1,367.90	Legal Charges Arrears	0.00
Fire Services Property Levy	147.45	Arrears & Previous Year Interest	0.00
		Current Interest on Arrears	0.00
		Interest on Current Rates	0.00
		Current Year Rates	1,515.35
		Biodiversity Conservation Rebate	-369.25
		Payments since 1 July 2022	-1,146.10
		Overpayment	0.00
		Other	0.00
		Total Rates Outstanding	0.00
		Chargeable Works &/or EUA	0.00
		Local Govt Act 1989-Sec. 227	0.00
Total Annual Charge	1,515.35	Balance Outstanding	\$0.00

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 103488
- On Council's website at yarraranges.vic.gov.au/payments by Visa or Mastercard using Reference 103488

Certificate Number: 106756
Issue Date: 02-Sep-2022
Applicant Reference: 65910554-013-5:130207

Page 2 of 2

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: 02-Sep-2022
(Contact Property Rating Services on 1300 368 333 for any enquiries)
Received the sum of \$27.80 being the fee for this Certificate.

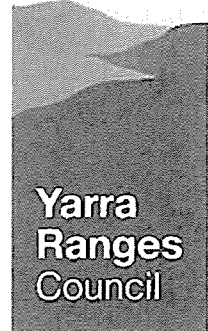
BUILDING APPROVAL PARTICULARS

Building Act 1993 BUILDING REGULATIONS 2018 Regulation 51(1)

Certificate Number 115003
Your Reference 65910554-014-2:130208
Date Issued 7 September 2022

Landata
DX 250639
MELBOURNE VIC

Yarra Ranges Council
PO Box 105
Lilydale Vic 3140
DX 34051
Call 1300 368 333
Fax 03 9735 4249
mail@yarraranges.vic.gov.au
www.yarraranges.vic.gov.au



Property Address 13 Glenview Road, Monbulk VIC 3793
Property Description Lot 1 LP48539 Sec M Ca PTCA 101 P Monbulk
Assessment Number 10348

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

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

Additional information under Regulation 51(2) can be obtained for an additional fee of \$48.80. This information will include details on whether a property is liable to flooding/designated land or works (uncontrolled overland drainage), subject to significant snowfalls or in a designated termite area.

Received the sum of \$48.80 for this certificate.

George Avramopoulos
Municipal Building Surveyor

NOTES

Smoke Alarms/Sprinkler Systems

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

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

Swimming Pools

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

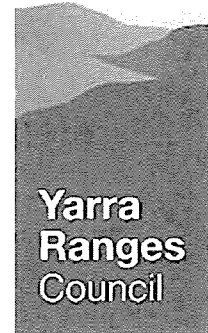
PROPERTY INFORMATION CERTIFICATE

Building Services

Yarra Ranges Council
PO Box 105
Lilydale Vic 3140
DX 34051

Call 1300 368 333
Fax 03 9735 4249

mail@yarraranges.vic.gov.au
www.yarraranges.vic.gov.au



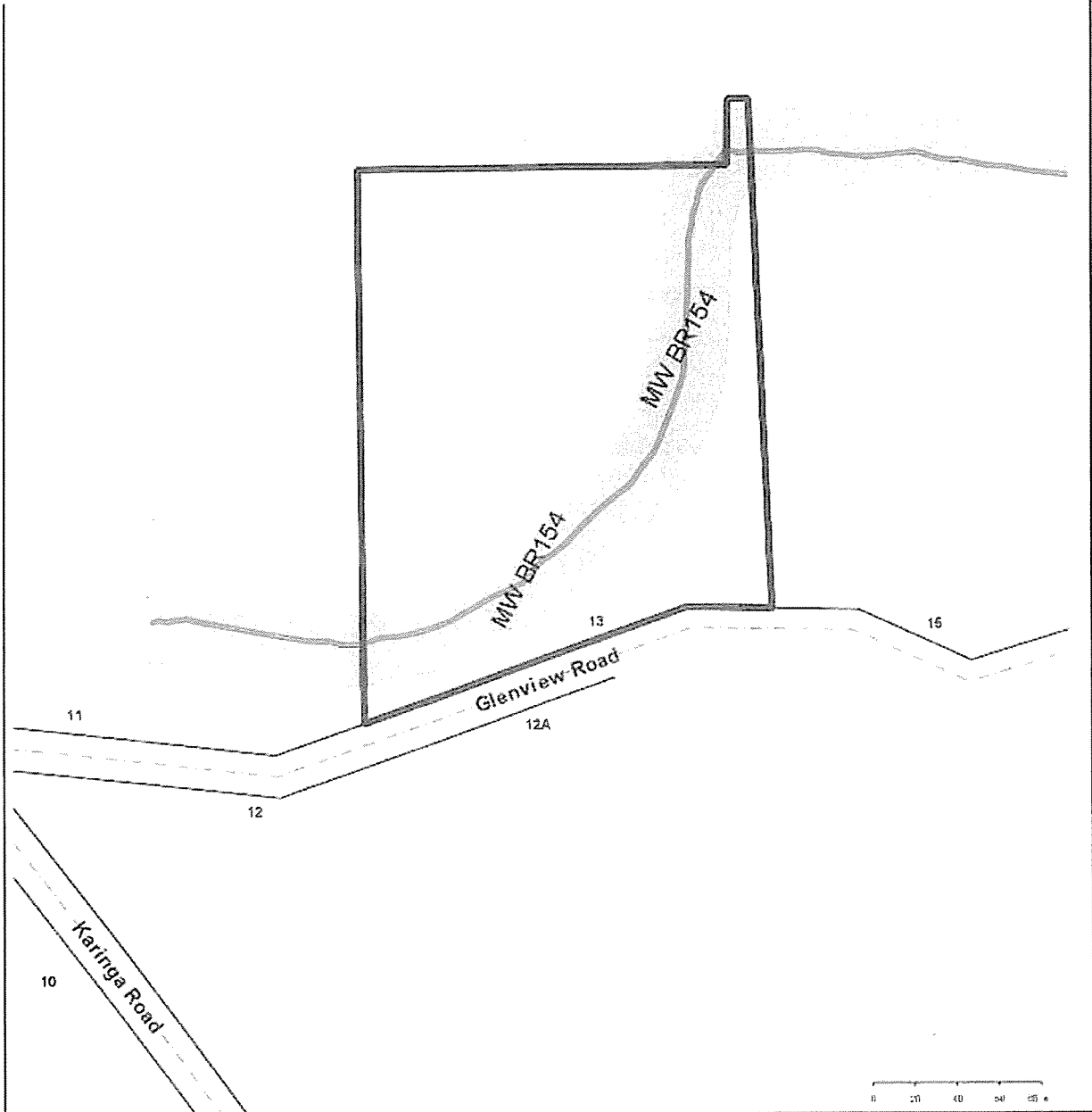
To Landata
Email landata.online@victorianlrs.com.au
Date 5 September 2022

Received the sum of \$48.80 for this certificate.

PROPERTY:	13 Glenview Road, Monbulk VIC 3793 - SEE MAP ATTACHED
	Lot 1 LP48539 Sec M Ca PTCA 101 PMonbulk
ASSESSMENT NO:	10348
Sewered Area?	Contact Yarra Valley Water (Ph 131695) - If in an unsewered area, Council consent is to be obtained from Council's Environmental Health Officer for the installation or alteration to a septic system including alterations to plumbing fixtures and fittings or the construction of a building over an existing septic tank system.
Is property in a Flood Area? (Reg 153)	No
Is property in a Designated Land or Works (uncontrolled overland drainage) area? (Reg 154)	<p>Yes</p> <p><i>Attached is a copy of a map of the property showing the area affected by the designated land or works to assist the relevant building surveyor in determining if the proposed building is to be constructed on the designated land or works and if the report and consent of Council is required under Building Regulation 154(1).</i></p> <p>Advisory Note: Council's Municipal Building Surveyor advises that the report and consent of Council is only required under Building Regulation 154(1) where the building is proposed to be constructed on the designated land or designated works.</p> <p>All enquiries are to go to Melbourne Water via the Land</p>

	<p>Development email at Land.Development@melbournewater.com.au</p> <p>Also, Refer to Melbourne Water's "Build over Guidelines" at http://www.melbournewater.com.au/Planning-and-building/Forms-guidelines-and-standard-drawings/Documents/Build-over-guidelines.pdf</p>
Is property in a Termite area? (Reg 150)	Yes
Is property in a Bushfire Prone area?	Information regarding Bushfire Prone areas can be obtained from www.land.vic.gov.au
Has a Bushfire Attack Level (BAL) been specified in Yarra Ranges Planning Scheme?	Information regarding Bushfire Attack Level (BAL) specified in Yarra Ranges Planning Scheme can be obtained from www.landata.vic.gov.au
Is property in an Alpine (prone to significant snowfalls) area? (Reg 152)	No
Is the property in an area which has been identified as being susceptible to landslip?	The land is not affected by the Planning Scheme's Erosion Management Overlay (EMO). In Yarra Ranges, land identified as having a significant susceptibility to landslip is managed through the EMO.
Is the property in an area which has been identified as being susceptible to Debris Flow?	The land is not affected by the Planning Scheme's Erosion Management Overlay (EMO). Some land in Montrose has been identified as having a significant susceptibility to debris flow (the rapid downslope movement of soil and rock) is managed through the EMO. No studies have been carried out in other parts of the municipality in relation to debris flow.
Will a development of this type require a Planning Permit?	Please contact Planning Services on 1300 368 333 to determine if these works require a Planning Permit. A fee is applicable.
Wind Speed?	To be determined by Designer and approved by Relevant Building Surveyor.
Crossing Deposit/Inspection	Enquiries should be referred Council's Infrastructure Services Department on 1300 368 333.
Legal Point of Discharge	A Yarra Ranges Approved Point of Discharge Application Form must be submitted directly to Council's Civil Development Services Department – a fee is applicable. The form is available on Council's website www.yarraranges.vic.gov.au or by contacting Civil Development on 1300 368 333.
Infrastructure Levy	No

Required?



Designated Works data supplied courtesy of Melbourne Water Corporation Sep 2022. Whilst every effort has been taken in collecting, validating and providing the attached data, Yarra Ranges Council and Melbourne Water Corporation makes no representations or guarantees as to the accuracy or completeness of this data. Any person or group that uses this data does so at its own risk and should make their own assessment and investigations as to the suitability and/or application of the data. Yarra Ranges Council and Melbourne Water Corporation shall not be liable in any way to any person or group for loss of any kind including damages, costs, interest, loss of profits or special loss or damage, arising from any use, error, inaccuracy, incompleteness or other defect in this data.

Melbourne Water Designated Works

Scale = 1:2463 @A4
Printed 5/09/2022



Yarra Ranges Council strongly recommends Private Building Surveyors contact Melbourne Water to confirm that this information is still current before deciding on whether report and consent of Council is required under Building Regulation 154(1) as Melbourne Water may have more up to date information.



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

2nd September 2022

Lardners Solicitors C/- InfoTrack (Smokeball) Inte
LANDATA

Dear Lardners Solicitors C/- InfoTrack (Smokeball) Inte,

RE: Application for Water Information Statement

Property Address:	13 GLENVIEW ROAD MONBULK 3793
Applicant	Lardners Solicitors C/- InfoTrack (Smokeball) Inte LANDATA
Information Statement	30719711
Conveyancing Account Number	7959580000
Your Reference	61114

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
ABN 53 066 502 501

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Yarra Valley Water Property Information Statement

Property Address	13 GLENVIEW ROAD MONBULK 3793
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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.



YARRA VALLEY WATER
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yvw.com.au

Melbourne Water Property Information Statement

Property Address	13 GLENVIEW ROAD MONBULK 3793
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STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

The Desmond Creek Tributary is located within the north eastern portion of the property. Melbourne Water has responsibility for the management and control of the bed and banks of this waterway to the extent necessary to carry out its functions under the Water Act 1989. For further information contact Melbourne Water on 9679 7517

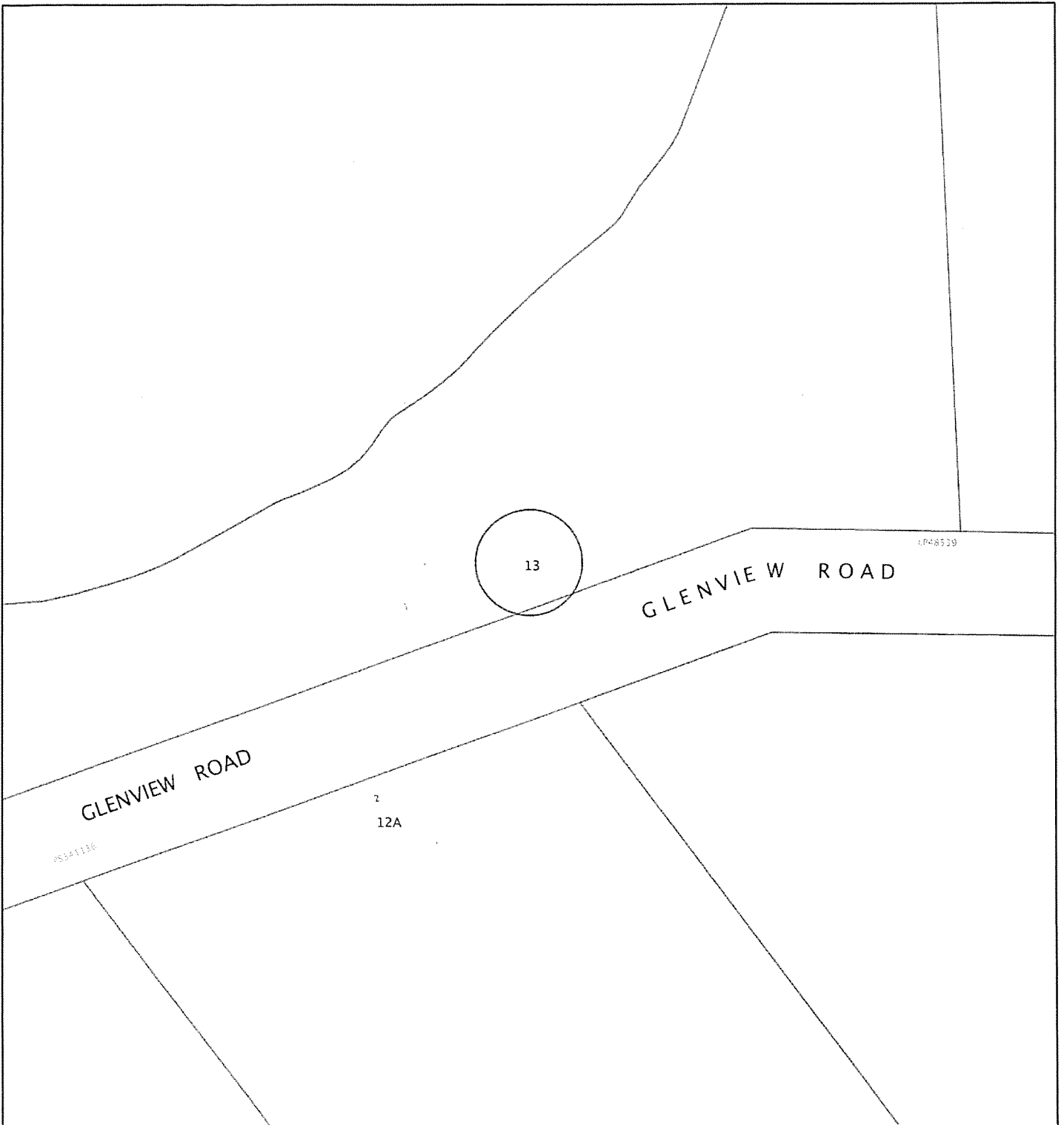
THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

















The subject property may be affected by drainage and/or flooding issues. For further information please contact Melbourne Water's Land Development Team on telephone 9679 7517.

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: 30719711	Address 13 GLENVIEW ROAD MONBULK 3793		 Yarra Valley Water ABN 93 066 902 501
	Date 02/09/2022		
	Scale 1:1000		
Existing Title 	Access Point Number GLV2-42 	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 Channel Centreline 	MW Drainage Underground Centreline 
Easement 	Sewer Pipe Flow 	MW Drainage Manhole 	MW Drainage Natural Waterway 
Existing Sewer 	Sewer Offset 	Abandoned Sewer 	Sewer Branch 



YARRA VALLEY WATER
ABN 53 055 902 501

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Mitcham Victoria 3132

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F (03) 9872 1353

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yvw.com.au

Lardners Solicitors C/- InfoTrack (Smokeball) Inte
LANDATA
certificates@landata.vic.gov.au

RATES CERTIFICATE

Account No: 7971850000
Rate Certificate No: 30719711

Date of Issue: 02/09/2022
Your Ref: 61114

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
13 GLENVIEW RD, MONBULK VIC 3793	1\TP579823	1404607	Residential

Agreement Type	Period	Charges	Outstanding
Parks Fee	01-07-2022 to 30-06-2023	\$81.60	\$79.60
Drainage Fee	01-07-2022 to 30-09-2022	\$15.17	\$15.17
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		\$94.77
	Total Due		\$94.77

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 01/07/2022, Residential Water Usage is billed using the following step pricing system: 248.51 cents per kilolitre for the first 44 kilolitres; 316.53 cents per kilolitre for 44-88 kilolitres and 467.00 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 53 069 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
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DX 13204

F (03) 9872 1353

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

Property No: 1404607

Address: 13 GLENVIEW RD, MONBULK VIC 3793

Water Information Statement Number: 30719711

HOW TO PAY



Bill Code: 314567
Ref: 7971850009

**Amount
Paid**

**Date
Paid**

**Receipt
Number**

Property Clearance Certificate

Taxation Administration Act 1997



INFOTRACK / LARDNERS SOLICITORS

Your Reference: 8281
Certificate No: 57465156
Issue Date: 02 SEP 2022
Enquiries: ESYSPROD

Land Address: 13 GLENVIEW ROAD MONBULK VIC 3793

Land Id	Lot	Plan	Volume	Folio	Tax Payable
11784473	1	579823	9980	295	\$0.00

Vendor: SUSAN ELIZABETH WANSBROUGH

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MS SUSAN ELIZABETH WANSBROUGH	2022	\$310,000	\$937.67	\$0.00	\$0.00

Comments: Land Tax of \$937.67 has been assessed for 2022, an amount of \$937.67 has been paid.

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

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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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:	\$310,000
SITE VALUE:	\$310,000
AMOUNT PAYABLE:	\$0.00

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

Certificate No: 57465156

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 = \$395.00

Taxable Value = \$310,000

Calculated as \$375 plus (\$310,000 - \$300,000) multiplied by 0.200 cents.

Property Clearance Certificate - Payment Options

BPAY



Billers Code: 5249
Ref: 57465156

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: 57465156

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:

Lardners Solicitors C/- InfoTrack (Smokeball) Internal
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 61114

NO PROPOSALS. As at the 2th September 2022, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

13 GLENVIEW ROAD, MONBULK 3793
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: 2th September 2022

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 65910554 - 65910554154612 '61114'

