

# 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.

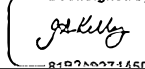
The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

<b>Land</b>	<b>28 MOUNTAIN ROAD COCKATOO 3781</b>
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<b>Vendor's name</b>	<b>JEFFREY PAUL BLUNDEN</b>	<b>Date</b> 30/5/2023
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<b>Vendor's signature</b>	DocuSigned by:  E30026E02DD1404	
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<b>Vendor's name</b>	<b>JANE ADELE KELLY</b>	<b>Date</b> 30/5/2023
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<b>Vendor's signature</b>	DocuSigned by:  81B2A027445D45E	
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<b>Purchaser's name</b>		<b>Date</b> / /
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<b>Purchaser's signature</b>		
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<b>Purchaser's name</b>		<b>Date</b> / /
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<b>Purchaser's signature</b>		
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## 1. FINANCIAL MATTERS

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

1.1.1 (a) Are contained in the attached certificate/s.

AUTHORITY	AMOUNT	INTEREST(if any)
(1) Cardinia Shire Council	As attached	
(2) Yarra Valley Water	As attached	
(3) State Revenue Office	As attached	

Their total does not exceed - \$4,500.00

**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

### 1.2 Terms Contract

Not Applicable

### 1.3 Sale Subject to Mortgage

Not Applicable

## 2. INSURANCE

### 2.1 Damage and Destruction

Particulars of any insurance in respect of any damage to or destruction to the property (required when the purchaser carries the risk of the property from the day of sale until settlement)-.

Not Applicable

### 2.2 Owner Builder

Particulars of any required insurance effected under the Building Act 1993 (required where the property includes a residence to which Section 137B of the Building Act 1993 applies)-.

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 Attached

### 3.2 Road Access

There is access to the property by road

### 3.3 Designated Bushfire Prone Area

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

### 3.4 Planning Scheme

3.4.1.1 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

**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**

The land is 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 supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
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**9. TITLE**

Attached are copies of the following documents:

- 9.1 Certificate of Title Volume 09403 Folio 401
- 9.2 Plan of Subdivision CP151173

## 10. SUBDIVISION

### 10.1 Unregistered Subdivision

Not Applicable

### 10.2 Staged Subdivision

Not Applicable

### 10.3 Further Plan of Subdivision

Not Applicable

## 11. DISCLOSURE OF ENERGY INFORMATION

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 2000m<sup>2</sup>; (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

Is Attached

## 13. ADDITIONAL ATTACHMENTS

- *Planning Certificate*
- *Water Information Statement*
- *Property Planning Report*
- *Council Rates Notice of Assessment*
- *Land Tax Clearance Certificate*

# Due Diligence Checklist



## What you need to know before buying a residential property

Before buying 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 on or on the land in the future.



# Due Diligence Checklist

What you need to know before buying a residential property

## 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 09403 FOLIO 401

Security no : 124106360143B  
Produced 25/05/2023 02:20 PM

**LAND DESCRIPTION**

Land in Plan of Consolidation 151173.  
PARENT TITLES :  
Volume 08339 Folio 910 to Volume 08339 Folio 911  
Created by instrument CP151173 22/01/1981

**REGISTERED PROPRIETOR**

Estate Fee Simple  
TENANTS IN COMMON  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor  
JEFFREY PAUL BLUNDEN of UNIT 111 226 BAY ROAD SANDRINGHAM VIC 3191  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor  
JANE ADELE KELLY of 39 HUTCHESON STREET MOONEE PONDS VIC 3039  
AV225348Y 14/01/2022

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AV225349W 14/01/2022  
MACQUARIE BANK LTD

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

**DIAGRAM LOCATION**

SEE CP151173 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: 28 MOUNTAIN ROAD COCKATOO VIC 3781

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 18156Q MACQUARIE BANK LIMITED  
Effective from 14/01/2022

DOCUMENT END



# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>CP151173</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>25/05/2023 14:24</b>

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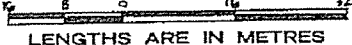
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CP151173  
EDITION 1

PLAN OF CONSOLIDATION  
 PART OF CROWN ALLOTMENT 127J  
 PARISH OF GEMBROOK  
 COUNTY OF EVELYN

Scale:  LENGTHS ARE IN METRES

CP151173  
 P  
 500.00  
 C/S (12) PROD  
 27/11/50

DEPTH LIMITATION: 15.24m V. 8339 F. 910 L 911

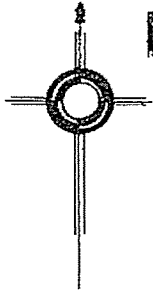
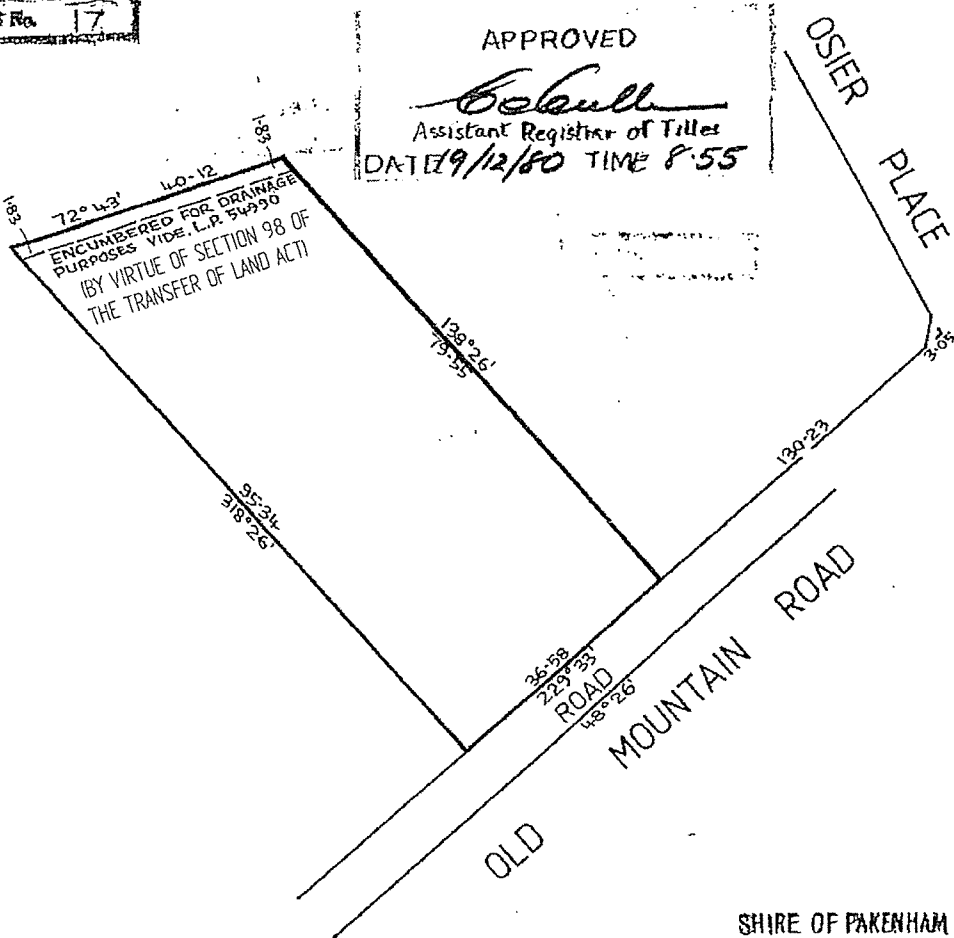


CHART No. 17

APPROVED  
  
 Assistant Registrar of Titles  
 DATE 19/12/80 TIME 8.55



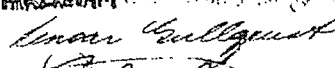

V.M. 9403 1001 401

SHIRE OF PAKENHAM  
REF. NO. 68/3/P16/202

SEAL & ENDORSEMENT OF MUNICIPALITY

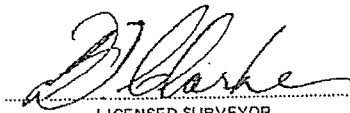
Sealed Pursuant to the provisions of  
 Sec. 569 A B of the Local Gov. Act

SHIRE OF PAKENHAM

  
  
 10th day of November 1980

SURVEYORS CERTIFICATION

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

  
 LICENSED SURVEYOR

DATED 15<sup>TH</sup> OCTOBER 1980

# PLANNING CERTIFICATE

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

## CERTIFICATE REFERENCE NUMBER

932302

## APPLICANT'S NAME & ADDRESS

BRENDAN C/- LANDATA  
MELBOURNE

## VENDOR

BLUNDEN, JEFFREY PAUL

## PURCHASER

TBA, TBA

## REFERENCE

BLUNDEN & COX (2980)

This certificate is issued for:

PLAN CP151173 ALSO KNOWN AS 28 MOUNTAIN 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 LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2
- is within a BUSHFIRE MANAGEMENT OVERLAY
- and a VEGETATION PROTECTION OVERLAY - SCHEDULE 1
- and a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1
- 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/>

25 May 2023

**Sonya Kilkenny**  
Minister for Planning

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.

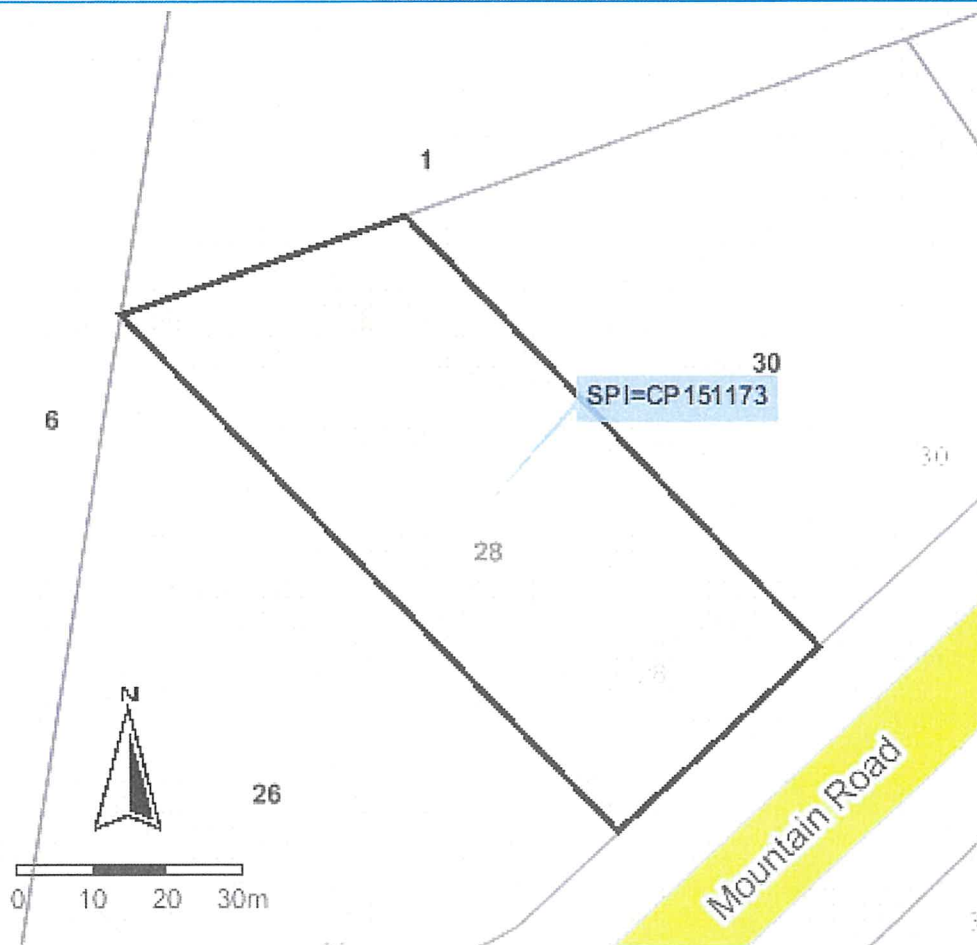
LANDATA®  
T: (03) 9102 0402  
E: [landata.enquiries@servictoria.com.au](mailto:landata.enquiries@servictoria.com.au)

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 93 065 802 501

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)

25th May 2023

SANDCORP CONVEYANCING.

Dear SANDCORP CONVEYANCING.,

**RE: Application for Water Information Statement**

Property Address:	28 MOUNTAIN ROAD COCKATOO 3781
Applicant	SANDCORP CONVEYANCING.
Information Statement	30770056
Conveyancing Account Number	1466813112
Your Reference	Blunden & Cox

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](mailto:enquiry@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,

A handwritten signature in black ink, appearing to read "Steve Lennox".

Steve Lennox  
GENERAL MANAGER  
RETAIL SERVICES



YARRA VALLEY WATER  
AEN 93 065 902 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
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[yvw.com.au](http://yvw.com.au)

### Yarra Valley Water Property Information Statement

Property Address	28 MOUNTAIN ROAD COCKATOO 3781
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STATEMENT UNDER SECTION 158 WATER ACT 1989

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

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

Existing sewer mains will be shown on the Asset Plan.

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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ABN 93 066 902 501

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

**Melbourne Water Property Information Statement**

Property Address	28 MOUNTAIN ROAD COCKATOO 3781
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STATEMENT UNDER SECTION 158 WATER ACT 1989

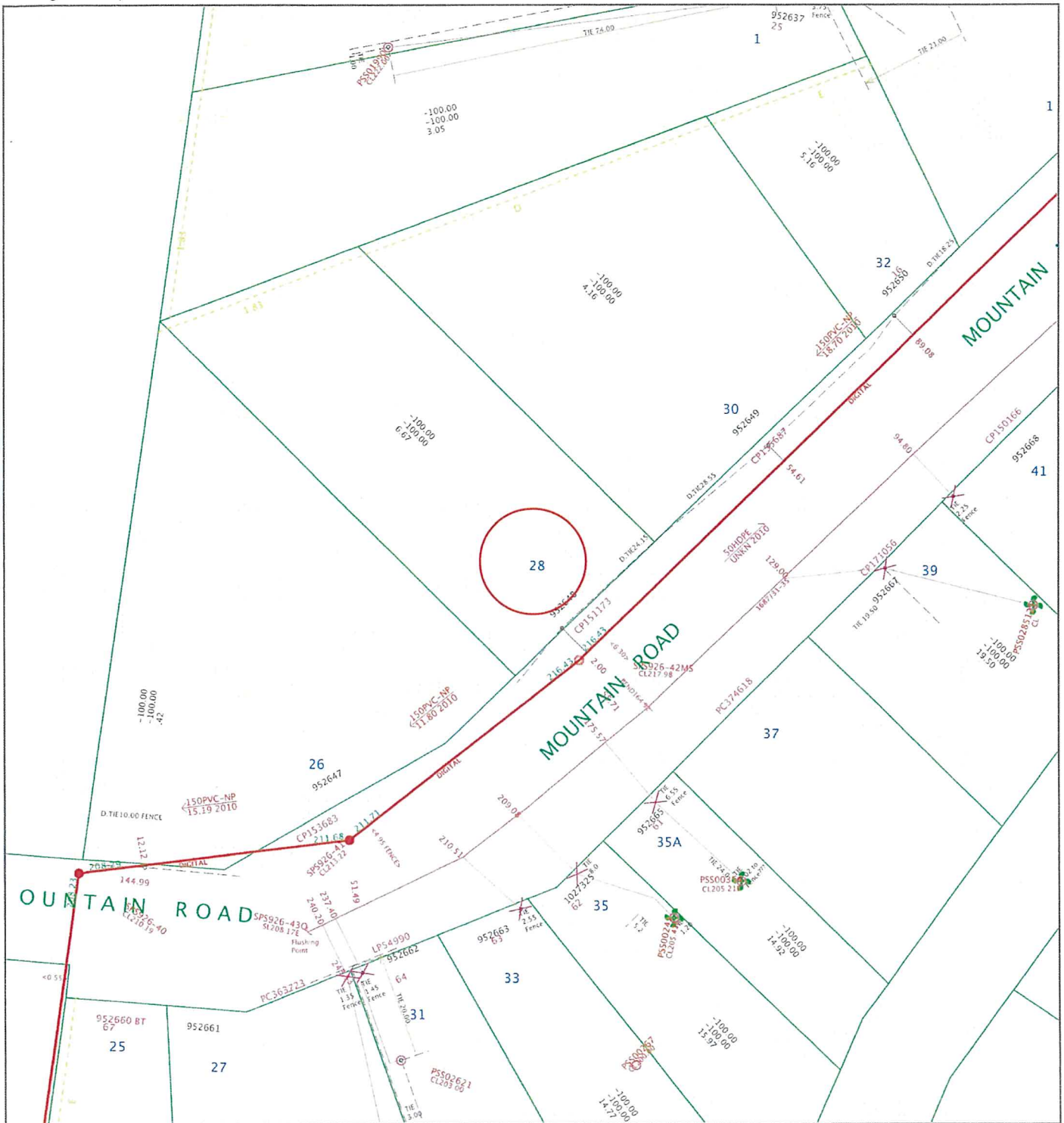
**THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)**


Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

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

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

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.



<b>Yarra Valley Water</b> <b>Information Statement</b> <b>Number: 30770056</b>	Address	28 MOUNTAIN ROAD COCKATOO 3781		 Yarra Valley Water ABN 93 066 902 501	
	Date	25/05/2023			
	Scale	1:1000			
Existing Title	Access Point Number	GLV2-42	MW Drainage Channel Centreline		Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd: - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets; - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information; - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;
Proposed Title	Sewer Manhole		MW Drainage Underground Centreline		
Easement	Sewer Pipe Flow		MW Drainage Manhole		
Existing Sewer	Sewer Offset		MW Drainage Natural Waterway		
Abandoned Sewer	Sewer Branch				



YARRA VALLEY WATER  
AFN 93 056 902 501

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Mitcham Victoria 3132

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

SANDCORP CONVEYANCING.  
contact@sandcorp.com.au

## RATES CERTIFICATE

**Account No:** 3192434041  
**Rate Certificate No:** 30770056

**Date of Issue:** 25/05/2023  
**Your Ref:** Blunden & Cox

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
28 MOUNTAIN RD, COCKATOO VIC 3781		1434218	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-04-2023 to 30-06-2023	\$19.70	\$19.70
Residential Sewer Service Charge	01-04-2023 to 30-06-2023	\$112.45	\$112.45
Drainage Fee	01-04-2023 to 30-06-2023	\$15.02	\$15.02
Usage Charges are currently billed to a tenant under the Residential Tenancy Act			
<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>			\$147.17
<b>Total Due</b>			\$147.17

GENERAL MANAGER  
RETAIL SERVICES

### Note:

- Invoices generated with Residential Water Usage during the period 01/07/2017 – 30/09/2017 will include a Government Water Rebate of \$100.
- 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.
- 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 purchasers 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.
- The charges on this rates certificate are calculated and valid at the date of issue. To obtain up to date financial



information, please order a Rates Settlement Statement prior to settlement.

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

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

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

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

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



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ABN 83 068 902 501

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DX 13204

F (03) 9872 1353

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

Property No: 1434218

Address: 28 MOUNTAIN RD, COCKATOO VIC 3781

Water Information Statement Number: 30770056

HOW TO PAY



Bill Code: 314567  
Ref: 31924340410

Amount Paid

Date Paid

Receipt Number

# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 25 May 2023 02:31 PM

## PROPERTY DETAILS

Address: **28 MOUNTAIN ROAD COCKATOO 3781**  
 Lot and Plan Number: **Plan CP151173**  
 Standard Parcel Identifier (SPI): **CP151173**  
 Local Government Area (Council): **CARDINIA**  
 Council Property Number: **2601200400**  
 Planning Scheme: **Cardinia**  
 Directory Reference: **Melway 311 K3**

[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

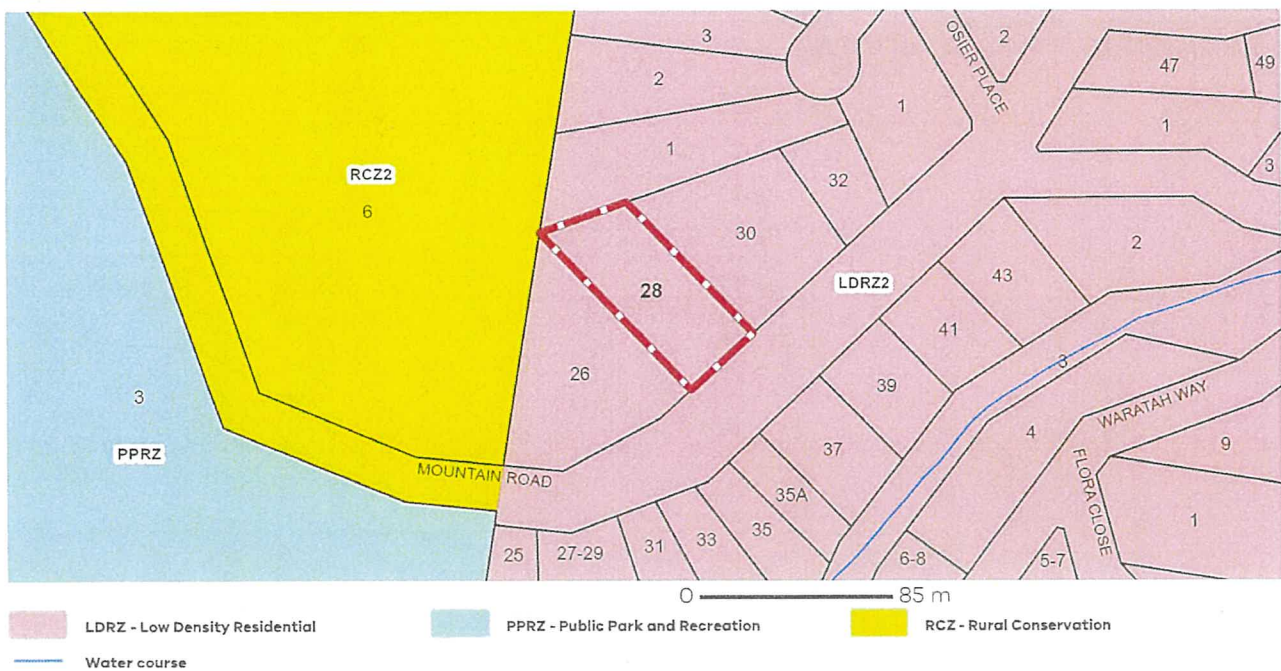
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural  
Heritage Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)

[LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2 \(LDRZ2\)](#)



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

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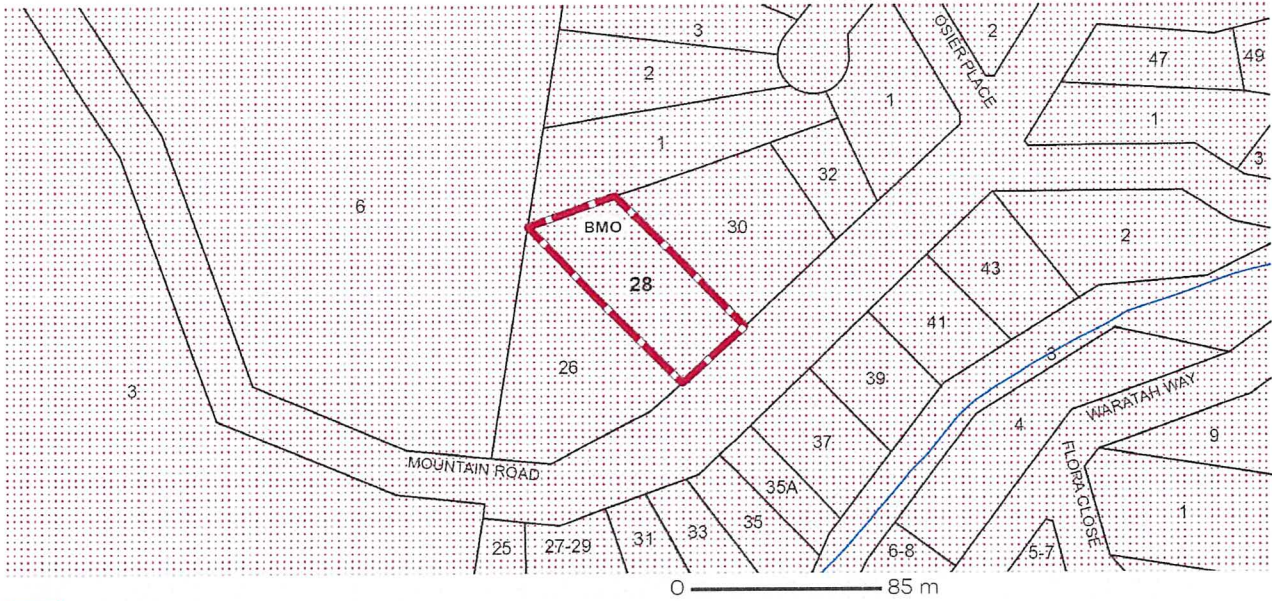
# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

## Planning Overlays

### BUSHFIRE MANAGEMENT OVERLAY (BMO)

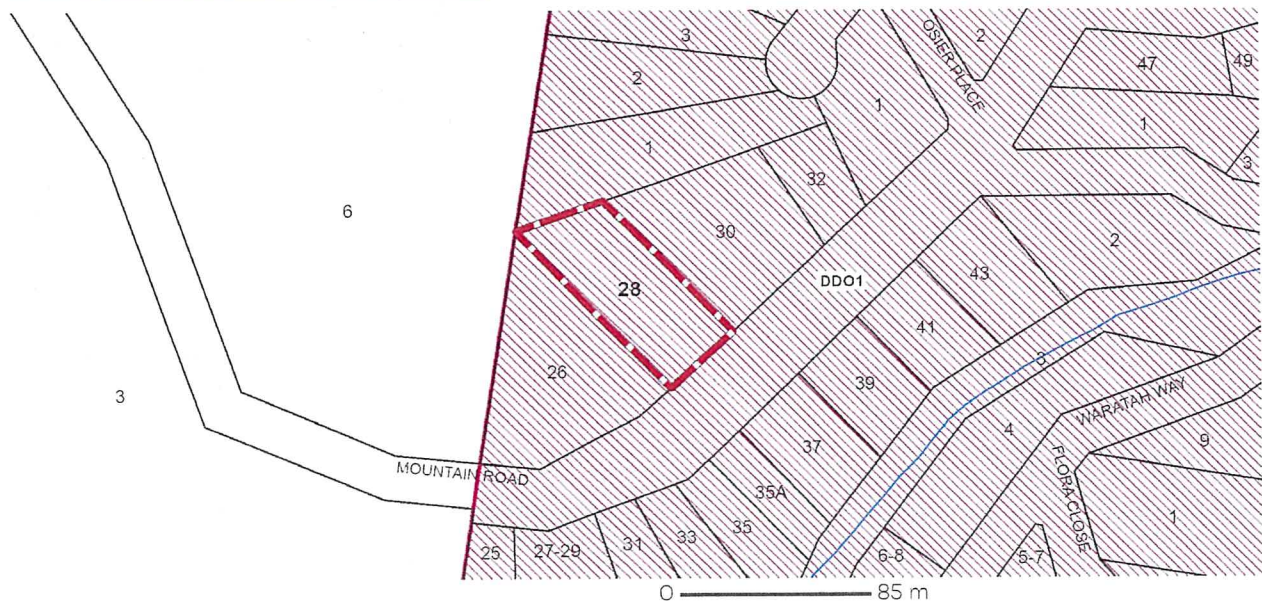


BMO - Bushfire Management Overlay      Water course

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

### DESIGN AND DEVELOPMENT OVERLAY (DDO)

#### DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)



DDO - Design and Development Overlay      Water course

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

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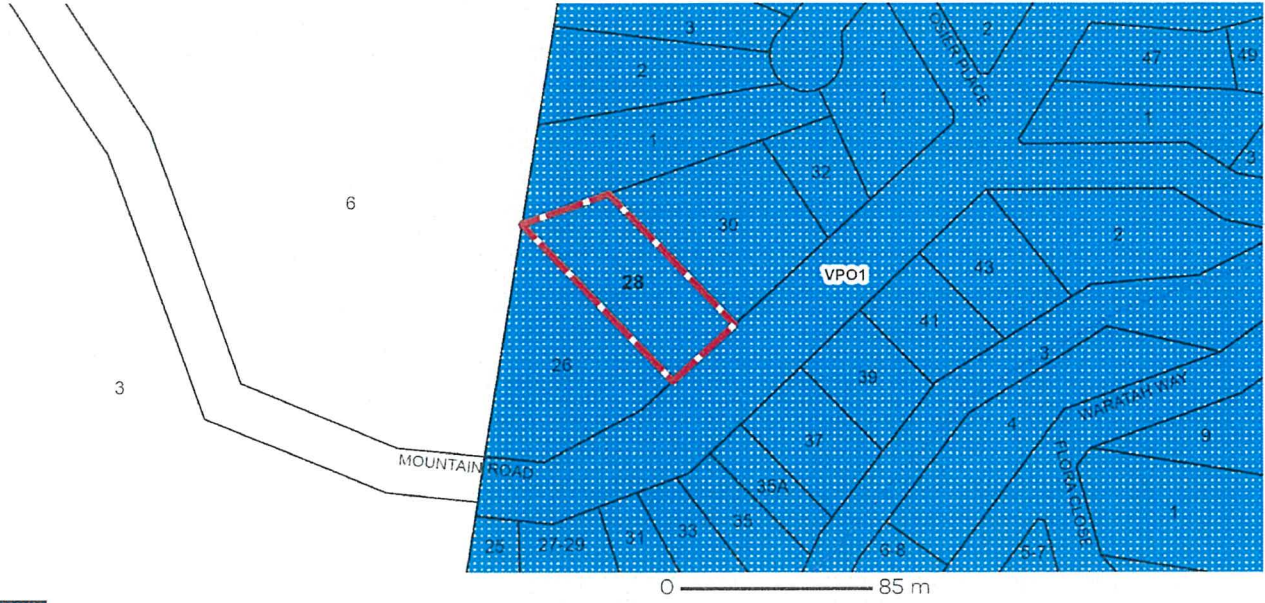
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# PLANNING PROPERTY REPORT

## Planning Overlays

VEGETATION PROTECTION OVERLAY (VPO)  
VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)



 VPO - Vegetation Protection Overlay       Water course  
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

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)  
RESTRUCTURE OVERLAY (RO)



 ESO - Environmental Significance Overlay       RO - Restructure Overlay       Water course  
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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## PLANNING PROPERTY REPORT



### Further Planning Information

Planning scheme data last updated on 17 May 2023.

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

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may 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>



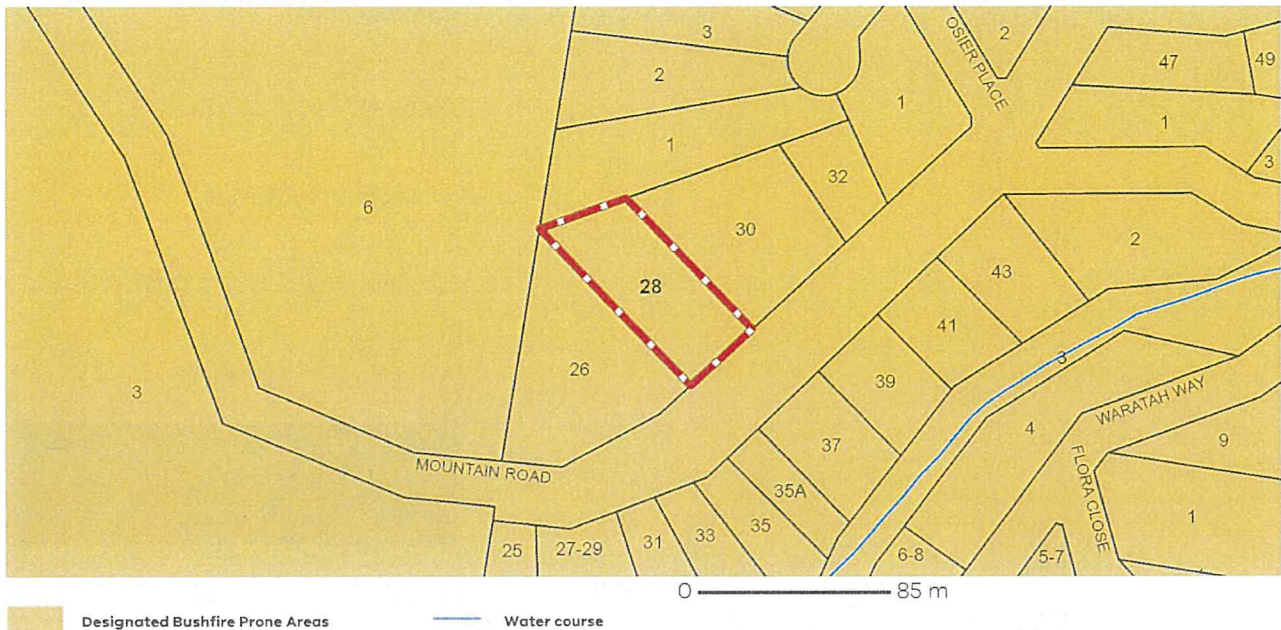
# PLANNING PROPERTY REPORT

## 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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# Fourth instalment notice

## Valuation, rates and charges for 2022/23



BLUNDEN, J P & KELLY, J A  
UNIT 111, 226 BAY RD  
SANDRINGHAM VIC 3191

031  
R0\_70140

### Rateable property details:

28 Mountain Rd  
Cockatoo 3781  
CP151173 V9403 F401 3198 m2

Instalment 4

Amount due: \$663.84

Date due: 31/05/2023

Property number: 2601200400

Issue date: 09/05/2023

The amount due does not take into account payments received after 3rd May 2023.

## Payment options

**FlexiPay** Set up regular payments to suit your budget at [cardinia.vic.gov.au/flexipay](http://cardinia.vic.gov.au/flexipay)

**BPAY** Biller code: 858944  
Ref: 26012004003

BPAY @ this payment via internet or phone banking  
BPAY View @ - view and pay this bill via internet banking  
BPAY View registration number: 26012004003

**Post Billpay** Billpay Code: 0860  
Ref: 2601 2004 0000 003

Call 131 816, go to [postbillpay.com.au](http://postbillpay.com.au) or visit an Australia Post store



\*860 2601200400000003

**centrelink** Set up regular Centrepay deductions from your Centrelink payments at [servicesaustralia.gov.au/centrepay](http://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).



Pay by cheque or money order (please attach this slip) and mail to  
PO BOX 7, Pakenham VIC 3810

**e** To have your notices emailed  
Register at [cardinia.enotices.com.au](http://cardinia.enotices.com.au)  
Reference No: **DCBEE5B1AV**

Instalment 4

Property number: 2601200400

Property address: 28 Mountain Rd

Date paid:

Receipt number:

Scan here to pay



For more information



1300 787 624



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



ABN 32 210 906 807



### **When do I need to pay my rates?**

Your rates are payable in four instalments. You will receive a reminder notice before each instalment is due.

### **What if I don't pay a rates instalment by the due date?**

In accordance with Section 172 of the Local Government Act 1989, you are required to pay each rates instalment by its due date to avoid being charged interest of 10% p.a. Interest may continue to be charged until the overdue amount is paid in full. Legal action may also be taken for recovery of unpaid rates and may incur additional costs.

### **What should I do if my mailing address or property ownership details have changed?**

If your mailing address has changed, please advise us by email at [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au), or by post or phone (see the front page of this notice for our postal address and phone number). Property owners are legally required to advise Council of changes in ownership by way of a Notice of Acquisition or copy of title.

### **What should I do if I am having difficulty paying my rates?**

If you're facing financial hardship or feeling worried about paying your rates, please visit [www.cardinia.vic.gov.au/rates](http://www.cardinia.vic.gov.au/rates) or call us to discuss the options available.

### **I hold a Pensioner Concession Card or Department of Veterans' Affairs Gold Card. Do I receive a discount on my rates?**

Yes, if the rateable property is your principal place of residence and you do not receive this concession on any other property. To apply for this concession, complete the 'Municipal rates concession application form' on the Department of Families, Fairness and Housing website at <https://services.dffh.vic.gov.au/municipal-rates-concession> and post or email it to us. The concession does not apply to Health Care Card holders.

### **I receive JobSeeker payments, do I receive a discount on my rates?**

Yes, if your property is residential (including vacant residential land) you may be eligible for the JobSeeker rebate provided by Council. To apply go to [www.cardinia.vic.gov.au/rates](http://www.cardinia.vic.gov.au/rates), download the form and return the completed application by post or email to Council.

**For detailed information about rates and your legislative rights and responsibilities visit [www.cardinia.vic.gov.au/rates](http://www.cardinia.vic.gov.au/rates), or contact us on 1300 787 624 or [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)**

#### **Cardinia Shire Council privacy statement**

Personal information collected by Council is used for municipal purposes as specified in the Local Government Act 1989. The personal information will be held securely and used solely by Council for these purposes and/or directly related purposes. Council may disclose this information to other organisations if required or permitted by legislation. Contact Council for more information.

# Property Clearance Certificate

## Taxation Administration Act 1997



BRENDAN

**Your Reference:** LD:69004402-013-5.BLUNDEN  
**Certificate No:** 64968961  
**Issue Date:** 25 MAY 2023  
**Enquiries:** MXC15

**Land Address:** 28 MOUNTAIN ROAD COCKATOO VIC 3781

Land Id	Lot	Plan	Volume	Folio	Tax Payable
12301040			9403	401	\$895.00

**Vendor:** JANE KELLY & JEFFREY BLUNDEN  
**Purchaser:** TBA TBA

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
JEFFREY PAUL BLUNDEN	2023	\$560,000	\$895.00	\$0.00	\$895.00

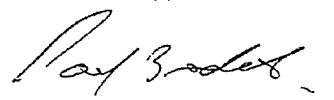
**Comments:** Land Tax will be payable but is not yet due - please see notes on reverse.

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

**Comments:**

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

  
 Paul Broderick  
 Commissioner of State Revenue

<b>CAPITAL IMP VALUE:</b>	\$855,000
<b>SITE VALUE:</b>	\$560,000
<b>AMOUNT PAYABLE:</b>	\$895.00



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

Certificate No: 64968961

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## 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 = \$895.00


Taxable Value = \$560,000

Calculated as \$375 plus ( \$560,000 - \$300,000) multiplied by 0.200 cents.

---

## Property Clearance Certificate - Payment Options

**BPAY**



Billers Code: 5249  
Ref: 64968961

Telephone & Internet Banking - BPAY<sup>®</sup>

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

[www.bpay.com.au](http://www.bpay.com.au)

**CARD**



Ref: 64968961

Visa or Mastercard

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

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)

DATED

2023

**VENDOR: JEFFREY PAUL BLUNDEN & JANE ADELE KELLY**

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**CONTRACT OF SALE OF REAL ESTATE**

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**Property: 28 MOUNTAIN ROAD COCKATOO 3781**

J & L Lawyers trading as Sandcorp Conveyancing  
Suite 5, 23-25 Melrose Street  
Sandringham VIC 3191

Tel: 03 9533-1555 Fax: 03 8678-1236  
E: [contact@sandcorp.com.au](mailto:contact@sandcorp.com.au)