



**Vendors Statement to the Purchaser of Real Estate
Pursuant to Section 32 of the Sale of Land Act (“the Act”)**

VENDOR: SIMON GERARD BRYANT AND EDITH MARIA BRYANT

PROPERTY: 51 BLUEBIRD AVENUE COCKATOO VIC 3781

1. Financial matters in respect of the land

Information concerning the amount of Rates, Taxes, Charges and other similar outgoings affecting the property and interest (if any) payable thereon (including any Owners Corporation Charges and Interest):

(a) are contained in the attached certificate/s.

<u>Authority</u>	<u>Amount</u>	<u>Interest</u>
1. Cardinia Shire Council		
2. Yarra Valley Water		

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:

- a. Their total does not exceed \$4000.00
- b. The particulars of any Charge (whether registered or not) over the property imposed by or under any Act to secure an amount due under that Act are as follows:

2. Insurance details in respect of the land

(a) if the contract provides that the land does not remain at the vendor's risk before the purchaser is entitled to possession or receipt of rents and profits:

No such insurance has been effected

(b) if there is a residence on the land which was constructed within the preceding 6 years and section 137B of the **Building Act 1993** applies to the residence:

No such insurance has been effected.

3. Matters relating to land use

(a) Information concerning any easement, covenant or similar restriction affecting the property, registered or unregistered, are as follows:

- i. Description:
- ii. Particulars of any existing failure to comply with the terms of that easement, covenant and/or restriction are as follows:

(b) The land is in a designated bushfire prone area under Section 192A of the *Building Act 1993* if the square box is marked with an “X”

(c) There is NO access to the property by road if the square box is marked with an “X”

(d) in the case of land to which a planning scheme applies a statement specifying—

- (i) name of the planning scheme: Cardinia Planning Scheme
- (ii) name of the responsible authority: Cardinia Council
- (iii) zoning of the land:
- (iv) name of any planning overlay affecting the land:

Are contained in the attached certificate/s.

4. Notices made in respect of land

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

NIL

- (b) whether there are any notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes:

NIL

- (c) particulars of any notice of intention to acquire served under section 6 of the ***Land Acquisition and Compensation Act 1986***.

NIL

5. Building permits

Particulars of any building permit issued during the past seven years under the *Building Act 1993* (where the property includes a Residence):

No such Building permit has been granted to the Vendor's knowledge

6. Information relating to any owners corporation

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

7. Growth areas infrastructure contribution

There is not a work-in-kind agreement (within the meaning of Part 9B of the ***Planning and Environment Act 1987***)

8. Disclosure of non-connected services

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

Electricity Supply Gas Supply Water Supply Sewerage Telephone

9. Evidence of title

Attached are copies of the following document/s concerning Title: Volume :09121 Folio 101

- (a) in the case of land under the ***Transfer of Land Act 1958***, a copy of the Register Search Statement and the document, or part of the document, referred to as the diagram location in the Register Search Statement that identifies the land and its location;

- (b) in any other case, a copy of—


(i) the last conveyance in the chain of title to the land; or

(ii) any other document which gives evidence of the vendor's title to the land;

- (c) if the vendor is not the registered proprietor of the land or the owner of the estate in fee simple in the land, evidence of the vendor's right or power to sell the land;

- (d) in the case of land that is subject to a subdivision—
 - (i) if the plan of subdivision has not been registered, a copy of the plan of subdivision which has been certified by the relevant municipal council; or
 - (ii) if the plan of subdivision has not yet been certified, a copy of the latest version of the plan;
- (e) In the case of land that is part of a staged subdivision within the meaning of Section 37 of the **Subdivision Act 1988** –
 - (i) If the land is in the second or a subsequent stage, a copy of the plan for the first stage; and
 - (ii) Details of any requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with; and
 - (iii) Details of any proposals relating to subsequent stages that are known to the vendor; and
 - (iv) A statement of the contents of any permit under the **Planning and Environment Act 1987** authorising the staged subdivision.
- (f) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the **Subdivision Act 1988** is proposed -
 - (i) If the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
 - (ii) If the later plan has not yet been certified, a copy of the latest version of the plan.

The day of this Statement is the ...21...day of...JULY...20 22

Signed by the Vendor..........

The Purchaser acknowledges being given a duplicate of this Statement signed by the Vendor before the Purchaser signed any Contract.

The day of this Acknowledgement is theday of.....20

Signed by the Purchaser.....

IMPORTANT NOTICE – ADDITIONAL DISCLOSURE REQUIREMENTS:

Where the property is to be sold subject to a Mortgage that is not to be discharged by the date of possession (or receipt of rents and profits) of the property and/or sold on Terms – the Vendor must provide an additional Statement containing the particulars specified in Schedules 1 and 2 of the Act.

Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the Sale of Land Act 1962.

Due Diligence Checklist



What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

VOLUME 09121 FOLIO 101

Security no : 124098985893R
Produced 14/07/2022 04:18 PM

LAND DESCRIPTION

Lot 1 on Title Plan 162754B.
PARENT TITLE Volume 06727 Folio 274
Created by instrument F721271 04/06/1975

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
SIMON GERARD BRYANT
EDITH MARIA BRYANT both of 51 BLUEBIRD AVENUE COCKATOO VIC 3781
AL980511M 24/06/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL980512K 24/06/2015
AUSTRALIA AND NEW ZEALAND BANKING GROUP 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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP162754B 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: 51 BLUEBIRD AVENUE COCKATOO VIC 3781

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 22/10/2016

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP162754B
Number of Pages (excluding this cover sheet)	1
Document Assembled	14/07/2022 16:19

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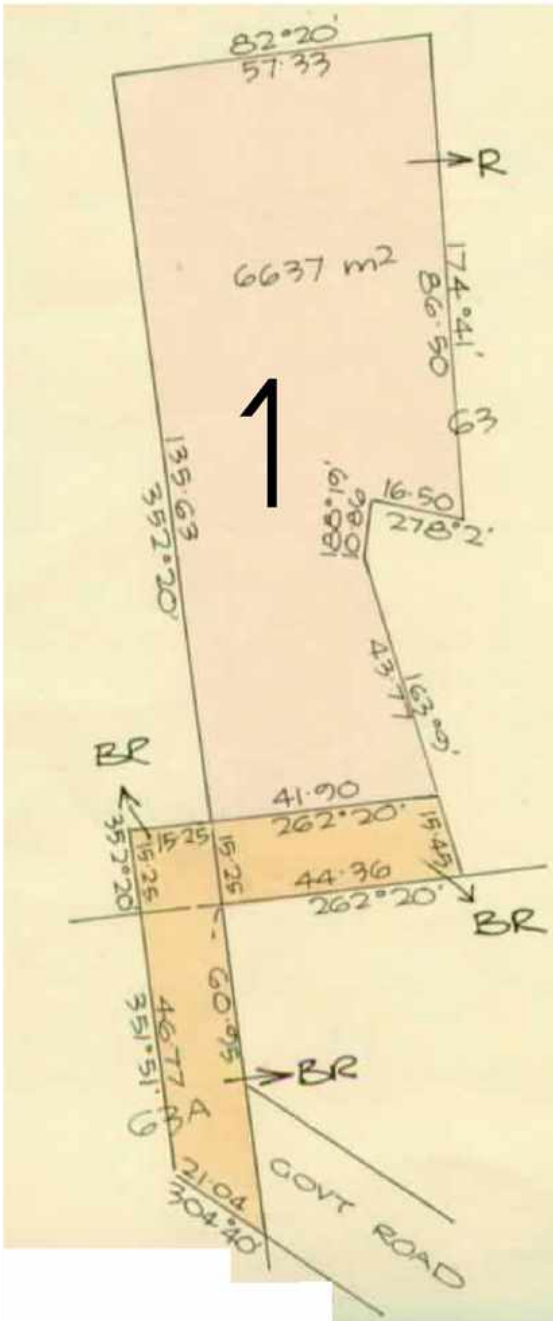
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TITLE PLAN	EDITION 1	TP 162754B
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<p>Location of Land</p> <p>Parish: GEMBROOK Township: Section: Crown Allotment: 63(PT) Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 9121 FOL 101 Depth Limitation: NIL</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>
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<p style="text-align: center;">Description of Land / Easement Information</p> <p style="text-align: center;"><u>ALL THAT</u> piece of land - delineated and coloured red on the map hereon being part of Crown - - - - Allotment 63 Parish of Gembrook County of Evelyn Together with a right of carriage way over the roads coloured brown on the said map - - - - -</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: 24-09-1999 VERIFIED: AD</p>
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COLOUR CODE
 BR = BROWN R = RED



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 = CA 63 (PT)

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Ideal Conveyancing C/- triSearch (Website)
135 KING STREET
SYDNEY 2000
AUSTRALIA

Client Reference: 648771

NO PROPOSALS. As at the 19th July 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®.

51 BLUEBIRD AVENUE, COCKATOO 3781
SHIRE OF CARDINIA

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: 19th July 2022

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 65279044 - 65279044153552 '648771'

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

858401

APPLICANT'S NAME & ADDRESS

ANGELA CRAVEN C/- LANDATA
MELBOURNE

VENDOR

BRYANT, SIMON

PURCHASER

TBA, TBA

REFERENCE

11067

This certificate is issued for:

LOT 1 PLAN TP162754 ALSO KNOWN AS 51 BLUEBIRD AVENUE COCKATOO
CARDINIA SHIRE

The land is covered by the:

CARDINIA PLANNING SCHEME

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

The land:

- is included in a RURAL CONSERVATION ZONE - SCHEDULE 2
- is within a BUSHFIRE MANAGEMENT OVERLAY
- and a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1
- and 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/>

14 July 2022

Hon. Richard Wynne MP
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.

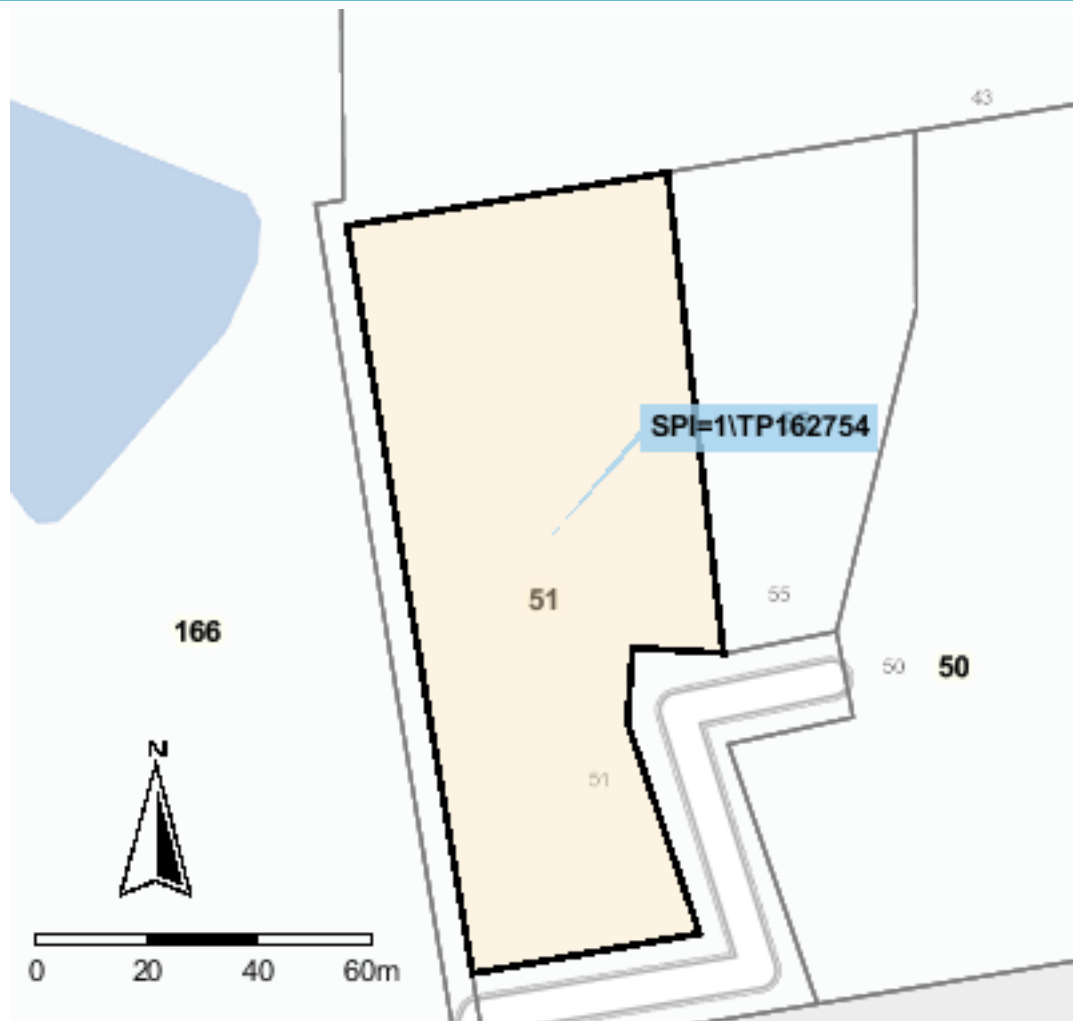
LANDATA@
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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

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

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

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



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

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.



18 Whistler Dv.
Berwick 3806

Mb: **0410 545454**

Email: joe@houseinspection.services
A.B.N. 84 540 010 360



Australian Institute of Building Surveyors



**REPORT ON DOMESTIC BUILDING WORK UNDER SECTION 137B OF THE BUILDING ACT 1993
(OWNER-BUILDER CONSTRUCTION)**

Site address: 51 Bluebird Avenue Cockatoo.

Commissioned By: Simon Bryant

Building inspection

Identification	Class 1 building	Outbuildings	Class 10 / 10b
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This report is a visual inspection of reasonable accessible parts of the property and this report does not cover Defects that are not reasonably visible or defects that have not yet arisen or enquiries to council or other authorities. This report is not a guarantee but an opinion of condition of the inspected property.

Please note that this is NOT a Pre-Purchase inspection and should not be considered as one. It is simply a statement of existing conditions required to enable appropriate insurance to be obtained and attached to the contract of sale as specified in Part 137B Building Act 1993.

Defects identified in the Insurance Report are those caused by bad workmanship or movement of foundations. The report does not necessarily refer to routine maintenance items (e.g. hair-line plaster cracks or jamming doors and windows) that are caused by normal shrinkage providing the workmanship was not defective.

Serious defects are defects that seriously affect the structural integrity of the property or require the substantial replacement of plumbing or electrical services. In the case of cracking, serious defects denote severe cracking as defined by Category 4 Appendix A - Australian Standard AS 2870.1 - 1988.

A person who constructs a building must not enter into a contract to sell the building under which the purchaser will become entitled to possess the building (or to receive the rent and profits from the building) within the prescribed period unless-

- (a) In the case of a person other than a registered building practitioner-
 - (i) The person has obtained a report on the building from a prescribed building practitioner that contains the matters that are required by the Minister by notice published in the Government Gazette; and
 - (ii) The person obtained the report not more than 6 months before the person enters into the contract to sell the building; and
 - (iii) The person has given a copy of the report to the intending purchaser;
- and
- (b) The person is covered by the required insurance (if any); and
- (c) The person has given the purchaser a certificate evidencing the existence of that insurance; and
- (d) In the case of a contract for the sale of a home, the contract sets out the warranties implied into the contract by section 137C.

Unless otherwise stated;

No soil report or other material has been excavated or removed;

No plants or trees have been removed;

No samples have been taken or tested;

No fixtures, fittings, claddings or lining materials have been removed;

Building services have not been tested and registered/authorized persons should be contacted for approval of these services;

No enquiries of drainage, sewerage or water authorities have been made;

No plans or specifications or other contract documents have been sighted for the purpose of inspecting the works and providing a written report;

No special investigation of inspect attack (eg: borer, termite, etc) has been made and any reference to this has been made on a casual inspection.

REPORT ON DOMESTIC BUILDING WORK UNDER SECTION 137B OF THE BUILDING ACT 1993 (OWNER-BUILDER CONSTRUCTION)			
Site Address:	51 Bluebird Avenue Cockatoo.		
Date of report:	19/7/22	Date of inspection:	19/7/22
Weather conditions at time of inspection	Other <input type="checkbox"/> (please specify)Fine		

Name of prescribed building practitioner:	Joseph Borg IN-U-24736		
Address:	18 Whistler Drive Berwick	Post Code:	3806
Signature:	<i>Joseph P Borg</i>		

Description of the building:
This report relates to the following: <ul style="list-style-type: none"> • Ensuite modifications. • Bathroom modifications. • Installation of a sliding door. • Install an aluminium sliding door. • Enclose an existing veranda. • Construction of a caravan carport.
Services connected to the property and their condition:
Mains Water <input type="checkbox"/> Gas <input type="checkbox"/> Electricity <input type="checkbox"/> Sewer connection <input type="checkbox"/> SW discharge point <input type="checkbox"/>
Materials used in the construction:
<ul style="list-style-type: none"> • Ensuite modifications. • Vanity and top. • Wall tiles to splashback. • Draw cupboard. Bathroom modifications. <ul style="list-style-type: none"> • Vanity and top. • Wall tiles to splashback. Installation of a sliding door. <ul style="list-style-type: none"> • Hallway door Install an aluminium sliding door study to veranda. <ul style="list-style-type: none"> • External sliding door track. Enclose an existing veranda. <ul style="list-style-type: none"> • Two timber awning windows. • Weatherboard internal and external wall lining. • Stratco sandwich board ceiling lining.

This report is a visual inspection of reasonable accessible parts of the property and this report does not cover Defects that are not reasonably visible or defects that have not yet arisen or enquiries to council or other authorities. This report is not a guarantee but an opinion of condition of the inspected property.

<p>Construction of a caravan carport.</p> <ul style="list-style-type: none"> • Skillion roof • Span deck roof iron • Posts 90 x 90 mm • Pitching beam 240 x 45 mm • Rafters 190 x 45 mm • Bracing has been installed. • Spout and down pipes are installed. • Concrete foundations.
<p>Second Hand Materials used in the construction:</p> <ul style="list-style-type: none"> ➤ Nil
<p>Site details</p> <ul style="list-style-type: none"> • Ensuite modifications. • Bathroom modifications. • Installation of a sliding door. • Install an aluminium sliding door. • Enclose an existing veranda. • Construction of a caravan carport.
<p>List of defects in the building/s: *</p> <ul style="list-style-type: none"> ➤ A permit has not been issued for the carport construction. ➤ The carport construction has not been tested in a permit application and may have items present that contravene the building regulations. This report is not intended to list all items that contravene the building regulations.
<p>Areas of the building/s inaccessible at the time of inspection:</p> <ul style="list-style-type: none"> ➤ Foundations could not be verified. ➤ Footings could not be verified. ➤ Gauge of steel or stress grade of timbers could not be verified. ➤ Stormwater drainage system and discharge point cannot be confirmed. ➤ Waterproofing to wet areas could not be confirmed.
<p>Condition and status of incomplete works:</p> <ul style="list-style-type: none"> ➤ Nil

* A report listing defects in the building/s to include but are not restricted to, conditions of the following building elements:

Site drainage	Footings	Subfloor
Frame	External walls	Internal walls and ceilings
Floor and wall tiling	External roof	Internal roof conditions
Built-in fittings/joinery	Doors/windows	Fireplaces/solid fuel heaters
Plumbing and drainage	Fixed appliances	Flyscreens
<p>Driveways, paving, retaining walls, fencing, garages, carports, workshops, swimming pools or spas where constructed as part of the major domestic building contract.</p>		

This report is a visual inspection of reasonable accessible parts of the property and this report does not cover Defects that are not reasonably visible or defects that have not yet arisen or enquiries to council or other authorities. This report is not a guarantee but an opinion of condition of the inspected property.

NB: A copy of any building permits issued, any occupancy permits or certificates of final inspection issued (as applicable), must be attached to this report or the section 32.

Documents attached to this report must remain with this report:

A permit has not been sighted for the carport construction.

Joseph P Borg

Dip. BS. AIBS.

RBP IN-U- 24736

Accredited Mediator.

Pest Management Technician

Your quarterly bill



Emailed to: bryant_simon@hotmail.com
MR S BRYANT & MS E BRYANT
51 BLUEBIRD AVE
COCKATOO VIC 3781

Enquiries 1300 304 688
Faults (24/7) 13 27 62

Account number 83 7861 0961
Invoice number 8371 5779 55502
Issue date 22 Jun 2022
Tax Invoice Yarra Valley Water ABN 93 066 902 501

Amount due
\$14.45

Due date
13 Jul 2022

Summary

51 BLUEBIRD AVE, COCKATOO

Property Number 1382 895, LOT 1 TP 162754

Product/Service	Amount
Yarra Valley Water Total	\$0.00
Other Authority Charges	
Waterways Charge on behalf of Melbourne Water	\$14.45
TOTAL (GST does not apply)	\$14.45

Payment summary

Last Account	\$14.29
Paid/Adjusted	-\$14.29
Balance	\$0.00
Total this Account	+\$14.45
Total Balance	\$14.45

No water usage has been charged on this account.



How to pay



*3042 837157795550 2



Direct Debit

Sign up for Direct Debit at yvwm.com.au/directdebit or call **1300 304 688**.



Centrelink

Arrange regular deductions from your Centrelink payments. Visit yvwm.com.au/paying CRN reference: **555 054 118T**



EFT

Transfer direct from your bank account to ours by Electronic Funds Transfer (EFT).

Account name: **Yarra Valley Water**
BSB: **033-885**
Account number: **837856385**



Credit card

Online: yvwm.com.au/paying
Phone: **1300 362 332**



Post Billpay®

Pay in person at any post office, by phone on **13 18 16** or at postbillpay.com.au
Bill code: **3042**
Ref: **8371 5779 55502**



BPAY®

Bill code: **344366**
Ref: **837 8610 9610**

MR S BRYANT & MS E BRYANT

Account number 83 7861 0961
Invoice number 8371 5779 55502
Total due \$14.45
Due date **13 Jul 2022**
Amount paid \$

Detail of charges

No water usage has been charged on this account.

Your charges explained

→ Other authority charges

Waterways charge

1 April 2022 - 30 June 2022

Collected on behalf of Melbourne Water and used to manage and improve waterways, drainage, and flood protection. Rural customers are charged less to reflect reduced services compared to urban customers. For more information visit melbournewater.com.au/wwdc

Financial assistance

Are you facing financial difficulty? For more time to pay, payment plans and government assistance, we can find a solution that works for you.

Please call us on **1800 994 789** or visit yvw.com.au/financialhelp.

Registering your concession can also reduce the amount you need to pay.

Please call us on **1800 680 824** or visit yvw.com.au/concession.

Contact us

	Enquiries	1300 304 688
	Faults and Emergencies	13 27 62 (24hr)
	enquiry@yvw.com.au	
	yvw.com.au	
	TTY Voice Calls	133 677
	Speak and Listen	1300 555 727

For language assistance	
العربية	1300 914 361
廣東話	1300 921 362
Ελληνικά	1300 931 364
普通话	1300 927 363
For all other languages call our translation service on 03 9046 4173	



Next meter reading:
N/A

Valuation, rates and charges notice

For period 1 July 2021 to 30 June 2022



ABN 32 210 906 807



Bryant, S G & E M
51 Bluebird Ave
COCKATOO, VIC 3781



028
RO_303930

Description and location of property:

51 Bluebird Ave
Cockatoo 3781
L1 TP162754

Instalment 1	\$703.00
Due date	30/09/2021
Date of issue	06/08/2021
Property number	2108900200

Instalment 2 Due 30 November 2021	\$703.00
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Instalment 3 Due 28 Feb 2022	\$703.00
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Instalment 4 Due 31 May 2022	\$702.25
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Annual total If you prefer, you can pay this amount by 30 September 2021.	\$2,811.25
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How your 2021-22 rates were calculated

Capital Improved Value (CIV)	\$865,000
x rate in dollar	x \$0.002704
= Council charges	= \$2,338.96
+ Fire Services Property Levy	+ \$165.04
+ waste charges	+ \$307.25
- or + credit or arrears	
- Concession/Rebate	
= Annual total	\$2,811.25

For more information on these charges, see the back page of this notice.

If you are experiencing financial hardship, please visit www.cardinia.vic.gov.au/rates or call us on 1300 787 624 to discuss your options

Payment options

FlexiPay

Set up regular payments to suit your budget at cardinia.vic.gov.au/rates

BPAY

Billcode: 858944
Ref: 21089002006

BPAY @ this payment via internet or phone banking
BPAY View @ - view and pay this bill via internet banking
BPAY View registration number:21089002006

Post Billpay

Billpay Code: 0860
Ref: 2108 9002 0000 006

Call 131 816, go to postbillpay.com.au or visit an Australia Post store



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



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



To have your notices emailed
Register at cardinia.enotices.com.au
Reference No: 585BFCDADL

POST billpay



Instalment *860 210890020000006

For more information



1300 787 624



www.cardinia.vic.gov.au/rates

Rates and valuation information for your property

Capital Improved Value (CIV) as at 1 January, 2021	\$865,000
Site Value (SV)	\$515,000
Net Annual Value (NAV)	\$43,250

Australian Valuation Property Classification Code (AVPCC)

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

Land Use Classification Residential

Fire Services Property Levy (a Victorian Government charge)	865000 x \$0.000059 + \$114.00	\$165.04
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Base Rate	865000 x \$0.002704	\$2,338.96
120lt Garbage & Recycling Charge	1 Service/s	\$307.25

When do I need to pay my rates?

Rates are paid in four instalments – see the front page of this notice for instalment amounts and due dates. If you prefer, you can pay the annual total (the sum of all four instalments) by 30 September 2021.

What if I don't pay my rates instalment by the due date?

In accordance with Section 172 of the *Local Government Act 1989* you need to pay each rates instalment by its due date to avoid being charged interest (10% per year). Legal action may also be taken for recovery of unpaid rates and may incur additional costs. If you are having difficulty paying your rates, contact us to discuss a payment plan. A new plan must be made for each financial year.

I have a Pensioner Concession Card or Department of Veterans' Affairs Gold Card. Do I get a discount on my rates?

Yes, if the rateable property is your principal place of residence and you don't receive this concession on any other property. To apply for this concession go to www.cardinia.vic.gov.au/rates for a link to the 'Municipal rates concession' web page on the Department of Families, Fairness and Housing website (DFFH). Please complete the application form on the DFFH website and post or email it to Council.

If you receive Jobseeker payments you may be eligible for the Jobseeker rebate provided by Council. To apply for the Jobseeker rebate go to www.cardinia.vic.gov.au/rates, download the Jobseeker rate rebate application form and return the completed form by post or email to Council.

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

If your mailing address has changed please go to www.cardinia.vic.gov.au/rates to update your details. Property owners are legally required to advise Council of changes in ownership by way of a Notice of Acquisition or copy of title.

What is the Capital Improved Value (CIV)?

This is your property's value including site value (land), buildings and other improvements.

What is the Site Value (SV)?

This is the value of the land only. It is included in the CIV amount.

For more information about rates and your legal rights and responsibilities visit www.cardinia.vic.gov.au/rates, or contact us on 1300 787 624 or mail@cardinia.vic.gov.au

Privacy statement

Personal information collected by Council is used for municipal purposes as specified in the *Local Government Act 1989*. 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.

What is the Net Annual Value (NAV)?

This is fixed by Victorian Government legislation to be 5% of the CIV for residential and rural properties. For commercial or industrial properties it is the estimated annual market rent.

What is the 'rate in the dollar'?

This is calculated by dividing the total rates Council needs for the financial year by the total CIV for Cardinia Shire.

Are there different rate categories?

Yes. A different rate is applied depending on the type of property you own, such as residential, agricultural, commercial and industrial, and vacant or unoccupied land. These categories are the fairest way to determine the rates contribution to be made by owners of different property classes.

What is the Australian Valuation Property Classification Code (AVPCC)?

Independent property valuers assign this code to your property according to the land's use. The code is used to determine your property's Land Use Classification, in accordance with the *Fire Services Property Levy Act 2012*.

What is the Land Use Classification?

This classification is used to calculate the Fire Services Property Levy amount payable. It does not refer to the zoning of the property or how rates are calculated.

What is the Fire Services Property Levy?

This is a Victorian Government levy to fund fire services. The rate varies depending on the property's location, classification and CIV. You have the legal right to apply for a waiver, deferral or discount on the levy amount under Section 27 of the *Fire Services Property Levy Act 2012* for rateable land, and under Section 28 for non-rateable residential land. For more information visit www.firelevy.vic.gov.au

Can I request a review of my rates or charges, property valuation or land use classification?

Yes – you have the legal right to appeal for a review of your rates and/or charges, associated differential rating and the valuation and/or Land Use Classification applied to your property, within 60 days of receiving this notice.

2021-22

Differential rates



The *Local Government Act 1989* enables councils to set different rates in the dollar for different property categories. Cardinia Shire Council has differential rates for farm land, commercial and industrial land, and residential and vacant residential land in the urban growth corridor.

We do this to achieve equity in rates in line with our *Revenue and Rating Plan 2021-25*, and to achieve the strategic objectives of our *Council Plan 2021-25*.

The highest differential rate cannot be more than 4 times the lowest differential rate.

The current rates in the dollar and a brief definition of each are listed below.

Full details of the objectives, definitions and property types, use and level of rate, location and planning scheme zoning for each differential rate are outlined in our *Revenue and Rating Plan* – head to www.cardinia.vic.gov.au/rates to view the plan.

Differential rate	Rate in dollar	Description
Base rate	0.002704	All properties that do not fit into the other differential categories, including retirement village units and electrical substations.
Farm land	0.002028	Farms of 40 or more hectares outside the urban growth corridor. By application for farms less than 40 hectares, dependent on intensity and scale of agricultural activity.
Urban farm land	0.002299	Farms of 40 or more hectares in the urban growth corridor. By application for farms less than 40 hectares, dependent on intensity and scale of agricultural activity.
Urban commercial and industrial land	0.003921	Commercial, retail and industrial land and buildings in the urban growth corridor (except for electrical substations).
Urban residential	0.002893	Land with a dwelling in the urban growth corridor (except for retirement village units).
Urban vacant land	0.006193	Vacant residential land in the urban growth corridor.

Cardinia Shire Council

Phone: **1300 787 624** Web: www.cardinia.vic.gov.au Email: mail@cardinia.vic.gov.au

Translated resources: www.cardinia.vic.gov.au/translate



Translating and Interpreting Service (TIS): **131 450 (ask for 1300 787 624)**



2021-22

Rates support



Payment plan options

Choose how much you want to pay – and when – with a weekly, fortnightly or monthly payment plan. Set up a direct debit payment plan at www.cardinia.vic.gov.au/flexipay or call us on **1300 787 624** to discuss other payment plan options.

Rates rebate for JobSeeker recipients

Eligible JobSeeker recipients can apply for a \$50 rebate on 2021-22 rates for their residential principal place of residence.

Financial hardship

If you're experiencing financial hardship, we're here to help.

If you need short-term help with paying your rates, please call us on 1300 787 624 to discuss your options.

One of our friendly staff members can help you set up:

- a flexible payment plan to suit your individual circumstances
- a short-term payment deferral.

If you're facing more serious financial hardship, please visit our website at www.cardinia.vic.gov.au/rateshelp to submit a financial hardship form and we'll get in touch with you to discuss your options.

Financial counselling and advice

Access free financial counselling and advice through the National Debt Helpline.

Web: www.ndh.org.au
Phone: **1800 007 007**



Cardinia Shire Council

Phone: **1300 787 624** Web: www.cardinia.vic.gov.au Email: mail@cardinia.vic.gov.au

Translated resources: www.cardinia.vic.gov.au/translate



Translating and Interpreting Service (TIS): **131 450 (ask for 1300 787 624)**



From www.planning.vic.gov.au at 14 July 2022 04:22 PM

PROPERTY DETAILS

Address: **51 BLUEBIRD AVENUE COCKATOO 3781**
 Lot and Plan Number: **Lot 1 TP162754**
 Standard Parcel Identifier (SPI): **1\TP162754**
 Local Government Area (Council): **CARDINIA**
 Council Property Number: **2108900200**
 Planning Scheme: **Cardinia**
 Directory Reference: **Melway 311 H2**

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: **GEMBROOK**

OTHER

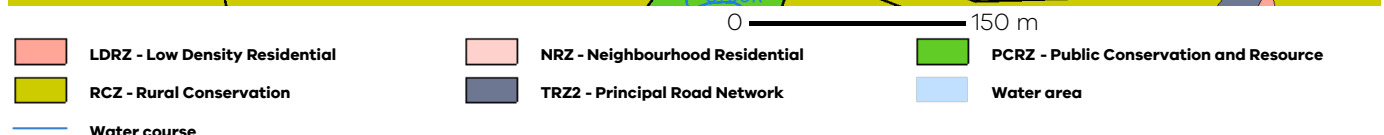
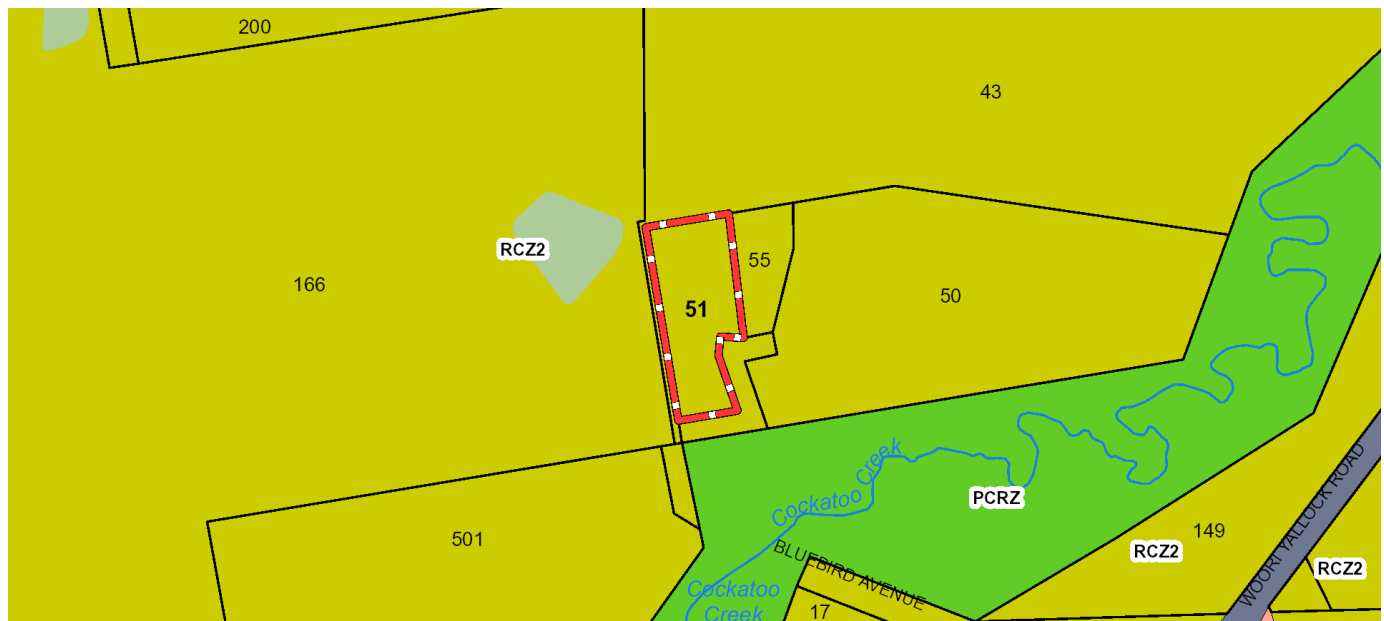
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

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

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



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

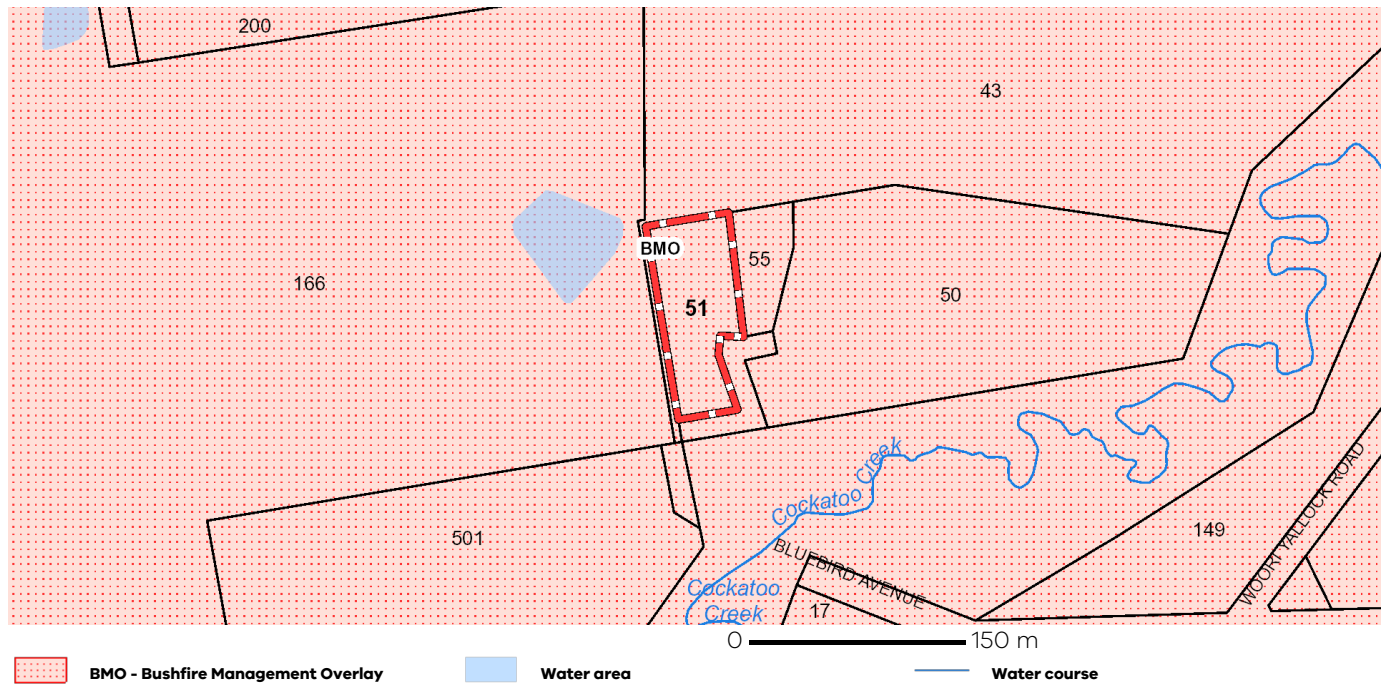
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Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
 Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

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

Planning Overlays

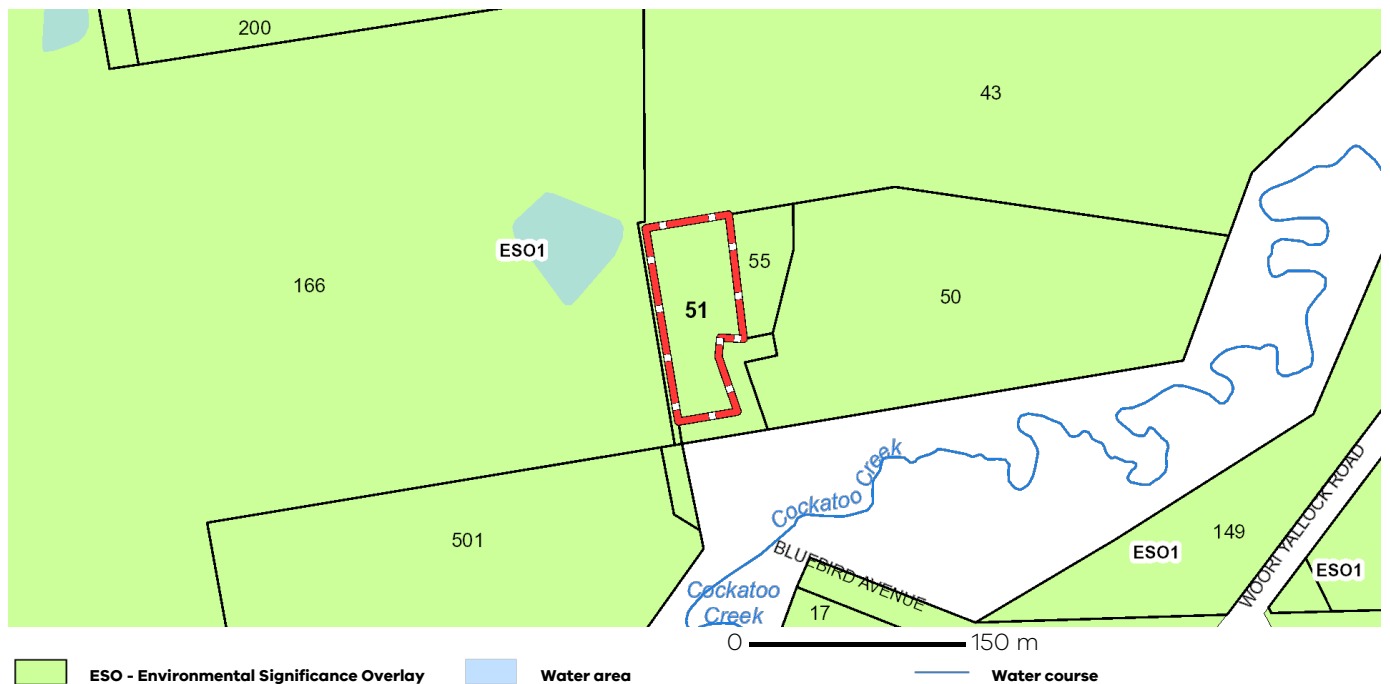
BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



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

Planning Overlays

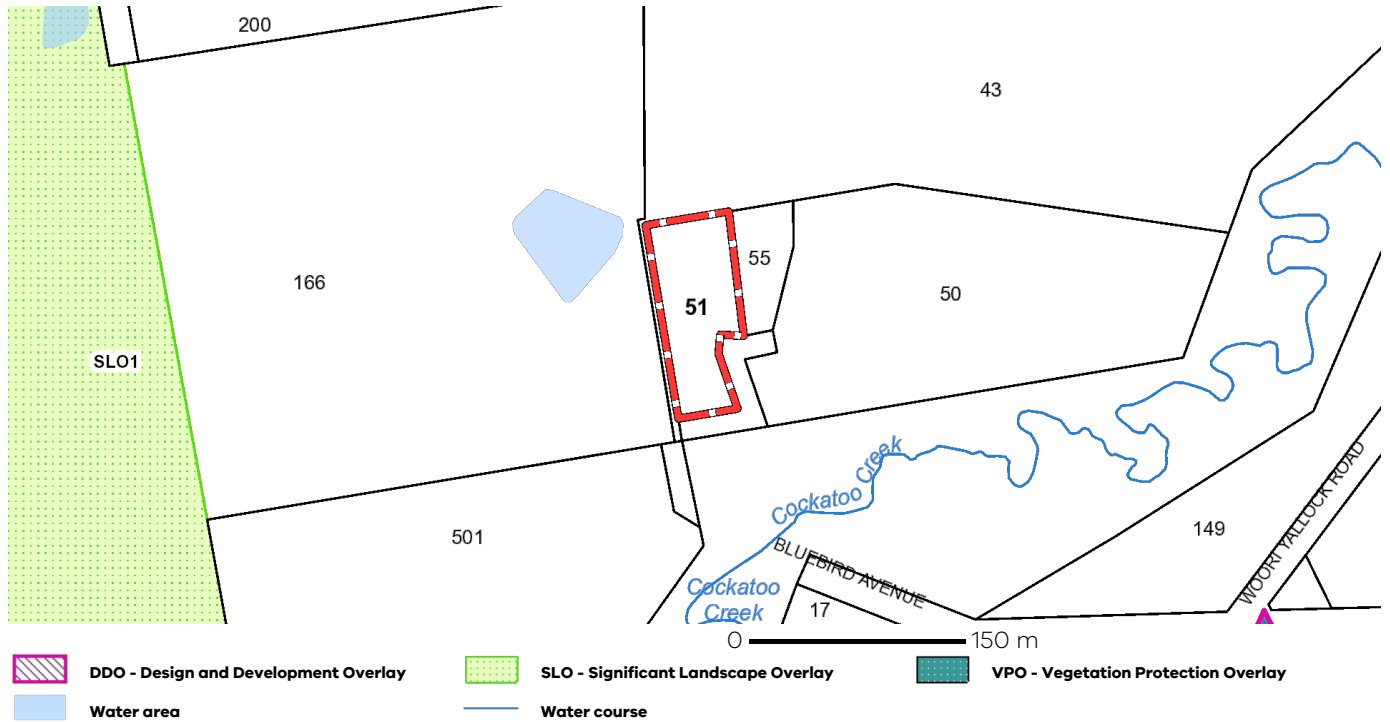
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)



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

Areas of Aboriginal Cultural Heritage Sensitivity

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

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

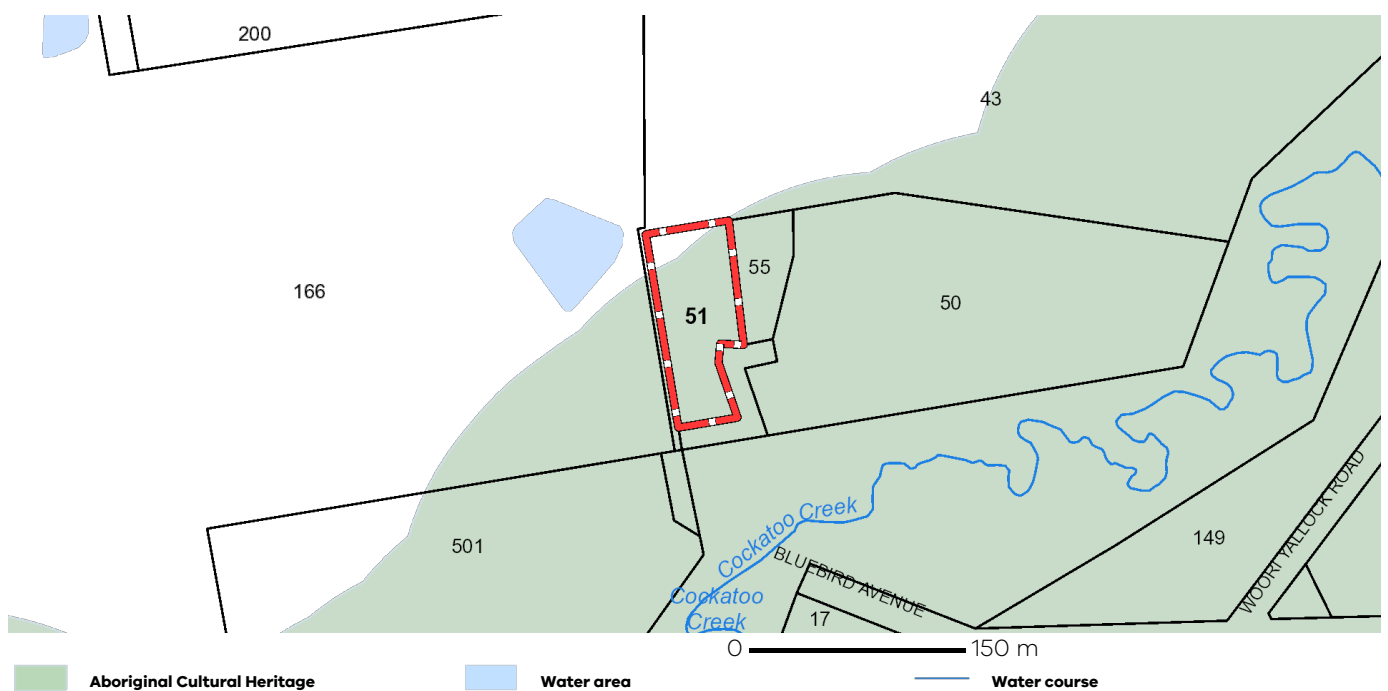
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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

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

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

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



Further Planning Information

Planning scheme data last updated on 6 July 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.

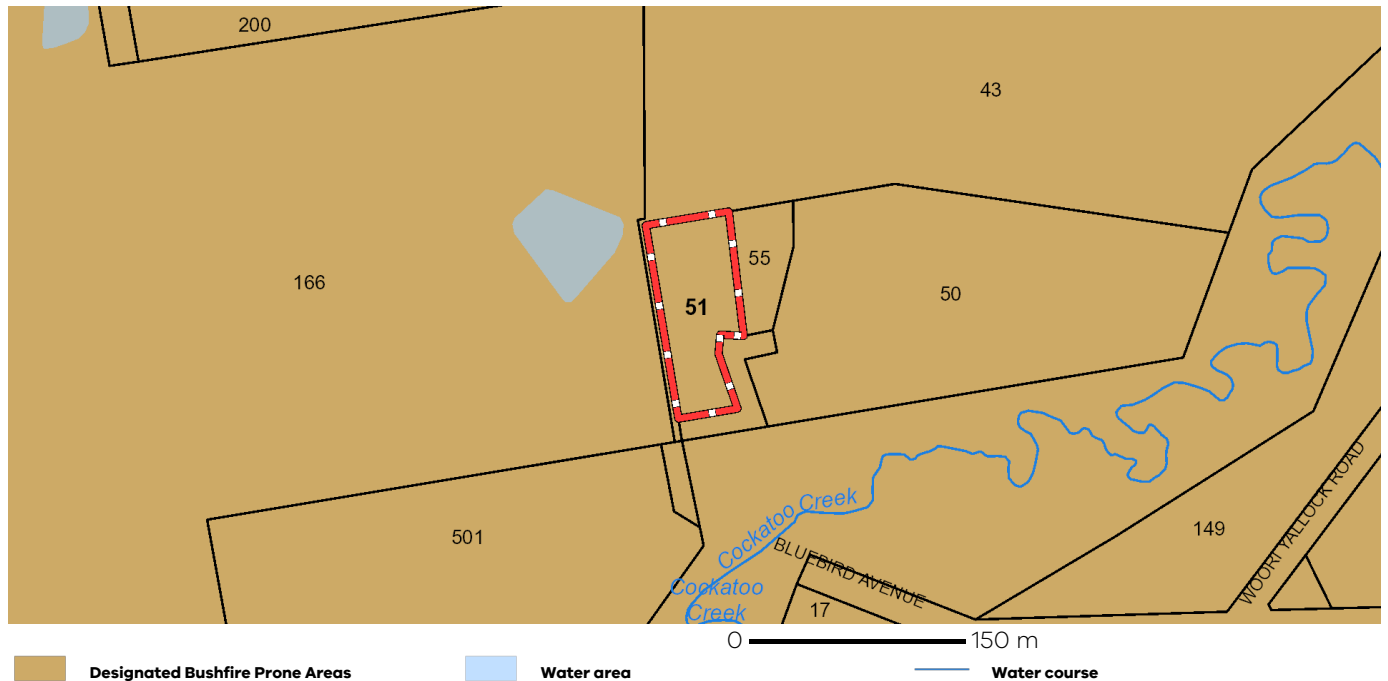
To view planning zones, overlay and heritage information in an interactive format visit

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

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

Designated Bushfire Prone Areas

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



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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <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 \(environment.vic.gov.au\)](#)

VENDOR:SIMON GERARD BRYANT AND EDITH MARIA BRYANT

VENDOR'S SECTION 32 STATEMENT

PROPERTY: 51 BLUEBIRD AVENUE COCKATOO VIC 3781

Vendor's Conveyancer:



Licence No. 000163L

P: 9768 9566

6/79 Glenfern Road
FERNTREE GULLY VIC 3156

126/445 Princes Highway
OFFICER VIC 3809

www.idealconveyancing.com.au

P: 9768 9566

Our ref:ACF 22/11067

