

# 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>	4 COLE AVENUE, BELGRAVE VIC 3160
-------------	----------------------------------

Vendor's name	Phoebe Amanda Monahan	Date	/ /
Vendor's signature		14/11/24	
	<hr/> <small>Phoebe Amanda Monahan (Nov 14, 2024 17:45 GMT+11)</small>		

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

# 1. FINANCIAL MATTERS

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

(a)  Their amounts are:

Authority	Amount	Interest (if any)
(1) Yarra Ranges Council	\$2,243.35	
(2) South East Water	\$691.76	

## 1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

\$0.00	To	
--------	----	--

Other particulars (including dates and times of payments):
--

## 1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable

## 1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable

## 1.5 Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No.
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> Not applicable

# 2. INSURANCE

## 2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable

## 2.2 Owner Builder

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

Not Applicable

### 3. LAND USE

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

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):

Is in the attached copies of title document/s

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

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements, covenants or other similar restriction.

#### 3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X'

#### 3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of section 192A of the *Building Act* 1993 if the square box is marked with an 'X'

#### 3.4 Planning Scheme

The required specified information is as follows:

- |                                   |  |
|-----------------------------------|--|
| (a) Name of planning scheme       | Yarra Ranges Planning Scheme   |
| (b) Name of responsible authority | Yarra Ranges Council   |
| (c) Zoning of the land            | LDRZ - Low Density Residential Zone  |
| (d) Name of planning overlay      | Bushfire Mangement Overlay; Erosion Management Overlay; Land Subject to Inundation Overlay; Signifcant Landscape Overlay |

### 4. NOTICES

#### 4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable

#### 4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

NIL

#### 4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act* 1986 are as follows:

NIL

### 5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act* 1993 in the preceding 7 years (required only where there is a residence on the land):

Not Applicable

### 6. OWNERS CORPORATION

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

Not Applicable

**7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (“GAIC”)**

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

Not Applicable

**8. SERVICES**

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

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
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**9. TITLE**

Attached are copies of the following documents:

9.1  (a) Registered Title

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

**10. SUBDIVISION**

**10.1 Unregistered Subdivision**

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

Not Applicable

**10.2 Staged Subdivision**

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

(a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.

(b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

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

NIL

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

NIL

**10.3 Further Plan of Subdivision**

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable

**11. DISCLOSURE OF ENERGY INFORMATION**

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

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

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

(b) which has a net lettable area of at least 1000m<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**

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

Is attached

## **13. ATTACHMENTS**

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

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

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

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# Due diligence checklist

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

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

## Urban living

### Moving to the inner city?

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

### Is the property subject to an owners corporation?

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

## Growth areas

### Are you moving to a growth area?

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

## Flood and fire risk

### Does this property experience flooding or bushfire?

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

## Rural properties

### Moving to the country?

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

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

### Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

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

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

## Soil and groundwater contamination

### Has previous land use affected the soil or groundwater?

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

(04/10/2016)

## **Land boundaries**

### **Do you know the exact boundary of the property?**

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

## **Planning controls**

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

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

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

### **Are there any proposed or granted planning permits?**

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

## **Safety**

### **Is the building safe to live in?**

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

## **Building permits**

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

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

### **Are any recent building or renovation works covered by insurance?**

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

## **Utilities and essential services**

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

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

## **Buyers' rights**

### **Do you know your rights when buying a property?**

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

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 07853 FOLIO 132

Security no : 124119569466S  
Produced 04/11/2024 10:42 AM

LAND DESCRIPTION

Lot 1 on Title Plan 253377Y (formerly known as part of Lot 16 on Plan of Subdivision 007346).

PARENT TITLE Volume 06116 Folio 158  
Created by instrument 2321755 25/07/1950

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

PHOEBE AMANDA MONAHAN of 4 COLE AVENUE BELGRAVE VIC 3160  
AU148764V 18/03/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU148765T 18/03/2021  
WESTPAC BANKING CORPORATION

COVENANT 1377680

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 TP253377Y 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: 4 COLE AVENUE BELGRAVE VIC 3160

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION  
Effective from 18/03/2021

DOCUMENT END

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

VOLUME 04331 FOLIO 023

Security no : 124119569465T  
Produced 04/11/2024 10:42 AM

LAND DESCRIPTION

Lot 17 on Plan of Subdivision 007346.  
PARENT TITLE Volume 02749 Folio 735  
Created by instrument C552477 29/07/1966

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
PHOEBE AMANDA MONAHAN of 4 COLE AVENUE BELGRAVE VIC 3160  
AU148764V 18/03/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU148765T 18/03/2021  
WESTPAC BANKING CORPORATION

COVENANT 0944057

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 LP007346 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: 4 COLE AVENUE BELGRAVE VIC 3160

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION  
Effective from 18/03/2021

DOCUMENT END

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Document Identification	<b>TP253377Y</b>
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TITLE PLAN		EDITION 1	TP 253377Y
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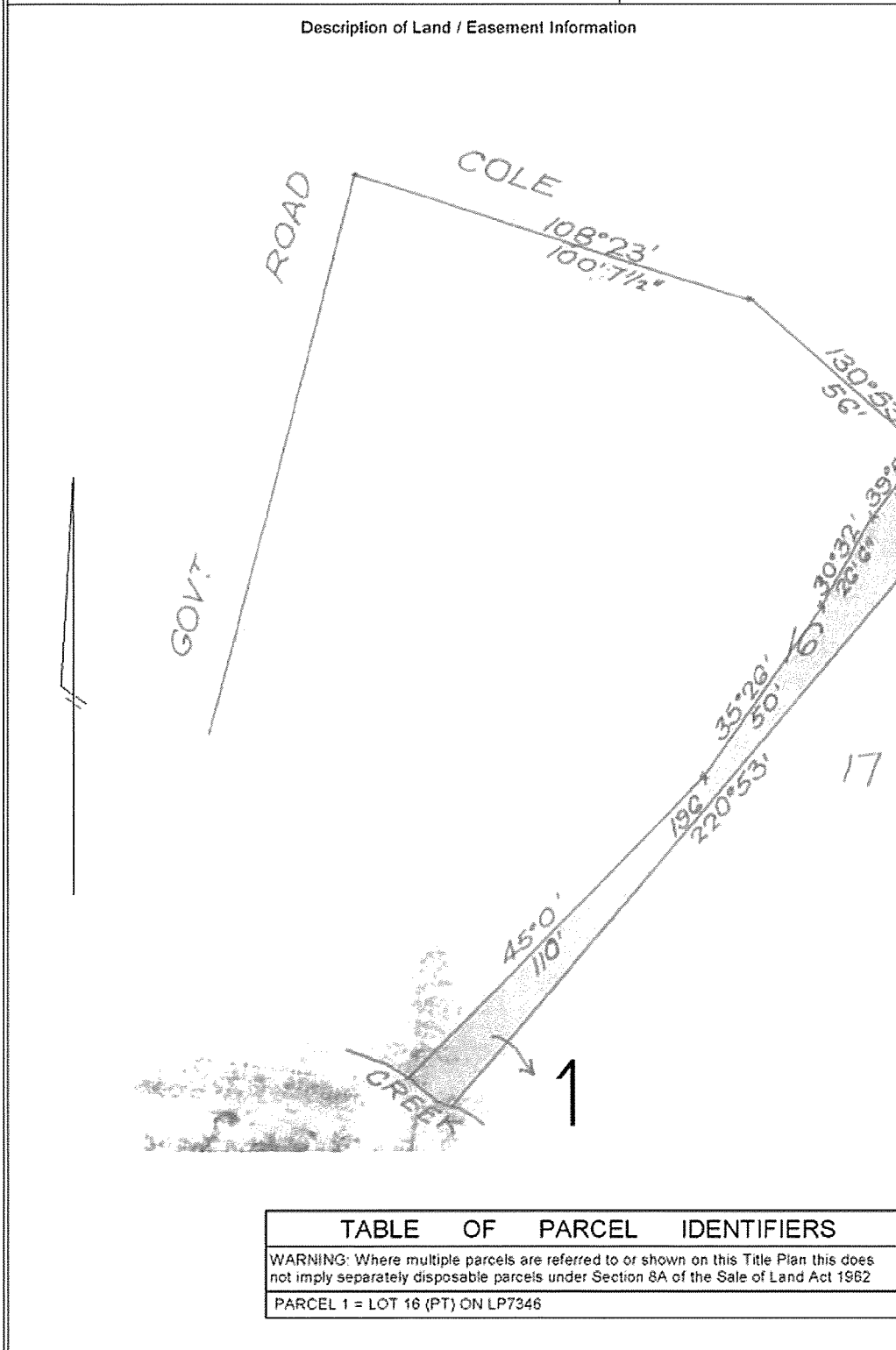
**Location of Land**

Parish: NARREE WORRAN  
 Township:  
 Section: B  
 Crown Allotment:  
 Crown Portion: 44(PT)

Last Plan Reference: LP7346  
 Derived From: VOL 7853 FOL 132  
 Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN



THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 21/12/1999  
 VERIFIED: BH

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 16 (PT) ON LP7346



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LP 7346  
EDITION 3  
PLAN MAY BE LODGED 19/06/18

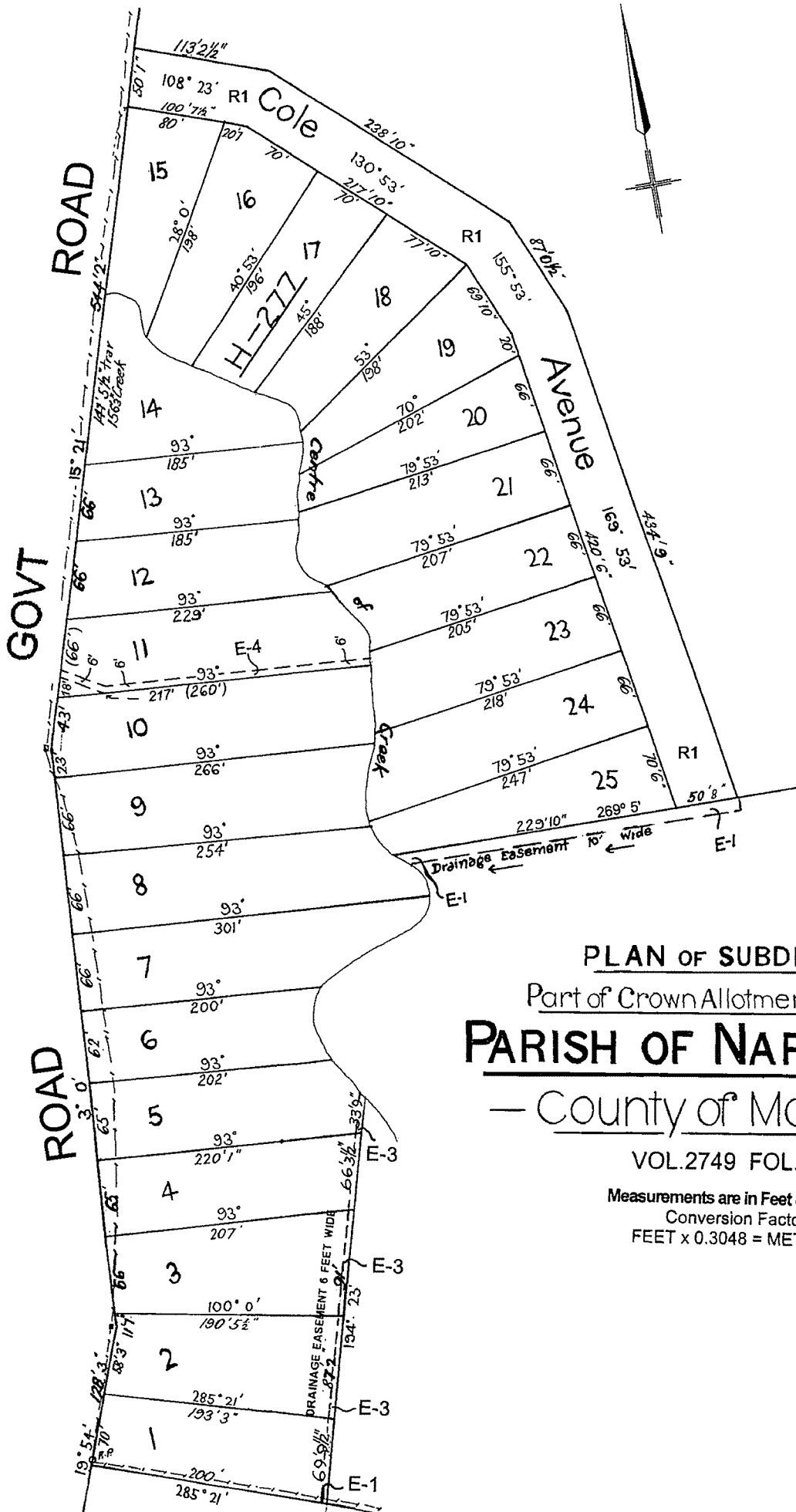
COLOUR CODE  
E-1 & E-3 = BLUE  
R1 = BROWN

ROADS COLOURED BROWN

**ENCUMBRANCES**

AS TO THE LAND MARKED E-3 & R1  
ANY EASEMENTS AFFECTING  
THE SAME

AS TO THE LAND MARKED E-4  
THE EASEMENT TO THE SHIRE  
OF FERNTREE GULLY CREATED  
BY INST. No.2046309



**PLAN OF SUBDIVISION OF**

Part of Crown Allotments 43 and 44 Sec B

**PARISH OF NARREE WORRAN**

— County of Mornington —

VOL.2749 FOL.735

Measurements are in Feet & Inches  
Conversion Factor  
FEET x 0.3048 = METRES





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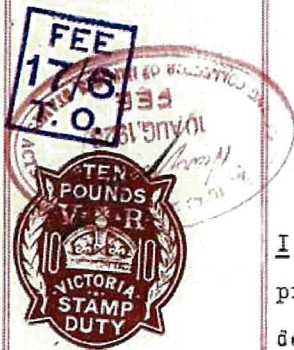
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2946205

1377680

FREEHOLD

ABBOTT BECKETT & STILLMAN



*Left to H. M. Lee*  
VICTORIA

TRANSFER OF LAND



I ELIZABETH ANNIE LIPSCOMB of Belgrave Widow being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of One thousand pounds paid as to *Five hundred and ninety six pounds* thereof to JOHN LIPSCOMB formerly of Rochester but late of Belgrave Gentleman deceased and as to the remainder thereof to me by ADA CONSTANCE KATE FIRMINGER of Kean Street Caulfield Widow DO HEREBY TRANSFER to the said Ada Constance Kate Firminger All my estate and interest in All That piece of land being Lots Fourteen, Fifteen and Sixteen on Plan of Subdivision No. 7346 lodged in the Office of Titles and being part of Crown Allotment Forty-four Section "B" Parish of Narree Worrnan County of Mornington and being part of the land more particularly described in Certificate of Title entered in the Register Book Volume 4404 Folio 860778. And the said Ada Constance Kate Firminger HEREBY COVENANTS with the said Elizabeth Annie Lipscomb her heirs executors administrators registered proprietor or proprietors for the time being of the remaining untransferred land in the said Certificate of Title that the said Ada Constance Kate Firminger her heirs executors ~~and~~ administrators shall not erect on the land hereby transferred any building whether shop or dwelling house except in accordance with the plan thereof which shall first have been submitted to and approved by the said Elizabeth Annie Lipscomb her heirs executors and administrators and that any such building shall cost not less than Two hundred pounds inclusive of architects fees and it is intended that this covenant shall be set forth as an encumbrance on each and every Certificate of Title to be hereafter issued in respect of the land hereby transferred.

DATED the 28<sup>th</sup> day of *April* One thousand nine hundred and twenty-eight.

SIGNED by the said ELIZABETH ANNIE LIPSCOMB in Victoria in the presence of -

*W. Selman*  
Clerk to HENRY M. LEE.  
Solicitor, Melbourne.

**IMAGED**

*4404*  
*778 Plan*  
*under an area*  
*known as the Coast*  
*herein*  
*18/9/28*  
*W. Selman*  
*25. 9. 28.*  
*Deaf*  
*3/10/28*

*W. Selman* 64346/17  
28/15/10/28



SIGNED by the said ADA CONSTANCE KATE

FIRMINGER in Victoria in the presence

of -

) *L. L. Th. Firminger*

) *By James Andrew Snelson Esq  
John Melbourne*

ENCUMBRANCES REFERRED TO:

*[Handwritten signature]*

ABBOTT BROCKWAY & STILLMAN,  
Solicitors,  
465 Bourke Street,  
MELBOURNE.

*F. 131. 6. 8*  
*addm. 8/8/28*  
*with large 8/8/28*

TRANSFER OF LAND

MRS. A. C. FIRMINGER

to

MRS. E. A. LIPSCOMB

DATED

1928

MEMORIAL OF INSTRUMENT.

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OF SYMBOLS THEREON
Transfer as to part	THE 10 <sup>th</sup> DAY OF <i>August</i> 1928	TO <i>Ada Constance</i> <i>Kate Firminger</i>	1377680
<p><i>Geo. Sarey</i> ASSISTANT REGISTRAR OF TITLES.</p> <p>I CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE TIME LAST MENTIONED IN THE REGISTER BOOK VOL. <i>4404</i> FOL. <i>880778</i> <i>Geo. Sarey</i> ASSISTANT REGISTRAR OF TITLES.</p>			

*110*  
*12/10*





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2053981

944057



HENRY M. LEE, Solicitor, Melbourne

VICTORIA

TRANSFER OF LAND



*Handwritten signature*

*Handwritten initials*



I. JOHN LIPSCOMB of Rochester Gentleman being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of One hundred and five pounds paid to me by LESLIE RICHARD LEEMING of 19 Cole Avenue Elsternwick *Doal Importer* DO HEREBY TRANSFER to the said Leslie Richard Leeming ALL MY estate and interest in ALL THAT piece of land being Lot 17 on Plan of Subdivision No. 7346 lodged in the Office of Titles and being part of Crown Allotment Section B Parish of Narra Worran County of Mornington and being part of the land comprised in Certificate of Title entered in the Register Book Volume 2749 Folio 549735 Together with a right of carriage way over Cole Avenue colored brown on said Plan of Subdivision and the said Leslie Richard Leeming his heirs executors administrators and transferees HEREBY COVENANTS with the said John Lipscomb and his heirs executors administrators and transferees registered proprietor or proprietors for the time being of the untransferred land in Certificate of Title Volume 2749 Folio 549735 that the said Leslie Richard Leeming his heirs executors administrators or transferees shall not erect on the land hereby transferred any building whether shop or dwelling house except in accordance with a plan thereof which shall first have been submitted to and approved by the said John Lipscomb his heirs executors administrators or transferees and that no such building shall cost less than Two hundred pounds exclusive of architects fees and it is intended that this covenant shall be set forth as an encumbrance on each and every certificate of Title to be hereafter issued in respect of the Lot hereby transferred.

*2749 pt 735*  
*under an ave*  
*top rd. lem*  
*to said LP.*  
*enforce the covt*  
*in transf 944057*

*Handwritten initials and date: 29/6/20*

*PA. 22/3 17.10*

DATED this *first* day of *June* 1920.

SIGNED by the said JOHN LIPSCOMB }  
in Victoria in the presence of }

*Handwritten signature: J. Lipscomb*

*Handwritten signature: Henry Lee*  
Solicitor Melbourne

SIGNED by the said LESLIE RICHARD LEEMING in Victoria in the presence of

*Handwritten signature: L. R. Leeming*

*Handwritten signature: Henry Lee*

IMAGED

ENCUMBRANCES REFERRED TO

SPECIAL RAILWAY CONDITION (if any) contained in the original Crown Grant.

*Handwritten notes: New dup of in 2068766 Ad 14/7/20*

*Handwritten notes: J.W. 22-6-20*

*Handwritten notes: Title in 372/233 L.R. Ad 14/7/20*

HENRY N. LEE,  
Solicitor,  
360 Collins Street,  
Melbourne.

MR. LESLIE R. LEEHING  
to  
MR. JOHN LEECOMBE  
T R A N S F E R

DATED *July 1st* 1920

MEMORIAL OF INSTRUMENT.

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OR SYM. OF THEREON
Transfer as to part and Creation of Easement.	THE 2 <sup>nd</sup> DAY OF <sup>50</sup> <i>June</i> 1920	<i>Leslie Richard Leehing</i>	<i>944057</i>

*Alfred W. Comport.*

ASSISTANT REGISTRAR OF TITLES

I CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED, AT THE TIME LAST ABOVE MENTIONED IN THE REGISTER BOOK VOL. *2749* FOL. *549735*

*Alfred W. Comport.*

ASSISTANT REGISTRAR OF TITLES

Ms P A Monahan  
4 Cole Avenue  
BELGRAVE VIC 3160



**Rates and charges at your property - 1 July 2023 - 30 June 2024**

**Assessment number 56164/4**

4 Cole Avenue, Belgrave VIC 3160  
Part Lot 16 & Lot 17 LP7346 Sec B Ca 43 PNarree Worran

**Property Owners**

Ms P A Monahan

Property Valuations - Valuation Date 1 January 2023 - Valuation first used 1 July 2023

Capital improved value (CIV) - (the CIV is used to calculate your rates)	650,000
Site value - (the site value is included in the CIV)	490,000
Net annual value	32,500

FSPL Classification: Residential. AVPCC: 110  
Description: Detached Dwelling

**General Rate - 2023-2024**

Residential Rate (0.0025069 x \$650,000.00) \$1,629.45

**Waste charge including State Government EPA levy**

Pack1 Res 240L FOGO 240L Recycle 120L Rubbish\* (\$459 x 1) \$459.00  
*\*For more information regarding your waste charges please refer to Page 3 of this notice.*

**State Government Fire Services Property Levy - Residential**

Fire Services Property Levy (125 + 0.000046 x \$650,000.00) \$154.90

**Arrears, payments and other charges**

Balance at 30 June 2023 \$2,230.40

**Overdue Amount - Please pay immediately**

**Overdue Amount \$2,230.40**

**Total amount due (Including Overdue Amount ) \$4,473.75**



YRC use only

## How to pay

To qualify for one of the instalment options, **you must pay the correct amount of the first instalment by 30 September 2023 - This includes any overdue amounts.** If you are having difficulties paying, please contact us on 1300 368 333.

Pay in full	Four instalments	Monthly instalments
\$4,473.75 (includes \$2,230.40 overdue which is payable immediately) by 15 February 2024	<b>30 September 2023</b> 30 November 2023 29 February 2024 31 May 2024	<b>\$2,793.75</b> \$560.00 \$560.00 \$560.00
		<b>\$2,481.75</b> 30 September 2023 31 October 2023 30 November 2023 31 December 2023 31 January 2024 29 February 2024 31 March 2024 30 April 2024 31 May 2024 \$249.00 \$249.00 \$249.00 \$249.00 \$249.00 \$249.00 \$249.00 \$249.00
		
Australia Post use only	Australia Post use only	Australia Post use only

## Payment methods

Online	BPAY	Post BILLPAY
<a href="http://www.yarraranges.vic.gov.au/payments">www.yarraranges.vic.gov.au/payments</a> Reference: <b>561644</b> Visa or MasterCard payments only	Biller code: <b>8979</b> Reference: <b>561644</b> BPay View Reference: <b>561644</b>	Billpay code: <b>0335</b> Reference: <b>561644</b> Pay in person at any post office, call 13 18 16 or visit <a href="http://postbillpay.com.au">postbillpay.com.au</a>

You can also pay at our community links. Visit [www.yarraranges.vic.gov.au/contact](http://www.yarraranges.vic.gov.au/contact) or mail to PO Box 105 Lilydale, Vic 3140.

## Having trouble paying?

If you are currently experiencing hardship, we have a number of initiatives in place that may assist:

### Payment Plans

Payments can be made on a frequency and amount that suits your budget, provided your current years rates are paid within 12 months.

### Hardship Agreements

If you are in a position of Hardship, you may be eligible for a Hardship Agreement. If your application is successful, payment of rates and charges will be deferred for 24 months with no late payment interest charged and no legal action taken to recover rates and charges during this time.

Our rates team is here for you should you be experiencing any challenges paying your rates. Please visit our website at [www.yarraranges.vic.gov.au/ratesrelief](http://www.yarraranges.vic.gov.au/ratesrelief) for more information and to apply for one of the above options. Alternatively call 1300 368 333.



## How rates are calculated



### General rates, payments, rebates and other charges

Your general rate charge is the capital improved value of the property multiplied by the rate in the dollar. The rate in the dollar is calculated by dividing the income required from rates with the total value of all rateable properties in Yarra Ranges. The rate in the dollar differs depending on the property type (residential, commercial, industrial, farmland).

Your total may also include additional charges and deductions related to your property, such as a special charge scheme, overdue rates and credits (such as pension rebates).

For more information regarding how your rates and charges are calculated and spent including information regarding the "Fair Go Rates System", please visit [www.yarraranges.vic.gov.au/Council/Rates](http://www.yarraranges.vic.gov.au/Council/Rates)

Rate Type	Rate per \$CIV	Valuation	Rates(\$)
► Residential	0.0025069	650,000	\$1,629.45
Farmland	0.0017548	650,000	\$1,140.60
Commercial	0.0037604	650,000	\$2,444.25
Industrial	0.0037604	650,000	\$2,444.25
Vacant Sub Standard	0.0025069	650,000	\$1,629.45



### Waste charges including State Government EPA levy

In 2023/2024 changes to both State Government and Council policy reflect how Council collects and charges for waste services. Your Residential waste package has been determined by the services currently at the property and the AVPCC code that is allocated by the state government's Valuation Authority: 110 - Detached Dwelling

Your waste charges cover the cost of waste services across all of the community and include: kerbside waste collections of recycling and general rubbish, minor landfill works, waste education, street and park litter bins and administration.

*Your current Garden Organics bin will be collected fortnightly for 3 months, before being replaced by a weekly Food & Garden Organics collection from October 2023.*

Your charge also includes the State Government Landfill Levy, which council must pay when waste is disposed in landfill. Waste charges are not subject to rate capping.



### Fire Services Property Levy

The Fire Services Property Levy is collected by Council and passed on to the State Government to fund fire agencies. This amount is set by the State Government. The Fire Services Property Levy is not subject to rate capping.



### Overdue rates

Overdue Rates and charges include any rates and charges due during the 2022/2023 year that have not been paid, in addition to any penalty interest that has since been incurred on those rates and charges. If you are choosing to pay via four or monthly instalments, this amount has been included to pay along with your first instalment. If you have paid the overdue amount since 30 June 2023 please ignore this amount.

### Connect with us

[instagram.com/ycouncil](https://www.instagram.com/ycouncil)  
[twitter.com/ycouncil](https://twitter.com/ycouncil)  
[yarraranges.vic.gov.au](http://yarraranges.vic.gov.au)  
[mail@yarraranges.vic.gov.au](mailto:mail@yarraranges.vic.gov.au)

PO Box 105 Lilydale  
VIC 3140  
PH 1300 368 333  
ABN: 21 973 226 012

### Know your property

Learn more about the planning zones and overlays that apply to your property  
Enter your address at VicPlan to find out more.

[mapshare.vic.gov.au/Vicplan/](http://mapshare.vic.gov.au/Vicplan/)

### Digital Rates notice

To receive your rates notice via email, BpayView or your preferred accounting software please visit [www.yarraranges.vic.gov.au](http://www.yarraranges.vic.gov.au)



### Payment of rates

Payment of rates can be made:

1. Annually, by a lump sum payment made on or before 15 February, 2024.
2. Four (4) times yearly by four (4) instalments:  
The first instalment must be paid on or before 30 September, 2023. The remaining instalments must be paid as follows:  
Second Instalment on or before 30 November, 2023.  
Third Instalment on or before 29 February, 2024.  
Fourth Instalment on or before 31 May, 2024
3. By nine (9) monthly instalments made on or before the last working day of each month beginning 30 September, 2023 and concluding 31 May, 2024.

Please note in order to qualify to pay rates by one of the instalment options, the first instalment amount as shown on your rate notice must be paid by 30 September, 2023. Any payment received after this date will be processed as a part payment with the balance due by 15 February, 2024.

Council will not be held responsible for delays in Postal Services or Bank Transfers.

### Penalties for failing to pay

Late or non-payment of rates and charges will incur a penalty of 10% per annum as set out under Section (2) of the Penalty Interest Rates Act 1983. Late payment of the lump sum Annual Payment due to be paid on or before 15 February, 2024 will accrue penalty interest at the penalty interest rate mentioned above. Interest will be charged on all amounts outstanding after the 15 February 2024, as though the rates were being paid by instalments until paid. Late payment of the quarterly instalment of rates and charges due to be paid on the dates listed above will accrue penalty interest from the due date of the instalment until paid. Interest will not be charged on monthly instalments until the ratepayer has defaulted by two (2) monthly instalment payments. In the case of default, the monthly arrangement will lapse and rates will become payable in full and subject to the same penalty interest as the lump sum annual payment.

Council may recover any outstanding amounts plus interest in a Magistrates Court by suing for debt. If the rates and charges levied by this notice are unpaid, the rates and charges and any costs awarded are a first charge on your land.

### All payments will be allocated as follows:

1. Legal Costs Owing (if any)
  2. Interest Owing (if any)
  3. Arrears Owing (if any)
  4. Current Rates Owing
- Penalty interest on any arrears of rates and charges will continue to accrue until full payment of the outstanding amount and interest accrued to the date of payment is received.

### Right of objection to rates and charges

Under S184 of the Local Government Act 1989, aggrieved persons have a right of appeal to the County Court on rates and charges on specific grounds. Please contact the Rates Office for further information. An aggrieved person also has the right under S183 of the Local Government Act 1989 for a review in relation to the differential rate applied to their property. Information pertaining to Council's differential rates can be found on Council's website.

### Change of ownership or address

It is the responsibility of the owner of a property to notify Council of changes of address, ownership or occupancy. You can do so completing the online form at [www.yarraranges.vic.gov.au/updateyourdetails](http://www.yarraranges.vic.gov.au/updateyourdetails) or in writing to Council. When ownership of a property changes, liability for payment of rates and charges becomes that of the new owners.

### Pensioner Rate Rebate

If you are a Pensioner and have a current Pension Concession Card issued by Centrelink/Veteran Affairs or a current Veteran Affairs Gold Card specifying 'War Widow' or 'TPI' and have not previously applied to Council, you may be eligible for a rebate on the current rates and charges for your principal place of residence. To obtain an application form please contact Council on 1300 368 333 or visit our website [www.yarraranges.vic.gov.au/pensionerratebate](http://www.yarraranges.vic.gov.au/pensionerratebate)

### Fire services property levy/waiver/deferment

The State Government has determined that a person may apply for a waiver or deferment of the Fire Services Property Levy from Council.

This only applies if Council has agreed to waive or defer the whole or any part of any Rate, Charge or interest in accordance with the Local Government Act.

### Notice of valuation

1. Notice is hereby given that the property described herein, owned and occupied by you has been valued as at 1st January, 2023, as set out herein.
2. The Valuations shown may be used by other Rating Authorities for the purpose of rate or tax.
3. Supplementary Rate – if an amendment is made to the valuation to include any changes to the property, additional rates could be payable, and a supplementary rate notice will be served.

### Objection to valuation

The Valuation of Land Act 1960 provides that where notice of a valuation has been given by Council, any person who wishes to object against the valuation must lodge the objection with Council within two months after the notice is given. Regardless of any objection to the valuation, the rates must be paid as assessed by the due date, otherwise interest will be charged. Any overpayment that may occur will be refunded.

### Personal information

Personal information collected by Council is used for municipal purposes as specified in the Local Government Act 1989. The personal information will be used solely by Council for these purposes and or directly related purposes.

Council may disclose this information if required by legislation. The information will be amended, if necessary, upon receipt of written instruction either by yourself or from parties authorised to act on your behalf.

### Relevant legislation

This notice has been issued in accordance with the provisions of the Local Government Act 1989, the Fire Services Property Levy Act 2012, the Penalty Interest Rates Act 1983 and the Valuation of Land Act 1960.

### State government rate capping

Council has complied with the Victorian Government's rates cap of 3.50 per cent. The cap applies to the average annual increase of rates and charges.

The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons—

- (i) the valuation of your property relative to the valuation of other properties in the municipal district;
- (ii) the application of any differential rate by Council;
- (iii) the inclusion of other rates and charges not covered by the Victorian Government's rates cap.



Payments (Visa/MasterCard) & account balances:  
southeastwater.com.au or call 1300 659 658

Account enquiries:  
southeastwater.com.au/enquiries or call 131 851  
Mon-Fri 8am to 6pm

Faults and emergencies (24/7):  
live.southeastwater.com.au or call 132 812

Interpreter service:  
For all languages 9209 0130  
TTY users 133 677 (ask for 131 851)

PHOEBE MONAHAN  
4 COLE AVE  
BELGRAVE VIC 3160

Account number: 35454446

Date due: 11 June 2024

Last bill	Payments received	Balance
\$72.20	– \$72.20cr	= \$0.00

Current charges	Total due
+ \$72.20	\$72.20

### Your account breakdown

Issue date	22 May 2024
Property	4 Cole Avenue BELGRAVE VIC 3160
Property reference	59C//18917/4
Last bill	\$72.20
Payment received	\$72.20cr
Balance brought forward	\$0.00
Our charges (no GST)	\$21.48
Other authorities' charges (no GST)	\$50.75
<b>Total due</b>	<b>\$72.20</b>

### Your snapshot

Average daily cost **24c**

### Payment options



**Direct debit**  
Set up payments at southeastwater.com.au/paymybill



**EFT (Electronic Funds Transfer)**  
BSB: 033-874 Account number: 35454446  
Account name: South East Water Corporation



**BPAY® (Up to \$20,000)**  
Billers code: 24208 Ref: 1003 5454 4400 001



**Postbillpay**  
BillpayCode: 0361 Ref: 1003 5454 4400 001  
Call 131 816 Visit: postbillpay.com.au  
Or visit an Australia Post store.



**Credit card**  
Pay by Visa or MasterCard at  
southeastwater.com.au/paymybill  
or call 1300 659 658.



**Centrepay**  
Use Centrepay to make regular deductions from  
your Centrelink payment.  
Reference number: 555 050 397J

Property ref: 59C//18917/4  
4 COLE AVENUE  
BELGRAVE VIC 3160

PN59C



\*361 100354544400001

**Total due:** \$72.20

**Account number:** 35454446

**Date paid:**

**Receipt number:**

+00000035454446> +009124+ <0000000000> <0000007220> +444+

## Our charges

<b>Service charges</b>	For period 01/04/24 to 30/06/24
Water service charge	\$21.48
<b>Total service charges</b>	<b>\$21.48</b>
<b>Our charges</b>	<b>\$21.48</b>
<b>Other authorities' charges</b>	
	<b>Charge</b>
Parks 01/04/24 to 30/06/24	\$21.21
Waterways and Drainage charge 01/04/24 to 30/06/24	\$29.54
<b>Total other authorities</b>	<b>\$50.75</b>
<b>Total current charges</b>	<b>\$72.20</b>

## Our charges explained

Our charges cover the costs involved with delivering clean, safe water and safely removing and treating sewage for 1.77 million Melburnians. We've made changes to our charges as part of our 5-year commitment to you. For more details, see [southeastwater.com.au/pricing2023](https://southeastwater.com.au/pricing2023)

### Other authorities' charges

#### Waterways and drainage charge

We collect this charge on behalf of Melbourne Water to help protect our rivers and creeks and improve drainage and flood management. For details, see [melbournewater.com.au](https://melbournewater.com.au). The charge is for **01/04/24 to 30/06/24**.

#### Parks charge (changed from annual to quarterly)

We collect this charge quarterly on behalf of the Department of Energy, Environment and Climate Action (DEECA). Funds raised go towards the management and maintenance of parks, gardens, trails, waterways, and zoos. For more details about this charge, see [parks.vic.gov.au/about-us/parks-charge](https://parks.vic.gov.au/about-us/parks-charge). The charge is for **01/04/24 to 30/06/24**.

## Additional information

### Payment assistance

We have a range of payment solutions to help manage your bill. From payment plans to government assistance or more time to pay, find a solution to suit you at [southeastwater.com.au/paymentsupport](https://southeastwater.com.au/paymentsupport)

### Our customer charter

We have a customer charter, which outlines your rights and responsibilities as a customer of South East Water. View the charter at [southeastwater.com.au/customer-charter](https://southeastwater.com.au/customer-charter). For a printed copy of the Charter, email [support@sew.com.au](mailto:support@sew.com.au) and we will send out a copy.

## Struggling with your water bill?

We have support options just for you.

Call **13 18 51** or visit [southeastwater.com.au/paymentoptions](https://southeastwater.com.au/paymentoptions)



### South East Water Corporation

ABN 89 066 902 547  
101 Wells Street Frankston VIC 3199  
PO Box 2268 Seaford VIC 3198 Australia

## Struggling with your water bill?

We're here for you.



We know it can be hard to stay on top of bills, especially when they keep rolling in. Let us help. We have a range of support options just for you.

### Here are some ways we can support you:



#### Flexible payment plans

Split your water bill into smaller fortnightly or monthly payments. We'll work with you to set an amount that helps you stay on top of your water bills.



#### One-on-one support

If you're struggling and behind with your bills, let's chat about one-on-one support.



#### Centrepay payments

Experience effortless payments with Centrepay. If you receive Centrelink payments, this free service automatically deducts from your payments to cover your water bill.

### Looking for a different option?



#### More time to pay

If you're up to date with payments but need extra time to pay, no worries. You can easily request an extension online of up to two weeks.



#### Concession discounts

Register your valid concession card with us to save up to \$354.10 annually. Eligible cards include:

- Health Care Card
- Pensioner Concession Card
- Veterans' Affairs Card



## Contact us

For a confidential chat:

**Phone:** 13 18 51

**Visit:** [southeastwater.com.au/  
paymentoptions](https://southeastwater.com.au/paymentoptions)

**Interpreter services:** If you need an interpreter, please call: 03 9209 0130.

Feel free to reach out anytime – we're here to help.



66

I would like to praise the person I spoke to ... as she was extremely helpful, kind, compassionate and took her time with me on the phone to help ensure I knew the correct paths to go down to resolve the stressful situation at hand. 10/10 customer service.  
– Satisfied customer

99

### How to get in touch

**Report a leak or check water interruptions**  
[mysupport.southeastwater.com.au/LIVE](https://mysupport.southeastwater.com.au/LIVE)

**Faults and emergencies** 13 28 12 (24hrs)

**Account enquiries** 13 18 51 (8am – 6pm, Mon – Fri)

**TTY users** 13 36 77 (ask for 13 18 51)

**Follow us on social for updates**



[southeastwater.com.au](https://southeastwater.com.au)

South East Water proudly acknowledges the Traditional Owners of the land on which we work and live, and pay respect to their Elders past, present and emerging. We acknowledge their songlines, cultural lore and ongoing connection to the land and water. We recognise and value the rich cultural heritage and ongoing contributions of Aboriginal people and communities in our society in Victoria.

### Need an interpreter?

إذا كنت تحتاج لمترجم، اتصل بالرقم 03 9209 0130

如需口译服务，敬请拨打: 03 9209 0130

如需口译服务，敬请撥打: 03 9209 0130

Εάν χρειάζεστε διερμηνέα, επικοινωνήστε με το 03 9209 0130

Jika Anda membutuhkan seorang juru bahasa, telepon 03 9209 0130

통역사가 필요하시면 03 9209 0130 으로 연락하세요

Если вам нужен переводчик, позвоните по номеру 03 9209 0130

Si necessita un intérprete, contacte: 03 9209 0130

Nếu cần thông dịch viên, hãy gọi số 03 9209 0130



# PROPERTY REPORT

From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 14 November 2024 01:52 PM

## PROPERTY DETAILS

Address: **4 COLE AVENUE BELGRAVE 3160**

Lot and Plan Number: **This property has 2 parcels. See table below**

Standard Parcel Identifier (SPI): **See table below**

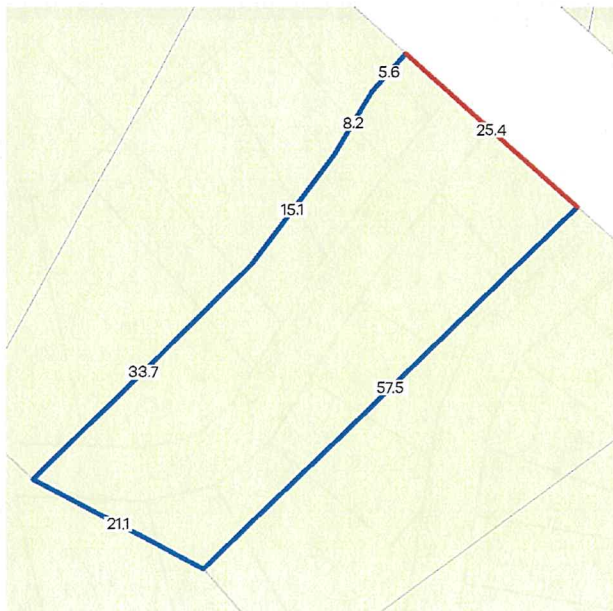
Local Government Area (Council): **YARRA RANGES** [www.yarraranges.vic.gov.au](http://www.yarraranges.vic.gov.au)

Council Property Number: **218685**

Directory Reference: **Melway 75 G8**

## SITE DIMENSIONS

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



**Area:** 1295 sq. m

**Perimeter:** 167 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

## PARCEL DETAILS

Lot/Plan or Crown Description	SPI
Lot 17 LP7346	17LP7346
Lot 1 TP253377	1TP253377

## UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **MONBULK**

# PROPERTY REPORT

## PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

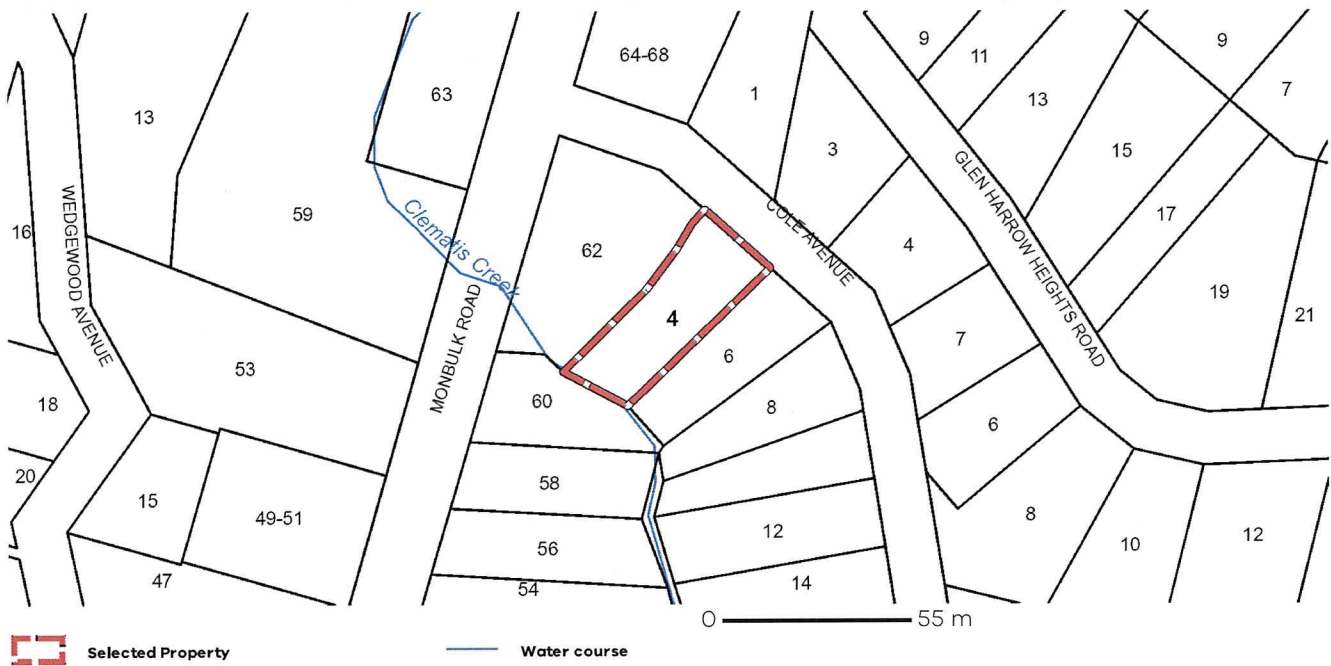
The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

**Property and parcel search** <https://www.land.vic.gov.au/property-and-parcel-search>

### Area Map





From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 13 November 2024 05:20 PM

## PROPERTY DETAILS

Address: **4 COLE AVENUE BELGRAVE 3160**

Lot and Plan Number: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

Local Government Area (Council): **YARRA RANGES** [www.yarraranges.vic.gov.au](http://www.yarraranges.vic.gov.au)

Council Property Number: **218685**

Planning Scheme: **Yarra Ranges** [Planning Scheme - Yarra Ranges](#)

Directory Reference: **Melway 75 G8**

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **MONBULK**

## OTHER

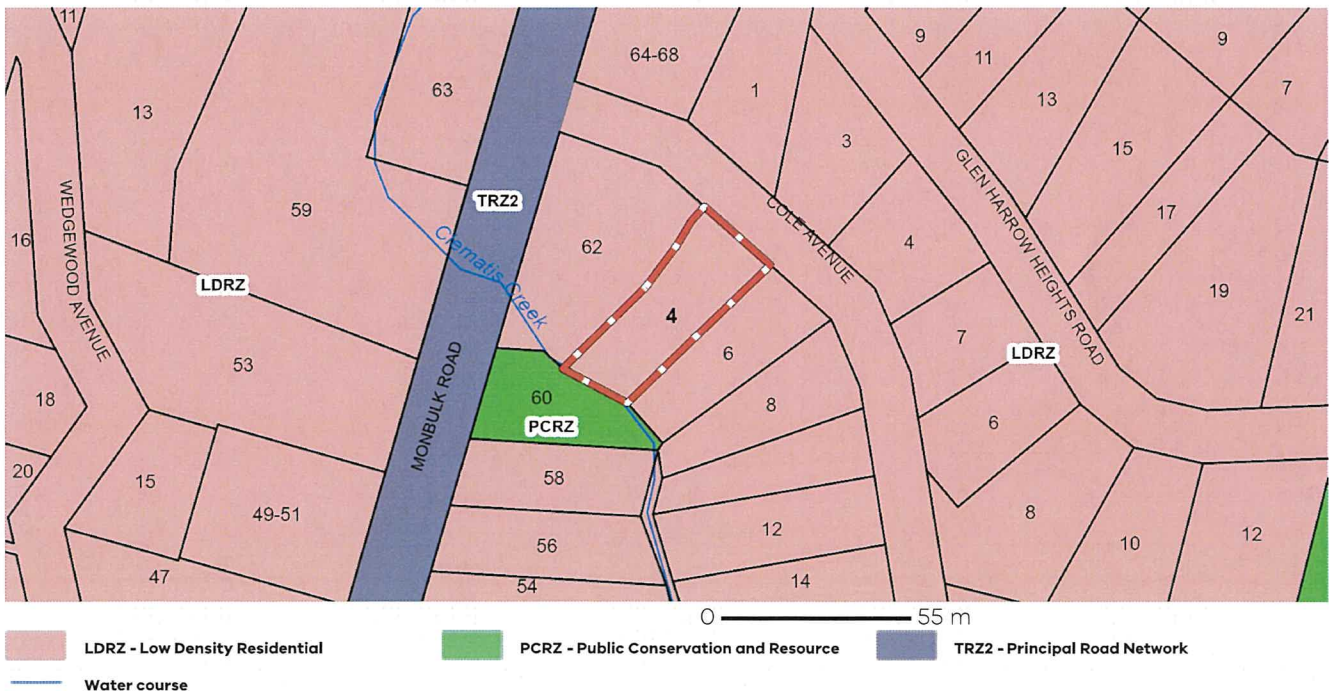
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

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

[SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)



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

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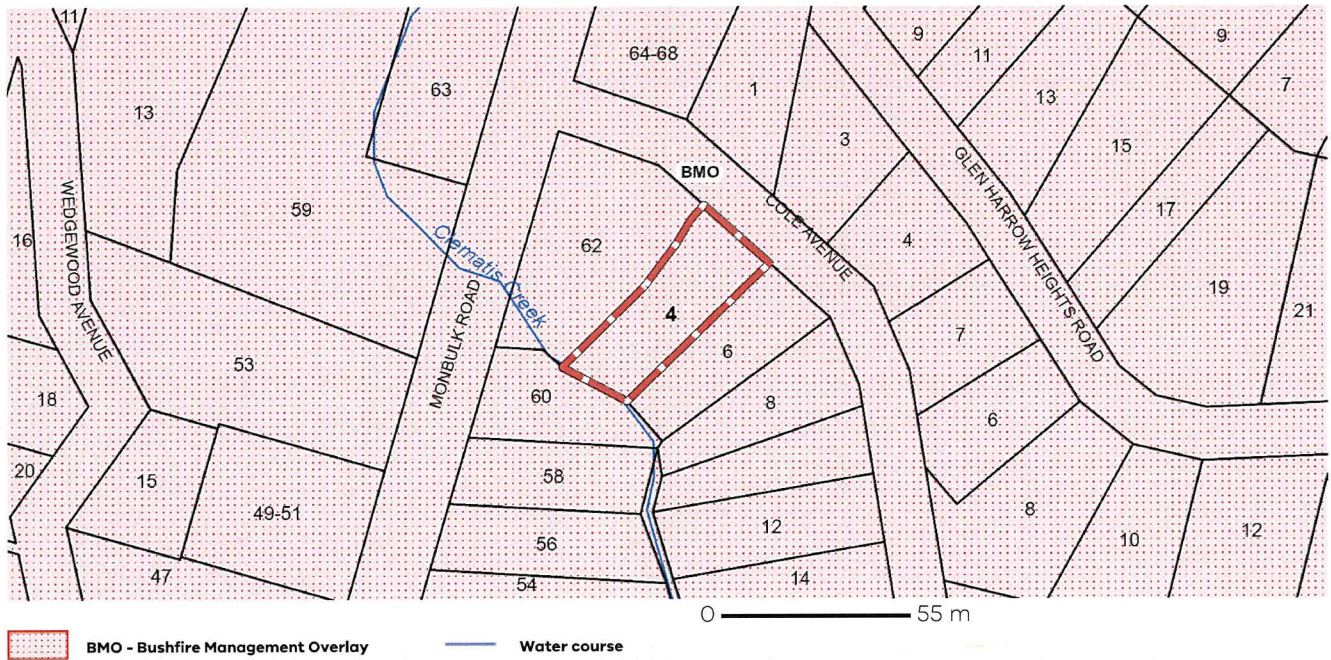
**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <https://www.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

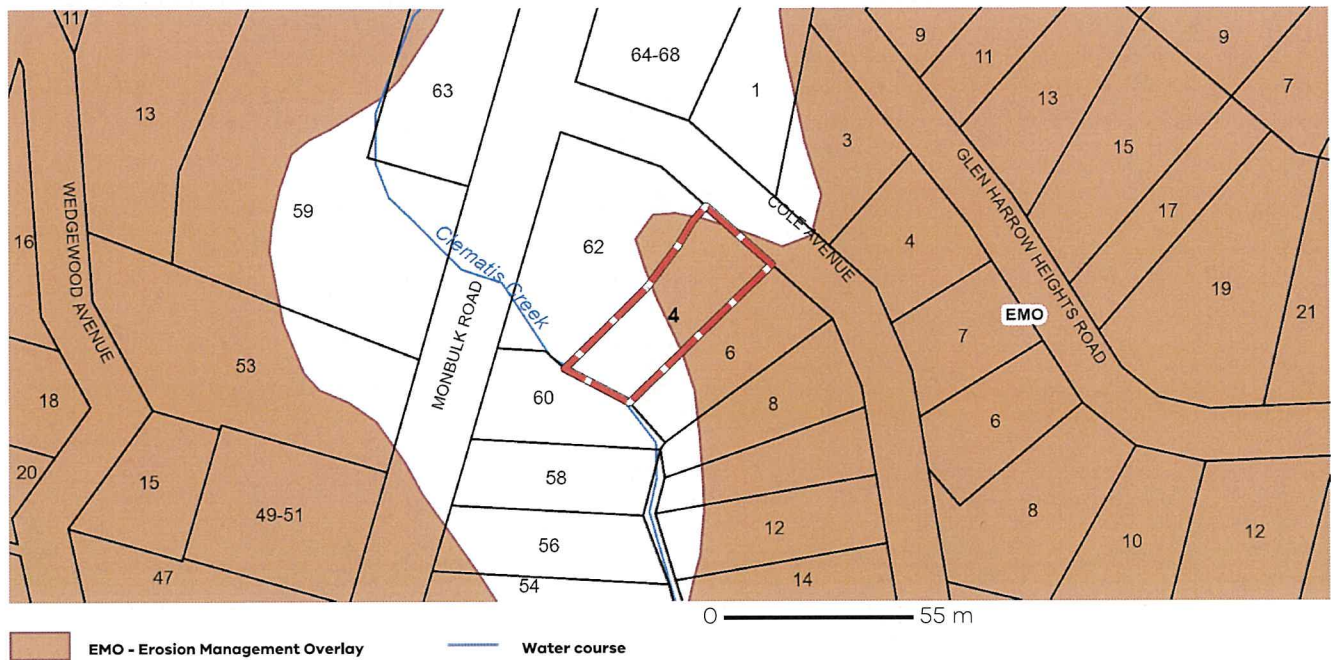
### BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

### EROSION MANAGEMENT OVERLAY (EMO)

#### EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)

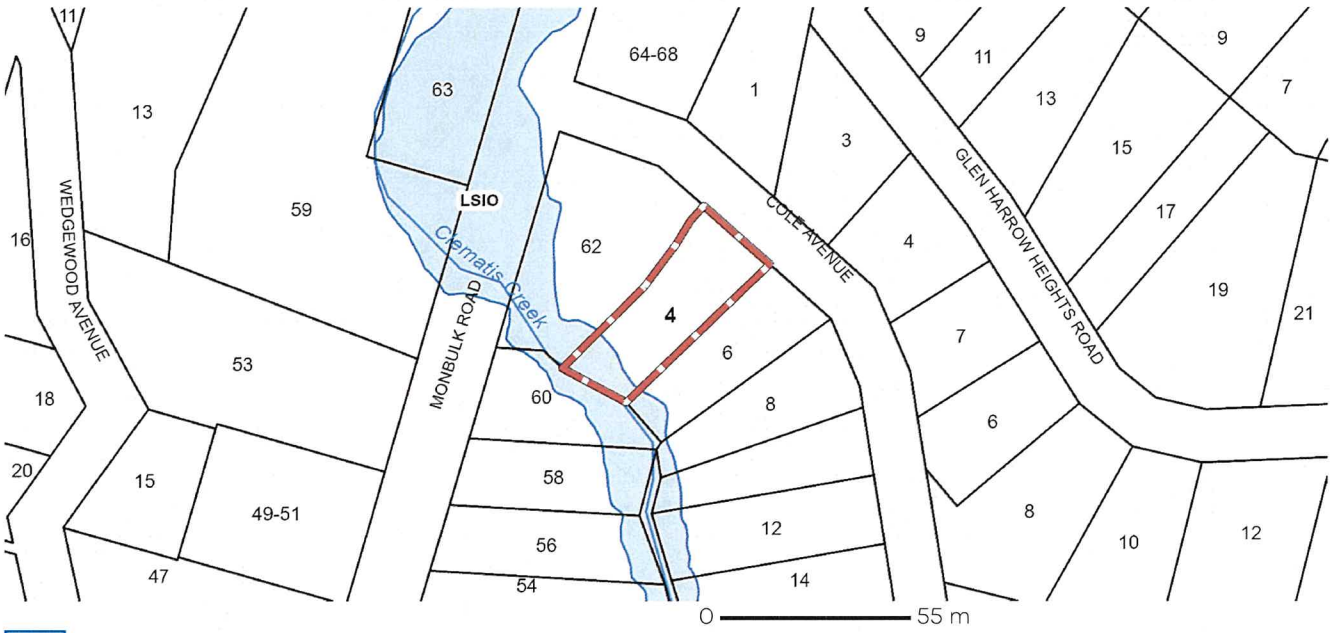


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

## Planning Overlays

### LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

#### LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



LSIO - Land Subject to Inundation Overlay Water course

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

### SIGNIFICANT LANDSCAPE OVERLAY (SLO)

#### SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22 (SLO22)



SLO - Significant Landscape Overlay Water course

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

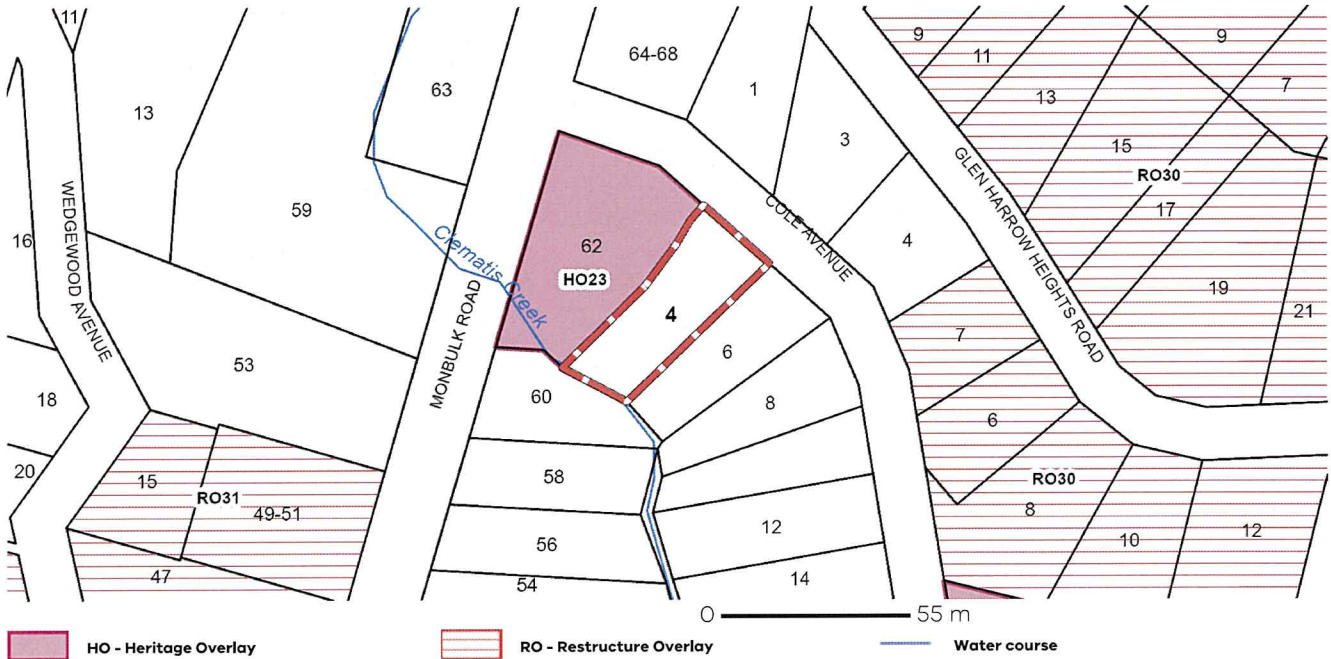
## Planning Overlays

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

#### HERITAGE OVERLAY (HO)

#### RESTRUCTURE OVERLAY (RO)



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.

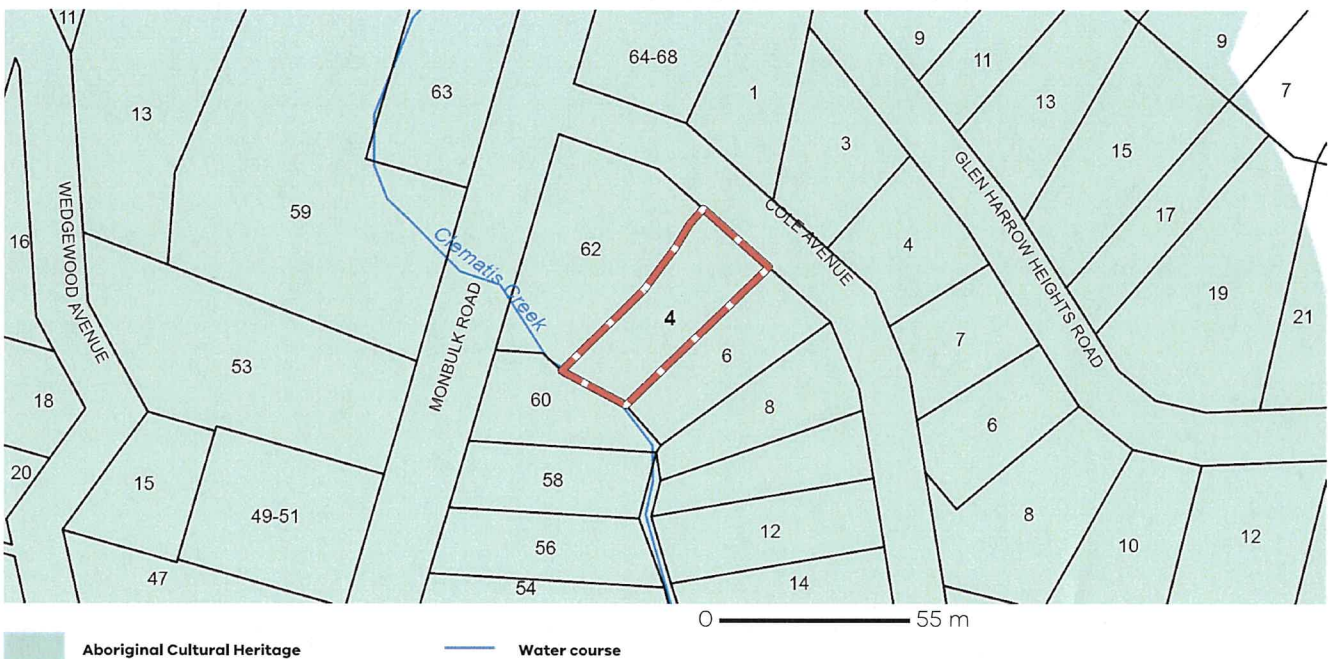
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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.oav.nrms.net.au/oavQuestion1.aspx>

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



## Further Planning Information

Planning scheme data last updated on 6 November 2024.

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 abut the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

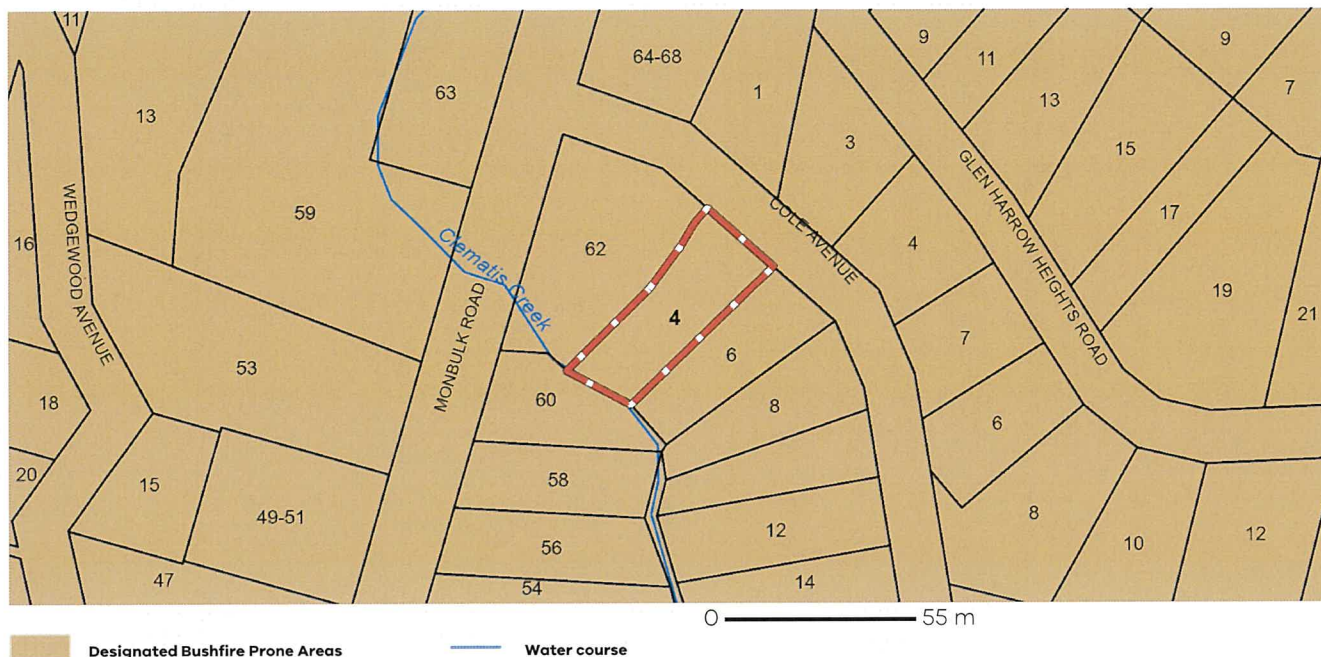
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Designated Bushfire Prone Areas

**This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

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

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

## Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

