



# Vendor Statement

Section 32 Statement  
Sale of Land Act 1962

Property: **26 Monbulk Road,  
Belgrave VIC 3160**

Vendor: **France Chantal Marie  
Evelyne Karrubee**

**Polites & Carroll**

Level 1, 459 Toorak Road  
Toorak VIC 3142

03 9296 2008  
politescarroll@tpg.com.au



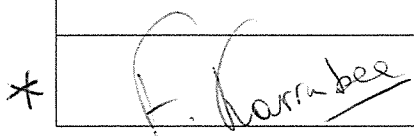
# Vendor Statement

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

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

The vendor may sign by electronic signature.

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

Land	26 Monbulk Road, Belgrave VIC 3160	
Vendor's name	FRANCE CHANTAL MARIE EVELYNE KARRUBEE	Date 15, 7, 22
Vendor's signature *		
Purchaser's name		Date / /
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

1. FINANCIAL	
1.1	<b>Particulars of any Rates, Taxes, Charges or Other Similar Outgoings</b> (and any interest on them):
	<input checked="" type="checkbox"/> Are contained in the attached certificate(s).  There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge, which are not included above; other than: -  <input checked="" type="checkbox"/> Nil, so far as the vendor(s) are aware.
1.2	<b>Particulars of any Charge</b> (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:
	<input checked="" type="checkbox"/> Not applicable.
1.3	<b>Terms Contract</b> – 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.
	<input checked="" type="checkbox"/> Not applicable.
1.4	<b>Sale Subject to Mortgage</b> – 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 <b>NOT</b> to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.
	<input checked="" type="checkbox"/> Not applicable.

2. INSURANCE	
2.1	<b>Damage and Destruction</b> - 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.
	<input checked="" type="checkbox"/> Not applicable.
2.2	<b>Owner Builder</b> – 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 <i>Building Act</i> 1993 applies to the residence.
	<input checked="" type="checkbox"/> Not applicable.

3. LAND USE	
3.1	<b>Easements, Covenants or Other Similar Restrictions</b>
	(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered): <input checked="" type="checkbox"/> 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: <input checked="" type="checkbox"/> Not applicable.
3.2	<b>Road Use</b> – There is <b>NO</b> access to the property by road if the box is marked with an 'X'. <input type="checkbox"/>

3.3	<b>Designated Bushfire Prone Area</b> – The land is in a designated bushfire prone area under Section 192A of the <i>Building Act 1993</i> if the box is marked with an 'X'.	<input checked="" type="checkbox"/>
3.4	<b>Planning Scheme</b>	
	<input checked="" type="checkbox"/> Attached is a certificate with the required specified information.	

#### 4. NOTICES

4.1	<b>Notice, Order, Declaration, Report or Recommendation</b> - 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:
	<input checked="" type="checkbox"/> Not applicable.
4.2	<b>Agricultural Chemicals</b> – There are <b>NO</b> 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:
	<input checked="" type="checkbox"/> Not applicable.
4.3	<b>Compulsory Acquisition</b> – The particulars of any notices of intention to acquire that have been served under Section 6 of the <i>Land Acquisition and Compensation Act 1986</i> are as follows:
	<input checked="" type="checkbox"/> Not applicable.

#### 5. BUILDING PERMITS

5.1	<b>Particulars of any building permit</b> issued under the <i>Building Act 1993</i> in the preceding 7 years (required only where there is a residence on the land):
	<input checked="" type="checkbox"/> Are contained in the attached certificates and/or statements.

#### 6. OWNERS CORPORATION

6.1	This section 6 only applies if the land is <b>affected by an owners corporation</b> within the meaning of the <i>Owners Corporation Act 2006</i> .
	<input checked="" type="checkbox"/> Not applicable.

#### 7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

Not applicable.

#### 8. SERVICES

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

Electricity Supply <input type="checkbox"/>	Gas Supply <input type="checkbox"/>	Water Supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone Services <input checked="" type="checkbox"/>
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## 9. TITLE

9.1	Attached are copies of the following <b>title documents</b> :
	<input checked="" type="checkbox"/> 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

This sale is **NOT** affected by a subdivision and therefore Section 10 is **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 2000m<sup>2</sup>; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):
  - Not applicable.

## 12. DUE DILIGENCE CHECKLIST

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 **IS** attached as a matter of convenience.

## 13. ATTACHMENTS

Yarra Ranges Shire Council - Land Information Certificate/Rates Notice  
South East Water - Water Information Statement/Invoice  
State Revenue Office – Land Tax Clearance Certificate  
Dye & Durham – Planning Certificate  
Detailed Property Report  
Planning Property Report  
VIC Roads – Roads Certificate  
Yarra Ranges Shire Council – Building Regulations 51(1) Certificate  
BW&A National Building Consultants – Certificate of Final Inspection  
Register Search Statement – Volume 11050 Folio 260  
Copy of Plan PS608128K  
Copy of Covenant 780843  
Copy of Covenant 908110

# 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.

## **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.



# LAND INFORMATION CERTIFICATE

Section 229 Local Government Act 1989

PO Box 105  
Lilydale Vic 3140  
Call 1300 368 333  
Fax (03) 9735 4249  
ABN 21 973 226 012  
[www.yarraranges.vic.gov.au](http://www.yarraranges.vic.gov.au)  
[mail@yarraranges.vic.gov.au](mailto:mail@yarraranges.vic.gov.au)



Certificate Number: 106016  
Issue Date: 08-Jul-2022  
Applicant Reference: 65126038-014-4:125244

Landata  
DX 250639  
MELBOURNE VIC

This certificate provides information regarding valuation, rates, charges, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989, Local Government Act 2020 or under a local law or by law of the council.

This certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from the council or the relevant authority. A fee may be charged for such information.

## PROPERTY INFORMATION

**Assessment Number:** 57551/1  
**Property Address:** 26 Monbulk Road, Belgrave VIC 3160  
**Property Description:** Lot 1 PS608128 Ca PT36 PNarree Worrان

## VALUATION INFORMATION

**Current Level of Value Date:** 1 January 2022  
**Operative Date of Value:** 01-Jul-2022  
**Site Value:** 550,000  
**Capital Improved Value:** 875,000  
**Net Annual Value:** 43,750

## FINANCIAL INFORMATION

Rates and Charges Levied Year Ending 30 June 2023		Rates and Charges Summary	
Rate or Charge Type	Annual Charge	Description	Balance Outstanding
General Rates	2,081.60	Legal Charges Arrears	0.00
Waste Charge	393.00	Arrears & Previous Year Interest	0.00
Fire Services Property Levy	163.35	Current Interest on Arrears	0.00
		Interest on Current Rates	0.00
		Current Year Rates	2,637.95
		Rebates	0.00
		Payments since 1 July 2022	0.00
		Overpayment	0.00
		Other	0.00
		Total Rates Outstanding	2,637.95
		Chargeable Works &/or EUA	0.00
		Local Govt Act 1989–Sec. 227	0.00
<b>Total Annual Charge</b>	<b>2,637.95</b>	<b>Balance Outstanding</b>	<b>\$2,637.95</b>

**Rates are due to be paid in full by 15 Feb 2023, if payment is not being made by instalments.**

## Payment can be made by:

- BPAY – Biller Code 8979 Reference 575511
- On Council's website at [yarraranges.vic.gov.au/payments](http://yarraranges.vic.gov.au/payments) by Visa or Mastercard using Reference 575511

NOTICES AND ORDERS: There ~~are~~/are no outstanding notices or orders on the land served by Council under the Local Government (Miscellaneous) Act 1958, Local Government Act 1989 or a local law or by-law of Council which still apply as at the date of this Certificate.  
Details of any Notice or Order Served.

FLOOD LEVEL: Council has not specified a flood level for this property. However, Council cannot warrant that this property may be/ is not subject to flooding. Melbourne Water may have additional information which is not held by Council, which may reveal this property is subject to flooding. Melbourne Water's flood information can be obtained from metropolitan water authorities. It is therefore recommended that you contact Yarra Valley Water/South East Water for more accurate and detailed information.

There ~~is~~/is no potential liability for rates under the Cultural and Recreational Lands Act 1963.

There ~~is~~/is no potential liability for land to become rateable under Section 173 of the Local Government Act 1989.

There ~~is~~/is no potential liability for land to become rateable under Section 174A of the Local Government Act 1989.

There is no outstanding amount required to be paid for recreational purposes or any transfer of land required to Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act (Miscellaneous) Act 1958

#### **OTHER INFORMATION**

While Council does not impose a time limit as to when a certificate may be updated verbally, it should be noted that Council will not be held responsible for any information provided or confirmed verbally. A new certificate could be applied for if this is not satisfactory.

I hereby certify that as at the date of this certificate, the information given is true and correct for the property described.



**Jim Stewart**

Executive Officer, Property Rating Services                      Date: 08-Jul-2022  
(Contact Property Rating Services on 1300 368 333 for any enquiries)  
Received the sum of \$27.40 being the fee for this Certificate.

LodgeX Legal  
E-mail: certificates@landata.vic.gov.au

Statement for property:  
LOT 1 26 MONBULK ROAD  
BELGRAVE 3160  
1 PS 608128

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
59D//18997/00074	LANDATA CER 65126038-023-6	07 JULY 2022	41962398

## 1. Statement of Fees Imposed

The property is classified as a serviced property with respect to charges which as listed below in the Statement of Fees.

### (a) By Other Authorities

<b>Parks Victoria - Parks Service Charge</b>	01/07/2022 to 30/06/2023	\$81.60
<b>Melbourne Water Corporation Total Service Charges</b>	01/07/2022 to 30/09/2022	\$27.42

### (b) By South East Water

<b>Water Service Charge</b>	01/07/2022 to 30/09/2022	\$20.93
<b>Sewerage Service Charge</b>	01/07/2022 to 30/09/2022	\$91.94
<b>Subtotal Service Charges</b>		<u>\$221.89</u>
<b>Payments</b>		\$221.89
<b>TOTAL UNPAID BALANCE</b>		\$0.00

- The meter at the property was last read on 01/06/2022. Fees accrued since that date may be estimated by reference to the following historical information about the property:

<b>Water Usage Charge</b>	<b>\$0.45 per day</b>
<b>Sewage Disposal Charge</b>	<b>\$0.13 per day</b>

- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): <https://secureapp.southeastwater.com.au/PropertyConnect/#/order/info/update>

\* Please Note: if usage charges appear above, the amount shown includes one or more of the following:

Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.

Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

AUTHORISED OFFICER:



MIKALA HEHIR  
GENERAL MANAGER  
CUSTOMER & COMMUNITY ENGAGEMENT

**South East Water**  
**Information Statement Applications**  
PO Box 2268, Seaford, VIC 3198

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at [www.southeastwater.com.au](http://www.southeastwater.com.au).
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (Disposition of Land) Regulations 2010. Please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

## 2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from south East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

Your property is traversed by or is within the vicinity of a Melbourne Water Asset as shown on the attached plan. Melbourne Water approval is required prior to any development or underground works on this property. For more information please visit [www.melbournewater.com.au](http://www.melbournewater.com.au) or contact 131722.

Portion of the land could be subject to inundation at times of high storm flow. Therefore, any proposed development on the property is to be referred to Melbourne Water, Land Development Team on 9679-7517 or through the Postal Address: GPO Box 4342, Melbourne 3001.

**ENCUMBRANCE ENQUIRY EMAIL** [infostatements@sew.com.au](mailto:infostatements@sew.com.au)

If no plan is attached to this Statement, South East Water is not aware of any works belonging to South East Water being present on the property.

AUTHORISED OFFICER:



MIKALA HEHIR  
GENERAL MANAGER  
CUSTOMER & COMMUNITY ENGAGEMENT

**South East Water**  
**Information Statement Applications**  
PO Box 2268, Seaford, VIC 3198

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

**Important Warnings**

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

**3. Disclaimer**

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

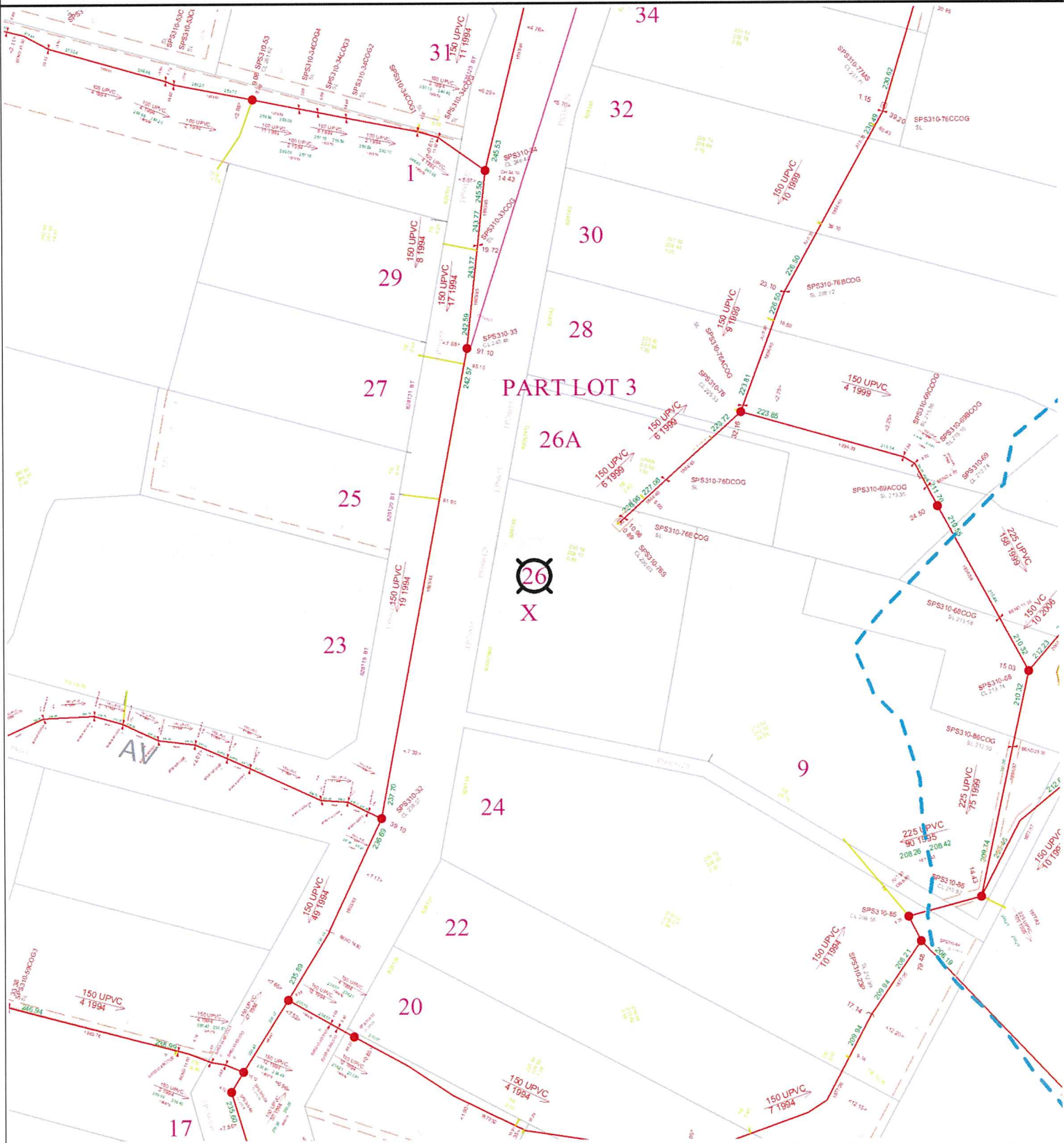
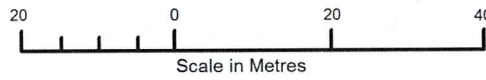
South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

AUTHORISED OFFICER:



MIKALA HEHIR  
GENERAL MANAGER  
CUSTOMER & COMMUNITY ENGAGEMENT

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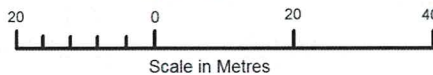
**WARNING:** This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

	Title/Road Boundary		Subject Property		Maintenance Hole
	Proposed Title/Road		Sewer Main & Property Connections		Inspection Shaft
	Easement		Direction of Flow		Offset from Boundary
<b>Melbourne Water Assets</b>					
	Sewer Main		Underground Drain		Natural Waterway
	Maintenance Hole		Channel Drain		Underground Drain M.H.

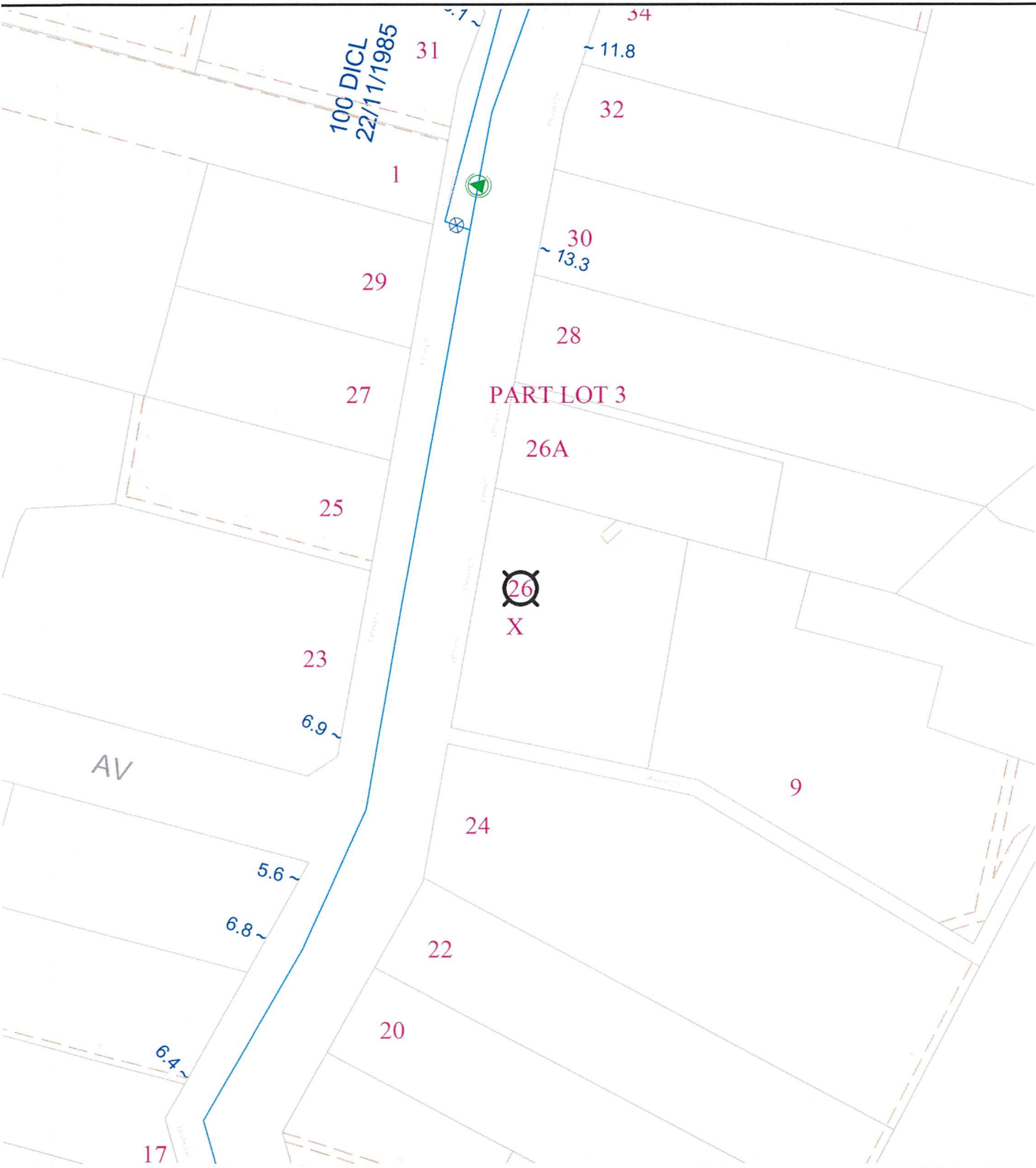


Property: Lot 1 LOT 1 26 MONBULK ROAD BELGRAVE 3160

Case Number: 41962398

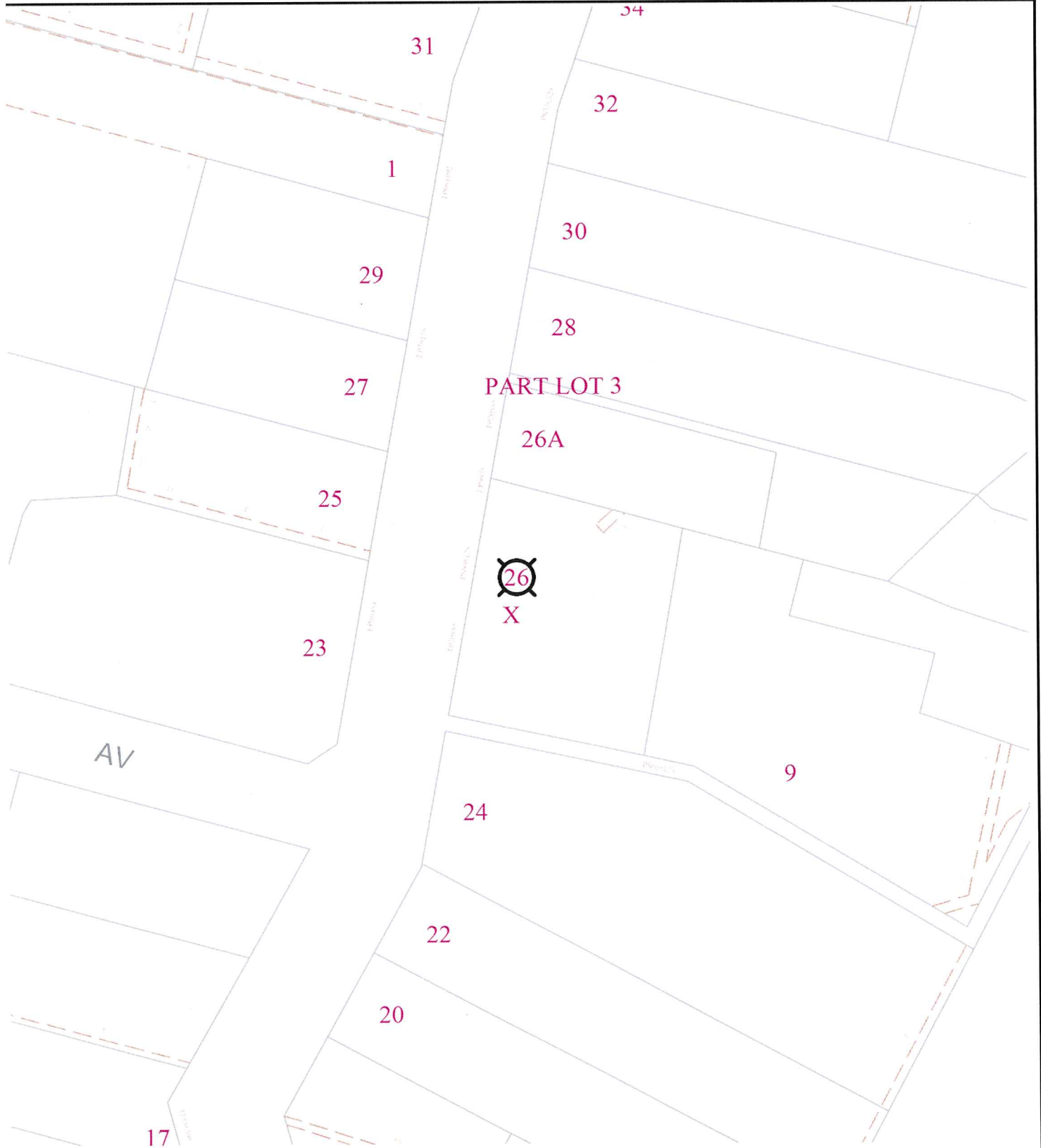
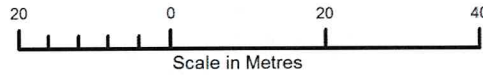


Date: 07JULY2022



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LEGEND	
	Title/Road Boundary
	Proposed Title/Road
	Easement
	Subject Property
	Water Main Valve
	Water Main & Services
	Hydrant
	Fireplug/Washout
	~ 1.0 Offset from Boundary



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LEGEND			
	Title/Road Boundary		Subject Property
	Proposed Title/Road		Recycled Water Main Valve
	Easement		Recycled Water Main & Services
			Hydrant
			Fireplug/Washout
		~ 1.0	Offset from Boundary



# Property Clearance Certificate

Taxation Administration Act 1997



LODGEX LEGAL

Your Reference: LD:65126038-011-3.LX222009

Certificate No: 56811142

Issue Date: 07 JUL 2022

Enquiries: ESYSPROD

Land Address: 26 MONBULK ROAD BELGRAVE VIC 3160

Land Id	Lot	Plan	Volume	Folio	Tax Payable
36180505	1	608128	11050	260	\$0.00

Vendor: FRANCE KARRUBEE

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR FRANCE CHANTEL KARRUBEE	2022	\$430,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
---------------------	------	------------------	------------------	-------

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

Paul Broderick  
Commissioner of State Revenue

CAPITAL IMP VALUE:	\$750,000
SITE VALUE:	\$430,000
AMOUNT PAYABLE:	\$0.00

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

Certificate No: 56811142

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## Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

## Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
  - Land tax that has been assessed but is not yet due,
  - Land tax for the current tax year that has not yet been assessed, and
  - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

## Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

## Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

## General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
  - The request is within 90 days of the original Certificate's issue date, and
  - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

## For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$635.00

Taxable Value = \$430,000

Calculated as \$375 plus ( \$430,000 - \$300,000) multiplied by 0.200 cents.

---

## Property Clearance Certificate - Payment Options

### BPAY



Billers Code: 5249  
Ref: 56811142

### Telephone & Internet Banking - BPAY®

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

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

### CARD



Ref: 56811142

### Visa or Mastercard

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

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

# Planning Certificate

## **PROPERTY DETAILS**

**Property Address:** 26 MONBULK ROAD BELGRAVE VIC 3160  
**Title Particulars:** Vol 11050 Fol 260  
**Vendor:** FRANCE CHANTAL MARIE EVELYNE KARRUBEE  
**Purchaser:** N/A

**Certificate No:** OR-  
Y970B2ZIQHBIY-...  
**Date:** 08/07/2022  
**Matter Ref:** LX222009463  
P&C/Karrubee (S)  
**Client:** LODGEX LEGAL  
PTY LTD

## **MUNICIPALITY**

YARRA RANGES

## **PLANNING SCHEME**

YARRA RANGES PLANNING SCHEME

## **RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME**

YARRA RANGES SHIRE COUNCIL / REFER TO RESPONSIBLE AUTHORITY INFORMATION PAGE

## **ZONES**

LOW DENSITY RESIDENTIAL ZONE

## **ABUTTAL TO A TRANSPORT ZONE / PUBLIC ACQUISITION OVERLAY FOR A PROPOSED ROAD OR ROAD WIDENING**

ABUTS A TRANSPORT ZONE 2 (MONBULK ROAD)

## **APPLICABLE OVERLAYS**

BUSHFIRE MANAGEMENT OVERLAY  
EROSION MANAGEMENT OVERLAY  
SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 21  
SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22

 **PROPOSED PLANNING SCHEME AMENDMENTS**

YARRA RANGES C148yan The amendment comprises a comprehensive revision of the planning scheme. It updates the planning scheme to reflect recently adopted Council strategies and to respond to emerging planning issues.  
- [Yarra Ranges C148 Explanatory Report Exhibition Gazetted.pdf](#)

---

 **ADDITIONAL INFORMATION**

STATE-WIDE PROVISIONS IF AN APARTMENT DEVELOPMENT - SEE PLANNING SCHEME CLAUSE 55.07 AND CLAUSE 58

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Disclaimer: Information within this certificate has been obtained via the Landchecker Platform. Strategies, policies and provisions detailed in these sections of the Planning Scheme may affect the development and use of the land. Due diligence checks should be undertaken to understand other factors that may impact the use of the property.

## YARRA RANGES PLANNING SCHEME

### RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

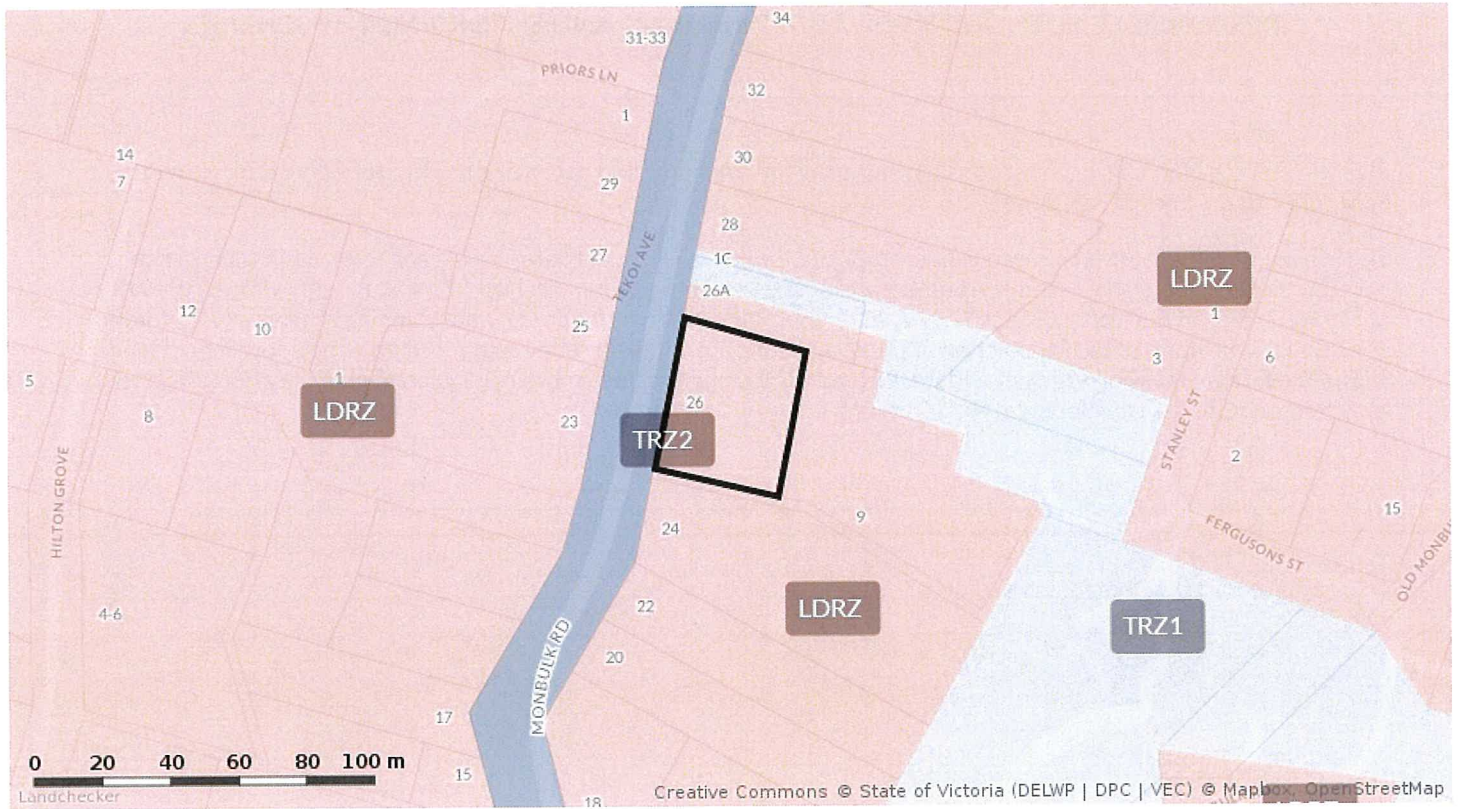
---

The Minister for Planning is the responsible authority for amending and approving the Master Plan required under Schedule 4 to the Special Use Zone.

The Minister for Planning is the responsible authority for considering and determining applications, in accordance with Divisions 1, 1A, 2, and 3 of Part 4 and exercising the powers set out in Section 171 and under Division 2 of Part 9 of the Planning and Environment Act 1987 and for approving matters required by the planning scheme or a condition of a permit to be done to the satisfaction of the responsible authority, in relation to the use and development of land within the Fitzroy Housing Precinct and the Richmond Housing Precinct, more particularly being the areas affected by Schedule 10 to the Development Plan Overlay.

---

 **PLANNING ZONES MAP**



**ZONING**

- LDRZ - LOW DENSITY RESIDENTIAL ZONE
- TRZ1 - TRANSPORT ZONE 1 - STATE TRANSPORT INFRASTRUCTURE
- TRZ2 - TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

This map extract is sourced from data maintained by the State of Victoria and is provided for information purposes only. No representation is made as to the accuracy of the content, and Dye & Durham Property Pty Ltd does not accept any liability to any person for the information provided.

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Disclaimer: Information within this certificate has been obtained via the Landchecker Platform. Strategies, policies and provisions detailed in these sections of the Planning Scheme may affect the development and use of the land. Due diligence checks should be undertaken to understand other factors that may impact the use of the property.

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 12 April 2022 04:45 PM

## PROPERTY DETAILS

Address: **26 MONBULK ROAD BELGRAVE 3160**  
Lot and Plan Number: **Lot 1 PS608128**  
Standard Parcel Identifier (SPI): **1\PS608128**  
Local Government Area (Council): **YARRA RANGES**  
Council Property Number: **219995**  
Directory Reference: **Melway 75 F9**

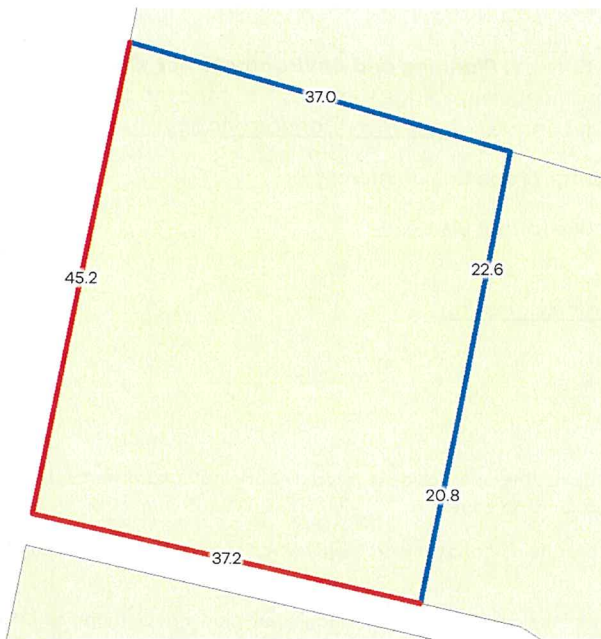
[www.yarraranges.vic.gov.au](http://www.yarraranges.vic.gov.au)

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

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>

## SITE DIMENSIONS

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



**Area:** 1644 sq. m

**Perimeter:** 163 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](#)

## 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**

## PLANNING INFORMATION

**Planning Zone:** [LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)  
[SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)

**Planning Overlay:** [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)  
[EROSION MANAGEMENT OVERLAY \(EMO\)](#)  
[EROSION MANAGEMENT OVERLAY SCHEDULE \(EMO\)](#)  
[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)  
[SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 21 \(SLO21\)](#)  
[SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22 \(SLO22\)](#)

### Areas of Aboriginal Cultural Heritage Sensitivity:

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

Planning scheme data last updated on 7 April 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>

### 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>



## Area Map



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 12 April 2022 04:40 PM

## PROPERTY DETAILS

Address: **26 MONBULK ROAD BELGRAVE 3160**  
 Lot and Plan Number: **Lot 1 PS608128**  
 Standard Parcel Identifier (SPI): **1\PS608128**  
 Local Government Area (Council): **YARRA RANGES**  
 Council Property Number: **219995**  
 Planning Scheme: **Yarra Ranges**  
 Directory Reference: **Melway 75 F9**

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

[Planning Scheme - Yarra Ranges](#)

## 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**

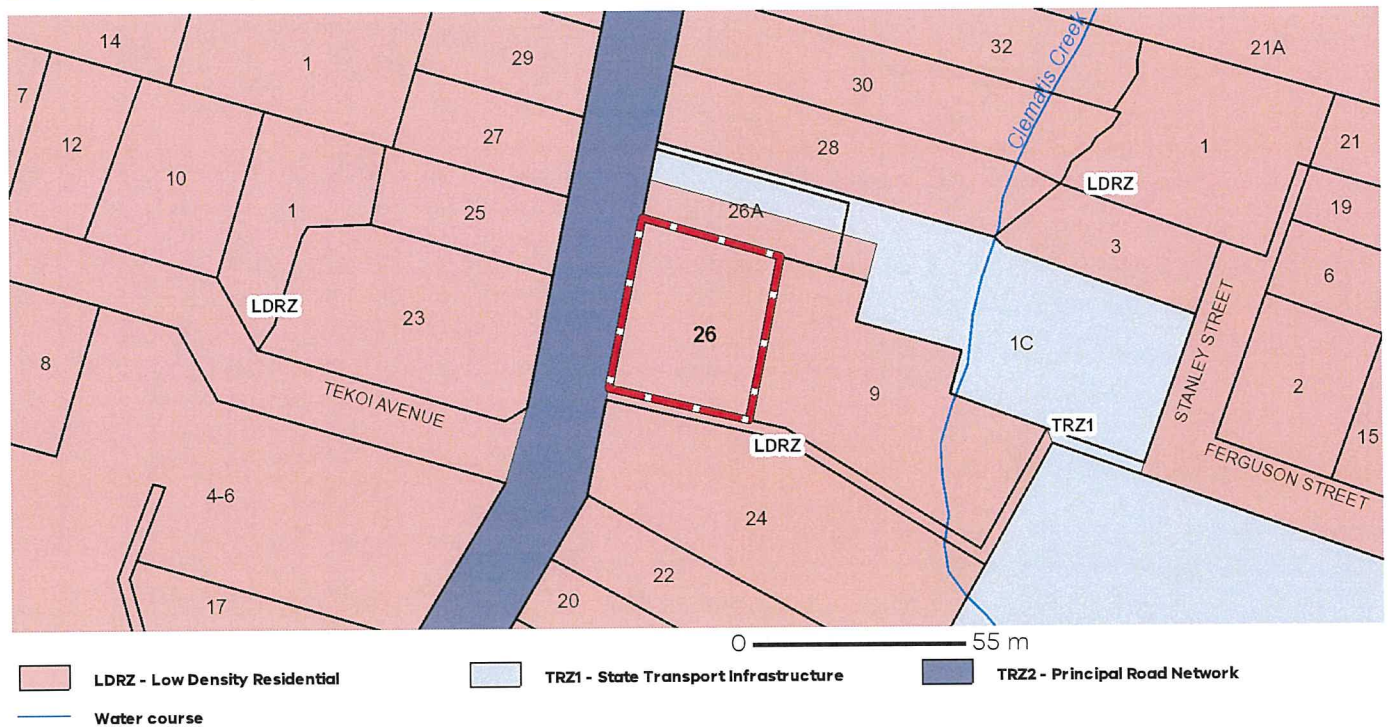
## OTHER

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.

## Planning Overlays

### BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management      Water course

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)



EMO - Erosion Management      Water course

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

## Planning Overlays

### SIGNIFICANT LANDSCAPE OVERLAY (SLO)

### SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 21 (SLO21)

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



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

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

### HERITAGE OVERLAY (HO)

### LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



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.

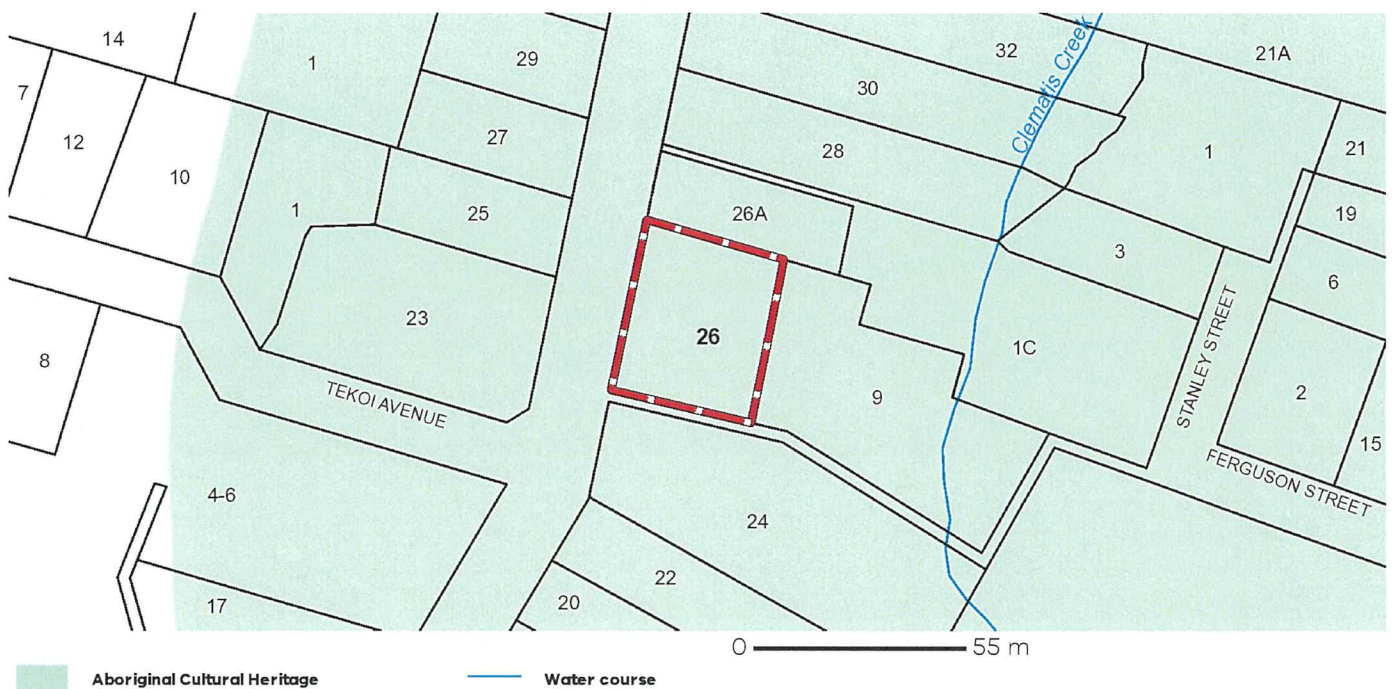
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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.

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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 7 April 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>

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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.maps.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 his property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au/) or please contact your relevant council.

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



\*\*\*\* Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning \*\*\*\*

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

LodgeX Legal  
Suite 504, 412 St Kilda Road  
MELBOURNE 3004

Client Reference: LX222009463 P&C/Karrubee (S)

NO PROPOSALS. As at the 8th 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®.

26 MONBULK ROAD, BELGRAVE 3160  
SHIRE OF YARRA RANGES

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 8th July 2022

Telephone enquiries regarding content of certificate: 13 11 71



# BUILDING APPROVAL PARTICULARS

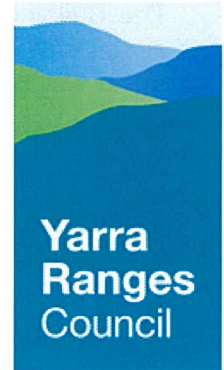
Building Act 1993 BUILDING REGULATIONS 2018 Regulation 51(1)

Certificate Number 114396  
Your Reference 65137094-015-3:125264  
Date Issued 11 July 2022

Landata  
DX 250639  
MELBOURNE VIC

Yarra Ranges Council  
PO Box 105  
Lilydale Vic 3140  
DX 34051

Call 1300 368 333  
Fax 03 9735 4249  
mail@yarraranges.vic.gov.au  
www.yarraranges.vic.gov.au



**Property Address** 26 Monbulk Road, Belgrave VIC 3160  
**Property Description** Lot 1 PS608128 Ca PT36 PNarree Worran  
**Assessment Number** 57551

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

Please direct all enquiries to Building Services on 1300 368 333

Permit Number	Date issued	Brief Description of Works	Final Inspection	Reg 502(1) Statement, Notices, Order or Certificate
BS-1062 7439264196912 Council ref: 55478/2021/0	21/01/2022	<b>Insurance Repair - Rectification Works to Impact Damaged Dwelling</b> Issuer: B W & A National Building Consultants Builder: Pattersons Insurerbuild P/L (CDB-52112) Insurer: VMIA Risk Management and Insurance Cost: \$20,361	6/05/2022	Certificate of Final Inspection issued: 16/05/2022

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

Received the sum of \$48.80 for this certificate.

**George Avramopoulos**  
Municipal Building Surveyor

## **NOTES**

### **Smoke Alarms/Sprinkler Systems**

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

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

### **Swimming Pools**

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

Project Number: BP20212059

**Form 17**  
Regulation 200  
**Building Act 1993**

Building Regulations 2018

**CERTIFICATE OF FINAL INSPECTION**

**To:** Owner: France Karrubee  
26 Monbulk Road Belgrave Vic 3160 Australia

Agent: Avant-Garde Drafting & Design Pty Ltd  
10 The Lookout Lysterfield Victoria 3156 Australia

**From:** PRIVATE BUILDING SURVEYOR BRENT WILLIAMS  
**BRENT WILLIAMS AND ASSOCIATES**

**Property Details**

Number: **26** Street/Road: **Monbulk Road** Suburb: **Belgrave** Postcode: **3160**  
Lot/s: **1** LP/PS: **PS608128K** Volume: **11050** Folio: **260**

Municipal District: **Yarra Ranges Shire Council**

**Building Permit details**

Building permit number: 7439264196912  
Version of BCA applicable to building permit: 2019

**Nature of Building Works:** Insurance Repair - Rectification Works to Impact Damaged Dwelling

**Description of building work**

Part of building to which permit applies	Permitted use	BCA Class of building
Deck	Domestic	1a(a)

**Exemption from, or consent to partial compliance with, certain building requirements**

The following exemption from, or a consent to partial compliance with, certain requirements of the Building Regulations 2018 was granted under regulation 229(2), 231(2), 233(3) or 234(2) of the Building Regulations 2018:

Part or whole of building or place of public entertainment or building work exempt from, or given consent to partial compliance with, requirements of the Building Regulations 2018	Nature and scope of exemption
Deck	Under reg 233 partial compliance has been granted to allow the roof repairs to not be in accordance with AS 3959 BAL 29

**Directions to fix building work**

All directions to fix building work under Part 4 of the Building Act 1993 have been complied with.

**Relevant Building Surveyor**

Name: Brent Williams  
Address: 39 Pine Avenue Mildura Vic 3500  
Email: admin@bwanational.com.au  
Building practitioner registration no.: BS-U 1062  
Date of final inspection: 6 May 2022

Signature:



Certificate no.

7439264196912

Date of issue:

16 May 2022

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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 11050 FOLIO 260

Security no : 124098839720A  
Produced 07/07/2022 05:22 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 608128K.

PARENT TITLES :

Volume 10585 Folio 556 to Volume 10585 Folio 557

Volume 10585 Folio 559

Created by instrument PS608128K 29/01/2008

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

FRANCE CHANTAL MARIE EVELYNE KARRUBEE of 26 MONBULK ROAD BELGRAVE VIC 3160  
AR795368T 21/12/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV457067M 23/03/2022

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT as to part 0780843

COVENANT as to part 0908110

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 PS608128K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AV457066P (E)	DISCHARGE OF MORTGAGE	Registered	23/03/2022
AV457067M (E)	MORTGAGE	Registered	23/03/2022

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 26 MONBULK ROAD BELGRAVE VIC 3160

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED  
Effective from 23/03/2022

DOCUMENT END

<b>PLAN OF SUBDIVISION</b>	Stage No. <hr/>	LR use only  EDITION	Plan Number  PS 608128K
----------------------------	--------------------	----------------------------	-------------------------------

**Location of Land**  
 Parish: NARREE WORRAN  
 Township: \_\_\_\_\_  
 Section: B  
 Crown Allotment: 36 (PART)  
 Crown Portion: \_\_\_\_\_

Title References: VOL 10585 FOL 556  
 VOL 10585 FOL 557  
 VOL 10585 FOL 559

Last Plan Reference: LOTS 1 & 2 LP6675  
 TP 20885E

Postal Address: 26 MONBULK ROAD  
 BELGRAVE

MGA Co-ordinates: E 355500      Zone 55  
 (Of approx. centre of plan) N 5803360

**Council Certification and Endorsement**

Council Name: YARRA RANGES SHIRE COUNCIL      Ref: 8922

- This plan is certified under section 6 of the Subdivision Act 1988.
- ~~This plan is certified under section 11(7) of the Subdivision Act 1988.~~  
~~Date of original certification under section 6 / /~~
- ~~This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

Open Space

(i) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made.

(ii) ~~The requirement has been satisfied.~~

(iii) ~~The requirement is to be satisfied in Stage~~

Council Delegate  
~~Council seal~~  
 Date 8 / 11 / 2007

~~Not certified under Section 11(7) of the Subdivision Act 1988.~~  
~~Council Delegate~~  
~~Council seal~~  
~~Date / /~~

**Vesting of Roads or Reserves**

Identifier	Council/Body/Person
Nil	Nil

**Notations**

Staging:      This is/is not a staged subdivision  
 Planning Permit No.

Depth Limitation: Does not apply

Survey:- This plan ~~is~~ / is not based on survey.  
 To be completed where applicable.  
 This survey has been connected to permanent marks no(s).  
 In proclaimed Survey Area no.

**Easement Information**

Legend:    A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER LIMITED

LR use only \_\_\_\_\_

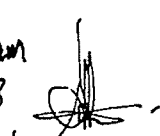
Statement of Compliance / Exemption Statement

Received

Date 7/1/08

LR use only \_\_\_\_\_

PLAN REGISTERED  
 TIME 8:52 am  
 DATE 29/1/08



Assistant Registrar of Titles

SHEET 1 OF 4 SHEETS

**HANSEN SURVEYING P/L**  
 ABN 89 126 307 051  
 TITLE SURVEYS - LAND & UNIT SUBDIVISION  
 TOWN PLANNING

Unit 1 1569 Burwood Highway, Belgrave 3160  
 Telephone: (03) 9754 3930 Fax: (03) 9752 5069

LICENSED SURVEYOR (PRINT) PETER CLYDE HANSEN

SIGNATURE \_\_\_\_\_ DATE 19/10/07

REF 4586PS      VERSION 3

DATE / /

COUNCIL DELEGATE SIGNATURE \_\_\_\_\_

Original sheet size A3 4586PS.LCD



PLAN OF SUBDIVISION

Stage No.

Plan Number  
PS 608128K

NOTICE OF RESTRICTION

CREATION OF RESTRICTION

On registration of this plan the following is created:

LAND TO BENEFIT: Lot 1 on this Plan of Subdivision

LAND TO BE BURDENED: Lot 2 on this Plan of Subdivision

DESCRIPTION OF RESTRICTION

1. The registered proprietor or proprietors of lot 2 shall not construct any garage or dwelling outside the building envelope without the further consent of the Responsible Authority.
2. Shall not construct other than in accordance with the Melbourne Water conditions and substantially in accordance with the re-subdivision plan by Nicholas Petris & Associates ( ref4586A,dated 5/10/2006)
3. Shall not construct other than in accordance with acoustic protection by way of double glazing of windows and appropriate acoustic building material.

SEE SHEET 4 FOR  
BUILDING ENVELOPE

**HANSEN SURVEYING P/L**

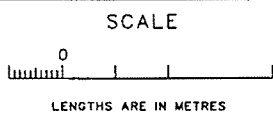
ABN 89 126 307 051

TITLE SURVEYS - LAND & UNIT SUBDIVISION  
TOWN PLANNING

Unit 1 1569 Burwood Highway, Belgrave 3160  
Telephone: (03) 9754 3930 Fax: (03) 9752 5069

SHEET 3 OF 4 SHEETS

ORIGINAL  
SHEET SIZE  
A3



LICENSED SURVEYOR (PRINT) PETER CLYDE HANSEN

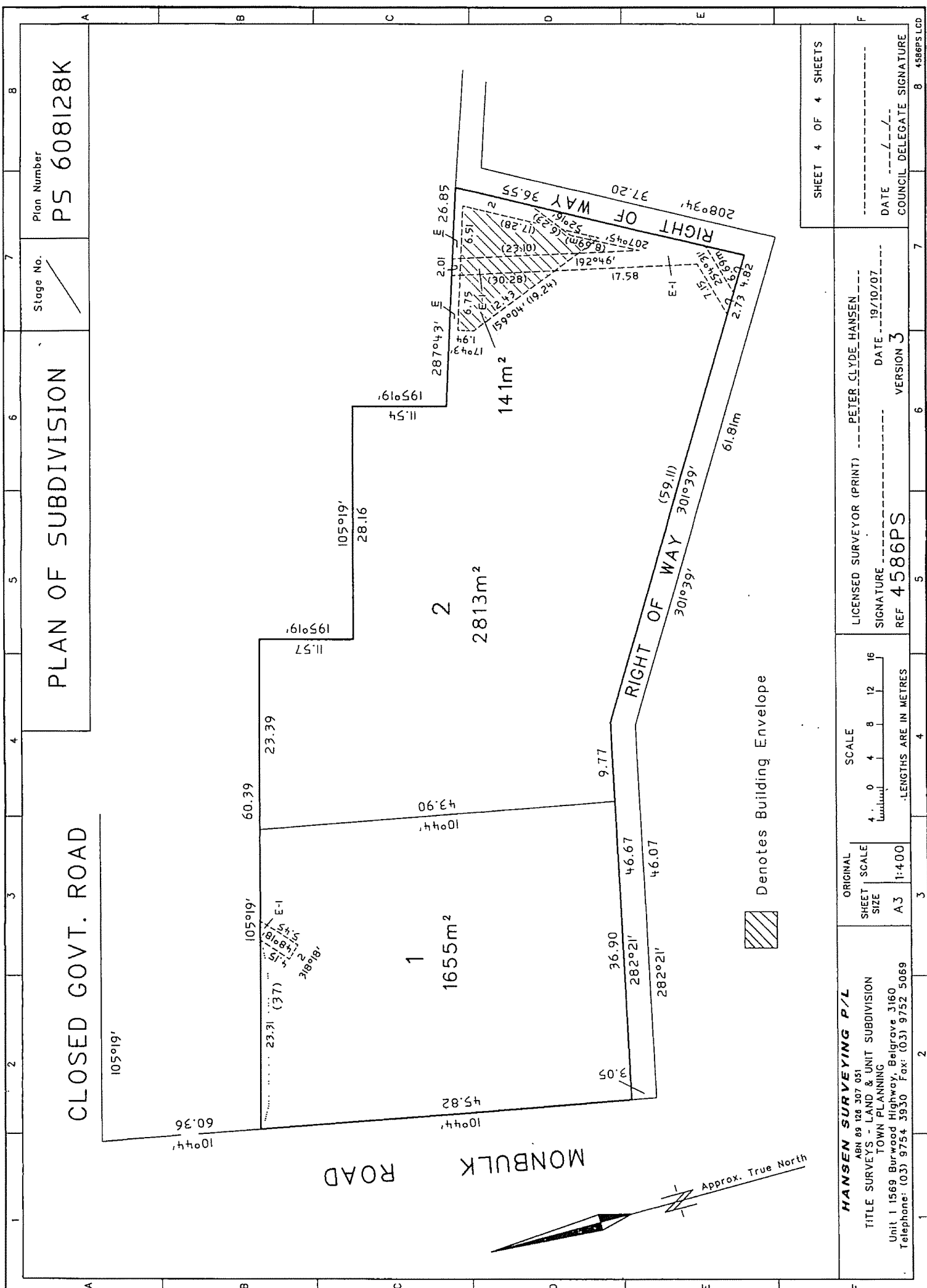
SIGNATURE \_\_\_\_\_ DATE 19/10/07

REF **4586PS**

VERSION **3**

DATE \_\_\_\_\_  
COUNCIL DELEGATE SIGNATURE \_\_\_\_\_





Stage No.

Plan Number  
**PS 608128K**

**PLAN OF SUBDIVISION**

**CLOSED GOVT. ROAD**

SHEET 4 OF 4 SHEETS

DATE ---/---/---  
COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) --- PETER CLYDE HANSEN ---  
SIGNATURE ---  
DATE --- 19/10/07 ---  
VERSION 3

REF 4586PS

ORIGINAL SCALE  
SHEET SCALE  
SIZE A3 1:400

SCALE  
4 0 4 8 12 16  
LENGTHS ARE IN METRES

**HANSEN SURVEYING P/L**  
ABN 89 128 307 051  
TITLE SURVEYS - LAND & UNIT SUBDIVISION  
TOWN PLANNING  
Unit 1 1569 Burwood Highway, Belgrave, 3160  
Telephone: (03) 9754 3930 Fax: (03) 9752 5069

1	2	3	4	5	6	7	8
---	---	---	---	---	---	---	---

1727662

Freehold

*Hughes & P*  
HENRY M. LEE, Solicitor, Melbourne  
*Letter to H.M. Lee*  
VICTORIA

780843

*changed*  
TRANSFER OF LAND

10.14a  
10 JUL 1915

*Other records of title  
Plan of Sub-division  
No. 6675  
9.7.15*



*51 July  
GR*

*3826 ff  
394  
Under cover  
one lot - 74  
750813  
H. G. Lee*

*2/1/1915  
1800  
1915*

I ELIZABETH ANNIE LIPSCOMB of Belgrave the wife of John Lipscomb  
Gentleman being registered as the proprietor of an estate in fee simple  
in the land herein after described subject to the encumbrances notified  
hereunder in consideration of the sum of One hundred pounds paid to  
me by SYDNEY FOX of 99 Queen Street Melbourne Insurance Broker  
DO HEREBY TRANSFER to the said Sydney Fox ALL MY estate and  
interest in ALL THAT piece of land being Lot Two on Plan of Sub-  
division No. 6675 lodged in the Office of Titles and being part of  
Crown Allotment 36 Section B Parish of Narre Warren County of Mornington  
and being part of the land more particularly described in Certificate of  
Title Volume 3826 Folio 765094 AND the said Sydney Fox his heirs  
executors administrators and transferees HEREBY COVENANTS with the  
said Elizabeth Annie Lipscomb and her heirs executors administrators  
and transferees registered proprietor or proprietors for the time being  
of the untransferred land in Certificate of Title Volume ~~3826~~ <sup>3826</sup> Folio ~~765094~~ <sup>765094</sup>  
that the said Sydney Fox his heirs executors administrators  
or transferees shall not erect on the lot 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 Elizabeth Annie Lipscomb her heirs executors administrators or  
transferees and that no such building shall cost less than Two hundred  
pounds exclusive of architect's fees and it is intended that this cov-  
enant 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

D A T E D this *thirtieth* day of *June* 1915

SIGNED by the said ELIZABETH ANNIE LIPSCOMB }  
in the presence of *W. W. Clark* } *E. A. Lipscomb*  
*clerk to H.M. Lee* }  
*Solicitor Melbourne*

SIGNED by the said SYDNEY FOX in the }  
presence of *Carl C. Watson* } *Sydney Fox*  
*clerk to Hughes & P* }  
*Solicitors* }  
*Melbourne*

ENCUMBRANCES REFERRED TO: NIL



*GR  
19/11/15*

*Take in 1727695 74  
2/1/1915*

4173 194094  
2010

DATED 30th June, 1915

Mrs. E. A. Lipscomb

to

Mr. Sydney Fox

T R A N S F E R

*R. E. W. 17/11/14*

HENRY K. LEE  
Solicitor

300 Collins Street  
Melbourne

MEMORIAL OF INSTRUMENT.

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	NAMES OF THE PARTIES THERETO	NUMBER OF SYMBOL THEREON
Transfer as to part	THE 10 <sup>th</sup> DAY OF July 1915 AT 10/11 O'CLOCK IN THE fore NOON.	Elizabeth Annie Lipscomb -do- Sydney Fox	780843

*J. A. Mather*  
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. 3826 FOL 765094

*J. A. Mather*  
ASSISTANT REGISTRAR OF TITLES.

*H. K. Lee*



D780843-1-3

1989494

6734

HUGHES PERMEZEL & FOX

*Thomas H. Lee* 908110



0908110-1-3

VICTORIA



*Spaid*



TRANSFER OF LAND

*AB*



I ELIZABETH ANNIE LIPSCOMB of Belgrave the wife of -  
John Lipscomb of the same place Gentleman being registered as -  
the proprietrix 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 thirty -  
nine pounds five shillings and eleven pence paid to me by ALFRED  
CHRISTIAN CARLSEN HOLTZ of Lyndton Victoria Avenue Canterbury -  
Journalist for the purchase of (inter alia) the land hereinafter  
described and of the sum of One hundred and sixty nine pounds -  
twelve shillings paid to the said Alfred Christian Carlsen Holtz  
by SYDNEY FOX of 406 Collins Street Melbourne Insurance - - -  
Broker D O H E R E B Y by the direction and at the request -  
of the said Alfred Christian Carlsen Holtz testified by his - -  
signature hereto T R A N S F E R to the said Sydney Fox  
All my estate and interest in All that piece of land being part  
of Crown Allotment Thirty six Section B Parish of Narree Warren -  
County of Mornington and being <sup>that</sup> part of Lot One on Plan of - - - -  
Subdivision lodged in the Office of Titles No. 6675 now comprised  
in Certificate of Title Volume 3826 Folio 765094 Together with -  
a right of carriage way over the roads colored brown on the said  
Plan of Subdivision And the said Sydney Fox Doth hereby for - -  
himself his heirs executors administrators and transferees - - -  
registered proprietor or proprietors for the time being of the -  
land hereby transferred covenant with the said Elizabeth Annie -  
Lipscomb her heirs executors administrators and transferees the  
registered proprietor or proprietors for the time being of the -  
land remaining untransferred in Certificate of Title Volume 3826  
Folio 765094 that he or they will not erect on the said land - -  
hereby transferred any shop or dwelling House at a less cost -  
than Two hundred pounds exclusive of Architects fees nor except-

3826 Pt 4 C/E  
3896 C/E

*Under an acre.  
Being Pt of One of  
6675 & being Pt of  
Ct of 36 Sec B of  
of Narree Warren Co  
of Mornington.  
Two le Roads drawn on  
3rd L.P.  
Ent Covenant in No*

*908110  
J.W. 30/10/19  
N.G. @ 11/19  
J.S. 21/11/19*

in accordance with a plan thereof which shall first have been submitted to and approved by the said Elizabeth Annie Lipscomb her heirs executors administrators or transferees the - - - registered proprietor or proprietors for the time being of the land remaining untransferred in the said Certificate of Title and it is intended that the above covenant shall be set out as an encumbrance at the foot of the Certificate of Title to be issued in respect of the land hereby transferred and run with the said land hereby transferred.

*M. L. G. M.*  
DATED the *sixth* day of ~~September~~ *October* One - - - thousand nine hundred and nineteen.

SIGNED by the said Elizabeth Annie Lipscomb within Victoria in the presence of

*E. A. Lipscomb*

*C. T. Alexander J.P.*

SIGNED by the said Alfred - Christian Carlsen Holtz within - - Victoria in the presence of

*A. Carlsen Holtz*

*S. B. Dredge  
- clerk to Darvall & Howfall  
Solicitors, Melbourne*

SIGNED by the said Sydney - Fox within Victoria in the presence of

*Sydney Fox*

*M. L. G. M.  
Solicitor*

ENCUMBRANCES REFERRED TO

N I L



D908110-1-3



D908110-2-9

DATED *6<sup>th</sup> October* 1919

MRS. E. A. LIPSCOMB

by direction of

A. C. C. HOLTZ ESQ.,

to

SYDNEY FOX ESQ.

TRANSFER OF LAND - -

Hughes Permezel & Fox,  
430 Chancery Lane,  
MELBOURNE.

OF INSTRUMENT.

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN
Transfer of part and location of interest.	THE <i>24<sup>th</sup></i> DAY OF <i>October</i> 1919	To <i>Sydney Fox</i>
		908110

*Alfred 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 NO. *3896* FOL. *779067*  
*3826* *765074*

*Alfred Comport.*

ASSISTANT REGISTRAR OF TITLES.

*AW*



D908110-2-9

