Section 32 Statement

Property: 45 Temple Road, Selby, 3159

Australia and New Zealand Banking Group Limited ABN 11 005 357 522

(as mortgagee in possession)

gadens

Level 13, Collins Arch 447 Collins Street Melbourne VIC 3000 Australia

T +61 3 9252 2555 F +61 3 9252 2500

Ref 30031219:SMH:DOC

SECTION 32 STATEMENT TO THE PURCHASER OF REAL ESTATE ISSUED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 32 OF THE SALE OF LAND ACT 1962 (THE ACT)

Vendor:	Australia and New Zealand Banking 8, 833 Collins Street, Docklands, 3008 Mortgage number AU205227J			
Property:	45 Temple Road, Selby, 3159			(Property)
The Vendor ma of Land Act 196	kes this statement in respect of the Pro	operty in acc	cordance with section	n 32 of the <i>Sale</i>
This statement the Contract.	must be signed by the Vendor and give	en to the Pur	rchaser before the P	urchaser signs
DATE OF THIS	STATEMENT:	18 / Septen	nber /2023	
Sch	,	0.1	June	
Partner, Gade For and with the Australia and I Attorney dated	e authority of New Zealand Banking Group Limited		Gadens Lawyers	to Power of
	acknowledges being given a duplicate signed any Contract.	of this state	ment signed by the	Vendor before
DATE OF THIS	ACKNOWLEDGMENT:	1	/2023	
Signature of the	e Purchaser			

In this statement:

"certificate" means a certificate (or a copy) issued by the relevant authority.

"settlement" means the event upon which the Purchaser becomes entitled to possession or to the receipt of rents and profits of the Property.

1. FINANCIAL MATTERS

1.1 Outgoings

Particulars of any rates, taxes, charges or other similar outgoings (excluding any Owners Corporation charges which, if any, are disclosed in the Owners Corporation Certificate attached to this statement) and any interest payable on any part of them:

Are contained in the attached certificates.

Their amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable in consequence of the purchase of the Property, are as follows:

- share of outgoings referred to above on settlement;
- any costs, charges or expenses whatsoever incurred by the Vendor arising directly or
 indirectly out of failure by the Purchaser to complete the purchase on the due date
 including, but without limiting the generality of the foregoing, additional interest under
 any mortgage (whether registered or not and whether incurred at a daily rate or
 otherwise) affecting the Property.

1.2 Charges

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

Not applicable

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this section 32 statement is in respect of a contract which does NOT provide for the Property to remain at the risk of the Vendor until the Purchaser becomes entitled to possession or receipt of rents and profits.

Particulars of any such policy of insurance in respect of any damage to or destruction of the Property are as follows:

Name of insurance company:

QBE Insurance (Australia) Limited

Policy Number: Amount insured: Policy expires on: 2023 RISKCOVER Replacement Value 29 February 2024

9. ATTACHMENTS

Refer to the certificates, documents and other attachments annexed to this statement.

Register Search Statement - Volume 9256 Folio 915

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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 09256 FOLIO 915

Security no: 124108945464V Produced 08/09/2023 10:42 AM

LAND DESCRIPTION

Lot 1 on Title Plan 213960S. PARENT TITLE Volume 05824 Folio 716 Created by instrument G918691 28/12/1977

REGISTERED PROPRIETOR

Estate Fee Simple Sole Proprietor

MELINDA JANE WOODS of 45 TEMPLE ROAD SELBY VIC 3159 AU205226L 06/04/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU205227J 06/04/2021

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

DIAGRAM LOCATION

SEE TP213960S FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 45 TEMPLE ROAD SELBY VIC 3159

ADMINISTRATIVE NOTICES

NIL

eCT Control $\,$ 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED Effective from 06/04/2021

DOCUMENT END

The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 08/09/2023, for Order Number 81059659. Your reference: DOC 30031219.

Delivered by LANDATA®, timestamp 08/09/2023 10:43 Page 1 of 1

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TITLE F	PLAN		EDITION 1	TP 213960S
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Department of Environment, Land, Water & **Planning**

Electronic Instrument Statement

Mortgage Form version 1.5

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Produced 08/09/2023 10:42:56 AM

Registered

Dealing Number

AU205227J

Date and Time Lodged

06/04/2021 11:16:06 AM

Lodger Details

Lodger Code

16165A

Name

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

Address Lodger Box Phone

Email

Reference

716258508 Purchase

MORTGAGE

Jurisdiction

VICTORIA

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or Interest being mortgaged

FEE SIMPLE

Land Title Reference

9256/915

Mortgagor

MELINDA JANE

Given Name(s) Family Name

WOODS

Mortgagee

Name

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

ACN

005357522

Australian Credit Licence

234527

LEVEL

Address

Property Name

ANZ CENTRE

Floor Type Floor Number

Street Number

833

Street Name

COLLINS

Page 1 of 2





Department of Environment, Land, Water & **Planning**

Electronic Instrument Statement

Mortgage Form version 1.5

Street Type

STREET

Locality

DOCKLANDS

State

VIC

Postcode 3008

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

Terms and Conditions of this Mortgage

(a) Document Reference

AA3705

(b) Additional terms and conditions

NIL

Mortgagee Execution

1. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents,:

(a) has taken reasonable steps to verify the identity of the mortgagor or his, her or its administrator or attorney:

(b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.

2. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

3. The Certifier has retained the evidence supporting this Registry Instrument or Document.

Executed on behalf of

AUSTRALIA AND NEW ZEALAND BANKING **GROUP LIMITED**

Signer Name

KAVYA P

Signer

ANZ RETAIL AND SMALL BUSINESS

Organisation

Signer Role

AUTHORISED SIGNATORY

Execution Date

30 MARCH 2021

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.



Notice of Default and Notice of Demand pursuant to section 88 of the National Credit Code and section 76 of the Transfer of Land Act (Vic) 1958

TO THE BORROWER AND MORTGAGOR NAMED BELOW.

Date: 14 June 2022 Lender ('we/us/our'): Australia and New Zealand Banking Group Limited ACN 005 357 522 Australian Credit Licence 234527 Level 8, 833 Collins Street, Docklands VIC 3008 (the Lender) Loan Number: 013-Loan Agreement between the Borrower and the Lender dated 11 Loan Agreement: March 2021 Registered number AU205227J registered on 6 April 2021 over the Mortgage: Mortgaged Property Mortgaged Property: 45 Temple Road, Selby, VIC, 3159 Certificate of Title Volume 09256 Folio 915 Melinda Jane Woods Borrower(s) ('you / your'): Melinda Jane Woods Mortgagor(s): as at 10 June 2022. This is the amount which is required to Payout Figure: be paid to repay your loan in full, as at the date specified. The amount required to pay out your loan changes each day as interest and charges accrue and payments are credited. 1. This notice is given by the Lender as credit provider under the Loan Agreement, and as mortgagee under the Mortgage. This notice is given under Section 88 of the National Credit Code and Section 76 of the 2. Transfer of Land Act (Vic) 1958. 3. You are in default of the terms of your Loan Agreement and Mortgage, as specified below. Total arrears outstanding as at 10 June \$ 2022 pursuant to Loan Account Number 013-189 6887-32217 **PLUS Enforcement Expenses** TOTAL AMOUNT DUE. YOU MUST \$

4. To remedy this default, the Total Amount Due must be paid to the Lender no later than 25 July 2022 (Rectification Date). Interest, fees, and charges continue to accrue on this amount until paid. Additional enforcement expenses may also be incurred.

DEFAULT

PAY THIS AMOUNT TO RECTIFY YOUR

- 5. Any amount paid which is less than the Total Amount Due will be accepted without prejudice to the Lender's rights under the Loan Agreements and the Mortgage. If you make a payment to the Lender which is less than the Total Amount Due, the Lender can still take action to recover from you the balance of the Total Amount Due that remains outstanding.
- 6. If the Total Amount Due is not paid by the Rectification Date, or if any subsequent default of the same kind occurs prior to or on the Rectification Date and it is not remedied by the Rectification Date, then (without the need for the Lender to give you further notice):
 - (a) pursuant to the terms of your Loan Agreement, the whole of the amount required to pay out the loan will become immediately due and payable; and
 - (b) the Lender may commence enforcement proceedings in relation to the default, and, if relevant, repossession of the Mortgaged Property may begin; and
 - (c) the Lender proposes to exercise a power of sale in respect of the Mortgaged Property; and
 - (d) the Lender may exercise all or any of the other rights under the Loan Agreement, the Mortgage, or at law.
- 7. The glving of this notice does not in any way prejudice or affect the rights of the Lender to exercise at any time any powers permitted to be exercised by the Lender prior to the Rectification Date.
- 8. The default mentioned above should be remedied by the Rectification Date or enforcement proceedings may commence *against you*.
- 9. The repossession and sale of your property may not extinguish your debt if the sale proceeds are insufficient. That is, even after the sale of the Mortgaged Property, you may still owe further amounts to the Lender.
- 10. Under the *Privacy Act 1988*, a credit reporting body (within the meaning of that Act) may collect and hold default information (within the meaning of that Act) in relation to the default the subject of this notice.

IMPORTANT - Do you have a concern? Call ANZ

If you have any concerns around the management of your account which you would like to escalate you can speak to ANZ Collections Litigation Team on 1800 208 237.

Please call us on 1800 208 237, between 8am to 7pm AEST weekdays. Monday to Friday and we will try to work through your issue immediately.

If you wish to raise your complaint you can do so by the methods below:

- Call the Customer Resolution Team on 1800 805 154
- Online on: Complaint form | ANZ or yourfeedback@anz.com
- Write to ANZ Complaint Resolution Team on Locked Bag 4050, South Melbourne, VIC 3205
- In person at a branch.

If you have provided us with the opportunity to deal with your complaint and you're still not satisfied with the outcome, you can contact the AFCA scheme by telephoning 1800 931 678 or online at www.afca.org.au.

Form 12A Information about debtor's rights after default paragraphs 88 (3) (f) and (g) of the Code regulation 86 of the Regulations

IMPORTANT

You are in default of your credit contract because you have not made a payment/s.

YOU NEED TO CONTACT US IMMEDIATELY

1. Are you in financial hardship? Contact us immediately

Contact ANZ on 1800 208 237 to discuss your situation. We may be able to help you to repay your debt by agreeing to vary your contract (for example, changing the amount or timing of your repayments). The sooner you contact us the easier it will be to help you.

If you do nothing **before 25 July 2022**, we can commence enforcement action against you. For example, we can commence Court proceedings in relation to the default seeking payment of the amount required to payout your loan, and, if relevant, repossession of Mortgaged Property may begin.

If we refuse to change your contract, we will notify you in writing and you can seek a review of our decision by going to the AFCA scheme by telephoning 1800 931 678 from 9am - 5pm AEST weekdays or writing to GPO Box 3, Melbourne VIC 3001 or emailing to info@afca.org.au or lodging a complaint online at www.afca.org.au.

If you go to the AFCA scheme, you may have enforcement action put on hold while your complaint is considered. You are not bound by the decision that the AFCA scheme makes and you can still apply to a court if you are not satisfied.

THE AFCA SCHEME IS A FREE AND INDEPENDENT SERVICE TO RESOLVE COMPLAINTS.

2. If you are having financial difficulties you can also contact a financial counsellor on 1800 007 007 (free call)

For information about your options for managing your debts, ring 1 800 007 007 from anywhere in Australia to talk to a free and independent financial counsellor.

Your other rights

You have other rights, including the right to ask us to postpone any enforcement action before 25 July 2022.

Gadens Lawyers

Solicitors & duly authorised Agents

for and on behalf of

Australia and New Zealand Banking Group Limited ACN 005 357 522



Planning Certificate

PROPERTY DETAILS

Property Address: 45 TEMPLE ROAD SELBY VIC 3159

Title Particulars: Vol 9256 Fol 915

Vendor:

MELINDA JANE WOODS

Purchaser:

N/A

Certificate No: 81059659

Date:

11/09/2023

Matter Ref:

81059659

Client:

Gadens



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

GREEN WEDGE A ZONE - SCHEDULE 1



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

ABUTS A TRANSPORT ZONE 3 (MASKELLS HILL ROAD)



APPLICABLE OVERLAYS

BUSHFIRE MANAGEMENT OVERLAY

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1

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Matter Ref: 81059659

Date 11/09/202



PROPOSED PLANNING SCHEME AMENDMENTS

NOT APPLICABLE



ADDITIONAL INFORMATION

THE SUBJECT PROPERTY IS OUTSIDE THE URBAN GROWTH BOUNDARY

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

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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.

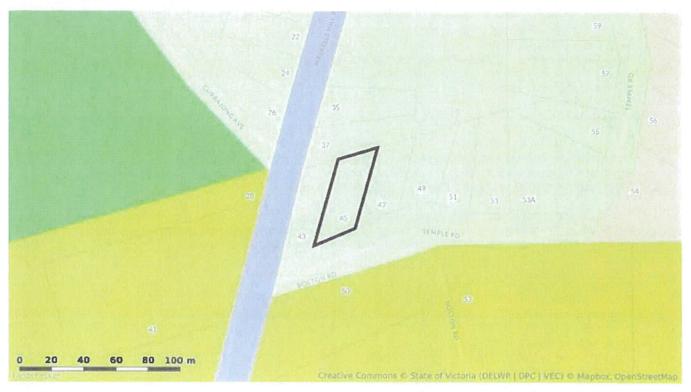
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Matter Ref: 81059659

Date 11/09/2023

PLANNING ZONES MAP



ZONING

- GWAZ1 GREEN WEDGE A ZONE SCHEDULE 1
- GWZ2 GREEN WEDGE ZONE SCHEDULE 2
- PCRZ PUBLIC CONSERVATION AND RESOURCE ZONE
- RCZ2 RURAL CONSERVATION ZONE SCHEDULE 2
- TRZ3 TRANSPORT ZONE 3 SIGNIFICANT MUNICIPAL ROAD

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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LAND INFORMATION CERTIFICATE

Section 229 Local Government Act 1989

PO Box 105 Lilydale Vic 3140 Call 1300 368 333 Fax (03) 9735 4249 ABN 21 973 226 012

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



Certificate Number: 111151 Issue Date: 08-Sep-2023

Applicant Reference: 81059659:120494206:147387

Dye & Durham Corporation

PO Box 1884R

MELBOURNE VIC 3001

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:

62476/4

Property Address:

45 Temple Road, Selby VIC 3159

Property Description:

Lot 5 LP12496 Ca 37 PNarree Worran

VALUATION INFORMATION

Current Level of Value Date: 1 January 2023

01-Jul-2023

Operative Date of Value:

460,000

Capital Improved Value:

700,000

Net Annual Value:

Site Value:

35,000

FINANCIAL INFORMATION

Rates and Charges Levied Year Ending 30 June 2024		Rates and Charges Summary	
Rate or Charge Type	Annual Charge	Description	Balance Outstanding
General Rates	1,754.80	Legal Charges Arrears	0.00
Waste Charge	459.00	Arrears & Previous Year Interest	2,503.50
Fire Services Property Levy	157.20	Current Interest on Arrears	0.00
		Interest on Current Rates	0.00
		Current Year Rates	2,371.00
		Rebates	0.00
		Payments since 1 July 2023	0.00
		Overpayment	0.00
		Other	0.00
		Total Rates Outstanding	4,874.50
		Chargeable Works &/or EUA	0.00
		Local Govt Act 1989-Sec. 227	0.00
Total Annual Charge	2,371.00	Balance Outstanding	\$4,874.50

Rates are due to be paid in full by 15 Feb 2024, if payment is not being made by instalments.

Payment can be made by:

- BPAY Biller Code 8979 Reference 624764
- On Council's website at yarraranges.vic.gov.au/payments by Visa or Mastercard using Reference 624764

Certificate Number: 111151 Page 2 of 2

Issue Date: 08-Sep-2023

Applicant Reference: 81059659:120494206:147387

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-Sep-2023

(Contact Property Rating Services on 1300 368 333 for any enquiries)

Received the sum of \$27.80 being the fee for this Certificate.



INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

202

Dye and Durham Property Pty Ltd E-mail: property.certificates@dyedurham.com

Statement for property: LOT 5 45 TEMPLE ROAD SELBY 3159 5 LP 12496

REFERENCE NO. 59C//18864/30

YOUR REFERENCE

81059659:120494208

DATE OF ISSUE
08 SEPTEMBER 2023

CASE NUMBER

44906759

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.

Parks Victoria - Parks Service Charge 01/07/2023 to 30/09/2023 \$21.21

Melbourne Water Corporation Total Service Charges 01/07/2023 to 30/09/2023 \$16.22

Subtotal Service Charges \$37.43

Arrears \$15.67

TOTAL UNPAID BALANCE \$53.10

- 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.

- 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.
- 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.

AUTHORISED OFFICER:

LARA SALEMBIER GENERAL MANAGER CUSTOMER EXPERIENCE South East Water Information Statement Applications PO Box 2268, Seaford, VIC 3198



INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

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 (General) Regulations 2021,
 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.

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

ENCUMBRANCE ENQUIRY EMAIL 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.

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.

AUTHORISED OFFICER:

LARA SALEMBIER GENERAL MANAGER CUSTOMER EXPERIENCE South East Water Information Statement Applications PO Box 2268, Seaford, VIC 3198



INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

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.

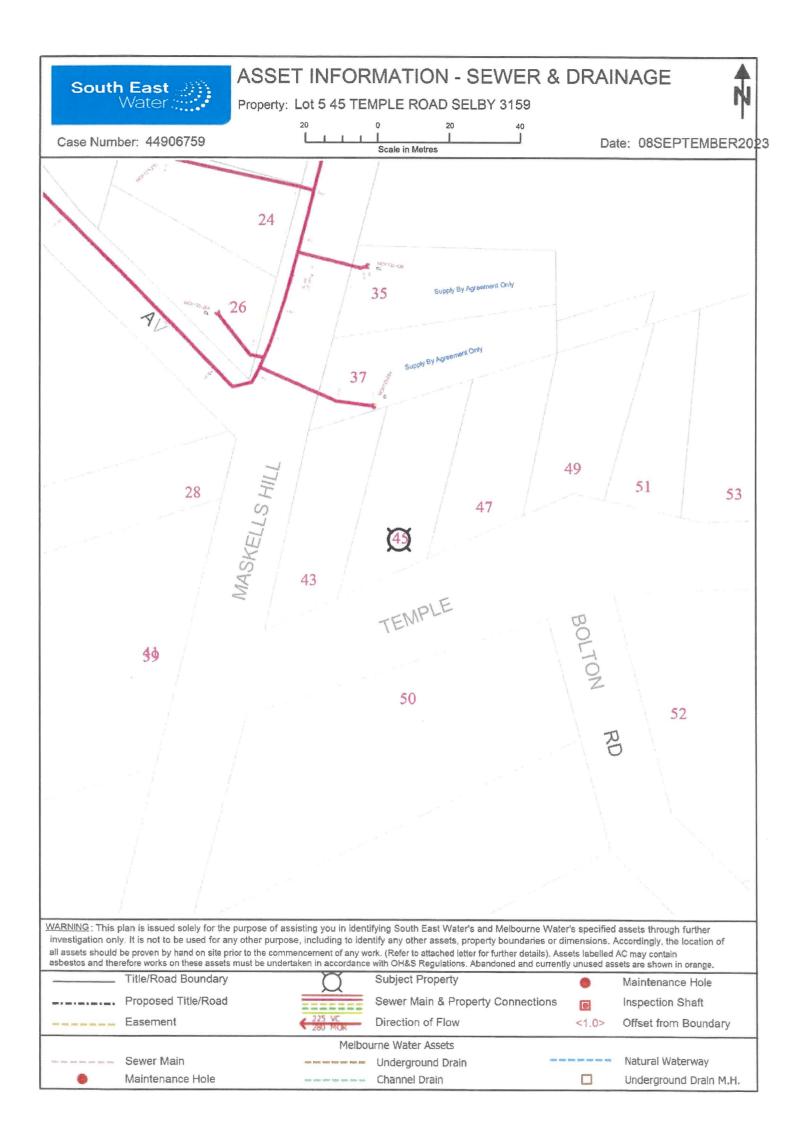
3. Disclaimer

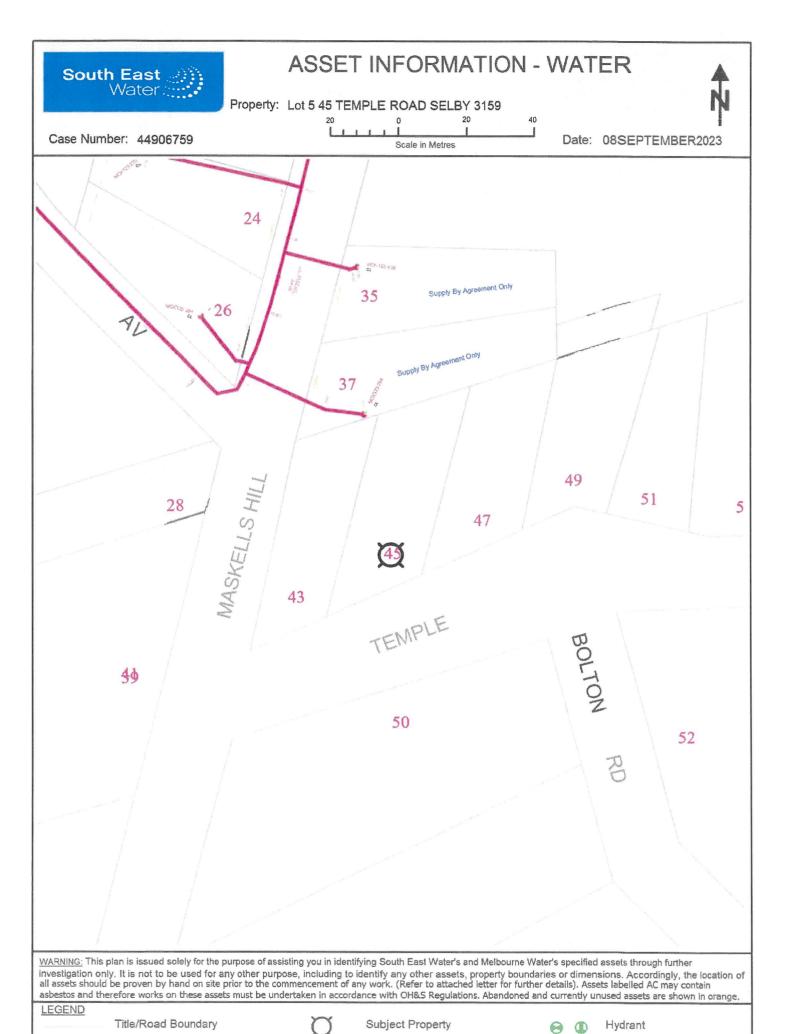
This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

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:

LARA SALEMBIER GENERAL MANAGER CUSTOMER EXPERIENCE South East Water Information Statement Applications PO Box 2268, Seaford, VIC 3198





Water Main Valve

Water Main & Services

Fireplug/Washout

Offset from Boundary

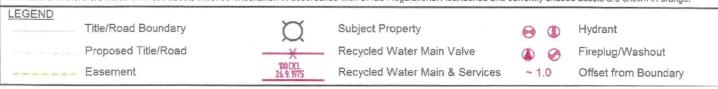
~ 1.0

Proposed Title/Road

Easement

ASSET INFORMATION - RECYCLED WATER South East Water (RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE) Property: Lot 5 45 TEMPLE ROAD SELBY 3159 Date: 08SEPTEMBER2023 Case Number: 44906759 Scale in Metres 24 Supply By Agreement Only 35 Supply By Agreement Only 37 MASKELLS HILL 49 51 28 5. 47 43 TEMPLE 40 50 52

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.



Property Clearance Certificate

Land Tax



GADENS LAWYERS VIA DYE & DURHAM PROPERTY PTY

LEVEL 20, 535 BOURKE STREET

MELBOURNE VIC 3000

Your Reference:

81059659:120494207

Certificate No:

66830334

Issue Date:

08 SEP 2023

Enquiries:

ESYSPROD

Land Address: 45 TEMPLE ROAD SELBY VIC 3159

Land Id 12630782 Lot

Plan 213960

Volume 9256 Folio 915 Tax Payable

\$0.00

Vendor:

MELINDA WOODS

Purchaser:

FOR RE-FINANCING PURPOSES

Current Land Tax

Year

Taxable Value Proportional Tax

Penalty/Interest

Total

MS MELINDA JANE WOODS

2023

\$480,000

\$0.00

\$0.00

\$0.00

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 IMPROVED VALUE:

\$750,000

SITE VALUE:

\$480,000

CURRENT LAND TAX CHARGE: \$0.00



Notes to Certificate - Land Tax

Certificate No: 66830334

Power to issue Certificate

 Pursuant to section 95AA of the Taxation Administration Act 1997, the Commissioner of State Revenue must 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

- 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. Pursuant to section 96 of the Land Tax Act 2005, 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 set out in the certificate, described as the "Current Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor

Information for the vendor

 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

- 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 = \$735.00

Taxable Value = \$480,000

Calculated as \$375 plus (\$480,000 - \$300,000) multiplied by 0.200 cents.

Land Tax - Payment Options

BPAY



Biller Code: 5249 Ref: 66830334

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD



Ref: 66830334

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Windfall Gains Tax



GADENS LAWYERS VIA DYE & DURHAM PROPERTY PTY LTD

LEVEL 20, 535 BOURKE STREET

MELBOURNE VIC 3000

Your Reference:

81059659:120494207

Certificate No:

66830334

Issue Date:

08 SEP 2023

Land Address:

45 TEMPLE ROAD SELBY VIC 3159

Lot

Plan

Volume

Folio

1

213960

9256

915

Vendor:

MELINDA WOODS

Purchaser:

FOR RE-FINANCING PURPOSES

WGT Property Id

Deferred Interest

Penalty/Interest

Total

Event ID

Windfall Gains Tax

\$0.00

\$0.00

\$0.00

\$0.00

Comments:

No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:

\$0.00

Paul Broderick

Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 66830334

Power to issue Certificate

 Pursuant to section 95AA of the Taxation Administration Act 1997, the Commissioner of State Revenue must 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

- The Certificate shows in respect of the land described in the Certificate:
 - Windfall gains tax that is due and unpaid, including any penalty tax and interest
 - Windfall gains tax that is deferred, including any accrued deferral interest
 - · Windfall gains tax that has been assessed but is not yet due
 - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
 - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the Windfall Gains Tax Act 2021, windfall gains tax, including any accrued interest on a deferral, 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 unpaid windfall gains tax.

Information for the purchaser

- 4. Pursuant to section 42 of the Windfall Gains Tax Act 2021, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
- 5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
- 6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

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

General information

- A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
- 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.
- 10. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

BPAY



Biller Code: 416073 Ref: 66830332

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD



Ref: 66830332

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.



ROADS PROPERTY CERTIFICATE

The search results are as follows:

Dye and Durham Property Suite 1, level 3, 550 bourke street MELBOURNE 3001

Client Reference: 81059659-120494205

NO PROPOSALS. As at the 8th September 2023, 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®.

45 TEMPLE ROAD, SELBY 3159 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 September 2023

Telephone enquiries regarding content of certificate: 13 11 71

EPA Priority Sites Register Extract



Client:

Gadens Lawyers DX: 304 Melbourne Client Ref: DOC 30031219 Certificate No: 81059659:120494211

Property Inquiry Details:

Street Address: 45 TEMPLE Road

Suburb: SELBY

Map Reference: Melways Edition 39, Map No:84, Grid Letter: J, Grid Number: 2

Date of Search: 08/09/2023

Priority Sites Register Report:

A search of the Priority Sites Register for the above map reference, has indicated that this site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register at the date last notified by the EPA.

Priority Sites Register

Information as at 31 July 2021

The Priority Sites Register is updated monthly and the information on it may not be accurate, current or complete and may be subject to change without notice.

Land contaminated by former waste disposal, industrial and similar activities is frequently discovered during changes to land use - for example, from industrial to residential use. In most cases these can be managed at the time that the change of land use occurs. Some sites however, present a potential risk to human health or to the environment and must be dealt with as a priority. Such sites are typically subject to clean-up and/or management under EPA directions.

What are priority sites?

Priority Sites are sites for which EPA has issued a:

- · Clean Up Notice pursuant to section 62A) of the Environment Protection Act 1970
- · Pollution Abatement Notice pursuant to section 31A or 31B (relevant to land and/or groundwater) of the Environment Protection Act 1970
- Environment Action Notice pursuant to Section 274 of the Environment Protection Act 2017
- · Site Management Order (related to land and groundwater) pursuant to Section 275 of the Environment Protection Act 2017
- Improvement Notice (related to land and groundwater) pursuant to Section 271 of the Environment Protection Act 2017

• Prohibition Notices (related to land and groundwater) pursuant to Section 272 of the Environment Protection Act 2017

On the occupier or controller of the site to require active management of these sites, or where EPA believes it is in the community interest to be notified of a potential contaminated site and this cannot be communicated by any other legislative means. Sites are removed from the Priority Sites Register once all conditions of a Notice have been complied with.

Typically these are sites where pollution of land and/or groundwater presents a potential risk to human health or to the environment. The condition of these sites is not compatible with the current or approved use of the site without active management to reduce the risk to human health and the environment. Such management can include clean up, monitoring and/or institutional controls.

The Priority Sites Register does not list all sites that are known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register. Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA ay not be aware of the presence of contamination. Council and other planning authorities hold information about previous land uses, and it is advisable that such sources of information should also be consulted.

Disclaimer

The Environment Protection Authority does not warrant the accuracy or completeness of information in this Extract and any person using or relying upon such information does so on the basis that the Environment Protection Authority shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

Users of this site accept all risks and responsibilities for losses, damages, costs and other consequences resulting directly or indirectly from use of this site and information from it.

To the maximum permitted by law, the EPA excludes all liability to any person directly or indirectly from using this site and information from it,

Further Information

Additional information is available from: EPA Victoria 200 Victoria Street, Carlton VIC 3053 1300 EPA VIC (1300 372 842) http://www.epa.vic.gov.au contact@epa.vic.gov.au

BUILDING APPROVAL PARTICULARS

Building Act 1993 BUILDING REGULATIONS 2018 Regulation 51(1)

Certificate Number Your Reference

118714

81059659:120494209:147386

Date Issued

11 September 2023

Dye & Durham Corporation PO Box 1884R MELBOURNE VIC 3001

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



Property Address Property Description 45 Temple Road, Selby VIC 3159 Lot 5 LP12496 Ca 37 PNarree Worran

Assessment Number 62476

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

Additional information under Regulation 51(2) can be obtained for an additional fee of \$50.70. 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 \$50.70 for this certificate.

George Avramopoulos Municipal Building Surveyor

NOTES

Smoke Alarms/Sprinkler Systems

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

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

Swimming Pools

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

PROPERTY INFORMATION CERTIFICATE

Building Act 1993 BUILDING REGULATIONS 2018 Regulation 51(2) Building Services

Yarra Ranges Council
PO Box 105
Lilydale Vic 3140
DX 34051

Call 1300 368 333 Fax 03 9735 4249

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



To

Dye & Durham Corporation

Email

property.certificates@dyedurham.com

Date

11 September 2023

Received the sum of \$50.70 for this certificate.

PROPERTY:	45 Temple Road, Selby VIC 3159 - SEE MAP ATTACHED
	Lot 5 LP12496 Ca 37 PNarree Worran
PROPOSAL:	Property Information
ASSESSMENT NO:	62476
Sewered Area?	Contact South East Water (Ph 9552 3770) - If in an unsewered area, Council consent is to be obtained from Council's Environmental Health Officer for the installation or alteration to a septic system including alterations to plumbing fixtures and fittings or the construction of a building over an existing septic tank system.
Is property in a Flood Area? (Reg 153)	Yarra Ranges Council strongly recommends Private Building Surveyors contact Melbourne Water to confirm that this information is still current before deciding on whether report and consent of Council is required under Building Regulation 153 (1) as Melbourne Water may have more up to date information.
Is property in a Designated Land or Works (uncontrolled overland drainage) area? (Reg 154)	Yarra Ranges Council strongly recommends Private Building Surveyors contact Melbourne Water to confirm that this information is still current before deciding on whether report and consent of Council is required under Building Regulation 154(1) as Melbourne Water may have more up to date information.

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

