

## **VENDOR STATEMENT**

### **PARTIES:**

**BEVERLEY JUNE VAN ZEYL**  
Vendor

-and-

**THE PURCHASER NAMED IN THIS VENDOR STATEMENT**  
Purchaser

**PREMISES:**  
46 ROWSON STREET, BORONIA VIC 3155



### **MACKINNON JACOBS LAWYERS**

Level 1, 151 Boronia Road, Boronia VIC 3155  
PO Box 340, Boronia VIC 3155

Tel: 1300 424 452  
Fax: 03 9762 1634  
Ref: 22400813:BAI:CW  
Email: birving@mjhi.com.au

The Vendor makes this vendor statement (**Statement**) concerning the Property pursuant to section 32 of the *Sale of Land Act 1962 (Vic)* (the **Act**).

This Statement must be signed by the Vendor and given to the Purchaser before the Purchaser signs a contract.

The Vendor may sign this Statement electronically.

The Purchaser acknowledges being given a copy of this Statement signed by the Vendor with attached documents before the Purchaser signed any contract.

## **1. Land use**

---

1.1 Information concerning any easement, covenant or other similar restriction affecting the Property (registered or unregistered):

(a) Description:

(i) As set out in the attached copies of title documents.

(b) Particulars of any existing failure to comply with their terms are as follows:

(i) None to the Vendor's knowledge.

(c) There is access to the Property by road.

## **2. Planning**

---

2.1 Information concerning any planning instrument is contained in the attached certificate.

## **3. Financial matters**

---

3.1 Information concerning any rates, taxes, charges or other similar outgoings and any interest payable on any part of them:

(a) please see the attached certificates;

(b) any amounts (including any proposed Owners Corporation levy) for which the Purchaser may become liable in consequence of the purchase of the Property are:

(i) an apportionment of outgoings at settlement and any additional amounts assessed as a rate, tax or charge upon the Property after the day of sale; and

(ii) the amount owing under any other registered or unregistered statutory charge that secures an amount due under any other legislation is none to the Vendor's knowledge.

#### 4. Services

---

4.1 The following services (marked "X") are not connected to the Property:

Electricity

Gas

Water

Sewerage

Telephone

#### 5. Building approvals

---

5.1 Particulars of any building approval granted in the past seven years under the *Building Control Act 1981 (Vic)* or the *Building Act 1993 (Vic)*:

(a) Not Applicable.

#### 6. Notices

---

6.1 Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal affecting the Property of which the Vendor might reasonably be expected to have knowledge, including any Notice of intention to acquire under section 6 of the *Land Acquisition and Compensation Act 1986 (Vic)*:

(a) None to the Vendor's knowledge.

6.2 Particulars of any notices, property management plans, reports or orders in respect of the Property issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the Property for agricultural purposes:

(a) There are no notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.

#### 7. Bushfire prone

---

7.1 The Property **is not** in a bushfire prone area within the meaning of regulations made under the *Building Act 1993 (Vic)*.

## **8. Owners' corporation**

---

8.1 The Property **is not** affected by an owners' corporation within the meaning of the *Owners Corporations Act 2006* (Vic).

## **9. Growth areas infrastructure contribution (GAIC)**

---

9.1 The property **is not** affected by GAIC.

## **10. Disclosure of energy efficiency information**

---

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

- (a) used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) having a net lettable area of at least 1000 sqm, (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.**

## **11. Registered Title**

---

11.1 Attached are copies of the following documents concerning the title to the Property:

- (a) Register search statement for Certificate of Title: Volume 8333 Folio 213;
- (b) Plan of Subdivision or proposed Plan of Subdivision 53713;

## **12. Due diligence checklist**

---

12.1 The due diligence checklist is attached.

**13. Signing**

---

Date of this Statement:

30 JAN 2024

Signed by the Vendor:

-----  
**Beverley June Van Zeyl**



Signed by the Purchaser(s):

-----  
*Print full name:*

-----  
*Print full name:*

Date of the Purchaser Acknowledgement:

/ /

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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 08333 FOLIO 213

Security no : 124112136059H  
Produced 25/01/2024 10:17 AM

LAND DESCRIPTION

Lot 56 on Plan of Subdivision 053713.  
PARENT TITLES :  
Volume 08264 Folio 047      Volume 08305 Folio 828  
Created by instrument B214382 02/02/1962

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
BEVERLEY JUNE VAN ZEYL of 46 ROWSON ST BORONIA 3155  
S718562H 01/10/1993

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP053713 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 46 ROWSON STREET BORONIA VIC 3155

DOCUMENT END

The information supplied by Lexis Nexis has been obtained from GlobalX Pty Ltd by agreement between them. The information supplied has been obtained by GlobalX Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System.

**PLAN OF SUBDIVISION OF  
 PART OF CROWN ALLOTMENT 58<sup>B</sup>  
 PARISH OF SCORESBY**

**COUNTY OF MORNINGTON**

VOL.8264 FOL.047  
 VOL.8305 FOL.828

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

*Note. For datum of bearings & additional  
 Reference Marks, see copy of fieldnotes.*

SEE SHEET 2

**LP 53713**  
 EDITION 1  
 PLAN MAY BE LODGED 21/06/1961

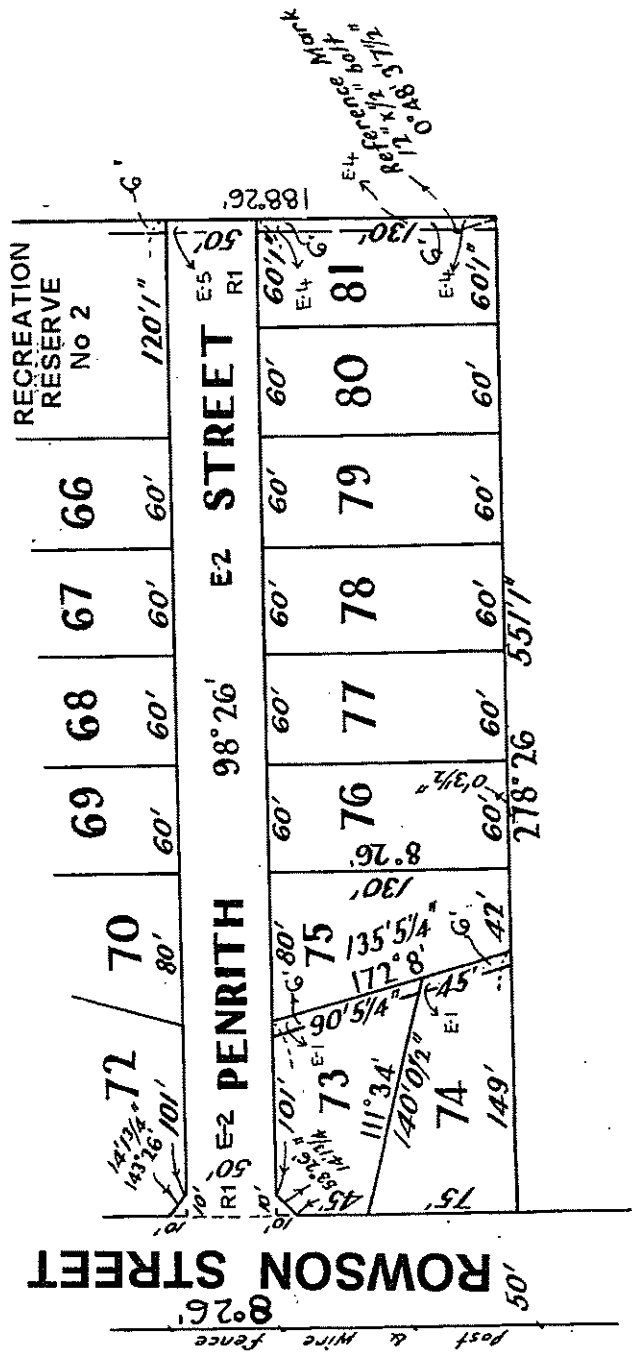
**APPROPRIATIONS**  
 THE LAND MARKED E-1 & E-4  
 IS APPROPRIATED OR SET  
 APART FOR EASEMENTS OF  
 DRAINAGE

THE LAND MARKED E-2 & E-5  
 IS APPROPRIATED OR SET  
 APART FOR EASEMENTS OF  
 WAY AND DRAINAGE

**ENCUMBRANCES**  
 THE LAND MARKED E-3, E-4  
 & E-5 ENCUMBERED BY THE  
 DRAINAGE EASEMENT  
 CREATED BY INST. 2682906

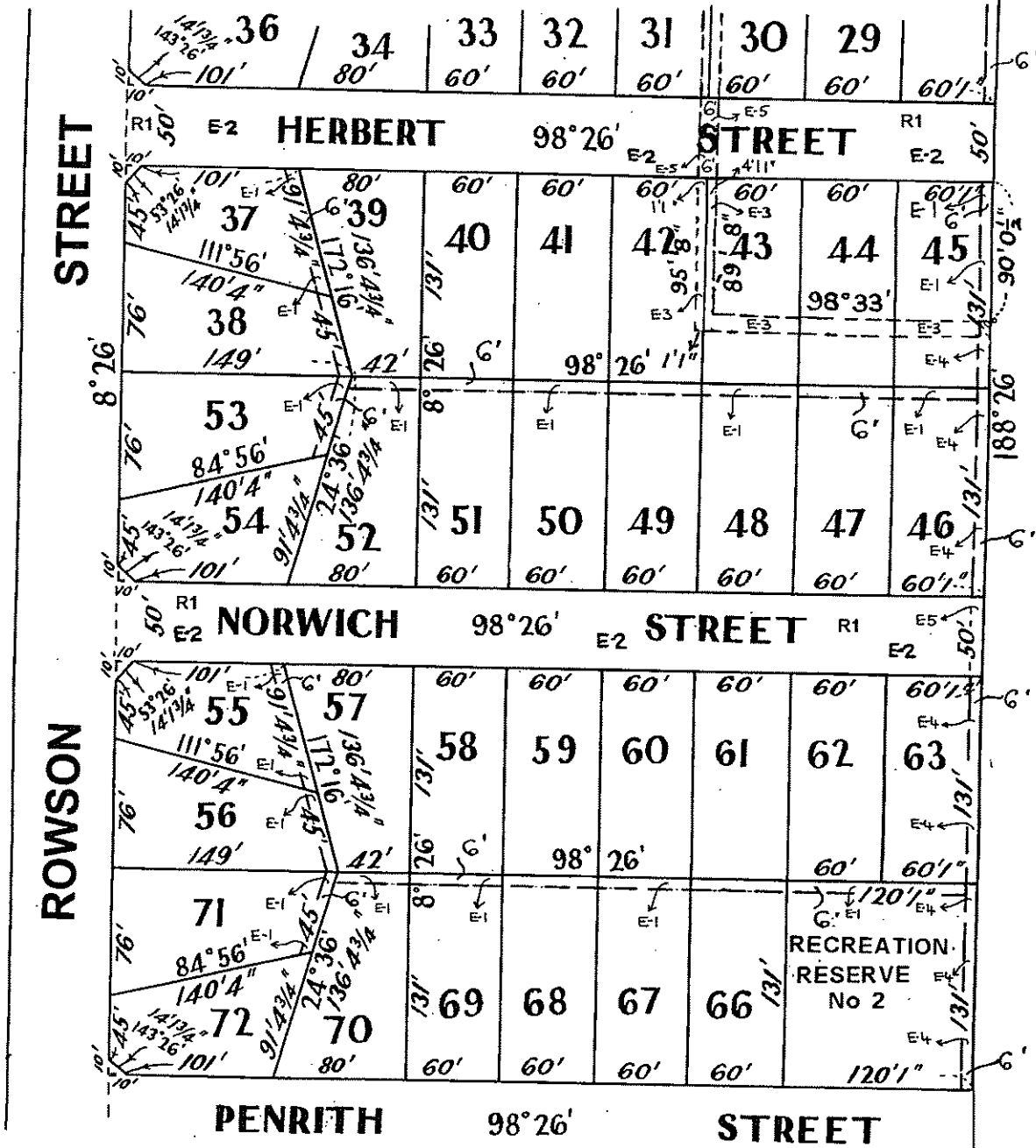
R1 = E-2 AND E-5

**3 SHEETS  
 SHEET 1**



LP 53713

SEE SHEET 3



SEE SHEET 1

3 SHEETS  
SHEET 2





# PLANNING CERTIFICATE

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

**CERTIFICATE REFERENCE NUMBER**

997397

**APPLICANT'S NAME & ADDRESS**

CHANDRIKA WIJAYARATNE C/- GXS  
MELBOURNE

**VENDOR**

VAN ZEYL, BEVERLEY JUNE

**PURCHASER**

N/A

**REFERENCE**

22400813

This certificate is issued for:

LOT 56 PLAN LP53713 ALSO KNOWN AS 46 ROWSON STREET BORONIA  
KNOX CITY

The land is covered by the:

KNOX PLANNING SCHEME

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

The land:

- is included in a NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4
- is within a VEGETATION PROTECTION OVERLAY - SCHEDULE 3

A detailed definition of the applicable Planning Scheme is available at :

<http://planningschemes.dpcd.vic.gov.au/schemes/knox>

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:

<http://vhd.heritage.vic.gov.au/>

25 January 2024  
Sonya Kilkenny  
Minister for Planning

Additional site-specific controls may apply.  
The Planning Scheme Ordinance should be checked carefully.  
The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

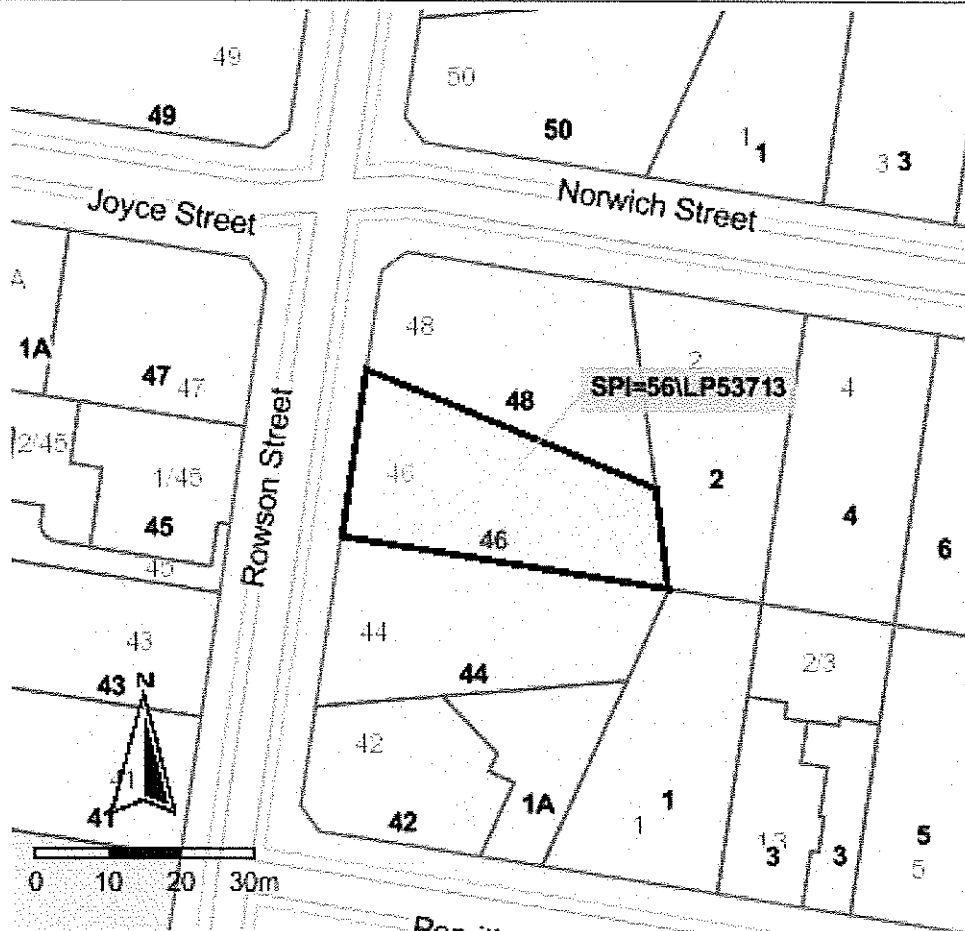
LANDATA@  
T: (03) 9102 0402  
E: [landata.enquiries@servictoria.com.au](mailto:landata.enquiries@servictoria.com.au)

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

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

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

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



Copyright © State Government of Victoria. Service provided by [maps.land.vic.gov.au](http://maps.land.vic.gov.au)

Choose the authoritative Planning Certificate

*Why rely on anything less?*

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.

Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 25 January 2024 10:35 AM

## PROPERTY DETAILS

Address: **46 ROWSON STREET BORONIA 3155**  
 Lot and Plan Number: **Lot 56 LP53713**  
 Standard Parcel Identifier (SPI): **56\LP53713**  
 Local Government Area (Council): **KNOX**  
 Council Property Number: **119610**  
 Planning Scheme: **Knox**  
 Directory Reference: **Melway 64 H8**

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

[Planning Scheme - Knox](#)

## 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: **NORTH-EASTERN METROPOLITAN**  
 Legislative Assembly: **BAYSWATER**

## OTHER

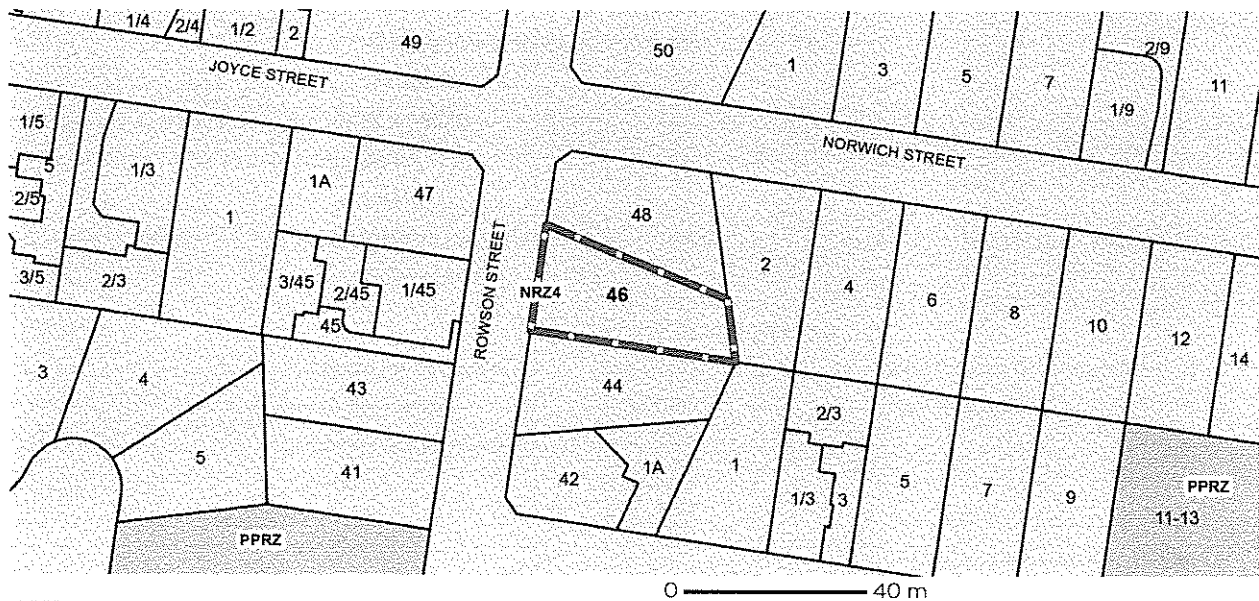
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



NRZ - Neighbourhood Residential      PPRZ - Public Park and Recreation

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

Copyright © - State Government of Victoria

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

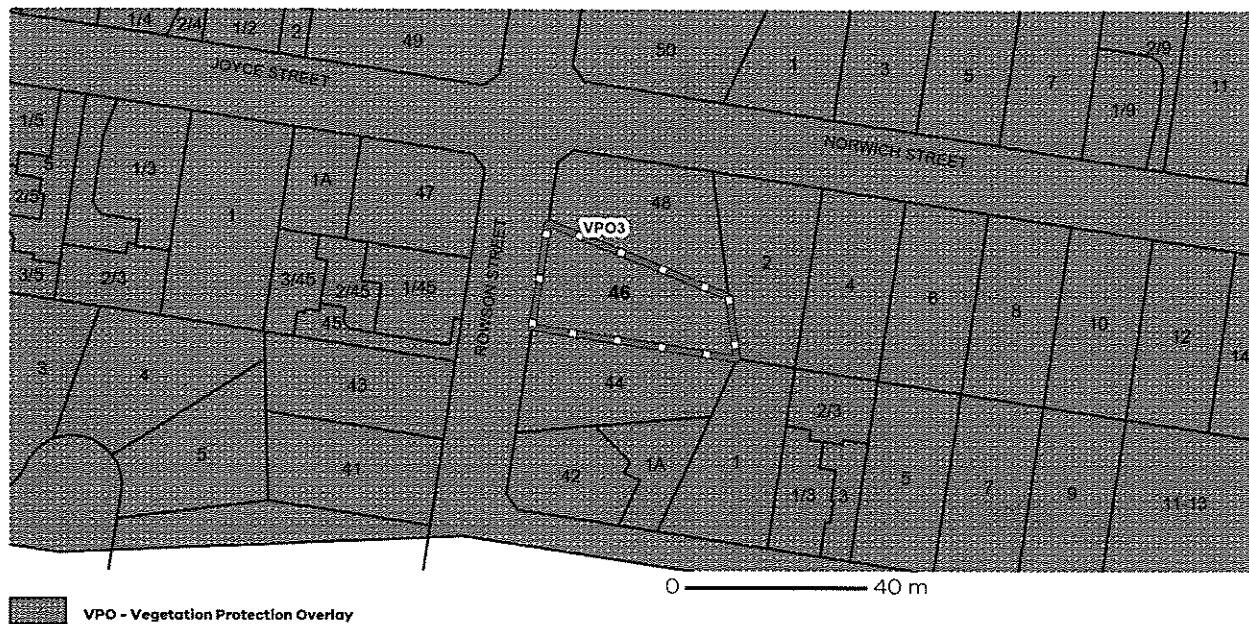
Read the full disclaimer at <https://www.delap.vic.gov.au/disclaimer>

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

## Planning Overlay

VEGETATION PROTECTION OVERLAY (VPO)

VEGETATION PROTECTION OVERLAY - SCHEDULE 3 (VPO3)



 VPO - Vegetation Protection Overlay

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

## Further Planning Information

Planning scheme data last updated on 7 December 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may apply to the land.

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

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

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

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

Copyright © - State Government of Victoria

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

Read the full disclaimer at <https://www.civilservice.vic.gov.au/disclaimer>

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

## Designated Bushfire Prone Areas

**This property is not in a designated bushfire prone area.  
No special bushfire construction requirements apply. Planning provisions may apply.**

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

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



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

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

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

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

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

## Native Vegetation

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

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

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

Copyright © - State Government of Victoria

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

Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 37C (b) of the Sale of Land 1962 (Vic)

**LAND INFORMATION CERTIFICATE**  
**SECTION 121 LOCAL GOVERNMENT ACT 2020**  
**LOCAL GOVERNMENT (LAND INFORMATION) REGULATIONS 2021**



**Landata (Web Service)**  
**LEVEL 12/2 Lonsdale St**  
**MELBOURNE VIC 3000**

**APPLICANT REFERENCE:** 71609062-011-9:46732  
**DATE:** 25-Jan-2024  
**CERTIFICATE NO.** 101069



**BILLER CODE:** 18077  
**REF. NO.** 1196105

This certificate PROVIDES information regarding valuations, rates, charges, other moneys 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 Council or the relevant Authority. A fee may be charged for such information.

**ASSESSMENT NO:** 1196105

**PROPERTY LOCATION:** 46 Rowson Street  
 BORONIA VIC 3155

**VALUATIONS**

**SITE VALUE:** \$595,000

**CAPITAL IMPROVED VALUE:** \$755,000

**NET ANNUAL VALUE:** \$37,750

**RELEVANT DATE:** 01/01/2023

**OPERATIVE DATE:** 01/07/2023

**TITLE DETAILS:** LOT 56 LP 53713

**CONFIRMATION OF RATES & CHARGES SHOWN ON THIS CERTIFICATE WILL BE GIVEN FOR 90 DAYS AFTER ISSUE DATE.**

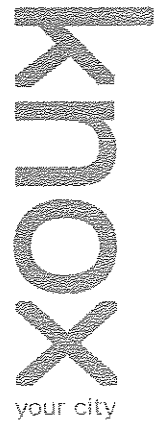
**CERTIFICATE SHOULD BE UPDATED IMMEDIATELY PRIOR TO SETTLEMENT. INCORRECT SETTLEMENT CHEQUES MAY BE RETURNED.**

**PROPERTY RATES & CHARGES FOR THE FINANCIAL YEAR ENDING 30/6/2024**

<u>RATES &amp; CHARGES</u>	<u>LEVIED</u> \$	<u>BALANCE</u> \$
ARREARS (RATES, WASTE, INTEREST, FSPL, LLCC) B/F 30/6/2023 <b>DUE AND PAYABLE IMMEDIATELY</b>		<b>\$0.00</b>
INTEREST	\$0.00	
LEGAL COSTS	\$0.00	
GENERAL RATES	\$1,149.75	
OPTIONAL GARBAGE CHARGES	\$61.70	
RESIDENTIAL GARBAGE CHARGES	\$434.90	
OPTIONAL GREEN WASTE CHARGE	\$0.00	
STATE FIRE SERVICES PROPERTY LEVY	\$159.70	
STATE GOVT LANDFILL LEVY	\$0.00	
<b>SUB TOTAL RATES AND CHARGES DUE</b>	<b>\$1,806.05</b>	<b>\$1,806.05</b>
PENSION REBATE	\$-403.20	
RECEIPTS	\$-1,402.85	
<b>TOTAL RATES AND CHARGES DUE</b>		<b>\$0.00</b>
<b>SPECIAL RATES /SPECIAL CHARGES</b>		<b>\$0.00</b>
<b>OPEN SPACE CONTRIBUTION</b>		<b>\$ 0.00</b>
<b>TOTAL OUTSTANDING</b>		<b>\$ 0.00</b>

**RATES NOT BEING PAID BY INSTALMENTS ARE DUE AND PAYABLE IN FULL BY 15 FEBRUARY 2024 AND INTEREST AT THE RATE OF 10% WILL CONTINUE TO ACCRUE ON ANY OVERDUE RATES AND CHARGES UNTIL PAID IN FULL**

**LAND INFORMATION CERTIFICATE**  
**SECTION 121 LOCAL GOVERNMENT ACT 2020**  
**LAND INFORMATION CERTIFICATE REGULATIONS 2021**



*CERTIFICATE NO:* 101069

-----  
The Local Government Act 1989, Section 175, requires all arrears amounts to be paid in full immediately upon settlement.

*PROPERTY LOCATION*      LOT 56 LP 53713

-----  
**NOTICES AND ORDERS**

There are no conditions associated with this property.

-----  
**FLOOD LEVEL**

THIS COUNCIL DOES NOT SPECIFY FLOOD LEVELS  
Information in regard to any designated Flood Level may be obtained from Land Development Team Melbourne Water.

-----  
**POTENTIAL LIABILITIES**

Notices and Orders issued as described above:  
**NOTE: Directions to clear FIRE HAZARDS will be issued to all owners of vacant land during the high fire danger period. Although there may be no charge shown on this Certificate it is possible that a charge will exist by the settlement date.**

-----  
**ADDITIONAL INFORMATION**

-----  
I acknowledge having received the sum of \$28.90 being the fee for this certificate.

Delegated Officer:  Authorised By: ta



Chandrika Wijeyaratne  
E-mail: [certificates@landata.vic.gov.au](mailto:certificates@landata.vic.gov.au)

Statement for property:  
LOT 56 46 ROWSON STREET  
BORONIA 3155  
56 LP 53713

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
56K//17484/38	LANDATA CER 71609062-020-1	25 JANUARY 2024	45824985

### 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.

<b>Parks Victoria - Parks Service Charge</b>	01/01/2024 to 31/03/2024	\$21.21
<b>Melbourne Water Corporation Total Service Charges</b>	01/01/2024 to 31/03/2024	\$29.54
<b>Water Service Charge</b>	01/01/2024 to 31/03/2024	\$21.48
<b>Sewerage Service Charge</b>	01/01/2024 to 31/03/2024	\$94.37
<b>Subtotal Service Charges</b>		<u>\$166.60</u>
<b>Payments</b>		\$166.60
<b>TOTAL UNPAID BALANCE</b>		\$0.00

- The meter at the property was last read on 09/01/2024. Fees accrued since that date may be estimated by reference to the following historical information about the property:

**Water Usage Charge** \$0.79 per day

- 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:



LARA SALEMBIER  
GENERAL MANAGER  
CUSTOMER EXPERIENCE

**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 (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.

To assist in identifying if the property is connected to South East Waters sewerage system, connected by a shared, combined or encroaching drain, it is recommended you request a copy of the Property Sewerage Plan. A copy of the Property Sewerage Plan may be obtained for a fee at [www.southeastwater.com.au](http://www.southeastwater.com.au) Part of the Property Sewerage Branch servicing the property may legally be the property owners responsibility to maintain not South East Waters. Refer to Section 11 of South East Waters Customer Charter to determine if this is the case. A copy of the Customer Charter can be found at [www.southeastwater.com.au](http://www.southeastwater.com.au). When working in proximity of drains, care must be taken to prevent infiltration of foreign material and or ground water into South East Waters sewerage system. Any costs associated with rectification works will be charged to the property owner.

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](mailto:infostatements@sew.com.au)

AUTHORISED OFFICER:



LARA SALEMBIER  
GENERAL MANAGER  
CUSTOMER EXPERIENCE

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

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.

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:

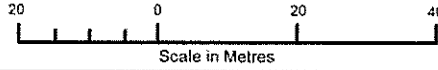


LARA SALEMBIER  
GENERAL MANAGER  
CUSTOMER EXPERIENCE

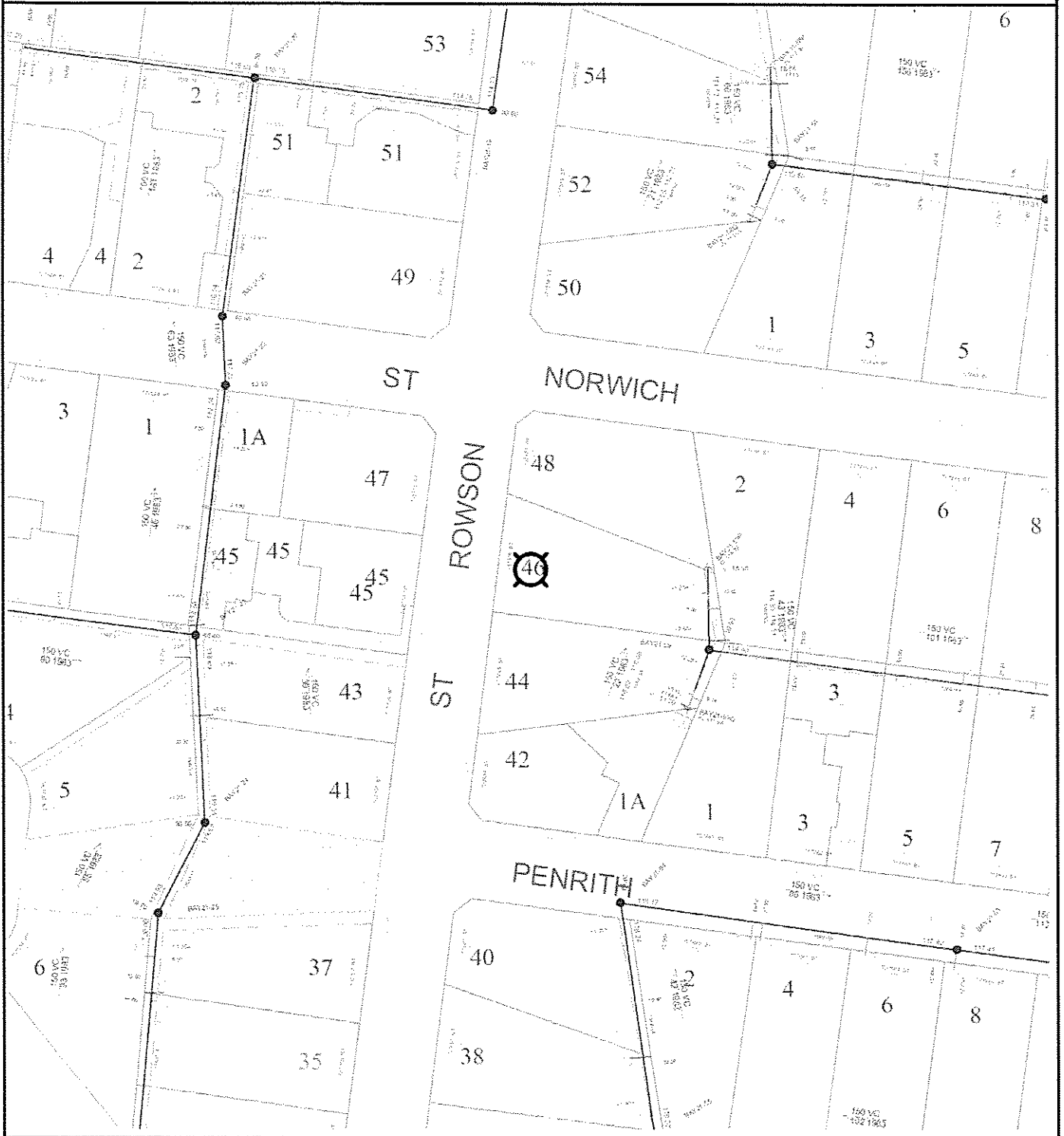
**South East Water**  
**Information Statement Applications**  
PO Box 2268, Seaford, VIC 3198



Case Number: 45824985



Date: 25JANUARY2024



**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.



# ASSET INFORMATION - WATER

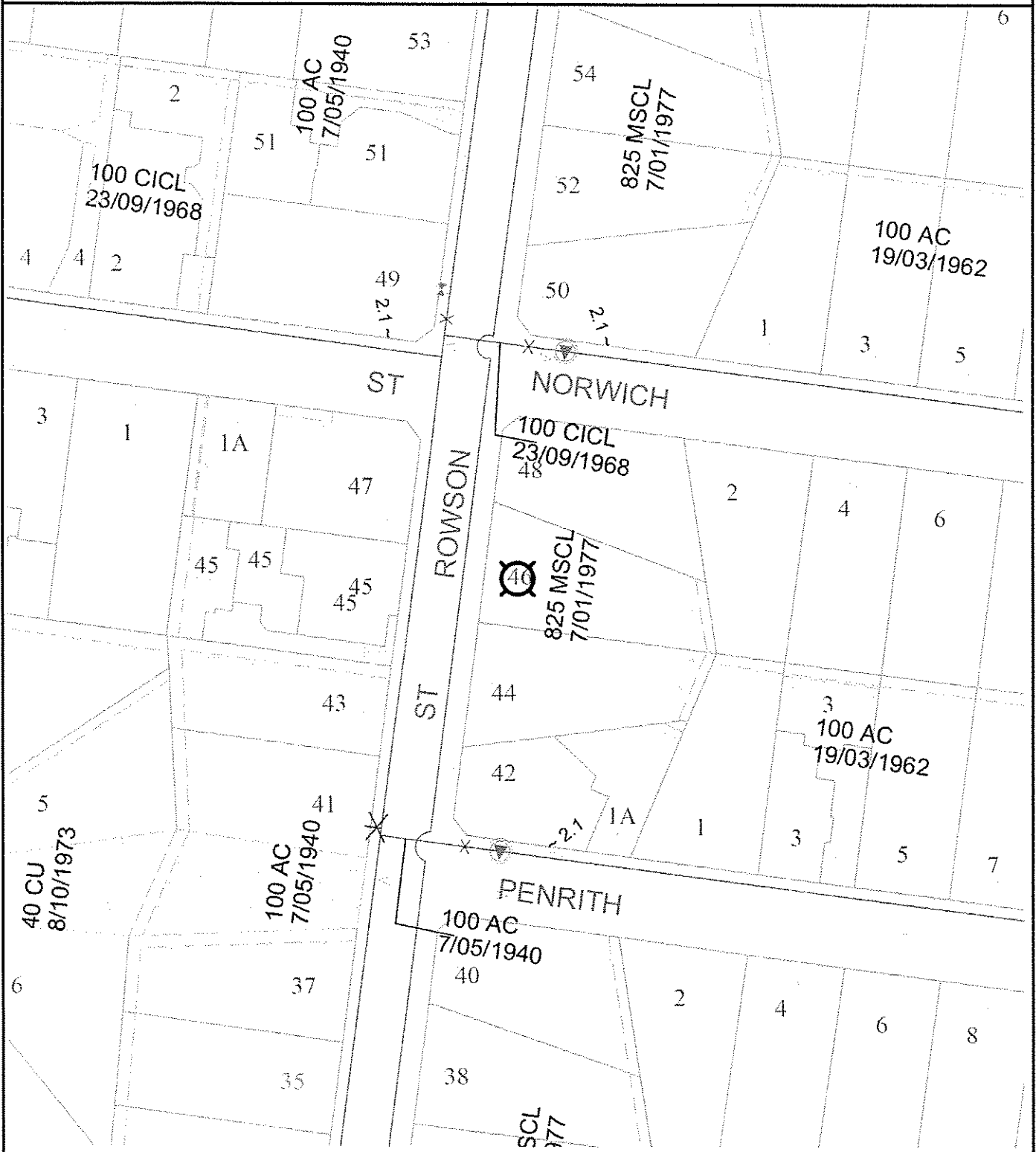


Property: Lot 56 46 ROWSON STREET BORONIA 3155



Case Number: 45824985

Date: 25JANUARY2024



**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.

### LEGEND

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



# ASSET INFORMATION - RECYCLED WATER

(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

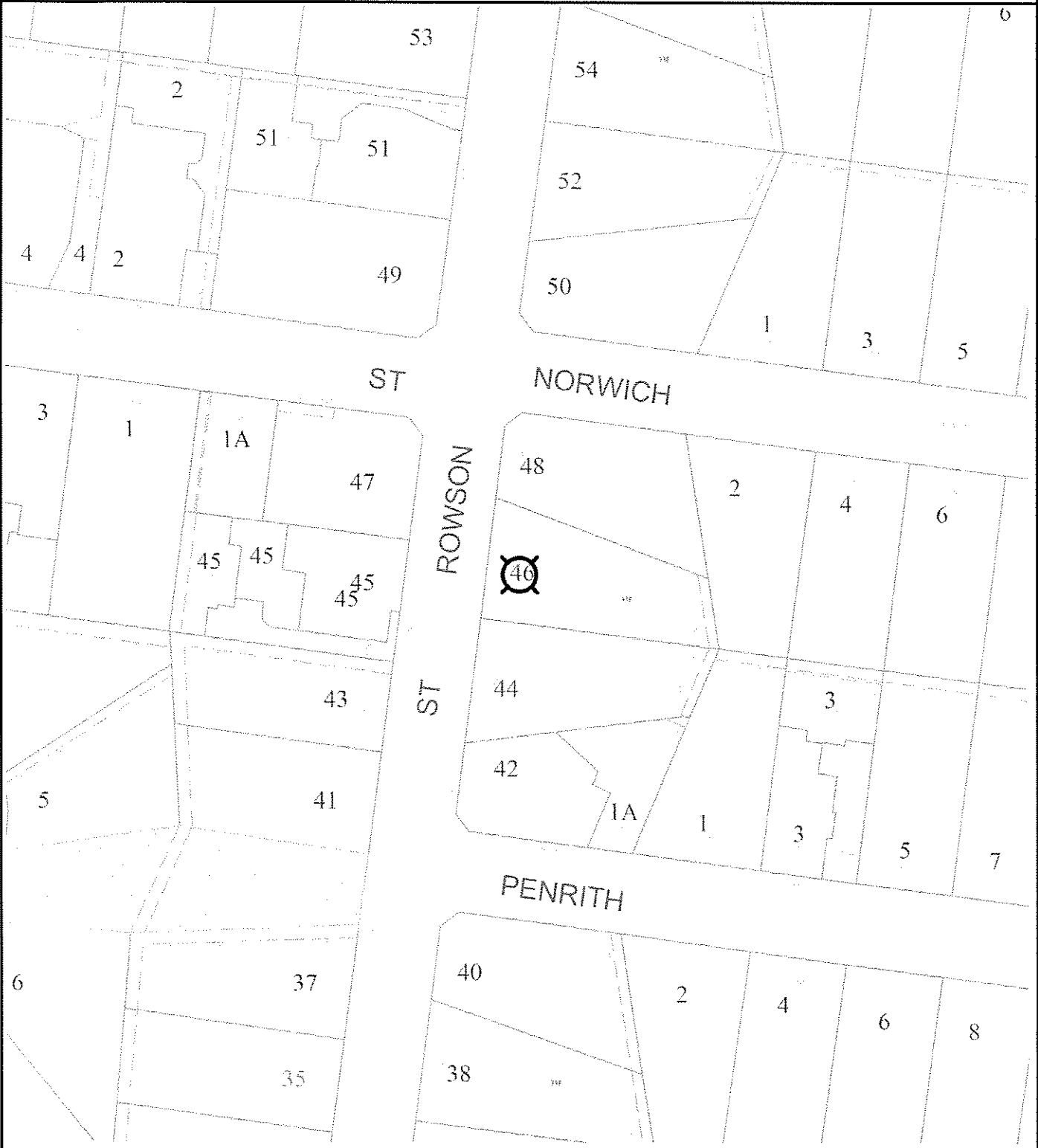
Property: Lot 56 46 ROWSON STREET BORONIA 3155



Case Number: 45824985



Date: 25JANUARY2024



**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.

### LEGEND

	Title/Road Boundary		Subject Property		Hydrant
	Proposed Title/Road		Recycled Water Main Valve		Fireplug/Washout
	Easement	200 CIEL 26.9.1975	Recycled Water Main & Services	~ 1.0	Offset from Boundary

# Property Clearance Certificate

## Land Tax



CHANDRIKA WIJEYARATNE

Your Reference: LD:71618150-008-5.22400813

Certificate No: 68512152

Issue Date: 25 JAN 2024

Enquiries: ESYSPROD

Land Address: 46 ROWSON STREET BORONIA VIC 3155

Land Id	Lot	Plan	Volume	Folio	Tax Payable
10098706	56	53713	8333	213	\$0.00

Vendor: BEVERLEY VAN ZEYL

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
ADRIAN WILLIAM VAN ZEYL	2024	\$595,000	\$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 IMPROVED VALUE: \$755,000

SITE VALUE: \$595,000

CURRENT LAND TAX CHARGE: \$0.00

# Notes to Certificate - Land Tax

Certificate No: 68512152

---

## Power to issue Certificate

1. 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

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. 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

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 = \$2,235.00


Taxable Value = \$595,000

Calculated as \$1,350 plus ( \$595,000 - \$300,000) multiplied by 0.300 cents.

---

## Land Tax - Payment Options

**BPAY**



Billers Code: 5249  
Ref: 68512152

**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: 68512152

**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)

Property Clearance Certificate updates are available at [sro.vic.gov.au/certificates](http://sro.vic.gov.au/certificates)



# Property Clearance Certificate

## Windfall Gains Tax



CHANDRIKA WIJEYARATNE

Your Reference: LD:71618150-008-5.22400813

Certificate No: 68512152

Issue Date: 25 JAN 2024

Land Address: 46 ROWSON STREET BORONIA VIC 3155

Lot	Plan	Volume	Folio
56	53713	8333	213

Vendor: BEVERLEY VAN ZEYL

Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		\$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.

Paul Broderick  
Commissioner of State Revenue

<b>CURRENT WINDFALL GAINS TAX CHARGE:</b> \$0.00
---



# Notes to Certificate - Windfall Gains Tax

Certificate No: 68512152

## Power to issue Certificate

1. 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

2. 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

7. 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

8. 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.
9. 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

<b>BPAY</b>

Billers Code: 416073 Ref: 68512151
<b>Telephone &amp; Internet Banking - BPAY®</b>
Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.
<a href="http://www.bpay.com.au">www.bpay.com.au</a>

<b>CARD</b>

Ref: 68512151
<b>Visa or Mastercard</b>
Pay via our website or phone 13 21 61. A card payment fee applies.
<a href="http://sro.vic.gov.au/payment-options">sro.vic.gov.au/payment-options</a>

<b>Important payment information</b>
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.

# Due diligence checklist

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

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

## Urban living

### Moving to the inner city?

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

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

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

## Growth areas

### Are you moving to a growth area?

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

## Flood and fire risk

### Does this property experience flooding or bushfire?

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

## Rural properties

### Moving to the country?

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

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

### Can you build new dwellings?

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

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

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

## Soil and groundwater contamination

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

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

(04/10/2016)

## Land boundaries

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

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

## Planning controls

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

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

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

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

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

## Safety

### Is the building safe to live in?

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

## Building permits

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

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

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

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

## Utilities and essential services

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

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

## Buyers' rights

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

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

(04/10/2016)