

HOUSE & LAND CONVEYANCING PTY LTD

1458 Burwood Highway Upwey, Vic 3158
P. O. Box 1207, Upwey Vic 3158
P: 03 9754 8777 E: info@houseandlandconveyancing.com.au

Vendor's Statement to the Purchaser of Real Estate pursuant to
Section 32 of The Sale of Land Act 1962 (VIC) ("the act")

VENDOR: Jack Raymond Hill and Kelly Louise Hill

PROPERTY: 159 Belgrave-Gembrook Road SELBY VIC 3159

32A FINANCIAL MATTERS

Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is as follows-

Provider	Amount (& interest if any)	Period
Yarra Ranges Shire Council	\$2,123.20	Per annum
Yarra Valley Water-	\$300.00	Per annum
Do not exceed \$4,000.00pa		

Any further amounts for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- **None to the vendors knowledge**

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

32A(b) The particulars of any Charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under the charge are as follows:-
Not Applicable

32A(ca) **Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPTR Act)**

- (i) The land **is / is not** tax reform scheme land within the meaning of The Commercial and Industrial Property Tax Reform Act 2024.
- (ii) The Australian Valuation Property Classification Code (within the meaning of the CIPTR Act) most recently allocated to the land is set out in the attached municipal rates notice or property Clearance certificate: - **Not applicable**
- (iii) If the land is tax reform scheme land within the meaning of the CIPTR Act, the entry date within the meaning of the CIPTR Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows:- **Not applicable**

32B INSURANCE

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - **Not Applicable**
- (b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:-
Not Applicable

32C LAND USE

(a) RESTRICTIONS

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

SECTION 32 STATEMENT
159 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159

Description:- **As set out in copy title documents annexed hereto.**

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

(b) BUSHFIRE

This land is in a designated bushfire- prone area within the meaning of the regulations made under the *Building Act 1993*.

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme: Yarra Ranges Shire Council Planning Scheme
Responsible Authority: Yarra Ranges Shire Council
Zoning: GWAZ - Green Wedge A Zone
Planning Overlay/s: BMO or WMO - Bushfire Management Overlay, EMO - Erosion Management Overlay, SLO - Significant Landscape Overlay

32D NOTICES

- (a) Particulars of any Notice, Order, Declaration, Report or recommendation of a Public Authority or Government Department or approved proposal directly and currently affecting the land of which the Vendor might reasonably be expected to have knowledge are:- **None to the Vendors knowledge** However the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor
- (b) **The Vendor is not aware** of any Notices, Property Management Plans, Reports or Orders in respect of the land issued by a Government Department or Public Authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.
- (c) Particulars of any Notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act, 1986* are: **Not Applicable**

32E BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):- **No such Building Permit has been granted to the Vendors knowledge.**

32F OWNERS CORPORATION

The Land is NOT affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006*.

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

- (1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –
- land that is to be transferred under the agreement.
 - land on which works are to be carried out under the agreement (other than Crown land).
 - land in respect of which a GAIC is imposed

SECTION 32 STATEMENT
159 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159

32H SERVICES

Service	Status
Electricity supply	Connected
Gas supply	Connected
Water supply	Not Connected/Tank
Sewerage	Not Connected/Septic
Telephone services	Connected

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate their account with the service provider before settlement, and the purchaser will have to have the service reconnected.

32I TITLE

Attached are the following document/s concerning Title:

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

DUE DILIGENCE CHECKLIST

A copy of the Due Diligence Checklist is attached.



DATE OF THIS STATEMENT

29 / 03 /20 25

Name of the Vendor

Jack Raymond Hill and Kelly Louise Hill

Signature/s of the Vendor

x  

SECTION 32 STATEMENT
159 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159

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

DATE OF THIS ACKNOWLEDGMENT

	/		/20	25
--	---	--	-----	----

Name of the Purchaser

Signature/s of the Purchaser

x

IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

Undischarged mortgages – S32A(a)

Where the land is to be sold subject to a mortgage (registered or unregistered) which is not to be discharged before the purchaser becomes entitled to possession or receipt of rents and profits, then the vendor must provide an additional statement including the particulars specified in Schedule 1 of the *Sale of Land Act 1962*.

Terms contracts – S32A(d)

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

Due Diligence Checklist



What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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Register Search Statement - Volume 10478 Folio 695

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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 10478 FOLIO 695

Security no : 124122812224F
Produced 13/03/2025 03:54 PM

LAND DESCRIPTION

Land in Plan of Consolidation 363202A.

PARENT TITLES :

Volume 05896 Folio 082 Volume 06381 Folio 006
Created by instrument PC363202A 15/11/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

KELLY LOUISE HILL of UNIT 9 52-54 SHINNERS AVENUE BERWICK VIC 3806
JACK RAYMOND HILL of 1 GARDEN STREET COCKATOO VIC 3781 Executor(s) of JOHN
EDWIN HILL deceased
AY604745A 18/11/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM876842K 23/06/2016
PERPETUAL CORPORATE TRUST 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 PC363202A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY604490H (E)	CONV PCT & NOM ECT TO LC	Completed	18/11/2024
AY604745A (E)	TRANSMISSION APPLICATION	Registered	18/11/2024

-----END OF REGISTER SEARCH STATEMENT-----
Additional information: (not part of the Register Search Statement)

Street Address: 159 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159

ADMINISTRATIVE NOTICES

NIL

eCT Control 25824J GREEN MORTGAGE LAWYERS
Effective from 18/11/2024

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 13/03/2025, for Order Number 87256128. Your reference: 4157Hill32.

1	2	3	4	5	6
PLAN OF CONSOLIDATION			LTO use only EDITION 1	Plan Number PC 363202 A	
Location of Land Parish: NARREE WORRAN Township: _____ Section: A Crown Allotment: 3 ^B Crown Portion: _____ LTO base record: DCMB Title References: VOL 5896 FOL 082 VOL 6381 FOL 006 Last Plan Reference: LOTS 20 & 21 LP 9210 Postal Address: 159 BELGRAVE-GEMBROOK ROAD SELBY AMG Co-ordinates: E 357 250 Zone 55 (of approx. centre of plan) N 5802 450		Council Certification and Endorsement Council Name: YARRA RANGES SHIRE COUNCIL Ref: 6904 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Council Delegate Council seal Date		LTO use only Statement of Compliance / Exemption Statement Received <input checked="" type="checkbox"/> Date 22/10/99 LTO use only PLAN REGISTERED TIME 8:40 am DATE 15/11/99 <i>S. Succarell</i> Assistant Registrar of Titles Notations Depth Limitation: Does not apply	
Easement Information					
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
Survey:- This plan is/is not based on survey. This survey has been connected to permanent marks no(s). In proclaimed Survey Area no.					
NICHOLAS PETRIS & ASSOC. P/L ACN 005 633 081 ENVIRONMENTAL PLANNING & DEVELOPMENT CONSULTANTS LAND SURVEYORS Unit 1 1569 Burwood Highway, Belgrave 3160 Telephone: (03)9754 3930 Fax: (03)9752 5069					SHEET 1 OF 1 SHEETS
ORIGINAL SHEET SIZE A3	SCALE 1:500	LICENSED SURVEYOR (PRINT) <u>PETER CLYDE HANSEN</u> SIGNATURE _____ DATE <u>27/9/99</u> REF <u>4008</u> VERSION <u>1</u>		DATE <u>30/9/99</u> COUNCIL DELEGATE SIGNATURE _____	
1	2	3	4	5	6

Planning Certificate

PROPERTY DETAILS

Property Address: 159 BELGRAVE-GEMBROOK ROAD SELBY VIC 3159
Title Particulars: Vol 10478 Fol 695
Vendor: KELLY LOUISE HILL, JACK RAYMOND HILL
Purchaser: N/A

Certificate No: 128355668

Date: 13/03/2025

Matter Ref: 87256128

Client: House & Land
Conveyancing

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 2 (BELGRAVE-GEMBROOK ROAD)

APPLICABLE OVERLAYS

BUSHFIRE MANAGEMENT OVERLAY

EROSION MANAGEMENT OVERLAY

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1

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

 **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

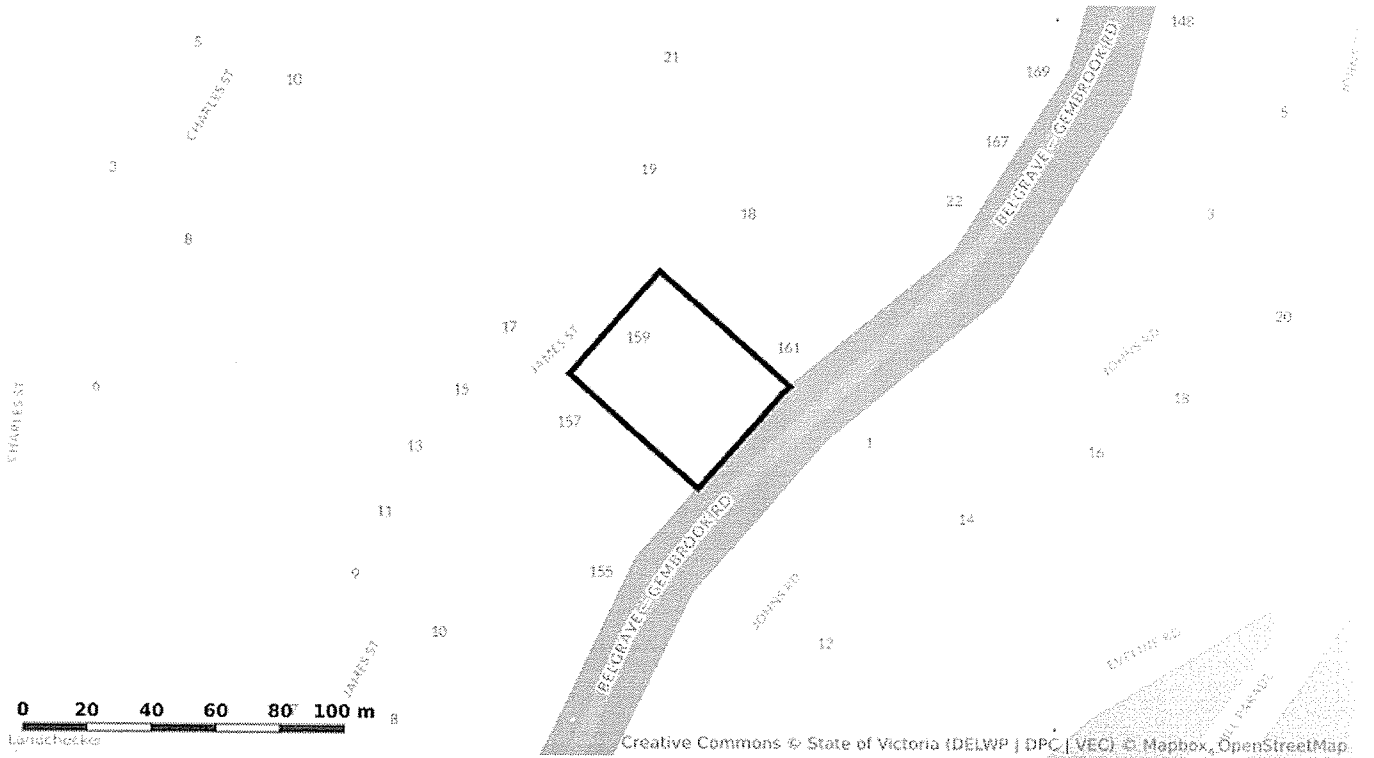
The Minister for Planning is the responsible authority for amending and approving the Master Plan required under Schedule 4 to the Special Use Zone.

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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PLANNING ZONES MAP



ZONING

- GWAZ1 - GREEN WEDGE A ZONE - SCHEDULE 1
- PCRZ - PUBLIC CONSERVATION AND RESOURCE ZONE
- TRZ2 - TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

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

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YARRA VALLEY WATER
ABN 53 965 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

13th March 2025

House & Land Conveyancing via Dye & Durham Propert
DYEDURHAM

Dear House & Land Conveyancing via Dye & Durham Propert,

RE: Application for Water Information Statement

Property Address:	159 BELGRAVE-GEMBROOK ROAD SELBY 3159
Applicant	House & Land Conveyancing via Dye & Durham Propert DYEDURHAM
Information Statement	30925343
Conveyancing Account Number	2469580000
Your Reference	4157Hill32

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address propertyflow@yvw.com.au. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,

Lisa Anelli
GENERAL MANAGER
RETAIL SERVICES



YARRA VALLEY WATER
ABN 93 066 992 591

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

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E enquiry@yvw.com.au
yvw.com.au

Yarra Valley Water Property Information Statement

Property Address	159 BELGRAVE-GEMBROOK ROAD SELBY 3159
------------------	---------------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

Existing sewer mains will be shown on the Asset Plan. If no assets can be seen, email easyaccess@yvw.com.au to seek servicing options available to the property.

Existing sewer mains will be shown on the Asset Plan.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.



YARRA VALLEY WATER
ABN 93 066 692 501

Lucknow Street
Mitocham Victoria 3132

Private Bag 1
Mitocham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

Melbourne Water Property Information Statement

Property Address	159 BELGRAVE-GEMBROOK ROAD SELBY 3159
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STATEMENT UNDER SECTION 158 WATER ACT 1989

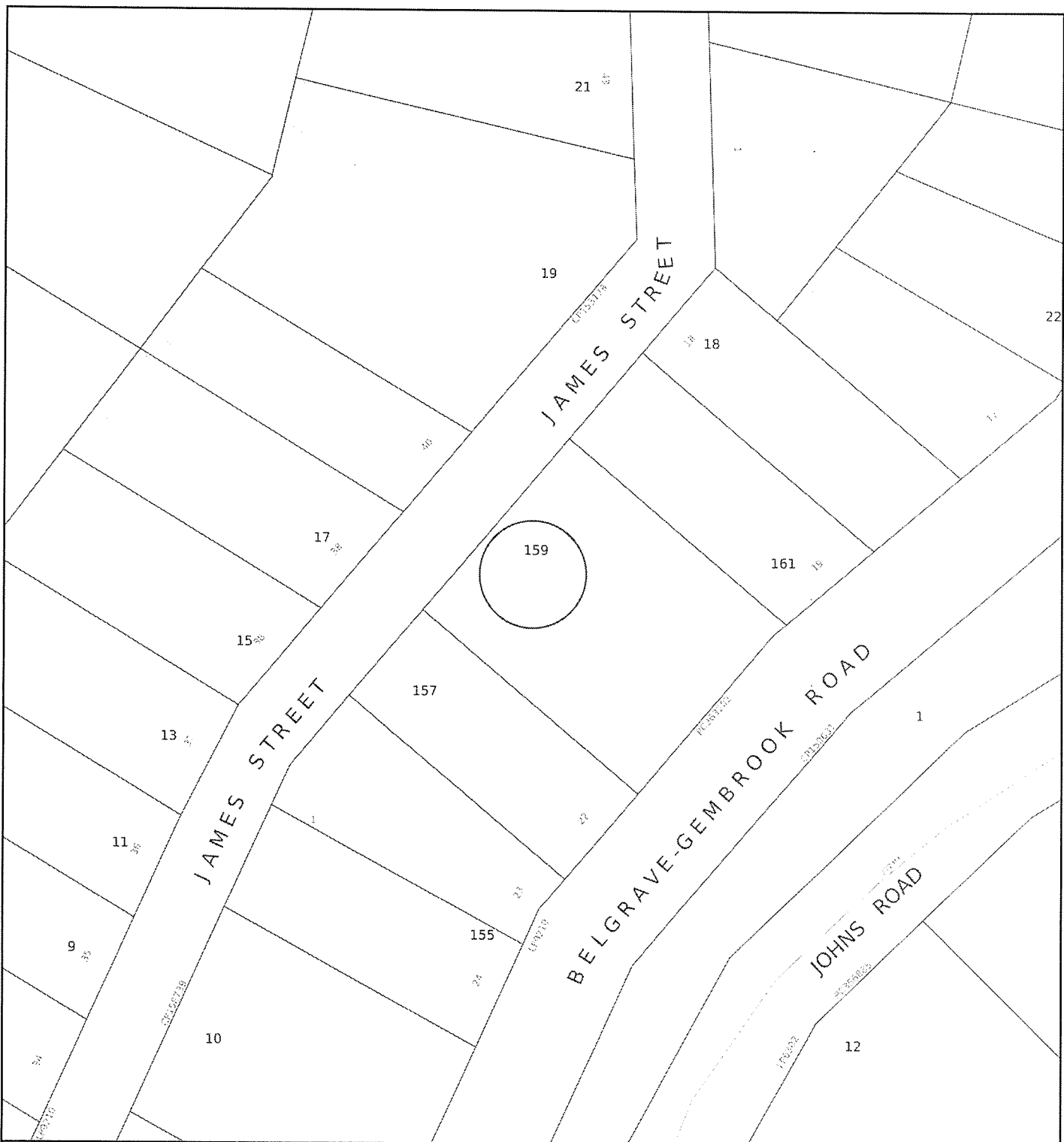
THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

















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.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.



Yarra Valley Water Information Statement Number: 30925343	Address 159 BELGRAVE-GEMBROOK ROAD SELBY 3159		 Yarra Valley Water ABN 93 066 902 501	
	Date 13/03/2025			
	Scale 1:1000			
Existing Title 	Access Point Number GLV2-42 	Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd: - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets; - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information; - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;		
Proposed Title 	Sewer Manhole 			MW Drainage Channel Centreline 
Easement 	Sewer Pipe Flow 			MW Drainage Underground Centreline 
Existing Sewer 	Sewer Offset 			MW Drainage Manhole 
Abandoned Sewer 	Sewer Branch 			MW Drainage Natural Waterway 



YARRA VALLEY WATER

ABN 93 695 902 501

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yvw.com.au

House & Land Conveyancing via Dye & Durham Propert
DYEDURHAM
property.certificates@dyledurham.com

RATES CERTIFICATE

Account No: 7284267403
Rate Certificate No: 30925343

Date of Issue: 13/03/2025
Your Ref: 4157Hill32

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
159 BELGRAVE-GEMBROOK RD, SELBY VIC 3159		1697110	Residential

Agreement Type	Period	Charges	Outstanding
Parks Fee	01-01-2025 to 31-03-2025	\$21.50	\$0.00
Drainage Fee	01-01-2025 to 31-03-2025	\$16.52	\$0.00
Other Charges:			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
	Balance Brought Forward		\$0.00
	Total for This Property		\$0.00

GENERAL MANAGER
RETAIL SERVICES

Note:

- From 1 July 2023, the Parks Fee has been charged quarterly instead of annually.
- From 1 July 2023, for properties that have water and sewer services, the Residential Water and Sewer Usage charge replaces the Residential Water Usage and Residential Sewer Usage charges.
- This statement details all tariffs, charges, and penalties due and payable to Yarra Valley Water as of the date of this statement and includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
- All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.
- If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchaser's account at settlement.

6. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

7. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up-to-date financial information, please order a Rates Settlement Statement prior to settlement.

8. From 01/07/2024, Residential Water Usage is billed using the following step pricing system: 256.31 cents per kilolitre for the first 44 kilolitres; 327.60 cents per kilolitre for 44-88 kilolitres and 485.34 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for properties with water service only.

9. From 01/07/2024, Residential Water and Sewer Usage is billed using the following step pricing system: 343.42 cents per kilolitre for the first 44 kilolitres; 450.59 cents per kilolitre for 44-88 kilolitres and 523.50 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for residential properties with both water and sewer services.

10. From 01/07/2024, Residential Recycled Water Usage is billed 192.59 cents per kilolitre.

11. From 01/07/2022 up to 30/06/2023, Residential Sewer Usage was calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (/kl) 1.1540 per kilolitre. From 1 July 2023, this charge will no longer be applicable for residential customers with both water and sewer services.

12. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.



YARRA VALLEY WATER
ABN 33 669 932 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

To ensure you accurately adjust the settlement amount, we strongly recommend you book a Special Meter Reading:

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.

Property No: 1697110

Address: 159 BELGRAVE-GEMBROOK RD, SELBY VIC 3159

Water Information Statement Number: 30925343

HOW TO PAY



Bill Code: 314567
Ref: 72842674039

Amount
Paid

Date
Paid

Receipt
Number

