

**JULIAN ALFRED KETSKEMETY AND TERRI MICHELLE  
KETSKEMETY  
("VENDOR")**

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## **VENDOR STATEMENT**

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**31 BAILEY ROAD, COCKATOO 3781**

**FALCONE & ADAMS  
Lawyers  
Level 1 / 329-331 Belgrave-Gembrook Road,  
Emerald VIC 3782  
Tel: 5968 3666  
Email: [office@falconeadams.com.au](mailto:office@falconeadams.com.au)  
JSF:CA:132786E**



# Vendor Statement

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

**Purchaser's signature**..... **Date**  
/ /2025



## 1. FINANCIAL MATTERS

### 1.1 Outgoings

Particulars of any rates, taxes, charges or other similar outgoings including any owners corporation charges or levies (and any interest on them) are as follows:

- (a) Their total does not exceed **\$3,700.00**

There are no amounts for which the Purchaser may become liable as a consequence of the sale of which the Vendor might reasonably be expected to have knowledge which are not included in Item 1.1(a) above, other than any an amount of:

- (b) that proportion of the rates, taxes, charges or other similar outgoings including any owners corporation charges or levies that relates to the Purchaser's ownership and/or occupation of the Land;
- (c) any goods and services tax (if applicable);
- (d) any costs, charges or expenses whatsoever incurred by the Vendor arising directly or indirectly out of failure by the Purchaser to settle on the due date including, without limitation, additional interest under any mortgage affecting the Land.

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

- (a) Are contained and described in the documents and certificates attached to this Vendor Statement (if any).
- (b) The Vendor discloses to the Purchaser that under Section 96 of the *Land Act 2005* (Vic), unpaid land tax (including special land tax and vacant residential land tax) is a first charge on the Land to which it relates.

### 1.3 Terms Contract

Not applicable.

### 1.4 Sale Subject to Mortgage

Not applicable.

### 1.5 Goods and Services Tax

The sale price in any contract for the Land is exclusive of any Goods and Services Tax ("GST") unless the contract provides otherwise. Should GST be or become payable on the sale of the Land the price will be increased by the amount of GST so payable.

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

Not applicable.

- (a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows
- AVPCC No. 110
- (b) Is the land tax reform scheme land within the meaning of the CIPT Act? ☐ YES ☒ NO



- (c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows
- Date:  
OR  
☒ Not applicable

## 2. INSURANCE

### 2.1 Damage and Destruction

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

Not applicable.

### 2.2 Owner-Builder

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

Not applicable.

## 3. LAND USE

### 3.1 Easements, Covenants or Other Similar Restrictions

- (a) A description of any easement, covenant or other similar restriction affecting the Land (whether registered or unregistered):
- As set out in the attached copies of title documents;
  - Easements that are implied under section 12 (2) of the Subdivision Act 1988 (Vic);
  - Restrictions imposed by the Owners Corporation Act 2006 (Vic) and the Owners Corporations Regulations 2007 (Vic) – not applicable;
  - Any public rights of way and any private easement arising by use of the Land other than the Vendor. These may be evident from an inspection of or observation from the Land; and
  - Any conditions, restrictions or encumbrances set out in the attached certificates.
- (b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or other restriction except as may be apparent from an inspection of the land.

Note: Drains, sewers, water pipes, gas pipes, electricity and telephone cables (whether underground and/or overhead) may be laid outside registered easements and/or under buildings and/or building lines.

### 3.2 Road Access

There is access to the Land by road.



### **3.3 Designated Bushfire Prone Area**

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

### **3.4 Planning Scheme**

Attached is a certificate with the required specified information.

## **4. NOTICES**

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

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the Land of which the Vendor might reasonably be expected to have knowledge are as follows:

None to the Vendor's knowledge.

However, the Vendor has no means of knowing all decisions of public authorities and government departments affecting the Land unless these have been communicated to the Vendor.

### **4.2 Agricultural Chemicals**

Particulars 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 of which the Vendor might reasonably be expected to have knowledge are as follows:

None to the Vendor's knowledge.

However, the Vendor has no means of knowing all decisions of public authorities and government departments affecting the Land unless these have been communicated to the Vendor.

### **4.3 Compulsory Acquisition**

Particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* of which the Vendor might reasonably be expected to have knowledge are as follows:

None to the Vendor's knowledge.

However, the Vendor has no means of knowing all decisions of public authorities and government departments affecting the Land unless these have been communicated to the Vendor.

## **5. BUILDING PERMITS**

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

None to the Vendor's knowledge.

## **6. OWNERS CORPORATION**

The Land is not affected by an owners corporation within the meaning of the Owners Corporations Act 2006.



**7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")**

Not applicable

**8. SERVICES**

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

Electricity ☐ Gas ☐ Water ☐ Sewerage ☐ Telephone ☐

Where any of the above services are disclosed as not being connected the Purchaser should make his own enquiry of the appropriate Authorities as to their availability and cost of connection to the Land. The Purchaser is responsible for the transfer of any services connected to the Land into the Purchaser's name.

**9. TITLE**

Attached are copies of the following documents:

- Register Search Statement for Certificate of Title Volume 09805 Folio 224
- Plan of Consolidation 166397T
- Title Plan 234292Q

**10. SUBDIVISION**

Not applicable.

**11. DUE DILIGENCE CHECKLIST**

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

**12. MATERIAL FACTS**

Sealing the Hills – The Government has committed \$300 million funding over the next 10 years to seal roads in the Cardinia Shire and Yarra Ranges Councils. This project will be co-funded by the Australian Government via a special charge scheme. Owners of properties on these roads will also need to contribute towards the cost of the sealing. Maps of the roads proposed to be sealed can be found on the Council's website. The Purchaser should make enquiries with the Council for more information. Any costs associated with the proposed road construction will be the Purchaser's responsibility.

**13. ATTACHMENTS**

Refer to the attached certificates, documents and other attachments annexed to this statement which include, but are not limited to, the following:

- Cardinia Shire Council: Land Information Certificate;
- Letter from Cardinia Shire Council dated 21 June 2022;
- Yarra Valley Water: Water Information Statement;
- Yarra Valley Water: Rates Settlement Statement;
- State Revenue Office: Land Tax Certificate; and
- All other attachments referred to above.





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

Page 1 of 1

VOLUME 09805 FOLIO 224

Security no : 124121266667J  
Produced 16/01/2025 02:13 PM

### LAND DESCRIPTION

Land in Plan of Consolidation 166397T.

PARENT TITLES :

Volume 08165 Folio 664      Volume 09519 Folio 493

Created by instrument CP166397T 21/04/1988

### REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

JULIAN ALFRED KETSKEMETY

TERRI MICHELLE KETSKEMETY both of 31 BAILEY ROAD COCKATOO VIC 3781

AD262918E 24/11/2004

### 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 TP234292Q 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: 31 BAILEY ROAD COCKATOO VIC 3781

### ADMINISTRATIVE NOTICES

NIL

eCT Control 18217W FALCONE & ADAMS LAWYERS

Effective from 21/11/2023

DOCUMENT END





# Imaged Document Cover Sheet

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Document Identification	<b>CP166397T</b>
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TITLE PLAN		EDITION 1	TP 234292Q
Location of Land		Notations	
Parish: GEMBROOK			
Township:			
Section:			
Crown Allotment:			
Crown Portion:			
Last Plan Reference:CP 166397T			
Derived From: VOL 9805 FOL 224			
Depth Limitation: NIL		ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT	
ALL THAT PIECE OF LAND IN THE PARISH OF GEMBROOK - - - - -		COMPILED: 17/06/2002	
BEING THE LAND IN PLAN OF CONSOLIDATION NO.166397T WHICH LAND IS SHOWN - -		VERIFIED: AP	
ENCLOSED BY CONTINUOUS LINES ON THE MAP HEREON - AS TO THE LAND SHOWN - --			
MARKED "B" TOGETHER WITH A RIGHT OF CARRIAGE WAY OVER THE ROAD SHOWN - - -			
MARKED "A-1" - - - - -			
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets



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



Falcone & Adams c/InfoTrack (LEAP) c/Landata  
DX 250639  
Melbourne

CERTIFICATE NO: 83233  
APPLICANT REFERENCE: 75537763-014-4  
DATE: 29/01/2025

This certificate PROVIDES information regarding valuations, rates, charges, other moneys owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 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, other 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:	2052251000	VALUATIONS	
PROPERTY LOCATION:	31 Bailey Rd	SITE VALUE:	425000
	Cockatoo 3781	CAPITAL IMPROVED VALUE:	735000
TITLE DETAILS:	CP166397 V9805 F224	NET ANNUAL VALUE:	36750
		LEVEL OF VALUE DATE:	01/01/24
		OPERATIVE DATE:	01/07/24

**PROPERTY RATES & CHARGES**

Rates and charges for the financial year ending 30 June 2025

<u>RATES &amp; CHARGES</u>	<u>LEVIED</u>	<u>BALANCE</u>
ARREARS BROUGHT FORWARD		\$0.00
RATES	\$1,546.51	\$643.21
INTEREST		\$0.00
MUNICIPAL CHARGE	\$0.00	\$0.00
FIRE SERVICES PROPERTY LEVY	\$195.95	\$72.97
PENSION REBATE	(\$309.50)	
GARBAGE	\$361.70	\$180.84
GREEN WASTE LEVY	\$128.70	\$64.34

**SPECIAL RATES /SPECIAL CHARGES**

SCHEME NAME	ESTIMATED AMOUNT	PRINCIPAL BALANCE	INTEREST BALANCE
		\$0.00	\$0.00
		TOTAL SCHEME BALANCE	\$0.00

OPEN SPACE CONTRIBUTION

**TOTAL OUTSTANDING** **\$961.36**



Bill code: 858944  
Reference: 20522510005

*First-Grenville Catchment Special Charge Scheme - Road Construction  
Declared 20/06/2022 - Estimated Cost \$3,500*



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

31 Bailey Rd  
Cockatoo  
CP166397 V9805 F224

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**NOTICES AND ORDERS**

Other Notices or Orders on the land that have been served by Council under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or Local Law of the Council, which have a continuing application as at the date of this certificate if any

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**OPEN SPACE CONTRIBUTION**

Any 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 of Land Act 1988 or the Local Government Act 1958:

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**FLOOD LEVEL**

A flood level has not been designated under the Building Regulations 1994.  
Advice on whether a flood level has been determined, which affects the property, should be sought from Melbourne Water.

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**POTENTIAL LIABILITIES**

Notices and Orders issued as described above:

Other:

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**ADDITIONAL INFORMATION**

In accordance with Section 175 of the Local Government Act a person who becomes the owner of rateable land must pay any rate or charge on the land which is due and payable at the time the person becomes the owner of the land.

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I acknowledge having received the sum of \$29.70 being the fee for this certificate.

Delegated Officer: .....



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**CONFIRMATION OF ANY VARIATION TO THIS CERTIFICATE WILL ONLY BE GIVEN FOR 90 DAYS AFTER ISSUE DATE.  
PAYMENTS MADE BY CHEQUE ARE SUBJECT TO CLEARANCE FROM THE BANK.**



Our ref: Sealing the Hills – First-Grenville



21 June 2022

Ketskemety, J A & T M  
31 Bailey Rd  
Cockatoo Vic 3781

Dear property owner,

**Re: Special Charge Scheme declaration– Sealing the Hills program – construction of Neville Street, Grenville Road, First Avenue, Steane Street, Springs Street, Hazel Street and Second Avenue and Marcelle Street Cockatoo**

Following issuing the Notice of Intention letters dated 12 April 2022, two (2) opposing property owner submissions were received.

At the General Council Meeting of Monday, 20 June 2022, Council resolved to proceed with the proposed special charge scheme without amendment.

The statutory notice that Council is required to serve to levy the special charge is enclosed.

In summary it sets out:

- The address of your property that has been levied, which is CP166397 V9805 F224 being 31 Bailey Rd The amount of the special charge levied on your property, which is \$3500 How the amount has been calculated, how it may be paid and if you are aggrieved by Council's decision, how you may seek a review of that decision through the Victorian Civil Administration Tribunal, (VCAT).

The attached notice levies the special charge. It is not seeking payment at this stage. A further notice will be forwarded within 6 months of the completion of the works seeking payment and providing information on the process of paying by instalments for those who wish to pay by quarterly instalments.

The interest rate applicable to instalments is the 180 day dealer bill rate as advertised in the Financial Review on the first day of each quarter plus one percent and reviewed every three months, (provided that it shall not exceed the rate fixed by the Governor in Council by Order for the purpose of *Section 172(2A) of the Local Government Act, 2020* in which case the rate of interest be the maximum rate fixed by the Governor in Council by Order for the purposes of this section). Additional amounts over and above the instalment amount may be paid at any time and will reduce the amount of interest payable.

In addition, the social responsibilities and hardship provisions of Council's Special Charge Scheme Policy are available to assist those persons who may face financial difficulty. Council's Revenue Specialist, Stephen Cleland, may be contacted confidentially on 1300 787 624 to discuss your eligibility if you believe you will be affected in this way.

The estimated cost of the works is \$ 9,500,000.00, of which \$ 1,823,500.00 on \$7,000 per benefit unit is to be recouped from the benefitting owners via this special charge scheme. This amount has

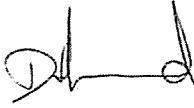


been capped at \$7,000 per benefit unit, with a benefit unit being defined in previous correspondence sent to you.

Details of the proposal, including plans and apportionment of cost, are available for inspection at the Cardinia Shire Offices, Siding Avenue, Officer, during office hours, upon request.

Should you require further information, please contact Council's Special Charge Scheme Officers, on 1300 787 624.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Dan Hammond', written over a horizontal line.

**Dan Hammond**

Coordinator Major Roads Projects





YARRA VALLEY WATER  
ABN 93 066 902 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

7th October 2024

Falcone & Adams C/- InfoTrack (LEAP) C/- LANDATA  
LANDATA

Dear Falcone & Adams C/- InfoTrack (LEAP) C/- LANDATA,

**RE: Application for Water Information Statement**

<b>Property Address:</b>	31 BAILEY ROAD COCKATOO 3781
<b>Applicant</b>	Falcone & Adams C/- InfoTrack (LEAP) C/- LANDATA LANDATA
<b>Information Statement</b>	30889461
<b>Conveyancing Account Number</b>	7959580000
<b>Your Reference</b>	4457

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](mailto:propertyflow@yvw.com.au). For further information you can also refer to the Yarra Valley Water website at [www.yvw.com.au](http://www.yvw.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read "Lisa Anelli".

Lisa Anelli  
GENERAL MANAGER  
RETAIL SERVICES





YARRA VALLEY WATER  
ABN 93 066 902 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

### **Yarra Valley Water Property Information Statement**

Property Address	31 BAILEY ROAD COCKATOO 3781
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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.

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 93 066 902 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

### **Melbourne Water Property Information Statement**

Property Address	31 BAILEY ROAD COCKATOO 3781
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STATEMENT UNDER SECTION 158 WATER ACT 1989

### **THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)**

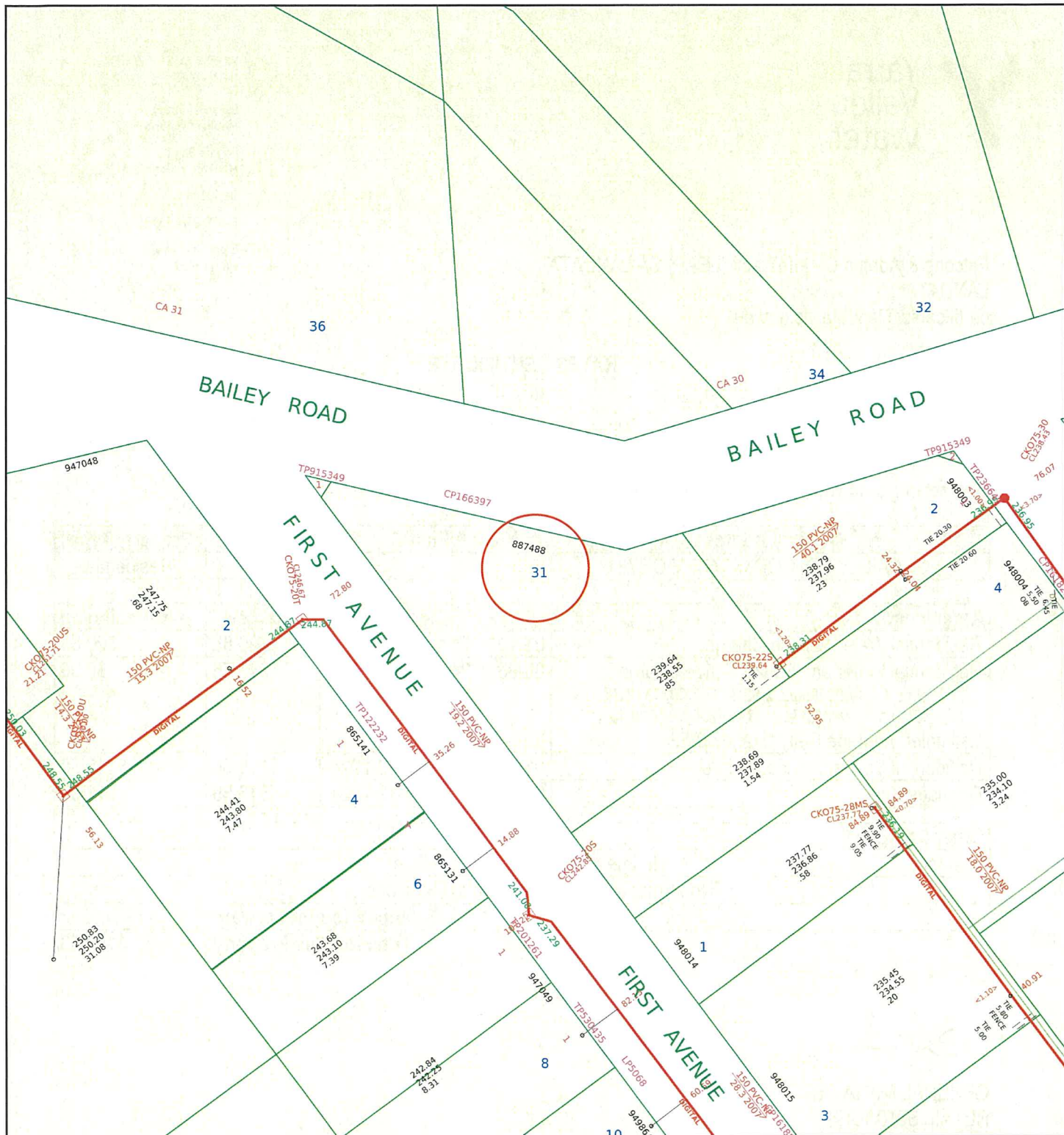
Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.















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.





<b>Yarra Valley Water</b> <b>Information Statement</b> <b>Number: 30889461</b>	<b>Address</b>		31 BAILEY ROAD COCKATOO 3781		 <b>N</b>	 <b>Yarra Valley Water</b> ABN 93 066 902 501
	<b>Date</b>		07/10/2024			
	<b>Scale</b>		1:1000			
Existing Title		Access Point Number	GLV2-42	MW Drainage Channel Centreline		<b>Disclaimer:</b> 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 Underground Centreline		
Easement		Sewer Pipe Flow		MW Drainage Manhole		
Existing Sewer		Sewer Offset	<1.00>	MW Drainage Natural Waterway		
Abandoned Sewer		Sewer Branch				





YARRA VALLEY WATER  
ABN 93 066 902 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

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[yvw.com.au](http://yvw.com.au)

Falcone & Adams C/- InfoTrack (LEAP) C/- LANDATA  
LANDATA  
[certificates@landata.vic.gov.au](mailto:certificates@landata.vic.gov.au)

## RATES CERTIFICATE

**Account No:** 6725170000  
**Rate Certificate No:** 30889461

**Date of Issue:** 07/10/2024  
**Your Ref:** 4457

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
31 BAILEY RD, COCKATOO VIC 3781		1433155	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-10-2024 to 31-12-2024	\$20.86	\$20.86
Residential Water and Sewer Usage Charge <i>Step 1 – 14.000000kL x \$3.34380000 = \$12.35</i> <i>Step 1 – 0.000000kL x \$3.43420000 = \$35.40</i> Estimated Average Daily Usage \$0.52	06-06-2024 to 05-09-2024	\$47.75	\$0.00
Residential Sewer Service Charge	01-10-2024 to 31-12-2024	\$119.50	\$119.50
Drainage Fee	01-10-2024 to 31-12-2024	\$16.89	\$16.89
<b>Other Charges:</b>			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
	<b>Balance Brought Forward</b>		-\$0.02 cr
	<b>Total for This Property</b>		\$157.23

GENERAL MANAGER  
RETAIL SERVICES

### Note:

1. From 1 July 2023, the Parks Fee has been charged quarterly instead of annually.
2. 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.
3. 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.
4. 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.

5. 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 93 066 902 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://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:** 1433155

**Address:** 31 BAILEY RD, COCKATOO VIC 3781

**Water Information Statement Number:** 30889461

#### HOW TO PAY



Bill Code: 314567  
Ref: 67251700008

Amount  
Paid

Date  
Paid

Receipt  
Number





YARRA VALLEY WATER  
ABN 93 066 802 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

FALCONE & ADAMS.  
[jhiggins@falconeadams.com.au](mailto:jhiggins@falconeadams.com.au)

## RATES SETTLEMENT STATEMENT (RSS)

Account No: 6725170000

RSS No: 4049125

Date of Issue: 16/01/2025

Your Ref:

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
31 BAILEY RD, COCKATOO VIC 3781		1433155	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-01-2025 to 31-03-2025	\$20.41	\$20.41
Residential Water and Sewer Usage Charge <i>Step 1 – 19.000000KL x \$3.43420000 = \$65.25</i>	05-09-2024 to 06-12-2024	\$65.25	\$0.00
Estimated Average Daily Usage \$0.71			
Residential Sewer Service Charge	01-01-2025 to 31-03-2025	\$116.90	\$116.90
Drainage Fee	01-01-2025 to 31-03-2025	\$16.52	\$16.52

### 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** \$153.83

GENERAL MANAGER  
RETAIL SERVICES

### Note:

1. From 1 July 2023, the Parks Fee has been charged quarterly instead of annually.
2. 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.
3. 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.
4. 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.
5. 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 RSS 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 RSS are calculated and valid at the date of issue.

8. To avoid overpayments and or incorrect adjustments, please advise your client to make no further payments on their account. To allow for settlement adjustments we will not bill this account for the next 90 days. If circumstances change and the property is no longer being sold, please contact Yarra Valley Water to resume normal billing.

9. 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 2024, this charge is applicable for properties with water service only.

10. 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.

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

12. 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.

13. 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 93 066 902 501

Lucknow Street  
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DX 13204

F (03) 9872 1353

E [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://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:** 1433155

**Address:** 31 BAILEY RD, COCKATOO VIC 3781

**Water Information Statement Number:** 4049125

#### HOW TO PAY



Billers Code: 314567  
Ref: 67251700008

Amount  
Paid

Date  
Paid

Receipt  
Number



# Property Clearance Certificate

## Land Tax



INFOTRACK / FALCONE & ADAMS

**Your Reference:** 132786E  
**Certificate No:** 81541772  
**Issue Date:** 16 JAN 2025  
**Enquiries:** ESYSPROD

**Land Address:** 31 BAILEY ROAD COCKATOO VIC 3781

Land Id	Lot	Plan	Volume	Folio	Tax Payable
20752970		166397	9805	224	\$0.00

**Vendor:** TERRI MICHELLE KETSKEMETY & JULIAN ALFRED KETSKEMETY  
**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR JULIAN ALFRED KETSKEMETY	2025	\$425,000	\$0.00	\$0.00	\$0.00

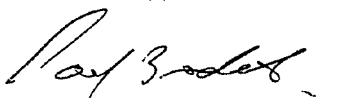
**Comments:** Property is exempt: LTX Principal Place of Residence.

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:	\$735,000
SITE VALUE:	\$425,000
CURRENT LAND TAX CHARGE:	\$0.00



# Notes to Certificate - Land Tax

Certificate No: 81541772

## 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 by the Commissioner 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.

## Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

## General information

7. 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.
8. 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 = \$1,725.00

Taxable Value = \$425,000

Calculated as \$1,350 plus ( \$425,000 - \$300,000) multiplied by 0.300 cents.

## Land Tax - Payment Options

### BPAY



Billers Code: 5249  
Ref: 81541772

### 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: 81541772

### 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

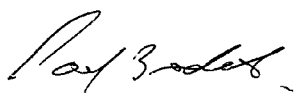
## Commercial and Industrial Property Tax

INFOTRACK / FALCONE & ADAMS

Your Reference: 132786E  
Certificate No: 81541772  
Issue Date: 16 JAN 2025  
Enquires: ESYSPROD

Land Address: 31 BAILEY ROAD COCKATOO VIC 3781					
Land Id	Lot	Plan	Volume	Folio	Tax Payable
20752970		166397	9805	224	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
110	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.	

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

  
**Paul Broderick**  
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$735,000
SITE VALUE:	\$425,000
CURRENT CIPT CHARGE:	\$0.00





# Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 81541772

---

## 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 commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

## Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960*:
  - a general valuation of the land;
  - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
  - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
  - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
  - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

## Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
  - the date on which the land became tax reform scheme land;
  - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
  - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

## Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification

must be given to the Commissioner within 30 days of the change of use.

## Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. 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 commercial and industrial property tax.

## Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate 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. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

## Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

## General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to [www.sro.vic.gov.au/CIPT](http://www.sro.vic.gov.au/CIPT).
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. 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.



# Property Clearance Certificate

## Windfall Gains Tax



INFOTRACK / FALCONE & ADAMS

**Your Reference:** 132786E  
**Certificate No:** 81541772  
**Issue Date:** 16 JAN 2025

**Land Address:** 31 BAILEY ROAD COCKATOO VIC 3781

Lot	Plan	Volume	Folio
	166397	9805	224

**Vendor:** TERRI MICHELLE KETSKEMETY & JULIAN ALFRED KETSKEMETY

**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.

A handwritten signature in black ink, appearing to read "Paul Broderick".

**Paul Broderick**  
Commissioner of State Revenue

**CURRENT WINDFALL GAINS TAX CHARGE:**

**\$0.00**



# Notes to Certificate - Windfall Gains Tax

Certificate No: 81541772

## 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 by the Commissioner 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.

## Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

## General information

9. 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.
10. 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.
11. 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



Billers Code: 416073  
Ref: 81541773

### 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: 81541773

### Visa or Mastercard

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

[sro.vic.gov.au/payment-options](http://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.



# PLANNING CERTIFICATE

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

## CERTIFICATE REFERENCE NUMBER

1075847

## APPLICANT'S NAME & ADDRESS

FALCONE & ADAMS C/- INFOTRACK (LEAP) C/- LANDATA  
DOCKLANDS

## VENDOR

KETSKEMETY, JULIAN ALFRED

## PURCHASER

NOT KNOWN, NOT KNOWN

## REFERENCE

4457

This certificate is issued for:

PLAN CP166397 ALSO KNOWN AS 31 BAILEY ROAD COCKATOO  
CARDINIA SHIRE

The land is covered by the:

CARDINIA PLANNING SCHEME

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

The land:

- is included in a LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2
- is within a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1
- and a VEGETATION PROTECTION OVERLAY - SCHEDULE 1
- and a BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 2
- and abuts a TRANSPORT ZONE 3 - SIGNIFICANT MUNICIPAL ROAD
- and is AREA OUTSIDE THE URBAN GROWTH BOUNDARY

A detailed definition of the applicable Planning Scheme is available at :  
(<http://planningschemes.dpcd.vic.gov.au/schemes/cardinia>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian  
Heritage Register at:  
<http://vhd.heritage.vic.gov.au/>

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)

07 October 2024

**Sonya Kilkenny**  
Minister for Planning

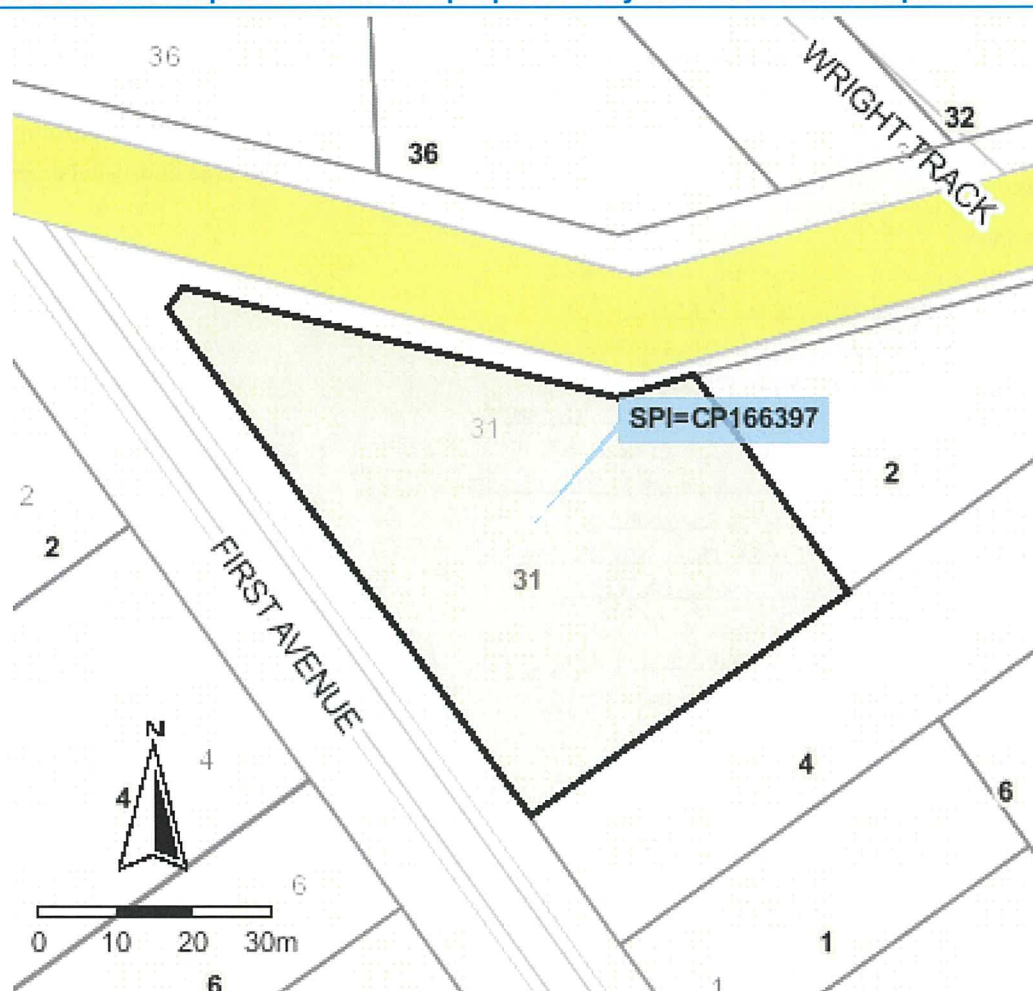


The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

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.



# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 16 January 2025 04:55 PM

## PROPERTY DETAILS

Address: **31 BAILEY ROAD COCKATOO 3781**  
Lot and Plan Number: **Plan CP166397**  
Standard Parcel Identifier (SPI): **CP166397**  
Local Government Area (Council): **CARDINIA**  
Council Property Number: **2052251000**  
Planning Scheme: **Cardinia**  
Directory Reference: **Melway 311 D5**

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

[Planning Scheme - Cardinia](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
Melbourne Water Retailer: **Yarra Valley Water**  
Melbourne Water: **Inside drainage boundary**  
Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
Legislative Assembly: **MONBULK**

## OTHER

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

[View location in VicPlan](#)

## PLANNING SUMMARY

**Bushfire Prone Area** This property is in a designated bushfire prone area.

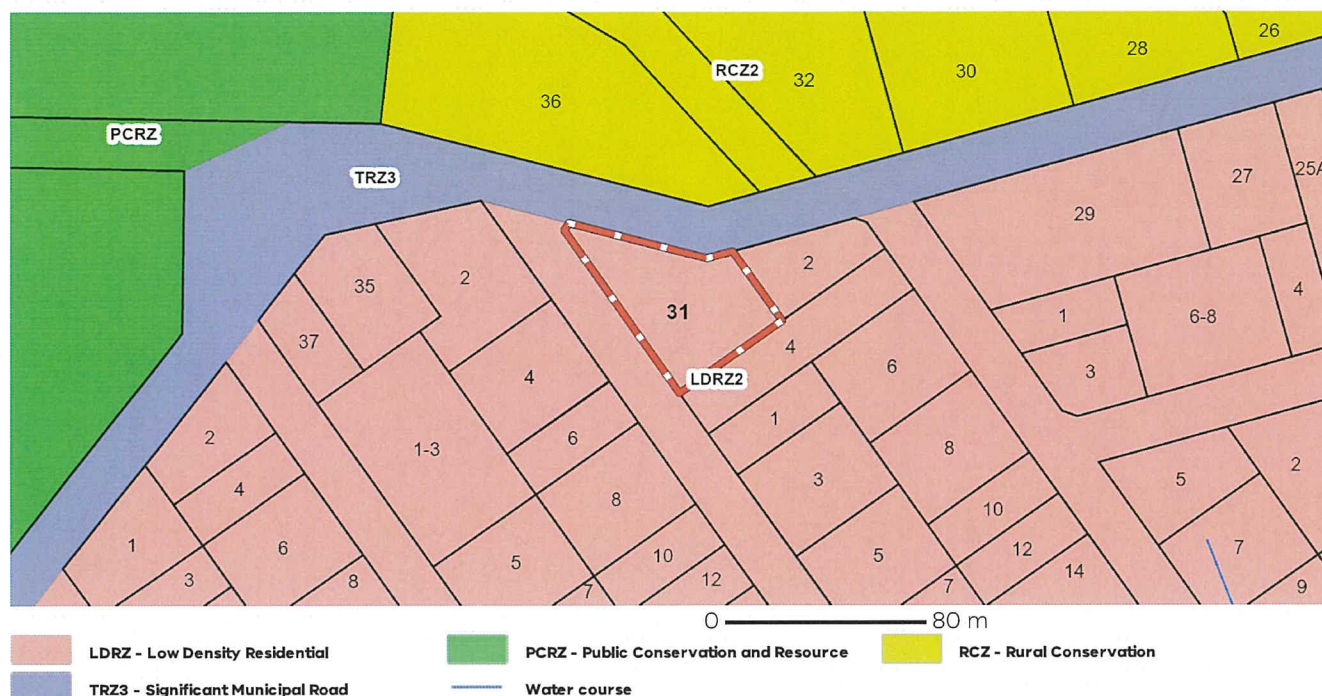
**Planning Zone** [LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)  
[LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2 \(LDRZ2\)](#)  
**Planning Overlay** [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)  
[BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 2 \(BMO2\)](#)  
[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)  
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 \(DDO1\)](#)  
[VEGETATION PROTECTION OVERLAY \(VPO\)](#)  
[VEGETATION PROTECTION OVERLAY - SCHEDULE 1 \(VPO1\)](#)  
[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)  
[RESTRUCTURE OVERLAY \(RO\)](#)  
[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)



## Planning Zones

LOW DENSITY RESIDENTIAL ZONE (LDRZ)

LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2 (LDRZ2)



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



# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

## Planning Overlays

### BUSHFIRE MANAGEMENT OVERLAY (BMO)

#### BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 2 (BMO2)



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

### DESIGN AND DEVELOPMENT OVERLAY (DDO)

#### DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)



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

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# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

## Planning Overlays

### VEGETATION PROTECTION OVERLAY (VPO)

### VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)



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

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

### ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

### RESTRUCTURE OVERLAY (RO)

### SIGNIFICANT LANDSCAPE OVERLAY (SLO)



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

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## Further Planning Information

Planning scheme data last updated on 16 January 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

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

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



# PLANNING PROPERTY REPORT



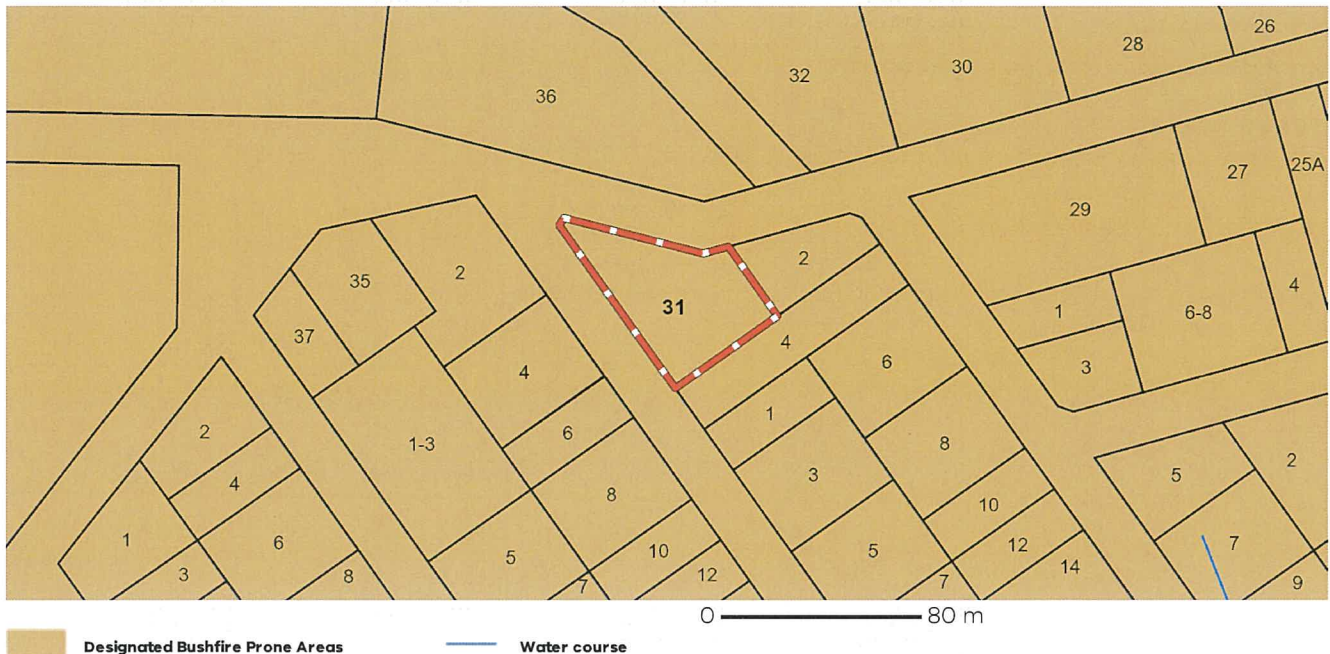
Department  
of Transport  
and Planning

## Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

## Native Vegetation

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

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

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

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# PROPERTY REPORT



Energy,  
Environment  
and Climate Action

From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 16 January 2025 04:55 PM

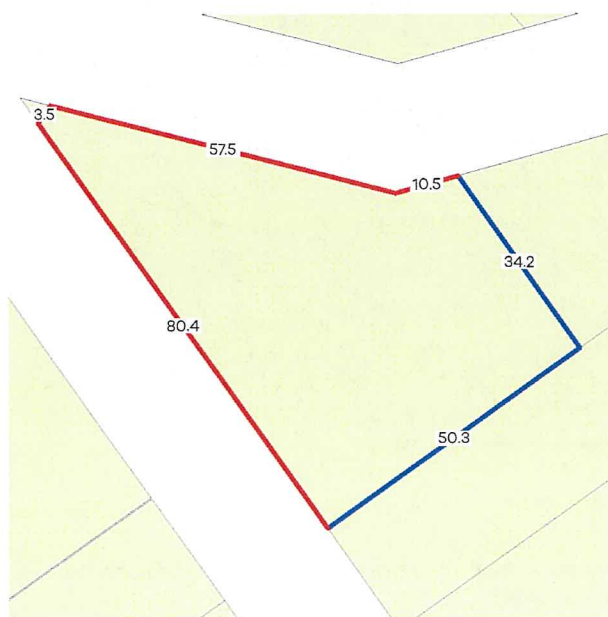
## PROPERTY DETAILS

Address: **31 BAILEY ROAD COCKATOO 3781**  
Lot and Plan Number: **Plan CP166397**  
Standard Parcel Identifier (SPI): **CP166397**  
Local Government Area (Council): **CARDINIA**  
Council Property Number: **2052251000**  
Directory Reference: **Melway 311 D5**

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

## SITE DIMENSIONS

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



**Area:** 2835 sq. m

**Perimeter:** 236 m

For this property:

— Site boundaries

— Road frontages

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

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

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

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
Melbourne Water Retailer: **Yarra Valley Water**  
Melbourne Water: **Inside drainage boundary**  
Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
Legislative Assembly: **MONBULK**

## PLANNING INFORMATION

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

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

Planning Property Reports can be found via these two links

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

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



# PROPERTY REPORT



Energy,  
Environment  
and Climate Action

## Area Map





# 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](http://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



