

# **SECTION 32 STATEMENT**

PURSUANT TO DIVISION 2 OF PART II  
SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

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**Vendor:** Brenton Jon Rowe and Lauren Michelle Rowe

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**Property:** 36 Richmond Crescent GEELONG VIC 3220

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## **VENDORS REPRESENTATIVE**

Jeannette Ernst - Conveyancing Professional

PO Box 5142  
EAST GEELONG VIC 3219

Tel: 03 5222 3230  
Fax: 03 5234 4855  
Email: [info@conveyancinggeelong.com.au](mailto:info@conveyancinggeelong.com.au)

Ref: MM-22/5694

**SECTION 32 STATEMENT**  
**Brenton Jon Rowe and Lauren Michelle Rowe**  
**36 RICHMOND CRESCENT GEELONG VIC 3220**

**32A FINANCIAL MATTERS**

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

- As contained in the attached Certificates or Rate Notices  
Provider  
City of Greater Geelong  
Barwon Water

State Revenue Office (land tax) – if applicable  
Owners Corporation

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows: None to the Vendor's knowledge

Their total does not exceed \$5,000

At settlement the rates will be adjusted between the parties in accordance with the Contract of Sale. Each party will pay the proportion of rates applicable to their respective periods of occupancy in the property.

- (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

**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:  
See attached Title documents and tenancy agreement (if applicable).  
AND any sewers, drains, water pipes, underground or overhead electricity or telephone cables or any services (including electrical and telephone) as may be laid outside any registered easement.

Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:

None to the Vendor's knowledge and the Vendor has not received any notices from any statutory authority as to non-compliance. The Vendor is only able to provide details which

## SECTION 32 STATEMENT

Brenton Jon Rowe and Lauren Michelle Rowe  
36 RICHMOND CRESCENT GEELONG VIC 3220

they have directly obtained themselves from any statutory authority of any construction of any buildings during the time the Vendor has been the registered proprietor.

(b) Bushfire

This land is not within 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: Greater Geelong

Responsible Authority: City of Greater Geelong

Zoning: Neighbourhood Residential Zone

Planning Overlay/s: - See attached certificate

### 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 Vendor's 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) 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:

None to the Vendor's 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.

(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

If Building Works have been done and no Building Permit has been granted when a Building Permit is required, then the Purchaser accepts and understands that no Building Permits or Approvals will be obtained by the Vendor unless the Contract provides otherwise.

### 32F OWNERS CORPORATION

The Owners Corporation in respect of the land is INACTIVE. It has not in the past 15 months had an Annual General Meeting, fixed any fees or held any insurance.

**SECTION 32 STATEMENT**

Brenton Jon Rowe and Lauren Michelle Rowe  
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**32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)**

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

**32H SERVICES**

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

Electricity <input type="checkbox"/>	Gas <input type="checkbox"/>	Water <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone <input checked="" type="checkbox"/>
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The Purchaser should be aware that the Vendor may terminate their account with the service provider before settlement and the Purchaser will need to reconnect to the service.

Vendor/s initial to confirm services: DS  
BJR DS  
LMR

**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 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.
- (b) In any other case, a copy of:
  - (i) The last conveyance in the Chain of Title to the land; or
  - (ii) Any other document which gives evidence of the Vendor's title to the land
- (c) Where the Vendor is not the registered proprietor or the owner of the estate in fee simple, copy/s of the documents bearing evidence of the Vendor's right or power to sell the land.
- (d) In the case of land this is subject to a subdivision a copy of the unregistered Plan of Subdivision (latest version)
- (e) In the case of land that is part of a staged subdivision within the meaning of Section 37 of the *Subdivision Act 1988*-
  - (i) If the land is in the second or a subsequent stage, a copy of the plan for the first stage; and
  - (ii) Details of any requirements in a Statement of Compliance relation to the stage in which the land is included that have not been completed with;
  - (iii) Details of any proposals relating to subsequent stages that are known to the Vendor; and
  - (iv) A statement of the contents of any permit under the *Planning and Environment Act 1987* authorising the staged subdivision.
- (f) Copy of any Covenant/s which affect the land.

If the Property has a swimming pool the Purchaser should make all relevant enquiries regarding the swimming pool before signing this Section 32 Statement.

The Vendor is not aware of any material facts that should be disclosed as required by the Sale of Land Act 1962.

SECTION 32 STATEMENT  
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36 RICHMOND CRESCENT GEELONG VIC 3220

DATE OF THIS STATEMENT

21	/	11	/20	22
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Name of the Vendor

<p><b>Brenton Jon Rowe and Lauren Michelle Rowe</b></p> <p>The Vendor/s hereby confirm that they have read this Section 32 Statement and approve all details including services connected to the property, building approvals, owner builder works, construction over easements and notices issued in relation to the property.</p>
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Signature/s of the Vendor

<p>x</p> <div><p>DocuSigned by:</p><p><i>Brenton Jon Rowe</i></p><p>217A06E26ED74DC...</p></div>	<div><p>DocuSigned by:</p><p><i>Lauren Michelle Rowe</i></p><p>81297E46E75B4C2...</p></div>
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## SECTION 32 STATEMENT

Brenton Jon Rowe and Lauren Michelle Rowe  
36 RICHMOND CRESCENT GEELONG VIC 3220

### **Note for Purchasers:**

- Do you have Permanent Residency (PR) status? If you don't have PR status, have you received approval from the Foreign Investment Review Board (FIRB) to bid at auctions and/or purchase property in Australia (unless the Contract stipulates otherwise)?
- Non-residents who do not have FIRB Approval, are not permitted to bid at auctions and/or purchase property in Australia.
- The Purchaser should make all enquiries in relation to the materials used for construction and the improvements at the Property before signing this Contract.

**SECTION 32 STATEMENT**  
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**36 RICHMOND CRESCENT GEELONG VIC 3220**

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	
--	---	--	-----	--

**Name of the Purchaser**

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**Signature/s of the Purchaser**

x
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**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*.

Purchasers note: Some Councils have a 1 in 100 year severity notation on properties in relation to flooding. You should check with the local Council or statutory authority prior to signing any Contract if you have concerns regarding flooding.

# Due diligence checklist

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

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

## Urban living

### Moving to the inner city?

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

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

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

## Growth areas

### Are you moving to a growth area?

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

## Flood and fire risk

### Does this property experience flooding or bushfire?

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

## Rural properties

### Moving to the country?

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

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

### Can you build new dwellings?

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

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

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

## Soil and groundwater contamination

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

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

(04/10/2016)



## **Land boundaries**

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

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

## **Planning controls**

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

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

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

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

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

## **Safety**

### **Is the building safe to live in?**

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

## **Building permits**

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

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

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

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

## **Utilities and essential services**

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

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

## **Buyers' rights**

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

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

**Register Search Statement - Volume 10701 Folio 729**

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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 10701 FOLIO 729

Security no : 124101872578Q  
Produced 15/11/2022 04:22 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 442309C.  
PARENT TITLE Volume 10149 Folio 609  
Created by instrument PS442309C 22/01/2003

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
BRENTON JON ROWE  
LAUREN MICHELLE ROWE both of 36 RICHMOND CRESCENT GEELONG VIC 3220  
AQ382529H 25/10/2017

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS442309C 22/01/2003

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 PS442309C 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)


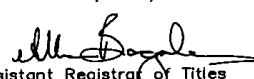
Street Address: 36 RICHMOND CRESCENT GEELONG VIC 3220

OWNERS CORPORATIONS

The land in this folio is affected by  
OWNERS CORPORATION 1 PLAN NO. PS442309C

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 15/11/2022, for Order Number 77067288. Your reference: MM-22/5694.**

<b>PLAN OF SUBDIVISION</b>		STAGE NO. <div style="border-bottom: 1px solid black; width: 50px; margin: 0 auto;"></div>	LTO USE ONLY <b>EDITION 1</b>	Plan Number <b>PS 442309C</b>
<b>Location of Land</b>  Parish: CORIO  Township: CITY OF GEELONG  Section: 81  Crown Allotment: 5  Crown Portion: -  LTO Base Record: D.C.M.B. Title Reference: VOL.10149 FOL.609  Last Plan Reference:  Postal Address: 36 RICHMOND CRESCENT (at time of Subdivision) EAST GEELONG 3219  AMG Co-ordinates (of approx. centre of land in plan) <span style="margin-left: 20px;">E</span> <span style="margin-left: 20px;">N</span> <span style="margin-left: 20px;">Zone: 55</span>		<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b>  COUNCIL NAME: CITY OF GREATER GEELONG REF: 5763  1. This plan is certified under Section 6 of the Subdivision Act 1988. <del>2. This plan is certified under Section 11(7) of the Subdivision Act 1988.</del> <del>Date of original certification under Section 6. / /</del>  3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.  OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 <del>has/has not been made.</del> <del>(ii) The requirement has been satisfied.</del> <del>(iii) The requirement is to be satisfied in stage .....</del>  Council Delegate <del>Council Seal</del> Date 22 / 11 / 2002  Re-certified under Section 11(7) of the Subdivision Act 1988.  Council Delegate Council Seal Date / /		
<b>Vesting of Roads and/or Reserves</b>		<b>Notations</b>		
Identifier	Council/Body/Person	STAGING This is/is not a staged subdivision Planning Permit No. 2001305  DEPTH LIMITATION DOES NOT APPLY		
NIL	NIL			
<div style="display: flex; justify-content: space-between;"><div style="width: 45%;">DESCRIPTION OF RESTRICTION:  THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY LOT ON THIS PLAN OF SUBDIVISION SHALL NOT ALLOW ANY BUILDING OR DEVELOPMENT ON LOTS OTHER THAN IN ACCORDANCE WITH THE ENDORSED NEIGHBOURHOOD DESIGN PLAN FORMING PART OF PLANNING PERMIT No.2001305 ISSUED UNDER THE GREATER GEELONG PLANNING SCHEME.</div><div style="width: 45%;">CREATION OF RESTRICTION;  UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED: LAND TO BENEFIT: Lots on this plan. LAND TO BE BURDENED: Lots on this plan.  <div style="text-align: center;">THIS PLAN IS/<del>IS NOT</del> BASED ON SURVEY This survey has been connected to permanent marks no(s) - In Proclaimed Survey Area No. -</div></div></div>				
<b>Easement Information</b>				<b>LTO USE ONLY</b>
Legend A - Appurtenant Easement E - Encumbering Easement R Encumbering Easement (Road)				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT  RECEIVED <input checked="" type="checkbox"/>  DATE 24 / 12 / 02
Implied easements under section 12(2) of the Subdivision Act 1988 apply to all land in this plan.				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	2m	THIS PLAN	LOT 1
E-2	SEWERAGE	2m	THIS PLAN	BARWON REGION WATER AUTHORITY
E-3	DRAINAGE	2m	THIS PLAN	LOTS ON THIS PLAN
<b>Rodney Martin &amp; Associates Pty.Ltd.</b> <div style="text-align: center;"> GEELONG WEST A.C.N. 053 461 073 45 Pakington Street, Geelong West 3218. Ph.(03)52 293788, Fx (03)52 226540.</div>				<b>LTO USE ONLY</b>  PLAN REGISTERED TIME 4.13 PM DATE 22 / 1 / 2003   Assistant Registrar of Titles Sheet 1 of 3 Sheets
LICENSED SURVEYOR (PRINT)..... RODNEY IAN MARTIN  SIGNATURE..... DATE / /  REF 2013 VERSION 4				..... DATE / / COUNCIL DELEGATE SIGNATURE  ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE NO.

Plan Number

PS 442309C

RICHMOND  
CRESCENT

52° 35'  
Ch 13.56  
A 13.58  
R 90.53

52° 26'  
Ch 13.07  
A 13.08

56° 43'  
A & Ch 0.50

COMMON  
PROPERTY 1

1  
428m<sup>2</sup>

6

326° 52' 20"  
62.83

27.92

137° 02' 40"  
54.65

17.85  
232° 20'  
(18.35)

E-1

26.73

2

751m<sup>2</sup>

88.48  
E-3

191° 08'  
23.11

E-2

(9.39)

281° 07'

CARMANS  
LANE

Rodney Martin & Associates Pty.Ltd.



GEELONG WEST

A.C.N. 053 461 073

45 Pakington Street, Geelong West 3218. Ph.(03)52 293788, Fx (03)52 226540.

2.5 0 2.5 5 10

LENGTHS ARE IN METRES

ORIGINAL

SCALE SHEET  
SIZE

1:250

A3

LICENSED SURVEYOR (PRINT)..... RODNEY IAN MARTIN

SIGNATURE.....

DATE / /

REF 2013

VERSION 4

Sheet 2 of 3 Sheets

DATE / /  
COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm

PS442309C

FOR CURRENT BODY CORPORATE DETAILS  
SEE BODY CORPORATE SEARCH REPORT



# Department of Environment, Land, Water & Planning

## Owners Corporation Search Report

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Produced: 15/11/2022 04:22:54 PM

**OWNERS CORPORATION 1**  
**PLAN NO. PS442309C**

The land in PS442309C is affected by 1 Owners Corporation(s)

### Land Affected by Owners Corporation:

Common Property 1, Lots 1, 2.

### Limitations on Owners Corporation:

Unlimited

### Postal Address for Services of Notices:

36 RICHMOND CRESCENT EAST GEELONG VIC 3219

PS442309C 22/01/2003

### Owners Corporation Manager:

NIL

### Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

### Owners Corporation Rules:

NIL

### Additional Owners Corporation Information:

NIL

### Notations:

NIL

### Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 1	50	50
Lot 2	50	50
<b>Total</b>	<b>100.00</b>	<b>100.00</b>

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.



# Department of Environment, Land, Water & Planning

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## Owners Corporation Search Report

Produced: 15/11/2022 04:22:54 PM

<b>OWNERS CORPORATION 1</b> <b>PLAN NO. PS442309C</b>
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Statement End.



# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 15 November 2022 04:21 PM

## PROPERTY DETAILS

Address: **36 RICHMOND CRESCENT GEELONG 3220**  
Lot and Plan Number: **Lot 1 PS442309**  
Standard Parcel Identifier (SPI): **1\PS442309**  
Local Government Area (Council): **GREATER GEELONG**  
Council Property Number: **217394**  
Planning Scheme: **Greater Geelong**  
Directory Reference: **Melway 402 L11**

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

[Planning Scheme - Greater Geelong](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
Urban Water Corporation: **Barwon Water**  
Melbourne Water: **Outside drainage boundary**  
Power Distributor: **POWERCOR**

## STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**  
Legislative Assembly: **GEELONG**

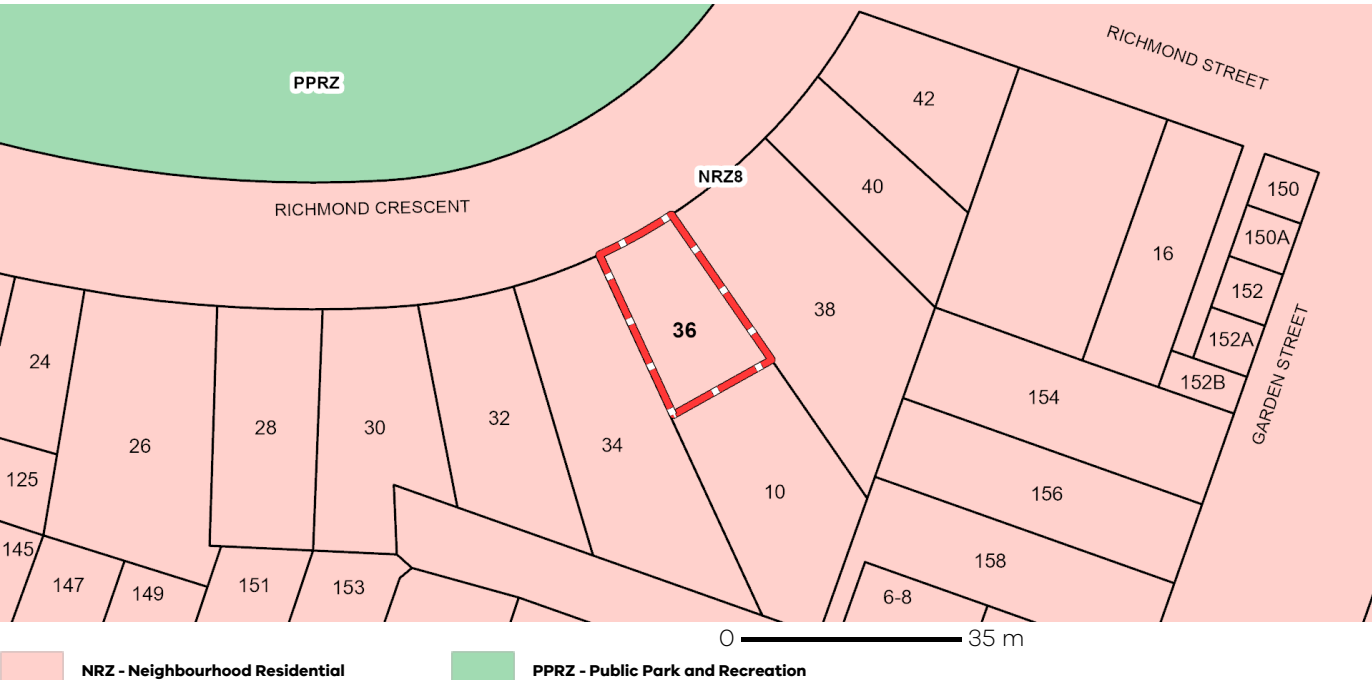
## OTHER

Registered Aboriginal Party: **Wadawurrung Traditional Owners  
Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)  
[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 8 \(NRZ8\)](#)



## Planning Overlays

No planning overlay found

# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

## Further Planning Information

Planning scheme data last updated on 8 November 2022.

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

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

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

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

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

# PLANNING PROPERTY REPORT



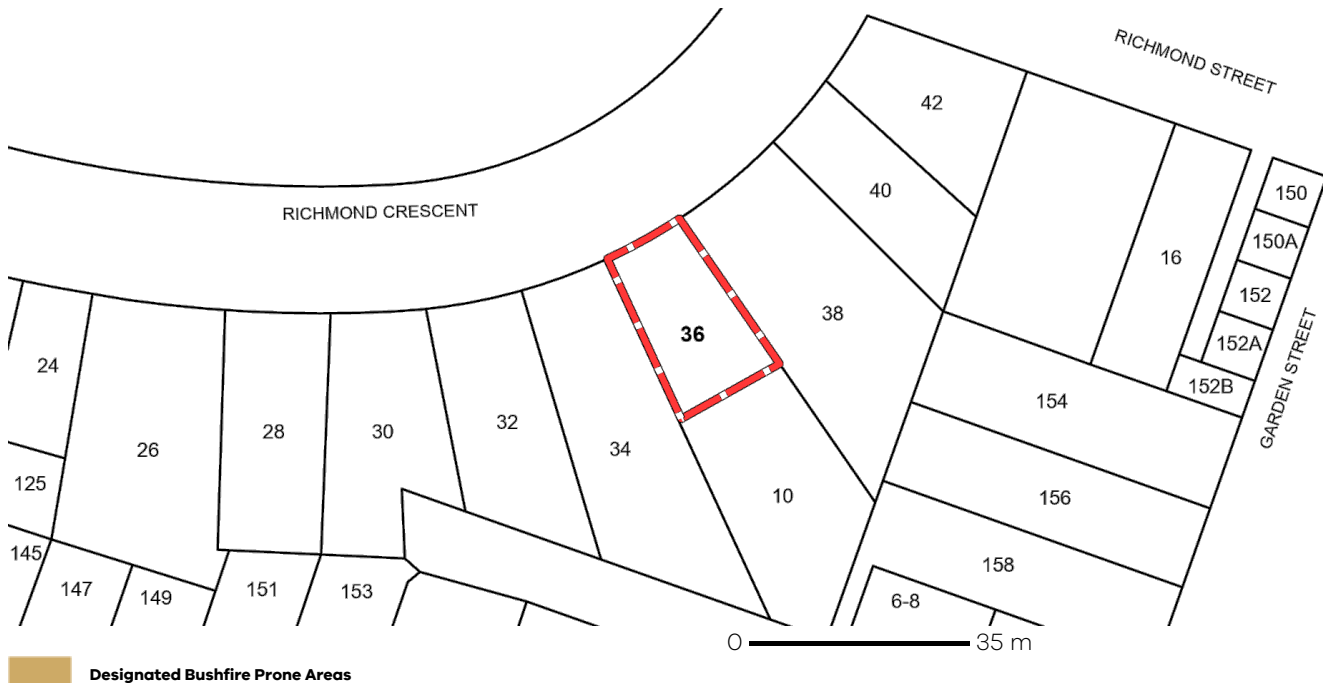
Environment,  
Land, Water  
and Planning

## Designated Bushfire Prone Areas

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

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

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



Designated Bushfire Prone Areas

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 \(environment.vic.gov.au\)](https://environment.vic.gov.au) or please contact your relevant council.

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

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**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.  
Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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

# 2022-23 RATES, VALUATION AND CHARGES NOTICE



ABN 18 374 210 672

All items are GST free.

B Rowe and L M Rowe  
36 Richmond Crescent  
GEELONG VIC 3220

<b>RATE NO.</b>	<b>18063</b>										
<b>PROPERTY</b>	<b>36 Richmond Crescent, GEELONG VIC 3220 428m2 Lot 1 PS 442309</b>										
<b>AVPCC</b>	110 – Detached Dwelling										
<b>VALUATIONS</b>	<table> <tr> <td>Site: Land only</td><td>\$675,000</td></tr> <tr> <td>Capital improved: Land + building + improvements</td><td>\$900,000</td></tr> <tr> <td>Net annual</td><td>\$45,000</td></tr> </table>	Site: Land only	\$675,000	Capital improved: Land + building + improvements	\$900,000	Net annual	\$45,000				
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<b>RATES AND CHARGES</b>	<table> <tr> <td>Residential Rate 0.00191288 x \$900,000</td><td>\$1,721.55</td></tr> <tr> <td>*Waste Management \$429.65 x 1</td><td>\$429.65</td></tr> <tr> <td><b>Sub Total</b></td><td><b>\$2,151.20</b></td></tr> </table>	Residential Rate 0.00191288 x \$900,000	\$1,721.55	*Waste Management \$429.65 x 1	\$429.65	<b>Sub Total</b>	<b>\$2,151.20</b>				
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<b>FIRE SERVICES PROPERTY LEVY</b>	<table> <tr> <td>Classification: Residential</td><td></td></tr> <tr> <td>Residential Variable 0.000053 x \$900,000</td><td>\$47.70</td></tr> <tr> <td>Residential Fixed</td><td>\$117.00</td></tr> <tr> <td><b>Sub Total</b></td><td><b>\$164.70</b></td></tr> <tr> <td><b>Total Due</b></td><td><b>\$2,315.90</b></td></tr> </table>	Classification: Residential		Residential Variable 0.000053 x \$900,000	\$47.70	Residential Fixed	\$117.00	<b>Sub Total</b>	<b>\$164.70</b>	<b>Total Due</b>	<b>\$2,315.90</b>
Classification: Residential											
Residential Variable 0.000053 x \$900,000	\$47.70										
Residential Fixed	\$117.00										
<b>Sub Total</b>	<b>\$164.70</b>										
<b>Total Due</b>	<b>\$2,315.90</b>										

## ONE PAYMENT IN FULL

**\$2,315.90**Due by  
15 February 2023

## or pay by instalment

To become an instalment payer you must pay your first instalment in full by 30 September 2022, otherwise your balance will be due on 15 February 2023.

## FIRST INSTALMENT

**\$579.05**Due by  
30 September 2022

## SECOND INSTALMENT

**\$578.95**

Due by 30 November 2022

## THIRD INSTALMENT

**\$578.95**

Due by 28 February 2023

## FOURTH INSTALMENT

**\$578.95**

Due by 31 May 2023

<b>Rating Period</b>	1 July 2022 to 30 June 2023
<b>Declared</b>	1 July 2022
<b>Valuation Level</b>	1 January 2022
<b>Operative</b>	1 July 2022
<b>Issue Date</b>	20 August 2022

## PAYMENT OPTIONS

### ONLINE OR BY PHONE

Online: [www.geelongaustralia.com.au/rates](http://www.geelongaustralia.com.au/rates)Phone: **1300 858 058** Ref: **1 8063**

A payment processing fee of 0.51 per cent applies for payments by Visa and Mastercard.

### BPAY

Biller Code: **17475**Ref: **1000 0018 0638**

Payment via internet or phone banking, from your cheque or savings account, Visa or Mastercard. No processing fee applicable.

### DIRECT DEBIT



Call 5272 5272 for an application form, or go to [www.geelongaustralia.com.au](http://www.geelongaustralia.com.au)

### CENTREPAY



Call 5272 5272 to request a Centrepay deduction from your Centrelink payment

Please be aware transactions after 12 August 2022 may not be included in this notice.

\*The Waste Collection Charge includes an Environmental Protection Agency (EPA) levy estimated at \$80.75.

### Full payment

**2,315.90**

\*877 180638

### Or First instalment

**\$579.05**

\*877 180638

Council Use



# ABOUT YOUR RATES, VALUATION AND CHARGES NOTICE

P: 03 5272 5272  
E: [contactus@geelongcity.vic.gov.au](mailto:contactus@geelongcity.vic.gov.au)  
[www.geelongaustralia.com.au](http://www.geelongaustralia.com.au)  
Wadawurrung Country  
Wurriki Nyal  
137-149 Mercer Street, Geelong

## HARDSHIP SUPPORT

Find up-to-date resources and answers to common questions at [www.geelongaustralia.com.au](http://www.geelongaustralia.com.au)

## WHAT IF I MISS OR UNDERPAY THE FIRST INSTALMENT?

To become an instalment payer you must pay your first instalment in full by 30 September 2022, otherwise your balance will be due on 15 February 2023.

## WHAT HAPPENS IF MY PAYMENTS ARE LATE?

Penalty interest at 10 per cent as set by the Victorian Government, is charged on all overdue amounts.

If we have to take action to recover any overdue amount, you may be required to pay recovery and legal costs.

## HOW ARE PAYMENTS ALLOCATED?

We allocate the money you pay in the following order:

- legal and debt recovery costs, if any
- overdue and interest, if any
- your current rates, charges and fire levy.

## WHAT ASSISTANCE IS AVAILABLE?

As well as our many payment options, we also offer:

1. **Rates deferral\*** – if you're experiencing financial hardship.
2. **Individual payment plans** – also for financial hardship.
3. **Rates waiver\*** – for low income households experiencing a valuation increase over 50 per cent, without property improvements.
4. **Pensioner rebate\*** – excludes Health Care Card holders.

For more information search for 'rates arrangements' on our website.

\* Sections 27 and 28 of the *Fire Services Property Levy Act 2012* also allow qualifying ratepayers to use these assistance measures.

## PRIVACY STATEMENT

We will comply with the Information Privacy and Health Privacy Principles as set out in the *Privacy and Data Protection Act 2014*. For more information, search for 'privacy' on our website.

## WHAT IF I DISAGREE WITH SOMETHING ON MY RATES NOTICE?

Please contact us, so we can review your situation and try to find a solution. If your issue can't be resolved, the table below explains your rights of appeal.

If you choose to appeal, you must still pay your rates by the due date. If your appeal is successful, we will credit your account or refund, if requested.

What you can appeal	By when	Legislation	How to lodge
Differential rate applied to your property	Within 60 days of the date of issue of the initial rates notice.	<i>Local Government Act 1989</i> – Section 183	Search for 'differential rating' at <a href="http://www.vcat.vic.gov.au">www.vcat.vic.gov.au</a>
The property valuation / AVPCC	Within two months** of the date of issue of the initial rates notice	<i>Valuation of Land Act 1960</i> – Sections 16,17,18	Search for 'valuation objection' on our website, or contact us.
Any other rate or charge	Within 60 days of the date of issue of the initial rates notice.	<i>Local Government Act 1989</i> – Section 184	Must be lodged in the County Court – seek legal advice.

\*\*Within four months if a notice has not been supplied to the occupier of the land.

## HOW MUCH HAVE MY RATES INCREASED THIS YEAR?

We have complied with the Victorian Government's rates cap. The cap applies to the average annual increase of rates and charges.

The rates and charges for your property may have increased or decreased by a different a percentage amount for the following reasons:

- (i) the valuation of your property relative to the valuation of other properties in the municipal district
- (ii) the application of any differential rate
- (iii) the inclusion of other rates and charges not covered by the Victorian Government's rates cap.

## KEY TERMS TO HELP YOU UNDERSTAND YOUR RATES

**Differential rate** - the 'rate in the dollar' charged on properties will vary, depending on the land use category applied (for example, residential or commercial). Search for 'rating strategy' on our website, or contact us.

**Valuation** - the value of your property, generally reassessed every year by professional valuers. Of the three ways your property is assessed – Site Value<sup>#</sup>, Capital Improved Value and Net Annual Value – we use Capital Improved Value to calculate your rates. Search for 'property valuation' on our website for more information.

**Australian Valuation Property Classification Code (AVPCC)** - is a classification that assigns a code to land based on its existing use.

**Refund requests** for overpaid rates may attract a \$30 administrative fee. Please ensure that you enter the correct payment details.

<sup>#</sup> Used by the State Government to calculate land tax. Visit [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for more information.

Barwon Region Water Corporation  
ABN 86 348 316 514

Date of Issue  
26 August 2022

Tax Invoice/Statement

1300 656 007  
www.barwonwater.vic.gov.au



B J & L M Rowe  
36 RICHMOND CRES  
GEELONG, VIC 3220

Account number  
**69000001 00130937**

Thank you, your direct debit  
will occur on or after  
**26 September 2022**

Total amount  
**\$ 186.39**

You have arranged to pay with Direct Debit. This amount will be deducted from your nominated bank account on or after the due date. If you would like to change your payment arrangement, please contact us.

Your account summary

Service Address: 36 RICHMOND CRES GEELONG 3220

Previous balance	\$216.75	DR
Payments/adjustments	\$216.75	CR
Your balance	\$0.00	
New charges	\$186.39	DR
<b>Total</b>	<b>\$186.39</b>	<b>DR</b>

Your average daily use in litres per day

Aug 22	34
May 22	213
Feb 22	316
Nov 21	476
Aug 21	324

From July 1, 2022, while the Consumer Price Index (CPI) is 5.1%, owner-occupiers using 160kL per year will see an increase of less than CPI of 4% in their annual bill.

This translates on average to an additional \$3.49 per month for owner/occupiers and \$1.27 per month for renters.

The price adjustment will allow us to continue meeting our service commitment, in line with the 2018-2023 Price Submission, approved by the Victorian Essential Services Commission.

**If you need help paying your bill, we have many support options available in the leaflet attached.**

If you have a Centrelink Pension or Health Care Card, or Department of Veterans Affairs Gold Card, you may be eligible for a discount. Contact us for details.

# We're here to help you with your water bill

If you're concerned about being able to pay your water bill, we offer extra support and flexibility to suit your situation. We have a number of customer support options available and can tailor an option to suit your individual needs.

## Get in touch, we're here to help.

For more information, please call us on 1300 656 007 between 8 am and 6 pm, Monday to Friday.

We will put you in touch with a specialist who will deal with your enquiry promptly and sensitively.

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





Installation Type: Residential House

Bill Details as at 26 AUG 2022		Value	GST	Price
WATER SERVICE CHARGE	1 JUL 2022 to 30 SEP 2022	33.77	0.00	33.77
SEWERAGE SERVICE CHARGE	1 JUL 2022 to 30 SEP 2022	146.09	0.00	146.09
WATER VOLUME	1.069 kL at \$2.0897			
	1.931 kL at \$2.2286	6.53	0.00	6.53
Total		\$ 186.39	\$ 0.00	\$ 186.39
Balance brought forward				0.00
Please pay				\$ 186.39

Reading Details

Meter No.	Current Read Date	Current Reading (kL)	Previous Read Date	Previous Reading (kL)	Consumption (kL)
1933148	25AUG22	00295	30MAY22	00292	3



**Need help paying your bill?**  
Contact us to set up a payment plan and talk about grants, rebates and concessions.



**Residential Tenants and Landlords**  
Tenants with separate meters pay water volume charges only.



**Moving house?**  
Please let us know at least 2 days before you move in or out so we can arrange a meter reading and update your details.



**Communication assistance**  
Hearing or speech impaired? Contact us via the National Relay Service on 13 36 77. We provide a free interpreter service. Contact the Translation and Interpreter Service on 13 14 50.



**Servizio Interpreti**      **Služba za usluge tumačenja**      **Услуге тумача**  
**Dolmetschdienst**      **Служба за преведување**      **传译服务**

Contact Us

☎ 1300 656 007  
Email [info@barwonwater.vic.gov.au](mailto:info@barwonwater.vic.gov.au)  
**General enquiries, billing and payment options**  
Mon - Fri, 9.00am - 5.00pm  
**Emergencies and faults**  
24 hours, 7 days

Statement No 7117291653

Payment Options



**Direct Debit**  
To arrange a direct debit, please call or visit our website.



**Bill Code: 585224**      Contact your financial institution to pay from  
**Ref: 6900 0001 0013 0937 9**      your cheque, savings or credit account.



**Centrelink**  
Centrelink recipients can arrange automatic payments through Centrepay.  
Contact us for details.



**By Cheque**  
Post the payment slip with your cheque payable to Barwon Water to:  
PO Box 14206, Melbourne City MC VIC 8001. Please do not use staples or pins.



**Billpay Code: 0803**

- In person at any post office
- Online at [www.postbillpay.com.au](http://www.postbillpay.com.au)
- Call 13 18 16 for credit card payments

**Ref: 6900 0001 0013 0937 9**

Account number  
**69000001 00130937**

Thank you, your direct debit  
will occur on or after  
**26 September 2022**

Total amount  
**\$ 186.39**

**POST billpay®**



\*803 69000001001309379 \$186.39 5

Statement No 7117291653



# Support and payment assistance



**Are you having difficulty paying your water bill?**  
**We offer a range of payment and support options.**

## Payment plans

We offer a range of flexible and tailored solutions to help you pay your water bill, whatever your circumstances.

**One-off payment extensions:** for when life throws up unexpected challenges.

**Bill smoothing:** split your bill and pay in regular instalments: weekly, monthly or fortnightly. Pay in person or direct debit from your bank account.

**Centrepay:** if you receive a Centrelink benefit, you can pay your utility bills automatically.

## Support programs

We understand that any of us can sometimes face financial challenges. We provide a range of customer support programs and can tailor an option to suit your needs. There is no cost to access these services.

**'Arrange and save':** if you have an overdue bill, this program can help get you back on track.  
As a bonus, if you make five instalment payments

– on time and in full, we'll cover the sixth as an incentive.

**Utility relief grant:** this is a Victorian Government program to help pay an overdue electricity, gas or water bill due to temporary financial crisis. If you are eligible, you may receive up to \$650 towards your utilities bills, available every two years.

### High water bill due to undetectable leak?

Received an unusually high water bill? If it's because of a leak that you could not have known about, you may be eligible for a one-off allowance to help cover the extra cost.

### Medical conditions and life support machines

If you have a medical condition that requires high water consumption (e.g. for bathing or laundering) you could be eligible for a rebate. If you use a haemodialysis machine and have a concession card, you're eligible for a government rebate plus a further 50% discount on remaining water volume charges.



## Support for customers experiencing family violence

Our staff are trained in identifying and responding to the complex issues associated with family violence.

This includes the utmost respect for your privacy and confidentiality, and access to specialised support networks.

## Connections with counsellors

A number of local organisations provide free financial counselling services. We can connect you to them for additional support and advice.

Similarly, if you're referred to us by one of these organisations, we'll work together to access the support you're eligible for.

## Bill appear higher than usual?

If you're using more water than usual, the extra litres over a few months can easily add up to some extra dollars on your bill.

For ways to save water around the home, visit [www.barwonwater.vic.gov.au/saving-water](http://www.barwonwater.vic.gov.au/saving-water)

## Business customers

We offer a range of flexible and tailored solutions to help you pay your business water bill.

We can also provide advice on how your business can be more water efficient or manage a leak – all of which can help reduce your bills in the future.

## Get in touch – we're here to help

If you're having trouble paying your bill, or simply want to learn more about our options for customers in financial hardship, get in touch – we're here to help.

We will put you in touch with a specialist who will help you with your enquiry promptly, sensitively and confidentially.

Our friendly, Geelong-based customer contact centre is available weekdays 8 am to 6 pm on **1300 656 007**.

For detailed information about concessions, support and payment assistance, including eligibility criteria, visit [www.barwonwater.vic.gov.au/billhelp](http://www.barwonwater.vic.gov.au/billhelp).



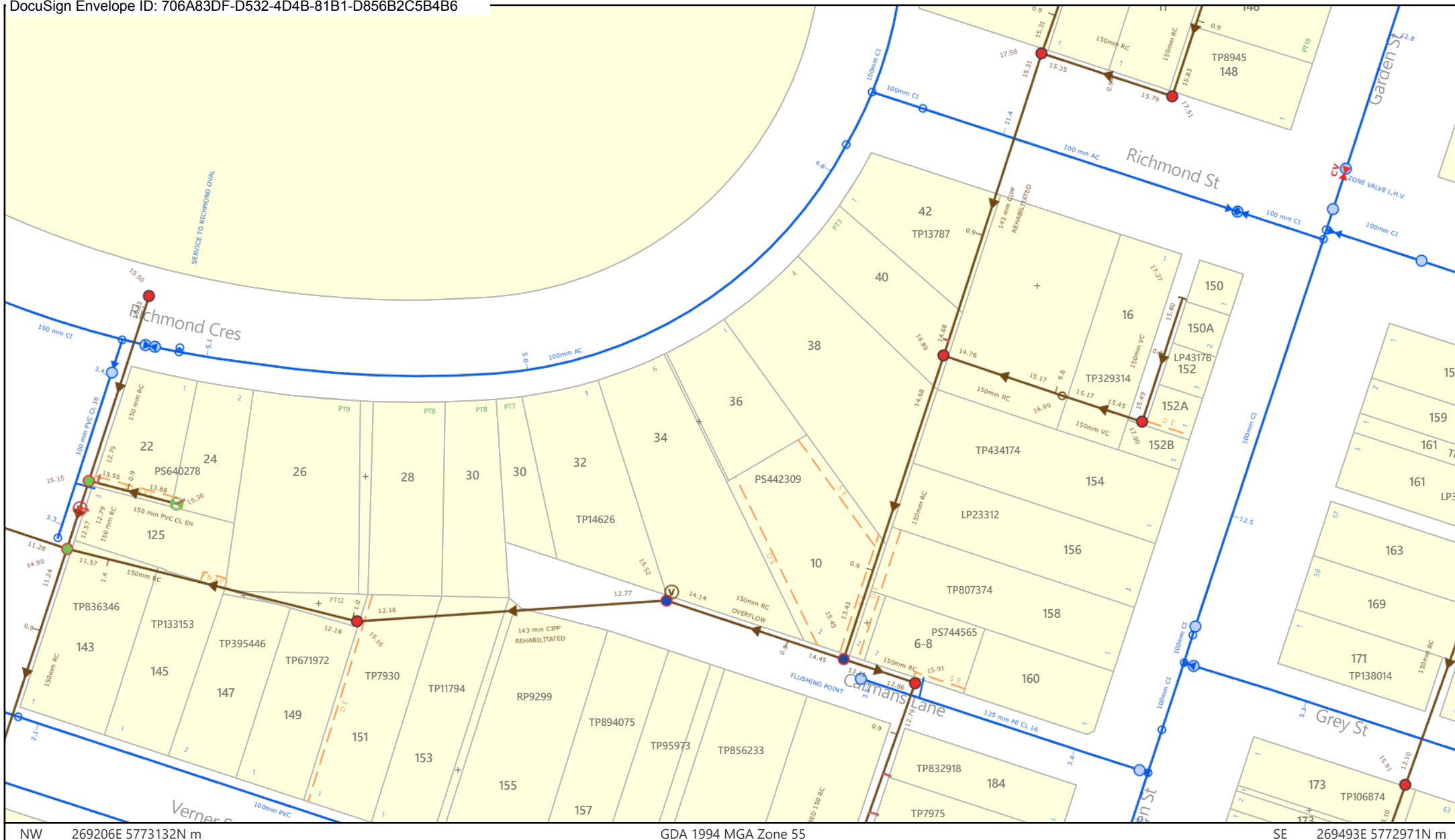
### For further information

☎ 1300 656 007 | ✉ [info@barwonwater.vic.gov.au](mailto:info@barwonwater.vic.gov.au)

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

f t y i n





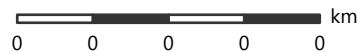
NW 269206E 5773132N m

GDA 1994 MGA Zone 55

SE 269493E 5772971N m



## GIS Map



Scale: 1:1,000  
Created: 16/11/2022

### Legend

Gravity Sewer

Pressure Sewer

Potable Water

### Recycled Water

Warnings - Indicates the presence of a Hazardous Zone  
Follow OH&S Guidelines - Barwon Water OH&S Alert:

 Cracked AC Pipe

 Asbestos in Wrapping

 Benzene Detected

 LEL Detected

 Contaminated Ground

 VIVA High Pressure Pipeline

DISCLAIMER: Barwon Water does not provide any warranty, express or implied, as to the accuracy, completeness, currency or reliability of plans provided. Furthermore, Barwon Water does not provide a warranty that the scale of the plans is accurate, or that they are suitable for a specific purpose. These plans are intended for general information only. Barwon Water is not responsible and does not accept liability for any loss, expense or damage (direct or indirect) which has arisen from reliance on any plans provided by Barwon Water. It is the responsibility of users of the plans to ensure the accuracy of the plans by independent means and to take care when undertaking works that have the potential to damage Barwon Water assets.