



NELSON PROPERTY TRANSFER SERVICES

Level 2, 77 Yarra Street, Geelong VIC 3220
Tel: 5221 7411 Email: geelong@npts.com.au

SECTION 32 STATEMENT PARTICULARS OF SALE

VENDOR: TREINA AMY LOUISE MARTELLA
STREET ADDRESS: 35 HEDGE STREET, ARMSTRONG CREEK VIC 3217
LAND BEING SOLD: The land which is presently fenced and/or occupied by the Vendor and contained only within the land described in Certificate of Title:
VOLUME 12078 FOLIO 093

The vendor makes this statement in respect of the land in accordance with Section 32 of the *Sale of Land Act* 1962. The statement must be signed by the vendor either personally or by his electronic signature.

FINANCIAL MATTERS

Particulars of any rates, taxes, charges or other similar outgoings (and any interest on them) including any water usage, sewerage disposal charges or other charges based on a user pay system.

- (a) Their total does not exceed **\$4,000.00**
- (b) 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 the above amount.
- (c) 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 that charge are as follows: - **NOT APPLICABLE**

Land Tax may be applicable if land value exceeds \$250,000.00 or a change of use occurs. A purchaser will remain liable for any adjusted increase in a new assessment after 31 December 2023.

INSURANCE

Damage or Destruction

The property remains at the risk of the vendor until the purchaser becomes entitled to possession or receipt of the rents and profits.

Owner Builder

Where there is a residence on the land which was constructed within the preceding 6 years and section 137B of the *Building Act* 1993 applies to the residence.

NOT APPLICABLE

LAND USE - RESTRICTIONS

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

- (a) Easements affecting the land - as set out in the documents attached (if any)
- (b) Covenants affecting the land - as set out in the documents attached (if any)
- (c) Leases affecting the land - as set out in the documents attached (if any)
- (d) Other similar restrictions affecting the land - as set out in the documents attached (if any)

Particulars of any existing failure to comply with the terms of any Easement, Covenant, Lease or other similar restriction are :-
NONE TO THE VENDORS KNOWLEDGE

However please note that underground electricity cables, water and gas pipes, sewers or drains may be laid outside registered easements.

ROAD ACCESS

There is access to the property by road

BUSHFIRE - PRONE AREA

- (1) The property is in a bushfire prone area within the meaning of the Regulations made under the *Building Act 1993* unless the attached Bushfire Prone Area Report states otherwise.
- (2) If the property is in a designated bushfire prone area the designation will be shown on the attached Bushfire Prone Area Report and special bushfire construction requirements, Planning provisions and Country Fire Authority requirements may apply. However you should conduct your own due diligence by searching the Victorian Government's Land Channel Website.

PLANNING AND ROAD ACCESS - Information concerning any planning instrument -

☒ Attached is a certificate with the required specified information.

☒ The required specified information is as follows:

- | | | |
|-----|-------------------------------|---------------------------------|
| (a) | Name of planning scheme | Greater Geelong Planning Scheme |
| (b) | Name of responsible authority | City of Greater Geelong |
| (c) | Zoning of the land | Urban Growth Zone |
| (d) | Name of planning overlay | As attached (if any) |

NOTICES - Particulars of any notice, order, declaration, report, recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge.

- (a) Any notice affecting the Owners Corporation and any liabilities (whether contingent, proposed or otherwise) where the property is in a subdivision that includes common property including any relating to the undertaking of repairs to the property
- (b) Any Quarantine or stock order imposed under the Stock Disease Act 1968 (whether or not the Quarantine Order it still in force)
- (c) **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 and any land use restriction notice given in relation to the land under the Agricultural and Veterinary Chemicals Act 1992.
- (d) Particulars of any mining licence granted under the Mineral Resources Development Act 1990.
- (e) **Compulsory acquisition**
Particulars of any notice of intention to acquire served pursuant to Section 6 of *the Land Acquisition and Compensation Act 1986*.
- (f) Notice issued by the Environment Protection Authority
- (g) Any notice or order pursuant to the Domestic Building Contracts and Tribunal Act 1995

NONE TO THE VENDORS KNOWLEDGE save as disclosed herein or in any Owners Corporation Certificate.

The land is in a Municipal District specified by the Minister administering the Mineral Resources (Sustainable Development) Act 1990.

Particulars of any Mining Licences affecting the land are as follows :- **NOT APPLICABLE**

BUILDING APPROVALS

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).

AS ATTACHED (if relevant)

GROWTH AREA INFRASTRUCTURE CONTRIBUTION

NOT APPLICABLE

SERVICES - Information concerning the supply of the following services -

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

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
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Connected indicates that the service is provided by an authority and operating on the day of sale. The purchaser should be aware that the vendor may terminate their account with the service provider before the settlement and the purchaser will have to pay to have the service reconnected.

TITLE

Attached are copies of the following documents:

Registered Title

A Register Search Statement

The document or part of the document referred to as the "diagram location" in that statement which identifies the land and its location.

Evidence of the vendor's right or power to sell (where the vendor is not the registered proprietor/the owner in fee simple)

DISCLOSURE OF ENERGY EFFICIENCY INFORMATION
NOT APPLICABLE

DATE OF THIS STATEMENT

2023

Signature of Vendor

I agree that this Section 32 Statement and the documents herewith (including the Register Search Statement) must be updated at the expiration of six calendar months from the date of the Register Search Statement herewith. I will not hold Nelson Property Transfer Services responsible if the Vendors Statement is not so updated or if it is used by any Real Estate Agent other than the one to whom it is first forwarded to by Nelson Property Transfer Services.

I confirm that this statement has been printed solely in accordance with my instructions and from the information and documents provided or approved by me and are true and correct. I undertake that I will exercise all possible diligence and provide full and honest disclosure or all relevant information of which I am aware or might reasonably be expected to be aware of. I am aware that Nelson Property Transfer Services have only been retained to fill up this document in accordance with my said instructions and the information and documents provided or approved by me. I certify that I am not aware of :- (a) any variation between the land occupied by me and the land described in the Certificate/s of Title. (b) any registered or unregistered encumbrances not disclosed in this document. (c) any failure to obtain any necessary planning, building or other permits. (d) the property being affected by any environmental, Landslip, mining, flooding, fill, latent defects, bushfire attack or historical significance issues. (e) any contingent or proposed liabilities affecting any Owners Corporation including any relating to the undertaking of repairs to the property. (f) my occupation of any adjacent land which is not contained in the land being sold. (g) any buildings erected over any easements (h) any rights over any other land (i.e. a roadway or walkway) other than those disclosed herein and (i) any proposal in relation to any other land which may directly and currently affect the property being sold.

I acknowledge that I have read the statement, all the documents and the representations and warranties given by me in lieu of requisitions and I accept sole responsibility for the accuracy of all the information and documents and for providing or omitting all or any of the information, conditions, Titles, notices or documents including, but without limiting the generality of the forgoing, any information, conditions, Titles or documents required or that later may be deemed to be required by Section 32 of the Sale of Land Act 1996 as amended and/or any other Act or regulation.

INSURANCE

I the vendor undertake to keep the property and all improvements thereon and therein, fully insured for their full replacement value (new for old) until the final settlement of any sale of the property.

PURCHASER'S ACKNOWLEDGMENTS

The purchaser hereby acknowledges being given this statement signed by the vendor with all the attached documents and a **DUE DILIGENCE CHECKLIST** before the purchaser signed the contract

DATE OF ACKNOWLEDGMENT

2023

Signature of Purchaser

NOTICE The vendor gives notice to the purchaser that in the event that the purchaser fails to complete the purchase of the property on the due date specified in the contract between the vendor and the purchaser ("the contract") for the payment of the residue as defined in the contract ("the due date") or any other date for the payment of the residue, which date shall be deemed to be the due date, as a result of the alteration of the due date as specified in the contract, the vendor will or may suffer the following **reasonably foreseeable losses** and expenses which the purchaser shall be required to pay to the vendor in addition to any interest payable in accordance with the terms of the contract.

- (a) All costs associated with obtaining bridging finance to complete the vendor's purchase of another property or business and interest charged on such bridging finance;
- (b) Interest payable by the vendor under any existing mortgage over the property sold, calculated from the due date;
- (c) Accommodation and additional storage and removal expenses necessarily incurred by the vendor;
- (d) Costs and expenses as between vendor's conveyancer and/or solicitor and the vendor.
- (e) Penalties, interest or charges payable by the vendor to any third party as a result of any delay in the completion of the vendor's purchase, whether they are in relation to the purchase of another property, business or any other transaction dependent on the funds from the sale of the property.
- (f) all commissions, fees and advertising expenses payable to the vendor's Real Estate Agent.

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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 12078 FOLIO 093

Security no : 124107580079K
Produced 13/07/2023 12:23 PM

LAND DESCRIPTION

Lot 515 on Plan of Subdivision 816007M.
PARENT TITLE Volume 12047 Folio 654
Created by instrument PS816007M 07/05/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TREINA AMY LOUISE MARTELLA of UNIT 1 56 IONA AVENUE BELMONT VIC 3216
AS255771T 14/06/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV825211H 06/07/2022
AUSTRALIAN CENTRAL CREDIT UNION LTD

COVENANT PS816007M 07/05/2019

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 PS816007M 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: 35 HEDGE STREET ARMSTRONG CREEK VIC 3217


ADMINISTRATIVE NOTICES

NIL

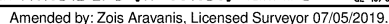
eCT Control 18783L PEOPLE'S CHOICE CREDIT UNION
Effective from 06/07/2022

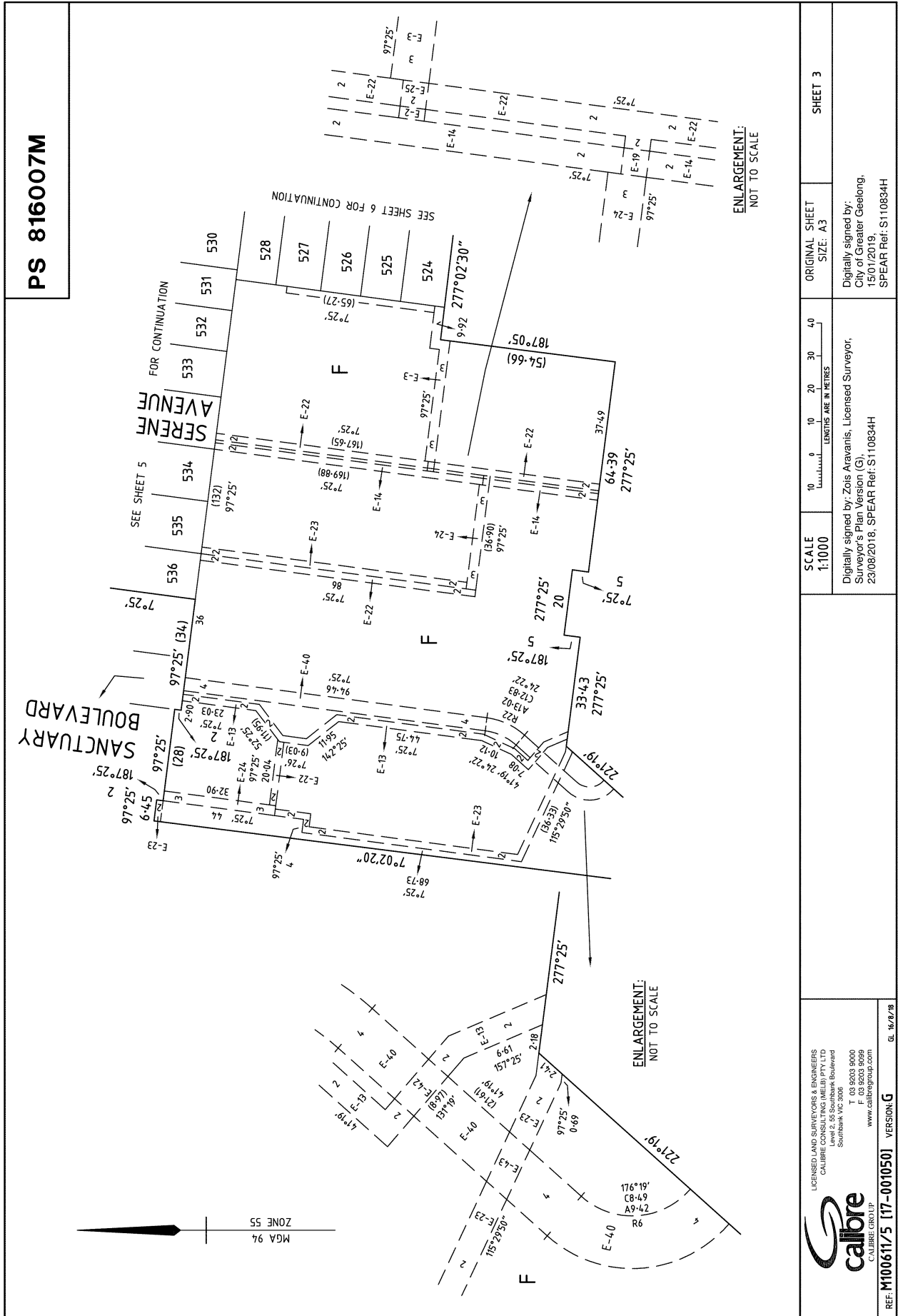
DOCUMENT END

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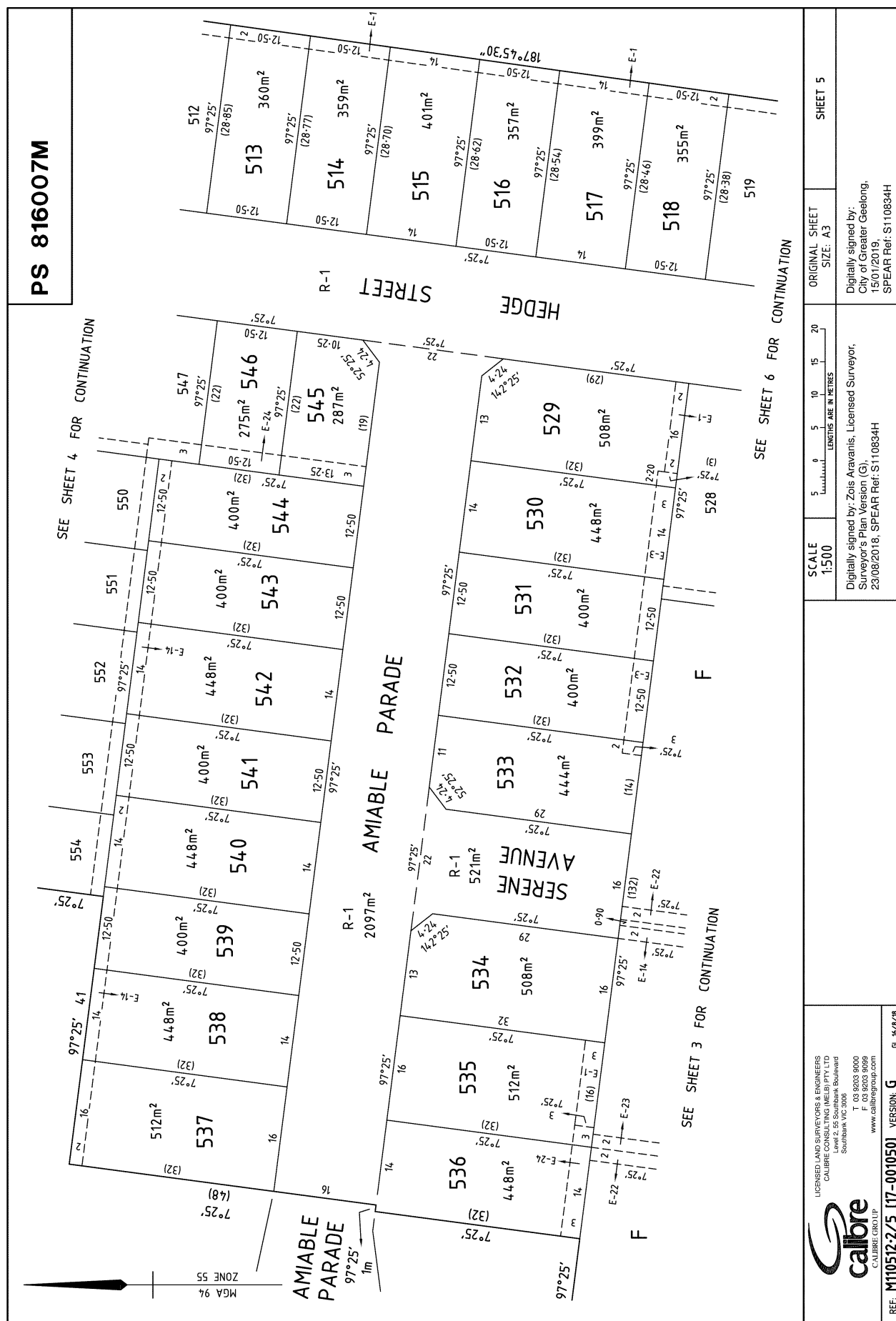
PLAN OF SUBDIVISION			EDITION 1		PS 816007M	
LOCATION OF LAND PARISH: CONEWARRE TOWNSHIP: - SECTION: 5 CROWN ALLOTMENT: - CROWN PORTION: M (PART) TITLE REFERENCE: Vol. 12047 Fol. 654 LAST PLAN REFERENCE: PS 807883L (LOT E) POSTAL ADDRESS: SANCTUARY BOULEVARD (AT TIME OF SUBDIVISION) ARMSTRONG CREEK 3217 MGA94 CO-ORDINATES: E 268 000 ZONE 55 (AT APPROX CENTRE OF LAND IN PLAN) N 5 764 570 GDA 94			Council Name: City of Greater Geelong Council Reference Number: 13479 Planning Permit Reference: PP-1616-2014 SPEAR Reference Number: S110834H Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 22/06/2018 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Hugh Griffiths for City of Greater Geelong on 15/01/2019 Statement of Compliance issued: 26/04/2019			
VESTING OF ROADS AND OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		LOTS 1-500 HAVE BEEN OMITTED FROM THIS PLAN. CREATIONS OF RESTRICTION: RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN -SEE SHEETS 7 & 8. OTHER PURPOSES OF PLAN: <ul style="list-style-type: none"> PARTS OF THE EASEMENTS FOR DRAINAGE PURPOSES, CARRIAGEWAY PURPOSES AND PIPELINE & ANCILLARY PURPOSES SHOWN ON PS741847E AND CONTAINED WITHIN ROADS R-1 AND RESERVE No.1 ON THIS PLAN SHALL BE REMOVED ON REGISTRATION OF THIS PLAN. PARTS OF THE EASEMENTS FOR DRAINAGE PURPOSES AND PIPELINE & ANCILLARY PURPOSES SHOWN ON PS741848C AND CONTAINED WITHIN ROADS R-1 ON THIS PLAN SHALL BE REMOVED ON REGISTRATION OF THIS PLAN. PART OF THE EASEMENT FOR PIPELINE & ANCILLARY PURPOSES SHOWN ON PS749769E AND CONTAINED WITHIN ROADS R-1 ON THIS PLAN SHALL BE REMOVED ON REGISTRATION OF THIS PLAN. PARTS OF THE EASEMENTS FOR DRAINAGE PURPOSES AND PIPELINE & ANCILLARY PURPOSES SHOWN ON PS807882N AND CONTAINED WITHIN ROADS R-1 ON THIS PLAN SHALL BE REMOVED ON REGISTRATION OF THIS PLAN. GROUND FOR REMOVAL: CONSENT OF THE RELEVANT AUTHORITY VIDE SEC.6(1)(k)(iii) SUBDIVISION ACT 1988.		
ROADS R-1 RESERVE No.1 RESERVE No.2		CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG				
NOTATIONS		DEPTH LIMITATION: DOES NOT APPLY				
STAGING: THIS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT No. SURVEY: THIS PLAN IS BASED ON SURVEY IN PS 741847E THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No(s) N/A IN PROCLAIMED SURVEY AREA No. N/A						
EASEMENT INFORMATION						
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)						
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF		
E-1 & E-3	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG		
E-2, E-3 & E-25	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION		
E-5	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 741847E - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION		
E-12	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 749769E - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION		
E-13	DRAINAGE	SEE PLAN	PS 741848C	CITY OF GREATER GEELONG		
E-14 & E-19	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 741848C - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION		
E-19, E-22, E-24 & E-25	DRAINAGE	SEE PLAN	PS 807883L	CITY OF GREATER GEELONG		
E-23, E-24 & E-43	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 807883L - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION		
E-40, E-42 & E-43	CARRIAGEWAY	SEE PLAN	PS 807882N	CITY OF GREATER GEELONG		
 LICENSED LAND SURVEYORS & ENGINEERS CALIBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9099 www.calbregroup.com		Armstrong Sanctuary Stage 5	DEVELOPMENT AREA: 2.985ha	NO.OF LOTS: 54 + F	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 8 SHEETS
Digitally signed by: Zois Aravanis, Licensed Surveyor, Surveyor's Plan Version (G), 23/08/2018, SPEAR Ref: S110834H				PLAN REGISTERED TIME: 12:25 DATE: 7/5/19 Randall McDonald Assistant Registrar of Titles		
REF: M110512-2/5 (17-001050) VERSION: G GL 16/8/18						

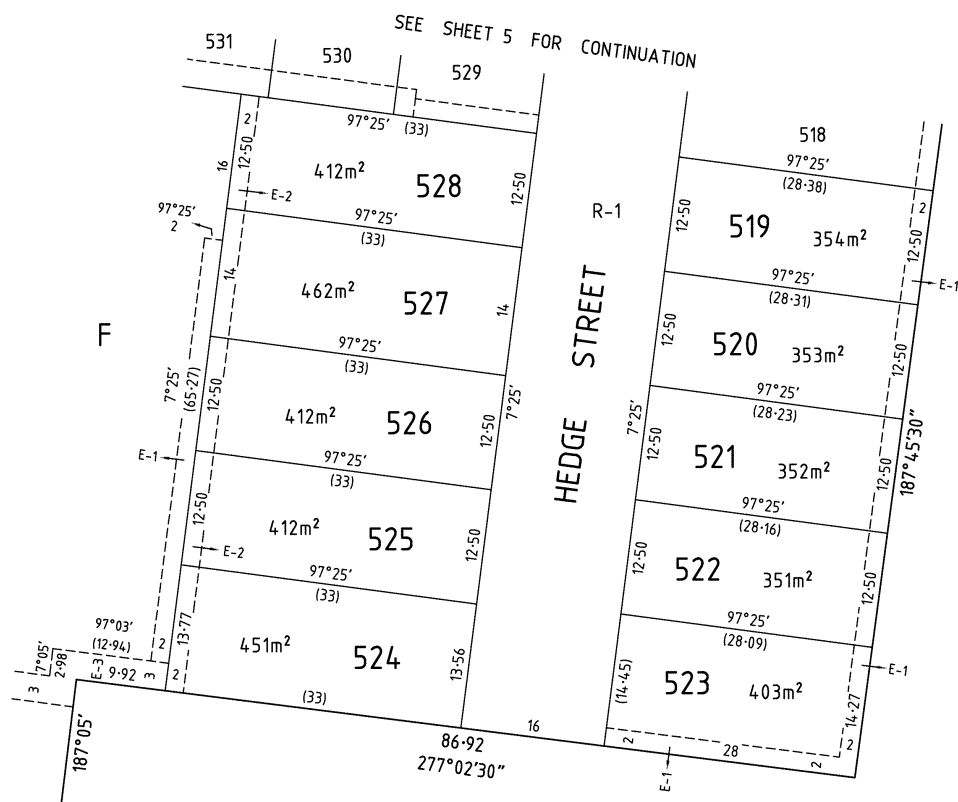
Amended by: Zois Aravanis, Licensed Surveyor 07/05/2019.













 <p>LICENSED LAND SURVEYORS & ENGINEERS CALIBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3006 T 03 9203 9000 F 03 9203 9999 www.calibregroup.com</p>	<p>SCALE 1:500</p>  <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 6</p>
	<p>Digitally signed by: Zois Aravanis, Licensed Surveyor, Surveyor's Plan Version (G), 23/08/2018, SPEAR Ref: S110834H</p>	<p>Digitally signed by: City of Greater Geelong, 15/01/2019, SPEAR Ref: S110834H</p>	
<p>REF: M110512-2/5 [17-001050] VERSION: G GL 16/8/18</p> <p>Amended by: Zois Aravanis, Licensed Surveyor 07/05/2019.</p>			

PS 816007M

CREATION OF RESTRICTION F1

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 501 TO 544 AND 550 TO 554 (ALL INCLUSIVE)

LAND TO BENEFIT: LOTS 501 TO 544 AND 550 TO 554 (ALL INCLUSIVE)

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A LOT ON THIS PLAN OF SUBDIVISION HIS HEIRS EXECUTORS ADMINISTRATORS AND TRANSFEREES SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PART OR PARTS THEREOF:

- (i) BUILD OR CAUSE TO BE BUILT OR ALLOW TO BE BUILT OR ALLOW TO REMAIN MORE THAN ONE PRIVATE DWELLING-HOUSE (WHICH EXPRESSION SHALL INCLUDE A HOUSE, APARTMENT, UNIT OR FLAT);
 - (ii) BUILD OR CAUSE TO BE BUILT OR ALLOW TO BE BUILT OR ALLOW TO REMAIN A DWELLING-HOUSE OR ANY OTHER IMPROVEMENTS, OR CARRY OUT CAUSE TO BE CARRIED OUT OR ALLOW TO BE CARRIED OUT ANY BUILDING OR CONSTRUCTION WORKS ON THE LOT UNLESS:
 - (A) COPIES OF BUILDING PLANS, ELEVATIONS, ROOF PLAN, SITE PLAN (INCORPORATING SET-BACK FROM ALL BOUNDARIES, BUILDING ENVELOPE, EXISTING CONTOUR, PROPOSED FINISHED FLOOR LEVELS AND SITE LEVELS, ALL PROPOSED DRIVEWAYS AND PATHS, DETAILS OF FENCES AND OUTBUILDINGS AND LANDSCAPING) AND SCHEDULE OF EXTERNAL COLOURS AND MATERIALS ("PLANS") HAVE BEEN SUBMITTED TO THE DESIGN ASSESSMENT PANEL CARE OF STEPHAN P. KOSA & ASSOCIATES P/L, PO BOX 356, MONT ALBERT, VIC 3127 OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE DESIGN ASSESSMENT PANEL FROM TIME TO TIME;
 - (B) THE PLANS COMPLY WITH THE APPROVED DESIGN GUIDELINES AND BUILDING ENVELOPES ISSUED IN ACCORDANCE WITH PLANNING PERMIT 1616-2014 OR ANY SUBSEQUENT PERMIT, A COPY OF WHICH CAN BE OBTAINED FROM THE WEBSITE AT www.armstrongmtdunee.com.au; AND
 - (C) THE DESIGN ASSESSMENT PANEL OR SUCH OTHER ENTITY AS MAY BE NOMINATED BY THE DESIGN ASSESSMENT PANEL FROM TIME TO TIME HAS GIVEN ITS WRITTEN APPROVAL TO THE PLANS PRIOR TO THE COMMENCEMENT OF WORKS;
 - (iii) BUILD OR CAUSE TO BE BUILT OR ALLOW TO BE BUILT OR ALLOW TO REMAIN STANDING A DWELLING-HOUSE WITH A FLOOR AREA OF LESS THAN:
 - (A) 160 SQUARE METRES IN THE CASE OF A LOT HAVING AN AREA OF 500 SQUARE METRES OR GREATER; OR
 - (B) 130 SQUARE METRES IN THE CASE OF A LOT HAVING AN AREA OF 400 SQUARE METRES OR GREATER BUT LESS THAN 500 SQUARE METRES; OR
 - (C) 100 SQUARE METRES IN THE CASE OF A LOT HAVING AN AREA OF LESS THAN 400 SQUARE METRES
- FOR THE PURPOSES OF CALCULATING THE FLOOR AREA OF A DWELLING HOUSE THE AREA OF THE GARAGES, TERRACES, PERGOLAS OR VERANDAHS SHALL BE EXCLUDED.
- (iv) BUILD OR CAUSE TO BE BUILT OR ALLOW TO BE BUILT OR ALLOW TO REMAIN ANY FENCING:
 - (A) ALONG A FRONT STREET BOUNDARY; OR
 - (B) BETWEEN THE FRONT STREET BOUNDARY AND THE BUILDING LINE; OR
 - (C) UPON A SIDE OR REAR BOUNDARY OF A LOT EXCEPT A FENCE:
 - a. WHICH IS CONSTRUCTED OF TIMBER PALINGS WITH EXPOSED POSTS CAPPED ACROSS THE TOP OF THE PALINGS; AND
 - b. WHICH DOES NOT EXCEED 1.8 METRES IN HEIGHT EXCLUDING A SCREEN ERECTED TO MEET THE REQUIREMENTS OF PART 4 OF THE *BUILDING REGULATIONS* 2006 IN RELATION TO OVERLOOKING.
 - (v) SUBDIVIDE OR CAUSE TO SUBDIVIDE OR ALLOW TO BE SUBDIVIDED THE BURDENED LAND.
 - (vi) ALLOW ANY OF THE ABOVE RESTRICTIONS TO BE CHANGED OR AMENDED UNLESS OTHERWISE APPROVED IN WRITING BY THE RESPONSIBLE AUTHORITY AND THE DESIGN ASSESSMENT PANEL.

THIS RESTRICTION SHALL CEASE TO HAVE EFFECT 10 YEARS AFTER THE DATE OF REGISTRATION OF THIS PLAN.



LICENSED LAND SURVEYORS & ENGINEERS
CALIBRE CONSULTING (MELB) PTY LTD
Level 2, 55 Southbank Boulevard
Southbank VIC 3006
T 03 9203 9000
F 03 9203 9099
www.calibregroup.com

REF: **M110512-2/5 [17-001050]** VERSION: **G** GL 4/12/17

Amended by: Zois Aravanis, Licensed Surveyor 07/05/2019.

ORIGINAL SHEET
SIZE: A3

SHEET 7

Digitally signed by: Zois Aravanis, Licensed Surveyor,
Surveyor's Plan Version (G),
23/08/2018, SPEAR Ref: S110834H

Digitally signed by:
City of Greater Geelong,
15/01/2019,
SPEAR Ref: S110834H

PS 816007M

CREATION OF RESTRICTION F2

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 545 TO 549 (BOTH INCLUSIVE)

LAND TO BENEFIT: LOTS 545 TO 549 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A LOT ON THIS PLAN OF SUBDIVISION HIS HEIRS EXECUTORS ADMINISTRATORS AND TRANSFERREES SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PART OR PARTS THEREOF:

- (i) CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING UNLESS IT HAS BEEN ASSESSED FOR COMPLIANCE AGAINST THE SMALL LOT HOUSING CODE. FOR THE PURPOSES OF ASSESSMENT AGAINST THE SMALL LOT HOUSING CODE, ALL BURDENED LOTS ARE TO BE ASSESSED AS TYPE B LOTS.
- (ii) CONSTRUCT OR EXTEND ANY DWELLING OR ALLOW THE CONSTRUCTION OR EXTENSION OF ANY DWELLING UNLESS THE PLANS COMPLY WITH THE RELEVANT CLAUSES OF THE APPROVED DESIGN GUIDELINES, A COPY OF WHICH CAN BE OBTAINED FROM THE WEBSITE AT www.armstrongmtduneeed.com.au

CREATION OF RESTRICTION F3

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BE BURDENED: LOTS 507 AND 508

LAND TO BENEFIT: LOTS 501 TO 554 (BOTH INCLUSIVE)

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF A LOT ON THIS PLAN OF SUBDIVISION HIS HEIRS EXECUTORS ADMINISTRATORS AND TRANSFERREES SHALL NOT AT ANY TIME ON THE SAID LOT OR ANY PART OR PARTS THEREOF:

- (i) BUILD ANY DWELLING, PERMIT ANY DWELLING TO BE BUILT OR PERMIT ANY DWELLING TO REMAIN ON THE LOT UNLESS THE DWELLING HAS A MINIMUM FLOOR LEVEL OF GREATER THAN RL 16.70m ABOVE THE AUSTRALIAN HEIGHT DATUM.



LICENSED LAND SURVEYORS & ENGINEERS
CALIBRE CONSULTING (MELB) PTY LTD
Level 2, 55 Southbank Boulevard
Southbank VIC 3006

T 03 9203 9000
F 03 9203 9099
www.calibregroup.com

REF: **M110512-2/5 [17-001050]** VERSION: **G** GL 4/12/17

Amended by: Zois Aravanis, Licensed Surveyor 07/05/2019.

ORIGINAL SHEET
SIZE: A3

SHEET 8

Digitally signed by: Zois Aravanis, Licensed Surveyor,
Surveyor's Plan Version (G),
23/08/2018, SPEAR Ref: S110834H

Digitally signed by:
City of Greater Geelong,
15/01/2019,
SPEAR Ref: S110834H

PROPERTY DETAILS

Address: **35 HEDGE STREET ARMSTRONG CREEK 3217**

Lot and Plan Number: **Lot 515 PS816007**

Standard Parcel Identifier (SPI): **515\PS816007**

Local Government Area (Council): **GREATER GEELONG**

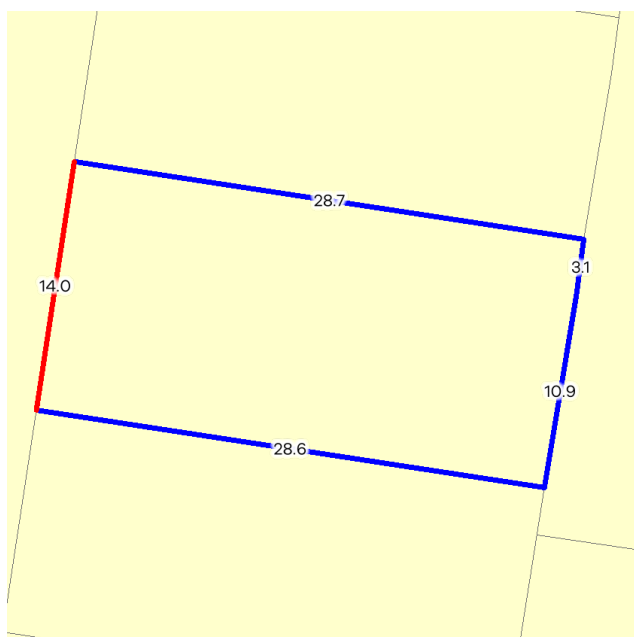
Council Property Number: **381378**

Directory Reference: **Melway 479 K4**

www.geelongaustralia.com.au

SITE DIMENSIONS

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



Area: 402 sq. m

Perimeter: 85 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**

Urban Water Corporation: **Barwon Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **SOUTH BARWON**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's 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



Environment,
Land, Water
and Planning

Area Map



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 13 July 2023 01:44 PM

PROPERTY DETAILS

Address: **35 HEDGE STREET ARMSTRONG CREEK 3217**

Lot and Plan Number: **Lot 515 PS816007**

Standard Parcel Identifier (SPI): **515\PS816007**

Local Government Area (Council): **GREATER GEELONG**

Council Property Number: **381378**

Planning Scheme: **Greater Geelong**

Directory Reference: **Melway 479 K4**

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: **SOUTH BARWON**

OTHER

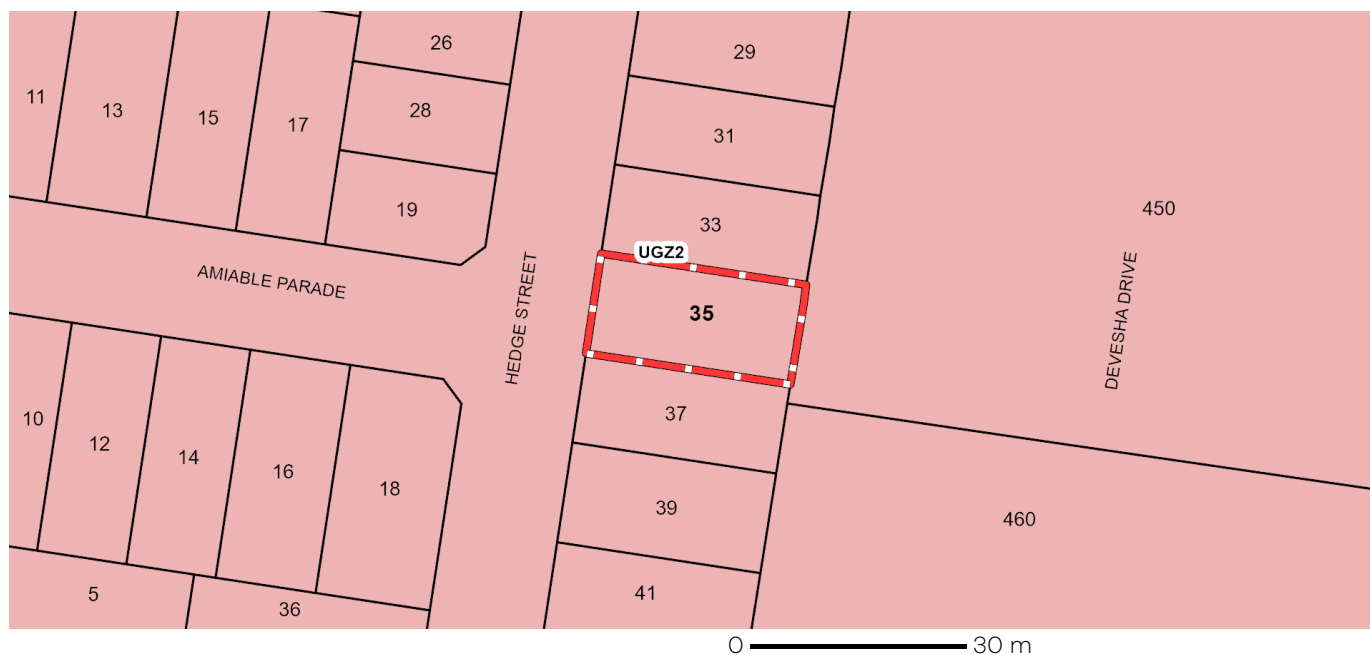
Registered Aboriginal Party: **Wadawurrung Traditional Owners
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[URBAN GROWTH ZONE \(UGZ\)](#)

[URBAN GROWTH ZONE - SCHEDULE 2 \(UGZ2\)](#)



UGZ - Urban Growth

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

Planning Overlay

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 3 \(DCPO3\)](#)



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

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 12 July 2023.

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

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may 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>

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 \(environment.vic.gov.au\)](#)

45.0631/07/2018
VC148**DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

Shown on the planning scheme map as **DCPO** with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

45.06-119/01/2006
VC37**Development contributions plan**

A permit must not be granted to subdivide land, construct a building or construct or carry out works until a development contributions plan has been incorporated into this scheme.

This does not apply to the construction of a building, the construction or carrying out of works or a subdivision specifically excluded by a schedule to this overlay.

A permit granted must:

- Be consistent with the provisions of the relevant development contributions plan.
- Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.

45.06-219/01/2006
VC37**Preparation of a development contributions plan**

The development contributions plan may consist of plans or other documents and may, with the agreement of the planning authority, be prepared and implemented in stages.

The development contributions plan must:

- Specify the area to which the plan applies.
- Set out the works, services and facilities to be funded through the plan, including the staging of the provision of those works, services and facilities.
- Relate the need for the works, services or facilities to the proposed development of land in the area.
- Specify the estimated costs of each of the works, services and facilities.
- Specify the proportion of the total estimated costs of the works, services and facilities which is to be funded by a development infrastructure levy or community infrastructure levy or both.
- Specify the land in the area and the types of development in respect of which a levy is payable and the method for determining the levy payable in respect of any development of land.
- Provide for the procedures for the collection of a development infrastructure levy in respect to any development for which a permit is not required.

The development contributions plan may:

- Exempt certain land or certain types of development from payment of a development infrastructure levy or community infrastructure levy or both.
- Provide for different rates or amounts of levy to be payable in respect of different types of development of land or different parts of the area.

07/12/2020
C396ggee**SCHEDULE 3 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO3**.**ARMSTRONG CREEK EAST PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN****1.0**12/07/2012
C214**Area covered by this development contributions plan**

This Development Contributions Plan (DCP) applies to the Armstrong Creek East Precinct. This area is shown as DCPO3 in the Greater Geelong Planning Scheme maps.

2.007/12/2020
C396ggee**Summary of costs**

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Land Acquisition</i>	\$ 4,408,350	Refer to DCP	\$ 4,077,550	92.5%
<i>Roads</i>	\$ 15,006,451	Refer to DCP	\$11,111,558	74.0%
<i>Trails</i>	\$ 3,800,000	Refer to DCP	\$ 3,800,000	100%
<i>Drainage</i>	\$ 33,283,289	Refer to DCP	\$ 33,283,289	100%
<i>Open space</i>	\$ 24,197,646	Refer to DCP	\$ 21,510,646	88.9%
<i>Community - CIL</i>	\$ 6,611,000	Refer to DCP	\$ 6,611,000	100%
<i>Community - DIL</i>	\$ 21,732,619	Refer to DCP	\$ 21,732,619	100%
<i>Strategic Planning and DCP</i>	\$ 2,250,000	Complete	\$ 2,250,000	100%
TOTAL	\$ 111,289,355		\$ 104,376,712	93.8%

Note: Contributions are list in July 2010 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.

3.0 Demand Units

The Development Contributions Plan apportions cost based upon demand units. In this DCP one demand unit is equal to

one hectare of developable land within the Armstrong Creek East Precinct.

Land Use	Hectares	% of Total
<i>Total Precinct Area</i>	794.87	100%
<i>Land for Non Developable Uses</i>	270.72	34.1%
<i>Land for Open Space and Community Facilities</i>	49.62	6.2%
Net Developable Area	474.53	59.7%
<i>Residential Development</i>	468.03	58.9%
<i>Activity Centre Development</i>	6.5	0.8%

4.0

07/12/2020
C396ggee

Summary of contributions

Facility	Levies payable by the development (\$)			
	Development Infrastructure		Community infrastructure*	
	residential	non-residential	residential	non-residential
Category	Per Net Developable Hectare		Per Dwelling	
<i>Land Acquisition</i>	\$ 8,803.42	\$ 5,272.68	\$ 0	n/a
<i>Roads</i>	\$ 23,415.85	\$ 23,415.85	\$ 0	n/a
<i>Trails</i>	\$ 9,614.74	\$ 0	\$ 0	n/a
<i>Drainage</i>	\$ 70,139.28	\$ 70,139.28	\$ 0	n/a
<i>Open space</i>	\$ 44,464.32	\$ 0	\$ 0	n/a
<i>Community</i>	\$ 46,434.10	\$ 0	\$ 900.00	n/a
<i>Strategic Planning and DCP</i>	\$ 4,741.52	\$ 4,741.52	\$ 0	n/a

Facility	Levies payable by the development (\$)			
	Development Infrastructure		Community infrastructure*	
	residential	non-residential	residential	non-residential
TOTAL	\$ 207,613.23	\$ 103,569.32	\$ 900.00	\$ 0

Note: Contributions are listed in July 2010 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.

** Capped at a maximum contribution of \$900 per dwelling*

The Development Contribution for each demand unit must be adjusted as follows:

- In relation to the costs associated with all infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following method:
 - The capital costs of each infrastructure item must be adjusted by reference to the Producer Price Indexes Australia, Victoria (Table 15 Selected Output of Division E - Construction industry, Building Construction Victoria (for buildings) and Road and Bridge Construction Victoria (for roads, bridges, trails, etc) published by the ABS (Series 6427.0) or similar index;
 - The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 July in each year.
- In relation to the cost of land required under the Armstrong Creek East Precinct DCP, the land value must be adjusted by adopting a revised land value for each parcel to be acquired based on the same valuation principles.
- The revised land value and the adjustment of the contributions must be calculated as of 1 July in each year.
- Within 14 days of the adjustments being made, the Responsible Authority must publish a notice of the amended contributions on its website.

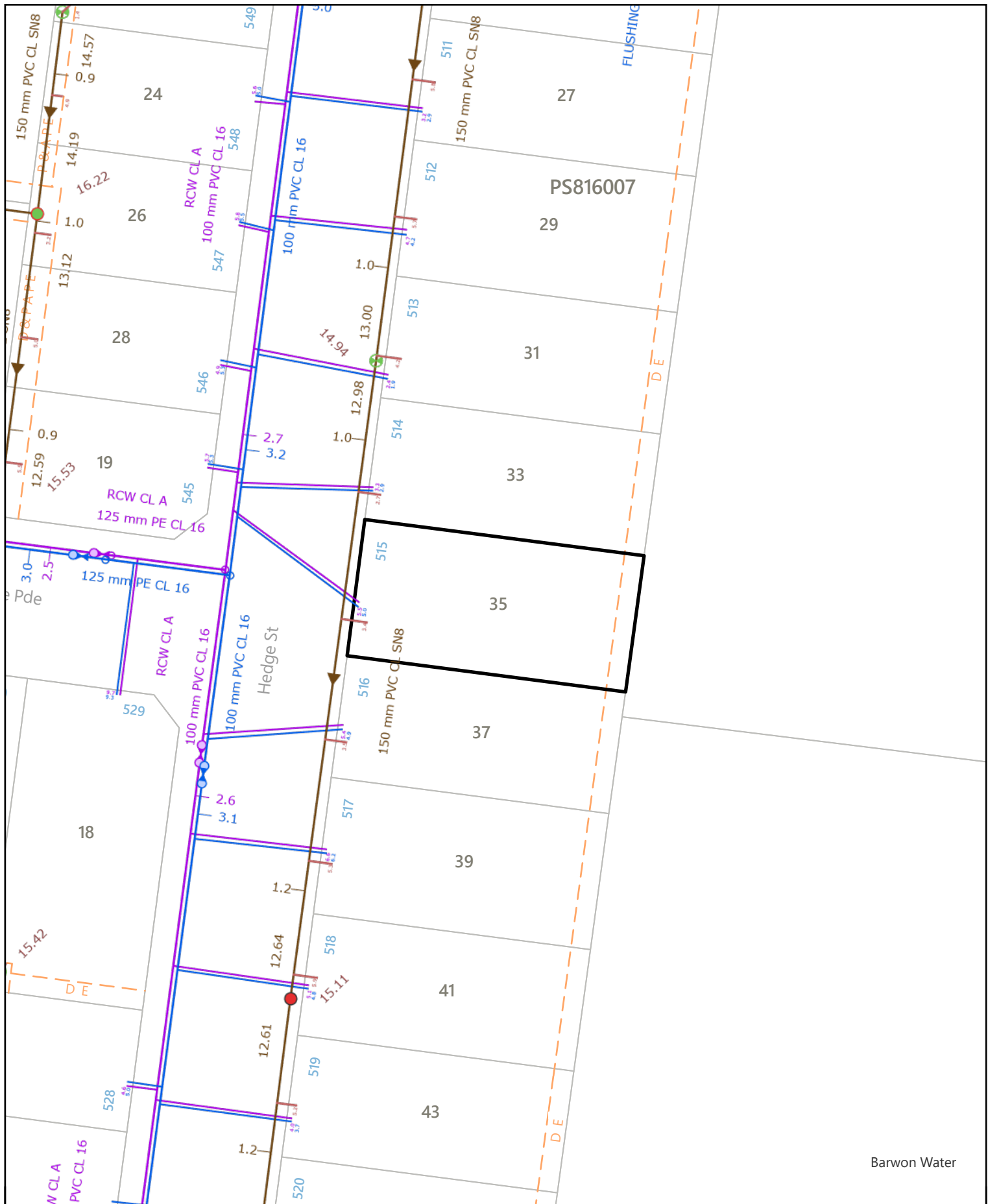
5.0

12/07/2012
C214

Land or development excluded from development contributions plan

The Development Contributions Plan applies to all land in the Armstrong Creek East Precinct for a period of 20 years.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details



Barwon Water



Lot 515 35 HEDGE ST ARMSTRONG CREEK

Scale: 1:500

Created: 13/07/2023

Legend

Gravity Sewer	
Pressure Sewer	
Portable Water	
Recycled Water	



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.



BLOCK PLAN

DETAILS

ADDRESS : 35 HEDGE ST, ARMSTRONG CREEK, 3217

LOT NUMBER : 515

INSTALLATION NO : 40021394

DRAINAGE PLAN NO : US22160

VBA CONSENT NO : 01040476351

BRANCH LENGTH : 2.60 m

END POINT DEPTH : 1.3 m

BRANCH TYPE : SPA

DISTANCE FROM MANHOLE : 38.8 m

BOUNDARY TIE : POTABLE WATER 5 m RECYCLED WATER 5.5 m SEWER 3.4 m

COMMENTS :

DATE SUBMITTED :

PLUMBER/DRAINER :

LICENCE NO :

PHONE NO :

COMPLIANCE CERT NO :

COMMENTS :

Scale 1:250

CREATED : 10/7/2019

WARNINGS

Indicates the presence of a hazardous zone. Follow OH&S Guidelines Barwon Water OH&S Alert

Entry into any manhole or the construction of a new connection to a live sewer is controlled by confined space and OH&S Regulations.

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.



P.O.Box 659 Geelong 3220 T: 1300 656 007 F: 03 5221 8236

Email: info@barwonwater.vic.gov.au

Web address: www.barwonwater.vic.gov.au

LEGEND

GRAVITY SEWER
PRESSURE SEWER
POTABLE WATER
RECYCLED WATER

Cracked AC Pipe
Asbestos in Wrapping
Benzene Detected
LEL Detected
Contaminated Ground

FIXTURES

CLOSET 1
BATH 2
SINK 3
TROUGH 4
BASIN 5
SHOWER 6
WASHING MACHINE 7



Tax Invoice/Statement



T A L Martella
35 Hedge St
ARMSTRONG CREEK, VIC 3217

Account number
69000001 00181874

Payment due
19 June 2023

Total amount due
\$ 249.17

Your account summary

Service Address: 35 HEDGE ST ARMSTRONG CREEK 3217

Previous balance	\$279.03	DR
Payments/adjustments	\$279.03	CR
Your balance	\$0.00	
New charges	\$249.17	DR
Total	\$249.17	DR

Your average daily use in litres per day

May 23	381
Feb 23	474
Nov 22	387
Aug 22	410
May 22	438

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



Installation Type: Residential Vacant Land - DOMR

Bill Details as at 19 MAY 2023			Value	GST	Price
WATER SERVICE CHARGE	1 APR 2023 to 30 JUN 2023		33.77	0.00	33.77
SEWERAGE SERVICE CHARGE	1 APR 2023 to 30 JUN 2023		146.09	0.00	146.09
WATER VOLUME	29 kL at \$2.2286		64.63	0.00	64.63
WATER VOLUME - PURPLE METER	3 kL at \$1.5599		4.68	0.00	4.68
Total			\$ 249.17	\$ 0.00	\$ 249.17
Balance brought forward					0.00
			Please pay		\$ 249.17

Reading Details

Meter No.	Current Read Date	Current Reading (kL)	Previous Read Date	Previous Reading (kL)	Consumption (kL)
1812619	17MAY23	00490	22FEB23	00461	29
P1910018	17MAY23	00054	22FEB23	00051	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
General enquiries, billing and payment options
Mon - Fri, 9.00am - 5.00pm
Emergencies and faults
24 hours, 7 days

Statement No 7117926295

Payment Options



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



Billers Code: 585224 Contact your financial institution to pay from
Ref: 6900 0001 0018 1874 2 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
- Call 13 18 16 for credit card payments

Ref: 6900 0001 0018 1874 2

Account number
69000001 00181874

Payment due
19 June 2023

Total amount due
\$ 249.17

Statement No 7117926295

POST billpay®



*803 69000001001818742 \$249.17 7

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

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.



For further information

☎ 1300 656 007 | ✉ info@barwonwater.vic.gov.au

www.barwonwater.vic.gov.au

f t y i n



2022-23 RATES, VALUATION AND CHARGES NOTICE



ABN 18 374 210 672

All items are GST free.

T A L Martella
35 Hedge Street
ARMSTRONG CREEK VIC 3217

RATE NO.	932521
PROPERTY	35 Hedge Street, ARMSTRONG CREEK VIC 3217 401m2 Lot 515 PS 816007
AVPCC	110 – Detached Dwelling
VALUATIONS	Site: Land only \$330,000 Capital improved: Land + building + improvements \$600,000 Net annual \$30,000
RATES AND CHARGES	Residential Rate 0.00191288 x \$600,000 \$1,147.70 *Waste Management \$429.65 x 1 \$429.65 Sub Total \$1,577.35
FIRE SERVICES PROPERTY LEVY	Classification: Residential Residential Variable 0.000053 x \$600,000 \$31.80 Residential Fixed \$117.00 Sub Total \$148.80 Total Due \$1,726.15

ONE PAYMENT IN FULL

\$1,726.15

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

\$431.65

Due by
30 September 2022

SECOND INSTALMENT

\$431.50

Due by 30 November 2022

THIRD INSTALMENT

\$431.50

Due by 28 February 2023

FOURTH INSTALMENT

\$431.50

Due by 31 May 2023

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

PAYMENT OPTIONS

ONLINE OR BY PHONE



Online: www.geelongaustralia.com.au/rates

Phone: **1300 858 058** Ref: **93 2521**

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



BPAY

Bill Code: **17475**

Ref: **1000 0932 5218**

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



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

1,726.15



*877 9325218

Or First instalment \$431.65



*877 9325218

Council Use



ABOUT YOUR RATES, VALUATION AND CHARGES NOTICE

P: 03 5272 5272

E: contactus@geelongcity.vic.gov.au

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

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 www.vcat.vic.gov.au
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[#], 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.

[#] Used by the State Government to calculate land tax. Visit www.sro.vic.gov.au for more information.

FORM 2

Building Act 1993
Building Regulations 2018
Regulation 37(1)

BUILDING PERMIT - 2159369656331

ISSUED TO

AGENT OF OWNER: Homebuyers Centre
ADDRESS: 81 Lorimer Street, DOCKLANDS VIC 3006
EMAIL: comahony@homebuyers.com.au
ADDRESS FOR SERVING OR GIVING OF DOCUMENTS: 81 Lorimer Street, DOCKLANDS VIC 3006
CONTACT PERSON: Clair O'Mahony
TELEPHONE: (03) 9674-4500

OWNERSHIP DETAILS

OWNER: Treina Amy Louise Martella
ADDRESS: 1/56 Iona Avenue, Belmont VIC 3216
EMAIL: treina@live.com
CONTACT PERSON: Treina Amy Louise Martella
TELEPHONE: 0425490507

PROPERTY DETAILS

LOT: 515
NUMBER: 35
STREET/ROAD: Hedge Street
CITY: Armstrong Creek
POSTCODE: 3217
LP/PS: PS816007M
VOLUME: 12078
FOLIO: 093
MUNICIPAL DISTRICT: City of Greater Geelong

BUILDER

NAME: ABN GROUP (VIC) PTY LTD
ADDRESS: 81 Lorimer Street , DOCKLANDS VIC 3008
TELEPHONE: (03) 9674-4500

This builder is specified under section 24B(4) of the **Building Act 1993** for the building work to be carried out under this permit.

NATURAL PERSON FOR SERVICE OF DIRECTIONS, NOTICES AND ORDERS

NAME: Dale Andrew Alcock
ADDRESS: 81 Lorimer Street , DOCKLANDS VIC 3008
TELEPHONE: (03) 9674-4500

BUILDING PRACTITIONER OR ARCHITECT ENGAGED TO PREPARE DOCUMENTS FOR THIS PERMIT

NAME: Dale Andrew Alcock
CATEGORY/CLASS: Domestic Builder Unlimited
REGISTRATION NUMBER: DB-U 31655

NAME: ABN GROUP (VIC) PTY LTD
CATEGORY/CLASS: Domestic Builder Unlimited
REGISTRATION NUMBER: CDB-U 49215

NAME: VHC Engineers
CATEGORY/CLASS:
REGISTRATION NUMBER: CEC 56311

NAME: Stuart McLennan
CATEGORY/CLASS: Building Surveyor Unlimited
REGISTRATION NUMBER: BS-U 1577

DETAILS OF DOMESTIC BUILDING WORK INSURANCE

BUILDER: ABN GROUP (VIC) PTY LTD
INSURER: HIA Insurance Services Pty Ltd
POLICY NUMBER: C446560
POLICY COVER: \$255,352.00

BUILDING
PERMIT

NATURE OF BUILDING WORK

CONSTRUCTION TYPE: new building

STOREYS: 1

VERSION OF BCA APPLICABLE TO PERMIT: 2019

STAGE OF BUILDING WORK PERMITTED: 0

COST OF BUILDING WORK: \$255,352.00

TOTAL FLOOR AREA OF NEW BUILDING WORK: 204 m²

BUILDING CLASSIFICATION

PART OF BUILDING: Single Storey Dwelling and Garage

BCA CLASSIFICATION: 1ai, 10a

PART OF BUILDING: Retaining Wall (North Boundary - Max 600mm)

BCA CLASSIFICATION: 10b

BUILDING
PERMIT

PERFORMANCE SOLUTION

A performance solution was used to determine compliance with the following performance requirements of the BCA that relate to the building to which this permit applies:

Relevant performance requirement	Details of performance solution
P2.6.1 Building	To allow a dual reticulation water system in lieu of a rainwater tank connected to all sanitary flushing systems.
P2.2.2 Weatherproofing	To allow the masonry veneer wall cavity to be reduced to 5mm adjacent services, penetrations, fixtures and other wall installations. Performance solution by expert judgment. Report PBS 3330 19 by Stuart McLennan MEng, MAIBS, RBP BS and IN-U BS-U 1577. Report expires 22 July 2020.
P2.2.2 Weatherproofing, P2.2.3 Rising damp	To allow damp-proof course/flashings to be installed up to 20mm from the outside face of the mortar used in the construction of the masonry veneer wall. Performance solution by expert judgment. Report PBS 3330 19-3 by Stuart McLennan MEng, MAIBS, RBP BS and IN-U BS-U 1577. Report expires 22 July 2020.
P2.1.1 Structural stability and resistance, P2.2.1 Rainwater management, P2.2.2 Weatherproofing, P2.2.3 Rising damp	To allow the external masonry veneer walls to be constructed using the BCA 2011 Deemed-to-Satisfy Acceptable Construction Practice instead of the Acceptable Construction Manuals AS4773 Parts 1 and 2. Performance solution by expert judgment. Report PBS 3330 19-2 by Stuart McLennan MEng, MAIBS, RBP BS and IN-U BS-U 1577. Report expires 22 July 2020.
P2.2.1 Rainwater management, P2.2.2 Weatherproofing, P2.2.3 Rising damp	To allow the damp-proof course/flashings in the masonry veneer walls to be installed level with the adjoining paving at the front entry porch and the outdoor living area (alfresco) protected by a roof overhang. Performance solution by expert judgment. Report PBS 3330 19-1 by Stuart McLennan MEng, MAIBS, RBP BS and IN-U BS-U 1577. Report Expires 22 July 2020.
P2.1.1 Structural stability and resistance, P2.2.2 Weatherproofing	To allow the nominal mortar mix to be 1 part cement, 1 part lime and 10 parts sand. Performance solution by expert judgment. Report PBS 3330 19-4 by Stuart McLennan MEng, MAIBS, RBP BS and IN-U BS-U 1577. Report expires 22 July 2020.
P2.1.1 Structural stability and resistance	a) To allow a 110mm wide masonry wall and 90mm timber framed wall to overhang the concrete slab a maximum distance of 25mm. b) The overhang is not to exceed 3m in length and applies to 110mm wide masonry walls and 90mm wide timber framed walls. Performance solution by expert judgment. Report PBS 3330 19 - 6 by Stuart McLennan MEng, MAIBS, RBP BS and IN-U BS-U 1577. Report Expires 22 July 2020.
P2.1.1 Structural stability and resistance	To allow the wall ties to be spaced a 450mm x 600mm maximum centres in locations with a Wind Class of not more than N2. In addition, for double storey construction the number of wall ties will be doubled at the first-floor joist level. Performance solution by expert judgment. Report PBS 3330 19 - 8 by Stuart McLennan MEng, MAIBS, RBP BS and IN-UBS-U 1577. Report expires 22 July 2020.
P2.1.1 Structural stability and resistance	To allow the Class 1a dwelling and Class 10a garage to be protected with a continuous Termicoat chemical termite barrier applied to the structure of the building. Performance solution by expert judgment. Report PBS 3081 19 Rev A by Stuart McLennan MEng, MAIBS, RBP BS and IN-UBS-U 1577. Report expires 10 June 2020.
P2.2.1 Rainwater management, P2.2.2 Weatherproofing, P2.2.3 Rising damp	To allow the damp-proof/flashings installed in the masonry veneer walls of the dwelling to be a minimum of 80mm above the natural ground level in unpaved landscaped areas. Performance solution by expert judgment. Report PBS 3181 19-1 by Stuart McLennan MEng, MAIBS, RBP BS and IN-U BS-U 1577. Report expires 16 May 2020.

PROTECTION WORK

Protection work is not required in relation to the building work proposed in this permit.

**BUILDING
PERMIT**

INSPECTION REQUIREMENTS

The mandatory notifications stages required by sections 34 and 35 of the **Building Act 1993** are:

Single Storey Dwelling and Garage

- piers: before pouring a footing or in situ reinforced concrete member
- pre slab: before placing a footing
- steel: before pouring a footing or in situ reinforced concrete member
- frame: on completion of the framework
- final: on completion of all building work

Retaining Wall (North Boundary - Max 600mm)

- piers: before pouring a footing or in situ reinforced concrete member

OCCUPATION OR USE OF BUILDING

An occupancy permit is required prior to the occupation or use of this building.

If an occupancy permit is required, the permit is required for the whole of the building in relation to which the building work is carried out.

COMMENCEMENT AND COMPLETION

This building work must commence by **12 August 2020**.

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

This building work must be completed by **12 August 2021**.

If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

BUILDING PERMIT

CONDITIONS

This permit is subject to the following conditions:

Description	Performance or information required
Frame inspection documentation	Prior to booking a frame inspection, the builder must provide roof truss computations, certification and layouts satisfactory to the relevant building surveyor.
Frame inspection documentation	Prior to booking a frame inspection, the builder must provide wall framing computations, certification and layouts satisfactory to the relevant building surveyor.
Frame inspection documentation	Prior to booking a frame inspection, the builder must provide bracing computations, certification and layouts satisfactory to the relevant building surveyor.
Section 10 Building Act 1993 exemption	The relevant building surveyor is satisfied, and has certified in writing, that substantial progress was made on the design of the building before the building regulation or amendment commenced such that the National Construction Code 2019 does not apply to the carrying out of the building work as specified in that certification.
General	The building work must be carried out in accordance with the building permit, endorsed plans, specifications, other documents and/or suitable equivalent to the satisfaction of the building inspector and/or the relevant building surveyor.
Encroachment	There must be no unauthorised encroachment of any part of the building work beyond the title boundary of the property.
Title	The owner(s) is/are responsible for obtaining any planning approvals for the building work and complying with their obligations under property law, including complying with any covenants, encumbrances or a section 173 of the Planning and Environment Act 1987 agreement on title.
Glazing	Prior to or with an application for an occupancy permit, the builder must provide a certificate of compliance satisfactory to the relevant building surveyor indicating that the glass has been installed in accordance with the endorsed drawings and specifications and AS1288 Set-2006 Glass in buildings Set or AS2047-2014 Windows and external glazed doors in buildings, and if the property is in a designated bushfire-prone area, AS3959-2009 Construction of buildings in bushfire-prone areas, in respect of all glazing, including balustrading, doors, windows and screens.
Electrical certificates	Prior to or with an application for an occupancy permit, the builder must provide a certificate of electrical safety satisfactory to the relevant building surveyor for prescribed electrical installations or non-prescribed electrical installations, as applicable.
Plumbing certificates	Prior to or with an application for an occupancy permit, the builder must provide plumbing compliance certificates satisfactory to the relevant building surveyor for all applicable plumbing work as follows: <ul style="list-style-type: none"> • roof plumbing • sanitary plumbing • drainage (below ground sewer) • drainage (below ground stormwater) • cold water plumbing • hot water plumbing • gasfitting
Bushfire protection	Prior to or with an application for an occupancy permit, the builder must provide written confirmation satisfactory to the relevant building surveyor that the building work has been constructed in accordance with the relevant bushfire attack level (BAL) as nominated by AS3959-2009 Construction of buildings in bushfire-prone areas. BAL: 12.5.
Energy efficiency	Prior to or with an application for an occupancy permit, the builder must provide an energy rating certificate or statement satisfactory to the relevant building surveyor verifying that all requirements of the energy rating measures have been installed in accordance with the endorsed documents and the Building Code of Australia.

RELEVANT BUILDING SURVEYOR

NAME: Group Four Building Surveyors Pty Ltd

ACN: 158 953 425

ADDRESS: Level 4, 10 Nexus Court, Mulgrave VIC 3170

EMAIL: enquiries@groupfour.com.au

BUILDING PRACTITIONER REGISTRATION NUMBER: CBS-U 58099

DESIGNATED BUILDING SURVEYOR

NAME: David Madeira

BUILDING PRACTITIONER REGISTRATION NUMBER: BS-U 27484

BUILDING PERMIT

PERMIT NUMBER: 2159369656331

DATE OF ISSUE OF PERMIT: 12 August 2019

DATE OF PERMIT AMENDMENT: 20 November 2019

SIGNATURE:



BUILDING PERMIT

FORM 16

Building Act 1993
Building Regulations 2018
Regulation 192

OCCUPANCY PERMIT - 2159369656331

PROPERTY DETAILS

LOT: 515
NUMBER: 35
STREET/ROAD: Hedge Street
CITY: Armstrong Creek
POSTCODE: 3217
LP/PS: PS816007M
VOLUME: 12078
FOLIO: 093
MUNICIPAL DISTRICT: City of Greater Geelong

BUILDING PERMIT DETAILS

BUILDING PERMIT NUMBER: 2159369656331
VERSION OF BCA APPLICABLE TO BUILDING PERMIT: 2019

BUILDING DETAILS

BUILDING TO WHICH PERMIT APPLIES: single storey dwelling and garage
PERMITTED USE: Domestic
BCA CLASS OF BUILDING: 1a1, 10a
MAXIMUM PERMISSIBLE FLOOR LIVE LOAD: 1.5
STOREYS CONTAINED: 1

BUILDING TO WHICH PERMIT APPLIES: retaining wall (north boundary - max 600mm)
PERMITTED USE: Domestic
BCA CLASS OF BUILDING: 10b
MAXIMUM PERMISSIBLE FLOOR LIVE LOAD: 1.5
STOREYS CONTAINED: 1

**OCCUPANCY
PERMIT**

Form 16 Building Act 1993
Building Regulations 2018
Regulation 192

Domestic Building Insurance

Certificate of Insurance

Treina Amy Louise Martella

**U 1 56 Iona Avenue
BELMONT
VIC 3217**

Policy Number:

C446560

Policy Inception Date:

04/07/2019

Builder Account Number:

014406

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Policy Schedule Details

Domestic Building Work: **C01: New Single Dwelling Construction**

At the property: **Lot 515 Hedge Street ARMSTRONG CREEK VIC 3217 Australia**

Carried out by the builder: **ABN GROUP (VIC) PTY LTD**

Builder ACN: **130382188**

! If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact the VMIA. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s): **Treina Amy Louise Martella**

Pursuant to a domestic building contract dated: **29/06/2019**

For the contract price of: **\$ 255,352.00**

Type of Cover: **Cover is only provided if ABN GROUP (VIC) PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***

The maximum policy limit for claims made under this policy is: **\$300,000 all inclusive of costs and expenses ***

The maximum policy limit for non-completion claims made under this policy is: **20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK

If the information on this certificate does not match what's on your domestic building contract, please contact the VMIA immediately on 1300 363 424 or email dbi@vmia.vic.gov.au

IMPORTANT

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

* The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the policy terms and conditions.

Period of Cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

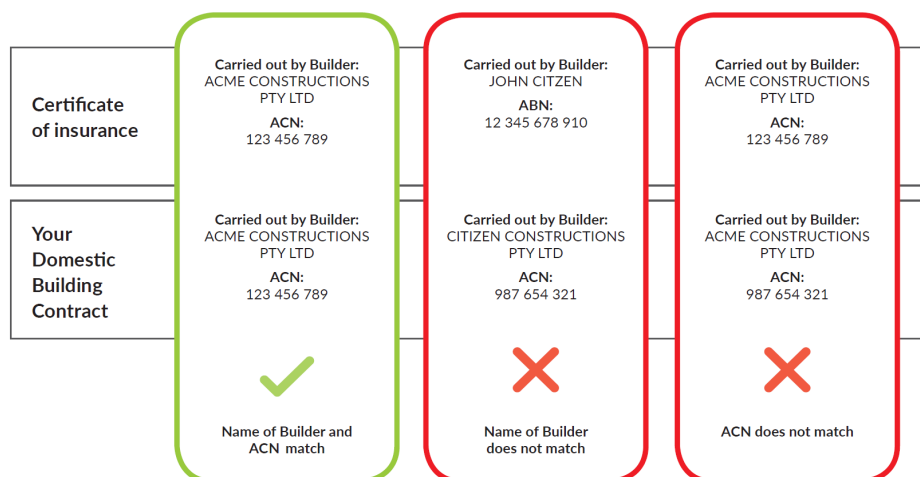
Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the building owner named in the domestic building contract and to the successors in title to the building owner in relation to the domestic building work undertaken by the Builder.

Issued by Victorian Management Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	\$735.00
GST:	\$73.50
Stamp Duty:	\$80.85
Total:	\$889.35

If the information on the certificate does not match exactly what is on your domestic building contract, please contact VMIA on 1300 363 424
Below are some example of what to look for



Due Diligence Checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

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.

Rural properties

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