

# Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

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

<b>Land</b>	14 Percy Street, Kensington 3031
-------------	----------------------------------

<b>Vendor's name</b>	Lucas Donald Mayhew	<b>Date</b> / /
<b>Vendor's signature</b>		

<b>Vendor's name</b>	Catherine Maree Mayhew	<b>Date</b> / /
<b>Vendor's signature</b>		

<b>Purchaser's name</b>		<b>Date</b> / /
<b>Purchaser's signature</b>		

<b>Purchaser's name</b>		<b>Date</b> / /
<b>Purchaser's signature</b>		

## FINANCIAL MATTERS

### 1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a) Are contained in the attached certificate/s.

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

N/A

To

N/A

Other particulars (including dates and times of payments):

N/A

### 1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable.

### 1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable.

## 2. INSURANCE

### 2.1 Damage and Destruction

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

Not Applicable.

### 2.2 Owner Builder

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

Not Applicable.

## 3. LAND USE

### 3.1 Easements, Covenants or Other Similar Restrictions

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered): -

Not Applicable.

### 3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X'

☐

### 3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act* 1993 if the square box is marked with an 'X'

☐

### 3.4 Planning Scheme

The required specified information is as follows:

Name of planning scheme	City Of Melbourne Planning Scheme
Name of responsible authority	City Of Melbourne
Zoning of the land	General Residential Zone - Schedule 2 (Grz2)
Name of planning overlay	Heritage Overlay Schedule (Ho9)

## 4. NOTICES

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

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

Not Applicable.

### 4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

Nil.

### 4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act* 1986 are as follows:

Nil.

## 5. BUILDING PERMITS

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

Not Applicable.

## 6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act* 2006.

Not Applicable.

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

Not applicable.

## 8. SERVICES

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

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
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## 9. TITLE

Attached are copies of the following documents:

### 9.1 (a) Registered Title

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

## 10. SUBDIVISION

### 10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable.

### 10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

Not Applicable.

### 10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable.

## 11. DISCLOSURE OF ENERGY INFORMATION

*(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)*

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m<sup>2</sup>; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

## 12. DUE DILIGENCE CHECKLIST

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

Is attached.

## 13. ATTACHMENTS

*(Any certificates, documents and other attachments may be annexed to this section 13)*

*(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)*

*(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)*

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

VOLUME 09709 FOLIO 292

Security no : 124076161281B  
Produced 15/02/2019 11:50 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 204163A.  
PARENT TITLE Volume 09673 Folio 071  
Created by instrument LP204163A 03/11/1986

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
LUCAS DONALD MAYHEW  
CATHERINE MAREE UMINA both of 14 PERCY STREET KENSINGTON VIC 3031  
AK701437S 07/11/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK701438Q 07/11/2013  
COMMONWEALTH BANK OF AUSTRALIA

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

DIAGRAM LOCATION

SEE LP204163A 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: 14 PERCY STREET KENSINGTON VIC 3031

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA  
Effective from 23/10/2016

DOCUMENT END

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<p>OFFICE USE ONLY</p> <p><b>LP204163A</b></p> <p>EDITION 1</p> <p>PARISH / TOWNSHIP / CHART</p>		<p>NOTATIONS</p> <p>LAND SUBJECT TO EASEMENT</p> <p>NIL</p> <p>LAND APPROPRIATED OR SET APART</p>		<p>TO BE COMPLETED WHERE APPLICABLE</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS:</p> <p>IN PROCLAIMED SURVEY AREA NO.</p> <p>THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES</p> <p>TITLE REF: VOL. 9573 FOL. 071</p> <p>LAST PLAN REF: LP4248 - LOT 14</p>		<p>PLAN OF SUBDIVISION</p> <p>COUNTY BOURKE</p> <p>PARISH DOUTTA GALLA</p> <p>CROWN ALLOTMENT 7 (PART)</p> <p>SECTION 54 PORTION 16</p> <p>NUMBER OF SHEETS IN PLAN 1</p> <p>NUMBER OF THIS SHEET 1</p>		<p>SCALE</p> <p>5 25 0 5 10</p> <p>ORIGINAL SCALE 1:250</p> <p>SHEET SIZE A3</p> <p>LENGTHS ARE IN METRES</p> <p>OFFICE USE ONLY</p>		<p><b>LP204163A</b></p> <p>VICTORIA</p>	
<p>TITLE NORTH</p>											
<p>CERTIFICATION BY SURVEYOR</p>			<p>CERTIFICATE OF MUNICIPAL CLERK</p> <p>MUNICIPALITY</p> <p>COUNCIL REF.</p> <p>CERTIFICATE A</p> <p>THIS PLAN ACCORDS WITH A PLAN</p> <ul style="list-style-type: none"> <li>SEAL BY THE COUNCIL UNDER SECTION 598B OF THE LOCAL GOVERNMENT ACT 1958 ON</li> <li>CONFIRMED BY THE PLANNING APPEALS BOARD ON</li> <li>AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 598E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE</li> </ul> <p>DATE</p> <p>MUNICIPAL CLERK</p> <p>CERTIFICATE B</p> <p>THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (2) OF DIVISION (B) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY</p> <ul style="list-style-type: none"> <li>THE COUNCIL ON</li> <li>THE PLANNING APPEALS BOARD ON</li> </ul> <p>DATE</p> <p>MUNICIPAL CLERK</p>				<p>OFFICE USE ONLY</p> <p>PLAN APPROVED</p> <p>AT 3.11.86</p> <p>ON</p> <p>(ASSISTANT) REGISTRAR OF TITLES</p>				
<p>AMENDMENTS</p> <p>SURVEYORS REF</p> <p>B 435</p>			<p>ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED</p> <p>DELETE WORDS NOT APPLICABLE</p>								

## Property Report from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 15 February 2019 11:46 AM

**Address:** 14 PERCY STREET KENSINGTON 3031

**Lot and Plan Number:** Lot 2 LP204163

**Standard Parcel Identifier (SPI):** 2\LP204163

**Local Government (Council):** MELBOURNE **Council Property Number:** 615092

**Directory Reference:** Melway 2T H3

**This property is not in a designated bushfire prone area.**

**No special bushfire construction requirements apply. Planning provisions may apply.**

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

### State Electorates

**Legislative Council:** NORTHERN METROPOLITAN

**Legislative Assembly:** MELBOURNE

### Utilities

**Rural Water Corporation:** Southern Rural Water

**Melbourne Water Retailer:** City West Water

**Melbourne Water:** inside drainage boundary

**Power Distributor:** JEMENA (Information about [choosing an electricity retailer](#))

### Planning Zone Summary

**Planning Zone:** [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 2 \(GRZ2\)](#)

**Planning Overlay:** [HERITAGE OVERLAY \(HO\)](#)

[HERITAGE OVERLAY SCHEDULE \(HO9\)](#)

Planning scheme data last updated on 6 February 2019.

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 [Planning Schemes Online](#)

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](#)

The Planning Property Report includes separate maps of zones and overlays

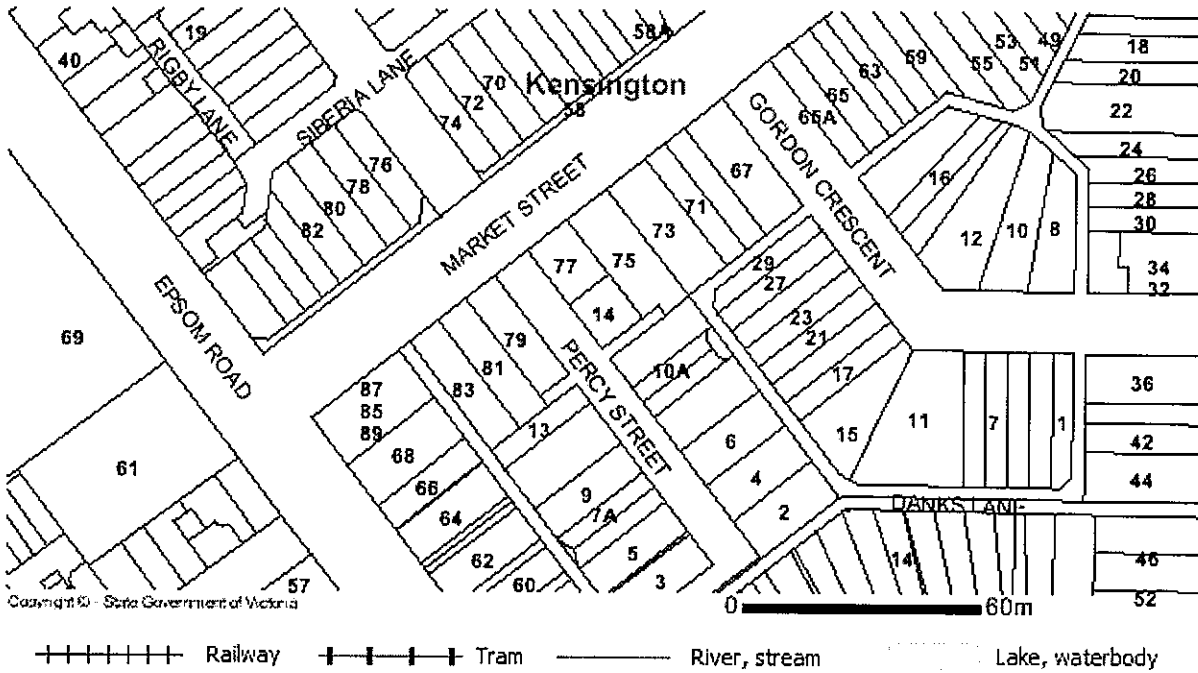
For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit [www.planning.vic.gov.au](http://www.planning.vic.gov.au)



## Area Map



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# PLANNING PROPERTY REPORT



State  
Government

Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 15 February 2019 11:46 AM

## PROPERTY DETAILS

Address: 14 PERCY STREET KENSINGTON 3031  
Lot and Plan Number: Lot 2 LP204163  
Standard Parcel Identifier (SPI): 2\LP204163  
Local Government Area (Council): MELBOURNE  
Council Property Number: 615092  
Planning Scheme: Melbourne  
Directory Reference: Melway 2T H3

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

[planning-schemes.delwp.vic.gov.au/schemes/melbourne](http://planning-schemes.delwp.vic.gov.au/schemes/melbourne)

## UTILITIES

Rural Water Corporation: Southern Rural Water  
Melbourne Water Retailer: City West Water  
Melbourne Water: inside drainage boundary  
Power Distributor: JEMENA

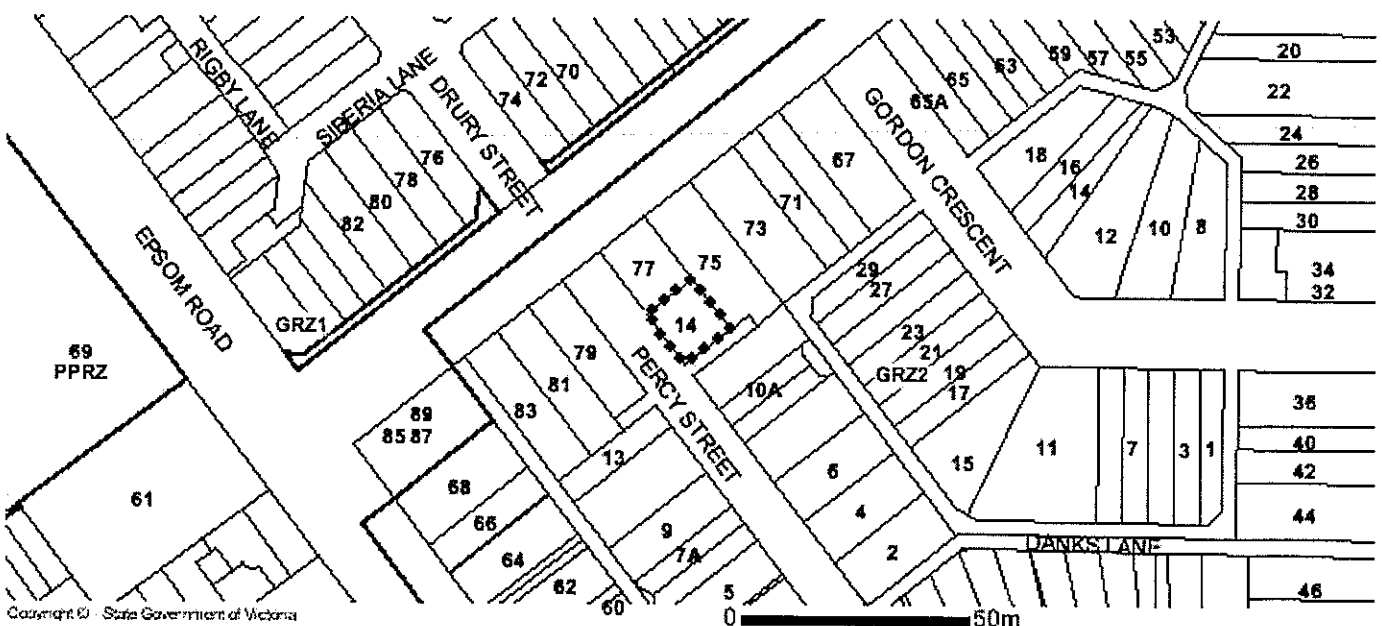
## STATE ELECTORATES

Legislative Council: NORTHERN METROPOLITAN  
Legislative Assembly: MELBOURNE

## Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 2 (GRZ2)



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GRZ - General Residential

PPRZ - Public Park & Recreation

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

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Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-disclaimer)

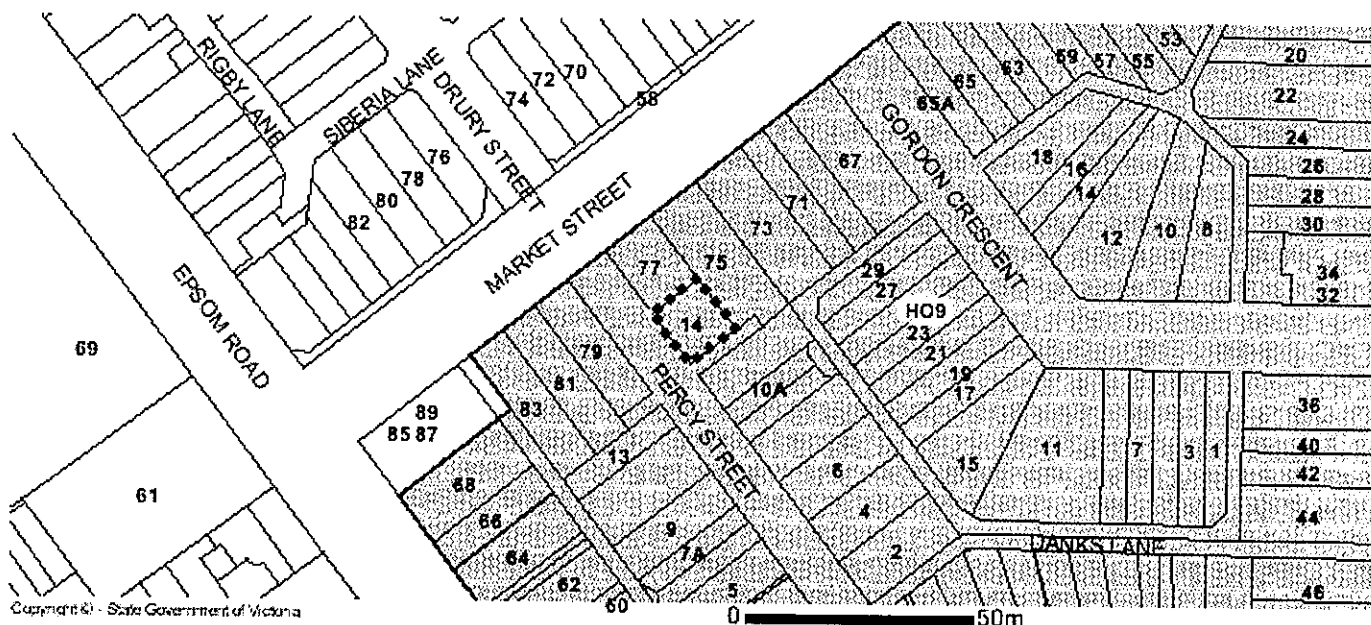
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 14 PERCY STREET KENSINGTON 3031

## Planning Overlay

HERITAGE OVERLAY (HO)

HERITAGE OVERLAY SCHEDULE (HO9)



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HO - Heritage

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

## Further Planning Information

Planning scheme data last updated on 6 February 2019.

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>

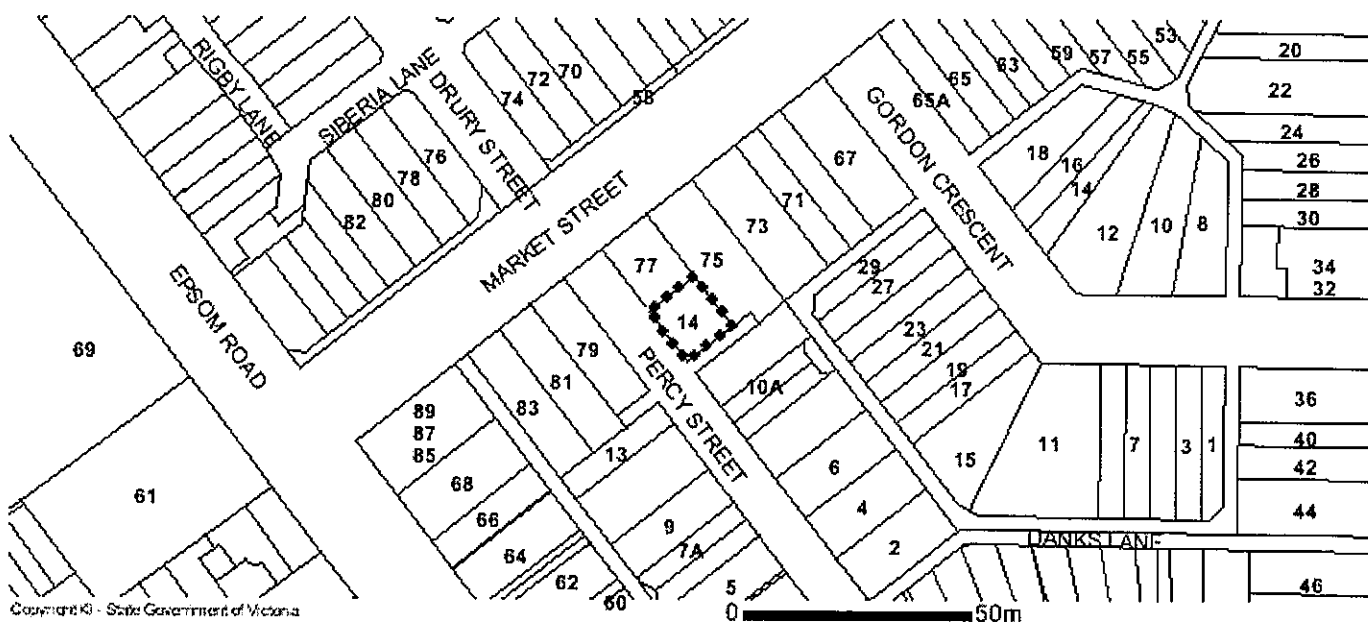
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

## Designated Bushfire Prone Area

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



Designated Bushfire Prone Area

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

# PLANNING CERTIFICATE

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

## CERTIFICATE REFERENCE NUMBER

570339

## APPLICANT'S NAME & ADDRESS

SKINNER & ASSOCIATES C/- INFOTRACK C/- LANDATA  
MELBOURNE

## VENDOR

UMINA, CATHERINE MAREE

## PURCHASER

N/A, N/A

## REFERENCE

308

This certificate is issued for:

LOT 2 PLAN LP204163 ALSO KNOWN AS 14 PERCY STREET KENSINGTON  
MELBOURNE CITY

The land is covered by the:

MELBOURNE PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 2
- is within a HERITAGE OVERLAY (HO9)

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

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

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

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

Additional site-specific controls may apply.  
The Planning Scheme Ordinance should be checked carefully.

The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

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

LANDATA®  
2 Lonsdale Street  
Melbourne VIC 3000  
Tel: (03) 9194 0606

26 February 2019

Hon. Richard Wynne MP  
Minister for Planning

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

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

If this property is different to the one expected, you can phone (03) 9194 0606 or email [landata.enquiries@delwp.vic.gov.au](mailto:landata.enquiries@delwp.vic.gov.au).

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



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

#### Choose the authoritative Planning Certificate

##### *Why rely on anything less?*

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.  
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.  
Next business day delivery, if further information is required from you.

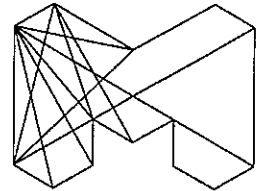
#### Privacy Statement

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



# Property Information

*Building Act 1993, Building Regulations 2018, Regulation 51.*



**CITY OF MELBOURNE**

28 February 2019

Landata  
PO Box 500  
EAST MELBOURNE VIC 3002

GPO Box 1603  
Melbourne VIC 3001  
Phone (03) 9658 9658  
[www.melbourne.vic.gov.au](http://www.melbourne.vic.gov.au)

DX210487  
ABN 55 370 219 287

Dear Sir/Madam

**14 Percy Street, KENSINGTON VIC 3031**

Thank you for your building property application received 26 Feb 2019. Please find below the relevant information relating to your property enquiry.

## **Building Permits issued within the last 10 years**

**File Number:** BP-2014-378

Description of Work: Underpinning to building

Permits/Certificates Issued:

Building Permit - 38408/2014/0360/0

27-Feb-2014

Certificate of Final Inspection - 38408/2014/0360

02-May-2014

## **Outstanding Building Notices or Orders**

There are no outstanding Building Notices or Orders on this property.

Please contact us if you have any queries or require any further information.

## **Building Team – Planning and Building Branch**

Telephone (03) 9658 9658

Email [building@melbourne.vic.gov.au](mailto:building@melbourne.vic.gov.au)

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

Your Ref 30946555-012-0

Our Ref 115636

## **Notes:**

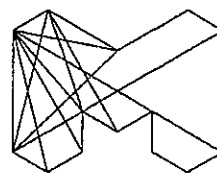
1. This Branch is only required to forward information in respect of an application for a Property Enquiry as set out in Regulation 52 of the *Building Regulations 2018*.
2. **Swimming pool and spa safety barriers**  
Properties with swimming pools and/or spas must have suitable barriers to prevent young children from drowning.
3. **Self contained smoke alarms**  
Certain residential buildings must have smoke alarms to protect the occupants in the event of a fire.

For further information please contact Council's Building Control team on 9658 9658.

**Please note that Council will be able to expedite any future requests if a legible copy of the relevant Certificate of Title is included. The subject property should be clearly identified on the Certificate.**



# PLANNING PERMIT



**CITY OF MELBOURNE**

For further reference contact:

Oh Young Lee

Telephone: 03 9658 9373

Email: [planning@melbourne.vic.gov.au](mailto:planning@melbourne.vic.gov.au)

Planning and Building Branch

Level 3, Council House 2

240 Little Collins Street, Melbourne

PERMIT NO.	TP-2017-385
PLANNING SCHEME	Melbourne Planning Scheme
RESPONSIBLE AUTHORITY	Melbourne City Council
ADDRESS OF THE LAND	14 Percy Street, KENSINGTON VIC 3031
THE PERMIT ALLOWS	Partial demolition, additions and alterations to the existing dwelling in accordance with the endorsed plans.

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT.

1. The development as shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
2. Prior to the commencement of the development (including any demolition, construct or carrying out of works) a schedule of materials and colours of all external materials, colours and finishes including a colour rendered and notated plan / elevation must be submitted to, and approved by the Responsible Authority.
3. No architectural features and services other than those shown on the endorsed plans shall be permitted above the roof level unless otherwise approved in writing by the Responsible Authority.
4. All service pipes, apart from roof down pipes, must be concealed from the view of a person at ground level within common areas, public thoroughfares and adjoining properties.
5. This permit will expire if one of the following circumstances applies:
  - a) The development is not started within two years of the date of this permit.
  - b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards. The Responsible Authority may extend the time for completion of the development if a request is made in writing within 12 months after the permit expires and the development started lawfully before the permit expired.

Page 1 of 1

Date Issued: 21 August 2017

Signature of the Responsible Authority

Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the Responsible Authority that this permit is the current permit and can be acted upon.

## IMPORTANT INFORMATION ABOUT THIS PERMIT

### WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 of 6 of Part 4 of the **Planning and Environment Act 1987**)

### CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The Responsible Authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

### WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit; or
- if no date is specified, from—
  - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
  - (ii) the date on which it was issued, in any other case.

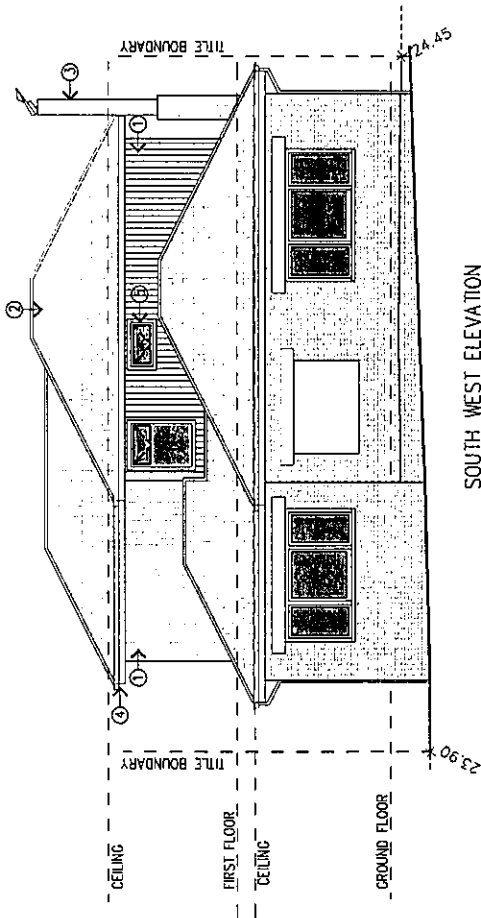
### WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
  - the development or any stage of it does not start within the time specified in the permit, or
  - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
  - the use does not start within the time specified in the permit, or if no time is specified, within two years of the issue of the permit; or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
  - the development or any stage of it does not start within the time specified in the permit, or
  - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the completion of the development; or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of a permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

### WHAT ABOUT APPLICATIONS FOR REVIEW?

- The person who applied for the permit may apply for review against any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a Notice of Decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the Responsible Authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

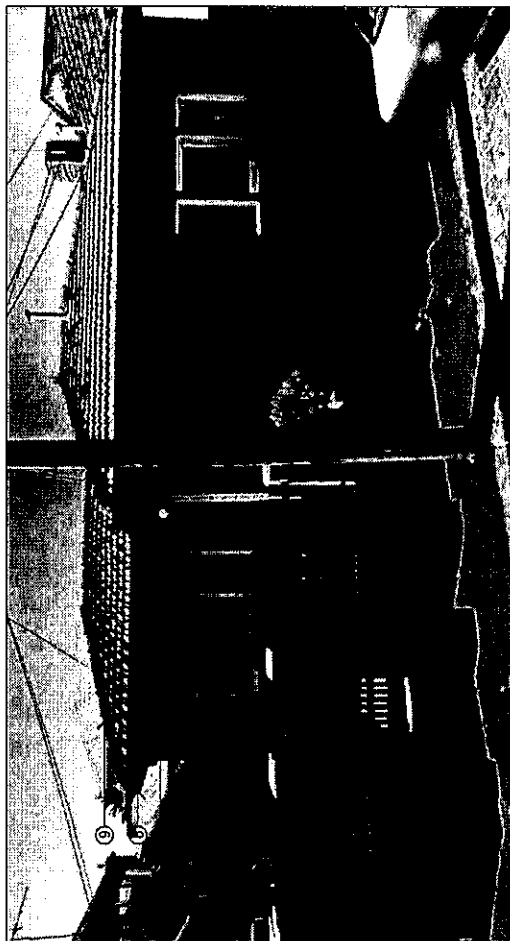
This plan has been endorsed to show  
compliance with condition no. 2  
of permit TP-2017-385



- ① LIGHT WEIGHT CLADDING PAINTED  
COLOUR TO MATCH EXISTING  
WINDOW FRAME & CONCRETE  
LINTEL ABOVE
- ② NEW ROOF TILES TO MATCH  
EXISTING
- ③ PROPOSED CORNL AND FLUE  
(REFER TO TP07)
- ④ NEW FASCIA & GUTTER TO  
MATCH EXISTING
- ⑤ NEW WINDOW FRAMES COLOUR  
TO MATCH EXISTING

#### EXISTING EXTERNAL COLOUR & FINISHES

- ⑥ EXISTING WINDOW COLOUR
- ⑦ EXISTING CONCRETE LINTEL  
COLOUR
- ⑧ EXISTING FASCIA & GUTTER  
COLOUR
- ⑨ EXISTING ROOF TILES



EXISTING FACADE

A.R. DRAFTING  
DESIGN Pty Ltd  
w: 0376 6277  
m: 04221 69346  
e: anthony@ardrafting.com.au



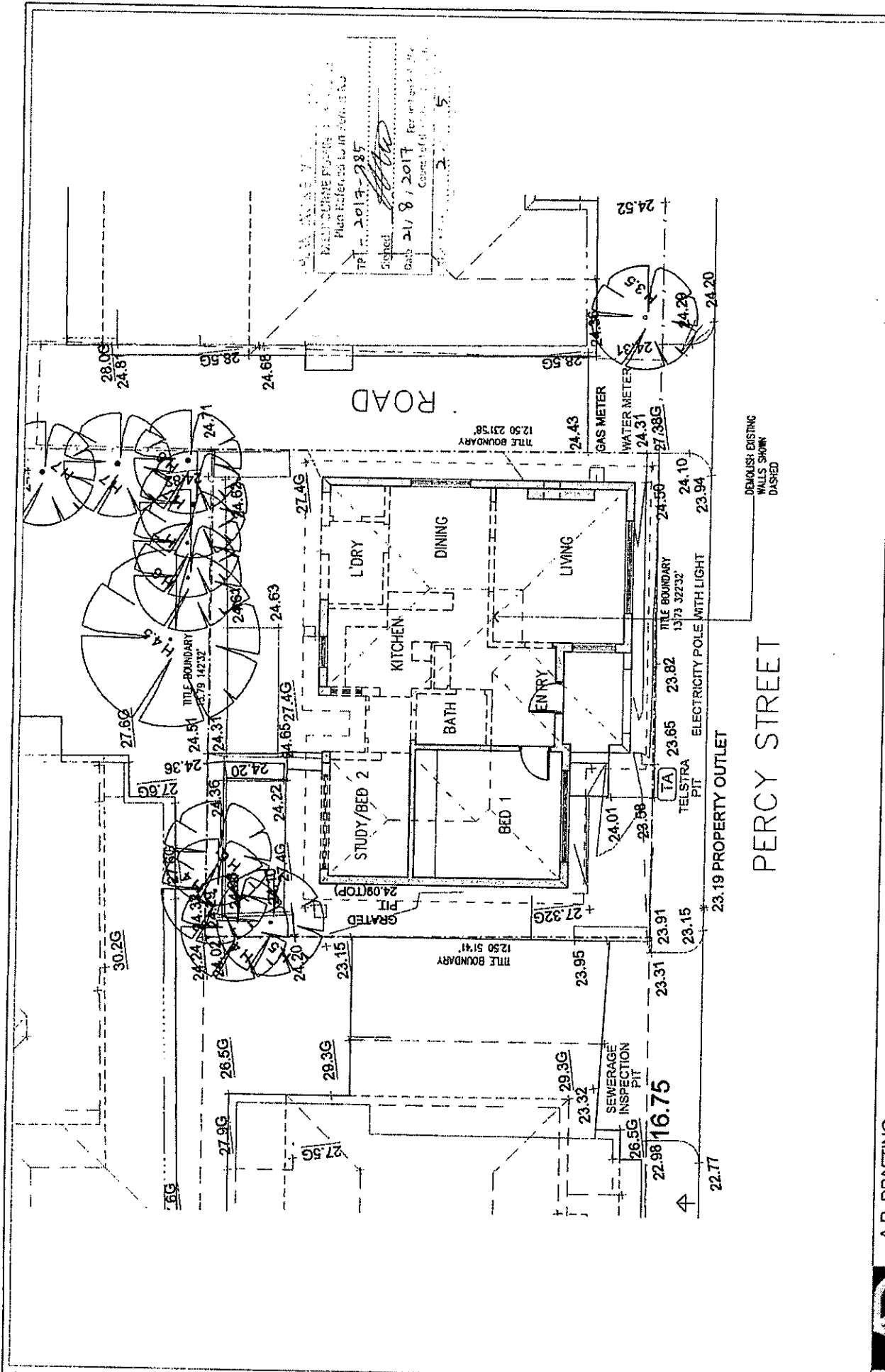
#### PROPOSED EXTERNAL COLOURS TOWN PLANNING APPLICATION

A3 SHEET - SCALE 1:100 DATE MAY 2017  
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FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY A.R. DRAFTING DESIGN IN CONNECTION  
WITH THE AGREEMENT BETWEEN THE BUILDING DESIGNER & THE CLIENT.  
- DO NOT SCALE DRAWING

REV.	DATE	PURPOSE
-	15.01.18	PROPOSED EXTERNAL COLOURS

TP-14  
PROPOSED ALTERATIONS AT  
14 PERCY ST  
KENSINGTON





TP-04  
 Signed: [Signature]  
 Date: 21/8/2017  
 Plan Referenced to: [Blank]  
 Contained in: [Blank]

TP-04  
 PROPOSED ALTERATIONS AT  
 14 PERCY ST  
 KENSINGTON

EXISTING DEMOLITION PLAN  
 TOWN PLANNING APPLICATION

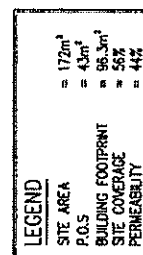
AS SHEET SCALE: 1:100 DATE: MAY 2017

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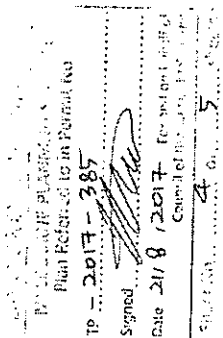
A.R. DRAFTING  
 DESIGN PTY LTD  
 W: 08376 6277  
 M: 0422 16346  
 E: ar.drafting@ardrafting.com.au





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--DO NOT SCALE DRAWING

TP-05  
PROPOSED ALTERATIONS AT  
14 PERCY ST  
KENSINGTON



20 JUL 2001

TP-06a  
PROPOSED ALTERATIONS AT  
14 PERCY ST  
KENSINGTON

[illegible]

# PROPOSED FIRST FLOOR PLAN TOWN PLANNING APPLICATION

AS SHEET: SCALE: 1/8" = 1'-0" DATE: MAY 2017

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-DO NOT SCALE DRAWING-



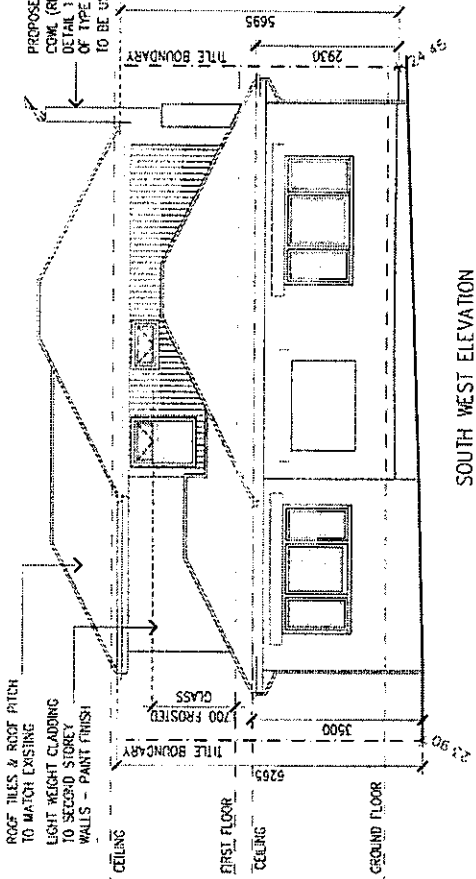
**A.R. DRAFTING  
DESIGN Pty Ltd**  
w/8376 6277  
p/c 0422149345  
e. andr@ardrafting.com.au



NOTE: PICTURE INDICATES THE PROPOSED FLUE & COWL TO BE USED



PROPOSED FLUE & COWL (REFER TO DETAIL 1 FOR RACE OF TYPE OF FLUE TO BE USED)

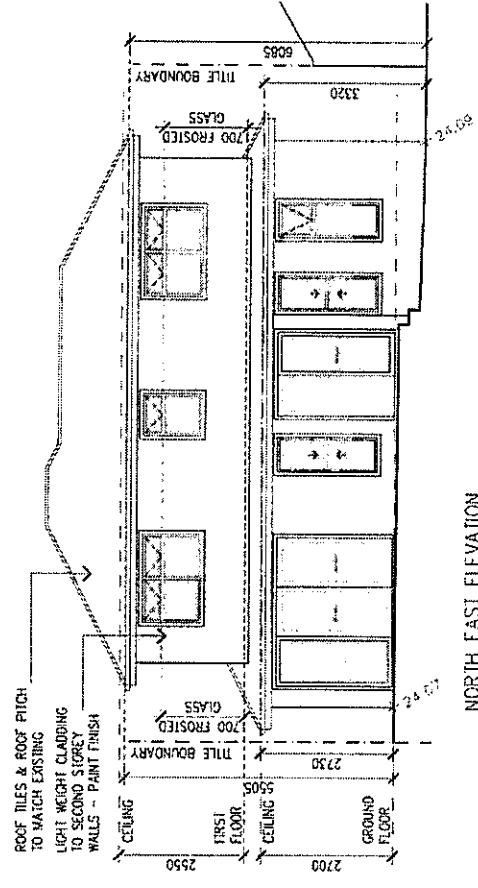


SOUTH WEST ELEVATION

DETAIL 1 - PROPOSED PLANNING & TOWN PLANNING COWL & FLUE

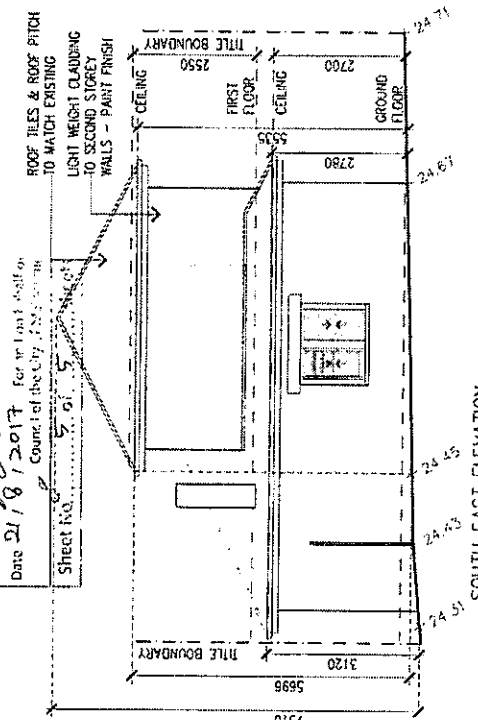
MELBOURNE PLANNING & TOWN PLANNING  
Plan Referred to in Permit No.  
TP - 2017 - 285  
Signed: [Signature]  
Date: 21/8/2017 For and on behalf of  
Council of the City of Stonnington  
Sheet No. 5 of 5

ROOF TILES & ROOF PITCH TO MATCH EXISTING  
LIGHT WEIGHT CLADDING TO SECOND STOREY  
WALLS - PAINT FINISH  
CEILING  
FIRST FLOOR  
CEILING  
GROUND FLOOR



NORTH EAST ELEVATION

ROOF TILES & ROOF PITCH TO MATCH EXISTING  
LIGHT WEIGHT CLADDING TO SECOND STOREY  
WALLS - PAINT FINISH  
CEILING  
FIRST FLOOR  
CEILING  
GROUND FLOOR



SOUTH EAST ELEVATION

NORTH WEST ELEVATION



A.R. DRAFTING  
DESIGN Pty Ltd  
w/ 9376 5277  
m 0422149346  
e anthony@archalling.com.au

PROPOSED ELEVATIONS  
TOWN PLANNING APPLICATION

ADVERT SCALE 1:100 DATE MAY 2017

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REV	DATE	DESCRIPTION
A	28.05.17	AMENDMENTS TO COUNCIL REF DATED 15.6.17

TP-07a  
PROPOSED ALTERATIONS AT  
14 PERCY ST  
KENSINGTON





## Valuation and rate notice 2018-19

For the period 1 July 2018 to 30 June 2019



L D Mayhehn and C M Umla  
14 Percy St  
KENSINGTON VIC 3031



023  
1022980  
R3\_5369

### Tax Invoice

No GST has been charged

Assessment no. 87666 4

Date of Issue 24 Aug 2018

### Rates enquiries

7.30am to 6pm, Monday to Friday

Phone: 03 9658 9658

Fax: 03 9658 9888

Email: [rates@melbourne.vic.gov.au](mailto:rates@melbourne.vic.gov.au)

Property 14 Percy Street, KENSINGTON VIC 3031

Legal description Lot 2 LP204163A

Valuations	Effective date	01 Jul 2018
NAV 46,250	Valued as at	01 Jan 2018
Site value 750,000	Interest rate	10.0%
CIV 925,000	Land use	Residential
APVCC 110 - Detached Dwelling		

### Details of account

(Important, please read overleaf)

	Amount
Residential Rates @ 3.9961 cents in the \$ of NAV.	\$1,848.20
FSPL @ \$109 plus 4.6 cents per \$1,000 of CIV	\$151.55

*Paid 30/9*

FSPL - Fire Services Property Levy (State Government Charge)



Scan this QR Code  
to register for  
e-Notices or go to  
[melbourne.formsport.com.au](http://melbourne.formsport.com.au)

### OPTION 1

Pay in full by  
15 February 2019 \$1,999.75

Late payments will attract interest (see over page)  
\*Any unpaid arrears, interest and legal costs  
are overdue and must be paid immediately

### OPTION 2

Pay by four instalments. First instalment  
due by 30 September 2018.

Instalment 1  
30 September 2018 \$499.93

First instalment payments received after 30  
September 2018 will be accepted as part payments  
with the balance payable by 15 February 2019.

Instalment 2  
30 November 2018 \$499.93

Instalment 3  
28 February 2019 \$499.93

Instalment 4  
31 May 2019 \$499.96

### OPTION 3

See over page for how to pay by  
direct debit in 10 instalments

### Payment options

Assessment no. 87666 4

Direct debit now available on annual payments (see over for details)

Property 14 Percy Street



By mail  
City of Melbourne  
GPO Box 1839 Melbourne 3000  
Council will not be responsible for late postal deliveries.



In person  
Melbourne Town Hall  
90-130 Swanson St, Melbourne 3000  
7.30am to 5pm, Monday to Friday.



Direct debit Credit cards not accepted.  
To apply call 03 9658 9658 or visit  
[melbourne.vic.gov.au/rates](http://melbourne.vic.gov.au/rates)



Biller code: 79616  
Ref: 10876664

Beer\* this payment via internet or phone banking  
Beer View\* - View and pay this bill using internet banking.  
Beer View Registration No: 10876664  
Credit cards not accepted.



Post Credit cards not accepted.  
Bilbooy Pay in store at Australia Post.



\*875 0891000000001087666417



Telephone 1300 130 453  
Internet [melbourne.vic.gov.au/rates](http://melbourne.vic.gov.au/rates)



MasterCard or Visa  
Credit card payments will attract an  
additional fee being the recovery of  
financial institution charges.

Please tick the amount you are paying  
in the box below.

- ☐ Option 1 \$1,999.75  
☐ Option 2 \$499.93



Your Council rates, which were adopted on 26 June 2018, can be paid in one of the following ways:

#### Option 1 Direct debit available

Annually by a lump sum payment made on or before 15 February 2019

#### Option 2 Direct debit available

Four instalments to be paid by the dates listed on the front page of this notice.

First instalment payments received after 30 September 2018 will be accepted as part payments with the balance payable by 15 February 2019.

#### Option 3 Direct debit only

Ten monthly instalments payable by direct debit only.

Payments will be deducted from the nominated bank account on the last day of the month from September through to May. The June payment will be deducted on 26 June 2019.

For all direct debits, if the due date falls on a weekend or public holiday, the payment is deducted the next working day.

For a direct debit application form, visit [melbourne.vic.gov.au/rates](http://melbourne.vic.gov.au/rates) or phone 03 9658 9658.

#### Interest penalties for late payment

From 1 July 2013 penalty interest will be calculated from the date to when each quarterly instalment was due, irrespective of whether or not a ratepayer has chosen to pay by the instalment or lump sum option.

#### Objection to Fire Services Property Levy

If you disagree with the valuation or Australian Valuation Property Classification Code (AVPCC) please phone the City of Melbourne on 03 9658 9658. The owner of the land may apply for a waiver, deferral or concession in respect of the leviable land under s.27 of the Fire Services Property Levy Act 2012 for rateable land and s.28 for non-rateable residential land.

#### Objection to valuation

If you are aggrieved by the valuation of your property and wish to discuss the values, or require a prescribed form to lodge a formal objection, visit [melbourne.vic.gov.au/valuations](http://melbourne.vic.gov.au/valuations) or phone 03 9658 9658.

The prescribed form must be completed and lodged with the City of Melbourne within two (2) months from the date of issue on the front of this notice.

Objections received after this date will not be considered.

You are required to pay your rates as assessed on this notice by the dates outlined pending the outcome of any objection.

#### Appeal to the VCAT

If you are aggrieved by any valuation, charge or by anything included or excluded from the rates or charges, other than in respect of the assessment of value, you may appeal to the Victorian court for a review of the rate or charge.

#### Review of differential rating

An owner or occupier of land whose interests are affected by a decision of the Council to classify or to not classify that land as land of a particular type or class for differential rating purposes may apply to VCAT for review of the decision.

#### Valuation definitions

**Site value** is the value of the land.

**Net annual value residential (NAV)** is 5 per cent of the capital improved value.

**Net annual value - Non Residential (NAV)** is approximately the annual net rental value of a property.

**Capital improved value (CIV)** is the total market value of the land plus buildings and improvements.

The valuations shown on this notice may be used by other authorities for the purpose of a rate or tax.

#### Pensioner concessions

If you are a pensioner and have a current concession card issued by Centrelink or the Department of Veteran Affairs, you may be eligible for a rate rebate on your principal place of residence.

### Victorian Government's "FAIR GO RATES SYSTEM"

Council has complied with the Victorian Government's rate cap of 2.25 per cent. 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 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 by Council;
- (iii) the inclusion of other rates and charges not covered by the Victorian Government's rate cap.

For more information visit

### Privacy statement

Personal property information (including name, phone number and email/mailing address details) is collected and used by the City of Melbourne for the primary purpose of issuing and collecting municipal rates. Your personal information may also be disclosed to other government agencies (in relation to works that may potentially affect you or your property) or debt collection agencies (where rates remain unpaid).

For more information refer to our Privacy Policy at [www.melbourne.vic.gov.au](http://www.melbourne.vic.gov.au). To alter your personal property information please call us on 03 9658 9658.

### ANY QUESTIONS?



7:30am to 6pm, Monday to Friday

Phone: 03 9658 9658  
Fax: 03 9658 9888  
Mail: GPO Box 2158 Melbourne VIC 3001  
Email: [rates@melbourne.vic.gov.au](mailto:rates@melbourne.vic.gov.au)  
Web: [melbourne.vic.gov.au](http://melbourne.vic.gov.au)

#### National Relay Service:

Teletypewriter (TTY) 133 677 ask for 03 9658 9658  
Speak & Listen 1300 555 727 ask for 03 9658 9658



**Interpreter services**  
We cater for people of all backgrounds. Please call 03 9280 0726.

To change your mailing address online, go to [melbourne.vic.gov.au/rates-address-change](http://melbourne.vic.gov.au/rates-address-change)

**CITY OF MELBOURNE**  
**LAND INFORMATION CERTIFICATE**  
**(SECTION 229 LOCAL GOVERNMENT ACT 1989)**

CERTIFICATE NO: 154115  
DATE OF ISSUE: 26-Feb-2019  
YEAR ENDING: 30-Jun-2019

- 1) This certificate provides information regarding Valuations, Rates, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a local law or by-law of the council.
- 2) This certificate is not required to include information regarding Planning, Health, Land Fill, Land Slip, flooding information or service easements. Information regarding these matters may be available from the council or relevant authority. A fee may be charged for such information.

**Property situated at: 14 Percy Street, KENSINGTON VIC 3031**

**Legal Description: Lot 2 LP204163A CT-9709/292**

**Valuation Date: 01-Jul-2018**

**Assessment No: 87666 4**

**Net Annual Value: 46,250**

**Site Value: 750,000**

**Capital Improved Value: 925,000**

**Owner recorded by Council: Mr Lucas Donald Mayhein and Ms Catherine Maree Umina**

**RATES AND CHARGES**

	Balance Owing
Town Rate 1/07/2018 to 30/6/2019	\$ 1,848.20
Fire Services Levy 01/07/2018 to 30/06/2019	\$ 151.55
Town Rate Arrears	\$ 0.00
Interest on overdue amounts	\$ 0.00
Legal Costs	\$ 0.00
Total Payments	\$ -999.86

**Payment in full due by 15<sup>th</sup> February 2019.**

**TOTAL DUE \$ 999.89**

**The total due as shown on this certificate may change prior to settlement**

**Please note:** After settlement, the responsibility for payment of outstanding rates rests with the purchaser. . Please advise your client accordingly.

**How to Pay**

**By Mail**

To GPO Box 2158  
Melbourne Vic 3001

**In person**

Melbourne Town Hall  
7:30am to 5:00pm  
Monday to Friday

**Phone and Internet**

**Mastercard or Visa only**

**Tel:** Call 1300 130453  
**Internet:** [www.melbourne.vic.gov.au/rates](http://www.melbourne.vic.gov.au/rates)



**Bill code: 79616**  
**Ref: 10876664**

**Landata**  
**DX250639 MELBOURNE**

### OTHER INFORMATION

#### Local Government (General) Regulations

13(1)(d)(v)	Money owed for works under the Local Government Act 1958	Nil
13(1)(d)(vi)	Potential liability for rates under the Cultural and Recreational Lands Act 1963	N/A
13(1)(d)(vii)	Potential liability for land to become rateable under section 173 or 174A of the act	N/A
13(1)(d)(viii)	any money owed in relation to land under section 94(5) of the Electricity Industry act 2000	N/A
13(1)(d)(ix)	Any outstanding amount required to be paid for recreational purposes or any transfer of land to the council for recreational purposes under Section 18 of the Subdivision Act 1988 or LGA 1958.	Nil
13(1)(d)(x)	Money owed under Section 227 of the Local Government Act 1989	Nil
13(1)(d)(xi)	any environmental upgrade charge in relation to the land which is owed under section 270 of the City of Melbourne Act 2001	N/A
13(1)(e)	any notice or order on the land has continuing application under the Act, the Local Government Act 1958 or under a local law of the Council and, if so, the details of the notice or order	N/A

Applicants Reference 30946555-011-3:115635

Authorised Officer 

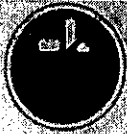
**Please note fee increase to \$26.30 from 1 July 2018.**

#### For inquiries regarding this certificate:

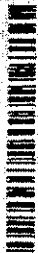
Phone: 9658 9759  
Email: [rates@melbourne.vic.gov.au](mailto:rates@melbourne.vic.gov.au)

#### To lodge Notice of Acquisition/Disposition

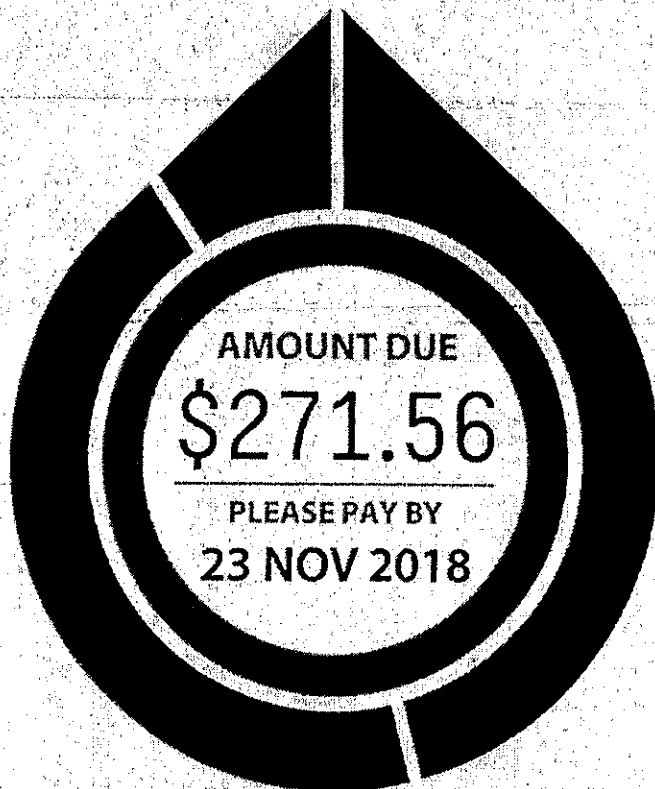
Mail: GPO Box 2158, Melbourne, VIC 3001  
Email: [propertydata@melbourne.vic.gov.au](mailto:propertydata@melbourne.vic.gov.au)



City West Water



197913-001 003779(7887) 9023  
MR L D MAYHEW & MS C M UMINA  
14 PERCY STREET  
KENSINGTON VIC 3031



AMOUNT DUE  
**\$271.56**

PLEASE PAY BY  
**23 NOV 2018**

my account numbers  
**1210 2630 7153**

Invoice No. 7495985011  
Service Address 14 Percy Street Kensington  
Plan 4248  
Issue Date 2 Nov 2018  
Emergencies (24 hours) 132 642  
Enquiries (8.30am-5.00pm Mon-Fri) 131 691  
Interpreter Service 9313 8989  
Payment difficulties 131 691  
A number of payment assistance programs are available  
Mail Locked Bag 350 Sunshine Vic 3020  
ABN 70 066 902 467  
citywestwater.com.au

### Account summary

	PREVIOUS BILL	\$346.37
	RECEIVED	\$346.37
	BALANCE	\$0.00
	YOUR USAGE	\$124.46
	NETWORK CHARGES	\$121.92
	OTHER CHARGES	\$25.18
	PLEASE PAY	\$271.56

*paid 21/11*

**Make the switch to eBiller and you could be a winner!**

Don't miss out on the chance to win a \$1000 prize by switching to eBiller. The more you switch, the more you win. It's that simple.

For more information, visit [www.citywestwater.com.au/ebiller](http://www.citywestwater.com.au/ebiller)





# Details of charges - Residential

Previous Bill: \$124.37  
 Payments Received: \$124.37  
 23/09/2018



**BALANCE FORWARD**

**\$0.00**

Usage Charges	Meter number	Bill days	Previous Reading	Current Reading	Consumption in kilolitres	Rate \$	Total \$
MAFD60154		90	00728	00767	39.00	(meter read date: 01/11/2018)	

Total Water Consumed							
Usage Step 1 (04/08/2018 to 01/11/2018)					39.00	2.4904	\$97.13
Total					39.00		\$97.13

Sewage Disposal					32.74	0.8348	\$27.33
Total							\$27.33



**TOTAL USAGE CHARGES**

**\$124.46**

Network Charges							
Water Network Charge (01/10/2018 to 31/12/2018)							\$57.79
Sewerage Network Charge (01/10/2018 to 31/12/2018)							\$64.13



**TOTAL NETWORK CHARGES**

**\$121.92**

Other Charges							
Waterways & Drainage Charge (01/10/2018 to 31/12/2018)							\$25.18



**TOTAL OTHER AUTHORITIES' CHARGES**

**\$25.18**



**FINAL TOTAL, PLEASE PAY THIS AMOUNT**

**\$271.56**

## Need help paying your bill?

We're committed to providing support to customers facing hardship. We offer hardship and water efficiency programs and support customers to access concessions, utility relief grants and, where appropriate, free financial counselling.

Visit [citywestwater.com.au](http://citywestwater.com.au) or call 131 691 for more details about these charges

The right of City West Water to proceed for recovery of outstanding charges is not prejudiced by the service of this notice

Page 2 of 2

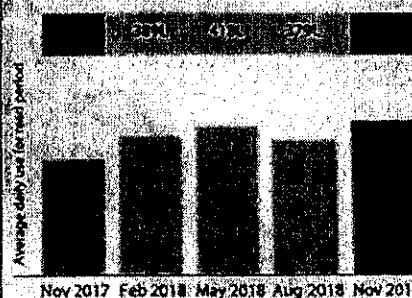
**Waterways & Drainage Charge**  
 This charge is collected on behalf of Melbourne Council who use the funds to protect and improve the health of rivers and creeks and to provide regional drainage services including flood protection and flood warning systems.

## Bill payment and Concession Information

Are you eligible for a concession on your account?  
 If you hold a current Health Care Pension Concession or Gold Card and are not receiving your entitlements, please call us on 131 691 or visit [citywestwater.com.au/concessions](http://citywestwater.com.au/concessions)  
 Amounts not paid in full may incur late fees.  
 Until 30 June 2019, the applicable interest rate is 5.0% per annum which may be applied to any outstanding balance from the due date until the date it is paid.

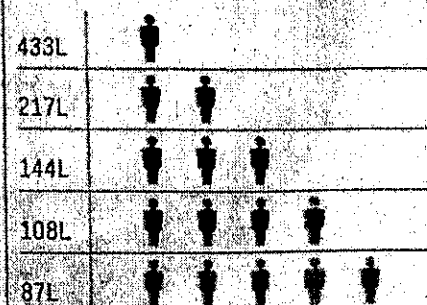
## Is your household on Target 155?

Your average daily water cost for this bill is \$1.08



## Average daily use per person

To find out average daily use per person, refer to the line which indicates the number of people in your home.



**Direct Debit:** Call 131 691 to request a form or visit [citywestwater.com.au](http://citywestwater.com.au)



**Mails Post:** Post this slip with your cheque payable to: City West Water, PO Box 282, Richmond VIC 3121



**Credit Card:** call 131 971 or go to [citywestwater.com.au](http://citywestwater.com.au) to pay up to \$10,000 by Visa or Mastercard



**BPAY:** BPAY this payment via internet or smartphone BPAY View and pay this bill using internet banking



**Post Bill Pay:** Pay in person at any Post Office or agency or call 131 616 or go to [www.postbillpay.com.au](http://www.postbillpay.com.au)

Service Address: 14 Percy Street Kensington

DATE PAID

AMOUNT PAID

RECEIPT NO

## Payment Assistance

If you're finding it hard to pay your bill, call our City West Water team on 131 691 to set up a Payment Plan or visit [citywestwater.com.au](http://citywestwater.com.au) for more help.

Bill Code: 8789

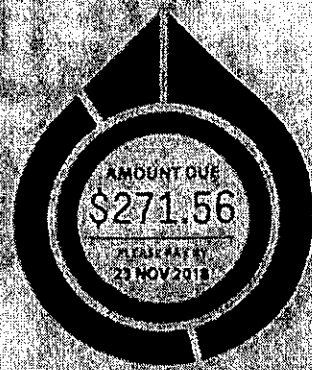
Reference: 1210 2630 7153

Bill pay Code: 0362

Reference: 1210 2630 7153

My account number is

**1210 2630 7153**





City West Water

ABN 70 066 902 467

# Information Statement & Certificate

SECTION 158 WATER ACT 1989

ENQUIRIES  
131691

REFERENCE NO.

1210 2630 7153

DATE OF ISSUE - 26/02/2019

APPLICATION NO.

828956

LANDATA COUNTER SERVICES

YOUR REF.

30946555-020-5

VLRS- ACCOUNTS PAYABLE

LEVEL 1

2 CASSELDEN PLACE LONSDALE ST

MELBOURNE VIC 3000

SOURCE NO.

99904685210

**PROPERTY:** 14 PERCY STREET KENSINGTON VIC 3031

## Statement & Certificate as to Waterways & Drainage, Parks Service and City West Water Charges

The sum of four hundred and eighteen dollars and one cents is payable in respect of the property listed above to the end of the financial year.

If applicable, additional volumetric charges may be raised for periods after the date of the last meter read.

Service Charge Type	Annual charge 1/07/2018 - 30/06/2019	Billing Frequency	Date Billed To	Year to Date Billed Amount	Outstanding Amount
WATERWAYS AND DRAINAGE CHARGE - RES	100.72	Quarterly	31/03/2019	75.54	25.18
PARKS SERVICE CHARGES	77.10	Annually	30/06/2019	77.10	0.00
WATER NETWORK CHARGE RESIDENTIAL	231.16	Quarterly	31/03/2019	173.37	57.79
SEWERAGE NETWORK CHARGE RESIDENTIAL	256.52	Quarterly	31/03/2019	192.39	64.13
<b>TOTAL</b>	<b>665.50</b>			<b>518.40</b>	<b>147.10</b>

Service charges owing to 30/06/2018	0.00
Service charges owing for this financial year	147.10
Volumetric charges owing to 7/02/2019.	123.81
Adjustments	0.00
<b>Current amount outstanding</b>	<b>270.91</b>
Plus remainder service charges to be billed	147.10
<b>BALANCE including unbilled service charges</b>	<b>418.01</b>

City West Water property settlement payments can be made via BPAY. If using BPAY please use the BPAY Biller code and reference below.

Biller Code: 8789  
Reference: 1210 2630 7153



City West Water

ABN 70 066 902 467

# Information Statement & Certificate

SECTION 158 WATER ACT 1989

ENQUIRIES  
131691

REFERENCE NO.

1210 2630 7153

DATE OF ISSUE - 26/02/2019

APPLICATION NO.

828956

Please note the water meter on this property was last read on 7/02/2019.

The information supplied below could be used to calculate the estimated volumetric charges from last meter read date 7/02/2019 to the settlement date.

Based on the water consumption from the last bill for this property, the average daily cost of volumetric charges is as follows:

Drinking Water Usage	\$1.04 per day
Sewerage Disposal Charge	\$0.22 per day

If a final meter reading is required for settlement purposes please contact City West Water on 131691 at least 7 business days prior to the settlement date. Please note that results of the final meter reading will not be available for at least two business days after the meter is read. An account for charges from the last meter read date 7/02/2019 to the final meter read date will be forwarded to the vendor of the property.

Where applicable, this statement gives particulars of City West Water service charges as well as Parks Service and Waterways & Drainage service charges. Parks Service and Waterways & Drainage service charges are levied and collected on behalf of Parks Victoria and Melbourne Water Corporation respectively.

Section 274(4A) of the Water Act 1989 provides that all amounts in relation to this property that are owed by the owner are a charge on this property.

Section 275 of the Water Act 1989 provides that a person who becomes the owner of a property must pay to the Authority at the time the person becomes the owner of the property any amount that is, under Section 274(4A), a charge on the property.





City West Water

ABN 70 066 902 467

# Information Statement & Certificate

SECTION 158 WATER ACT 1989

ENQUIRIES  
131691

REFERENCE NO.

1210 2630 7153

DATE OF ISSUE - 26/02/2019

APPLICATION NO.

828956

## Information given pursuant to section 158 of the Water Act 1989

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

Sewer & or Water Assets if available are shown on the attached Plan. Should this plan not display all of the requested property please contact City West Water on 131691.

AUTHORISED OFFICER:

FRAN DUIKER  
GENERAL MANAGER  
CUSTOMERS AND COMMUNITY  
CITY WEST WATER CORPORATION

Unless prior consent has been obtained from both CITY WEST WATER and MELBOURNE WATER (Section 148 Water Act 1989), the erection and/or replacement of any structure or filling over or under any easement, sewer or drain, any interference with, any sewer, drain or watercourse, or any connection to any sewer drain or watercourse is PROHIBITED.

City West Water provides information in this statement relating to waterways and drainage pursuant to Section 158 of the Water Act 1989, as an agent for Melbourne Water.

Please contact City West Water prior to settlement for an update on these charges and remit payment to City West Water immediately following settlement. Updates of rates and other charges will only be provided for up to three months from the date of this statement.

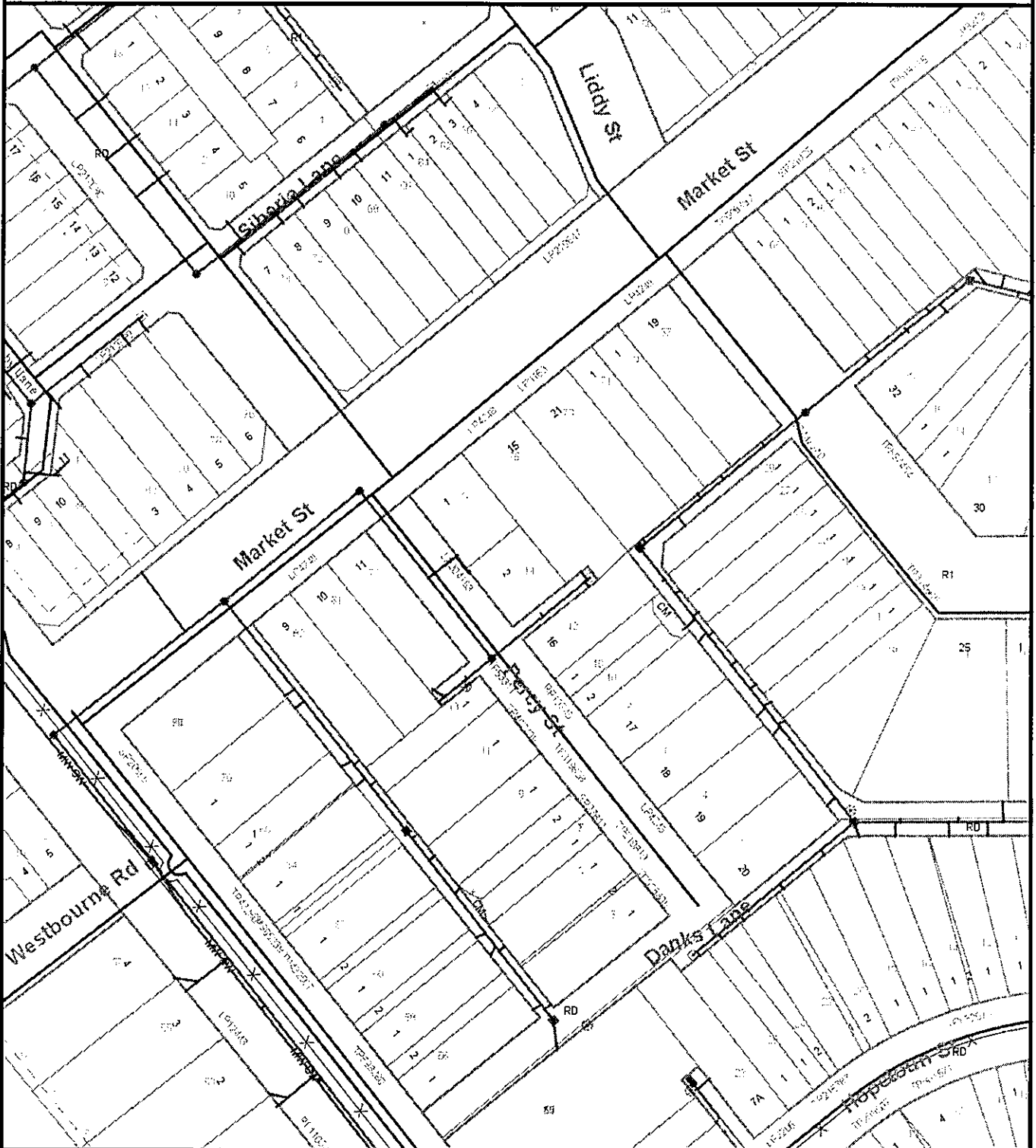


City West  
Water™

# Encumbrance Plan

## 14 PERCY STREET KENSINGTON 3031

### Application No. 828956



#### LEGEND

●	Circular Manhole	—	Recycled Water Main	—	MW Sewer Main
⌋	Inspection Shaft	—	MW Channel	—	MW Abandoned Sewer Main
—	Sewer Main	—	MW Abandoned Channel	—	MW Water Main
—X—X—	Abandoned Sewer Main	—	MW Natural Waterway	—	MW Abandoned Water Main
—	Water Main	—	MW Underground Drain	⊠	MW Manhole
—X—X—	Abandoned Water Main	—	MW Abandoned Underground Drain	⊠	MW Abandoned Manhole



Date: 26/02/2019

Disclaimer : The location of assets must be proved in the field prior to the commencement of work. A separate plan showing asset labels should be obtained for any proposed works. These plans do not indicate private services. City West Water Corporation does not guarantee and makes no representation or warranty as to the accuracy or scale of this plan. This corporation accepts no liability for any loss, damage or injury by any person as a result of any inaccuracy in this plan.

# Land Tax Clearance Certificate

## Land Tax Act 2005



INFOTRACK / SKINNER & ASSOCIATES

**Your Reference:** 366368  
**Certificate No:** 27548712  
**Issue Date:** 26 FEB 2019  
**Enquiries:** ESYSPROD

**Land Address:** 14 PERCY STREET KENSINGTON VIC 3031

Land Id	Lot	Plan	Volume	Folio	Tax Payable
2678699	2	204163	9709	292	\$0.00

**Vendor:** CATHERINE UMINA & LUCAS MAYHEW  
**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MS CATHERINE MAREE UMINA	2019	\$750,000	\$0.00	\$0.00	\$0.00

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

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
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**Comments:**

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully. To request an update for this certificate go to: [www.sro.vic.gov.au/certificates](http://www.sro.vic.gov.au/certificates)

Paul Broderick  
Commissioner of State Revenue

CAPITAL IMP VALUE: \$925,000

SITE VALUE: \$750,000

AMOUNT PAYABLE: \$0.00

## Land Tax Clearance Certificate - Remittance Advice

**Certificate No:** 27548712  
**Land ID:** 2678699  
**Amount Payable:** \$0.00

State Revenue Office  
GPO Box 4376  
MELBOURNE VIC 3001

Please return this section with your payment. For further information refer overleaf.  
Do not mark below this line.

<0000000000<0000000000>027548712000<027548712000>424<424>

# Notes to certificates under Section 105 of the *Land Tax Act 2005*



Certificate No: 27548712

1. Under Section 96 of the Land Tax Act 2005 (the Act), unpaid land tax (including special land tax and vacant residential land tax) is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
2. If land tax (including special land tax and vacant residential land tax) is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
3. The amount of land tax on this certificate relates to the amount of land tax (including special land tax and vacant residential land tax) due and payable as at the date of the application only and not to any future liability or the tax status of the land.
4. A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax or vacant residential land tax.
5. If land tax (including special land tax or vacant residential land tax) will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO within 28 days after settlement.
6. If the amount in 3. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from
  - a. the vendor, or
  - b. the purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO within 28 days after settlement.
7. If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
8. If an amount certified is excessively high (for example, because an exemption or concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
9. If no land tax (including special land tax or vacant residential land tax) is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
10. If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
11. The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax (including special land tax and vacant residential land tax).

## For Information Only

### LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$1,725.00

Taxable Value = \$750,000

Calculated as \$975 plus ( \$750,000 - \$600,000 ) multiplied by 0.500 cents.

## Further information

Internet	<a href="http://www.sro.vic.gov.au">www.sro.vic.gov.au</a>
Email	<a href="mailto:sro@sro.vic.gov.au">sro@sro.vic.gov.au</a> (Attn: Land Tax)
Phone	13 21 61 (local call cost)
Fax	03 9628 6853
Mail	State Revenue Office GPO Box 4376 MELBOURNE VIC 3001

## Payment options

Make cheque payable to **State Revenue Office, Victoria** marked 'Not Negotiable' and return with the remittance advice to:



### Payment by mail:

- State Revenue Office  
GPO Box 4376  
MELBOURNE VIC 3001



\*\*\* Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning \*\*\*

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Skinner & Associates C/- InfoTrack  
135 King St  
SYDNEY 2000  
AUSTRALIA

Client Reference: 308

NO PROPOSALS. As at the 26th February 2019, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

14 PERCY STREET, KENSINGTON 3031  
CITY OF MELBOURNE

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 26th February 2019

Telephone enquiries regarding content of certificate: 13 11 71

[VicRoads Certificate] # 30946555 - 30946555085605 '308'

# 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.

## **Land boundaries**

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

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

## **Planning controls**

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

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

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

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

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

## **Safety**

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

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

## **Building permits**

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

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

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

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

## **Utilities and essential services**

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

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

## **Buyers' rights**

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

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

(04/10/2016)