

SECTION 32 **STATEMENT**

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

Vendor:	Samantha Jane Hamilton and Adam John Hamilton
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Property:	12 Agnes Street, Gembrook VIC 3783
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VICTORIAN
STATEWIDE
CONVEYANCING

VENDORS REPRESENTATIVE

Victorian Statewide Conveyancing Pty Ltd
PO Box 32, Narre Warren VIC 3805
Tel: 87905488
Fax: 87949072

Email: info@victorianstatewide.com.au

Ref: PB:JV:20250417

32A FINANCIAL MATTERS

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

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:-

None to the vendors knowledge

Their total does not exceed \$3,500.00

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

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

Not Applicable

. Commercial and Industrial Property Tax

1. The land is tax reform scheme land within the meaning of the Commercial and Industrial Property Tax Reform Act 2024.

Yes ☐ No ☒

2. The AVPCC number is;

3. The Entry Date of the land was;

32B INSURANCE

(a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: -

Not Applicable

(b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:-

Not Applicable

32C LAND USE

(a) RESTRICTIONS

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

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or

restriction are as follows:-

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

(b) BUSHFIRE

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

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme: Cardinia Shire Council Planning Scheme

Responsible Authority: Cardinia Shire Council

Zoning: LDRZ - Low Density Residential Zone

Planning Overlay/s:

- DDO - Design and Development Overlay - Schedule 1
- SLO - Significant Landscape Overlay - Schedule 1
- VPO - Vegetation Protection Overlay - Schedule 1

32D NOTICES

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

32E BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):-

No such Building Permit has been granted to the Vendors knowledge.

32F OWNERS CORPORATION

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

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

(1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –

- land that is to be transferred under the agreement.
- land on which works are to be carried out under the agreement (other than Crown land).
- land in respect of which a GAIC is imposed

32H SERVICES

Service	Status
Electricity supply	Connected
Gas supply	Connected
Water supply	Connected
Sewerage	Not Connected
Telephone services	Connected

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

32I TITLE

Attached are the following documents concerning Title:

1. Register Search Statement Volume 8575 Folio 764
2. Plan of Subdivision LP006383

DATE OF THIS STATEMENT

/ /20


Mar 4, 2025


Mar 8, 2025

Name of the Vendor

Samantha Jane Hamilton and Adam John Hamilton

Signature/s of the Vendor

x 
Samantha Hamilton (Mar 4, 2025 23:22 GMT+11)


Adam Hamilton (Mar 8, 2025 13:54 GMT+11)

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

DATE OF THIS ACKNOWLEDGMENT

/ /20

Name of the Purchaser

Signature/s of the Purchaser

x

IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

Undischarged mortgages – S32A(a)

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

Terms contracts – S32A(d)

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

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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 08575 FOLIO 764

Security no : 124122420520V
Produced 27/02/2025 04:03 PM

LAND DESCRIPTION

Lot 7 on Plan of Subdivision 006383.
PARENT TITLE Volume 04511 Folio 099
Created by instrument C238747 11/06/1965

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ADAM JOHN HAMILTON
SAMANTHA JANE HAMILTON both of 10 NATINA CT LANGWARRIN 3910
V036563J 13/10/1997

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AB777429R 24/12/2002
BENDIGO BANK LTD

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

DIAGRAM LOCATION

SEE LP006383 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: 12 AGNES STREET GEMBROOK VIC 3783

ADMINISTRATIVE NOTICES

NIL

eCT Control 03500L BENDIGO AND ADELAIDE BANK LTD - SAFE CUSTODY
Effective from 21/07/2017

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP006383
Number of Pages (excluding this cover sheet)	2
Document Assembled	27/02/2025 16:04

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Plan of Subdivision

Part of Crown Allotments A¹⁰ & A¹¹

Parish of Gembrook

County of Evelyn

VOL.3323 FOL.479

Measurements are in Links
Conversion Factor
LINKS x 0.201168 = METRES

LP 6383

EDITION 3

PLAN MAY BE LODGED 17/06/14

COLOUR CODE

R1, R2 & R3 = BROWN

ROADS COLOURED BROWN

STREET NAME AMENDED

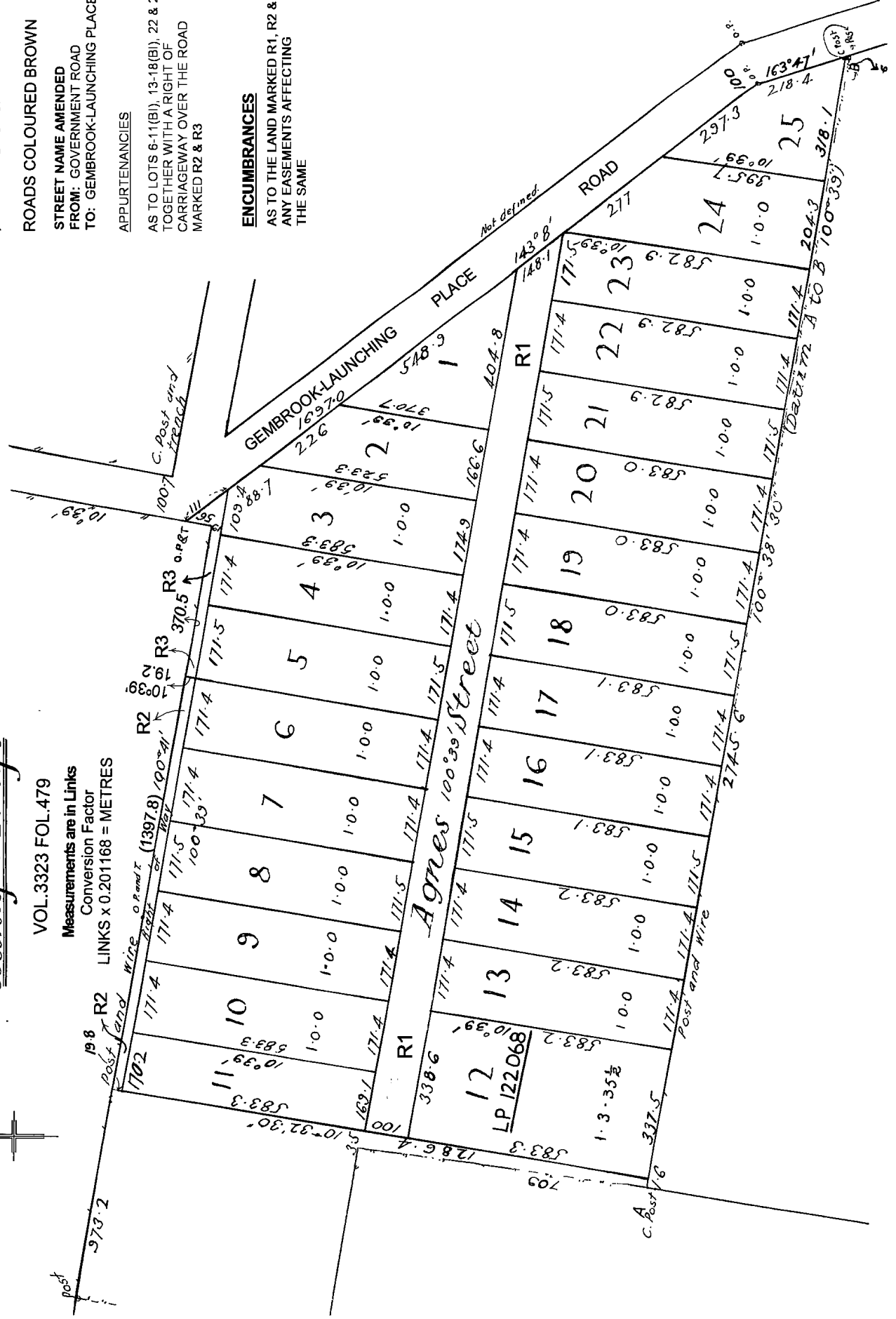
FROM: GOVERNMENT ROAD
TO: GEMBROOK-LAUNCHING PLACE ROAD

APPURTENANCES

AS TO LOTS 6-11(BI), 13-18(BI), 22 & 23
TOGETHER WITH A RIGHT OF
CARRIAGEWAY OVER THE ROAD
MARKED R2 & R3

ENCUMBRANCES

AS TO THE LAND MARKED R1, R2 & R3
ANY EASEMENTS AFFECTING
THE SAME



Valuation, rates and charges notice

For period 1 July 2024 to 30 June 2025



ABN 32 210 906 807

Hamilton, S J & A J
PO Box 275
GEMBROOK VIC 3783

Date of issue **15/08/2024**
Property number **2009000400**

Instalment 1 Due 30 September 2024	\$567.72
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Instalment 2 Due 30 November 2024	\$499.00
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Instalment 3 Due 28 February 2025	\$499.00
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Instalment 4 Due 31 May 2025	\$497.61
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Any arrears shown on this notice are overdue and payable immediately and may continue to accrue interest at 10% p.a. until paid in full

028

Rates and valuation information for your property

Description and location of property

12 Agnes St
Gembrook 3783
L7 LP6383

Capital Improved Value (CIV) as at 1 January 2024	\$685,000
Site Value (SV)	\$495,000
Net Annual Value (NAV)	\$34,250
Land Use Classification	Residential

Australian Valuation Property Classification Code (AVPCC)

117 : Single Residential Accommodation - Residential Rural/Rural Lifestyle (0.4 to 20 Hectares)

Owner Name(s) Hamilton, A J & S J

We are required by legislation to display the property owner name(s).

Rates and Charges

Arrears		\$68.72
Base Rate	685000 x \$0.0021041	\$1,441.31
120lt Garbage & Recycling Charge	1 x \$361.70	\$361.70
State Fire Services Property Levy	685000 x \$0.000087 + \$132.00	\$191.60
Total		\$2,063.33



Scan here to pay



Payment options

FlexiPay

Set up regular direct debit payments at cardinia.vic.gov.au/flexipay
Verification code: MOX1



Billers code: 858944
Ref: 20090004001

BPAY® this payment via internet or phone banking
BPAY View® - view and pay this bill via internet banking
BPAY View registration number: 20090004001



Billpay Code: 0860
Ref: 2009 0004 0000 001

Call 131 816 to pay over the phone
Go to postbillpay.com.au or visit an Australia Post store

POST billpay®



Instalment *860 200900040000001



Set up regular Centrepay deductions from your Centrelink payments at www.servicesaustralia.gov.au/centrepay CRN: 555 012 959V



Pay in person at our Customer Service Centre
20 Siding Avenue, Officer. (Open Monday to Friday, 8.30am-5pm).



Call 131 816 to pay by credit card over the phone



To have your notice emailed
Register at cardinia.enotices.com.au
Reference No: **BFFA1F1B2M**



To verify your property in MyCardinia use
verification code: MOX1
www.cardinia.vic.gov.au/mycardinia

Financial hardship and assistance

If you are experiencing financial hardship which is affecting your ability to pay your rates, please visit www.cardinia.vic.gov.au/rateshelp or call us to discuss your options. To access free financial counselling and advice visit the National Debt Helpline's website www.ndh.org.au or call them on 1800 007 007.

You may apply for a waiver, deferral or payment plan for your rates and charges in accordance with sections 170, 171, 171A or 171B of the Local Government Act 1989. A copy of the legislation is available on our website at www.cardinia.vic.gov.au/rates

Council may enter into a payment plan with you, upon certain terms and conditions determined by Council and in accordance with the applicable legislation, to make smaller, more regular payments towards your rates and charges. Please visit www.cardinia.vic.gov.au/rates or call us for more information.

Payment of rates and charges

Rates and charges are payable in 4 instalments as per the due dates on the front of this notice, or by weekly, fortnightly, monthly or quarterly direct debit payments. To set up a direct debit payment plan please visit www.cardinia.vic.gov.au/flexipay

Interest may be charged on overdue rates and charges in accordance with sections 172 and 172A of the Local Government Act 1989. Subject to sections 180 and 180A of the Local Government Act 1989 legal action may also be taken for recovery of unpaid rates and charges and may incur additional costs.

Please note, Council does not offer payment in full by February 15.

If you wish to pay all four instalments in a single payment, you must do so by the due date of the first instalment to avoid interest.

All payments received will be allocated in the following order:

- | | |
|-------------------------|------------------------------|
| 1) Legal costs (if any) | 2) Interest (if any) |
| 3) Arrears (if any) | 4) Current rates and charges |

Concessions and rebates

If you have a Centrelink or Department of Veterans' Affairs Pensioner Concession Card or specific Department of Veterans' Affairs gold card you may be eligible for the Municipal rates concession. The property must be your principal place of residence and match the address on your eligible card.

To apply for the concession go to www.cardinia.vic.gov.au/rates for a link to the 'Municipal rates concession' web page on the Department of Families, Fairness and Housing website (DFFH) or call us to obtain a hard copy form. Please complete the application form and return the completed form to Council by post or email.

If you receive Jobseeker payments you may be eligible for the Jobseeker rebate provided by Council. To apply for this rebate please go to www.cardinia.vic.gov.au/rates or call us to obtain a hard copy form and return the completed form to Council by post or email.

Change of mailing address and property ownership

If your mailing address has changed please go to www.cardinia.vic.gov.au/rates to update your details.

Property owners are legally required to advise Council of a change in ownership by way of a Notice of Acquisition or copy of title.

Differential rates

Council applies differential rates depending on property location and property type. Information on our differential rates is contained in our Revenue and Rating Plan and is available at www.cardinia.vic.gov.au

We are required by legislation to provide the below rate comparison information to show what rates would be for your property for each differential rate. The actual rate levied for your property is shown on the front of this notice, based on location and predominant land use.

Differential rate	Rate in \$	Amount
Base rate	0.0021041	\$1,441.31
Farm land	0.0015781	\$1,081.00
Urban farm land	0.0017880	\$1,224.78
Urban commercial and industrial land	0.0030511	\$2,090.00
Urban residential	0.0022509	\$1,541.87
Urban vacant land	0.0048187	\$3,300.81

For more information about rates and your legal rights and responsibilities visit www.cardinia.vic.gov.au/rates or contact us on 1300 787 624 or mail@cardinia.vic.gov.au

Privacy statement

Personal information collected by Council is used for municipal purposes as specified in the *Local Government Act 1989*. Personal information will be held securely and used solely by Council for these purposes and/or directly related purposes. Council may disclose this information to other organisations if required or permitted by legislation.

The Victorian Government's rate cap

Council has complied with the Victorian Government's rates cap of 2.75%. The cap applies to the average annual increase of total general rates. 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 municipality;
- (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 e.g. waste charges and the State Fire Services Property Levy.

Property valuations

Property valuations are undertaken annually by the Valuer General Victoria and is an assessment of the market value of a property as at 1 January each year.

Supplementary valuations are also made during the year where there has been a material change to the property such as a new building or land subdivision.

There are 3 separate valuations returned and Council may use any of these as its system of valuation for levying rates:

Site Value (SV) – the land value only.

Capital Improved Value (CIV) – the market value of the property, being the Site Value plus the value of any buildings and other improvements on the land.

Net Annual Value (NAV) – for residential and rural/farm properties 5% of the CIV, for commercial and industrial properties the higher of the estimated annual market rent or 5% of the CIV.

Cardinia Shire uses the CIV system of valuation to levy general rates.

Fire Services Property Levy

This is a Victorian Government levy, collected by Councils, to fund the State's fire services. The amount payable varies depending on the property's Land Use Classification and Capital Improved Value. You have the right to apply for a waiver, deferral, or discount on the levy amount under section 27 of the Fire Services Property Levy Act 2012 for rateable land, and under section 28 for non-rateable residential land. Visit www.sro.vic.gov.au/fire-services-property-levy for more information.

Australian Valuation Property Classification Code (AVPCC)

This code is assigned to your property according to the predominant use of the land and is used to determine your property's Land Use Classification, in accordance with the Fire Services Property Levy Act 2012.

Land Use Classification

This classification is used to calculate the Fire Services Property Levy amount payable for your property. It does not refer to the zoning of the property or how Council rates are calculated.

Appeal, review and objection to rates and charges, differential rates, valuations and AVPCC

You can object to the valuation of your property and/or the AVPCC assigned within 60 days of the notice issue date. Section 17 of the Valuation of Land Act 1960 specifies the grounds for objection. An objection can be made in writing on the prescribed form or online at ratingvaluationobjections.vic.gov.au

Under section 183 of the Local Government Act 1989 you can apply to the Victorian Civil and Administrative Tribunal (VCAT) for a review of any differential rate applied to your property within 60 days of the notice issue date.

You can appeal to the County Court for a review of any rate or charge applied to your property within 60 days of the notice issue date. Section 184 of the Local Government Act 1989 specifies the grounds for appeal.

27th February 2025

VICTORIAN STATEWIDE CONVEYANCING P/L.
Victorian Statewide Conveyancing Pty Ltd

Dear VICTORIAN STATEWIDE CONVEYANCING P/L.,

RE: Application for Water Information Statement

Property Address:	12 AGNES STREET GEMBROOK 3783
Applicant	VICTORIAN STATEWIDE CONVEYANCING P/L. Victorian Statewide Conveyancing Pty Ltd
Information Statement	30921805
Conveyancing Account Number	8998494776
Your Reference	20250275

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

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

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

Yours sincerely,

Lisa Anelli
GENERAL MANAGER
RETAIL SERVICES

Yarra Valley Water Property Information Statement

Property Address	12 AGNES STREET GEMBROOK 3783
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STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

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

Existing sewer mains will be shown on the Asset Plan.

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

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

Melbourne Water Property Information Statement

Property Address	12 AGNES STREET GEMBROOK 3783
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STATEMENT UNDER SECTION 158 WATER ACT 1989

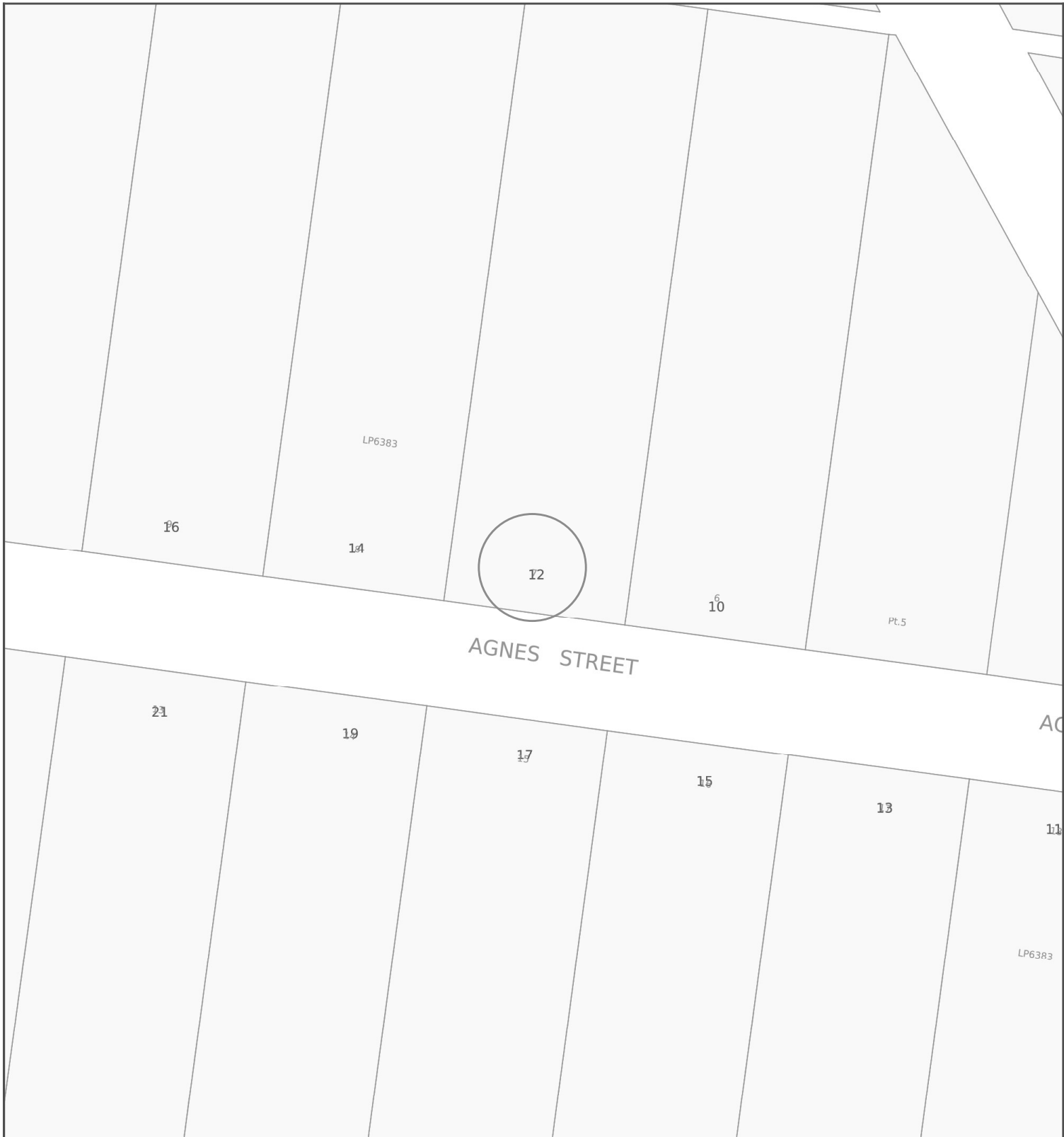
THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)
















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

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

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

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



<div>Yarra Valley Water</div> <div>Information Statement</div> <div>Number: 30921805</div>			Address		12 AGNES STREET GEMBROOK 3783		<div></div> <div> ABN 93 066 902 501</div>
			Date		27/02/2025		
			Scale		1:1000		
Existing Title			Access Point Number	GLV2-42	MW Drainage Channel Centreline		<div>Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd:</div> <div>- Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets;</div> <div>- Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information;</div> <div>- Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;</div>
Proposed Title			Sewer Manhole		MW Drainage Underground Centreline		
Easement			Sewer Pipe Flow		MW Drainage Manhole		
Existing Sewer			Sewer Offset		MW Drainage Natural Waterway		
Abandoned Sewer			Sewer Branch				

VICTORIAN STATEWIDE CONVEYANCING P/L.
Victorian Statewide Conveyancing Pty Ltd
PARISA@VICTORIANSTATEWIDE.COM.AU

RATES CERTIFICATE

Account No: 8435270000
Rate Certificate No: 30921805

Date of Issue: 27/02/2025
Your Ref: 20250275

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
12 AGNES ST, GEMBROOK VIC 3783	7\LP6383	1433087	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-01-2025 to 31-03-2025	\$20.41	\$20.41
Residential Water Usage Charge <i>Step 1 – 19.000000kL x \$2.56310000 = \$48.70</i> Estimated Average Daily Usage \$0.53	09-09-2024 to 10-12-2024	\$48.70	\$0.00
Drainage Fee	01-01-2025 to 31-03-2025	\$30.10	\$30.10
Other Charges:			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
	Balance Brought Forward		-\$0.67 cr
	Total for This Property		\$49.84



GENERAL MANAGER
RETAIL SERVICES

Note:

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

purchaser's account at settlement.

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

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

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

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

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

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

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

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

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

Property No: 1433087

Address: 12 AGNES ST, GEMBROOK VIC 3783

Water Information Statement Number: 30921805

HOW TO PAY



Bill Code: 314567
Ref: 84352700001

**Amount
Paid**

**Date
Paid**

**Receipt
Number**

PROPERTY REPORT

12 Agnes Street, Gembrook Vic 3783

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 7 LP6383

LOCAL GOVERNMENT (COUNCIL)

Cardinia

LEGAL DESCRIPTION

7\LP6383

COUNCIL PROPERTY NUMBER

2009000400

LAND SIZE

4,051m² Approx

ORIENTATION

North

FRONTAGE

34.5m Approx

ZONES

LDRZ – Low Density Residential Zone – Schedule 2

OVERLAYS

DDO – Design And Development Overlay – Schedule 1

SLO – Significant Landscape Overlay – Schedule 1

VPO – Vegetation Protection Overlay – Schedule 1

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Monbulk District

Schools

CLOSEST PRIVATE SCHOOLS

Maxwell Creative School (3779 m)

St James School (14338 m)

Mountain District Christian School (13029 m)

CLOSEST PRIMARY SCHOOLS

Gembrook Primary School (1050 m)

CLOSEST SECONDARY SCHOOLS

Emerald Secondary College (8518 m)

Burglary Statistics

POSTCODE AVERAGE

1 in 83 Homes

STATE AVERAGE

1 in 76 Homes

COUNCIL AVERAGE

1 in 85 Homes

Council Information – Cardinia

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RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

12 Agnes Street, Gembrook Vic 3783

Status	Code	Date	Description
APPROVED	VC257	24/02/2025	Amendment VC257 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to introduce Clause 32.10 Housing Choice and Transport Zone (HCTZ) and Clause 43.06 Built Form Overlay (BFO) to support housing growth in and around activity centres and other well-serviced locations in line with Victorias Housing Statement, The Decade Ahead 2024-2034
APPROVED	VC270	05/02/2025	Amendment VC270 extends the outdoor dining planning exemptions under clause 52.18 (Coronavirus (COVID 19) pandemic and recovery exemptions) for a further 12 months.
APPROVED	VC237	13/01/2025	The Amendment changes the VPP and all planning schemes in Victoria by introducing a permit exemption for a remote sellers packaged liquor licence under Clause 52.27, replacing references to EPAs Recommended Separation Distances for Industrial Residual Air Emissions document with the new Separation Distance Guideline and Landfill Buffer Guideline, replacing existing references to superseded state and regional waste and resource recovery plans with the new Victorian Recycling Infrastructure Plan, correcting typographical errors, updating formatting and ensuring language and references are accurate and up to date.
APPROVED	VC273	18/12/2024	Amendment VC273 makes changes to clause 52.20 to apply to housing development that are wholly or partly funded by the Victorian or Commonwealth governments.
APPROVED	VC272	17/12/2024	The amendment modifies the timeframes at clause 52.10 (Reconstruction After an Emergency) from 5 to 7 years.
APPROVED	VC269	02/12/2024	The amendment makes changes to the VPP and all planning schemes to improve the operation of clause 53.24 Future Homes.

PROPOSED PLANNING SCHEME AMENDMENTS

12 Agnes Street, Gembrook Vic 3783

Status	Code	Date	Description
PROPOSED	C278card	09/01/2025	The amendment introduces a new Environmentally Sustainable Development (ESD) local policy (Clause 22.11) and makes associated changes to the Municipal Strategic Statement (MSS).



LDRZ2 – Low Density Residential Zone – Schedule 2

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

To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

[VPP 32.03 Low Density Residential Zone](#)

[LPP 32.03 Schedule 2 To Clause 32.03 Low Density Residential Zone](#)

For confirmation and detailed advice about this planning zone, please contact CARDINIA council on 1300787624.

Other nearby planning zones

GWZ – Green Wedge Zone

LDRZ – Low Density Residential Zone

TRZ2 – Transport Zone



DDO1 – Design And Development Overlay – Schedule 1

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

To identify areas which are affected by specific requirements relating to the design and built form of new development.

VPP 43.02 Design And Development Overlay

To ensure that the location and design of buildings creates an attractive low density residential environment. To ensure that any development has regard to the environmental features and constraints of the land. To ensure that the subdivision of land has regard to the existing pattern of subdivision in the area.

LPP 43.02 Schedule 1 To Clause 43.02 Design And Development Overlay

For confirmation and detailed advice about this planning overlay, please contact CARDINIA council on 1300787624.

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For confirmation and detailed advice about this planning overlay, please contact CARDINIA council on 1300787624.



VPO1 – Vegetation Protection Overlay – Schedule 1

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

To protect areas of significant vegetation.

To ensure that development minimises loss of vegetation.

To preserve existing trees and other vegetation.

To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.

To maintain and enhance habitat and habitat corridors for indigenous fauna.

To encourage the regeneration of native vegetation.

VPP 42.02 Vegetation Protection Overlay

The low density residential areas within the Shire support substantial areas of remnant indigenous vegetation and mature exotic species.

The maintenance and enhancement of the flora habitat is vital for the long term protection of these areas and the native fauna they support. Some of these areas contain small lots which are not protected under the native vegetation controls of Clause 52.17 resulting in areas of vegetation becoming increasingly fragmented. The remnant vegetation is important for its contribution to habitat and environmental values and processes. This vegetation

provides protection to waterways including in the reduction of siltation and contributes to habitat corridors as well as playing a role in supporting soil stability, reducing stormwater runoff, and limiting erosion and salinity.

[LPP 42.02 Schedule 1 To Clause 42.02 Vegetation Protection Overlay](#)

For confirmation and detailed advice about this planning overlay, please contact CARDINIA council on 1300787624.



- BMO – Bushfire Management Overlay
- DDO – Design And Development Overlay
- ESO – Environmental Significance Overlay
- VPO – Vegetation Protection Overlay

For confirmation and detailed advice about this planning overlay, please contact CARDINIA council on 1300787624.



Aboriginal Cultural Heritage Sensitivity

This property is not within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

For confirmation and detailed advice about the cultural sensitivity of this property, please contact CARDINIA council on 1300787624.



Bushfire Prone Area

This property is within a zone classified as a bushfire prone area.

For confirmation and detailed advice about the bushfire prone area of this property, please contact CARDINIA council on 1300787624.



Easements

The easement displayed is indicative only and may represent a subset of the total easements.
For confirmation and detailed advice about the easement on or nearby this property, please contact CARDINIA council on 1300787624.



No planning permit data available for this property.



Status	Code	Date	Address	Description
APPROVED	T230308 - PC2	10/04/2024	<u>16 Agnes Street, Gembrook</u>	T230308 pc2 (con.10 cemp) - plans to comply.
APPROVED	T230308 - PC1	10/04/2024	<u>16 Agnes Street, Gembrook</u>	T230308 pc1 (con.02 dev) - plans to comply.
APPROVED	T230308	22/12/2023	<u>16 Agnes Street, Gembrook</u>	Construction of a bungalow and shed and associated works including earthworks and removal of vegetation.
APPROVED	T190626 - 1	03/07/2020	<u>19 Agnes Street, Gembrook</u>	Development of the land for an outbuilding.
APPROVED	T190626	18/06/2020	<u>19 Agnes Street, Gembrook</u>	Development of the land for an outbuilding.
APPROVED	T190107	11/09/2019	<u>13 Bond Lane, Gembrook</u>	Development of the land for two (2) outbuildings, carport and earthworks exceeding one (1) metre.
APPROVED	T130733	07/03/2014	<u>13 Bond Lane, Gembrook</u>	Development of the land for an outbuilding and associated earthworks.

Status	Code	Date	Address	Description
APPROVED	T130022	28/05/2013	<u>18 Innes Road, Gembrook</u>	Removal and creation of an easement.
APPROVED	T120522	27/11/2012	<u>15 Bond Lane, Gembrook</u>	Development of the land for a dwelling and associated earthworks, generally in accordance with the endorsed plan/s.
APPROVED	T120224	25/06/2012	<u>9 Bond Lane, Gembrook</u>	The development of the land for the purpose of a dwelling.
APPROVED	T080128	03/07/2008	<u>16 Bond Lane, Gembrook</u>	The development of the land for the purpose of an outbuilding and the removal of vegetation.
APPROVED	T070912	11/03/2008	<u>9 Bond Lane, Gembrook</u>	Develop the land for the purpose of constructing a dwelling with an attached garage, reduced setback and associated earthworks.
APPROVED	T070901	21/01/2008	<u>13 Bond Lane, Gembrook</u>	Shed.
APPROVED	T060456	30/01/2007	<u>23 Agnes Street, Gembrook</u>	Carport and shed.
APPROVED	T060222	18/07/2006	<u>17 Agnes Street, Gembrook</u>	Carport.
APPROVED	T060033	08/03/2006	<u>11 Bond Lane, Gembrook</u>	Dwelling & outbuilding.
APPROVED	T050853	16/12/2005	<u>17 Agnes Street, Gembrook</u>	Garage.
APPROVED	T050293	08/06/2005	<u>13 Bond Lane, Gembrook</u>	Dwelling.
APPROVED	T050113	26/04/2005	<u>20 Agnes Street, Gembrook</u>	The development of the land for the purpose of an outbuilding with a reduced setback, generally in accordance with the approved plan/s.
APPROVED	T041027	23/02/2005	<u>10 Agnes Street, Gembrook</u>	Dwelling.
APPROVED	T040938	17/12/2004	<u>11 Agnes St, Gembrook</u>	Shed.
APPROVED	T040920	17/12/2004	<u>4-8 Agnes Street, Gembrook</u>	Tree removal.
APPROVED	T040646	07/12/2004	<u>10 Agnes Street, Gembrook</u>	Outbuilding (garden shed).
APPROVED	T040675	21/10/2004	<u>18 Agnes Street, Gembrook</u>	Dwelling, outbuilding & vegetation removal.
APPROVED	T040125	29/07/2004	<u>5 Collie Road, Gembrook</u>	Removal of vegetation.
OTHER	T150649		<u>21 Agnes Street, Gembrook</u>	Development of the land for a veranda attached to existing dwelling.
OTHER	T110296		<u>14 Agnes Street, Gembrook</u>	The development of the land for the purpose of a carport.

For confirmation and detailed advice about this planning permits, please contact CARDINIA council on 1300787624.

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Due Diligence Checklist



What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.

- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

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

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

Soil and groundwater contamination Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

Can you change how the property is used, or

the buildings on it?

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

There are laws and regulations about how buildings and retaining walls are constructed,

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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