

DATED

2023

MITCHELL ANTHONY TROMP

VENDORS STATEMENT

Property: 1 Batesleigh Road, Selby VIC 3159

Cobalt Law
Solicitors
Suite 101, 12 Corporate Drive
Heatherton VIC 3202
Tel: 03 9558 0077
Ref: CL:KW:2301855

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.

| | |
|-------------|-----------------------------------|
| Land | 1 Batesleigh Road, Selby VIC 3159 |
|-------------|-----------------------------------|

| | | |
|----------------------|------------------------|-------------------------------|
| Vendor's name | Mitchell Anthony Tromp | Date 28 / 03 / 2024 |
|----------------------|------------------------|-------------------------------|

| | | |
|---------------------------|---|--|
| Vendor's signature |  | |
|---------------------------|---|--|

| | | |
|-------------------------|--|--------------------|
| Purchaser's name | | Date / / |
|-------------------------|--|--------------------|

| | | |
|------------------------------|--|--|
| Purchaser's signature | | |
|------------------------------|--|--|

| | | |
|-------------------------|--|--------------------|
| Purchaser's name | | Date / / |
|-------------------------|--|--------------------|

| | | |
|------------------------------|--|--|
| Purchaser's signature | | |
|------------------------------|--|--|

1 FINANCIAL MATTERS

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

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

| | | |
|----------------|----|--|
| Not Applicable | To | |
|----------------|----|--|

| |
|--|
| Other particulars (including dates and times of payments): |
|--|

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**

Attached is a certificate with the required specified information.

4 NOTICES

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

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, 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:

Not Applicable.

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:

Not Applicable.

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 checked="" type="checkbox"/> | Water supply <input checked="" type="checkbox"/> | Sewerage <input checked="" type="checkbox"/> | Telephone services <input type="checkbox"/> |
|---|--|--|--|---|

9 TITLE

Attached are copies of the following documents.

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 1000m²; (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.)

- Vacant Residential Land or Land with a Residence
- Attach Due Diligence Checklist (this will be attached if ticked)

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)

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

(04/10/2016)

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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 08553 FOLIO 803

Security no : 124110337938M
Produced 08/11/2023 10:49 AM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 625321G (formerly known as part of Lot 3 on Plan of Subdivision 005603, part of Lot 4 on Plan of Subdivision 005603).
PARENT TITLE Volume 08519 Folio 276
Created by instrument C084088 16/11/1964

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

MITCHELL ANTHONY TROMP of 1 BATESLEIGH ROAD SELBY VIC 3159
AV666968E 25/05/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV666969C 25/05/2022
PERPETUAL TRUSTEE COMPANY 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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP625321G 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 25/05/2022

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

The information supplied by InfoTrack (LEAP) has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.

| TITLE PLAN | | EDITION 1 | TP 625321G | | | | | | | | |
|---|---|--|-------------------|-----------------------------|--|---|--|----------------------------------|--|----------------------------------|--|
| Location of Land Parish: NARREE WORRAN Township: Section: Crown Allotment: Crown Portion: Last Plan Reference: LP 5603 Derived From: VOL 8553 FOL 803 Depth Limitation: NIL | | Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN | | | | | | | | | |
| Description of Land / Easement Information ALL THAT piece of land delineated and coloured red on the map in the margin containing Six acres and Thirty-six perches or thereabouts being parts of Lots 3 and 4 on Plan of Subdivision No.5603 Parish of Narree Worrان County of Mornington - Together with a right of carriage way over the roads coloured brown on the said Plan of Subdivision | | THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 11-09-2000 VERIFIED: A.D. | | | | | | | | | |
| | | COLOUR CODE R = RED | | | | | | | | | |
| | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2" style="font-size: small;">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2" style="font-size: small;">PARCEL 1 = LOT 3 (PT) ON LP 5603</td> </tr> <tr> <td colspan="2" style="font-size: small;">PARCEL 2 = LOT 4 (PT) ON LP 5603</td> </tr> </table> | | | | TABLE OF PARCEL IDENTIFIERS | | WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 | | PARCEL 1 = LOT 3 (PT) ON LP 5603 | | PARCEL 2 = LOT 4 (PT) ON LP 5603 | |
| TABLE OF PARCEL IDENTIFIERS | | | | | | | | | | | |
| WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 | | | | | | | | | | | |
| PARCEL 1 = LOT 3 (PT) ON LP 5603 | | | | | | | | | | | |
| PARCEL 2 = LOT 4 (PT) ON LP 5603 | | | | | | | | | | | |
| LENGTHS ARE IN LINKS | Metres = 0.3048 x Feet Metres = 0.201168 x Links | Sheet 1 of 1 sheets | | | | | | | | | |

From www.planning.vic.gov.au at 08 November 2023 10:33 AM

PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP625321**
 Address: **1 BATESLEIGH ROAD SELBY 3159**
 Standard Parcel Identifier (SPI): **1\TP625321**
 Local Government Area (Council): **YARRA RANGES**
 Council Property Number: **221927 (Part)**
 Planning Scheme: **Yarra Ranges**
 Directory Reference: **Melway 126 B1**

www.yarraranges.vic.gov.au

[Planning Scheme - Yarra Ranges](#)

This parcel is one of 2 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

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

OTHER

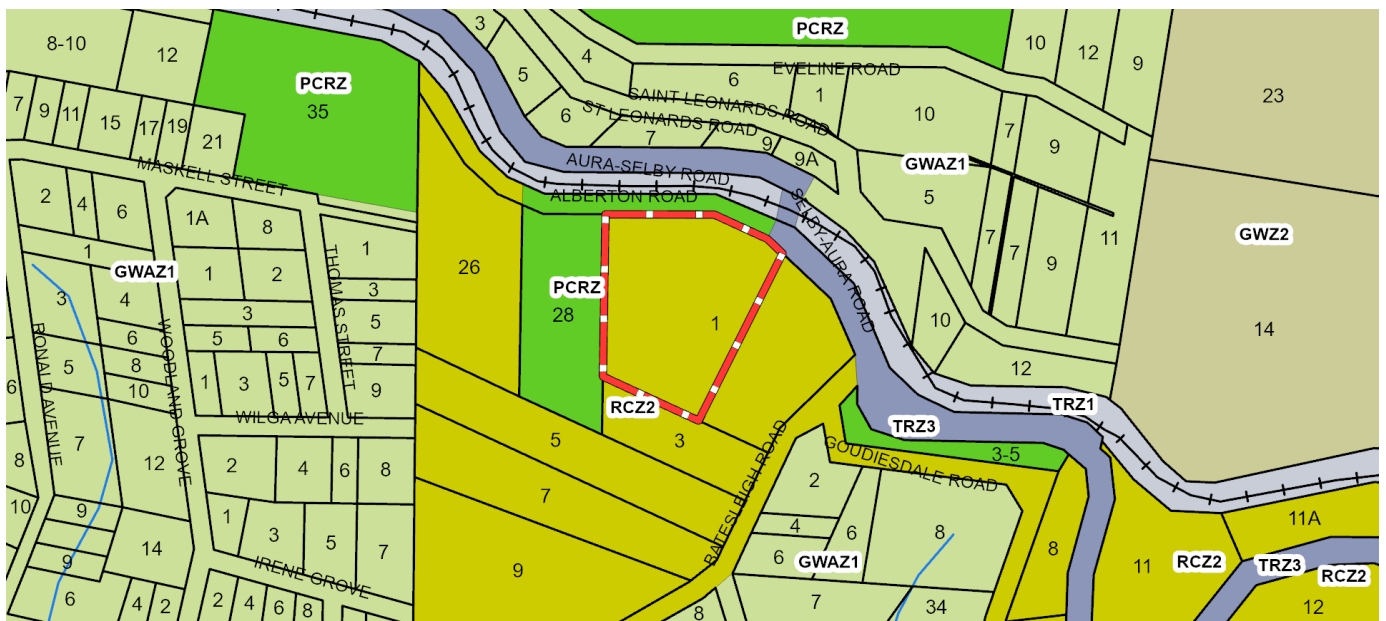
Registered Aboriginal Party: **Bunurong Land Council Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[RURAL CONSERVATION ZONE \(RCZ\)](#)

[RURAL CONSERVATION ZONE - SCHEDULE 2 \(RCZ2\)](#)



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

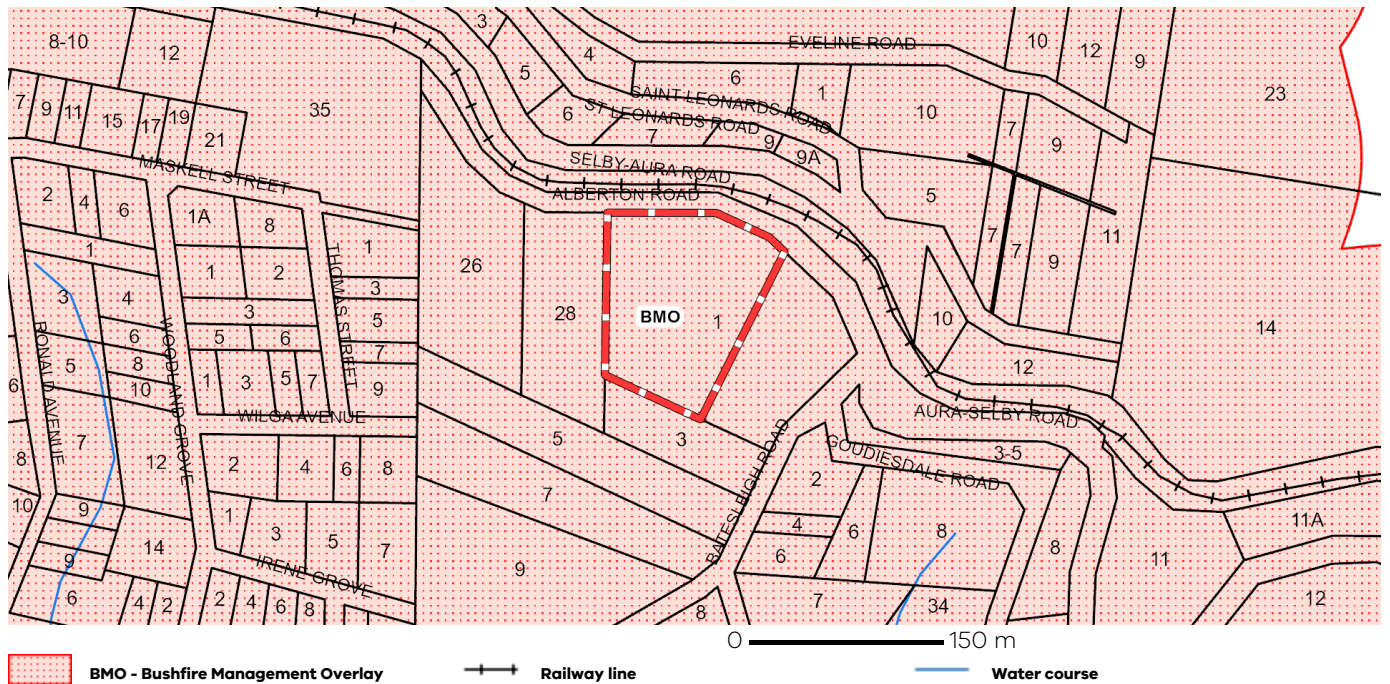
Copyright © - State Government of Victoria

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

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

Planning Overlays

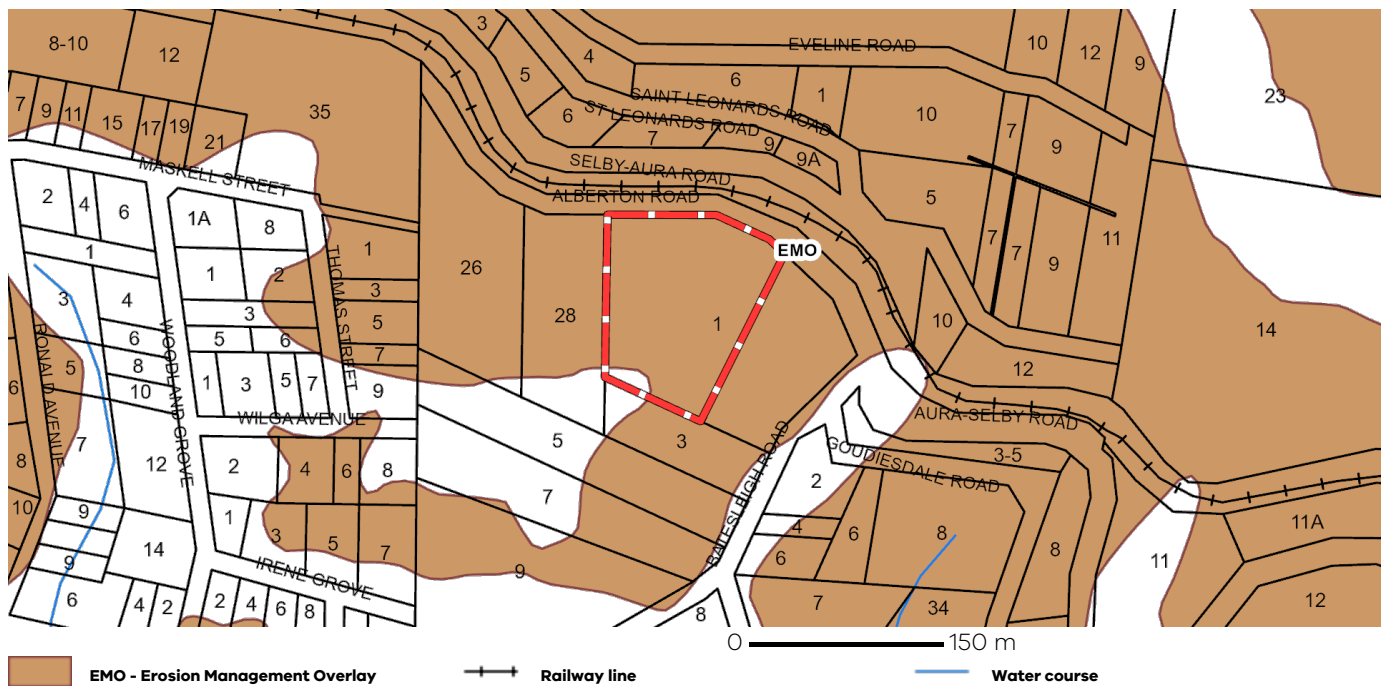
BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

EROSION MANAGEMENT OVERLAY (EMO)

EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)

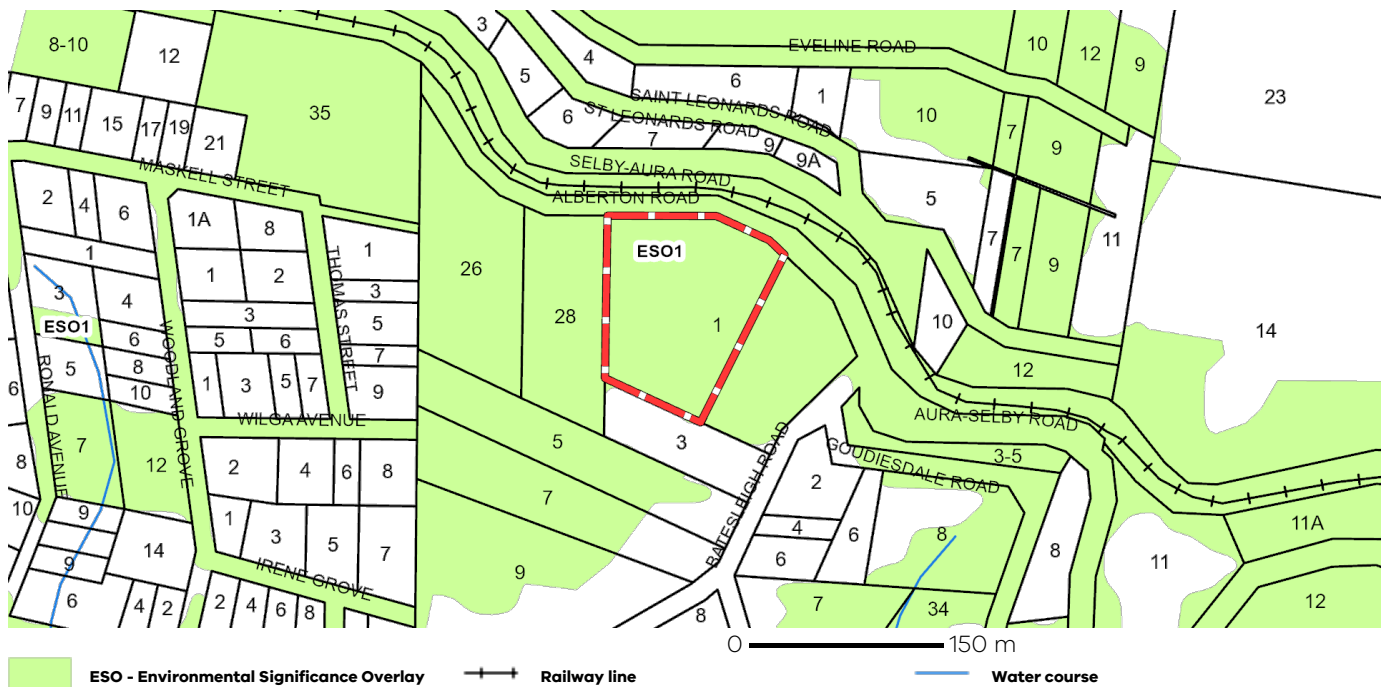


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

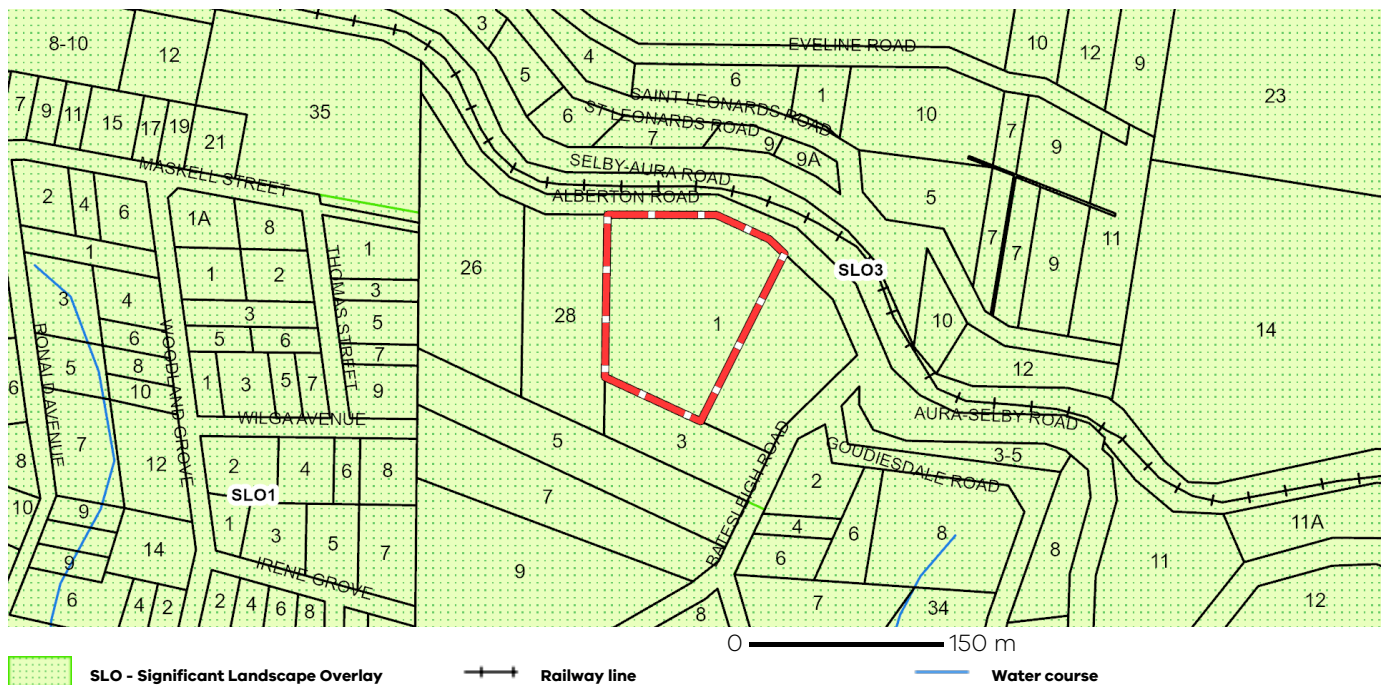
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



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

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 3 (SLO3)



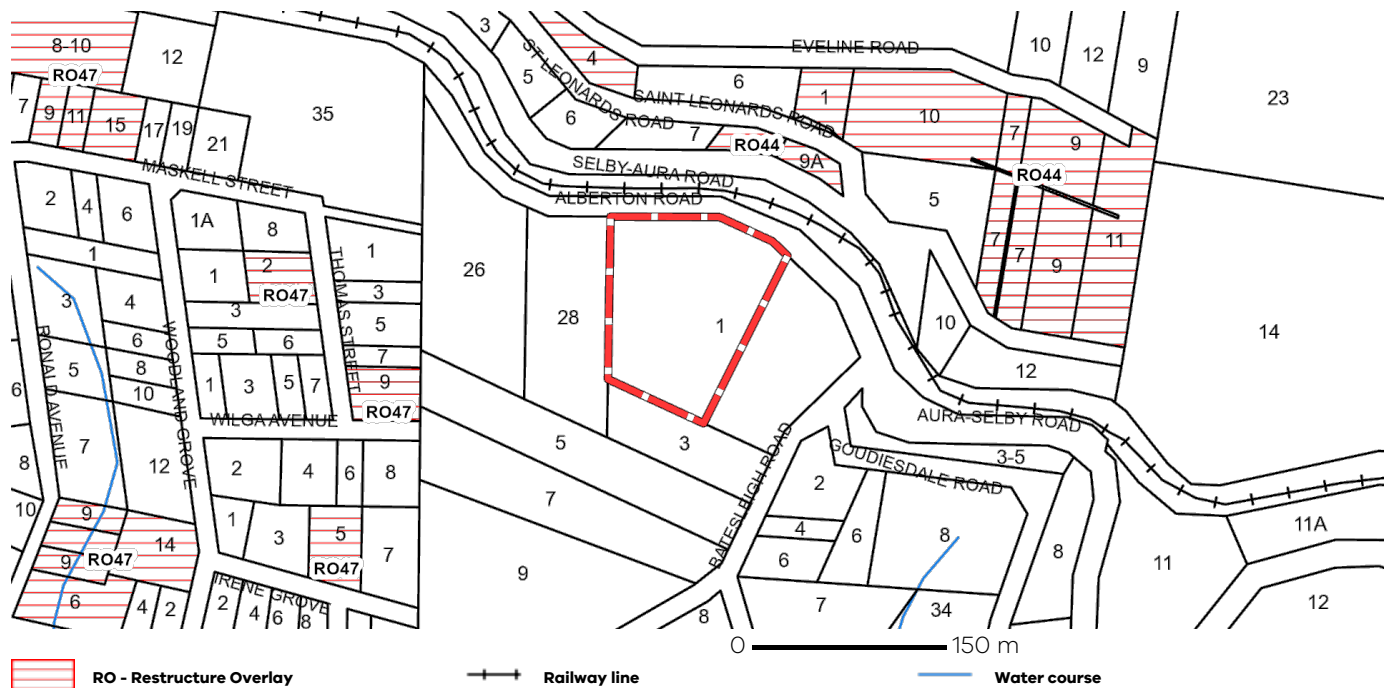
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

RESTRUCTURE OVERLAY (RO)



RO - Restructure Overlay Railway line Water course

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 2 November 2023.

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

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

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

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

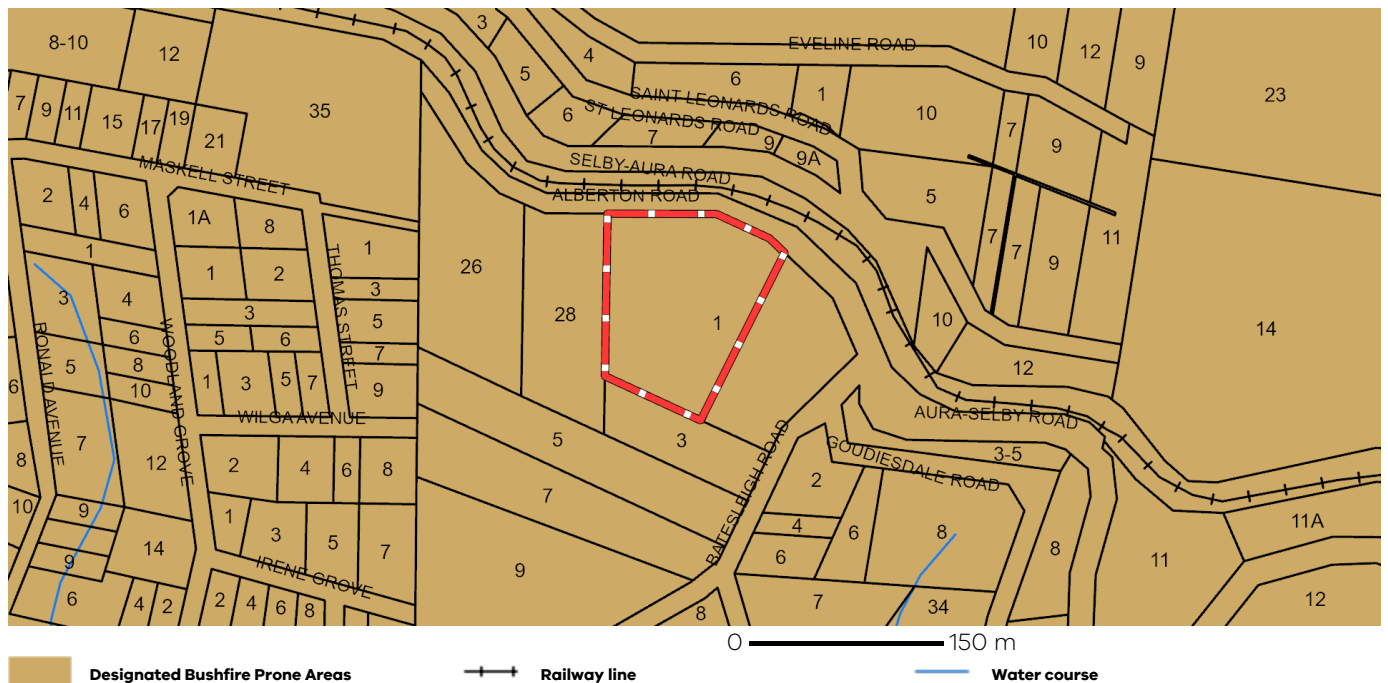
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

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

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

PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 08 November 2023 10:33 AM

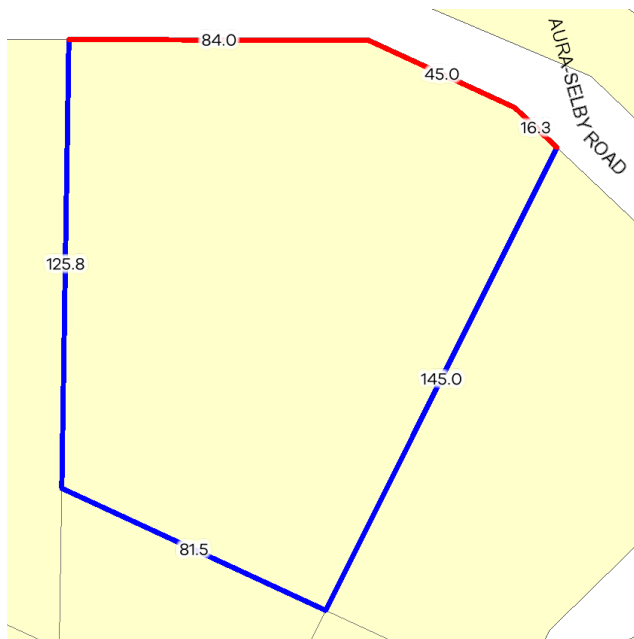
PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP625321**
Address: **1 BATESLEIGH ROAD SELBY 3159**
Standard Parcel Identifier (SPI): **1\TP625321**
Local Government Area (Council): **YARRA RANGES**
Council Property Number: **221927 (Part)**
Directory Reference: **Melway 126 B1**

www.yarraranges.vic.gov.au

SITE DIMENSIONS

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



Area: 15904 sq. m (1.59 ha)

Perimeter: 498 m

For this property:

- Site boundaries
- Road frontages

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

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

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

PARCEL DETAILS

This is 1 parcel of 2 parcels comprising this property. The parcel searched for is marked with an * in the table below

| | Lot/Plan or Crown Description | SPI |
|---|-------------------------------|------------|
| * | Lot 1 TP625321 | 1\TP625321 |
| | Lot 2 TP625321 | 2\TP625321 |

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

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

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

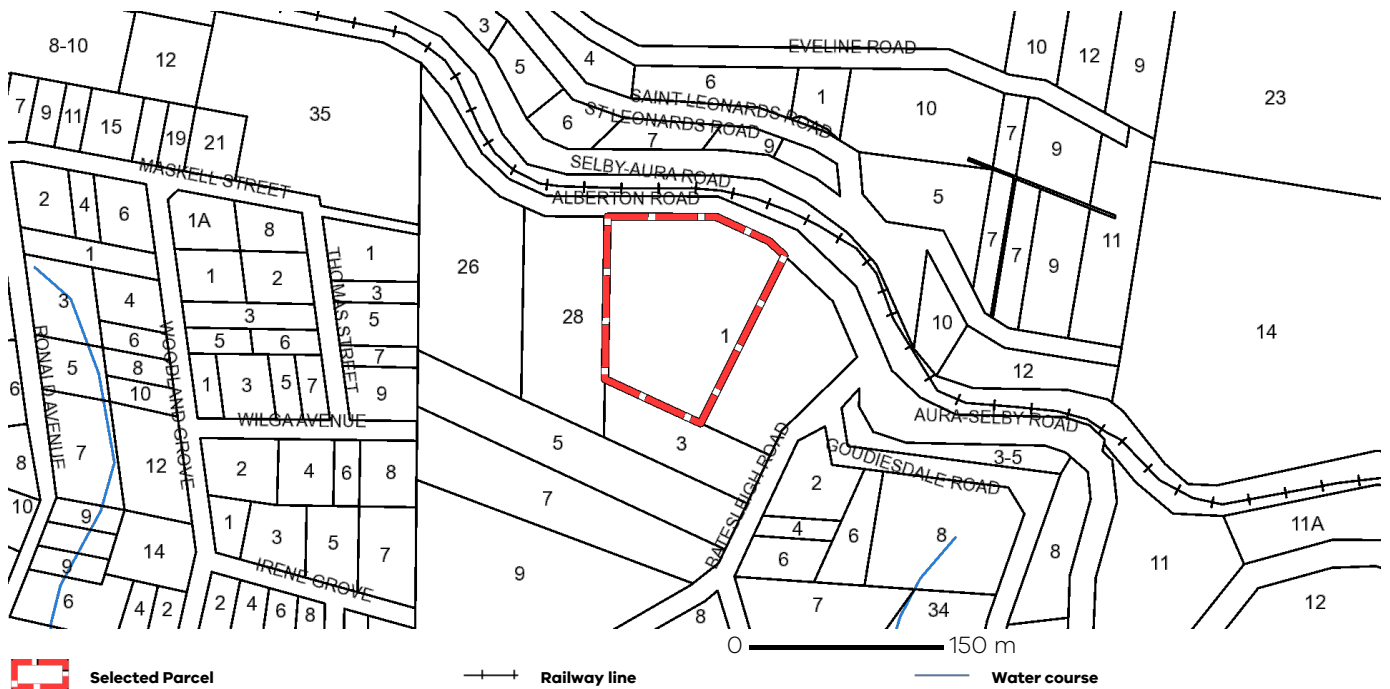
The Planning Property Report for this parcel can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

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

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

Area Map



From www.planning.vic.gov.au at 08 November 2023 10:33 AM

PROPERTY DETAILS

Lot and Plan Number: **Lot 2 TP625321**
 Address: **1 BATESLEIGH ROAD SELBY 3159**
 Standard Parcel Identifier (SPI): **2\TP625321**
 Local Government Area (Council): **YARRA RANGES**
 Council Property Number: **221927 (Part)**
 Planning Scheme: **Yarra Ranges**
 Directory Reference: **Melway 126 B1**

www.yarraranges.vic.gov.au

[Planning Scheme - Yarra Ranges](#)

This parcel is one of 2 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

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

OTHER

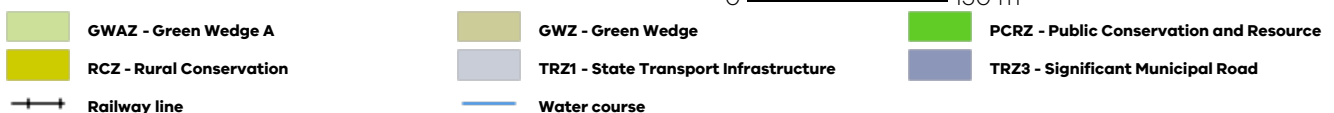
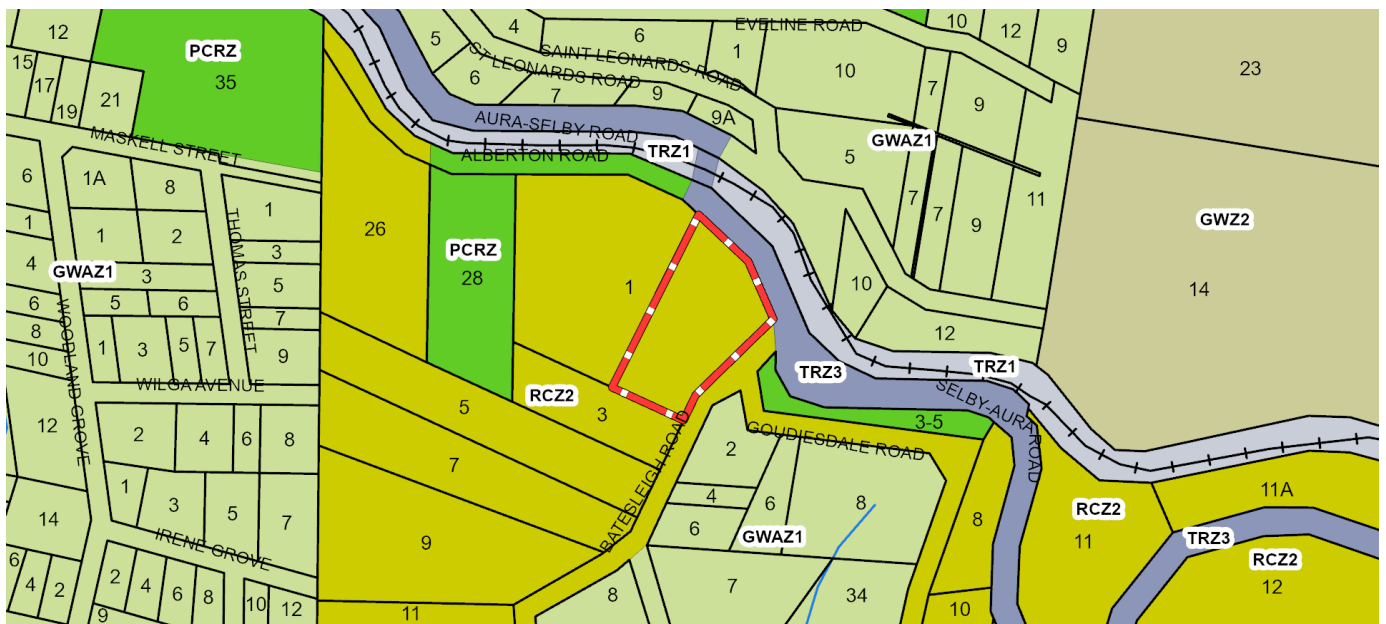
Registered Aboriginal Party: **Bunurong Land Council Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[RURAL CONSERVATION ZONE \(RCZ\)](#)

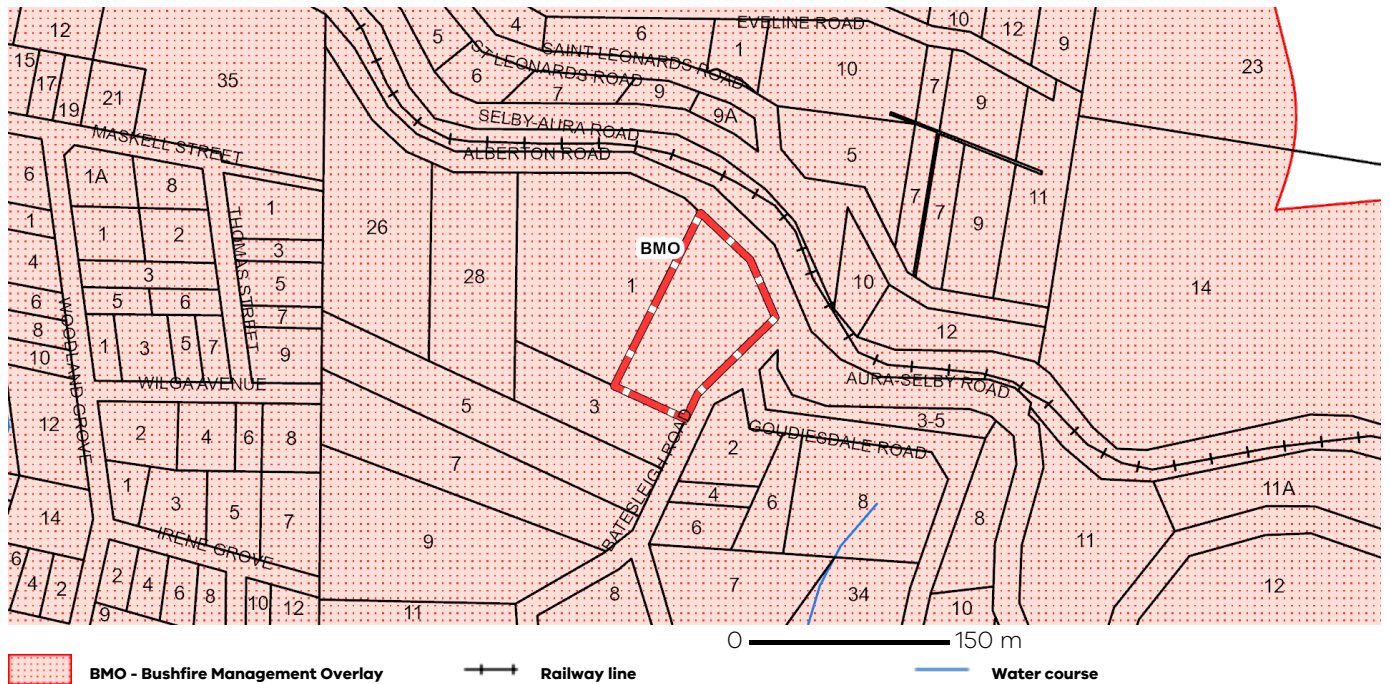
[RURAL CONSERVATION ZONE - SCHEDULE 2 \(RCZ2\)](#)



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

Planning Overlays

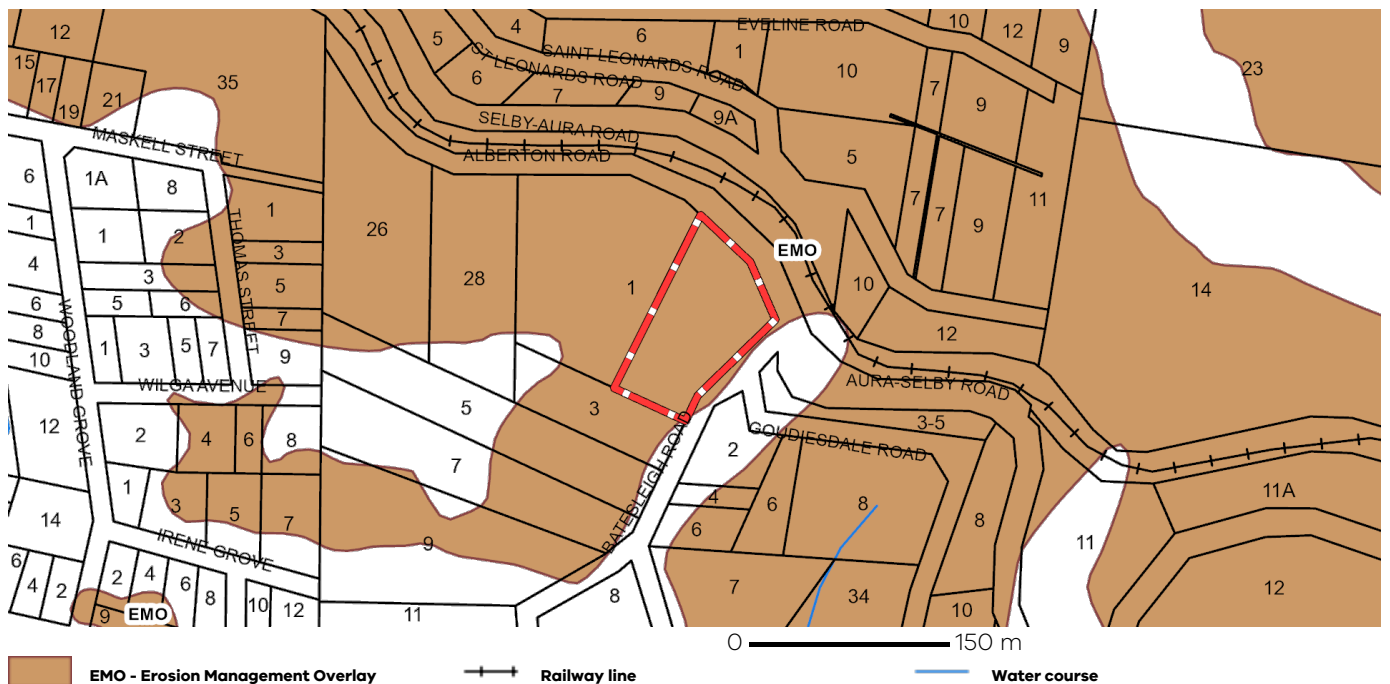
BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

EROSION MANAGEMENT OVERLAY (EMO)

EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)

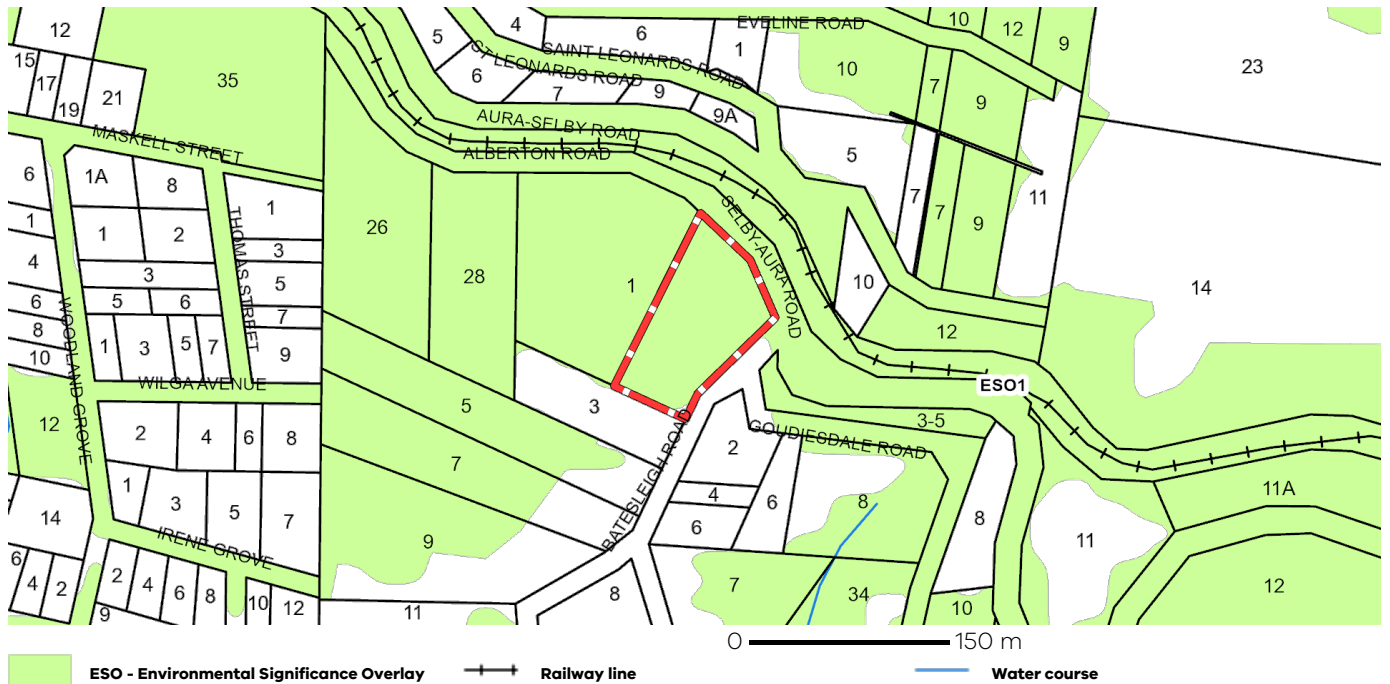


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

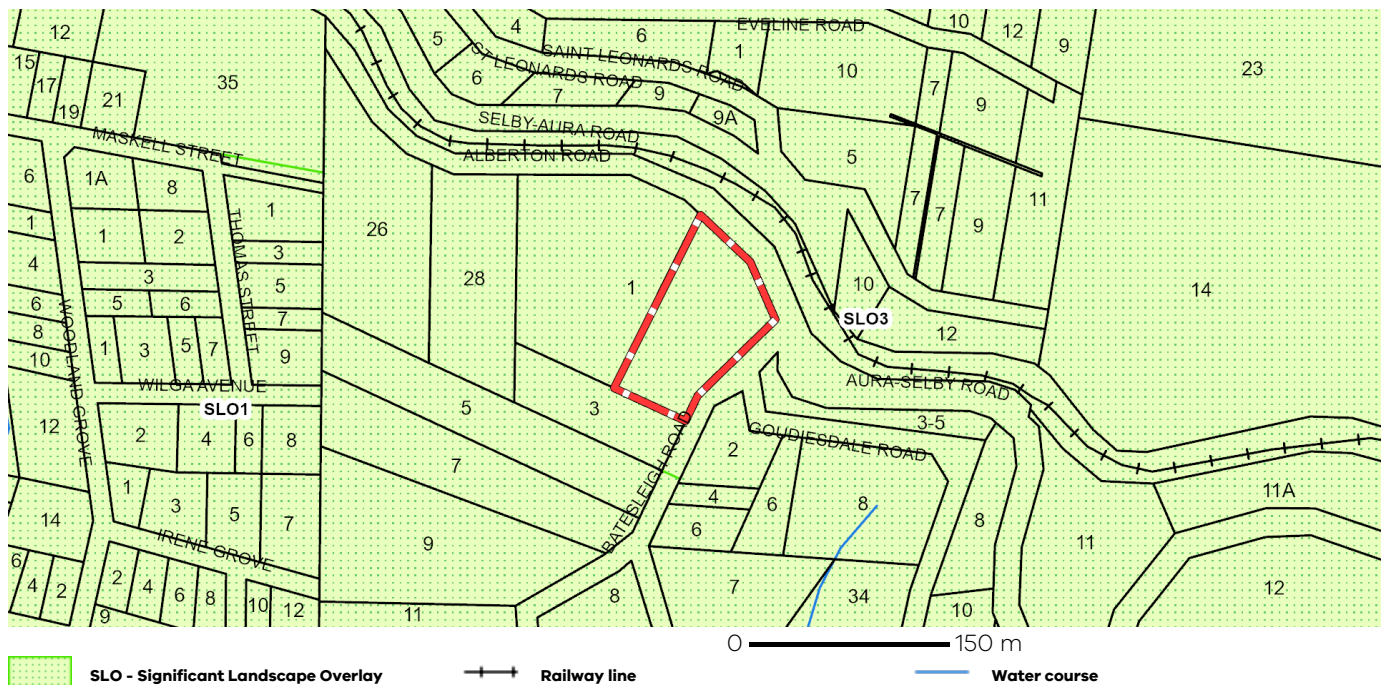
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



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

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 3 (SLO3)



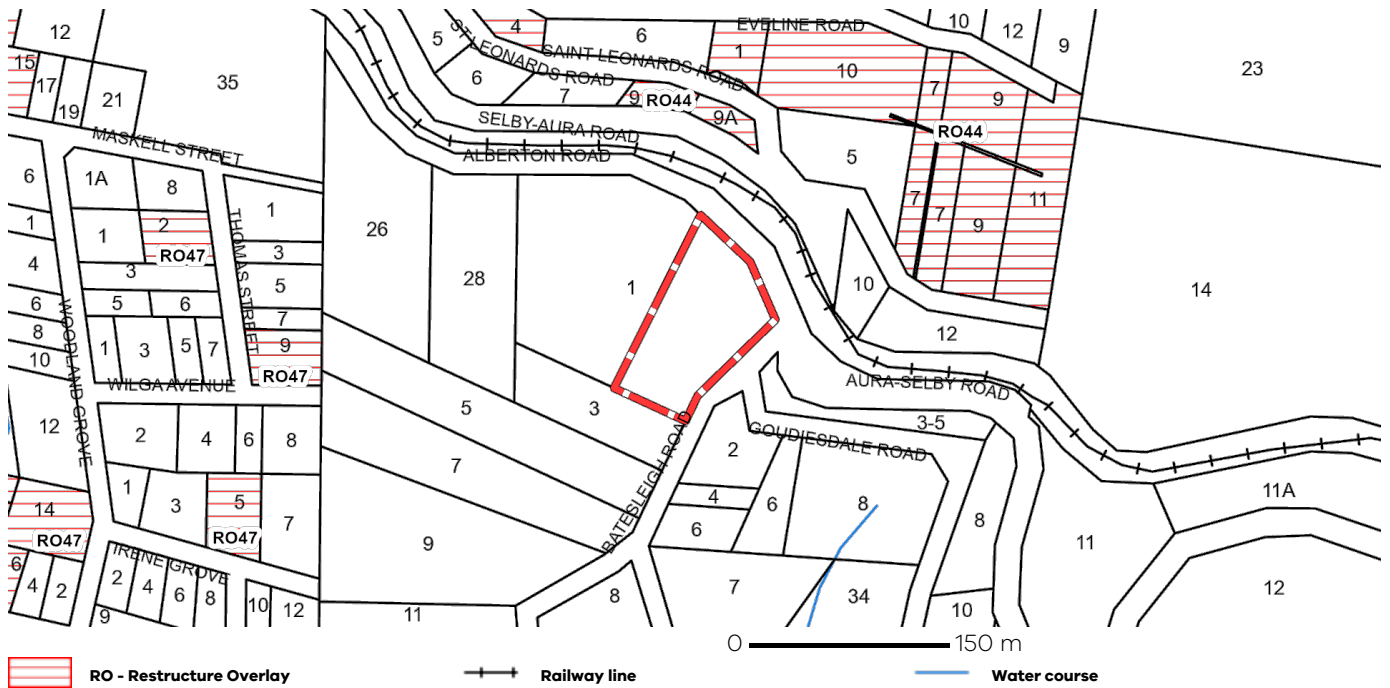
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

RESTRUCTURE OVERLAY (RO)



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 2 November 2023.

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

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

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

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

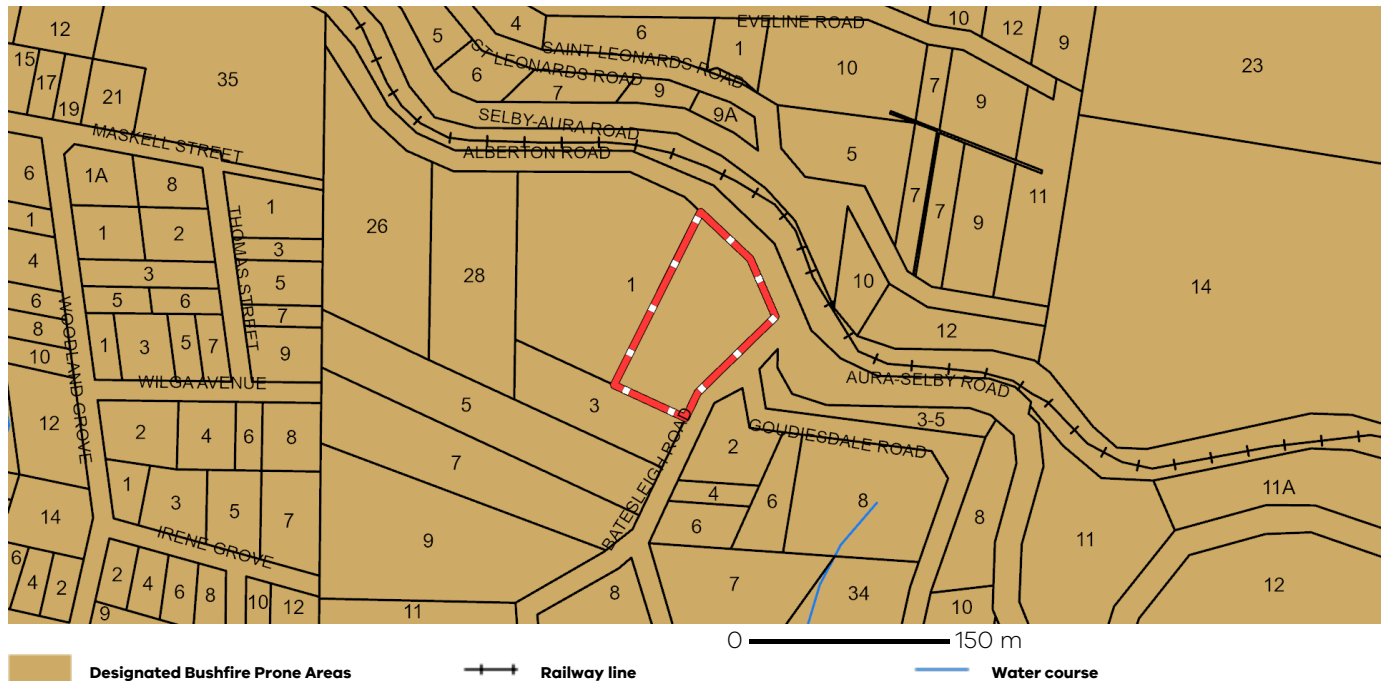
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

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

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

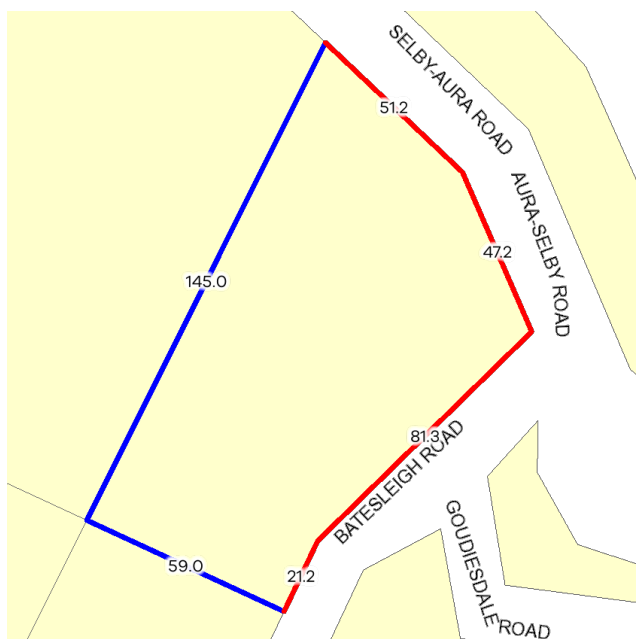
PROPERTY DETAILS

Lot and Plan Number: **Lot 2 TP625321**
 Address: **1 BATESLEIGH ROAD SELBY 3159**
 Standard Parcel Identifier (SPI): **2\TP625321**
 Local Government Area (Council): **YARRA RANGES**
 Council Property Number: **221927 (Part)**
 Directory Reference: **Melway 126 B1**

www.yarraranges.vic.gov.au

SITE DIMENSIONS

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



Area: 9218 sq. m

Perimeter: 405 m

For this property:

— Site boundaries

— Road frontages

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

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

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

PARCEL DETAILS

This is 1 parcel of 2 parcels comprising this property. The parcel searched for is marked with an * in the table below

| | Lot/Plan or Crown Description | SPI |
|---|-------------------------------|------------|
| | Lot 1 TP625321 | 1\TP625321 |
| * | Lot 2 TP625321 | 2\TP625321 |

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

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

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

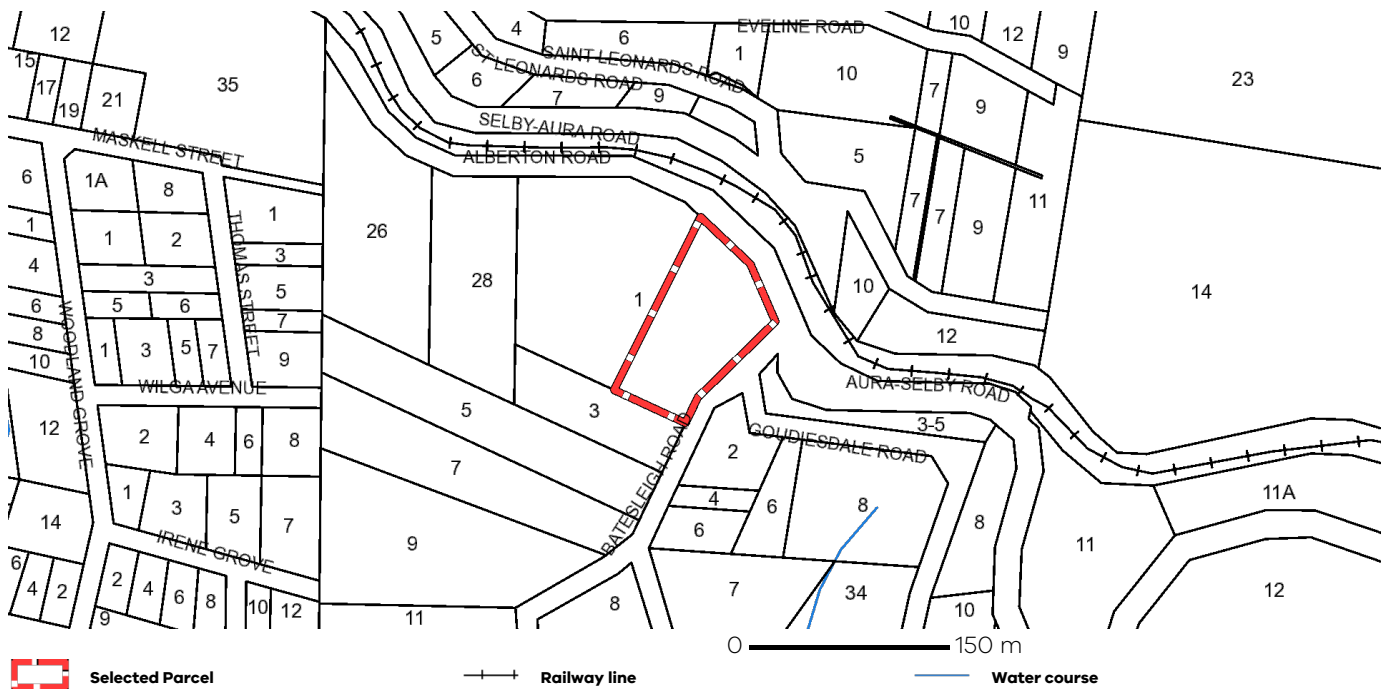
The Planning Property Report for this parcel can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

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

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

Area Map



Issue date - 15 August 2023
Assessment number - 59537/8

Mr M A Tromp
1 Batesleigh Road
SELBY VIC 3159



Rates and charges at your property - 1 July 2023 - 30 June 2024

Assessment number 59537/8
1 Batesleigh Road, Selby VIC 3159
Part Lot 3 & Lot 4 LP5603 Ca 35/38 PNarree Worrان

Property Owners
Mr M A Tromp

Property Valuations - Valuation Date 1 January 2023 - Valuation first used 1 July 2023

| | |
|--|-----------|
| Capital improved value (CIV) - (the CIV is used to calculate your rates) | 1,100,000 |
| Site value - (the site value is included in the CIV) | 650,000 |
| Net annual value | 55,000 |

FSPL Classification: Residential. AVPCC: 117
Description: Residential Rural/Rural Lifestyle

General Rate - 2023-2024

| | |
|---|------------|
| Residential Rate (0.0025069 x \$1,100,000.00) | \$2,757.55 |
|---|------------|

Waste charge including State Government EPA levy

| | |
|---|----------|
| Pack1 Res 240L FOGO 240L Recycle 120L Rubbish** (\$427 x 1) | \$427.00 |
|---|----------|

**For more information regarding your waste charges please refer to Page 3 of this notice.*

State Government Fire Services Property Levy - Residential

| | |
|---|----------|
| Fire Services Property Levy (125 + 0.000046 x \$1,100,000.00) | \$175.60 |
|---|----------|

\$840.15

1/4 PAID

15/10/23

BPAT
Rec: 903105
Lodge: 211479461

Total amount due \$3,360.15



YRC use only

How to pay

To qualify for one of the instalment options, **you must pay the correct amount of the first instalment by 30 September 2023**. If you are having difficulties paying, please contact us on 1300 368 333.

Pay in full

\$3,360.15
by 15 February 2024

Four instalments

30 September 2023
30 November 2023
29 February 2024
31 May 2024

\$840.15
\$840.00
\$840.00
\$840.00

Monthly instalments

| | |
|--------------------------|-----------------|
| 30 September 2023 | \$376.15 |
| 31 October 2023 | \$373.00 |
| 30 November 2023 | \$373.00 |
| 31 December 2023 | \$373.00 |
| 31 January 2024 | \$373.00 |
| 29 February 2024 | \$373.00 |
| 31 March 2024 | \$373.00 |
| 30 April 2024 | \$373.00 |
| 31 May 2024 | \$373.00 |



Australia Post use only



Australia Post use only



Australia Post use only

Payment methods

Online

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

Reference: **595378**
Visa or MasterCard
payments only

BPAY

Billcode: 8979
Reference: **595378**

BPAY View
Reference: **595378**

Post BILLPAY

Billcode: 0335
Reference: **595378**

Pay in person at any post office,
call 13 18 16 or visit
postbillpay.com.au

You can also pay at our community links. Visit www.yarraranges.vic.gov.au/contact or mail to
PO Box 105 Lilydale, Vic 3140.

Having trouble paying?

If you are currently experiencing hardship, we have a number of initiatives in place that may assist:

Payment Plans

Payments can be made on a frequency and amount that suits your budget, provided your current years rates are paid within 12 months.

Hardship Agreements

If you are in a position of Hardship, you may be eligible for a Hardship Agreement. If your application is successful, payment of rates and charges will be deferred for 24 months with no late payment interest charged and no legal action taken to recover rates and charges during this time.

Our rates team is here for you should you be experiencing any challenges paying your rates. Please visit our website at www.yarraranges.vic.gov.au/ratesrelief for more information and to apply for one of the above options. Alternatively call 1300 368 333.

How rates are calculated



General rates, payments, rebates and other charges

Your general rate charge is the capital improved value of the property multiplied by the rate in the dollar. The rate in the dollar is calculated by dividing the income required from rates with the total value of all rateable properties in Yarra Ranges.

The rate in the dollar differs depending on the property type (residential, commercial, industrial, farmland).

Your total may also include additional charges and deductions related to your property, such as a special charge scheme, overdue rates and credits (such as pension rebates).

For more information regarding how your rates and charges are calculated and spent including information regarding the "Fair Go Rates System", please visit <https://www.yarraranges.vic.gov.au/Council/Rates>

| Rate Type | Rate per \$CIV | Valuation | Rates(\$) |
|---------------------|----------------|-----------|------------|
| ▶ Residential | 0.0025069 | 1,100,000 | \$2,757.55 |
| Farmland | 0.0017548 | 1,100,000 | \$1,930.25 |
| Commercial | 0.0037604 | 1,100,000 | \$4,136.40 |
| Industrial | 0.0037604 | 1,100,000 | \$4,136.40 |
| Vacant Sub Standard | 0.0025069 | 1,100,000 | \$2,757.55 |



Waste charges including State Government EPA levy

In 2023/2024 changes to both State Government and Council policy reflect how Council collects and charges for waste services. Your Residential waste package has been determined by the services currently at the property and the AVPCC code that is allocated by the state government's Valuation Authority: 117 - Residential Rural/Rural Lifestyle

Your waste charges cover the cost of waste services across all of the community and include: kerbside waste collections of recycling and general rubbish, minor landfill works, waste education, street and park litter bins and administration.

A Food & Garden Organics collection will begin from October 2023 and a new FOGO bin will be delivered to the property prior to this date.

Your charge also includes the State Government Landfill Levy, which council must pay when waste is disposed in landfill. Waste charges are not subject to rate capping.



Fire Services Property Levy

The Fire Services Property Levy is collected by Council and passed on to the State Government to fund fire agencies. This amount is set by the State Government. The Fires Services Property Levy is not subject to rate capping.

Connect with us

instagram.com/ycouncil
 twitter.com/ycouncil
 yarraranges.vic.gov.au
 mail@yarraranges.vic.gov.au

PO Box 105 Lilydale
 VIC 3140
 PH 1300 368 333
 ABN: 21 973 226 012

Know your property

Learn more about the planning zones and overlays that apply to your property
 Enter your address at VicPlan to find out more.

mapshare.vic.gov.au/Vicplan/

Digital Rates notice

To receive your rates notice via email, BpayView or your preferred accounting software please visit www.yarraranges.vic.gov.au



Payment of rates

Payment of rates can be made:

1. Annually, by a lump sum payment made on or before 15 February, 2024.
2. Four (4) times yearly by four (4) instalments:
The first instalment must be paid on or before 30 September, 2023. The remaining instalments must be paid as follows:
Second Instalment on or before 30 November, 2023.
Third Instalment on or before 29 February, 2024.
Fourth Instalment on or before 31 May, 2024
3. By nine (9) monthly instalments made on or before the last working day of each month beginning 30 September, 2023 and concluding 31 May, 2024.

Please note in order to qualify to pay rates by one of the instalment options, the first instalment amount as shown on your rate notice must be paid by 30 September, 2023. Any payment received after this date will be processed as a part payment with the balance due by 15 February, 2024.

Council will not be held responsible for delays in Postal Services or Bank Transfers.

Penalties for failing to pay

Late or non-payment of rates and charges will incur a penalty of 10% per annum as set out under Section (2) of the Penalty Interest Rates Act 1983. Late payment of the lump sum Annual Payment due to be paid on or before 15 February, 2024 will accrue penalty interest at the penalty interest rate mentioned above. Interest will be charged on all amounts outstanding after the 15 February 2024, as though the rates were being paid by instalments until paid. Late payment of the quarterly instalment of rates and charges due to be paid on the dates listed above will accrue penalty interest from the due date of the instalment until paid. Interest will not be charged on monthly instalments until the ratepayer has defaulted by two (2) monthly instalment payments. In the case of default, the monthly arrangement will lapse and rates will become payable in full and subject to the same penalty interest as the lump sum annual payment.

Council may recover any outstanding amounts plus interest in a Magistrates Court by suing for debt. If the rates and charges levied by this notice are unpaid, the rates and charges and any costs awarded are a first charge on your land.

All payments will be allocated as follows:

1. Legal Costs Owing (if any)
2. Interest Owing (if any)
3. Arrears Owing (if any)
4. Current Rates Owing

Penalty interest on any arrears of rates and charges will continue to accrue until full payment of the outstanding amount and interest accrued to the date of payment is received.

Right of objection to rates and charges

Under S184 of the Local Government Act 1989, aggrieved persons have a right of appeal to the County Court on rates and charges on specific grounds. Please contact the Rates Office for further information. An aggrieved person also has the right under S183 of the Local Government Act 1989 for a review in relation to the differential rate applied to their property. Information pertaining to Council's differential rates can be found on Council's website.

Change of ownership or address

It is the responsibility of the owner of a property to notify Council of changes of address, ownership or occupancy. You can do so completing the online form at www.yarraranges.vic.gov.au/updateyourdetails or in writing to Council. When ownership of a property changes, liability for payment of rates and charges becomes that of the new owners.

Pensioner Rate Rebate

If you are a Pensioner and have a current Pension Concession Card issued by Centrelink/Veteran Affairs or a current Veteran Affairs Gold Card specifying 'War Widow' or 'TPI' and have not previously applied to Council, you may be eligible for a rebate on the current rates and charges for your principal place of residence. To obtain an application form please contact Council on 1300 368 333 or visit our website www.yarraranges.vic.gov.au/pensionerrate rebate

Fire services property levy/waiver/deferment

The State Government has determined that a person may apply for a waiver or deferment of the Fire Services Property Levy from Council.

This only applies if Council has agreed to waive or defer the whole or any part of any Rate, Charge or interest in accordance with the Local Government Act.

Notice of valuation

1. Notice is hereby given that the property described herein, owned and occupied by you has been valued as at 1st January, 2023, as set out herein.
2. The Valuations shown may be used by other Rating Authorities for the purpose of rate or tax.
3. Supplementary Rate – if an amendment is made to the valuation to include any changes to the property, additional rates could be payable, and a supplementary rate notice will be served.

Objection to valuation

The Valuation of Land Act 1960 provides that where notice of a valuation has been given by Council, any person who wishes to object against the valuation must lodge the objection with Council within two months after the notice is given. Regardless of any objection to the valuation, the rates must be paid as assessed by the due date, otherwise interest will be charged. Any overpayment that may occur will be refunded.

Personal information

Personal information collected by Council is used for municipal purposes as specified in the Local Government Act 1989. The personal information will be used solely by Council for these purposes and or directly related purposes. Council may disclose this information if required by legislation. The information will be amended, if necessary, upon receipt of written instruction either by yourself or from parties authorised to act on your behalf.

Relevant legislation

This notice has been issued in accordance with the provisions of the Local Government Act 1989, the Fire Services Property Levy Act 2012, the Penalty Interest Rates Act 1983 and the Valuation of Land Act 1960.

State government rate capping

Council has complied with the Victorian Government's rates cap of 3.50 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 rates cap.

MITCHELL ANTHONY TROMP
 1 BATESLEIGH RD
 SELBY VIC 3159

Account number: 37272925
Date due: 20 September 2023

| Last bill | Payments received | Balance |
|-----------|-------------------|---------|
| \$15.05 | - \$15.05cr = | \$0.00 |

| Current charges | Total due |
|-----------------|-----------|
| + \$37.40 | \$37.40 |

Your account breakdown

| | |
|--|-------------------------------------|
| Issue date | 01 September 2023 |
| Property | 1 Batesleigh Road SELBY VIC 3159 |
| Property reference | 59B//18828/1 |
| Last bill | \$15.05 |
| Payment received | \$15.05cr |
| Balance brought forward | \$0.00 |
| Other authorities' charges (no GST) | \$37.43 |
| Total due | \$37.40 |

PAID
 9 / 9 / 23
 Rec: 162492
 BPAY

Important note:
 Your bill includes the parks charge which will now be split into 4 quarterly instalments.

Payment options

DD **Direct debit**
 Set up payments at southeastwater.com.au/paymybill

B PAY **BPAY® (Up to \$20,000)**
 Biller code: 24208 Ref: 1003 7272 9200 004

Credit card
 Pay by Visa or MasterCard at southeastwater.com.au/paymybill
 or call 1300 659 658.

EFT **EFT (Electronic Funds Transfer)**
 BSB: 033-874 Account number: 37272925
 Account name: South East Water Corporation

POST billpay **Postbillpay**
 BillpayCode: 0361 Ref: 1003 7272 9200 004
 Call 131 816 Visit: postbillpay.com.au
 Or visit an Australia Post store.

Do you get a Centrelink payment?
 Deduct from your Centrelink payment using Centrepay.
 Go to servicesaustralia.gov.au/centrepay
 CRN: 555 050 397J

Property ref: 59B//18828/1
 1 BATESLEIGH ROAD
 SELBY VIC 3159



*361 100372729200004

PN59B

Total due: \$37.40
Account number: 37272925
Date paid:
Receipt number:

Our charges

Other authorities' charges

| | Net annual value capped at 1990 levels | Rate in \$ | Minimum charge | Charge |
|---------------------------------------|--|------------|----------------|----------------|
| Parks | \$9,000.00 | .001200 | \$21.21 | \$21.21 |
| Waterways charge 01/07/23 to 30/09/23 | | | | \$16.22 |
| Total other authorities | | | | \$37.43 |

Our charges explained

Other authorities' charges

Waterways and drainage charge

We collect this charge on behalf of Melbourne Water to help protect our rivers and creeks and improve drainage and flood management. For details, see melbournewater.com.au. The charge is for **01/07/23 to 30/09/23**.

Parks charge (changed from annual to quarterly)

We collect this charge quarterly on behalf of the Department of Energy, Environment and Climate Action (DEECA). Funds raised go towards the management and maintenance of parks, gardens, trails, waterways, and zoos. For more details about this charge, see parks.vic.gov.au/about-us/parks-charge. The charge is for **01/07/23 to 30/09/23**.

Additional information

Payment assistance

We have a range of payment solutions to help manage your bill. From payment plans to government assistance or more time to pay, find a solution to suit you at southeastwater.com.au/paymentsupport

Our new customer charter

We have a new customer charter. This outlines your rights and responsibilities as a customer of South East Water. View the new charter at southeastwater.com.au/customer-charter. For a printed copy of the Charter, email support@sew.com.au and we will send out a copy.

Our charges are changing

We're making it simpler to manage your bill.

Find out how these changes affect you at southeastwater.com.au/pricing2023



South East Water Corporation
ABN 89 066 902 547
101 Wells Street Frankston VIC 3199
PO Box 2268 Seaford VIC 3198 Australia