

# Vendor Statement

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

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

<b>Land</b>	36 GOODENIA WAY, CAROLINE SPRINGS VIC 3023
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Vendor's name	Vinita Datta	Date	/ /
Vendor's signature	<hr/>		

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

## 1. FINANCIAL MATTERS

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

As contained in the attached certificates

### 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

### 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

(b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

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 within the meaning of section 192A of the *Building Act* 1993 if the square box is marked with an 'X'

### 3.4 Planning Scheme

As contained in the attached certificates

**4. NOTICES**

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

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

Not Applicable

**4.2 Agricultural Chemicals**

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

NIL

**4.3 Compulsory Acquisition**

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

NIL

**5. BUILDING PERMITS**

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

Not Applicable

**6. OWNERS CORPORATION**

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

Not Applicable

**7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (“GAIC”)**

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act 1987*.

Not Applicable

**8. SERVICES**

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

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

Attached are copies of the following documents:

9.1  (a) Registered Title

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

**10. SUBDIVISION**

**10.1 Unregistered Subdivision**

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

Not Applicable

**10.2 Staged Subdivision**

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the

*Subdivision Act 1988.*

- (a)  Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:  
NIL
- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:  
NIL
- (d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:  
NIL

### 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 2000m<sup>2</sup>; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date);

Not Applicable

## 12. DUE DILIGENCE CHECKLIST

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

Is attached

## 13. ATTACHMENTS

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

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

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

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# Due diligence checklist

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

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

## Urban living

### Moving to the inner city?

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

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

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

## Growth areas

### Are you moving to a growth area?

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

## Flood and fire risk

### Does this property experience flooding or bushfire?

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

## Rural properties

### Moving to the country?

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

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

### Can you build new dwellings?

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

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

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

## Soil and groundwater contamination

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

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

(04/10/2016)

## **Land boundaries**

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

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

## **Planning controls**

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

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

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

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

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

## **Safety**

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

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

## **Building permits**

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

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

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

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

## **Utilities and essential services**

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

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

## **Buyers' rights**

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

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



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

Page 1 of 1

VOLUME 11105 FOLIO 810

Security no : 124087483874L  
Produced 11/01/2021 10:49 PM

**LAND DESCRIPTION**

Lot 264 on Plan of Subdivision 614387Y.  
PARENT TITLE Volume 11084 Folio 670  
Created by instrument PS614387Y 02/12/2008

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
VINITA DATTA of 36 GOODENIA WAY CAROLINE SPRINGS VIC 3023  
AR321682K 07/08/2018

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AS919877C 22/01/2020  
NATIONAL AUSTRALIA BANK LTD

COVENANT AG251742C 17/12/2008  
Expiry Date 01/01/2023

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 PS614387Y FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 36 GOODENIA WAY CAROLINE SPRINGS VIC 3023

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED  
Effective from 22/01/2020

DOCUMENT END



# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	<b>Plan</b>
Document Identification	<b>PS614387Y</b>
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Document Assembled	<b>11/01/2021 22:51</b>

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PS614387Y



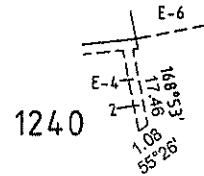
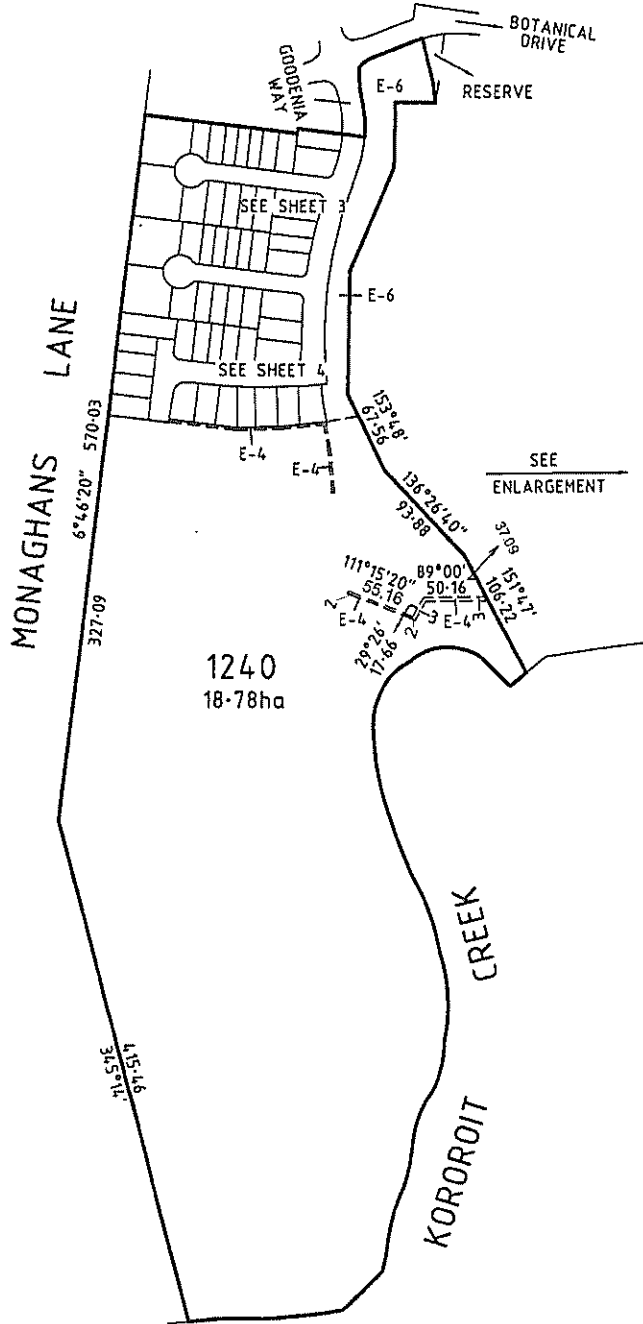
<b>PLAN OF SUBDIVISION</b>		STAGE No. <hr/>	LR USE ONLY <b>EDITION 2</b>	PL 22/07/2008 5727180 P1
<b>LOCATION OF LAND</b> PARISH: MARIBYRNONG TOWNSHIP: SECTION: 3 CROWN ALLOTMENT: A & B (PARTS) CROWN PORTION: TITLE REFERENCES: LAST PLAN REFERENCE/S: PS 614378A (LOT 1235) POSTAL ADDRESS: LOT 1235 GOODENIA WAY CAROLINE SPRINGS (At time of subdivision) AMG Co-ordinates E 299 750 (of approx centre of land in plan) N 5 821 850 ZONE 55		<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b> COUNCIL NAME: SHIRE OF MELTON REF: 648 1. <del>This plan is certified under Section 6 of the Subdivision Act 1988.</del> 3071 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. 10/7/2008 3. <del>This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.</del> OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made. (ii) <del>The requirement has been satisfied.</del> (iii) <del>The requirement is to be satisfied in Stage.....</del> Council Delegate Council Seal Date Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate G Ad... Council Seal Date 20/11/2008		
<b>VESTING OF ROADS AND/OR RESERVES</b>				
IDENTIFIER		COUNCIL/BODY/PERSON		
ROAD R1 RESERVE No.1		SHIRE OF MELTON SHIRE OF MELTON		
		<b>NOTATIONS</b>		
		STAGING This is/is not a staged subdivision. Planning permit No.		
		DEPTH LIMITATION DOES NOT APPLY		
		RESERVE No.1 IS NOT SHOWN TO SCALE ON THIS PLAN		
<b>EDENFIELD STAGE 6</b> <b>53 LOTS</b>		<b>4.044ha</b>		
SURVEY. THIS PLAN IS/IS NOT BASED ON SURVEY.				
<b>EASEMENT INFORMATION</b>				
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)				
<b>LR USE ONLY</b>				
STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT				
RECEIVED <input checked="" type="checkbox"/>				
DATE 28/11/08				
<b>LR USE ONLY</b>				
PLAN REGISTERED TIME 9.39am DATE 2/12/08				
Natalsha Heard Assistant Registrar of Titles				
SHEET 1 OF 4 SHEETS				
		LICENSED SURVEYOR SIGNATURE ..... DATE 19.08.08 REF 0497150-126		PATRICK RICE DATE 20/11/2008 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3
Melbourne Survey T 9869 0813 F 9869 0301		VERSION C		

**PLAN OF SUBDIVISION**

STAGE No.

PLAN NUMBER

**PS 614387Y**

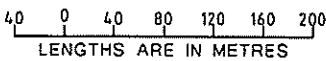


0 10 20 30 40  
ENLARGEMENT SCALE 1:1000



Melbourne Survey T 9869 0813 F 9869 0801

SCALE



LENGTHS ARE IN METRES

ORIGINAL

SCALE SHEET

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LICENSED SURVEYOR PRINT

PATRICK RICE

SIGNATURE *[Signature]*

DATE 17.08.08

REF 0497150-126

VERSION C

SHEET 2 OF 4 SHEETS

*[Signature]*

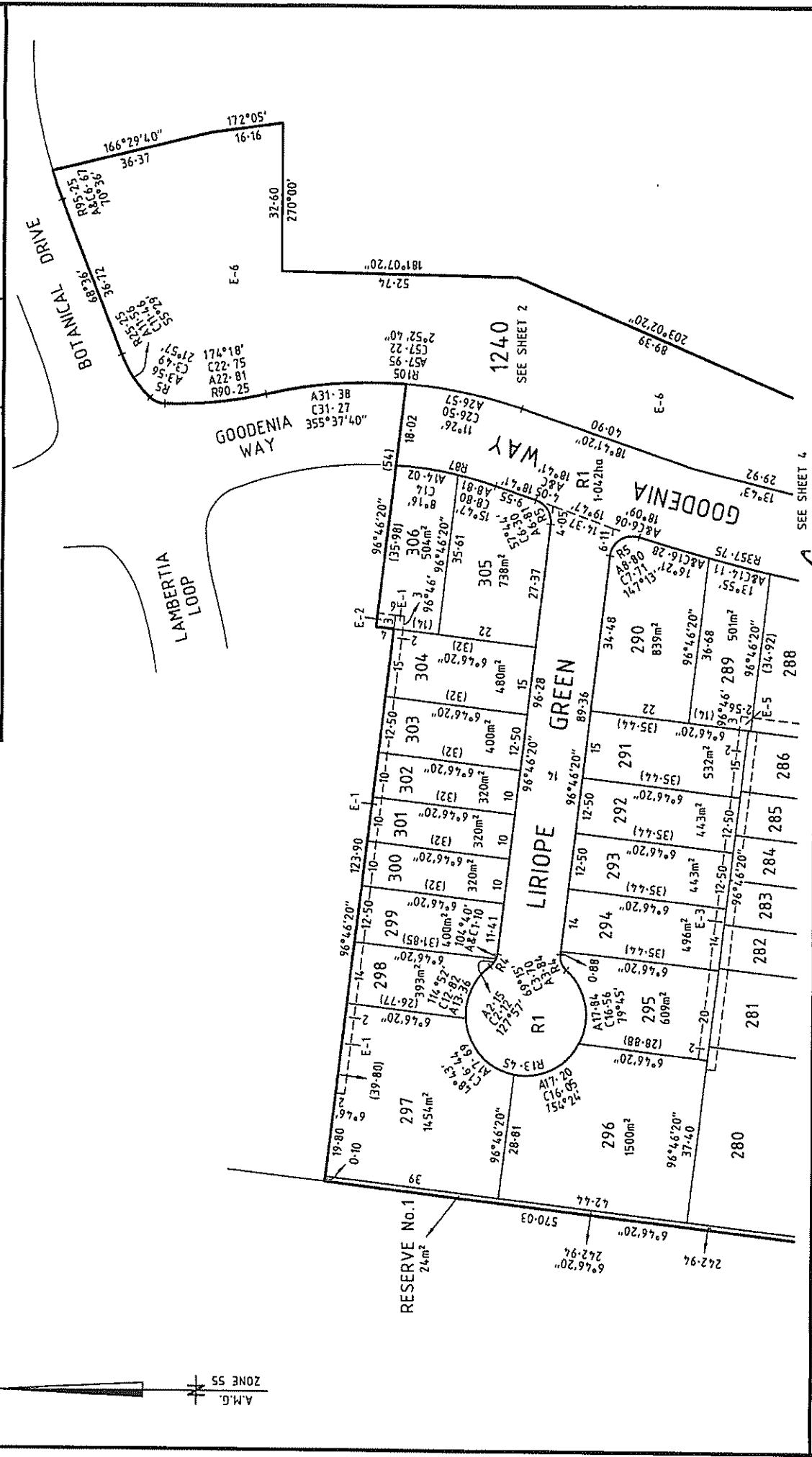
DATE 20/11/2008

COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

STAGE No. /

PLAN NUMBER  
**PS 614387Y**



**sm urban**  
consulting group

Melbourne Survey T 9869 0813 F 9869 0801

ORIGINAL SCALE / SHEET SIZE  
1:800 A3

SCALE  
LENGTHS ARE IN METRES

0 8 16 24 32 40

LICENSED SURVEYOR / PRINT: PATRICK RICE

SIGNATURE: *[Signature]* DATE: 19.08.08

VERSION C

REF 0497150-126

SHEET 3 OF 4 SHEETS

DATE 20/11/2008

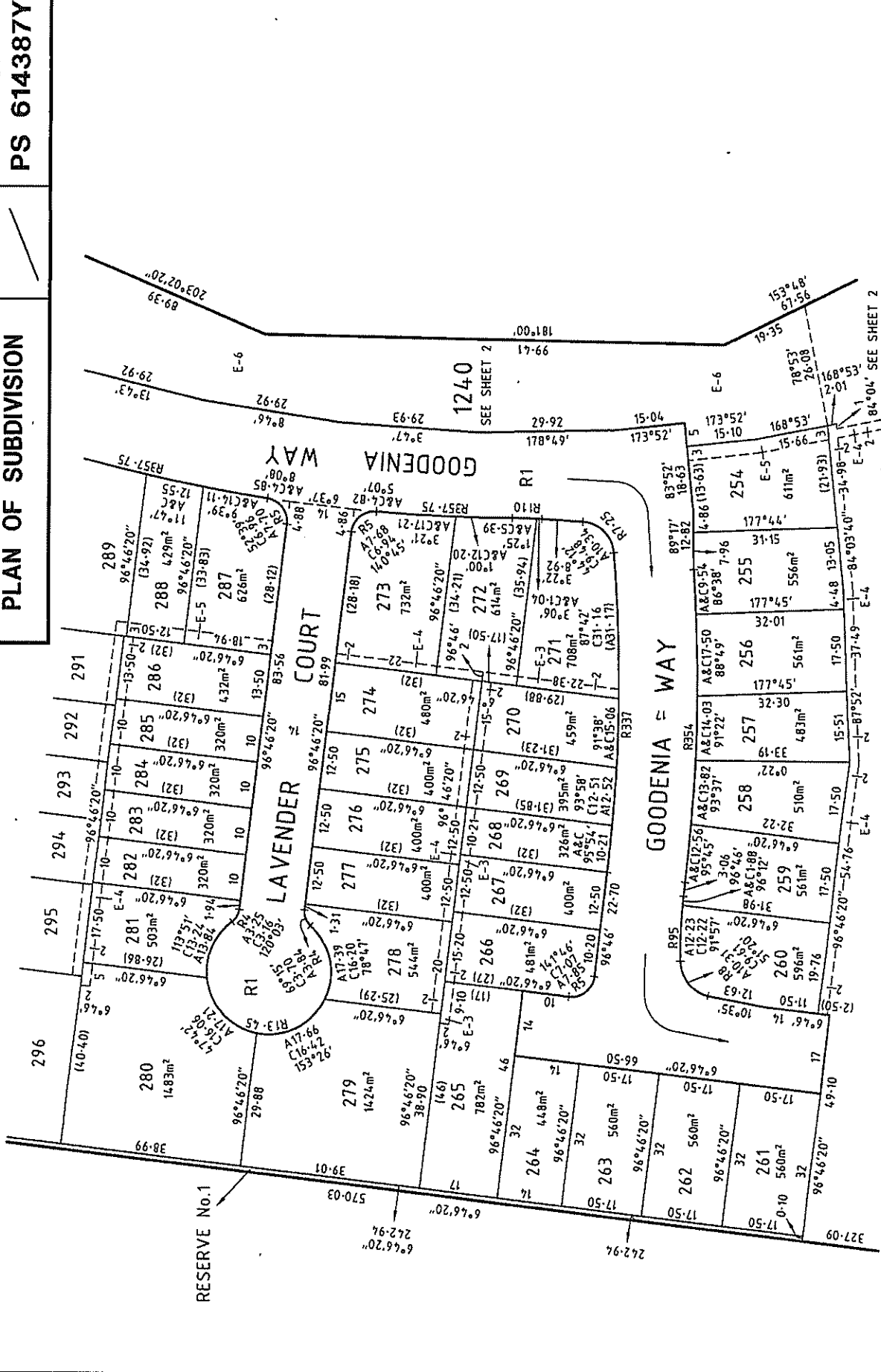
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PLAN NUMBER  
**PS 614387Y**

STAGE No. /

**PLAN OF SUBDIVISION**

SEE SHEET 3

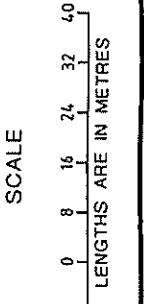


SHEET 4 OF 4 SHEETS  
DATE **20/11/2008**  
COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) ..... PATRICK RICE  
SIGNATURE .....  
DATE **19.08.08**  
VERSION **C**

REF **0497150-126**

ORIGINAL SCALE SHEET SIZE  
1:800 A3



**sm urban**  
consulting group  
Melbourne Surrey T 9869 0813 F 9869 0801





City West Water™

Thank you for choosing Direct Debit. This bill is for information purposes only. The amount due will be debited from your nominated bank or credit union account on the due date of this bill. Should you wish to postpone this transaction please phone 131 691 providing four (4) working days notice to the date due. If a transaction is dishonoured, bank charges may be incurred and added to your next bill.

V DATTA  
36 GOODENIA WAY  
CAROLINE SPRINGS VIC 3023



My account number is

1251 6834 0138

Invoice No. T558065211

Service Address 36 Goodenia Way Caroline Springs  
Lot 264 Plan 614387

Issue Date 17 Dec 2020

Water Faults & Emergencies (24 hours) 132 642

Enquiries & Support  
(8.30am-5.00pm Mon-Fri)  
Credit Card Payments &  
Balances (24 hours) 131 691

Interpreter Service 9313 8989

Mail Cheques GPO Box 1152, Melbourne Vic 3001

General Mail Locked Bag 350, Sunshine Vic 3020

**City West Water Corporation**

ABN 70 066 902 467

[citywestwater.com.au](http://citywestwater.com.au)

## Account summary

	PREVIOUS BILL	\$477.67
	RECEIVED	\$477.67
	BALANCE	\$0.00
	YOUR USAGE	\$246.54
	NETWORK CHARGES	\$115.85
	OTHER CHARGES	\$26.08
	<b>TO BE DEBITED</b>	<b>\$388.47</b>

## Having trouble paying your bill?

We're here to help and have a range of payment options to support you at this time.

Visit [citywestwater.com.au/assist](http://citywestwater.com.au/assist) to find out more.

Visit our  
website  
today





# Details of charges - Residential

<b>Previous Bill</b>	
Previous Bill	\$477.67
<b>Payments Received</b>	
02/10/2020	-\$477.67

**BALANCE FORWARD** \$0.00

Usage Charges Meter Number	Bill Days	Previous Reading	Current Reading	Consumption in Kilolitres	Rate \$	Total \$
MASR026985	98	01653	01722	69.00 (meter read date: 16/12/2020)		
<b>Total Water Consumed</b>						
Usage Step 1 (10/09/2020 to 16/12/2020)				43.12	2.7748	\$119.65
Usage Step 2 " "				25.88	3.2313	\$83.63
<b>Total</b>				<b>69.00</b>		<b>\$203.28</b>

<b>Sewage Disposal</b>	50.05	0.8644	\$43.26
<b>Total</b>			<b>\$43.26</b>

**TOTAL USAGE CHARGES** \$246.54

Network Charges	Charge Period	Charge \$
Water Network Charge	(01/10/2020 to 31/12/2020)	\$52.70
Sewerage Network Charge	(01/10/2020 to 31/12/2020)	\$63.15

**TOTAL NETWORK CHARGES** \$115.85

<b>Other Charges</b>		
Waterways & Drainage Charge (01/10/2020 to 31/12/2020)		\$26.08

**TOTAL OTHER AUTHORITIES' CHARGES** \$26.08

**FINAL TOTAL, PLEASE PAY THIS AMOUNT** \$388.47

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

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

Page 2 of 4

**Service Address:** 36 Goodenia Way Caroline Springs

DATE PAID	AMOUNT PAID	RECEIPT NO	My account number is <b>1251 6834 0138</b>
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**Direct Debit:** Visit [citywestwater.com.au/paymentoptions](http://citywestwater.com.au/paymentoptions) or call 131 691

**Mail cheque:** Post this slip with your cheque payable to: City West Water, GPO Box 1152, Melbourne Vic 3001

**Credit Card:** Visit [citywestwater.com.au/pay](http://citywestwater.com.au/pay) or call 131 691 to pay via Visa or Mastercard on our 24 hours credit card payment system

### Payment Assistance

If you're finding it hard to pay your bill call our team on **131 691** to discuss your circumstances or visit [citywestwater.com.au/assist](http://citywestwater.com.au/assist) to view our support options.

**Biller Code:** 8789  
**Ref:** 1251 6834 0138

**Telephone and Internet Banking - BPAY®:** Contact your bank or financial institution to pay via savings, debit, credit card or transaction account. More info at [bpay.com.au](http://bpay.com.au)

**POST billpay**  
**Billpay Code:** 0362  
**Ref:** 1251 6834 0138

**Post BillPay:** Pay in person at any Post Office or agency, call 131 816 or visit [postbillpay.com.au](http://postbillpay.com.au)

## MyAccount, your residential water account online

MyAccount makes it easier for you to view your bills or upcoming payments, update your information, set up direct debit or a payment plan and apply for a concession rebate. To register visit [citywestwater.com.au/myaccount](http://citywestwater.com.au/myaccount)

## Waterways & Drainage Charge

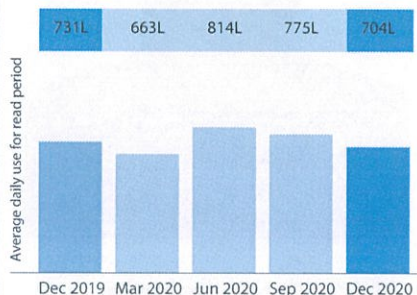
We collect this charge on behalf of Melbourne Water to help protect our rivers and creeks and improve drainage and flood management. Customers in rural areas are charged at a lower rate to reflect the reduced services compared to urban customers. Learn more at [MelbourneWater.com.au/wwdc](http://MelbourneWater.com.au/wwdc)

## Need help paying your bill?

We understand that sometimes you may be facing difficulties. Our hardship and water efficiency programs offer support and can give you access to concessions and utility relief grants. Where appropriate, we can also refer you to financial counselling services. Learn more at [citywestwater.com.au/assist](http://citywestwater.com.au/assist)

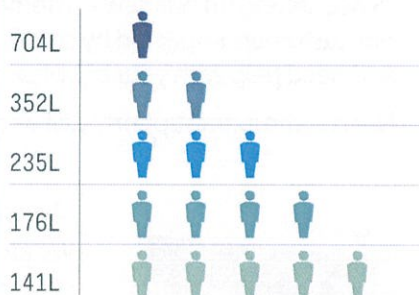
## Is your household on Target 155?

Your average daily water cost for this bill is \$2.07



## Average daily use per person

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



CCSEML\_201216230153A.PRO>BIL\_vOCT20.40>17/12/20>09:28:19>-----



\*362 125168340138





City West Water™

# CASCADE

Your water news

October - December edition 2020



**Maree Lang**  
Managing Director  
City West Water

Welcome to this edition of Cascade. We hope you are keeping safe and well.

During these challenging times, our focus continues to be supporting our customers, community and people, with safety at the forefront of all our decision making.

We have been listening to what you need and created customer support options to help, including extra time to pay your water bill and specialised

support if you are experiencing financial hardship.

We continue to improve our practises, in partnership with our contractors, to deliver our planned and emergency works, whilst developing and delivering customer programs designed to support you, our broader community and the environment.

We hope you enjoy the read.

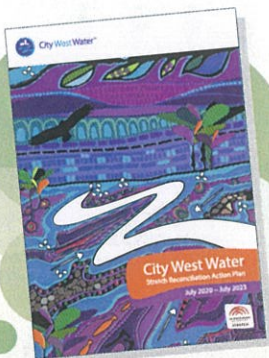
Maree

## We're here to help

We know that times are tough right now and we're doing everything we can to support you. Our **Customer Care Team** now offers longer payment extensions (from 14 days to 90 days) and confidential advice.

"Since setting up our new Customer Care program we have helped thousands of our customers impacted by coronavirus (COVID-19). If you're having a hard time and need help with your bill, please call us" Zymri, Customer Care Manager.

Need some extra support? Call us on **131 691** or visit [citywestwater.com.au/billing](https://citywestwater.com.au/billing)



## Deepening our connection to First Nations people

We are committed to recognising the important cultural and spiritual connections that First Nations people have with lands and waters. Our vision for reconciliation is a society that celebrates and protects these connections.

We bring this vision to life through our Reconciliation Action Plans (RAP) and we're proud to share our new 'Stretch RAP' when we launch in October.

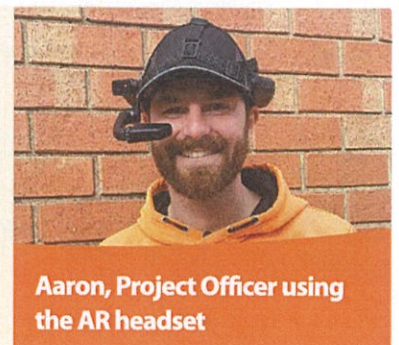
"The Stretch RAP sees us commit to longer-term strategies to further enhance reconciliation and strengthen relationships, provide new employment projects and promote the cultural values in water" Aunty Kym, First Nations Advisor.

To learn more about our Stretch RAP visit [citywestwater.com.au/RAP](https://citywestwater.com.au/RAP)

## Augmented reality becomes a reality

To help deliver essential services, particularly whilst current public health measures are in place, we're using augmented reality (AR) so our people can visit our sites virtually.

"Our onsite team member uses an AR headset and shares real-time footage with their remote-working team. AR helps us to collaborate and deliver our services safely. We use it for many activities including safety walks and incident response" Brock, Strategic Projects Officer.









**Aaron, Project Officer using the AR headset**








## Be waterwise with these great tips

As the weather warms up so does our water use. Here are some great tips to help you save water, look after the planet and save money.

### Indoor:

-  **Stick to four minute showers** – this saves thousands of litres of water each year.
-  **Install a water-efficient showerhead** – an efficient WELS 3 star rated showerhead uses as little as 5 litres every minute.
-  **Turn the tap off when brushing teeth** – a running tap can waste up to 16 litres of water every minute.
-  **Install water efficient appliances and equipment** – find out more about water efficiency labelling and standards at [waterrating.gov.au](http://waterrating.gov.au)
-  **Fit flow-controlled aerators to your taps** – these are inexpensive and can reduce water flow by 50%.
-  **Fix leaky taps or toilets** – a leaky tap can waste 30-200 litres of water every day and a continuously running toilet can waste up to 60,000-96,000 litres of water every year.

### Outdoor:

-  **Put mulch on your garden beds** – this will reduce evaporation by up to 70%.
-  **Water your plants with shower water** – keep a bucket in the shower to capture water whilst it warms up.
-  **Install a drip irrigation system** – this will water plants more efficiently at the roots and help reduce weeds.
-  **Install a rainwater tank** – your garden and back pocket will thank you.
-  **Test your soil before watering** – if the soil is moist your plants don't need watering.



For more water saving tips visit [citywestwater.com.au/savingwater](http://citywestwater.com.au/savingwater)

**MyAccount,  
your water  
account  
online  
is here!**



As part of our commitment to putting customers first, we've developed **MyAccount**, our online customer portal.

MyAccount makes it easier for you to self-serve so you can:

- view your previous bills or upcoming payments
- update your contact information
- set up direct debit or a payment plan
- apply for a concession rebate.

To register visit [citywestwater.com.au/myaccount](http://citywestwater.com.au/myaccount)

**Customer  
commitments  
on track**



Our annual **Customer Outcomes Performance Report** is now available. The report shares how we are performing against our commitments to deliver you the best possible service.

We're tracking well against most of our commitments, with plans to further improve on these in the year ahead. As part of our actions, we'll look to introduce SMS notifications (text messages) to keep you across any service disruptions and further extend our support for customers experiencing financial hardship.

To view the report visit [citywestwater.com.au/performance](http://citywestwater.com.au/performance)

## New network to support people with disability

**WaterAble** will see the Victorian water industry focus on issues that affect our employees and customers with disability, focusing on improved inclusion and access, as well as sharing good practices to support employment opportunities and career progression.

Read more about our commitments in our Accessibility Inclusion Plan at [citywestwater.com.au/accessibility](http://citywestwater.com.au/accessibility)



*Paris, Graduate Engineer reviewing our Accessibility Inclusion Plan*





City West Water

ABN 70 066 902 467

# Information Statement & Certificate

SECTION 158 WATER ACT 1989

ENQUIRIES  
131691

REFERENCE NO.

1251 6834 0138

DATE OF ISSUE - 11/01/2021

APPLICATION NO.

915451

LANDATA COUNTER SERVICES

YOUR REF.

44357178-029-0

SOURCE NO. 99904685210

**PROPERTY:** 36 GOODENIA WAY CAROLINE SPRINGS VIC 3023

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

The sum of two hundred and eighty three dollars and eighty six cents is payable in respect of the property listed above to the end of the financial year.

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

Service Charge Type	Annual charge 1/07/2020 - 30/06/2021	Billing Frequency	Date Billed To	Year to Date Billed Amount	Outstanding Amount
WATERWAYS AND DRAINAGE CHARGE - RES	104.32	Quarterly	31/12/2020	52.16	0.00
PARKS SERVICE CHARGES	79.02	Annually	30/06/2021	79.02	0.00
WATER NETWORK CHARGE RESIDENTIAL	210.80	Quarterly	31/12/2020	105.40	0.00
SEWERAGE NETWORK CHARGE RESIDENTIAL	252.60	Quarterly	31/12/2020	126.30	0.00
<b>TOTAL</b>	<b>646.74</b>			<b>362.88</b>	<b>0.00</b>

Service charges owing to 30/06/2020	0.00
Service charges owing for this financial year	0.00
Volumetric charges owing to 16/12/2020.	0.00
Adjustments	0.00
<b>Current amount outstanding</b>	<b>0.00</b>
Plus remainder service charges to be billed	283.86
<b>BALANCE including unbilled service charges</b>	<b>283.86</b>

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

Biller Code:	8789
Reference:	1251 6834 0138



City West Water

ABN 70 066 902 467

# Information Statement & Certificate

SECTION 158 WATER ACT 1989

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915451

The Account is paid by the Automatic Account Payment Facility. To cancel this available facility, please advise City West Waters Direct Debit Section, Locked Bag 350, Sunshine, 3020 or by Fax to 9313-8522.

Please note the water meter on this property was last read on 16/12/2020.

The information supplied below could be used to calculate the estimated volumetric charges from last meter read date 16/12/2020 to the settlement date.

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

Drinking Water Usage	\$2.07 per day
Sewerage Disposal Charge	\$0.44 per day

If a final meter reading is required for settlement purposes please contact City West Water on 131691 at least 7 business days prior to the settlement date. Please note that results of the final meter reading will not be available for at least two business days after the meter is read. An account for charges from the last meter read date 16/12/2020 to the final meter read date will be forwarded to the vendor of the property.

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

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

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



City West Water

ABN 70 066 902 467

# Information Statement & Certificate

SECTION 158 WATER ACT 1989

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

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

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

AUTHORISED OFFICER:

ROHAN CHARRETT  
GENERAL MANAGER  
CUSTOMER EXPERIENCE  
CITY WEST WATER CORPORATION

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

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

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



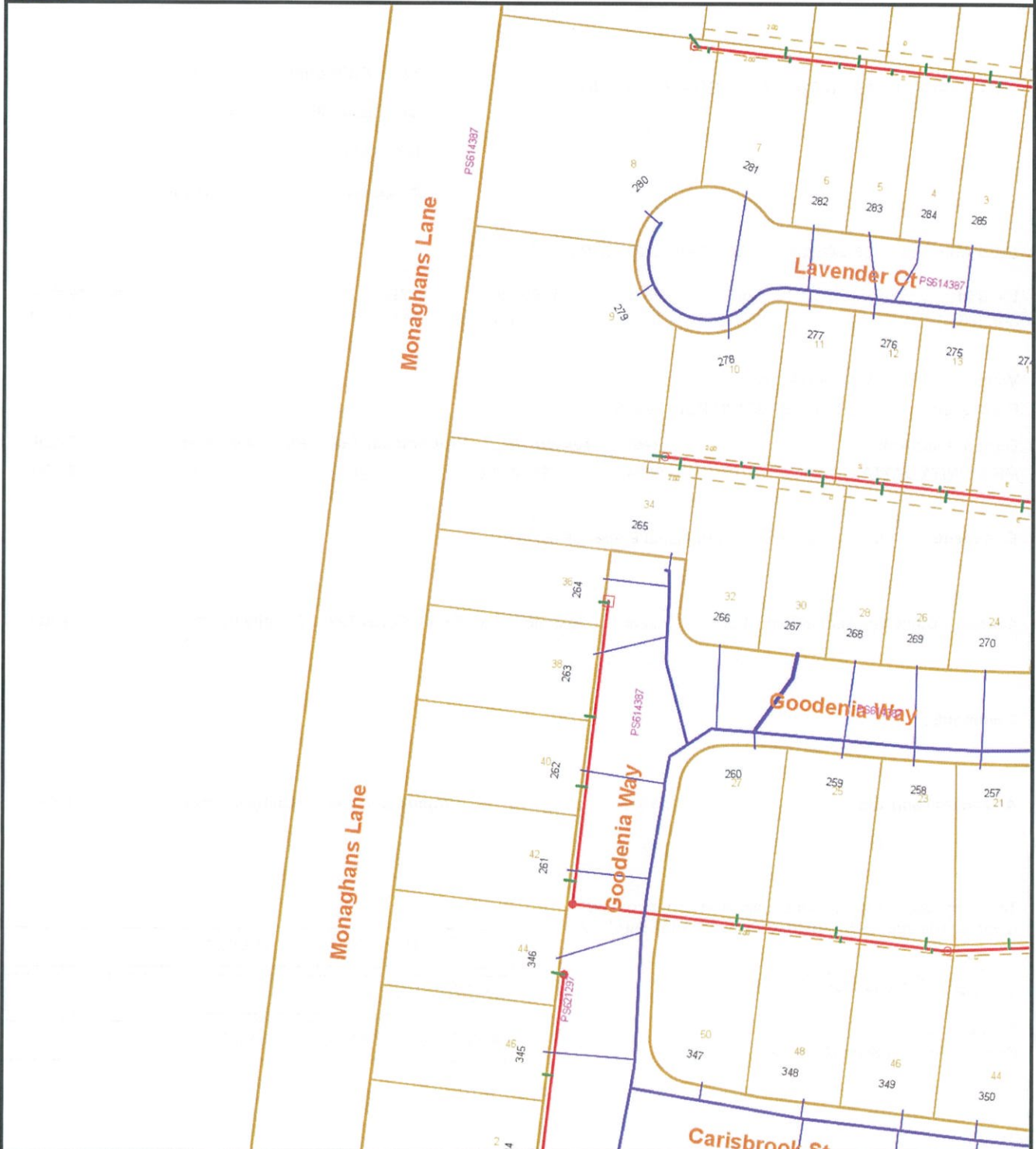


City West Water™

# Encumbrance Plan

## 36 GOODENIA WAY CAROLINE SPRINGS 3023

### Application No. 915451



#### LEGEND

	Circular Manhole		Recycled Water Main		MW SW	MW Sewer Main
	Inspection Shaft		MW Channel		MW ASW	MW Abandoned Sewer Main
	Sewer Main		MW Abandoned Channel		MW WS	MW Water Main
	Abandoned Sewer Main		MW Natural Waterway		MW AWS	MW Abandoned Water Main
	Water Main		MW Underground Drain			MW Manhole
	Abandoned Water Main		MW Abandoned Underground Drain			MW Abandoned Manhole



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

# Property Clearance Certificate

## Taxation Administration Act 1997



INFOTRACK / PIONEER PROPERTY CONVEYANCING

**Your Reference:** 21/1317  
**Certificate No:** 40991706  
**Issue Date:** 12 JAN 2021  
**Enquiries:** ESYSPROD

**Land Address:** 36 GOODENIA WAY CAROLINE SPRINGS VIC 3023

Land Id	Lot	Plan	Volume	Folio	Tax Payable
36856669	264	614387	11105	810	\$0.00

**Vendor:** VINITA DATTA  
**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MRS VINITA DATTA	2021	\$370,000	\$0.00	\$0.00	\$0.00

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

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

**Comments:**

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

**Paul Broderick**  
 Commissioner of State Revenue

<b>CAPITAL IMP VALUE:</b>	\$600,000
<b>SITE VALUE:</b>	\$370,000
<b>AMOUNT PAYABLE:</b>	\$0.00

# Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

Certificate No: 40991706

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## Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

## Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
  - Land tax that has been assessed but is not yet due,
  - Land tax for the current tax year that has not yet been assessed, and
  - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

## Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

## Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

## General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
  - The request is within 90 days of the original Certificate's issue date, and
  - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

## For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$515.00

Taxable Value = \$370,000

Calculated as \$275 plus ( \$370,000 - \$250,000) multiplied by 0.200 cents.

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## Property Clearance Certificate - Payment Options

### BPAY



Billers Code: 5249  
Ref: 40991706

### Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

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

### CARD



Ref: 40991706

### Visa or Mastercard

Pay via our website or phone 13 21 61.  
A card payment fee applies.

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)

# PLANNING CERTIFICATE

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

## CERTIFICATE REFERENCE NUMBER

708485

## APPLICANT'S NAME & ADDRESS

**PIONEER PROPERTY CONVEYANCING C/- INFOTRACK  
(SMOKEBALL) C/- LANDATA**

**MELBOURNE**

## VENDOR

**DATTA, VINITA**

## PURCHASER

**N/A, N/A**

## REFERENCE

**358703**

This certificate is issued for:

LOT 264 PLAN PS614387 ALSO KNOWN AS 36 GOODENIA WAY CAROLINE SPRINGS  
MELTON CITY

The land is covered by the:

MELTON PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- is within a DEVELOPMENT PLAN OVERLAY - SCHEDULE 1

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

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

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

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

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

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

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

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

11 January 2021

**Hon. Richard Wynne MP**  
Minister for Planning



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

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

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

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



### Choose the authoritative Planning Certificate

#### Why rely on anything less?

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

#### Privacy Statement

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

