

# **SECTION 32** **STATEMENT**

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

---

**Vendor:** Fiona Margaret Scott

---

**Property:** 39 View Hill Road COCKATOO VIC 3781

---

**VENDORS REPRESENTATIVE**

Cardinia Conveyancing

PO Box 987  
BERWICK VIC 3806

Tel: 03 9769 8995

Fax: 03 9769 8993

Email: [contactus@cardiniaconveyancing.com.au](mailto:contactus@cardiniaconveyancing.com.au)

Ref: 21/5271

SECTION 32 STATEMENT  
39 VIEW HILL ROAD COCKATOO VIC 3781

**32A FINANCIAL MATTERS**

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

**Their total does not exceed \$3,000.00**

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- None to the Vendor's knowledge

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

**32B INSURANCE**

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable
- (b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:- Not applicable.

**32C LAND USE**

(a) RESTRICTIONS

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

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

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

(b) BUSHFIRE

This land is in a designated bushfire-prone area under section 192A of the Building Act 1993.

(c) ROAD ACCESS

There is access to the Property by Road.

SECTION 32 STATEMENT  
39 VIEW HILL ROAD COCKATOO VIC 3781

(d) PLANNING

Planning Scheme: Cardinia Shire Planning Scheme  
Responsible Authority: Cardinia Shire Council  
Zoning: Neighbourhood Residential Zone  
Planning Overlay/s: Vegetation Protection Overlay, Design and Development Overlay, Bushfire Management Overlay

**32D NOTICES**

Save and except as attached, the Vendor is not aware of any Notices, Declarations, Property Management Plans, Reports, Recommendations or Orders in respect of the land issued by a Government Department or Public Authority or any approved proposal directly and currently affecting the land however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor.

**32E BUILDING PERMITS**

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

No such Building Permit has been granted to the Vendor's knowledge.

**32F OWNERS CORPORATION**

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

**32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)**

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

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

**32H SERVICES**

<b>Service</b>	<b>Status</b>
Electricity supply	Connected
Gas supply	Connected
Water supply	Connected
Sewerage	Not Connected
Telephone services	Not Connected

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



# 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](https://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?**

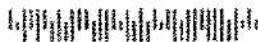
The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire 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.

# Valuation, rates and charges notice

For period 1 July 2022 to 30 June 2023

# Cardinia

ABN 32 210 906 807



Scott, F M  
39 View Hill Rd  
COCKATOO VIC 3781

Date of issue 12/08/2022  
Property number 2881151000

Instalment 1  
Due 30 September 2022 \$393.00

Instalment 2  
Due 30 November 2022 \$393.00

Instalment 3  
Due 28 February 2023 \$393.00

Instalment 4  
Due 31 May 2023 \$393.30

Any arrears shown on this notice are overdue and payable immediately and may continue to accrue interest at 10% p.a. until paid in full.

## Rates and valuation information for your property

### Description and location of property

39 View Hill Rd  
Cockatoo 3781  
L36 LP56036

Capital Improved Value (CIV) as at 1 January 2022	\$500,000
Site Value (SV)	\$355,000
Net Annual Value (NAV)	\$25,000
Land Use Classification	Residential
Australian Valuation Property Classification Code (AVPCC)	
110 - Single Residential Accommodation - Detached Dwelling	

### Rates and Charges

Base Rate	500000 x \$0.002264	\$1,132.00
80% Garbage & Recycling Charge	1 x \$296.80	\$296.80
State Fire Services Property Levy	500000 x \$0.000053 + \$117.00	\$143.50
Total		\$1,572.30

## Payment options



Billor code: 858944  
Ref: 28811510008

BPAY is this payment via internet or phone banking  
BPAY View 3 - view and pay this bill via internet banking  
BPAY View registration number: 28811510008



Set up regular direct debit payments  
at [cardinia.vic.gov.au/rates](http://cardinia.vic.gov.au/rates)



Billpay Code: 0860  
Ref: 2881 1510 0000 008

Call 131 816 to pay over the phone  
Go to [postbillpay.com.au](http://postbillpay.com.au) or visit an Australia Post store



Instalment \*300 28811510002008



Set up regular Centrepay deductions from your Centrelink payments at  
[www.humanservicecentre.gov.au/centrepay](http://www.humanservicecentre.gov.au/centrepay) CRN: 555 012 959v



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



Call 131 816 to pay by credit card over the phone



To have your notice emailed  
Register at [cardinia.enotices.com.au](http://cardinia.enotices.com.au)  
Reference No: 243E375A1Y

# Your quarterly bill



477075-001 003517(7033) 8028 42

MS F SCOTT  
39 VIEW HILL RD  
COCKATOO VIC 3781

Enquiries 1300 304 688  
Faults (24/7) 13 27 62  
Account number 84 2527 0000  
Invoice number 8427 0127 14717  
Issue date 24 Jun 2022  
39 VIEW HILL RD  
COCKATOO  
Property address  
Property reference 1434628, LOT 36  
Tax invoice Yarra Valley Water ABN 93 066 902 501

Rec: 3260866220  
PO Visa 26/7/22

## Summary

Previous bill	\$132.57
Payment received thank you	-\$132.57
Balance carried forward	\$0.00
<b>This bill</b>	
<b>Usage charges</b>	
Water usage	\$37.32
<b>Service charges</b>	
Water supply system	\$19.49
<b>Other authority charges</b>	
Waterways	\$14.45
<b>Total this bill (GST does not apply)</b>	<b>\$71.06</b>
<b>Total balance</b>	<b>\$71.06</b>



- Usage charges
- Service charges
- Other authority charges

## Your daily spend



Excludes other authority charges.

## Your household's daily water use

Target 155L of water use per person, per day.



Average use in litres per day.



## How to pay



\*3642 842701271471 7

**Direct Debit**  
Sign up for Direct Debit at [yvv.com.au/directdebit](http://yvv.com.au/directdebit) or call 1300 304 688.

**Centrepay**  
Arrange regular deductions from your Centrelink payments. Visit [yvv.com.au/paying](http://yvv.com.au/paying). Call reference: 555 054 1187.

**EFT**  
Transfer direct from your bank account to ours by Electronic Funds Transfer (EFT).

**Credit card**  
Online: [yvv.com.au/paying](http://yvv.com.au/paying)  
Phone: 1300 362 332

Account name: Yarra Valley Water  
BSB: 033-685  
Account number: 842548541

**Post Billpay®**  
Pay in person at any post office, by phone on 13 18 16 or at [postbillpay.com.au](http://postbillpay.com.au)

MS F SCOTT  
Account number 84 2527 0000  
Invoice number 8427 0127 14717  
Total due **\$71.06**  
Due date 15 Jul 2022  
Amount paid \$

**BPAY®**  
Bill to: 344366  
Ref: 442 5270 0004

Bill code: 3042  
Ref: 8427 0127 14717

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 07 November 2022 11:04 AM

## PROPERTY DETAILS

Address: **39 VIEW HILL ROAD COCKATOO 3781**  
 Lot and Plan Number: **Lot 36 LP56036**  
 Standard Parcel Identifier (SPI): **36\LP56036**  
 Local Government Area (Council): **CARDINIA**  
 Council Property Number: **2881151000**  
 Planning Scheme: **Cardinia**  
 Directory Reference: **Melway 311 G9**

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

[Planning Scheme - Cardinia](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Melbourne Water Retailer: **Yarra Valley Water**  
 Melbourne Water: **Inside drainage boundary**  
 Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
 Legislative Assembly: **GEMBROOK**

## OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)

[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1 \(NRZ1\)](#)



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

## Planning Overlays

### BUSHFIRE MANAGEMENT OVERLAY (BMO)

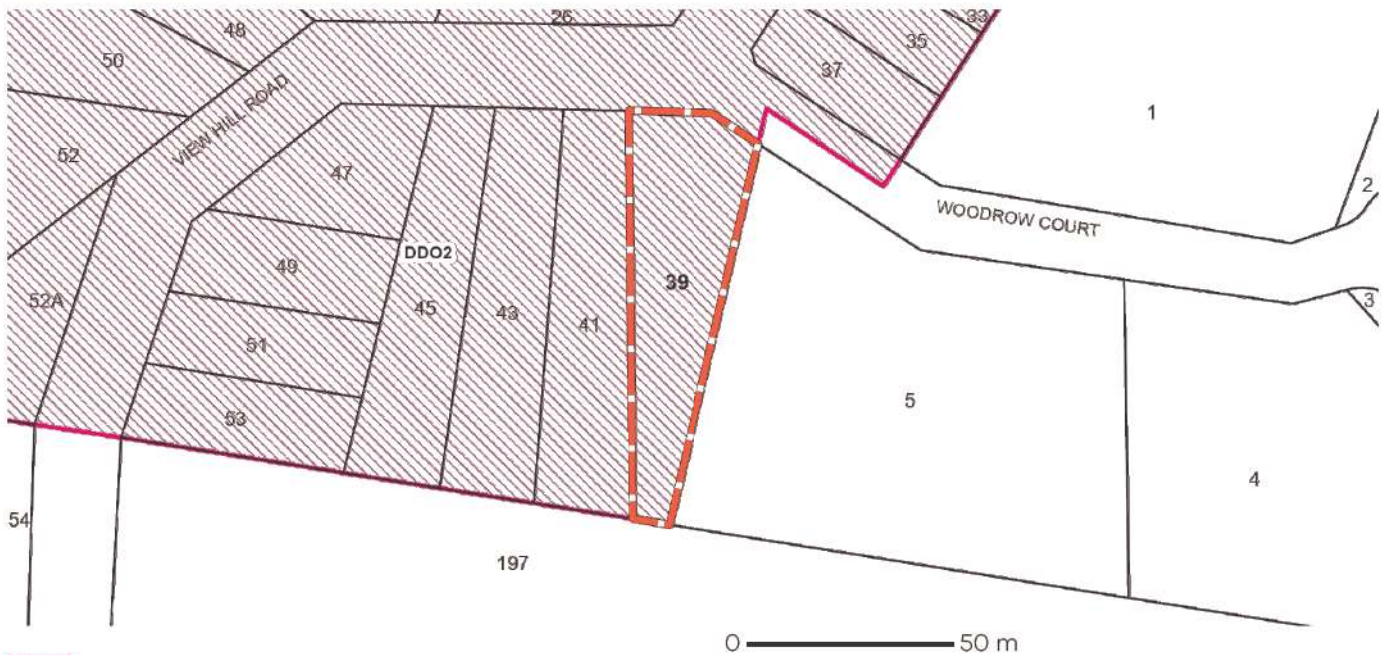


 **BMO - Bushfire Management Overlay**

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

### DESIGN AND DEVELOPMENT OVERLAY (DDO)

#### DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 2 (DDO2)



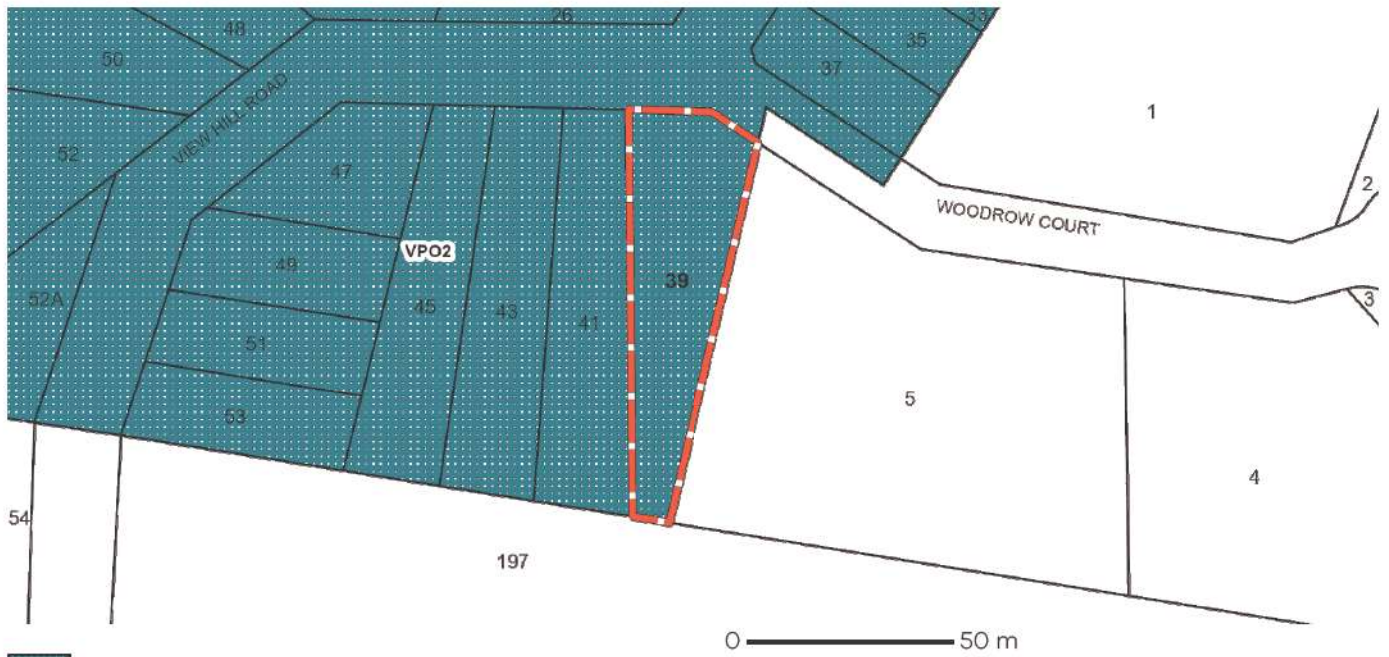
 **DDO - Design and Development Overlay**

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

## Planning Overlays

### VEGETATION PROTECTION OVERLAY (VPO)

### VEGETATION PROTECTION OVERLAY - SCHEDULE 2 (VPO2)



 **VPO - Vegetation Protection Overlay**

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

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

### ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



 **ESO - Environmental Significance Overlay**

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 2022.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

To view planning zones, overlay and heritage information in an interactive format visit

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

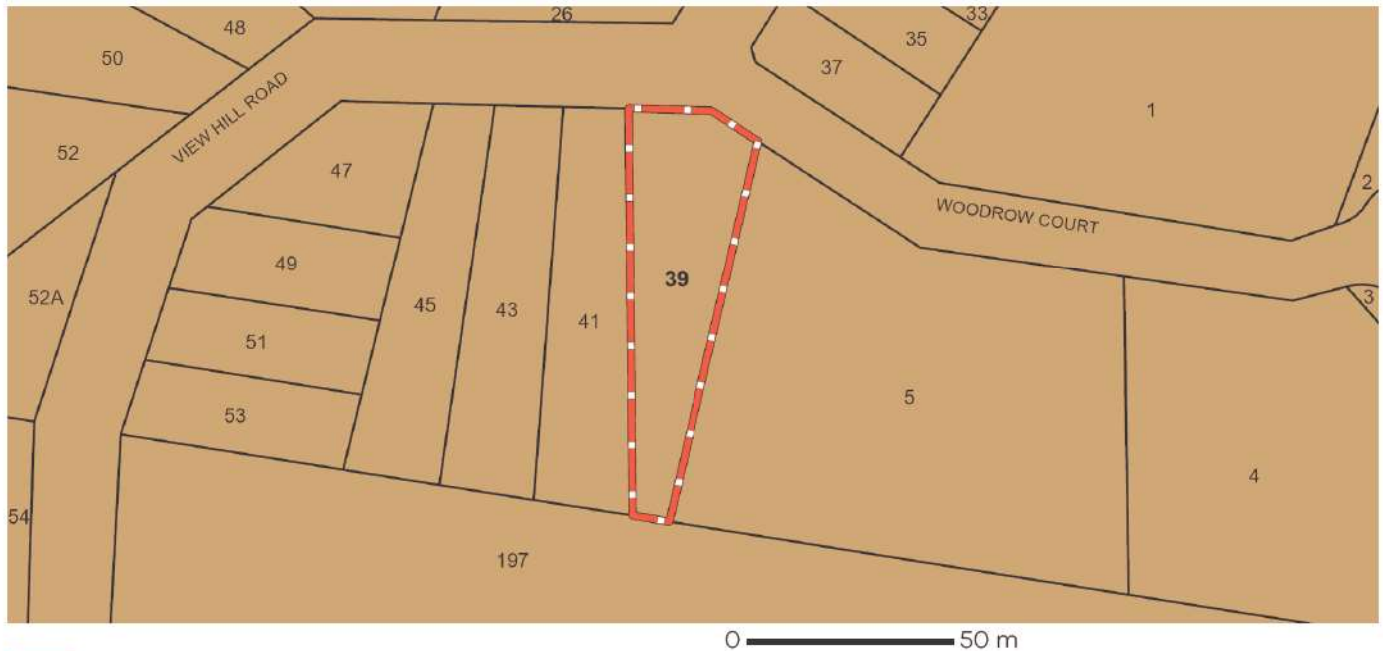
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

## Native Vegetation

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

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

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

Register Search Statement - Volume 10504 Folio 680

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 10504 FOLIO 680

Security no : 124101618256B  
Produced 07/11/2022 10:39 AM

LAND DESCRIPTION

Lot 36 on Plan of Subdivision 056036.  
PARENT TITLE Volume 08373 Folio 278  
Created by instrument W614029A 22/02/2000

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
FIONA MARGARET SCOTT of 39 VIEWHILL ROAD COCKATOO 3781  
W614029A 22/02/2000

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AD217322V 03/11/2004  
ST. GEORGE BANK LTD

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

DIAGRAM LOCATION

SEE LP056036 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: 39 VIEW HILL ROAD COCKATOO VIC 3781

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION  
Effective from 23/10/2016

DOCUMENT END

**The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 07/11/2022, for Order Number 76930945. Your reference: 21/5271.**

