

HOUSE & LAND CONVEYANCING PTY LTD

Licence No. 000185L

Director / Licensed Conveyancer – Hilary Martin
Licence number Licence number: 000184L

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Vendor's Statement to the Purchaser of Real Estate pursuant to
Section 32 of The Sale of Land Act 1962 (VIC) ("the act")

VENDOR: Samuel Joseph D'Argenio

PROPERTY: 94 Moores Road MONBULK VIC 3793

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-

Provider	Amount (& interest if any)	Period
Yarra Ranges Shire Council	\$2151.55	Per annum
Yarra Valley Water	\$500.00	Per annum

Any further amounts for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- **None to the vendors 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.

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

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

A copy of the condition report required by section 137B of the *Building Act 1993* is attached.

32C LAND USE

- (a) RESTRICTIONS

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

Description:- **As set out in copy title documents annexed hereto.**

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

SECTION 32 STATEMENT
94 MOORES ROAD MONBULK VIC 3793

which are not registered or required to be registered against the Certificate of Title.

(b) BUSHFIRE

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

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme: Yarra Ranges Shire Planning Scheme
Responsible Authority: Yarra Ranges Shire Council
Zoning: LDRZ - Low Density Residential Zone
Planning Overlay/s: SLO - Significant Landscape Overlay, BMO or WMO - Bushfire Management Overlay

32D NOTICES

- (a) Particulars of any Notice, Order, Declaration, Report or recommendation of a Public Authority or Government Department or approved proposal directly and currently affecting the land of which the Vendor might reasonably be expected to have knowledge are:-
In 2019 the Federal Government announced a nine year, \$300 million funding plan for Yarra Ranges & Cardinia Councils to seal roads within their areas. Property owners affected by the scheme will be required to contribute towards road sealing costs. Further information can be found on the council websites. The Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor
- (b) **The Vendor is not aware** of any Notices, Property Management Plans, Reports or Orders in respect of the land issued by a Government Department or Public Authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.
- (c) Particulars of any Notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act, 1986* are: **Not Applicable**

32E BUILDING PERMITS

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

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

32F OWNERS CORPORATION

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

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

- (1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –
- land that is to be transferred under the agreement.
 - land on which works are to be carried out under the agreement (other than Crown land).

SECTION 32 STATEMENT
94 MOORES ROAD MONBULK VIC 3793

- land in respect of which a GAIC is imposed

32H SERVICES

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

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

32I TITLE

Attached are the following document/s concerning Title:

- (a) In the case of land under the *Transfer of Land Act 1958* a copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.

DUE DILIGENCE CHECKLIST

A copy of the Due Diligence Checklist is attached.


DATE OF THIS STATEMENT

[] / [] /20 []

Name of the Vendor

Samuel Joseph D'Argenio

Signature/s of the Vendor

x 

SECTION 32 STATEMENT
94 MOORES ROAD MONBULK VIC 3793

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

DATE OF THIS ACKNOWLEDGMENT

/ /20

Name of the Purchaser

Signature/s of the Purchaser

x

IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

Undischarged mortgages – S32A(a)

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

Terms contracts – S32A(d)

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

Due Diligence Checklist



What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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Register Search Statement - Volume 9671 Folio 013

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 09671 FOLIO 013

Security no : 124100147104F
Produced 07/09/2022 01:05 PM

LAND DESCRIPTION

Lot 1 on Title Plan 601088U.
PARENT TITLE Volume 08838 Folio 374
Created by instrument M103862S 28/01/1986

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SAMUEL JOSEPH D'ARGENIO of 94 MOORES ROAD MONBULK VIC 3793
AR204057P 04/07/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR204058M 04/07/2018
TEACHERS MUTUAL 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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP601088U 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: 94 MOORES ROAD MONBULK VIC 3793

ADMINISTRATIVE NOTICES

NIL

eCT Control 16896H TEACHERS MUTUAL BANK LIMITED
Effective from 03/09/2018

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 07/09/2022, for Order Number 76104259. Your reference: D'ArgenioS32.

TITLE PLAN	EDITION 1	TP 601088U
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Location of Land

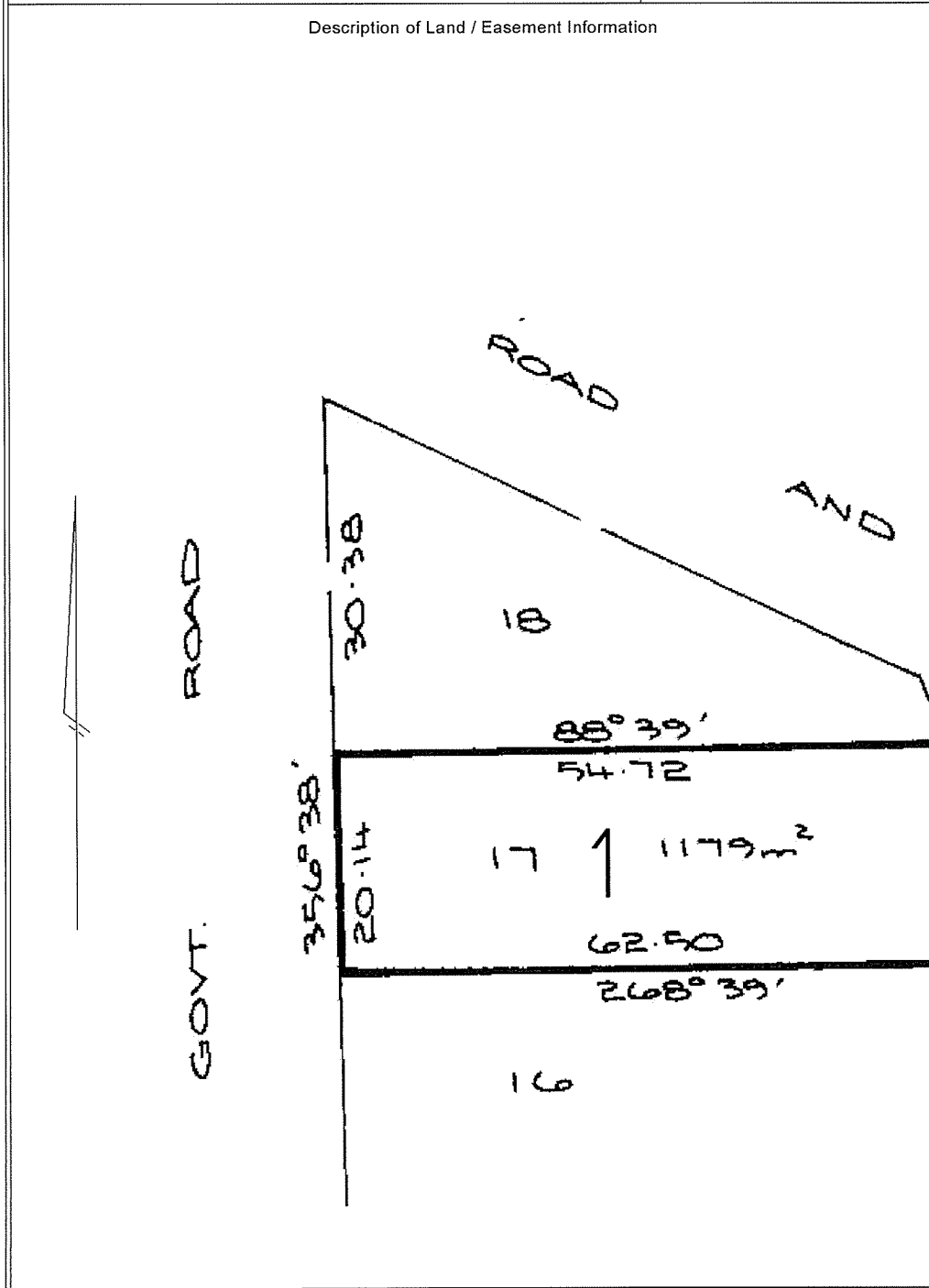
Parish: MONBULK
 Township:
 Section: B
 Crown Allotment: 40 (PT)
 Crown Portion:

Last Plan Reference: LP22828
 Derived From: VOL 9671 FOL 013
 Depth Limitation: 15.24 m

Notations

WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN



THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 14/08/2000
 VERIFIED: AA

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 17 ON LP22828	

PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 07 September 2022 12:53 PM

PROPERTY DETAILS

Address: **94 MOORES ROAD MONBULK 3793**
Lot and Plan Number: **Lot 1 TP601088**
Standard Parcel Identifier (SPI): **1\TP601088**
Local Government Area (Council): **YARRA RANGES**
Council Property Number: **180742**
Directory Reference: **Melway 122 J10**

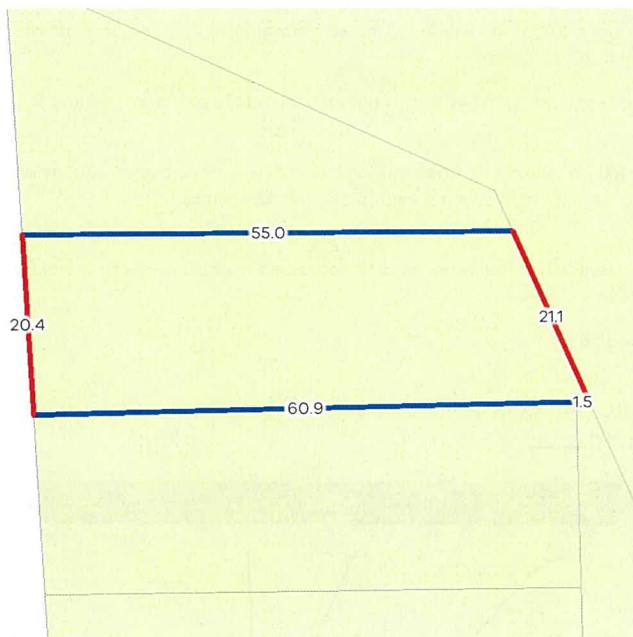
www.yarraranges.vic.gov.au

**This property is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.**

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

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



Area: 1168 sq. m
Perimeter: 159 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](#)

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: **MONBULK**

PLANNING INFORMATION

Planning Zone [LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)
[SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)

Planning Overlay [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)
[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)
[SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 11 \(SLO11\)](#)
[SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22 \(SLO22\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity:

All or part of this property is an 'area of cultural heritage sensitivity'.

Planning scheme data last updated on 31 August 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.vic.gov.au/vicplan>

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

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

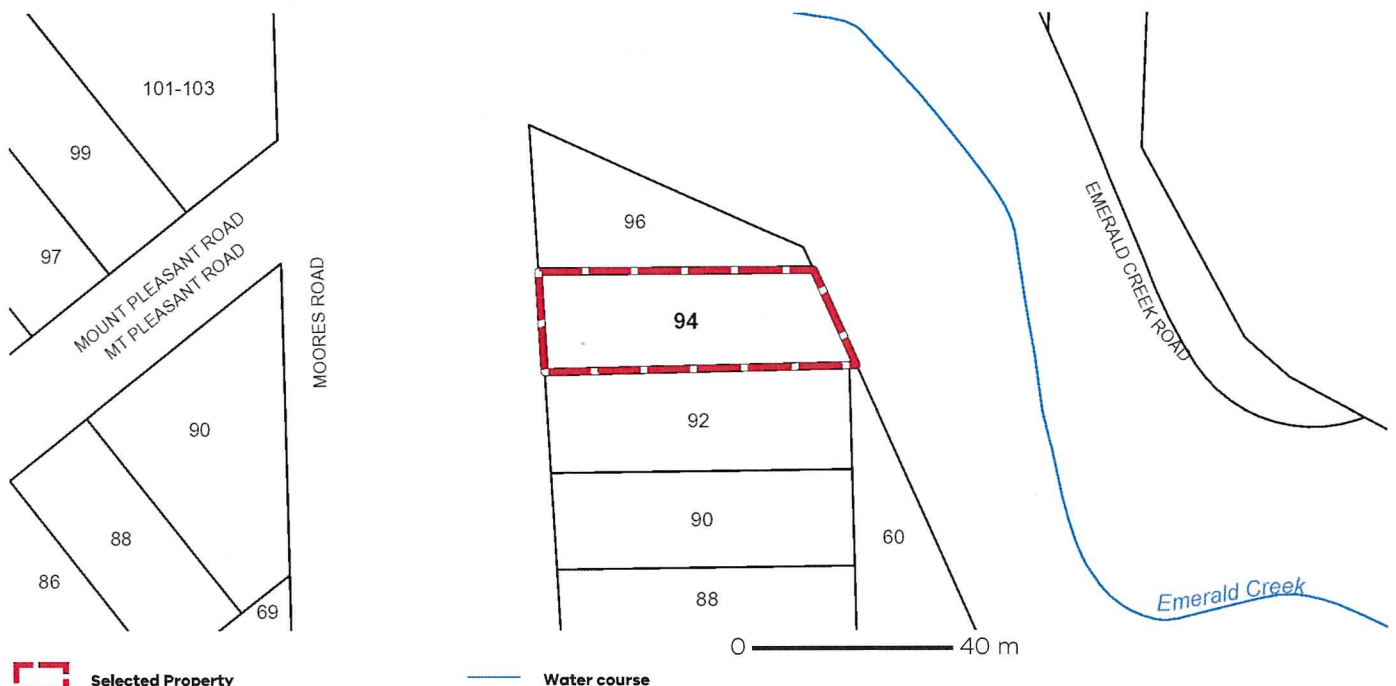
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.gov.nrms.net.au/govQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>

Area Map



Planning Certificate

PROPERTY DETAILS

Property Address: 94 MOORES ROAD MONBULK VIC 3793
Title Particulars: Vol 9671 Fol 013
Vendor: N/A
Purchaser: N/A

Certificate No: 114195231

Date: 07/09/2022
Matter Ref: D'ArgenioS32
Client: House & Land
Conveyancing

MUNICIPALITY

YARRA RANGES

PLANNING SCHEME

YARRA RANGES PLANNING SCHEME

RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

YARRA RANGES SHIRE COUNCIL / REFER TO RESPONSIBLE AUTHORITY INFORMATION PAGE

ZONES

LOW DENSITY RESIDENTIAL ZONE

ABUTTAL TO A TRANSPORT ZONE / PUBLIC ACQUISITION OVERLAY FOR A PROPOSED ROAD OR ROAD WIDENING

NOT APPLICABLE

APPLICABLE OVERLAYS

BUSHFIRE MANAGEMENT OVERLAY
PART SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 11
SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22

**PROPOSED PLANNING SCHEME AMENDMENTS**

YARRA RANGES C148yan The amendment comprises a comprehensive revision of the planning scheme. It updates the planning scheme to reflect recently adopted Council strategies and to respond to emerging planning issues.

- [Yarra Ranges C148 Explanatory Report Exhibition Gazetted.pdf](#)

**ADDITIONAL INFORMATION**

STATE-WIDE PROVISIONS IF AN APARTMENT DEVELOPMENT - SEE PLANNING SCHEME CLAUSE 55.07 AND CLAUSE 58

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Disclaimer: Information within this certificate has been obtained via the Landchecker Platform. Strategies, policies and provisions detailed in these sections of the Planning Scheme may affect the development and use of the land. Due diligence checks should be undertaken to understand other factors that may impact the use of the property.

YARRA RANGES PLANNING SCHEME

RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

The Minister for Planning is the responsible authority for amending and approving the Master Plan required under Schedule 4 to the Special Use Zone.

The Minister for Planning is the responsible authority for considering and determining applications, in accordance with Divisions 1, 1A, 2, and 3 of Part 4 and exercising the powers set out in Section 171 and under Division 2 of Part 9 of the Planning and Environment Act 1987 and for approving matters required by the planning scheme or a condition of a permit to be done to the satisfaction of the responsible authority, in relation to the use and development of land within the Fitzroy Housing Precinct and the Richmond Housing Precinct, more particularly being the areas affected by Schedule 10 to the Development Plan Overlay.

 **PLANNING ZONES MAP**



ZONING

- GWZ1 - GREEN WEDGE ZONE - SCHEDULE 1
- LDRZ - LOW DENSITY RESIDENTIAL ZONE
- PCRZ - PUBLIC CONSERVATION AND RESOURCE ZONE
- TRZ2 - TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

This map extract is sourced from data maintained by the State of Victoria and is provided for information purposes only. No representation is made as to the accuracy of the content, and Dye & Durham Property Pty Ltd does not accept any liability to any person for the information provided.



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

7th September 2022

House & Land Conveyancing via Dye & Durham Propert
DYEDURHAM

Dear House & Land Conveyancing via Dye & Durham Propert,

RE: Application for Water Information Statement

Property Address:	94 MOORES ROAD MONBULK 3793
Applicant	House & Land Conveyancing via Dye & Durham Propert DYEDURHAM
Information Statement	30720542
Conveyancing Account Number	2469580000
Your Reference	D'ArgenioS32

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

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

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

Yours sincerely,

A handwritten signature in black ink, appearing to read "Steve Lennox".

Steve Lennox
GENERAL MANAGER
RETAIL SERVICES



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
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E enquiry@yvw.com.au
yvw.com.au

Yarra Valley Water Property Information Statement

Property Address	94 MOORES ROAD MONBULK 3793
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STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

Sewerage services have been provided to this property as part of Yarra Valley Water's Community Sewerage Program. To confirm whether the property is connected to sewerage services, please contact Yarra Valley Water on 1300 853 811. For properties not currently connected to sewerage services, please contact Yarra Valley Water on 1300 651 511 to apply to connect.

Existing sewer mains will be shown on the Asset Plan.

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

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



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

Melbourne Water Property Information Statement

Property Address	94 MOORES ROAD MONBULK 3793
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STATEMENT UNDER SECTION 158 WATER ACT 1989

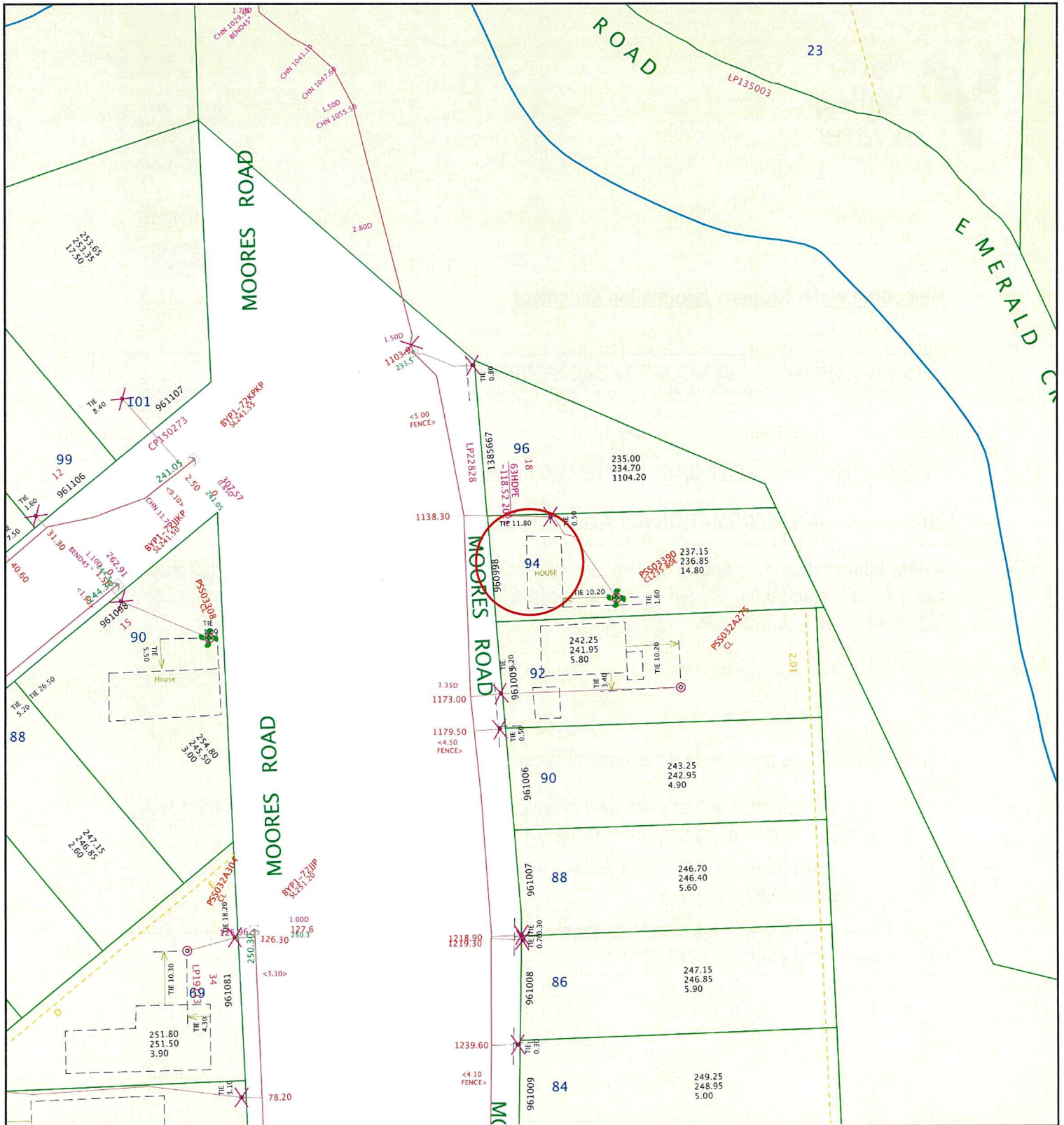
THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

A detailed hydraulic investigation of Melbourne Water's drainage system in the vicinity of this property has not been undertaken. Please contact Melbourne Water on 9679 7517 to ascertain whether any further information is available.

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

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

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

















**Yarra Valley Water
Information Statement
Number: 30720542**

Address	94 MOORES ROAD MONBULK 3793
Date	07/09/2022
Scale	1:1000



Yarra Valley Water
ABN 93 066 902 501

Existing Title	 Access Point Number	 GLV2-42 MW Drainage Channel Centreline	
Proposed Title	 Sewer Manhole	 MW Drainage Underground Centreline	
Easement	 Sewer Pipe Flow	 MW Drainage Manhole	
Existing Sewer	 Sewer Offset	 MW Drainage Natural Waterway	
Abandoned Sewer	 Sewer Branch		

Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd:
 - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets;
 - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information;
 - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;



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House & Land Conveyancing via Dye & Durham Propert
DYEDURHAM
property.certificates@dyedurham.com

RATES CERTIFICATE

Account No: 3089339430
Rate Certificate No: 30720542

Date of Issue: 07/09/2022
Your Ref: D'ArgenioS32

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
94 MOORES RD, MONBULK VIC 3793	1\TP601088	1404901	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-07-2022 to 30-09-2022	\$19.90	\$0.00
Residential Water Usage Charge <i>Step 1 – 22.000000kL x \$2.47490000 = \$24.53</i> <i>Step 1 – 0.000000kL x \$2.48510000 = \$30.04</i> Estimated Average Daily Usage \$0.60	20-05-2022 to 19-08-2022	\$54.57	\$0.00
Parks Fee	01-07-2022 to 30-06-2023	\$81.60	\$0.00
Drainage Fee	01-07-2022 to 30-09-2022	\$27.65	\$0.00
Other Charges:			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
	Balance Brought Forward		\$0.00
	Total for This Property		\$0.00
	Total Due		\$0.00

GENERAL MANAGER
RETAIL SERVICES

Note:

- Invoices generated with Residential Water Usage during the period 01/07/2017 – 30/09/2017 will include a Government Water Rebate of \$100.
- This statement details all tariffs, charges and penalties due and payable to Yarra Valley Water as at the date of this statement and also includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
- All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.
- If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchasers account at settlement.

5. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.
6. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up to date financial information, please order a Rates Settlement Statement prior to settlement.
7. From 01/07/2022, Residential Water Usage is billed using the following step pricing system: 248.51 cents per kilolitre for the first 44 kilolitres; 316.53 cents per kilolitre for 44-88 kilolitres and 467.00 cents per kilolitre for anything more than 88 kilolitres
8. From 01/07/2022, Residential Recycled Water Usage is billed 184.89 cents per kilolitre
9. From 01/07/2022, Residential Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 115.40 cents per kilolitre
10. From 01/07/2022, Residential Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 115.40 cents per kilolitre
11. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.

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

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



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

Property No: 1404901

Address: 94 MOORES RD, MONBULK VIC 3793

Water Information Statement Number: 30720542

HOW TO PAY



Bill Code: 314567
Ref: 30893394306

**Amount
Paid**

**Date
Paid**

**Receipt
Number**

15 August 2022

Mr S D'Argenio
10 Clarkedale Dr
Kilsyth South VIC 3137

Dear Mr S D'Argenio,

Property address: 94 Moores Road, Monbulk

Construction of our new sewerage system in your area is now complete. You can now connect and let us take care of your wastewater.

What do I do next?

When you're ready to connect to the sewerage system, you'll need to engage a licensed plumber to connect your household plumbing to the pressure sewer unit installed on your property, as well as decommission your septic tank.

We recommend you seek several quotes for this work.

What your plumber needs to do

Before beginning works, your plumber needs to **apply to connect** (yvw.com.au/ConnectPressure). This application is handled by our delivery partners, Pressure Sewer Services Australia (PSSA), who installed the pressure sewer pump unit on your property.

More information

You'll find information about how to connect and pressure sewerage systems on the enclosed fact sheets.

More information can be found at yvw.com.au/csp and yvw.com.au/pressuresewerguide.

Speak with one of our team in person at our Community Sewerage Program shop at 74 Main Road, Monbulk (next to the newsagents). We're open every Monday between 10am and 4pm, or by appointment.

If you have any further queries, please contact our Community Sewerage Program team on **9872 2551** or **CommunitySewerage@yvw.com.au**.

Yours sincerely,



Lizzie Scott
Manager – Community Sewerage Program
Yarra Valley Water

*This is a notification under Section 144 of the Water Act 1989 that your property is deemed to be serviced for the purposes of sewerage service from 15 August 2022.


KEEPING YOU INFORMED

We are committed to keeping you informed and will provide regular updates. For more information about the Community Sewerage Program contact:

 **9872 2551**

 **communitysewerage@yvw.com.au**

 **yvw.com.au/csp**

 **Pop up information shop - 74 Main Road, Monbulk. Open Mondays 10am-4pm, or by appointment**

We work to the latest State Government advice and have COVIDSafe plans in place. Our staff and partners follow safe work practices in line with public health directions.

LANGUAGE ASSISTANCE

العربية	1300 914 361
廣東話	1300 921 362
Ελληνικά	1300 931 364
普通话	1300 927 363

For other language assistance, please call (03) 9046 4173.

NEW SEWERAGE SERVICES FOR YOUR COMMUNITY



HOW TO CONNECT TO THE NEW PRESSURE SEWERAGE SYSTEM (PSU INSTALLED)

WHAT DO I NEED TO DO?



STEP 1.

GET QUOTES

- Obtain multiple quotes from licensed plumbers for them to connect your household plumbing to the pressure pump unit and to decommission your existing onsite wastewater system (e.g. septic tank).



STEP 2.

CHOOSE A PLUMBER AND APPLY TO CONNECT

- Choose your preferred plumber to connect your property to the pressure sewer pump unit. Before doing any works, you or your plumber will need to make an application to PSSA by completing the online form at yvw.com.au/ConnectPressure



STEP 4.

YOUR PLUMBER CONNECTS YOUR PIPES TO THE NEW PRESSURE PUMP UNIT

- Your plumber can now connect your household plumbing to the pressure pump unit and decommission your existing onsite wastewater system.



STEP 5.

SEND US YOUR PAPERWORK

- Email a copy of the Compliance Certificate (prepared by your plumber) and the Property Sewerage Plan to easyACCESS@yvw.com.au, or post to:

*Development Services
Private Bag 1
Mitcham VIC 3132*



STEP 3.

WE VISIT YOUR PROPERTY TO SWITCH ON THE PRESSURE PUMP

- Our pressure sewer contractor, PSSA, will arrange a suitable time with your plumber to visit your property to carry out the final steps to install and commission the new pressure pump unit.
- At this point we will provide the Conditions of Connection to your plumber.

ALL STEPS SHADED IN ORANGE ARE PERFORMED BY THE PROPERTY OWNER.

ALL STEPS SHADED IN BLUE ARE PERFORMED BY YARRA VALLEY WATER'S CONTRACTOR, PSSA.

KEEPING YOU INFORMED

We are committed to keeping you informed and will provide regular updates. For more information about the Community Sewerage Program contact:

☎ 9872 2551

✉ communitysewerage@yvw.com.au

🖱 yvw.com.au/csp

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HOW TO CONNECT TO THE NEW PRESSURE SEWERAGE SYSTEM (PSU INSTALLED)

DO I HAVE TO CONNECT?

You are expected to connect unless you have a septic tank that can treat and contain your wastewater onsite. Local councils regulate the maintenance of septic tanks and may require you to periodically demonstrate that your system is meeting their requirements.

For details of the regulations, you can obtain a copy of the *Code of Practice – Onsite Wastewater Management* by contacting the EPA directly or downloading it from their website at www.epa.vic.gov.au

If your septic tank is working well, you can connect to the piped sewerage system at a later date.

WHAT ARE THE COSTS?

Private plumbing costs

You are responsible for arranging and paying for the private plumbing work to safely close off your septic tank and connect your property to the new sewerage service.

As private plumbing costs can vary from property to property it is recommended that you obtain several itemised quotes from licensed plumbers.

Sewerage Service and Sewage Disposal charges

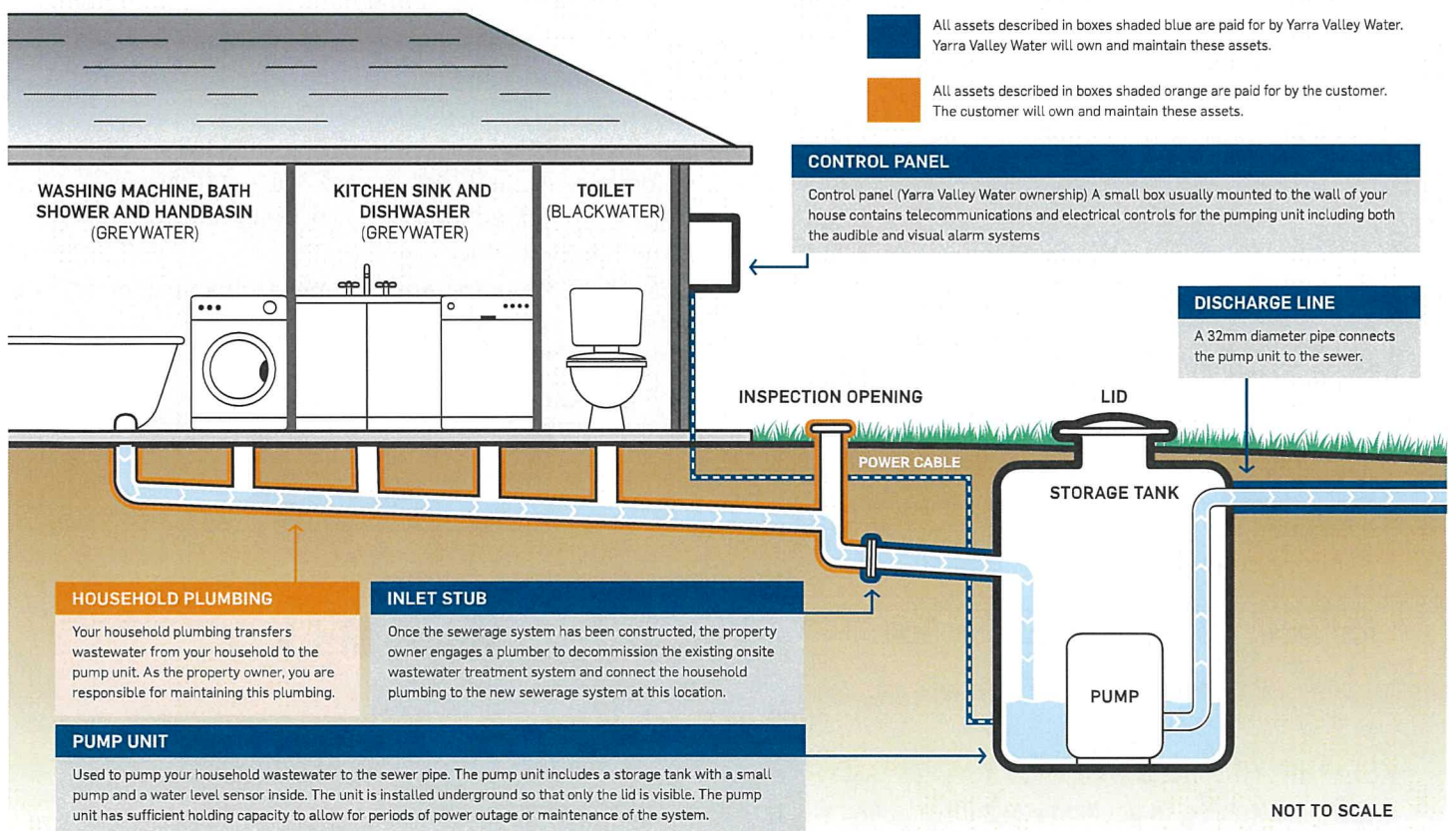
Once your property is connected, Sewerage Service and Sewage Disposal charges will be applied to your quarterly water account.

The Sewerage Service charge is fixed and contributes to the costs of operating and maintaining sewerage infrastructure whilst the Sewage Disposal charge is variable based on a proportion of water used discharging to the sewer. Sewage Disposal covers the cost of the removal and treatment of sewage from the property.

WHAT IF I CAN'T AFFORD TO PAY TO CONNECT?

Financial assistance is available for eligible customers. Please contact us for more information or to discuss your circumstances.

WHAT ARE THE PARTS WHICH MAKE UP THE PRESSURE PUMP SYSTEM AND HOW WILL THIS CONNECT TO THE NEW SEWER?



NEW SEWERAGE SERVICES FOR YOUR COMMUNITY



SWITCHING TO A PIPED SEWERAGE SYSTEM

CHECKLIST FOR ENGAGING A PLUMBER

To connect to our piped sewerage system, you'll need a licensed plumber to connect your household plumbing to the pressure sewer pump unit or gravity connection point on your property and decommission your septic tank.

Share a copy of the plan we've provided with your plumber - this will show them where the sewer pump unit or gravity connection point is for your property.

Your plumber will need to:

- Make sure all fixtures discharge to a Yarra Valley Water legal point of discharge.
- Upgrade any non-compliant drains or get an exemption from the Victorian Building Authority after applying for a Plumbing Modification.
- Provide you with a **Compliance Certificate** and an updated sewerage plan. You'll need to submit this to Yarra Valley Water.
- Use a licensed electrician and supply you with a **Certificate of Electrical Safety** to disconnect the power supply decommissioning your onsite septic tank.

MORE INFORMATION FOR YOUR PLUMBER

Your plumber can find more information from the *Victorian Building Authority* audit documents:

- **Drainage - below ground sewer**
https://www.vba.vic.gov.au/_data/assets/pdf/file/0006/98349/3-Drainage-Below-Ground-Sewer.pdf
- **Sanitary plumbing**
https://www.vba.vic.gov.au/_data/assets/pdf/file/0004/98347/1-Sanitary-Plumbing.pdf

TIPS FOR CHOOSING A PLUMBER

- Use a Victorian Building Authority (vba.vic.gov.au) licensed plumber.
- Request a fully itemised quote. Make sure it includes certified WaterMark materials (pictured below). These products are approved for use in water supply, sewerage, plumbing and drainage.
- The quote should include decommissioning your septic tank. Local councils regulate septic tanks, and most require a decommissioning certificate from a licensed plumber. **Check with your council for more information.**
- Get an agreement on how the plumber will leave your property when they finish the work. **Things to think about include:**
 - Will they spread topsoil/grass seeds on lawn that's been removed?*
 - Will they restore pavers, concrete or retaining walls if needed?*
 - Will they remove all rubbish?*
- You'll also need a **Compliance Certificate** for this work, so make sure your plumber provides a document with a brief description of their insurance
- Ask for a **contingency plan** or clause for any unforeseen events, such as rock breaking, damage to underground electricity, gas or water services or removing excess dirt.
- **Get different quotes and compare** what each offer in terms of cost and the work.



KEEPING YOU INFORMED

We are committed to keeping you informed and will provide regular updates. For more information about the Community Sewerage Program contact:

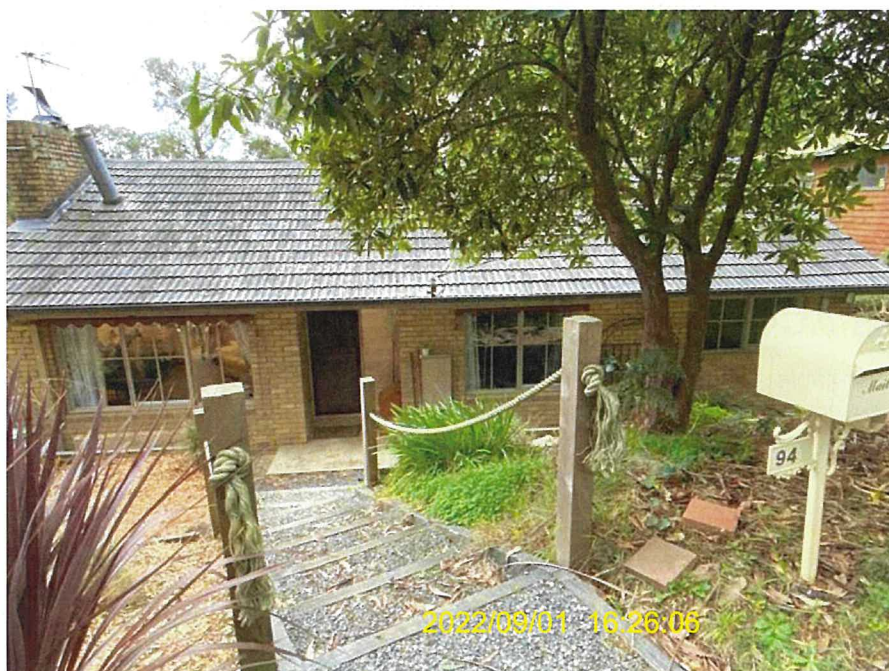
- Any questions? Call 9872 2551**
- communitysewerage@yvw.com.au**
- yvw.com.au/csp**

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OWNER BUILDER DEFECTS REPORT (137B REPORT)



Prepared for Clients: Samuel D'Argenio

Inspection Address: 94 Moores Road
Monbulk, Victoria 3793

Date of Inspection: Thursday, 1 September 2022

Inspector Timothy Lau DB-U 25911, ARBV 15355

People Present: Jessica, Timothy Lau

Weather Conditions: Overcast

Orientation of Building: The front of the building faces East



CLIENT DETAILS

Name: Samuel D'Argenio

INTRODUCTION

We were instructed to carry out an Owner-Builder Defects Report on the property. Our engagement is restricted to that of a Building Consultant and not of a Building Surveyor, as defined in the Building Act of 1993.

Our inspection has therefore been a visual, non-invasive inspection of the finishes of the building, with respect to their quality, functionality and workmanship, prior to the expiration of the builder's warranty period.

This report has been prepared to meet the requirements of Section 137B of the Building Act and is in no way to be considered a pre-purchase building inspection report. This report cannot be relied upon as evidence of the building's suitability for purchase or to satisfy a contract of sale under the Sale of Land Act 1962.

REASONABLE ACCESS

Only areas to which reasonable access is available were inspected. The Australian Standard 4349.1 defines reasonable access as "areas where safe, unobstructed access is provided and the minimum clearances are available, or, where these clearances are not available, areas within the consultant's unobstructed line of sight and within arm's length." Reasonable access does not include the use of destructive or invasive inspection methods, nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

Roof Exterior	Accessible from a 3.6m ladder placed on the ground
Roof Interior	400 x 500 Access Hole (mm), 600 x 600 Crawl Space (mm) Accessible from a 3.6m ladder
Sub-Floor	500mm x 400mm
Timber Floor	400mm to bearer, joist ducting or other obstruction
Concrete Floor	500mm

TITLE

Description

ICON SYMBOL DEFINITIONS



No action to be taken



Attention Required



Defect



Not applicable



PROPERTY DETAILS

Approximate Age:	40 Years
No. of Storeys:	1
Foundation:	Stumps
Floor:	Carpet, Laminate, Tiles
Roof:	Concrete Tiles
Window Frames:	Timber
External Walls:	Brick Veneer
Car Accommodation:	Not Applicable



WORK DETAILS

Date of Report:	Thursday, 1 September 2022
Occupancy Permit No.	N/A
Building Permit No.	N/A
Drawing No.	N/A
Drawing No.	N/A
Certificate of Final Inspection No.	N/A
Plans Sighted:	N
Prepared by:	N/A
Building Surveyor:	N/A
Building Surveyor Registration:	N/A
Domestic Building Works covered by this report:	Internal Alterations
Description of Building and Materials used in Construction:	Bathroom & Laundry Renovation



OUR FINDINGS

WET AREAS

Bathroom 1

<input checked="" type="checkbox"/> Basin	<input type="checkbox"/> Bidet	<input checked="" type="checkbox"/> Ceiling
<input type="checkbox"/> Cistern and Pan	<input checked="" type="checkbox"/> Dampness	<input checked="" type="checkbox"/> Floor
<input checked="" type="checkbox"/> Floor Tiles	<input checked="" type="checkbox"/> Shower Recess	<input type="checkbox"/> Spa
<input checked="" type="checkbox"/> Vanity	<input checked="" type="checkbox"/> Ventilation	<input checked="" type="checkbox"/> Wall Tiles

Bath




 Doors



 Screen



 Shower Rose



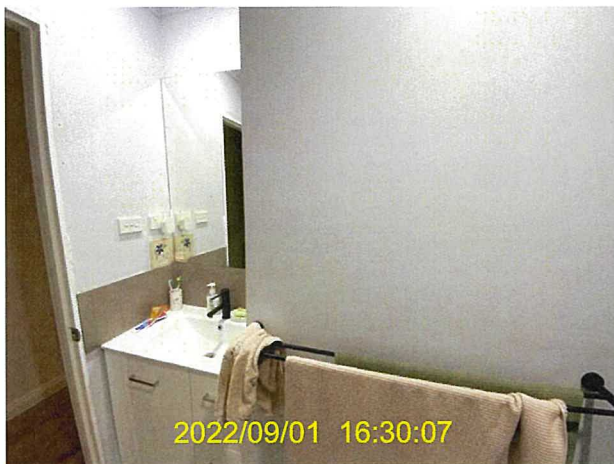
 Taps/Pressure



 Walls













Direction:
View to the South-East



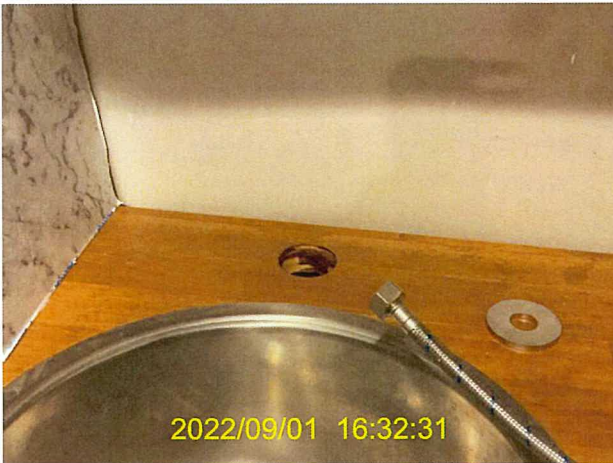

Windows

Laundry

 Ceiling	 Cupboard	 Dampness
 Door/External	 Door/Internal	 Doors
 Floor	 Trough	 Ventilation
 Windows		



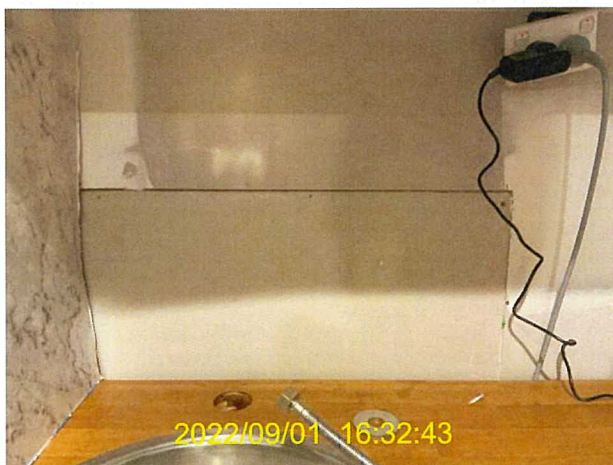
 Taps/Pressure



 Walls



Direction:
View to the East



SUMMARY

Areas of the building/s inaccessible at the time of inspection

All subject areas of the property were accessible at the time of the inspection.

If applicable, condition of all essential safety measures that must be maintained pursuant to Part 12 of the Building Regulations 2006 (including copy of the essential safe measure report).

Not applicable

Condition and status of incomplete works

Architraves to be installed in Bathroom.

Tapware and splashback to be installed in Laundry.

List of Defects

All works appear to have been completed to a reasonable standard of workmanship.

General notes

No secondhand material was used on the works.

Thank you for engaging The Home Inspection Hub to carry out your inspection.

Kind Regards,



Timothy Lau
DB-U 25911, ARBV 15355
Contractor for
The Home Inspection Hub



BUILDING TERMINOLOGY

Ant Capping	Termite barrier (shield), usually of galvanised iron, placed over piers and dwarf walls to control the entry of termites.
Arch	A structure of wedged shaped blocks, or square blocks with wedge shaped joints, over an opening so disposed as to hold together when supported from the sides, and capable of carrying a load over the opening.
Architrave	A moulded section covering the joint between window and door frames and the wall lining.
Backfill	To fill the earth, any remaining space after placing concrete, brickwork, timber, pipes etc. in an excavation.
Bagging	A masonry process in which thin mortar is applied to the face of the work with some coarse material.
Barge Board	The board covering the roof timbers on the gable or skillion end of a roof, fixed parallel to the roof slope.
Bead	A moulding, generally of small size in cross section.
Beam	A horizontal load-bearing structural member.
Bearer	A member of floor framing, spanning piers and supporting joists.
Bed Joint	Horizontal joint in brickwork.
Bowing	Deformation of timber at right angles to its face.
Brace	Usually a diagonal, which resists lateral loads and/or movements of a structure.
Brick Construction	A construction where the external and internal walls are built of brick.
Brick Veneer	Timber framed construction with an outside skin of brickwork tied to the frame.
Building Line	A line established by the local council which is the minimum distance that must be maintained from the building to the street boundary.
Cantilever	A projecting beam supported at one end, or a large bracket for supporting a balcony or cornice.
Capping	The uppermost part on top of a piece of work.
Cavity Wall	A hollow wall, usually consisting of two brick walls erected 40-50mm apart and joined together with ties of metal.
Ceiling Joist	A structural member which binds the wall and roof framing together and carries the mass of the ceiling sheeting.
Cladding	Any material used to face a building or structure.
Cornice	A horizontal decorative moulding that is designed to provide an attractive finish at the junction of the wall and ceiling.
Crazing	Fine cracks that may occur on a plastered or rendered surface.
Cupping	Distorting of wide boards showing curvature across the grain causing the broad surface to be concave.
Damp Proof Course (DPC)	A barrier, usually physical, built into masonry to prevent moisture migrating up from the ground or down from above, e.g. chimneys, parapets.
Door Jambs	The two vertical members of a door or window frame.
Eave	The lower part of a roof that overhangs the walls.
Efflorescence	A white or coloured powder sometimes formed on the surface of masonry by the deposit of soluble salts.
Elevation	A geometrical drawing of a facade/wall of a building.
Expansion Joint	A joint in a building to permit thermal movement or creep.
Expansion Strip	A soft, resilient material used to fill the void provided for the expansion and contraction of any two adjacent substances.
Fascia	A board fixed horizontally to the lower ends of the rafters, to which guttering may be fixed. Also forms the outside board of a boxed eave.
Finishes	The final applied coat or natural surface of a material used in walls, ceilings or floors of a building.



Footing	The construction whereby the weight of the structure is transferred from the base structure to the foundation.
Foundation	The ground upon which the footings of a building are constructed.
Gable	The triangular end of a house formed at the end of a pitched roof, from eaves level to apex.
Hip	A slanting ridge formed by the intersection of two sloping roof surfaces at an external corner.
Lintel	A structural member or beam carrying loads over an opening.
Lyctus Borer	A borer that attacks sapwood or hardwoods.
Masonry	Brick, concrete, stone, artificial stone or terracotta laid in mortar.
Mitre	Half the angle of a joint, e.g. corners of door/window architraves.
Moisture Barrier	Material which is used to retard the flow of vapour or moisture into the floor or walls.
Moisture Content	Mass of water contained in timber expressed as a percentage of dry wood fibre.
Mortar	A composition of lime and/or cement and sand mixed with water in various proportions.
Nogging	A horizontal piece of timber fixed between studs in a framed wall.
Non-Load Bearing Wall	One which supports no vertical load except that of its own weight and merely defines spaces.
Overhang (Roof)	The section of a roof extending over the external wall.
Parapet	Low wall at the edge of a roof, balcony, bridge or terrace.
Party Wall	The wall between two adjoining buildings but common to and used to advantage of both buildings.
Pergola	An open framework over a path, terrace or patio.
Perpends	The vertical joints in a masonry wall.
Plumb	Vertical or perpendicular.
Quoin	The dressed or finished stones at the corners of a masonry home, sometimes faked in a stucco or wood structure.
Rafter (Common)	In roof construction, a timber framing member providing the principal support for the roofing material.
Reinforcing Fabric (Reo)	Prefabricated steel reinforcement for concrete, consisting of an oblong or square mesh of parallel steel wires welded at points of contact and manufactured in flat sheets or rolls.
Retaining Wall	Any wall subjected to lateral pressure other than wind pressure and built to retain material.
Ridge	The horizontal member at the highest point of a roof where the common rafters meet.
Roof Pitch	The angle formed between a sloping roof surface and a horizontal line.
Roof Truss	A frame designed to carry the loads of a roof and its covering over the full span without intermediate support.
Rough in	To lay out the basic lines of electrical or plumbing requirements, without making the final connections.
Sarking	A covering of water-proof building paper beneath the external roof covering.
Sash	The framework in a window, into which the glass is fitted.
Soffit	The lower face or under-surface of anything (arch, eaves of a roof).
Stud	A vertical member in wall framing.
Suspended Ceiling	A ceiling which is suspended from and is not in direct contact with the floor or roof construction above and generally used to conceal services.
Underpinning	The construction of new footing and walling under the footings of an existing structure which have failed or may fail.
Valley	The internal angle formed by two inclined slopes of a roof or an internal corner.
Wall Tie	A steel wire tying brickwork to a timber frame.
Weep Holes	Openings left in the perpend of a brickwork course over flashings and at the bottom of wall cavities for drainage purposes.



The Home Inspection Hub

OWNER BUILDER TERMS & CONDITIONS

The inspection will be carried out in accordance with the requirements of Section 137B of the Building Act 1993. The Home Inspection Hub will carry out the inspection and report as requested by the client in accordance with these Terms and Conditions.

Terms and Conditions

1. The report has been prepared in accordance with the requirements of Section 137B of the Building Act 1993 and the associated Building Acts and Regulations.
 - 1.1 "Building" is defined in the Building Act 1993 as any structure, temporary building, temporary structure, or any part of a building or structure.
 - 1.2 "Construction" in relation to a building, is defined in section 137B of the Building Act 1993 as to build, rebuild, erect or re-erect the building, make alterations to the building, enlarge or extend the building, manage or arrange any other person to do anything referred to above.
2. The purpose of the inspection
 - 2.1 The inspection is to provide a record of the overall condition of the property on the date and at the time of the inspection with the Inspector having access to all areas. Areas not inspected are noted on this report.
 - 2.2 Areas for inspection shall cover all safe and accessible areas defined as those which can be accessed by a 3.6m ladder on the ground or those which have at least 650mm unimpeded vertical and horizontal clearance without the removal of furniture, fittings, cladding or lining materials, plants or soil. Such access does not include the use of destructive or invasive inspection methods nor does it include removing screws and bolts to access covers or cutting or making access traps or moving furniture, floor coverings or stored goods.
 - 2.3 In the case where a property is occupied, the client must be aware that personal items and furnishings may restrict access to rooms and limit vision in places. These items may conceal signs of problems which may only be discovered once items have been shifted or removed.
3. The Report covers only the building works carried out by the nominated Owner-Builder, as advised by the client. It is not a pre-purchase property inspection, within the meaning of AS4349.1, and therefore does not cover works carried out by anyone other than the Owner- Builder. Purchasers cannot rely on this report to ascertain the full condition of the building.
4. Materials notes as "recycled" or "second-hand" in this Report, are not covered by any warranties extended by his practitioner and/or the relevant Insurer. As such, any reference to these items has been based on a casual inspection only.
5. The scope of the inspection
 - 5.1 The inspection comprised a visual assessment of the property to identify major defects and to report on the general condition of the property at the time of the inspection.
 - 5.2 An estimate of the cost of rectification of defects is outside the scope of the Standard and does not form part of this report.
 - 5.3 The report does not cover any part of the premises located beneath the ground surface (such as sewer, stormwater drains etc.) except in the case of a Base Stage inspection, if these areas are visible.
 - 5.4 This report does not deal with non-standard inspections such as electrical installation or other specialist inspections (such as plumbing, hydraulics, mechanical services or geotechnical).



- 5.5 The inspection will not look for timber pest activity. However, if timber pest damage is found then it will be reported. The Inspector will only report on the damage which is visible. It is recommended to have an inspection carried out in accordance with AS4349.3-1998 Timber Pest Inspections by a fully qualified, licensed and insured Timber Pest Inspector.
 - 5.6 The report does not cover the identification of asbestos related products.
 - 5.7 The report does not determine whether the building complies with the provisions of any building Act, regulation, ordinance, local law, by-law, or as an insurance policy or a warranty against problems developing with the building in the future.
 - 5.8 The report does not contain the assessment of any apparent defect including rising damp and leaks as the detection of which may be subject to prevailing weather conditions or recent occupancy or use of services.
 - 5.9 The report may not cover issues of maintenance or specific minor defects (such as jamming doors, windows or catches, decorative finishes or hairline or slight cracks). The report may include a general assessment of the general incidence of minor defects in the building compared with otherwise similar properties.
 - 5.10 The report shall identify any observed item that may constitute a present or imminent serious safety hazard.
 - 5.11 The roof has not been water-tested for leaks, or the guttering checked for levels.
 - 5.12 The roof areas are deemed to be inaccessible.
 - 5.13 The report and inspection does not assess the condition of conspicuous, non-structural items such as carpets, vinyl floor coverings etc. or the operation of any appliances, spa pumps or pool equipment or matters of privacy or vehicle access. Such matters are for the client's own consideration.
6. The report is prepared for the sole and exclusive use of the client whose name appears on page 1 of the report and cannot be used or acted upon by any other party without the express written permission of The Home Inspection Hub. The report does not constitute a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by-law and does not warranty against problems developing with the building in the future.
 7. The Home Inspection Hub accepts no liability for advice given in this report beyond a refund of the inspection fee.
 8. If plans, town planning or building permits are not sighted at the time of this inspection, it is the purchaser's responsibility to verify the legality of these works.
 9. This Building Practitioner and/or the relevant Insurer are not liable in respect to any defects referred to in this Report.
 10. This Report is valid for a period of six (6) months from the date of the Report. As per section 137B(2) (a)(ii) of the Building Act 1993, this Report must be obtained not more than 6 months before the person enters into the contract to sell the building.
 11. The report does not cover the identification of non-compliant and non-conforming building products and materials as outlined within the requirements of the National Construction Code (NCC).
 12. This Report must be provided to the Purchaser and/or the Insurer as required, prior to entering into a contract of sale.



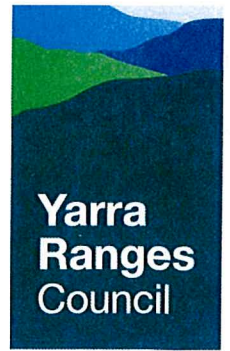
Project: Anderson Road, Moores Road and Moores Service Road, Monbulk
Enquiries: Roads for the Community Initiative Team
Telephone No: 1300 368 333

Call 1300 368 333

Fax 03 9735 4249

mail@yarraranges.vic.gov.au

www.yarraranges.vic.gov.au



16 August 2022

Mr S J D'Argenio
94 Moores Road
MONBULK VIC 3793

Dear Landowner

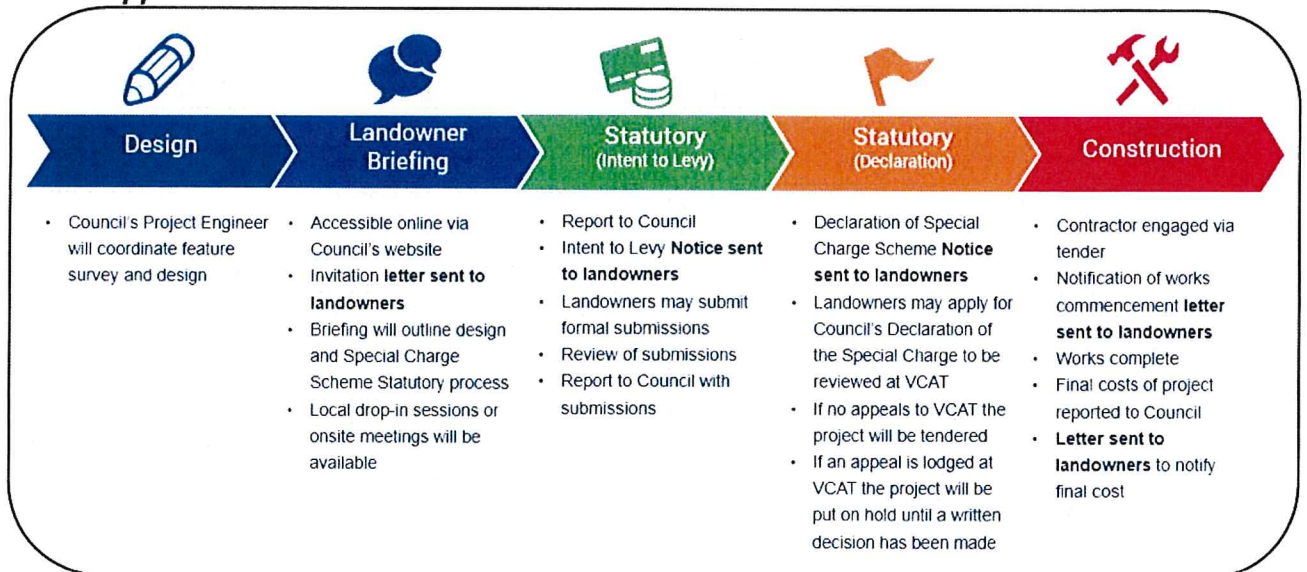
Proposed construction (sealing) of Anderson Road and Moores Road, Monbulk

We are writing further to our letter dated 14 April 2022 regarding the questionnaire sent to landowners involved in the proposed implementation of a Special Charge Scheme for the above road construction project.

We appreciate the level of response received and thank you for your participation thus far.

Of the 37 properties sharing a boundary with Moores Road, 19 landowners supported the proposed construction project, 14 landowners opposed, 1 landowner was undecided and 3 landowners did not respond. **Sufficient landowner support has been identified to proceed with this project.**

What happens next?



Of the 45 properties sharing a boundary with Anderson Road, 7 landowners supported the proposed construction project, 32 landowners opposed and 6 landowners did not respond. **Insufficient landowner support has been identified and this project will not proceed.**

Please see the map on page 2 showing the section of road to be constructed and the section to remain unsealed.

We thank you for taking the time to complete our questionnaire.

Once the functional design is ready, all landowners will be sent an invitation letter for the landowner briefing.

To sign up to receive email updates, simply visit the Project webpage and select **+ Follow**. FRN 21 973 226 012
Yarra Ranges Shire Council

Scan QR code

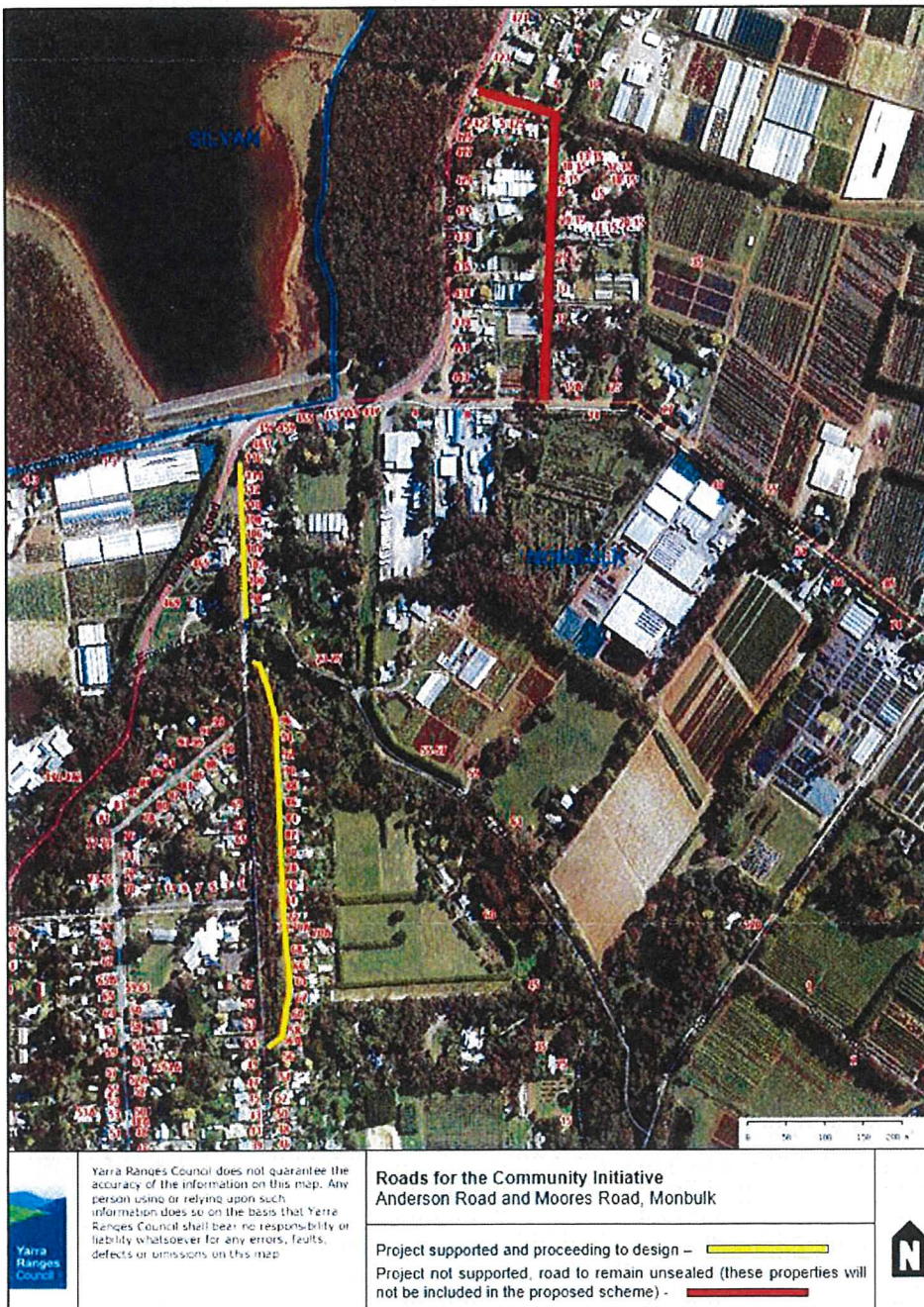
or shaping.yarraranges.vic.gov.au/mooresroad



If you have any questions, contact the Roads for the Community Initiative Team on 1300 368 333.

Yours sincerely

Kim O'Connor
Manager, Infrastructure Services



Project: Anderson Road, Moores Road
and Moores Service Road, Monbulk
Enquiries: Roads for the Community Initiative
Telephone No: 1300 368 333

14 April 2022

Mr S J D'Argenio
94 Moores Road
MONBULK VIC 3793

Dear Landowner

Proposed construction (sealing) of Anderson Road, Moores Road and Moores Service Road, Monbulk

As part of its 2019 budgetary process, the Federal Government announced a nine-year, \$150 Million funding initiative for Yarra Ranges Council to seal roads within the Dandenong Ranges and surrounding areas. This funding program has been named the **Roads for the Community Initiative**.

With an unsealed road network of approximately 730km, it is not possible to include all unsealed roads in the Roads for the Community Initiative program. As a result, Council has prioritised roads that will be constructed through this program to ensure funding is used in a way that will provide maximum benefit to the greatest number of residents and visitors to our area. For information explaining how priority was assigned, please see the enclosed fact sheet.

Anderson Road, Moores Road and Moores Service Road, Monbulk are proposed for inclusion in the Roads for the Community Initiative program with the anticipated construction scheduled for the 2024/2025 financial year. Construction of the roads would be facilitated by means of a Special Charge Scheme, whereby landowners and Council form a partnership to fund construction costs. Please note that should this project proceed; payments are not likely to commence until financial year 2025/2026.

We are writing to you and other landowners along your road to gauge your support for this proposal.

This is a unique opportunity for landowners to have their road sealed at a significantly reduced cost compared to previous road construction schemes.

We invite you to complete the questionnaire, where you can indicate your support for having your road constructed.

Estimated project cost

Estimated Project Cost	\$1,184,700
Total Council Contribution (64%)	\$754,200
Abutting Landowner Contribution (36%)	\$430,500

Council's contribution will be funded by the Federal Government Roads for the Community Initiative.

Standard of works

The objective of the proposed road construction is to provide a sealed road that will improve vehicle access to properties, reduce dust and ongoing current maintenance requirements while also improving the management of stormwater runoff. To achieve this objective, it is proposed to construct:

Anderson Road

- Sealed pavement varying from 3.5- 5 metres wide

Moore's Road

- Asphalt pavement approximately 5 metres wide

Moore's Service Road

- Asphalt pavement approximately 3.5 metres wide

The road width will be determined by the width of the existing gravel road formation and the presence of significant vegetation.

Total road to be constructed is approximately 1077 metres, refer to aerial map on page 4.

Property Crossovers

As part of the works, any existing property crossovers will be reinstated to the new road level using a similar material and as close to their current standard as possible. If a landowner wishes to have their crossover upgraded from crushed rock to concrete or asphalt as part of the project, they may approach the contractor undertaking these works for a quotation, noting that this is a private agreement between the landowner and the contractor.

Allocated charge for your property

The allocated charge for your property **94 Moore's Road, Monbulk** based on **1.00** benefit unit/s would be **\$7,000**

Council have resolved to fix landowner charges for roads constructed under the Federal funding program at \$7,000 per Benefit Unit (previously landowners have contributed up to \$15,500 per benefit unit to have their road constructed). A Benefit Unit is defined as a parcel of (residential) land abutting or gaining primary access via the road to be constructed.

In allocating the charge to your property, consideration has been taken of its current use as well as its development potential, as assessed by Council's Planning Services Department. The number of separate dwellings on your property has also been considered.

Generally:

- Properties that gain primary access from the road to be constructed are required to contribute one benefit unit towards the project (i.e. \$7,000).
- Properties that have a side or rear abuttal to the works will generally contribute one half benefit unit (i.e. \$3,500).
- Properties that share a boundary with 2 or more roads that are constructed under the program will only be required to contribute one benefit unit in total (i.e. \$7,000).
- Residential properties that have the potential to be intensely developed may be allocated a multiple development unit charge (i.e. 2 Benefit Units = \$14,000).

How do I pay my contributions?

Landowners can pay their special charge contribution over a number of years (likely to be 10 years and specified at the time of the declaration of your Special Charge Scheme). The special charge is repaid in the same way that you pay your annual rates.

Please be advised that we understand there are some in the community that are under financial pressure as a result of the current coronavirus crisis. For those that may be experiencing financial hardship, there will be special provision to allow them to pay their contribution towards the project over an extended period of time that meets their circumstances.

Please note that should the project proceed; repayment of the special charge is not anticipated to commence until the 2025/2026 financial year. For more information about how you can pay your contribution please refer to the enclosed fact sheet.

Landowner Consultation

Council is conducting a survey to determine support for the proposed project. Please review the above information and indicate your preference on the enclosed questionnaire.

In accordance with Council policy, Special Charge Scheme road construction projects will only proceed where both Council and a majority of landowners are supportive of the proposal.

Should landowners support the proposal, construction of these roads will be scheduled to commence in 2024/2025 financial year, subject to successful completion of the Special Charge Scheme statutory process.

Please complete questionnaire online using your **Unique Reference 12135** by **Friday 13 May 2022**.

Scan QR code



or visit the Project webpage

shaping.yarraranges.vic.gov.au/andersonmooresmooreservice

Alternatively, complete the hardcopy form on page 5 and return via email to mail@yarraranges.vic.gov.au or post using the enclosed reply-paid envelope.

For more information about the Federal Roads Funding and Special Charge Schemes please visit: yarraranges.vic.gov.au/roadfunding2019

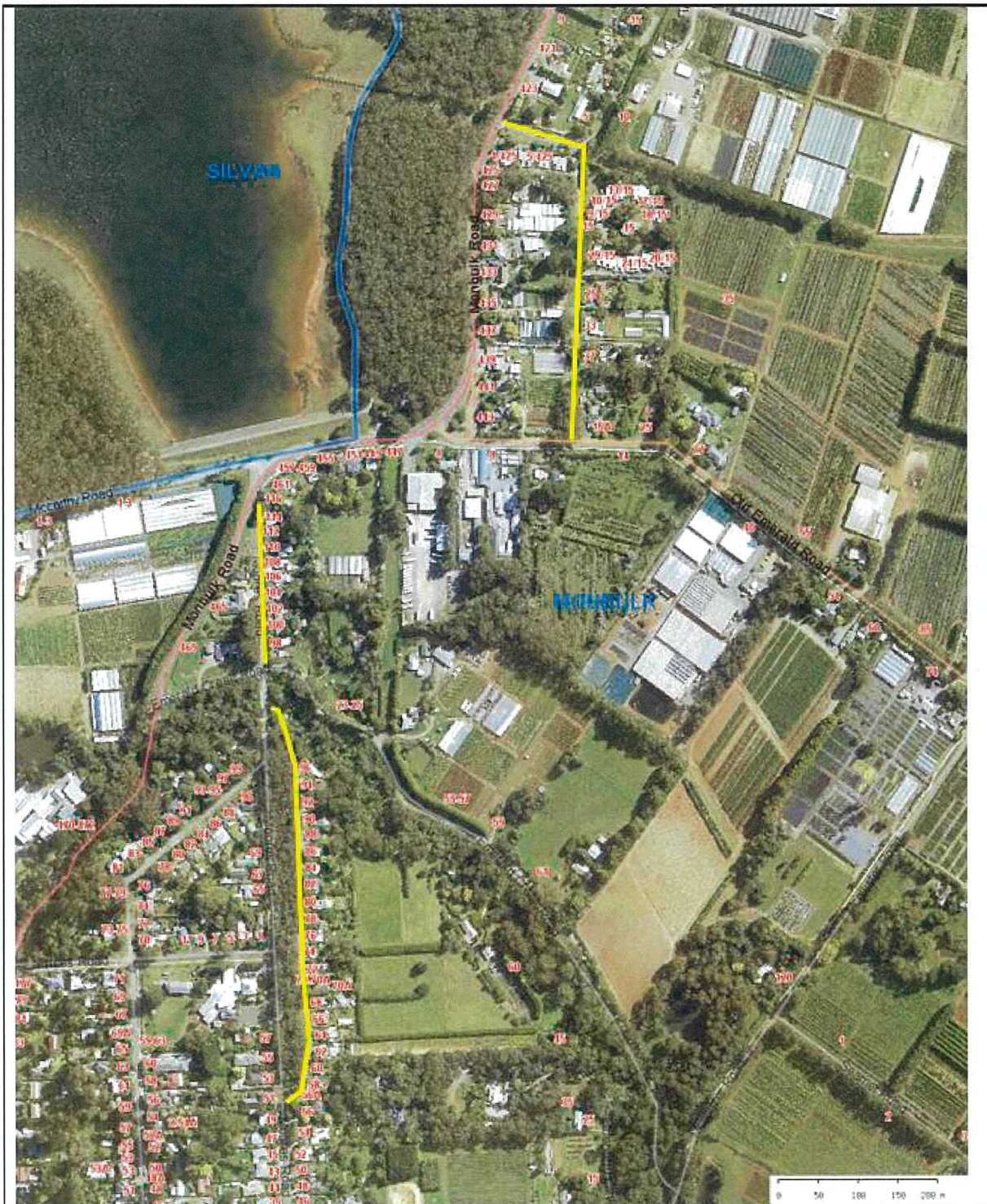
Should you require further information please contact Roads for the Community Initiative team on 1300 368 333 or via email.

Yours sincerely




Kim O'Connor
Manager Infrastructure Services

Map of proposed works



Yarra Ranges Council does not guarantee the accuracy of the information on this map. Any person using or relying upon such information does so on the basis that Yarra Ranges Council shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions on this map

Roads for the Community Initiative
Anderson Road, Moores Road and Moores Service Road, Monbulk

Proposed Road Construction – 
Extent of works is a GUIDE ONLY



SPECIAL CHARGE SCHEME QUESTIONNAIRE

Anderson Road, Moores Road and Moores Service Road,
Monbulk



The purpose of this questionnaire is to determine the level of support that exists for the proposed road construction works.

Please complete questionnaire online using your Unique Reference 12135 by Friday 13 May 2022.

Scan QR code



or visit the Project webpage

shaping.yarraranges.vic.gov.au/andersonmooresmooresservice

Alternatively, complete this hardcopy form and return via email to mail@yarraranges.vic.gov.au or post using the enclosed reply-paid envelope.

The allocated cost of the proposed works for your property:

94 Moores Road, Monbulk is \$7,000

Please indicate your preference by placing a tick (✓) in one of the following boxes

I/we **SUPPORT** the proposed road construction works as a landowner funded Special Charge Scheme

I/we **OPPOSE** the proposed road construction works as a landowner funded Special Charge Scheme

Landowner Name/s:

Property address:

Mailing address (if different from above):

Telephone No.:

Email:

Comments (Any comments will be considered should the project proceed):

.....
.....
.....
.....
.....

Thank you for taking the time to complete the survey.

Signed: Date:

Fact sheet for Landowners

Roads for the Community Initiative

Special Charge Schemes



How has the funding come about?

In 2019 the Federal Government announced a nine year \$150 million funding plan for Yarra Ranges Council to seal roads within the Dandenong Ranges and surrounding areas.

In September 2019, Yarra Ranges Council resolved to prioritise this funding firstly for the construction of unsealed roads bordering schools, preschools and key community facilities.

Priority was then assigned to the construction of unsealed roads that would provide connectivity and/or complete the sealed road network in a local area.

Unsealed roads within the Urban Growth Boundary or in townships were also prioritised as they are typically roads with high property density and offer Best Value for number of properties to benefit per km of road constructed.

Landowner and Community benefits

The benefits of road sealing to landowners will include improved vehicle access to properties, reduced dust and maintenance requirements and improving the management of stormwater runoff.

This initiative will aim to seal approximately 180 km's of roads which would benefit over 7,000 families and residents in Yarra Ranges.

We're expecting that it will take about 10 years to seal all of the roads on our priority list.

Without this Federal Government funding, working through this list would take more than 50 years.

Example of works



Before construction



After construction

When will my road be sealed if I'm on the priority list?

Roads have been grouped as clusters and prioritised based on their abuttal to schools, preschools and key community facilities. Roads have then prioritised based upon the abutting property density for the overall length of unsealed road in the cluster.

It is proposed that the construction of roads will occur as clusters to ensure that efficiencies are achieved through delivery of the design, tender and construction process.

Approximately three years before construction is scheduled, affected landowners will be surveyed

to determine support for the project and it will only proceed if a majority of landowners indicate both their support and willingness to contribute towards constructing the road.

The survey, in the form of a landowner questionnaire, will include an estimated cost per property and the estimated Federal funding contribution to the Special Charge Scheme.

We'll let landowners know about the outcome of the questionnaire when the survey closes.

What happens if we and our neighbors don't want the road sealed?

Gauging landowner support is the first step we take in starting a Special Charge Scheme.

We will issue formal notices to all landowners at the start of the process with information about the proposal and how they can make a submission or lodge an objection. There will also be a chance to speak in support of your submission or objection to Council at a meeting.

After we've considered all feedback from landowners, Council will make a decision on whether to proceed with a special charge.

What happens after Council has declared a Special Charge Scheme?

Provided there has not been an application to VCAT, tenders for the works will be called, evaluated and a contractor appointed to undertake the works.

Landowners will then be informed of the successful contractor and a works commencement date.

How do I pay my contributions?

Landowners can pay their special charge contribution over a number of years (likely to be 10 years and specified at the time of the declaration of your special charge scheme). The special charge is repaid in the same way that you pay your annual rates.

Financing costs, similar to home loan interest rates, are added to your charge. This is because the contractor is paid when the works are done.

Council borrows the landowner's share of the cost of works to pay the contractor at that time. This financing cost is then passed on to landowners to repay over the period of the Special Charge Scheme. The financing cost is determined from Council's latest borrowing rate and is fixed for the period of the special charge.

Landowner Contribution (per Benefit Unit)	Financing Cost * (3% over 10 years)	Total Repayment * (incl Financing Cost)	Yearly Repayment * (incl Financing Cost)	Monthly Repayment * (incl Financing Cost)
\$7,000	\$1,050	\$8,050	\$805	\$67.10

*All figures in this example are subject to change depending on financing cost changes. Table provided as a guide only and financing repayments are subject to resident discretion.

Alternatively, you can pay the special charge as a lump sum payment – in this case the total charge (which does not include financing costs) must be paid by a date set by Council when the special charge is declared.

What if I sell my property before the contribution is paid back?

As part of the property settlement with the purchaser, the remainder of the charge can be paid out in full or the purchaser can take over the yearly repayments.

What happens if I can't afford my contribution?

If you are unable to make your payments on time or at all, you may be eligible for consideration under Council's Rate Recovery and Financial Hardship Policy.

For more information, please see Council's website:

yarranges.vic.gov.au/roadfunding2019

