

DATED

2021

ANNE MARIE SIOBHAN HUME
as Executor of SARAH THERESA HUME (deceased), the other joint registered proprietor
HENRY NOEL HUME having pre-deceased SARAH THERESA HUME

VENDOR'S STATEMENT

PROPERTY: 22 HAZELDEAN COURT, HAMPTON PARK

STRINGER CLARK
Lawyers
10 Henty Street
Portland 3305
DX
Telephone: 5523 1288
Facsimile: 5523 5778
Ref: MME:22102041

**VENDOR STATEMENT
TO THE PURCHASER OF REAL ESTATE
PURSUANT TO SECTION 32 OF THE
SALE OF LAND ACT 1962 (VIC) (“the Act”)**

LAND: 22 HAZELDEAN COURT, HAMPTON PARK

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

The vendor must sign this statement and give it to the purchaser prior to the purchaser signing the contract. The vendor may sign this statement to be given to the purchaser by electronic signature.

VENDOR **ANNE MARIE SIOBHAN HUME**
as Executor of SARAH THERESA HUME (deceased), the other
joint registered proprietor HENRY NOEL HUME having pre-
deceased SARAH THERESA HUME

Signature of the Vendor

Anne Marie Siobhan Hume

DATE OF THIS STATEMENT / /20__

The Purchaser acknowledges being given this statement signed by the Vendor together with the attached documents before the Purchaser signed any contract.

PURCHASER

Signature of the Purchaser

DATE OF ACKNOWLEDGEMENT / /20__

FINANCIAL MATTERS

1.1 Any Charge

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.

None to the Vendor's knowledge other than for outgoings referred to herein.

1.2 Rates, taxes, charges or other similar outgoings

Particulars of any rates, taxes, charges or other similar outgoings affecting the land (and any interest payable on any part of them):

- (a) Their total does not exceed 3,500.00
- (b) There are no charges or outgoings for which the Purchaser may become liable as a consequence of the sale and which the Vendor might reasonably be expected to have knowledge of, which are not included in items 1.2 (a) above; other than any amounts specified as follows:

None to the Vendor's knowledge

2. INSURANCE DETAILS

2.1 Damage and destruction

This section 2.1 only applies if the contract for the sale of land does NOT provide for the land to remain at the risk of the Vendor until the Purchaser becomes entitled to possession or receipt of rents and profits.

Not applicable

2.2 Owner-Builder

This section 2.2 only applies if there is a residence on the land which was constructed within the preceding 6 years and section 137B of the *Building Act* 1993 applies to the residence.

Not applicable

3. LAND USE

3.1 Easement, covenant or other similar restriction affecting the land

- (a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):

As set out in the attached copies of title document(s).

- Sewer/drains, if any may be laid outside registered easements.
- Some sewer/drains outside of registered easements may be built over – refer to the attached plan.

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

- 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.

3.2 Designated bushfire prone area

The land **IS NOT** in a designated bushfire prone area within the meaning of the regulations made under the *Building Act* 1993.

3.3 Road access

There **IS** access to the property by road.

3.4 Planning scheme

The required specified information is as follows:

Name of planning scheme	Casey Planning Scheme
Name of responsible authority	Casey City Council
Zoning of the land	General Residential Zone – Schedule 1
Name of planning overlay	None

4. NOTICES

4.1 Notice, order, declaration, report or recommendation

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

Other than those disclosed in the attached certificates, permits or correspondence from the Authorities (if any), none to knowledge of the Vendor. However the Vendor has no means of knowing all the decisions of public authorities and government departments affecting the land unless communicated to the Vendor. The Purchaser should make own enquiries as considered appropriate by the Purchaser.

4.2 Agricultural purposes

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 are as follows:

None to the Vendor's knowledge

4.3 Land acquisition

Particulars of any notice of intention to acquire served under section 6 of the *Land Acquisition and Compensation Act* 1986 are as follows:

Not applicable

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act* 1993 in the preceding 7 years in relation to a building on the land:

Not applicable

6. OWNERS CORPORATION

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

Not applicable

7. SERVICES

The following services are not connected to the land:

- ☐ electricity supply
- ☐ gas supply
- ☐ water supply
- ☐ sewerage
- ☒ telephone services

The Purchaser acknowledges that some or all of the above services may be disconnected by the Vendor prior to settlement in which case the Purchaser may become liable to pay reconnection fees. Any costs associated with the provision of services to the property shall be borne by the Purchaser and the Purchaser should satisfy itself of any such costs before entering into the Contract.

8. TITLE

Copies of the following documents are attached:

8.1 Registered Title (*Transfer of Land Act 1958*)

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

8.2 Vendor not registered proprietor

If the Vendor is not the registered proprietor of the land or the owner of the estate in fee simple in the land, evidence of the Vendor's right or power to sell the land.

9. DUE DILIGENCE CHECKLIST

The Vendor or the Vendor's licensed estate agent must ensure that a prescribed due diligence checklist is made available before the land is offered for sale to any prospective purchaser from the time the land for sale that is vacant residential land or land on which there is a residence.

The provision or attachment of the due diligence checklist to Vendor Statement is not required but may be attached as a matter of convenience.

10. ATTACHMENTS

- 10.1 Due Diligence Checklist
- 10.2 Register Search Statement for C/T Volume 9749 Folio 455

- 10.3 LP208883H
- 10.4 Covenant No. D688158
- 10.5 Copy Will of Sarah Theresa Hume (in the Will called Sarah Therese Hume)
- 10.6 Property Report
- 10.7 Planning Property Report
- 10.8 Council Rates Notice
- 10.9 Water Bill
- 10.10 Land Tax Clearance Certificate
- 10.11 Sewers and Drains Plan

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

Page 1 of 1

VOLUME 09749 FOLIO 455

Security no : 124094080424X
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LAND DESCRIPTION

Lot 83 on Plan of Subdivision 205883H.
PARENT TITLE Volume 09675 Folio 057

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
HENRY NOEL HUME
SARAH THERESA HUME both of 16 ALSACE STREET DANDENONG 3175
N274459S 05/02/1988

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE N274460S
AUSTRALIA AND NEW ZEALAND SAVINGS BANK LTD

COVENANT (as to whole or part of the land) in instrument D688158

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 LP205883H 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: 22 HAZELDEAN COURT HAMPTON PARK VIC 3976

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 23/10/2016

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP205883H
Number of Pages (excluding this cover sheet)	1
Document Assembled	30/11/2021 13:10

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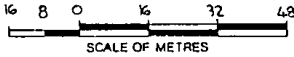
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LP 205883 H

EDITION. 1.

CHART. 33.

PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENTS 2 & 3
SECTION 31
PARISH OF EUMEMMERRING
COUNTY OF MORNINGTON

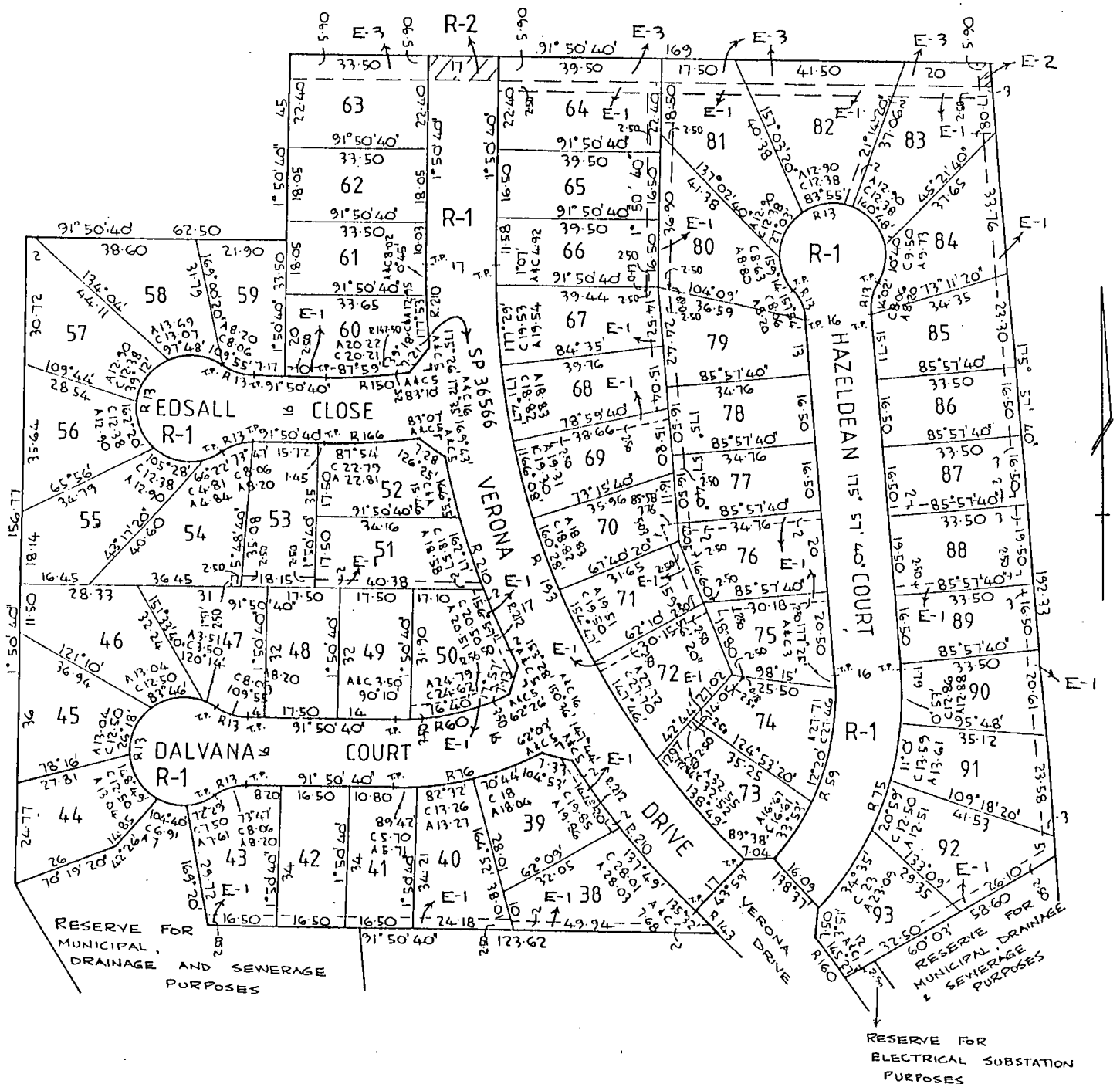


VOL 9675 FOL 057
 APPROVED 29-5-87

APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS
* Brown Hatched Brown - Way, drainage, sewerage * Blue Hatched Blue - Drainage & sewerage	* Blue Hatched Purple & Brown Hatched - Gas supply vide P/S 128968 and the easement to Victorian Pipelines Commission created by Inst. N° D 686158 Lots 1 to 37 (both inclusive) have been omitted from this plan

COLOUR CONVERSION

BLUE = E1
 BLUE HATCHED = E2
 PURPLE = E3
 BROWN = R1
 BROWN HATCHED = R2



Imaged Document Cover Sheet

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Document Type	Instrument
Document Identification	D688158
Number of Pages (excluding this cover sheet)	5
Document Assembled	30/11/2021 13:10

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WEIGALL & CROWTHER
VICTORIA

REGD

9688158

CREATION OF EASEMENT

ERIC ALBERT MARRIOTT Gardener

of Pound Road, Hampton Park.

(hereinafter called "the Owner") being registered or entitled to be registered as the proprietor of an estate in fee simple in the land secondly hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of TWO THOUSAND AND EIGHTY-SEVEN DOLLARS AND FORTY-TWO CENTS (\$2087.42)

paid to me by the VICTORIAN PIPELINES COMMISSION (hereinafter called "the Commission") Do HEREBY TRANSFER AND GRANT unto the Commission and its successors and transferees registered proprietor or proprietors for the time being of ALL THAT piece of land being part of Crown Portion 93 Parish of Eumemmerring and being the whole of

the land comprised in Certificate of Title entered in the Register Book Volume 8727 Folio 144 FULL AND FREE RIGHT AND LIBERTY to and for it and them and its and their contractors servants agents and workmen at all times hereafter for the purposes of the Victorian Pipelines Commission Act 1966 :—

- (a) To ENTER AND RE-ENTER in and upon ALL THAT piece of land delineated and colored red on the plan drawn hereon or annexed hereto and marked "A" and ~~being~~ 'B' and being parts of Crown Allotments One, Two and Three Section 34 Parish of Eumemmerring and being parts of the land more particularly described in Certificates of Title Volume 8090 Folios 372 and 373 .

(which land is hereinafter referred to as "the servient tenement") and to bring on or remove therefrom any plant equipment or materials and to construct re-construct or demolish any works and to excavate trenches and for footings or foundations and to lay or erect or place in on under over along or across the servient tenement and from time to time to repair remove renew re-lay or re-erect any pipes or systems of pipes for the conveyance of hydrocarbons in a gaseous state and any ancillary equipment and works associated with any such pipes or systems of pipes at any place or places and in any position or positions PROVIDED ALWAYS that the upper surface of any such pipes or systems of pipes when laid shall be approximately three feet below the surface of the servient tenement but any ancillary equipment and works associated therewith may extend up to or be upon or above the surface.

- (b) To erect and maintain any gates upon the servient tenement and any temporary fences during any period of construction or maintenance of works.

- (c) To fell and remove any tree or any limb or limbs of any tree and remove any obstructions upon the servient tenement and to carry out thereon any digging cutting excavating grading and re-grading.

VLTO

"This reproduction is the best obtainable from the original."

ALL PAGES

- (d) To go pass and repass for all of the purposes aforesaid either with or without vehicles machines plant and equipment through over and along the servient tenement.
- (e) To use the servient tenement for all purposes of and incidental to the transmission of hydrocarbons in gaseous state.
- (f) To keep the servient tenement free of any buildings whatsoever and free from any obstructions above the surface.
- (g) To maintain inspect alter repair duplicate add to renew use take up remove and replace all works and installations.
- (h) To enter re-enter and pass on foot or on horseback or in any vehicle or machine over and along the servient tenement as often as the Commission or its officers may desire for the purpose of protecting inspecting maintaining altering repairing duplicating adding to renewing using taking up removing or replacing all works and installations.

PROVIDED ALWAYS that nothing herein contained shall be deemed in any way to restrict limit or detract from any right power authority or immunity of the Commission or its successors under or by virtue of the Victorian Pipelines Commission Act 1966 or any amendment thereof or any other statute or regulation which now or hereafter may confer any rights powers authorities or immunities on the Commission.

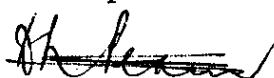
AND PROVIDED FURTHER that the Commission will at all times fill in any excavations made in the exercise of the powers and rights hereby granted and leave the servient tenement reasonably level and free from rubbish and debris and will pay to the Owner reasonable compensation for disturbance caused by the execution by the Commission of any works on or in the servient tenement which may be carried out after completion of the initial works to be performed and constructed thereon or therein.


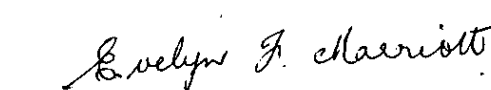
AND the Owner for himself his heirs executors and administrators and transferees registered proprietor or proprietors for the time being of the servient tenement HEREBY COVENANTS with the Commission and its successors and transferees registered proprietor or proprietors for the time being of the land firstly hereinbefore described not to erect on any part of the servient tenement any building or other structure or place thereon any obstruction or to cultivate or dig or excavate any part of the surface of the servient tenement to a depth greater than one foot without the previous consent in writing of the Commission first had and obtained.

AND IT IS HEREBY AGREED AND DECLARED that in the interpretation of this Instrument the singular number shall include the plural number and vice versa and the masculine gender shall include the feminine and neuter genders.

DATED the 11th day of March One thousand nine hundred and seventy

SIGNED SEALED AND DELIVERED by the
said ERIC ALBERT MARRIOTT
in the State of Victoria in the presence of:



VICTORIAN PIPELINES COMMISSION

Easement required for DUTSON-DANDENONG NATURAL GAS PIPELINE

Owner ERIC ALBERT MARRIOTT

Address CENTRE ROAD
BENTLEIGH

Part of Allotment 1

Section 31

Parish of EUMEMMERRING

County of MORNINGTON

Area 1 a. 2 - 17⁵/₁₀ p.

Certificate { Vol. 8090
Fol. 372

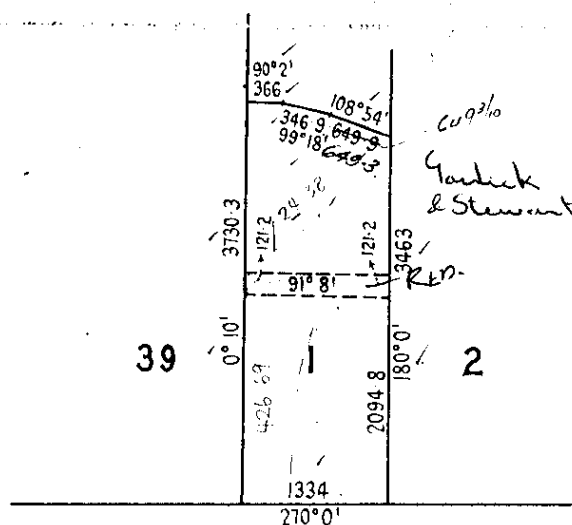
Scale:- 16 CHAINS to an Inch.

COLOUR CODE

Y=Yellow G=Green O=Orange

BL=Blue BR=Brown CH=Cross Hatched

✓R=Red P=Purple PK=Pink H=Hatched



GOVERNMENT ROAD

Secretary for: VICTORIAN PIPELINES COMMISSION

.....
ERIC ALBERT MARRIOTT

Eric A. Marriott
.....

Measurements are in

Links

Draftsman

Garlick & Stewart

Checked

Alfred L.S.

For Vic. Pipelines
Commission

W. Donald

Date

8 - 9 - 67

THE COMMON SEAL of VICTORIAN PIPELINES
COMMISSION was hereunto affixed by the authority
of the Commission and is hereby attested by :—

W. F. Ronald

Commissioner

B. J. McCall

Commissioner

H. J. McCall

Secretary

ENCUMBRANCES REFERRED TO
AS TO CERTIFICATE OF TITLE Volume 8090 Folio 373
CREATION OF EASEMENT No. D 41621.

LAST WILL

This is the last Will of me, Sarah Therese Hume, of 22 Hazeldean Court, Hampton Park, 3976 in the State of Victoria which commences on this page and which concludes where the words "this is the end of my Will" appear.

By this Will, I revoke all previous Wills and testamentary acts and dispositions.

Executor/Executrix

I appoint Anne Marie Siobhan Hume of 62 Swan Street, Footscray, 3011 in the State of Victoria

to be the Executor of my Will and Trustee of my estate, but if she does not outlive me or is unwilling to act or incapable of acting, then I appoint:

Raymond Samuel Eugene of 22 Hazeldean Court, Hampton Park, 3976 in the State of Victoria, and

John Francis Ronan Hume of 8 Banksia Court, Woodend, 3442, in the State of Victoria.

Residuary/Residue of my Estate

I direct my Executor to pay all my debts then I give the residue of my estate to be distributed equally between my four children:

Raymond Samuel Eugene Hume ([REDACTED])

John Francis Ronan Hume ([REDACTED])

Anne Marie Siobhan Hume ([REDACTED])

Sinead Patricia Margaret Hume ([REDACTED])

If any of my children die either before me or after me but before reaching his or her age of inheritance and in either event leaving any children of their own then these children, upon reaching their age of inheritance, will take what their deceased parent would have taken.

Funeral Directions

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

In the order of deaths of two persons is uncertain, this Will is to be interpreted as if the younger outlived the older.

12/11/14 Sarah Hume
VS

If my Executors is holding any part of my estate in trust for any beneficiary, my Executors will have the powers given to executors or trustees by the legislation in any of the Australian States or Territories (not just the State or Territory where my estate is being administered) – free (where permitted) of any limitations expressed in terms of time or money.

SIGNATURES

Sign below in the presence of two witnesses

Testator/Testatrix

Signed and dated this 28th day of February 20 19

Thelma Hense
(Signature of Testator/Testatrix)

Witnesses

This Will was signed by the Testator/Testatrix in the presence of both of us as witnesses and signed by both of us in the presence of the other, and in the presence of the Testator/Testatrix

(Nurse)

Name: Lorinda H
Address: C/- Monash Medical Centre
Clayton Road
Clayton (Signature)

(Nurse)

Name: KJ Mills
KJ MILLS
Address: C/- Monash Medical Centre
Clayton Road
Clayton (Signature)

THIS IS THE END OF MY WILL

PROPERTY REPORT

From www.planning.vic.gov.au at 29 November 2021 10:14 AM

PROPERTY DETAILS

Address: **22 HAZELDEAN COURT HAMPTON PARK 3976**

Lot and Plan Number: **Lot 83 LP205883**

Standard Parcel Identifier (SPI): **83\LP205883**

Local Government Area (Council): **CASEY** www.casey.vic.gov.au

Council Property Number: **40256**

Directory Reference: **Melway 96 D5**

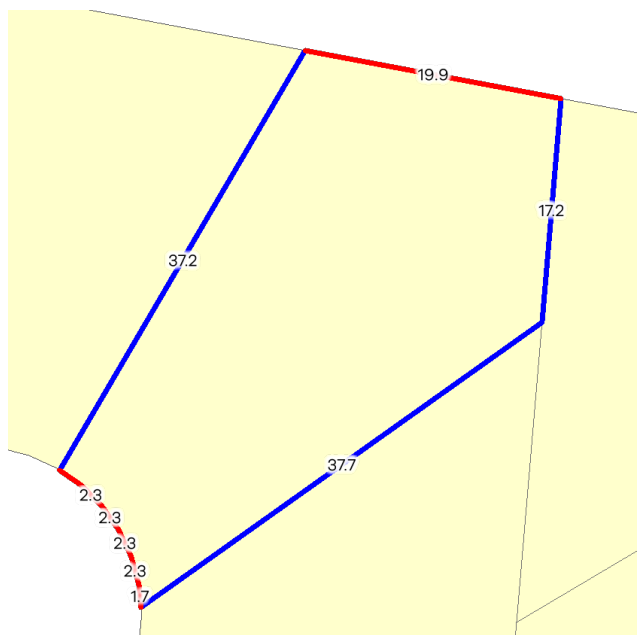
This property is not in a designated bushfire prone area.

No 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: 875 sq. m

Perimeter: 125 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.

1 overlapping dimension label is not being displayed

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: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**

Legislative Assembly: **NARRE WARREN SOUTH**

PLANNING INFORMATION

Planning Zone: [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)

Planning Overlay: None

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 24 November 2021.

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>

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.

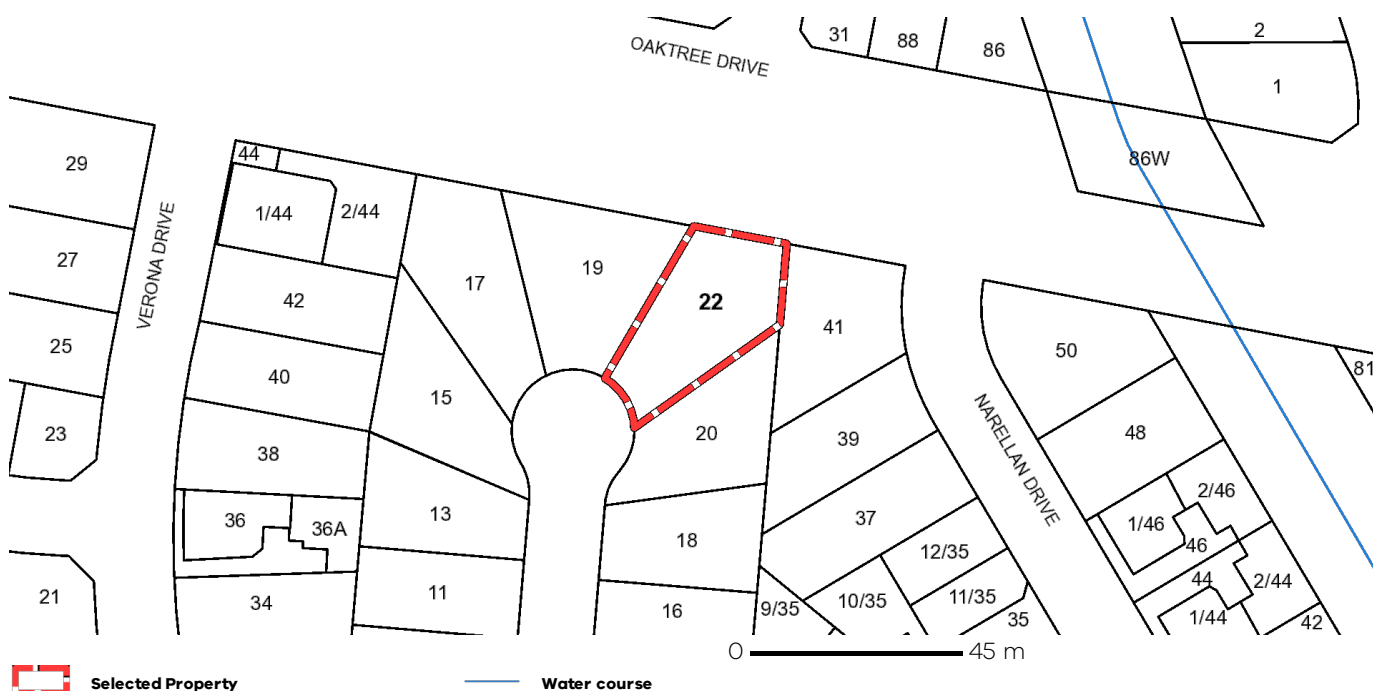
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this 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.gav.nrms.net.au/gavQuestion1.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



Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

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

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 29 November 2021 10:14 AM

PROPERTY DETAILS

Address: **22 HAZELDEAN COURT HAMPTON PARK 3976**
Lot and Plan Number: **Lot 83 LP205883**
Standard Parcel Identifier (SPI): **83\LP205883**
Local Government Area (Council): **CASEY**
Council Property Number: **40256**
Planning Scheme: **Casey**
Directory Reference: **Melway 96 D5**

www.casey.vic.gov.au

[Planning Scheme - Casey](#)

UTILITIES

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

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
Legislative Assembly: **NARRE WARREN SOUTH**

OTHER

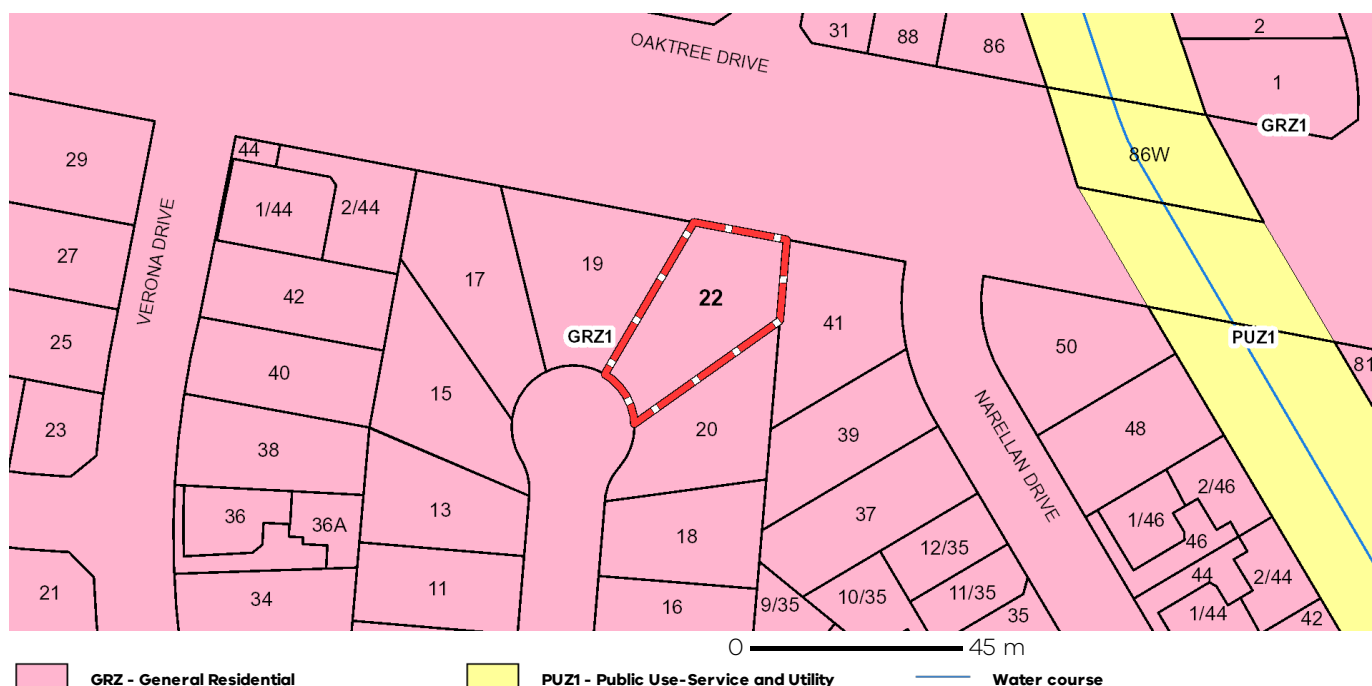
Registered Aboriginal Party: **Bunurong Land Council
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)

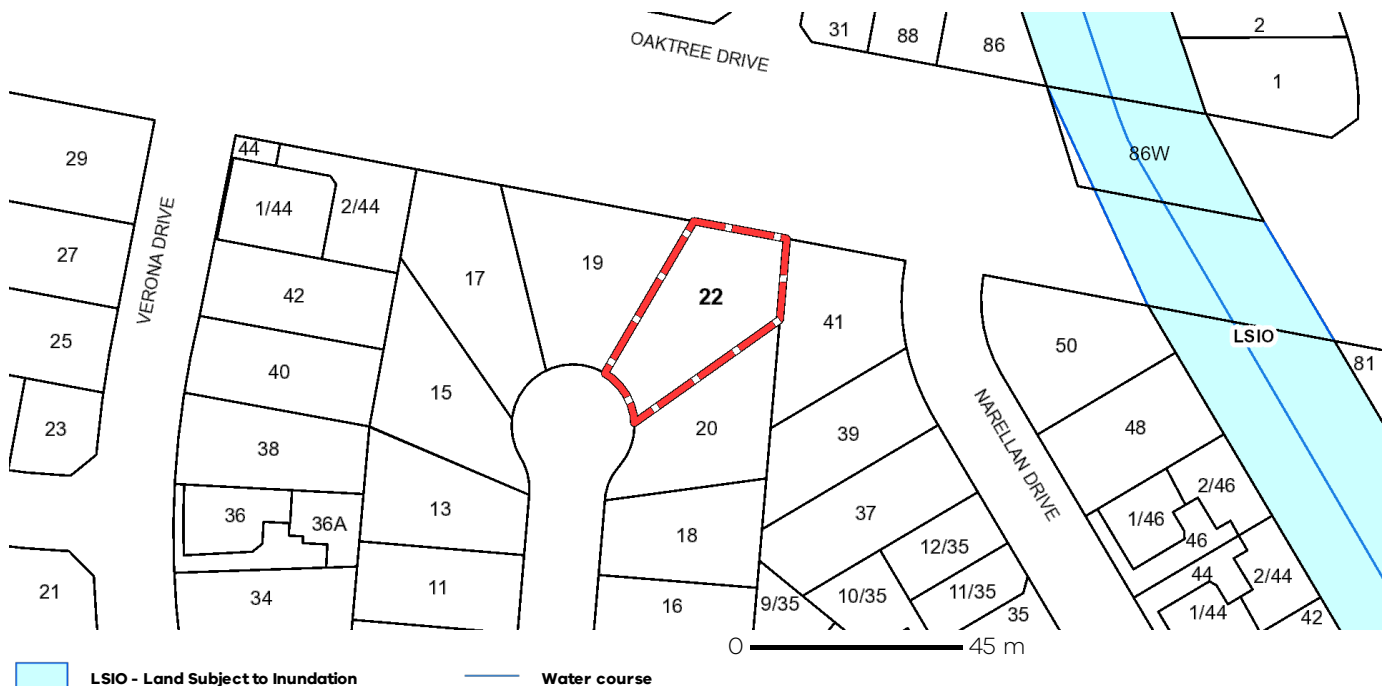


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

None affecting this land - there are overlays in the vicinity

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



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

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.

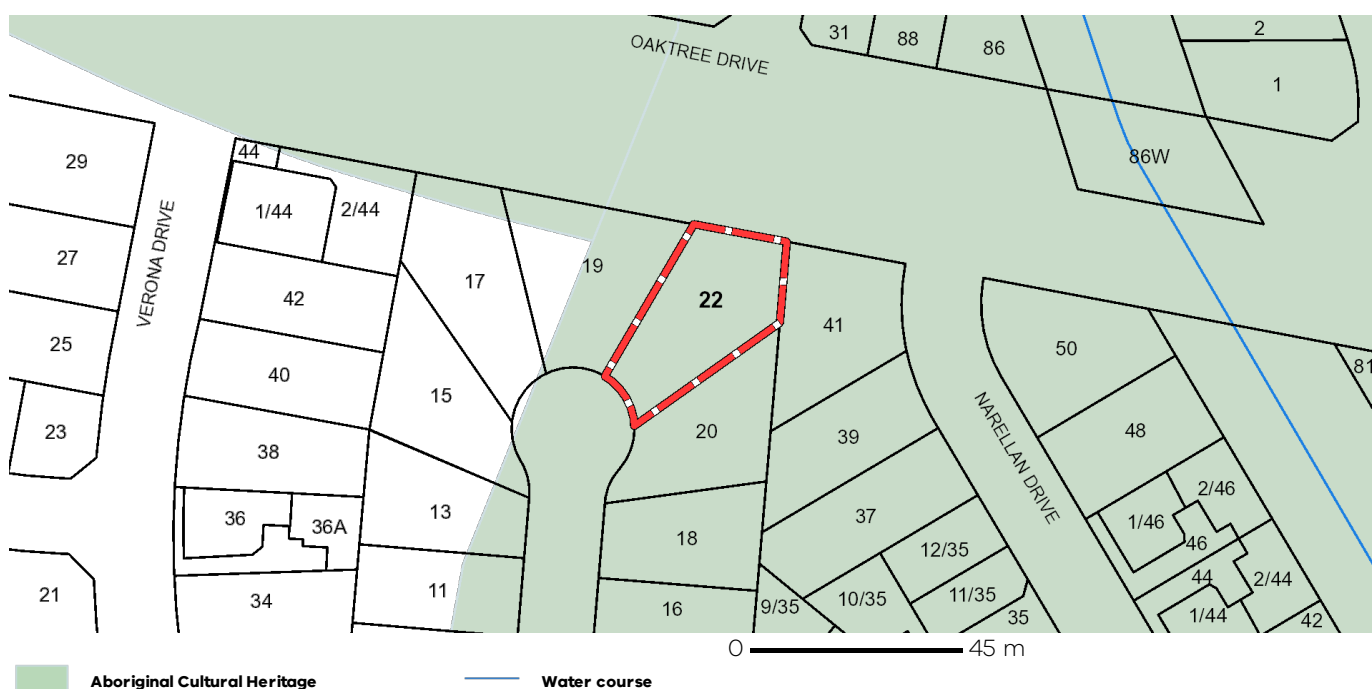
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Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.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>



Further Planning Information

Planning scheme data last updated on 24 November 2021.

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>

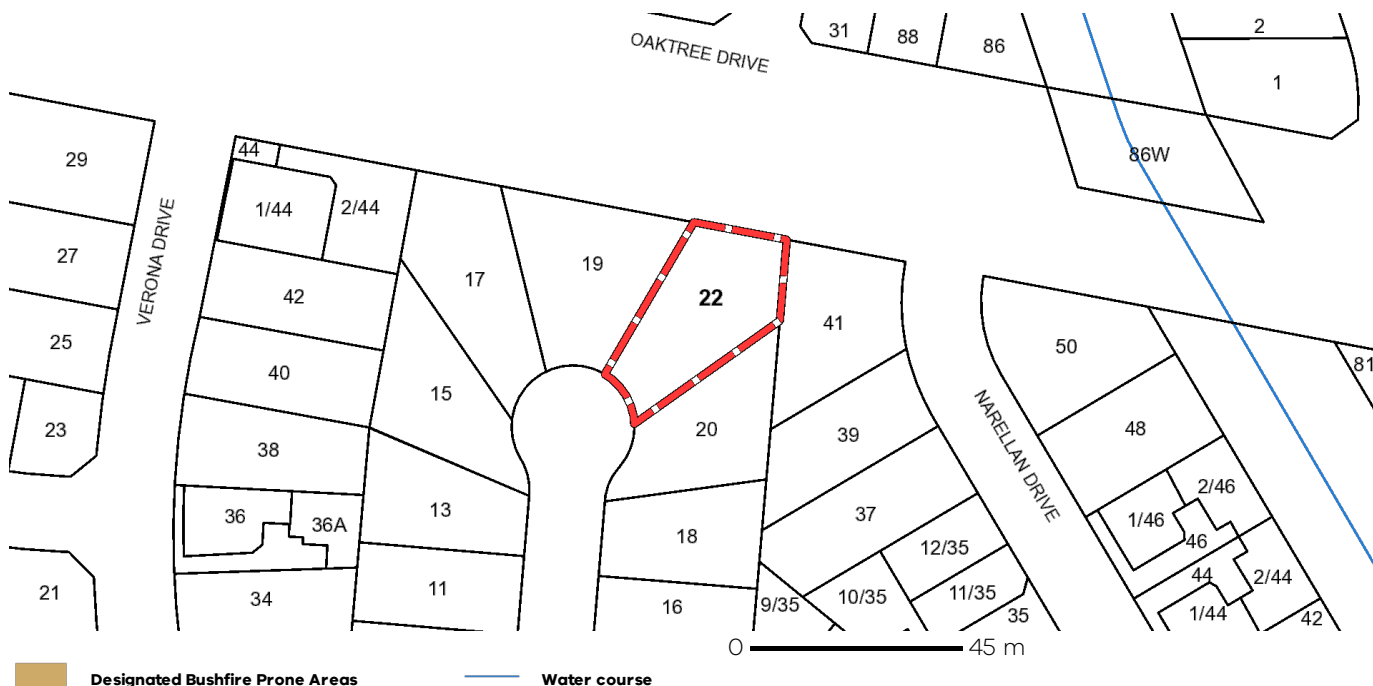
For details of surrounding properties, use this service to get the Reports for properties of interest.

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 not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

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

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

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

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

RATE & VALUATION NOTICE

1 July 2021 - 30 June 2022


City of Casey

Bunjil Place, 2 Patrick Northeast Drive, Narre Warren

Tel : 03 9705 5200

NRS : 133 677 (for the deaf, hearing or speech impaired)

TIS :131 450 (Translating and Interpreting Service)

ABN : 43 320 295 742

Estate of S T Hume &
Estate of H N Hume
C/- A M S Hume
62 Swan St
FOOTSCRAY VIC 3011

Property : 22 Hazeldean Court HAMPTON PARK VIC 3976
Lot 83 LP 205883

PRESCRIBED DATE OF VALUATION (Valuation as at) 1 JAN 2021		OPERATIVE DATE (Effective from) 1 JULY 2021
CAPITAL IMPROVED VALUE (Total Property Value) \$550,000	SITE VALUE (Land Value) \$395,000	NET ANNUAL VALUE \$27,500

Rates & Charges	Calculation	Amount
Current Year's Fire Service Levy		\$146.45
Current Year's Garbage Charge		\$377.00
Current Year's General Rates		\$1,403.27
TOTAL BALANCE OUTSTANDING		\$1,926.72

Current rates and fire services property levy must be paid 15 February 2022 to avoid interest unless being paid by instalments. Any arrears shown above should be paid immediately to avoid incurring additional interest and legal action to recover the debt which may include additional costs.

AUSTRALIAN VALUATION PROPERTY CLASSIFICATION CODE :
110 - Detached Dwelling

RATE CAPPING

Council has complied with the Victorian Government's rate cap 1.5%. The cap applies to the average increase of rates and charges. The rates and changes for your property may have increased or decreased by a different percentage amount for the following reasons :

- i) The valuation of your property relative to the valuation of other properties in the municipal district
- ii) The application of any differential rate by Council
- iii) The inclusion of other rates and charges not covered by the Victorian Government's rate cap.

To update your contact details, notify us at www.casey.vic.gov.au/update-your-contact-details

If you are eligible for a pension concession and the discount is not showing above please contact Customer Service to organise a rebate application.

Issue Date : 31/08/2021

Property ID : 40256

Account Ref No.: 00402564

***All outstanding arrears must be paid immediately to avoid further interest charges (currently set at 10% PA)**

How To Pay :
1 - Payment by Instalments

To pay by instalments, you **MUST** pay the 1st Instalment by the due date.

1st Instalment 30th Sept 2021

\$481.62

2nd Instalment 30th Nov 2021

\$481.70

3rd Instalment 28th Feb 2022

\$481.70

4th Instalment 31st May 2022

\$481.70

OR

2 - Payment in Full

Due by 15th Feb 2022

\$1,926.72

OR

3 - Payment by Direct Debit

(9 monthly payments - see over for further information)

Existing Direct Debit Arrangements will continue from 28th September 2021.

A Payment Schedule will be sent separately.

TRY BPAY PAYMENTS THIS YEAR, OR SEE OVER FOR OTHER PAYMENT METHODS



Bill Code: 8995

Ref: 00402564

BPAY® this payment via Internet or phone banking.

BPAY View® - View and pay this bill using internet banking.

BPAY View Registration No.:

INSTALMENT AMOUNT

DUE BY 30/09/2021

\$481.62

TOTAL AMOUNT

DUE BY 15/02/2022

\$1,926.72

Date / /



RATEPAYER : Estate of S T Hume &

PROPERTY : 22 Hazeldean Court HAMPTON PARK VIC 3976

PROPERTY ID: 40256



*71 179 402564 57

IMPORTANT INFORMATION

CAPITAL IMPROVED VALUE

Capital Improved Value is the market value of the land, including the improvements that have been made on, or to the land.

SITE VALUE

Site Value is the market value of the land, assuming that the improvements on, or to the land had not been made.

NET ANNUAL VALUE

Net Annual Value is the rental value of the land, including the improvements that have been made on, or to the land, with the exception of farms and most residential properties where the net annual Value is 5% of the Capital Improved Value.

RIGHT OF OBJECTION TO VALUATIONS

Ratepayers have a right under S16 of the Valuation of Land Act 1960 to object to the valuation of the described property on a number of specific grounds under section 17. For Fire Service Property Levy purposes, valuations are allocated an AVPC, which can also be objected to. Objections must be lodged on the prescribed form within 2 months of the issue of this rate and valuation notice. Please contact the Valuation Office for further information regarding the grounds for objection and the prescribed form.

USE OF COUNCIL VALUATIONS

Notice is given that Council valuations may be used by other rating authorities for the purpose of a rate or tax. The City of Casey uses Capital Improved Value as the valuation base for rating purposes. The State Revenue Office also uses Capital Improved Value as its valuation base for calculating the Fire Services Property Levy. The State Revenue Office uses Site Value as its valuation base for land tax purposes. Further information on land tax can be found at the State Revenue Office website www.sro.vic.gov.au.

SPECIAL PAYMENT ARRANGEMENTS

If you think you may have difficulty paying your rates, please contact the Council immediately or before the payment is due, to discuss more suitable methods of payment or visit www.casey.vic.gov.au/apply-rates-payment-plan

If you are suffering financial hardship please refer to Councils' hardship policy at www.casey.vic.gov.au/policies-strategies/rate-payment-financial-hardship-policy

PENALTY FOR LATE PAYMENT OF RATES AND CHARGES

Late or non-payment of rates and charges will incur a penalty as set under Section 2 of the Penalty Interest Rate Act 1983. Section 172 provides that where rates and charges are payable either in a lump sum or by instalments, and a person fails to pay the first instalment or a lump sum by their respective due dates, Council may charge penalty interest from the date on which each missed instalment is due. In other words, where a lump sum is not paid by the due date, penalty interest will be calculated as if the person was paying their rates in instalments.

PROPERTY OWNERSHIP

It is the responsibility of the property owner to notify the Council of any change in ownership.

RIGHT OF OBJECTION TO RATES AND CHARGES

Under S184 of the Local Government Act 1989, aggrieved persons have a right of appeal to the County Court on the rates and charges on specific grounds. Please contact the Rates Office for further information.

SUPPLEMENTARY RATE

If an amendment is made to the valuation to include any changes to the property, an adjustment to the rates payable may be necessary for which a supplementary rate and valuation notice will be served.

RATE REBATES/CONCESSIONS

If you are in receipt of a pension, you may be eligible to a rebate on rates and charges. Please note that the appropriate pension card must be provided when submitting your application for a rate rebate at the Council offices.

A Council concession may also be available to holders of an appropriate TPI or War Widow Gold Card. Enquiries can be made at any of Council's Customer Service Centres.

PAYMENT OF RATES AND CHARGES

Payments of any rates and charges will be allocated as follows:

1. Legal costs owing, if any.
2. Interest owing, if any.
3. Arrears owing, if any, current rates, charges and fire services property levies owing. Penalty interest on any arrears of rates, charges and fire service property levies will continue to accrue until full payment of the outstanding amount.

FIRE SERVICES PROPERTY LEVY (FSPL)

Council has been appointed as the agency to collect the Fire Services Property Levy on all land within the City of Casey, unless specifically exempted, to fund the Country Fire Authority. If the leviable land is rateable, the owner may apply for a waiver, deferral or concession in respect of the levy amount, in accordance with section 27 of the FSPL Act. If the leviable land is classified residential for land use classification purposes, but is not rateable land, the owner may apply for a waiver, deferral or concession in respect of the levy amount in accordance with section 28 of the FSPL Act.

DIRECT DEBIT PAYMENT BY NINE INSTALMENTS

Rates, Charges and Fire Services Property Levies may be paid by nine monthly instalments, only if you choose the Direct Debit method of payment. Contact Council on 03 9705 5200 or visit our website www.casey.vic.gov.au for an application form. Applications must be received by 10 September each year. The first payment will be deducted on 28 September and subsequent payments on the 28th of each month (or the next business day) until May 2022. Instalment reminder notices will not be forwarded and it remains your responsibility to ensure sufficient funds are available in your nominated account.

DISPOSAL OF PROPERTY FOR OVERDUE RATES AND CHARGES

Under Section 181 of the Local Government Act 1989, the Council has the power to dispose of property where:








- There are rates and charges (including enforcement costs and interest) which are more than three years overdue; and
- There is no current arrangement for the payment of the overdue rates and charges; and
- There is a Court order requiring the part payment of the overdue rates and charges.

PRIVACY STATEMENT

The City of Casey is committed to the protection of your privacy. Your personal information will be handled in accordance with the *Privacy and Data Protection Act 2014*. The personal information requested is being collected for the purpose of being able to contact you via SMS, phone, email or mail, about services you receive from Council, including rates reminders. You can access your personal information by contacting council's Privacy Officer on 9705 5200. For further information about how Council protects your privacy, Council's Privacy Policy is available from all council offices and on our website www.casey.vic.gov.au/privacy.

DECLARATION OF RATES

In accordance with Section 158 of the *Local Government Act 1989*, Council declared the rates and charges for 12 months ending 30 June 2022. In accordance with Parts 2 and 3 of the *Fire Services Property Levy Act 2012*, Council is required to collect levy amounts on behalf of the State Government as a collection agency. These rates and charges and levy, if unpaid, remain as a first charge on the land, along with any costs awarded to Council in relation to them.

METHODS OF PAYMENT		
 <ul style="list-style-type: none">• Contact your participating financial institution to pay from your cheque, savings or credit card account.• Please quote Biller Code 8995 and the reference number located on the notice.	 PAYMENT BY DIRECT DEBIT <p>Please contact Council on 9705 5200 or visit our website www.casey.vic.gov.au for an application. Applications close 10 September each year.</p>	 BY MAIL <ul style="list-style-type: none">• Mail payment of amount or with deposit slip to: City of Casey P.O. Box 5034 Hallam, 3803• Please do not pin or staple your cheque to the notice when returning the payment.• Allow sufficient time for delivery to avoid any penalty for late payment.
 PAYMENT BY INTERNET <ul style="list-style-type: none">• Payment via the internet: www.casey.vic.gov.au	IN PERSON <ul style="list-style-type: none">• You may pay by EFTPOS, Money Order, Credit Card, or Cheques crossed "Not Negotiable"• Visit our Customer Service Centres, Mondays to Fridays at:<ul style="list-style-type: none">• Bunjil Place - 9.00am to 4.00pm 2 Patrick North East Drive, Narre Warren• Cranbourne - 10.00am to 2.00pm Cranbourne Park Shopping Centre, 125 High Street Cranbourne	 <div>Billpay code: 9179 Ref Number 402564 57</div> <p>Present this notice intact with your payment at any Post Office. Pay via the internet at • postbillpay.com.au or • phone on 13 18 16. Payment can be made by credit card (MasterCard or Visa).</p>
 CREDIT CARD PHONE PAYMENT <ul style="list-style-type: none">• Please phone 1300 665 200 to make your payment using your credit card.• MasterCard and Visa cards may be used.• The phone payment line is a 24 hour service available from most touch-tone phones. <p>Reference Number: 00402564</p>		

THE ESTATE OF H J & S T HUME
ATTN: ANNE MARIE (SIOBHAN) HUME
62 SWAN ST
FOOTSCRAY VIC 3011

Account number: 1565553

Date due: 27 October 2021

Last bill	Payments received	Balance
\$700.15	— \$0.00 =	\$700.15

Current charges	Total due
+ \$233.45cr	\$466.70

Your account breakdown

Issue date	08 October 2021
Property	22 Hazeldean Court HAMPTON PARK VIC 3976
Property reference	53G//13512/11
Last bill	\$700.15
Payment received	\$0.00
Balance brought forward	\$700.15
HIGH USE REVIEW	\$233.45cr
Total due	\$466.70

Payment options



DirectDebit

Set up payments at mysoutheastwater.com.au



BPAY® (Up to \$20,000)

Bill code: 24208 Ref: 1000 1565 5500 000



Credit Card

Pay by Visa or MasterCard at southeastwater.com.au or call 1300 659 658.



EFT (Electronic Funds Transfer)

BSB: 033-874 Account number: 1565553
Account name: South EastWater Corporation



Postbillpay

BillpayCode: 0361 Ref: 1000 1565 5500 000
Call 131 816 Visit: postbillpay.com.au
Or visit an Australia Post store.



Centrepay

Arrange regular deductions from your Centrelink payments
visit humanservices.gov.au/centrepay CRN: 555 050 397J

Property ref: 53G//13512/11
22 HAZELDEAN COURT
HAMPTON PARK VIC 3976



*361100015655500000

TN53G

Total due:	\$466.70
Account number:	1565553
Date paid:	
Receipt number:	

Additional information

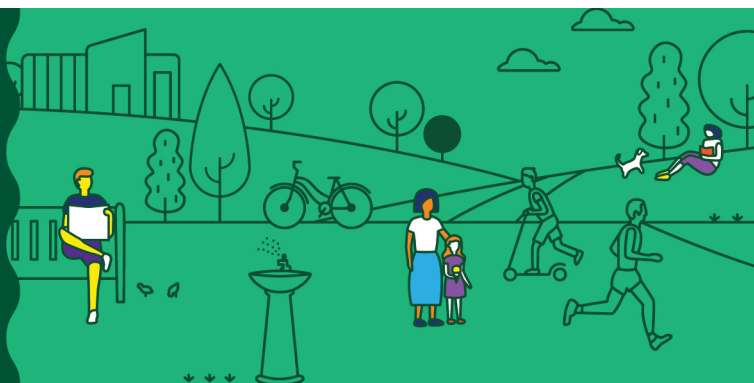
Payment assistance

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

Community is important to us.

Find out how our grants program
has helped the community you live in.

Visit southeastwater.online/grantsprogram



South East Water Corporation

ABN 89 066 902 547

101 Wells Street Frankston VIC 3199

PO Box 2268 Seaford VIC 3198 Australia

30 NOVEMBER 2021

Victorian Land Registry PSP
E-mail: landata.online@victorianlrs.com.au

Dear Customer,

Please find attached information regarding your application.

Our Reference: Case Number 40419368
Applicant Reference: 58146712-026-0
Property: Lot 83 22 HAZELDEAN COURT HAMPTON PARK 3976
Service Requested: Property Sewerage Plan
Order Number: 39811681

Receipt Number and Amount Paid:

226963986

\$29.48

Billed

This plan is issued for the purpose of assisting you in identifying property service drainage information only and may not show all mains on the property. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. The information contained within this plan has been provided to South East Water from a third party, as such South East Water does not accept responsibility for the accuracy of this plan. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work.

If you have any enquiries please contact South East Water on 9552 3770.

Yours sincerely



Sandra Fredericks
CONNECTIONS SUPPORT MANAGER

PROPERTY SEWERAGE PLAN - PS: 00775703

Property: Lot 83 22 HAZELDEAN COURT HAMPTON PARK 3976

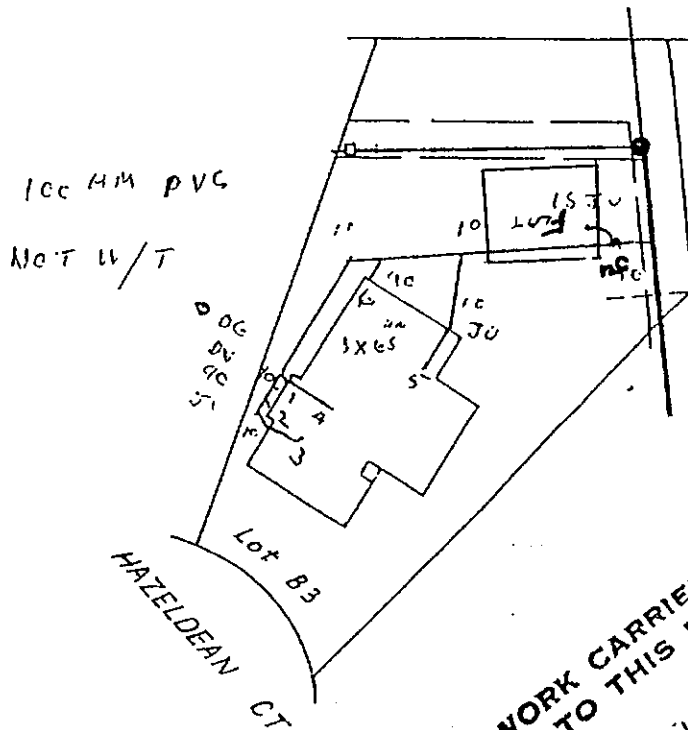
LEGEND

—— Title/Road boundary BT Boundary Trap - - - - Easement < 1.0 > Offset from Boundary

WARNING: This plan is issued solely for the purpose of assisting you in identifying property service drainage information only and may not show all sewer mains on the property. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details).

UPDATED PLAN
PIC 554078
21 OCT 2009
CN 5988001
RECEIVED

- 3 Sink
- Dishwashing Machine
- Waste Disposal Unit
- 7 Trough
- Clothes Washing Machine
- Swimming Pool



WORK CARRIED OUT
TO THIS PLAN

11 JAN 1988

[Signature]
PER SENIOR INSP.

POINT LOCATION DATA

TIE	3.60 N. of S.
E.P.	0.90
N.S.L	15.94
I.L	15.26

Change from D/S
manhole to:-

E.P.	35.80
U/S M.H.	42.85

ENCUMB.	RECORD
1	5
2	6
3	7
4	8
ISSUED	FINALISED
23.7.87.	