

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

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

<b>Vendor:</b>	Graeme John Atkinson
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<b>Property:</b>	18 Gembrook-launching Place Road, Gembrook VIC 3783
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**VICTORIAN**  
STATEWIDE  
**CONVEYANCING**

**VENDORS REPRESENTATIVE**

Victorian Statewide Conveyancing Pty Ltd

PO Box 32, Narre Warren VIC 3805

Tel: 87905488

Fax: 87949072

Email: [info@victorianstatewide.com.au](mailto:info@victorianstatewide.com.au)

Ref: JV:20251572

**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-

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:-

**None to the vendors knowledge**

**Their total does not exceed \$3,500.00 per annum**

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

**. Commercial and Industrial Property Tax**

1. The land is tax reform scheme land within the meaning of the Commercial and Industrial Property Tax Reform Act 2024.

Yes  No

- 2. The AVPCC number is;
- 3. The Entry Date of the land was;

**32B INSURANCE**

(a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: -

Not Applicable

(b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:-

Not Applicable

**32C LAND USE**

(a) RESTRICTIONS

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

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

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

(b) BUSHFIRE

This land is in a designated bushfire- prone area 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: Cardinia Shire Council Planning Scheme

Responsible Authority: Cardinia Shire Council

Zoning: LDRZ - Low Density Residential Zone

Planning Overlay/s:

- DDO - Design and Development Overlay - Schedule 1
- SLO - Significant Landscape Overlay - Schedule 1
- VPO - Vegetation Protection Overlay - Schedule 1

**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:- none to the Vendors knowledge however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor
- (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).
  - land in respect of which a GAIC is imposed

**32H SERVICES**

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

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 documents concerning Title:

1. Register Search Statement Volume 8045 Folio 214
2. Plan of Subdivision TP724853T

**DATE OF THIS STATEMENT**

/  /20

**Name of the Vendor**

**Graeme John Atkinson**

**Signature/s of the Vendor**

x

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*.

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

VOLUME 08045 FOLIO 214

Security no : 124126835234T  
Produced 05/08/2025 11:29 AM

LAND DESCRIPTION

Lot 7 on Plan of Subdivision 007904.  
PARENT TITLE Volume 04697 Folio 390  
Created by instrument 5541129R 30/03/1954

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
GRAEME JOHN ATKINSON of 18 LAUNCHING PLACE ROAD GEMBROOK VIC 3783  
AL076024R 13/05/2014

ENCUMBRANCES, CAVEATS AND NOTICES

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 TP724853T 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: 18 GEMBROOK-LAUNCHING PLACE ROAD GEMBROOK VIC 3783

DOCUMENT END

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# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>TP724853T</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>05/08/2025 11:32</b>

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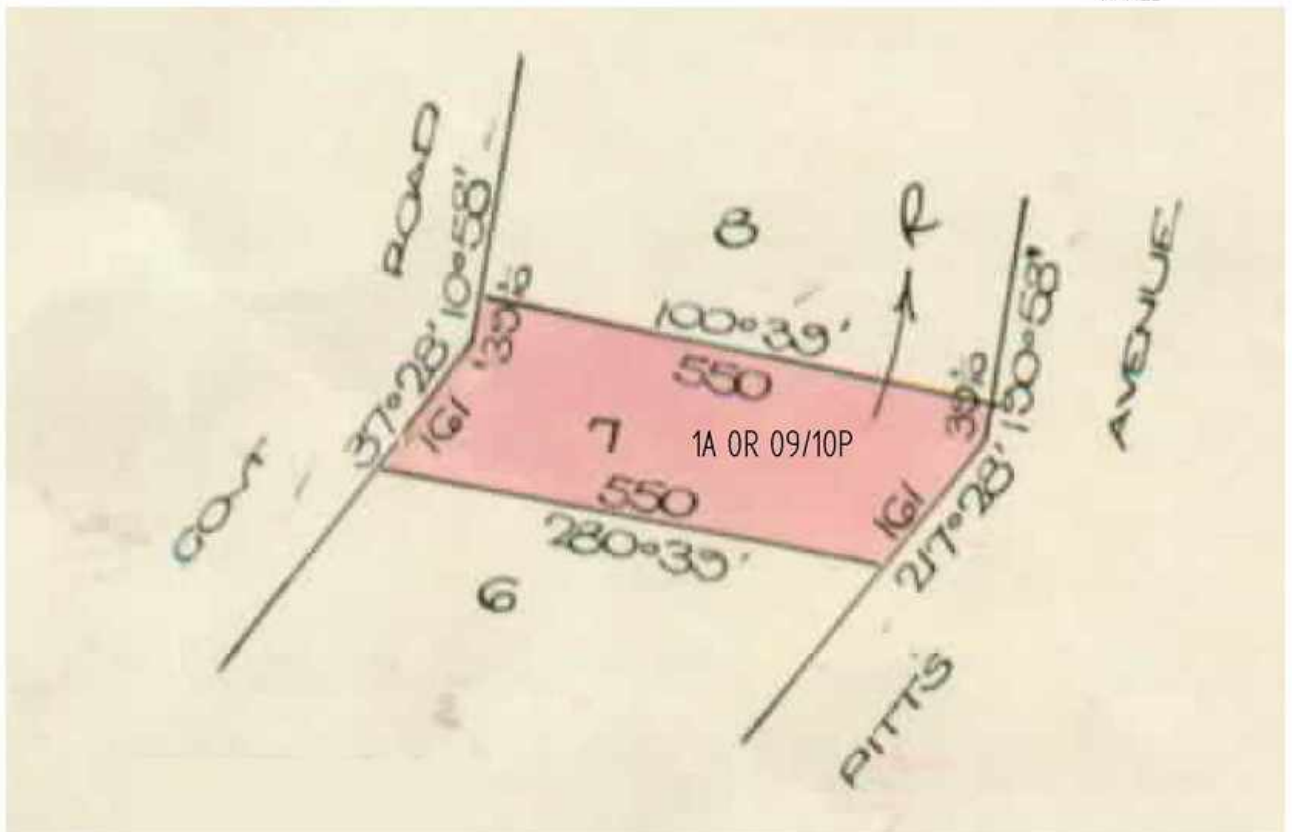
The document is invalid if this cover sheet is removed or altered.

TITLE PLAN		EDITION 1	TP 724853T
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<p><b>Location of Land</b></p> <p>Parish: GEMBROOK          Township:          Section:          Crown Allotment: A10 (PT)          Crown Portion:</p> <p>Last Plan Reference: LP 7904          Derived From: VOL 8045 FOL 214          Depth Limitation: NIL</p>	<p><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p><b>Description of Land / Easement Information</b></p> <p><i>All that piece of Land, delineated and coloured red on the map in the margin- containing One acre and nine-tenths of a perch or thereabouts being Lot 7 on Plan of-- Subdivision No.7904, lodged in the Office of Titles and being part of Crown Allotment A<sup>10</sup> Parish of Gembrook County of Evelyn - Together with a right of carriage way over the roads coloured brown on the said Plan of Subdivision - - - - -</i></p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 18/12/2000          VERIFIED: AK</p>
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COLOUR CODE  
R=RED



# PROPERTY REPORT

18 Gembrook-Launching Place Road, Gembrook Vic 3783

## Details

### LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 7 LP7904

### LOCAL GOVERNMENT (COUNCIL)

Cardinia

### LEGAL DESCRIPTION

7\LP7904

### COUNCIL PROPERTY NUMBER

2321350700

### LAND SIZE

4,068m<sup>2</sup> Approx

### ORIENTATION

East

### FRONTAGE

40.26m Approx

### ZONES

LDRZ - Low Density Residential Zone - Schedule 2

### OVERLAYS

DDO - Design And Development Overlay - Schedule 1

SLO - Significant Landscape Overlay - Schedule 1

VPO - Vegetation Protection Overlay - Schedule 1

## State Electorates

### LEGISLATIVE COUNCIL

Eastern Victoria Region

### LEGISLATIVE ASSEMBLY

Monbulk District

## Schools

### CLOSEST PRIVATE SCHOOLS

Maxwell Creative School (4563 m)

St James School (13617 m)

Mountain District Christian School (13858 m)

### CLOSEST PRIMARY SCHOOLS

Gembrook Primary School (1095 m)

### CLOSEST SECONDARY SCHOOLS

Emerald Secondary College (9115 m)

## Burglary Statistics

### POSTCODE AVERAGE

1 in 83 Homes

### STATE AVERAGE

1 in 76 Homes

### COUNCIL AVERAGE

1 in 85 Homes

## Council Information - Cardinia

### PHONE

1300787624 (Cardinia)

### EMAIL

mail@cardinia.vic.gov.au

### WEBSITE

<http://www.cardinia.vic.gov.au/>

# SITE DIMENSIONS

18 Gembrook-Launching Place Road, Gembrook Vic 3783



# RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

18 Gembrook–Launching Place Road, Gembrook Vic 3783

Status	Code	Date	Description
APPROVED	VC258	03/07/2025	The amendment improves the operation of the existing Development Facilitation Program (DFP) planning provisions at clauses 53.22 and 53.23 and expands the program eligibility to include gas projects and saleyards.
APPROVED	VC253	02/07/2025	Amendment VC253 introduces a new land use term and siting, design and amenity requirements for a small second dwelling into the Victoria Planning Provisions (VPP) and all planning schemes to implement Victorias Housing Statement: The decade ahead 2024-2034 by making it easier to build a small second dwelling.
APPROVED	VC247	02/07/2025	Amendment VC247 extends planning exemptions under clauses 52.07 (Emergency recovery) and 52.18 (Coronavirus (COVID 19) pandemic and recovery exemptions) and makes corrections to ordinance introduced in VC246 related to Container deposit scheme centres.
APPROVED	VC250	02/07/2025	The amendment supports Victorias Gas Substitution Roadmap (Victorian Government, 2022) by prohibiting new gas connections for new dwellings, apartments and residential subdivisions where a planning permit is required.
APPROVED	VC219	02/07/2025	The Amendment changes the VPP and all planning schemes in Victoria to support the ongoing operation of extractive industry across Victoria and increase amenity protections for nearby accommodation.
APPROVED	VC269	01/07/2025	The amendment makes changes to the VPP and all planning schemes to improve the operation of clause 53.24 Future Homes.
APPROVED	VC267	01/07/2025	Amendment VC267 implements new residential development planning assessment provisions to boost housing construction to meet the housing needs of Victorians.
APPROVED	VC286	30/06/2025	The Amendment changes the VPP and all planning schemes in Victoria by removing the requirement for a planning permit for licensed premises.
APPROVED	VC275	26/06/2025	The amendment introduces a planning exemption for outdoor dining on public land
APPROVED	VC257	28/05/2025	Amendment VC257 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to introduce Clause 32.10 Housing Choice and Transport Zone (HCTZ) and Clause 43.06 Built Form Overlay (BFO) to support housing growth in and around activity centres and other well-serviced locations in line with Victorias Housing Statement, The Decade Ahead 2024-2034
APPROVED	C274card	28/05/2025	The amendment introduces the Officer South (Employment) Precinct Structure Plan (PSP) and Infrastructure Contributions Plan into the

Status	Code	Date	Description
			Cardinia Planning Scheme and makes other changes to the planning scheme to implement the directions of the PSP.
APPROVED	VC266	28/05/2025	The amendment extends the timeframe for the temporary planning provisions that allow for the use and development of land for a Dependent persons unit (DPU) by one year to 28 March 2026. The amendment also updates the permit requirements for DPU proposals affected by particular overlays.
APPROVED	VC274	28/05/2025	Amendment VC274 introduces the Precinct Zone (PRZ) at Clause 37.10 to support housing and economic growth in priority precincts across Victoria in line with Victorias Housing Statement, The Decade Ahead 2024-2034 and the Victorian Governments vision for priority precincts, including Suburban Rail Loop precincts.

# PROPOSED PLANNING SCHEME AMENDMENTS

18 Gembrook–Launching Place Road, Gembrook Vic 3783

Status	Code	Date	Description
PROPOSED	C278card	09/01/2025	The amendment introduces a new Environmentally Sustainable Development (ESD) local policy (Clause 22.11) and makes associated changes to the Municipal Strategic Statement (MSS).



**LDRZ2 - Low Density Residential Zone - Schedule 2**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

[VPP 32.03 Low Density Residential Zone](#)

[LPP 32.03 Schedule 2 To Clause 32.03 Low Density Residential Zone](#)

For confirmation and detailed advice about this planning zone, please contact CARDINIA council on 1300787624.

**Other nearby planning zones**

- GWAZ - Green Wedge A Zone
- GWZ - Green Wedge Zone
- LDRZ - Low Density Residential Zone
- TRZ2 - Transport Zone



## DDO1 – Design And Development Overlay – Schedule 1

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which are affected by specific requirements relating to the design and built form of new development.

### VPP 43.02 Design And Development Overlay

To ensure that the location and design of buildings creates an attractive low density residential environment. To ensure that any development has regard to the environmental features and constraints of the land. To ensure that the subdivision of land has regard to the existing pattern of subdivision in the area.

### LPP 43.02 Schedule 1 To Clause 43.02 Design And Development Overlay

For confirmation and detailed advice about this planning overlay, please contact CARDINIA council on 1300787624.



## **SLO1 - Significant Landscape Overlay - Schedule 1**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify significant landscapes.

To conserve and enhance the character of significant landscapes.

### VPP 42.03 Significant Landscape Overlay

The Puffing Billy Tourist Railway is a significant part of Victoria's cultural heritage and is a popular tourist attraction within the region. A major attraction of the Puffing Billy Tourist Railway is the scenic views over rural and natural landscapes as it passes through the foothills of the Dandenong Ranges. It is important that the landscape and environmental qualities of the scenic corridor, which has been recognised by the National Trust, are protected and that any development is sited and designed to integrate with or enhance the landscape. The scenic corridor also provides an important biolink between the Dandenong Ranges National Park in the west, parks adjacent to the corridor such as Wright Forest and parks to the east such as Gembrook Park and further to the east, Bunyip State Park. Rare plants such as the Emerald Star Bush are found along the corridor. Background documents: "Puffing Billy Corridor Landscape Evaluation Study" (Scenic Spectrums, May 1992)

### LPP 42.03 Schedule 1 To Clause 42.03 Significant Landscape Overlay

For confirmation and detailed advice about this planning overlay, please contact CARDINIA council on 1300787624.



## VPO1 - Vegetation Protection Overlay - Schedule 1

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To protect areas of significant vegetation.

To ensure that development minimises loss of vegetation.

To preserve existing trees and other vegetation.

To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.

To maintain and enhance habitat and habitat corridors for indigenous fauna.

To encourage the regeneration of native vegetation.

### VPP 42.02 Vegetation Protection Overlay

The low density residential areas within the Shire support substantial areas of remnant indigenous vegetation and mature exotic species. The maintenance and enhancement of the flora habitat is vital for the long term protection of these areas and the native fauna they support. Some of these areas contain small lots which are not protected under the native vegetation controls of Clause 52.17 resulting in areas of vegetation becoming increasingly fragmented. The remnant vegetation is important for its contribution to habitat and environmental values and processes. This vegetation provides protection to waterways including in the reduction of siltation and contributes

to habitat corridors as well as playing a role in supporting soil stability, reducing stormwater runoff, and limiting erosion and salinity.

[LPP 42.02 Schedule 1 To Clause 42.02 Vegetation Protection Overlay](#)

For confirmation and detailed advice about this planning overlay, please contact CARDINIA council on 1300787624.

# NEARBY OVERLAYS

18 Gembrook-Launching Place Road, Gembrook Vic 3783



- BMO - Bushfire Management Overlay
- DDO - Design And Development Overlay
- ESO - Environmental Significance Overlay
- HO - Heritage Overlay
- VPO - Vegetation Protection Overlay

For confirmation and detailed advice about this planning overlay, please contact CARDINIA council on 1300787624.



## Aboriginal Cultural Heritage Sensitivity

This property is within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

For confirmation and detailed advice about the cultural sensitivity of this property, please contact CARDINIA council on 1300787624.



**Bushfire Prone Area**

This property is within a zone classified as a bushfire prone area.

For confirmation and detailed advice about the bushfire prone area of this property, please contact CARDINIA council on 1300787624.



## Easements

The easement displayed is indicative only and may represent a subset of the total easements.

For confirmation and detailed advice about the easement on or nearby this property, please contact CARDINIA council on 1300787624.



No planning permit data available for this property.



Status	Code	Date	Address	Description
PENDING	T220296 - PC4	Received 31/07/2025	<a href="#">4 Russell Road, Gembrook</a>	T220296 pc4 (con13 & 14) plans to comply.
PENDING	T220296 - PC2	Received 05/06/2024	<a href="#">4 Russell Road, Gembrook</a>	T220296-1 pc2 (con.16, 17 & 29) - plans to comply application.
APPROVED	T230267	05/01/2024	<a href="#">25 Gembrook-Launching Place Road, Gembrook</a> <a href="#">25 Gembrook-Launching Place Road, Gembrook</a>	Subdivision (realignment of boundary).
APPROVED	T210393	10/08/2021	<a href="#">6 Russell Road, Gembrook</a>	Buildings and works associated with an outbuilding (shed)
APPROVED	T210393 (VicSmart)	10/08/2021	<a href="#">6 Russell Road, Gembrook</a>	Buildings and works associated with an outbuilding (shed).
APPROVED	T190659	17/02/2020	<a href="#">Pitt Avenue, Gembrook</a>	Development of the land for an outbuilding.
APPROVED	T190328	23/10/2019	<a href="#">25 Gembrook-Launching Place Road, Gembrook</a>	Development of the land for an outbuilding.

Status	Code	Date	Address	Description
			<u>25 Gembrook-Launching Place Road, Gembrook</u>	
OTHER	T190015	26/02/2019	<u>6 Russell Road, Gembrook</u>	Proposed new crossover.
APPROVED	T180560	26/10/2018	<u>4 Le Souef Road, Gembrook</u>	Development of the land for a dwelling extension and alterations.
APPROVED	T170477	06/10/2017	<u>12 Gembrook-Launching Place Road, Gembrook</u>	Development of the land for alterations and additions to existing dwelling.
APPROVED	T160400	01/09/2016	<u>3 Le Souef Road, Gembrook</u>	Development of the land for an outbuilding, related earthworks and the construction of a retaining wall.
APPROVED	T150609	17/11/2015	<u>6 Le Souef Road, Gembrook</u>	Development of the land for an outbuilding within five (5) metres of a property boundary in a design and development overlay (schedule 1).
APPROVED	T130729	11/02/2014	<u>25 Gembrook-Launching Place Road, Gembrook</u> <u>25 Gembrook-Launching Place Road, Gembrook</u>	Development of the land for a dwelling extension.
APPROVED	T130312	28/08/2013	<u>2 Le Souef Road, Gembrook</u>	The development of the land for an outbuilding with a reduced setback.
APPROVED	T050561 - 1	30/11/2012	<u>65 Beenak East Road, Gembrook</u>	Amended permit - dependant dwelling.
APPROVED	T110531	15/11/2011	<u>6 Russell Road, Gembrook</u>	Development of the land for an outbuilding to be used as storage and construction of a crossover.
APPROVED	T080465	05/09/2008	<u>6 Russell Road, Gembrook</u>	Alterations and additions to an existing dwelling.
APPROVED	T080209	12/08/2008	<u>3 Le Souef Road, Gembrook</u>	The development of the land for the purpose of a dwelling generally in accordance with the approved plans.
APPROVED	T070559	23/11/2007	<u>Pitt Avenue, Gembrook</u>	The construction of a dwelling, carport and shed.
APPROVED	T050561	09/09/2005	<u>65 Beenak East Road, Gembrook</u>	Dependant dwelling.
APPROVED	T050184	01/06/2005	<u>65 Beenak East Road, Gembrook</u>	Dwelling extension & relocation of carport.
APPROVED	T040288	15/06/2004	<u>6 Russell Road, Gembrook</u>	Inground swimming pool.

For confirmation and detailed advice about this planning permits, please contact CARDINIA council on 1300787624.

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5th August 2025

VICTORIAN STATEWIDE CONVEYANCING P/L.

Dear VICTORIAN STATEWIDE CONVEYANCING P/L.,

**RE: Application for Water Information Statement**

<b>Property Address:</b>	18 GEMBROOK-LAUNCHING PLACE ROAD GEMBROOK 3783
<b>Applicant</b>	VICTORIAN STATEWIDE CONVEYANCING P/L.
<b>Information Statement</b>	30961602
<b>Conveyancing Account Number</b>	8998494776
<b>Your Reference</b>	

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 [propertyflow@yvw.com.au](mailto:propertyflow@yvw.com.au). For further information you can also refer to the Yarra Valley Water website at [www.yvw.com.au](http://www.yvw.com.au).

Yours sincerely,



Lisa Anelli  
GENERAL MANAGER  
RETAIL SERVICES

## **Yarra Valley Water Property Information Statement**

Property Address	18 GEMBROOK-LAUNCHING PLACE ROAD GEMBROOK 3783
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STATEMENT UNDER SECTION 158 WATER ACT 1989

### **THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)**

Existing sewer mains will be shown on the Asset Plan. If no assets can be seen, email [easyaccess@yvw.com.au](mailto:easyaccess@yvw.com.au) to seek servicing options available to the property.

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.

## **Melbourne Water Property Information Statement**

Property Address	18 GEMBROOK-LAUNCHING PLACE ROAD GEMBROOK 3783
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STATEMENT UNDER SECTION 158 WATER ACT 1989

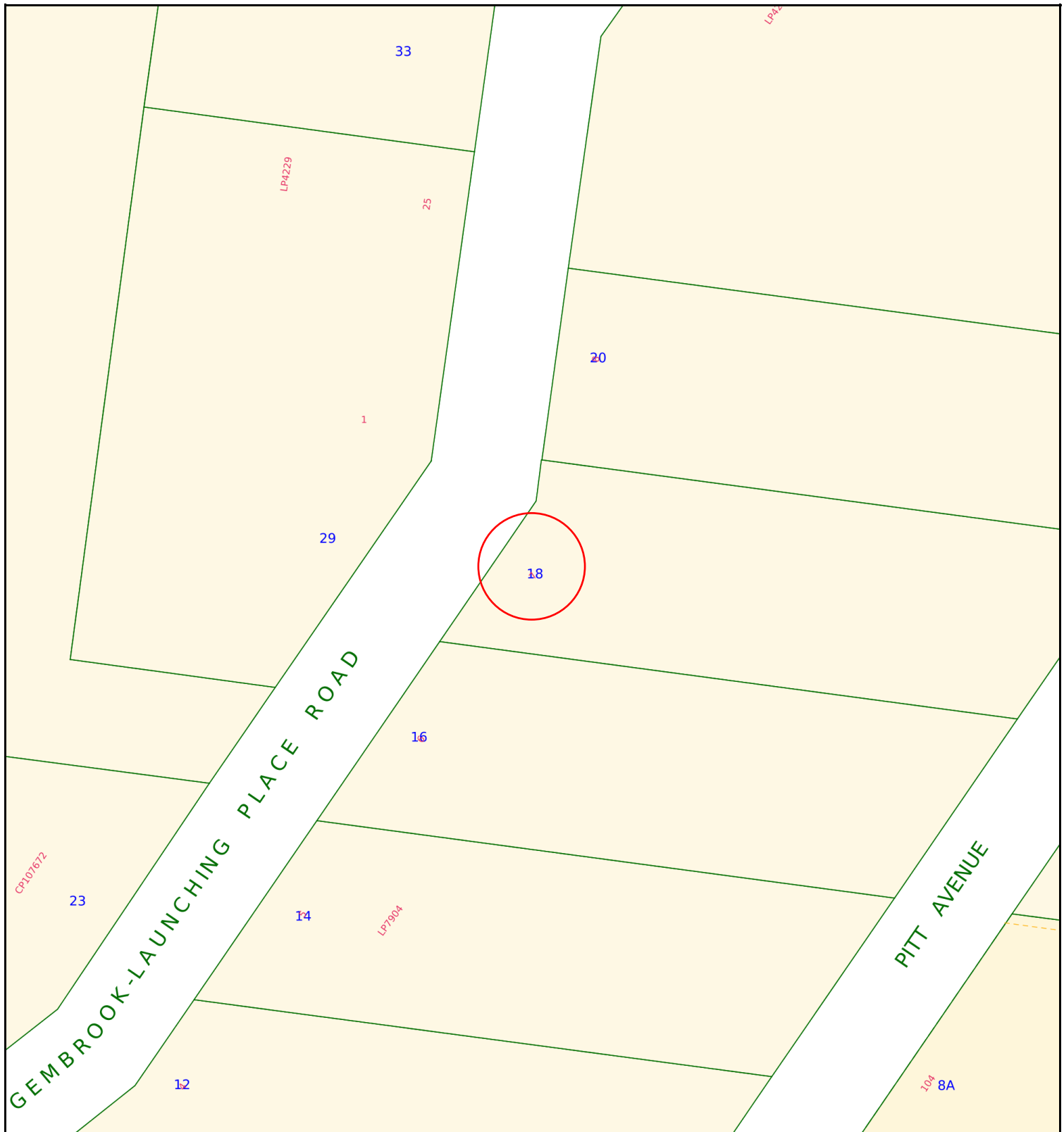
### **THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)**



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













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

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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.



<b>Yarra Valley Water</b> <b>Information Statement</b> <b>Number: 30961602</b>	<b>Address</b>	18 GEMBROOK-LAUNCHING PLACE ROAD GEMBROOK 3783			 Yarra Valley Water ABN 93 066 902 501
	<b>Date</b>	05/08/2025			
	<b>Scale</b>	1:1000			

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	<1.00>	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;

VICTORIAN STATEWIDE CONVEYANCING P/L.  
janette@VICTORIANSTATEWIDE.COM.AU

## RATES CERTIFICATE

**Account No:** 7928695650  
**Rate Certificate No:** 30961602

**Date of Issue:** 05/08/2025  
**Your Ref:**

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
18 GEMBROOK-LAUNCHING PLACE RD, GEMBROOK VIC 3783	7/LP7904	1433716	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-07-2025 to 30-09-2025	\$21.26	\$21.26
Residential Water Usage Charge <i>Step 1 – 21.000000kL x \$2.56310000 = \$53.83</i> Estimated Average Daily Usage \$0.61	17-03-2025 to 13-06-2025	\$53.83	\$0.00
Drainage Fee	01-07-2025 to 30-09-2025	\$31.51	\$31.51
<b>Other Charges:</b>			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
	<b>Balance Brought Forward</b>		-\$30.00 cr
	<b>Total for This Property</b>		\$22.77



GENERAL MANAGER  
RETAIL SERVICES

### Note:

- From 1 July 2023, the Parks Fee has been charged quarterly instead of annually.
- From 1 July 2023, for properties that have water and sewer services, the Residential Water and Sewer Usage charge replaces the Residential Water Usage and Residential Sewer Usage charges.
- This statement details all tariffs, charges, and penalties due and payable to Yarra Valley Water as of the date of this statement and 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

purchaser's account at settlement.

6. 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.

7. 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.

8. From 01/07/2025, Residential Water Usage is billed using the following step pricing system: 266.61 cents per kilolitre for the first 44 kilolitres; 340.78 cents per kilolitre for 44-88 kilolitres and 504.86 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for properties with water service only.

9. From 01/07/2025, Residential Water and Sewer Usage is billed using the following step pricing system: 357.24 cents per kilolitre for the first 44 kilolitres; 468.71 cents per kilolitre for 44-88 kilolitres and 544.56 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for residential properties with both water and sewer services.

10. From 01/07/2025, Residential Recycled Water Usage is billed 196.81 cents per kilolitre.

11. From 01/07/2022 up to 30/06/2023, Residential Sewer Usage was calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (/kl) 1.1540 per kilolitre. From 1 July 2023, this charge will no longer be applicable for residential customers with both water and sewer services.

12. 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.

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**Property No:** 1433716

**Address:** 18 GEMBROOK-LAUNCHING PLACE RD, GEMBROOK VIC 3783

**Water Information Statement Number:** 30961602

## HOW TO PAY



**Bill Code:** 314567  
**Ref:** 79286956503

**Amount  
Paid**

**Date  
Paid**

**Receipt  
Number**

# 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](http://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