

# HOUSE & LAND CONVEYANCING PTY LTD

Licence No. 000185L

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Licence number Licence number: 000184L

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

**VENDOR:** Andrew George Clapp and Natasha Mary Korbut

**PROPERTY:** 28 Hunter Street MONBULK VIC 3793

## 32A FINANCIAL MATTERS

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

<b>Provider</b>	<b>Amount (&amp; interest if any)</b>	<b>Period</b>
Yarra Ranges Shire	\$2317.80	Per annum
Yarra Valley Water(parks, drainage & service fees)	\$600.00	Per annum

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

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

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

## 32B INSURANCE

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

## 32C LAND USE

- (a) RESTRICTIONS

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

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

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

SECTION 32 STATEMENT  
28 HUNTER STREET MONBULK VIC 3793

(b) BUSHFIRE

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

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme: Yarra Ranges Shire Planning Scheme  
Responsible Authority: Yarra Ranges Shire Council  
Zoning: GWAZ - Green Wedge A Zone  
Planning Overlay/s: BMO or WMO - Bushfire Management Overlay, EMO - Erosion Management Overlay

**32D NOTICES**

- (a) Particulars of any Notice, Order, Declaration, Report or recommendation of a Public Authority or Government Department or approved proposal directly and currently affecting the land of which the Vendor might reasonably be expected to have knowledge are:- **See attached Yarra Ranges Shire Council's proposed road construction (sealing) Notice dated 14<sup>th</sup> April 2022.**  
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

SECTION 32 STATEMENT  
28 HUNTER STREET MONBULK VIC 3793

**32H SERVICES**

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

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

**32I TITLE**

Attached are the following document/s concerning Title:

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

**DUE DILIGENCE CHECKLIST**

A copy of the Due Diligence Checklist is attached.



**DATE OF THIS STATEMENT**

13 / 04 /20 22

**Name of the Vendor**

Andrew George Clapp and Natasha Mary Korbut

**Signature/s of the Vendor**

x  

SECTION 32 STATEMENT  
28 HUNTER STREET MONBULK VIC 3793

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

**DATE OF THIS ACKNOWLEDGMENT**

/  /20

**Name of the Purchaser**

**Signature/s of the Purchaser**

x

**IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS**

**Undischarged mortgages – S32A(a)**

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

**Terms contracts – S32A(d)**

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

# Due Diligence Checklist



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

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

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Register Search Statement - Volume 9203 Folio 922

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

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

VOLUME 09203 FOLIO 922

Security no : 124096571536S  
Produced 01/04/2022 06:35 PM

LAND DESCRIPTION

Lot 31 on Plan of Subdivision 009770.  
PARENT TITLE Volume 07334 Folio 710  
Created by instrument G354130 07/10/1976

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
ANDREW GEORGE CLAPP  
NATASHA MARY KORBUT both of 28 HUNTER STREET MONBULK VIC 3793  
AT052495P 06/03/2020

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT052496M 06/03/2020  
SUNCORP-METWAY LTD

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

DIAGRAM LOCATION

SEE LP009770 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: 28 HUNTER STREET MONBULK VIC 3793

ADMINISTRATIVE NOTICES

NIL

eCT Control 18478R FIRST LEGAL  
Effective from 06/03/2020



DOCUMENT END

**The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 01/04/2022, for Order Number 73589896. Your reference: 3098Clapp & Korbut.**

# PLAN OF SUBDIVISION OF CROWN ALLOTMENT 68 & PART OF CROWN ALLOTMENTS 69 & 70, SECTION C PARISH OF MONBULK COUNTY OF EVELYN

VOL. 4139 FOL. 781  
 Measurements are in Feet & Inches  
 Conversion Factor  
 FEET X 0.3048 = METRES

DEPTH LIMITATION: 50 FEET

## LP 9770

2 SHEETS  
 SHEET 1

**EDITION 2**  
 PLAN MAY BE LODGED  
 02/02/24

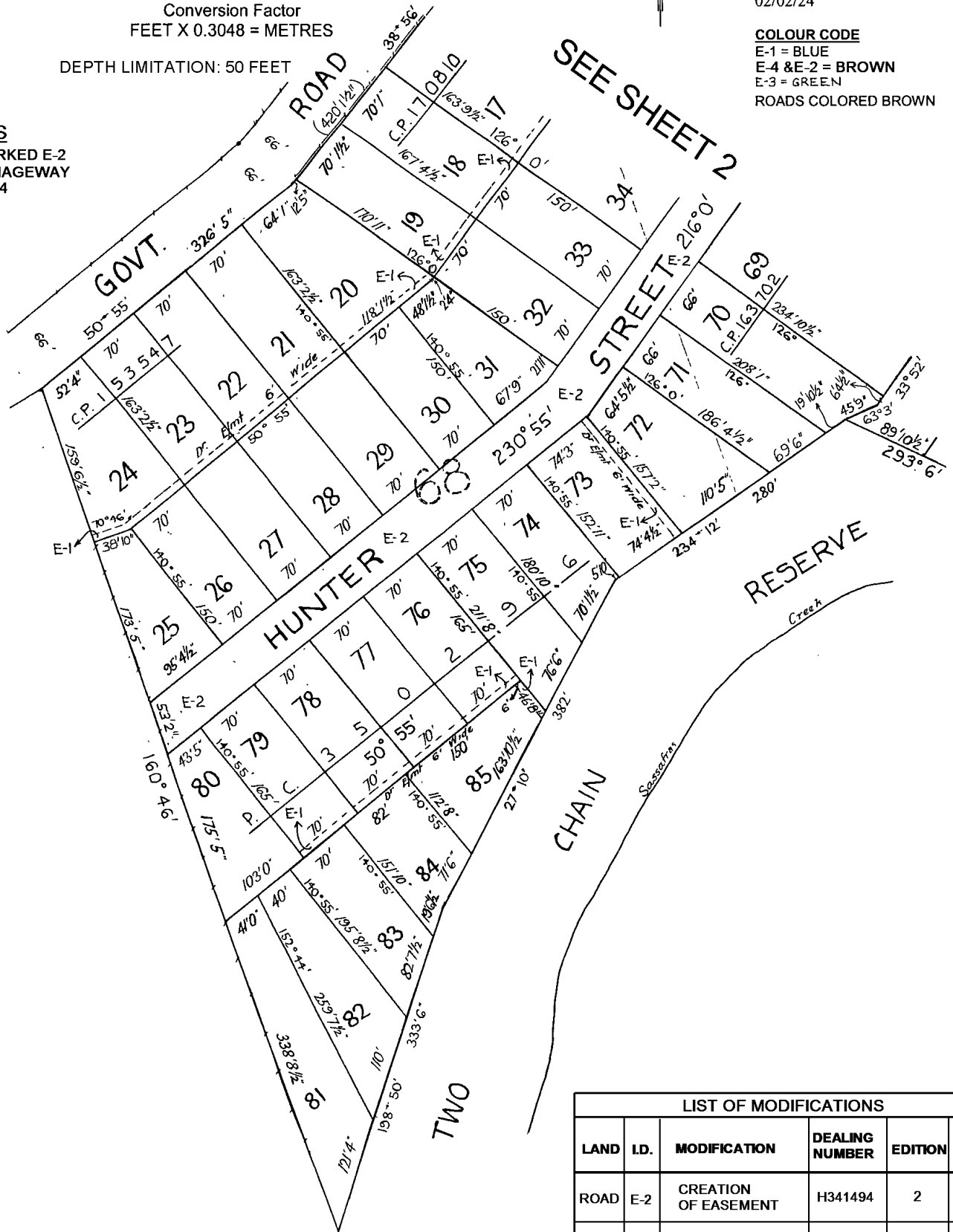
**COLOUR CODE**  
 E-1 = BLUE  
 E-4 & E-2 = BROWN  
 E-3 = GREEN  
 ROADS COLORED BROWN



**ENCUMBRANCES**

AS TO THE LAND MARKED E-2  
 THE RIGHT OF CARRIAGEWAY  
 CREATED BY H341494

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

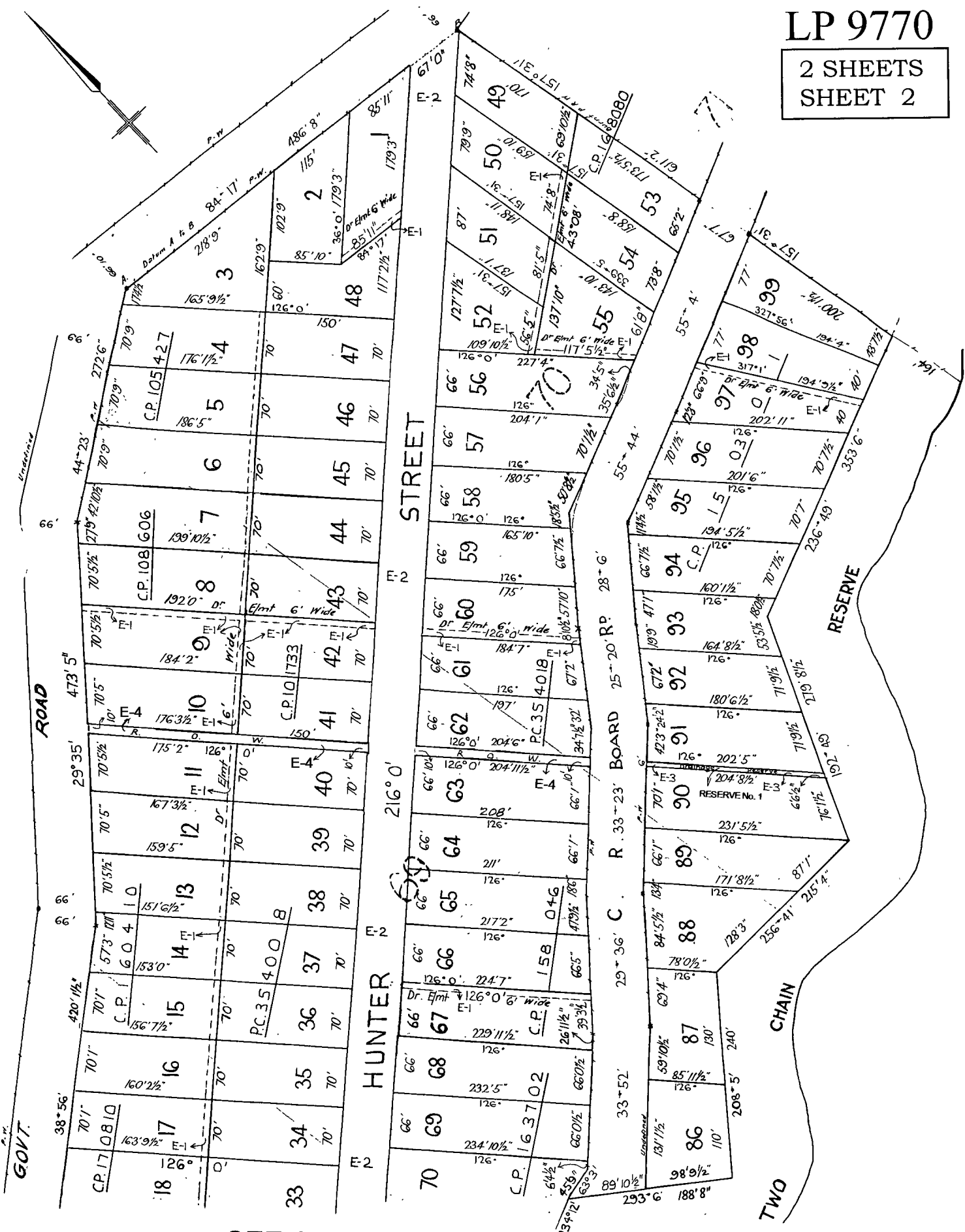


LIST OF MODIFICATIONS					
LAND	I.D.	MODIFICATION	DEALING NUMBER	EDITION	ART
ROAD	E-2	CREATION OF EASEMENT	H341494	2	A.D.

WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

LP 9770

2 SHEETS  
SHEET 2



SEE SHEET 1

## PROPERTY DETAILS

Address: **28 HUNTER STREET MONBULK 3793**  
Lot and Plan Number: **Lot 31 LP9770**  
Standard Parcel Identifier (SPI): **31\LP9770**  
Local Government Area (Council): **YARRA RANGES**  
Council Property Number: **227062**  
Directory Reference: **Melway 124 E1**

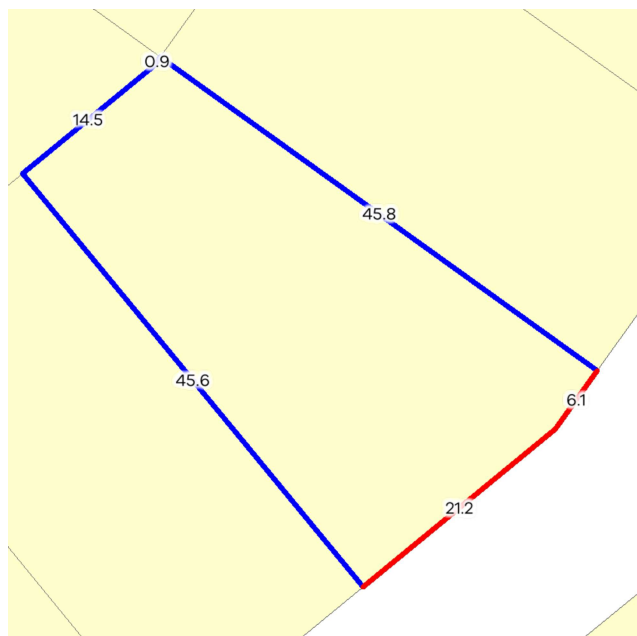
[www.yarraranges.vic.gov.au](http://www.yarraranges.vic.gov.au)

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

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

## SITE DIMENSIONS

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



**Area:** 974 sq. m

**Perimeter:** 134 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

## UTILITIES

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

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
Legislative Assembly: **MONBULK**

## PLANNING INFORMATION

**Planning Zone:** [GREEN WEDGE A ZONE \(GWAZ\)](#)  
[GREEN WEDGE A ZONE - SCHEDULE 1 \(GWAZ1\)](#)

**Planning Overlay:** [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)  
[EROSION MANAGEMENT OVERLAY \(EMO\)](#)  
[EROSION MANAGEMENT OVERLAY SCHEDULE \(EMO\)](#)

### 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 30 March 2022.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

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

## Areas of Aboriginal Cultural Heritage Sensitivity

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

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

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

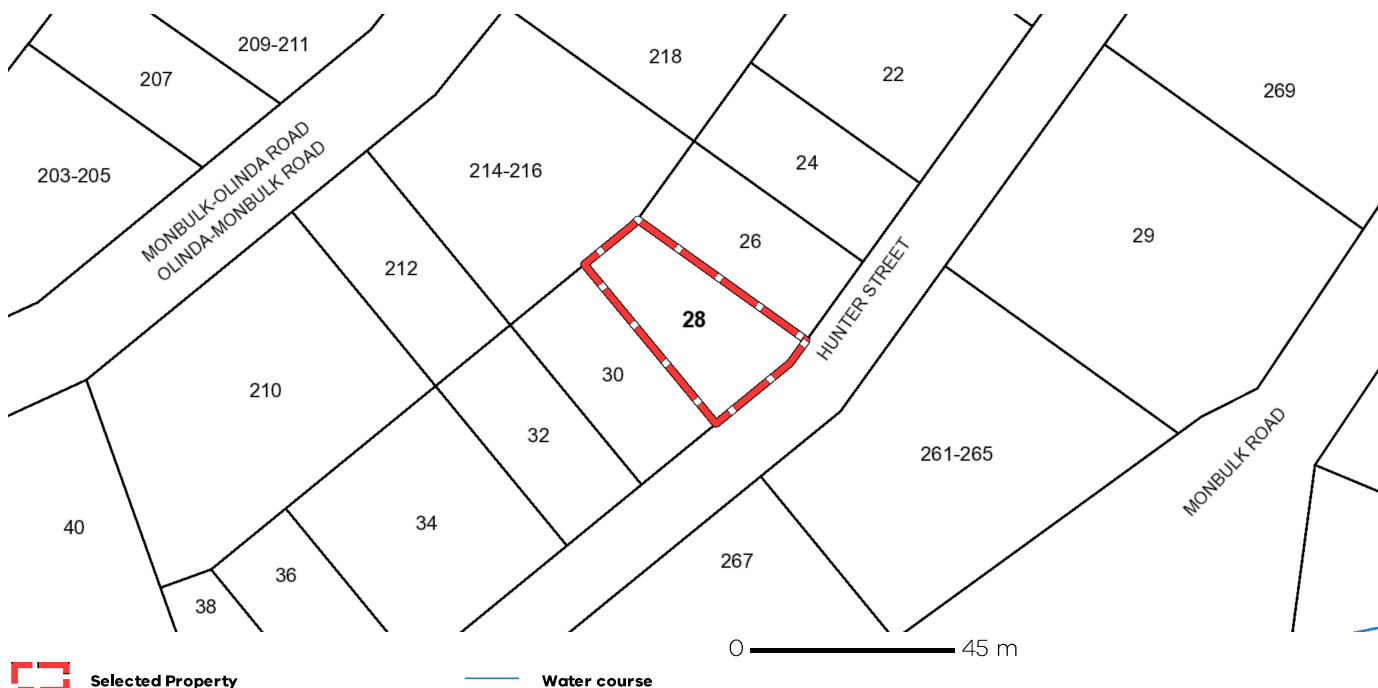
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this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

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

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



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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 Certificate



## PROPERTY DETAILS

Property Address: 28 HUNTER STREET MONBULK VIC 3793  
Title Particulars: Vol 9203 Fol 922  
Vendor: NATASHA KORBUT, NDREW CLAPP  
Purchaser: N/A

Certificate No:73589896:110928126

Date: 05/04/2022  
Matter Ref: 3098 Clapp & Korbut  
Client: House & Land Conveyancing



## MUNICIPALITY

YARRA RANGES



## PLANNING SCHEME

YARRA RANGES PLANNING SCHEME



## RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

YARRA RANGES SHIRE COUNCIL / REFER TO RESPONSIBLE AUTHORITY INFORMATION PAGE



## ZONES

GREEN WEDGE A ZONE - SCHEDULE 1



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

NOT APPLICABLE



## APPLICABLE OVERLAYS

BUSHFIRE MANAGEMENT OVERLAY  
EROSION MANAGEMENT OVERLAY

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 **PROPOSED PLANNING SCHEME AMENDMENTS**

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

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

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 **ADDITIONAL INFORMATION**

THE SUBJECT PROPERTY IS OUTSIDE THE URBAN GROWTH BOUNDARY

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

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## YARRA RANGES PLANNING SCHEME

### RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

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

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

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 **PLANNING ZONES MAP**



**ZONING**

- GWAZ1 - GREEN WEDGE A ZONE - SCHEDULE 1
- GWZ1 - GREEN WEDGE ZONE - SCHEDULE 1
- GWZ2 - GREEN WEDGE ZONE - SCHEDULE 2
- PCRZ - PUBLIC CONSERVATION AND RESOURCE ZONE
- PPRZ - PUBLIC PARK AND RECREATION ZONE
- TRZ2 - TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK
- TRZ3 - TRANSPORT ZONE 3 - SIGNIFICANT MUNICIPAL ROAD

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

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1st April 2022

House & Land Conveyancing via Dye & Durham Propert  
DYEDURHAM

Dear House & Land Conveyancing via Dye & Durham Propert,

**RE: Application for Water Information Statement**


<b>Property Address:</b>	28 HUNTER STREET MONBULK 3793
<b>Applicant</b>	House & Land Conveyancing via Dye & Durham Propert DYEDURHAM
<b>Information Statement</b>	30683493
<b>Conveyancing Account Number</b>	2469580000
<b>Your Reference</b>	3098Clapp & Korbut

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

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

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address [enquiry@yvw.com.au](mailto:enquiry@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,



Steve Lennox  
GENERAL MANAGER  
RETAIL SERVICES

**Yarra Valley Water Property Information Statement**

Property Address	28 HUNTER STREET MONBULK 3793
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STATEMENT UNDER SECTION 158 WATER ACT 1989

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

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

Existing sewer mains will be shown on the Asset Plan.

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

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

### **Melbourne Water Encumbrance**

Property Address	28 HUNTER STREET MONBULK 3793
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STATEMENT UNDER SECTION 158 WATER ACT 1989

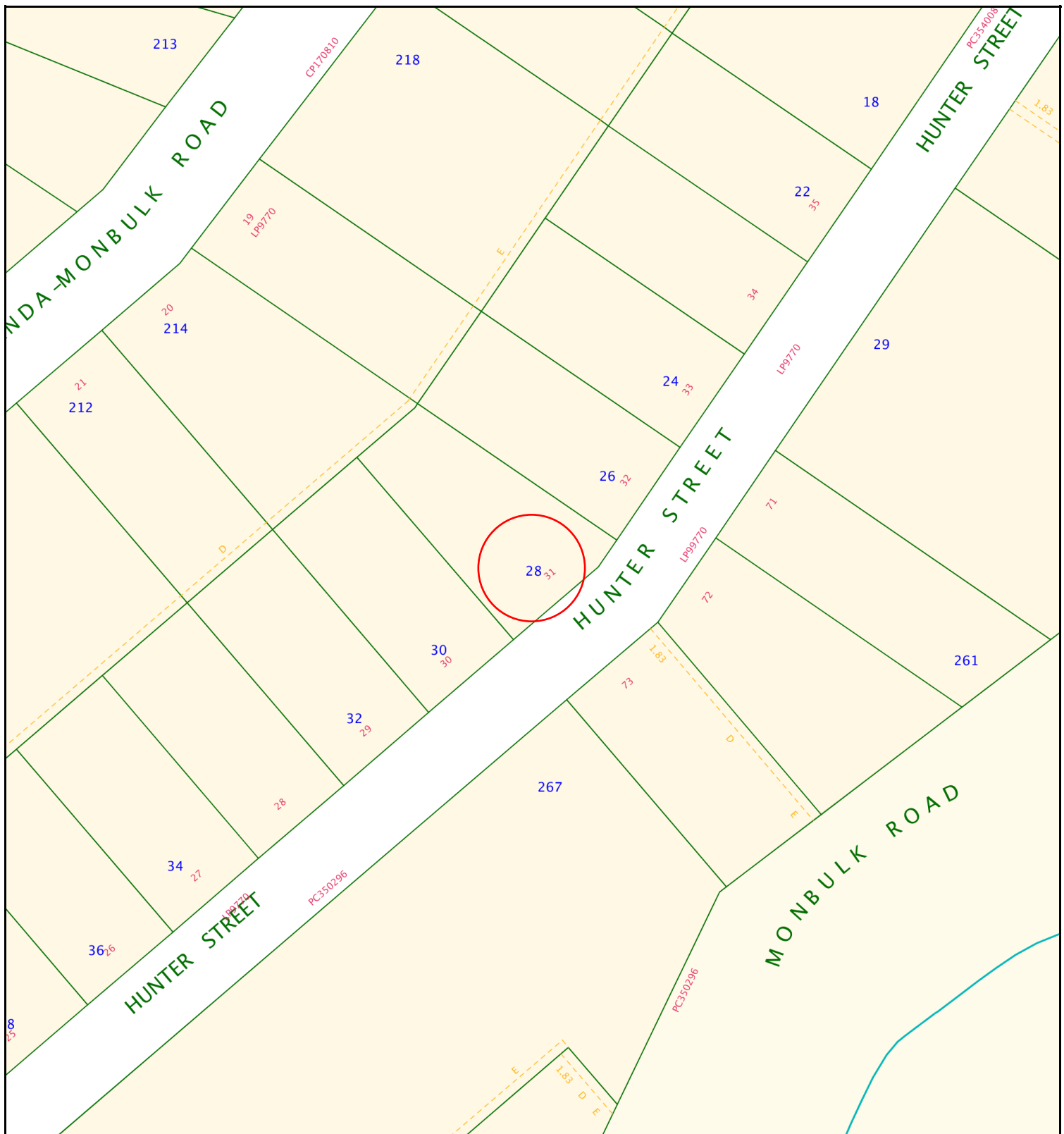
#### **THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)**

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:

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

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



**Yarra Valley Water  
Information Statement  
Number: 30683493**

**Address** 28 HUNTER STREET MONBULK 3793

**Date** 01/04/2022

**Scale** 1:1000



ABN 93 066 902 501

Existing Title	Access Point Number	GLV2-42 MW Drainage Channel Centreline	
Proposed Title	Sewer Manhole	MW Drainage Underground Centreline	
Easement	Sewer Pipe Flow	MW Drainage Manhole	
Existing Sewer	Sewer Offset	<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;

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

## RATES CERTIFICATE

Account No: 7614585472  
Rate Certificate No: 30683493

Date of Issue: 01/04/2022  
Your Ref: 3098Clapp & Korbut

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
28 HUNTER ST, MONBULK VIC 3793	31\LP9770	1385351	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-04-2022 to 30-06-2022	\$19.49	\$19.49
Residential Water Usage Charge <i>Step 1 – 29.000000kL x \$2.47490000 = \$71.77</i> Estimated Average Daily Usage \$0.83	14-12-2021 to 10-03-2022	\$71.77	\$0.00
Parks Fee	01-07-2021 to 30-06-2022	\$80.20	\$0.00
Drainage Fee	01-04-2022 to 30-06-2022	\$14.45	\$14.45

Other Charges:	
Interest	No interest applicable at this time
	No further charges applicable to this property
	<b>Balance Brought Forward</b> \$0.00
	<b>Total for This Property</b> \$33.94
	<b>Total Due</b> \$33.94

### IMPORTANT NOTICE FOR SOLICITORS AND CONVEYANCERS

**We have changed our BPAY biller code. Please refer to the payment options and update your bank details.**



GENERAL MANAGER  
RETAIL SERVICES

### Note:

1. Invoices generated with Residential Water Usage during the period 01/07/2017 – 30/09/2017 will include a Government Water Rebate of \$100.
2. This statement details all tariffs, charges and penalties due and payable to Yarra Valley Water as at the date of this statement and also includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
3. 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.

4. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchasers account at settlement.
5. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.
6. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up to date financial information, please order a Rates Settlement Statement prior to settlement.
7. From 01/07/2019, Residential Water Usage is billed using the following step pricing system: 266.20 cents per kilolitre for the first 44 kilolitres; 317.87 cents per kilolitre for 44-88 kilolitres and 472.77 cents per kilolitre for anything more than 88 kilolitres
8. From 01/07/2019, Residential Recycled Water Usage is billed 186.34 cents per kilolitre
9. From 01/07/2019, Residential Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre
10. From 01/07/2019, Residential Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre
11. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.

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

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



**Property No:** 1385351

**Address:** 28 HUNTER ST, MONBULK VIC 3793

**Water Information Statement Number:** 30683493

## HOW TO PAY



**Bill**er Code: 314567  
**Ref:** 76145854729



**Mail a Cheque** with the Remittance Advice  
below to:  
**Yarra Valley Water**  
**GPO Box 2860 Melbourne VIC 3001**

**Amount  
Paid**

**Date  
Paid**

**Receipt  
Number**

**Please Note:** BPAY is available for individual property settlements.

## PROPERTY SETTLEMENT REMITTANCE ADVICE

**Property No:** 1385351

**Address:** 28 HUNTER ST, MONBULK VIC 3793

**Water Information Statement Number:** 30683493

**Cheque Amount:** \$

# LAND INFORMATION CERTIFICATE

Section 229 Local Government Act 1989

PO Box 105  
Lilydale Vic 3140  
Call 1300 368 333  
Fax (03) 9735 4249  
ABN 21 973 226 012  
[www.yarraranges.vic.gov.au](http://www.yarraranges.vic.gov.au)  
[mail@yarraranges.vic.gov.au](mailto:mail@yarraranges.vic.gov.au)



Certificate Number: 104953  
Issue Date: 28-Apr-2022  
Applicant Reference: 73974910:111430480:122615

Dye & Durham Corporation  
PO Box 1884R  
MELBOURNE VIC 3001

This certificate provides information regarding valuation, rates, charges, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989, Local Government Act 2020 or under a local law or by law of the council.

This certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from the council or the relevant authority. A fee may be charged for such information.

## PROPERTY INFORMATION

**Assessment Number:** 64726/0  
**Property Address:** 28 Hunter Street, Monbulk VIC 3793  
**Property Description:** Lot 31 LP9770 Ca PT68 PMonbulk

## VALUATION INFORMATION

**Current Level of Value Date:** 1 January 2021  
**Operative Date of Value:** 01-Jul-2021  
**Site Value:** 320,000  
**Capital Improved Value:** 600,000  
**Net Annual Value:** 30,000

## FINANCIAL INFORMATION

Rates and Charges Levied Year Ending 30 June 2022		Rates and Charges Summary	
Rate or Charge Type	Annual Charge	Description	Balance Outstanding
General Rates	1,697.40	Legal Charges Arrears	0.00
Waste Charge	471.00	Arrears & Previous Year Interest	0.00
Fire Services Property Levy	149.40	Current Interest on Arrears	0.00
		Interest on Current Rates	0.00
		Current Year Rates	2,317.80
		Rebates	0.00
		Payments since 1 July 2021	-2,063.80
		Overpayment	0.00
		Other	0.00
		Total Rates Outstanding	254.00
		Chargeable Works &/or EUA	0.00
		Local Govt Act 1989–Sec. 227	0.00
<b>Total Annual Charge</b>	<b>2,317.80</b>	<b>Balance Outstanding</b>	<b>\$254.00</b>

**Rates are due to be paid in full by 15 Feb 2022, if payment is not being made by instalments.**

## Payment can be made by:

- BPAY – Biller Code 8979 Reference 647260
- On Council's website at [yarraranges.vic.gov.au/payments](http://yarraranges.vic.gov.au/payments) by Visa or Mastercard using Reference 647260

NOTICES AND ORDERS: There ~~are~~are no outstanding notices or orders on the land served by Council under the Local Government (Miscellaneous) Act 1958, Local Government Act 1989 or a local law or by-law of Council which still apply as at the date of this Certificate.  
Details of any Notice or Order Served.

FLOOD LEVEL: Council has not specified a flood level for this property. However, Council cannot warrant that this property may be/ is not subject to flooding. Melbourne Water may have additional information which is not held by Council, which may reveal this property is subject to flooding. Melbourne Water's flood information can be obtained from metropolitan water authorities. It is therefore recommended that you contact Yarra Valley Water/South East Water for more accurate and detailed information.

There is/is no potential liability for rates under the Cultural and Recreational Lands Act 1963.

There is/is no potential liability for land to become rateable under Section 173 of the Local Government Act 1989.

There is/is no potential liability for land to become rateable under Section 174A of the Local Government Act 1989.

There is no outstanding amount required to be paid for recreational purposes or any transfer of land required to Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act (Miscellaneous) Act 1958

**OTHER INFORMATION**

While Council does not impose a time limit as to when a certificate may be updated verbally, it should be noted that Council will not be held responsible for any information provided or confirmed verbally. A new certificate could be applied for if this is not satisfactory.

I hereby certify that as at the date of this certificate, the information given is true and correct for the property described.



**Jim Stewart**

Executive Officer, Property Rating Services Date: 28-Apr-2022  
(Contact Property Rating Services on 1300 368 333 for any enquiries)  
Received the sum of \$27.40 being the fee for this Certificate.

# Property Clearance Certificate

## Taxation Administration Act 1997



HOUSE & LAND CONVEYANCING VIA DYE & DURHAM  
PROPERTY PTY LTD  
LEVEL 20, 535 BOURKE STREET  
MELBOURNE VIC 3000

**Your Reference:** 73974910:111430481

**Certificate No:** 54924517

**Issue Date:** 28 APR 2022

**Enquiries:** ESYSPROD

**Land Address:** 28 HUNTER STREET MONBULK VIC 3793

Land Id	Lot	Plan	Volume	Folio	Tax Payable
12589761	31	9770	9203	922	\$0.00

**Vendor:** ANDREW CLAPP & NATASHA KORBUT

**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR ANDREW GEORGE CLAPP	2022	\$320,000	\$0.00	\$0.00	\$0.00

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

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

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

**Paul Broderick**  
Commissioner of State Revenue

CAPITAL IMP VALUE: \$600,000

SITE VALUE: \$320,000

**AMOUNT PAYABLE: \$0.00**

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

Certificate No: 54924517

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## Power to issue Certificate

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

## Amount shown on Certificate

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

## Land tax is a first charge on land

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

## Information for the purchaser

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

## Information for the vendor

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

## General information

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

## For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$415.00

Taxable Value = \$320,000

Calculated as \$375 plus ( \$320,000 - \$300,000) multiplied by 0.200 cents.

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## Property Clearance Certificate - Payment Options

**BPAY**



Billers Code: 5249  
Ref: 54924517

**Telephone & Internet Banking - BPAY®**

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

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

**CARD**



Ref: 54924517

**Visa or Mastercard**

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

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



\*\*\*\* Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning \*\*\*\*

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Dye and Durham  
gpo box 2746  
BRISBANE 4001

Client Reference: 73974910

NO PROPOSALS. As at the 29th April 2022, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

28 HUNTER STREET, MONBULK 3793  
SHIRE OF YARRA RANGES

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 29th April 2022

Telephone enquiries regarding content of certificate: 13 11 71

**[Vicroads Certificate] # 64041968 - 64041968094903 '73974910'**



Project: Carcoola Road, Hunter Street  
and Tavistock Road, Monbulk  
Roads for the Community Initiative

Enquiries: 1300 368 333

Telephone No: 1300 368 333

14 April 2022

Mr A G Clapp and Ms N Korbut  
28 Hunter Street  
MONBULK VIC 3793

Dear Landowner

### **Proposed construction (sealing) of Carcoola Road, Hunter Street and Tavistock Road, Monbulk**

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

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

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

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

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

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

#### **Estimated project cost**

<b>Estimated Project Cost</b>	<b>\$1,021,900</b>
<b>Total Council Contribution (68%)</b>	<b>\$699,900</b>
<b>Abutting Landowner Contribution (32%)</b>	<b>\$322,000</b>

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



## Standard of works

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

### To achieve this objective, it is proposed to construct:

- Asphalt pavement approximately 3.5 metres wide

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

Should the project proceed, the management of stormwater runoff will be considered during the design stage.

Total road to be constructed is approximately 929 metres, refer to the aerial map on page 4.

### Property Crossovers

As part of the works, any existing property crossovers will be reinstated to the new road level using a similar material and as close to their current standard as possible.

If a landowner wishes to have their crossover upgraded from crushed rock to concrete or asphalt as part of the project, they may approach the contractor undertaking these works for a quotation, noting that this is a private agreement between the landowner and the contractor.

### Allocated charge for your property

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The allocated charge for your property **28 Hunter Street, Monbulk** based on **1.00** benefit unit/s would be **\$7,000**

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

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

Generally:

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



## How do I pay my contributions?

---

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

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

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

## Landowner Consultation

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

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

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

Please complete questionnaire online using your **Unique Reference 64726** by **Friday 13 May 2022**.

Scan QR code



or visit the Project webpage

[shaping.yarraranges.vic.gov.au/carcoolahuntertavistock](http://shaping.yarraranges.vic.gov.au/carcoolahuntertavistock)

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

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

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

Yours sincerely



**Kim O'Connor**  
Manager Infrastructure Services



# SPECIAL CHARGE SCHEME QUESTIONNAIRE

Carcoola Road, Hunter Street and Tavistock Road, Monbulk



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

Please complete questionnaire online using your Unique Reference 64726 by **Friday 13 May 2022.**

Scan QR code



or visit the Project webpage

[shaping.yarraranges.vic.gov.au/carcoolahuntertavistock](http://shaping.yarraranges.vic.gov.au/carcoolahuntertavistock)

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

The allocated cost of the proposed works for your property:

**28 Hunter Street, Monbulk is \$7,000**

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

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

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

Landowner Name/s: .....

Property address: .....

Mailing address (if different from above): .....

Telephone No.: .....

Email: .....

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

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

Thank you for taking the time to complete the survey.

Signed: ..... Date: .....



# Fact sheet for Landowners

## Roads for the Community Initiative Special Charge Schemes



### How has the funding come about?

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

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

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

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

### Landowner and Community benefits

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

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

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

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

### Example of works



Before construction



After construction

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

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

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

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



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

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

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

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

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

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

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

### **What happens after Council has declared a Special Charge Scheme?**

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

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

### **How do I pay my contributions?**

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

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

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

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

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

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

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

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

### **What happens if I can't afford my contribution?**

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

**For more information, please see Council's website:**

[yarranges.vic.gov.au/roadfunding2019](http://yarranges.vic.gov.au/roadfunding2019)