

# **SECTION 32**

# **STATEMENT**

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

<b>Vendor:</b>	John Jackson and Marita Iris Jackson
<b>Property:</b>	17 Trameland Court, Langwarrin VIC 3910



**VENDORS REPRESENTATIVE**

Langwarrin Conveyancing Services  
10 Colin Court  
Langwarrin 3910  
DX 33503 - Langwarrin

Tel: 9789 7870  
Fax: 9789 8060  
Email: [admin@langwarrinconveyancing.com](mailto:admin@langwarrinconveyancing.com)

Ref: 12449

SECTION 32 STATEMENT  
17 Trameland Court, Langwarrin VIC 3910

**32A FINANCIAL MATTERS**

32A(a) Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is as follows- See attached

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

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

No such Insurance has been effected to the Vendors knowledge.

**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 not in a designated bushfire- prone area within the meaning of the regulations made under the *Building Act 1993*.

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17 Trameland Court, Langwarrin VIC 3910

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme: Frankston Planning Scheme  
Responsible Authority: Frankston City Council  
Zoning: General Residential Zone – R1Z  
Planning Overlays:

**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
- (2) ~~Attached is a copy of a notice or certificate in the case of land where there is a GAIC recording (within the meaning of Part 9B of the *Planning and Environment Act 1987*):~~

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- ~~—any certificate of release from liability to pay;~~
- ~~—any certificate of deferral of the liability to pay;~~
- ~~—any certificate of exemption from the liability to pay;~~
- ~~—any certificate of staged payment approval;~~
- ~~—any certificate of no GAIC liability;~~
- ~~—any notice given under that Part providing evidence of the grant of a reduction of the whole or part of the liability to pay;~~
- ~~—any notice given under that Part providing evidence of an exemption of the liability to pay;~~

OR

- ~~—a GAIC certificate relating to the land issued by the Commissioner under the *Planning and Environment Act 1987*.~~

**32H SERVICES**

Service	Status
Electricity supply	Connected
Gas supply	Connected
Water supply	Connected
Sewerage	Connected
Telephone services	Connected

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

**32I TITLE**

Attached are the following document/s concerning Title:

- (a) In the case of land under the *Transfer of Land Act 1958* a copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.
- (b) In any other case, a copy of -
  - (i) the last conveyance in the Chain of Title to the land; or
  - (ii) any other document which gives evidence of the Vendors title to the land.
- (c) Where the Vendor is not the registered proprietor or the owner of the estate in fee simple, copies of the documents bearing evidence of the Vendor's right or power to sell the land.
- (d) In the case of land that is subject to a subdivision -
  - (i) a copy of the Plan of Subdivision which has been certified by the relevant municipal council (if the Plan of Subdivision has not been registered), or
  - (ii) a copy of the latest version of the plan (if the Plan of Subdivision has not been certified).
- (e) In the case of land that is part of a staged subdivision within the meaning of Section 37 of the *Subdivision Act 1988* -
  - (i) if the land is in the second or a subsequent stage, a copy of the plan for the first stage; and
  - (ii) details of any requirements in a Statement of Compliance relating to the stage in which the land is included that have not been complied with; and
  - (iii) details of any proposals relating to subsequent stages that are known to the Vendor; and
  - (iv) a statement of the contents of any permit under the *Planning and Environment Act 1987*

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17 Trameland Court, Langwarrin VIC 3910

authorising the staged subdivision.

- (f) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed -
- (i) if the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
  - (ii) if the later plan has not yet been certified, a copy of the latest version of the plan.

**ATTACHMENTS**

Attached to this Section 32 Statement please find:-

- All documents noted as attached within this Section 32 Statement
- **Due Diligence** Checklist
- ~~Disclosure of **Energy Information**~~
- ~~Additional Statement (including the particulars specified in Schedule 1 of the *Sale of Land Act 1962*) regarding **Undischarged Mortgages** (Section 32A(a))~~
- ~~Additional Statement (containing the information specified in Schedule 2 of the *Sale of Land Act 1962*) regarding **Terms Contracts** (Section 32A(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.~~

**DATE OF THIS STATEMENT**

	/		/20	
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**Name of the Vendor**

**John Jackson and Marita Iris Jackson**

**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.

The Purchaser further acknowledges being directed to the DUE DILIGENCE CHECKLIST.

**DATE OF THIS ACKNOWLEDGMENT**

	/		/20	
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**Name of the Purchaser**

SECTION 32 STATEMENT  
17 Trameland Court, Langwarrin VIC 3910

**Signature/s of the Purchaser**

<p>x</p>
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# Due diligence checklist

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

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

## Urban living

### Moving to the inner city?

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

### Is the property subject to an owners corporation?

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

## Growth areas

### Are you moving to a growth area?

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

## Flood and fire risk

### Does this property experience flooding or bushfire?

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

## Rural properties

### Moving to the country?

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

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

### Can you build new dwellings?

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

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

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

## Soil and groundwater contamination

### Has previous land use affected the soil or groundwater?

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

(04/10/2016)

## **Land boundaries**

### **Do you know the exact boundary of the property?**

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

## **Planning controls**

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

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

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

### **Are there any proposed or granted planning permits?**

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

## **Safety**

### **Is the building safe to live in?**

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

## **Building permits**

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

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

### **Are any recent building or renovation works covered by insurance?**

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

## **Utilities and essential services**

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

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

## **Buyers' rights**

### **Do you know your rights when buying a property?**

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



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

Page 1 of 1

VOLUME 10156 FOLIO 553

Security no : 124072774929U  
Produced 06/07/2018 08:10 pm

### LAND DESCRIPTION

Lot 3 on Plan of Subdivision 331330G.  
PARENT TITLE Volume 09945 Folio 121  
Created by instrument PS331330G 17/02/1994

### REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
JOHN JACKSON  
MARITA IRIS JACKSON both of 17 TRAMELAND COURT LANGWARRIN VIC 3910  
W650607D 09/03/2000

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE W650608A 09/03/2000  
WESTPAC BANKING CORPORATION

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

### DIAGRAM LOCATION

SEE PS331330G 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: 17 TRAMELAND COURT LANGWARRIN VIC 3910

### ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END

# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Land Use Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>PS331330G</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>06/07/2018 20:13</b>

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

<b>PLAN OF SUBDIVISION</b>		STAGE No. 	LTO USE ONLY <b>EDITION 1</b>	PLAN NUMBER <b>PS 331330 G</b>
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<p style="text-align: center;"><b>LOCATION OF LAND</b></p> <p>PARISH: LANGWARRIN</p> <p>TOWNSHIP: —</p> <p>SECTION: —</p> <p>CROWN ALLOTMENT: 46 (PART)</p> <p>CROWN PORTION: —</p> <p>LTO BASE RECORD: CHART 5 (2972)</p> <p>TITLE REFERENCES: VOL. 9945 FOL. 121</p> <p>LAST PLAN REFERENCE/S: LP 207612 F LOT A</p> <p>POSTAL ADDRESS: (At time of subdivision) TRAMELAND COURT LANGWARRIN, 3910</p> <p>AMG Co-ordinates (of approx centre of land in plan) E 342 630 N 5 774 750 ZONE: 55</p>	<p style="text-align: center;"><b>COUNCIL CERTIFICATION AND ENDORSEMENT</b></p> <p>COUNCIL NAME: SHIRE OF CRANBOURNE REF: 4697</p> <p>1. This plan is certified under Section 6 of the Subdivision Act 1988.</p> <p><del>2. This plan is certified under Section 11(7) of the Subdivision Act 1988.</del></p> <p><del>2. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.</del></p> <p>OPEN SPACE</p> <p>(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 <del>has</del> has not been made.</p> <p><del>(ii) The requirement has been satisfied.</del></p> <p><del>(iii) The requirement is to be satisfied in Stage .....</del></p> <p>Council Delegate Council Seal Date 10 / 11 / 1993</p> <p>Re-certified under Section 11(7) of the Subdivision Act 1988.</p> <p>Council Delegate Council Seal Date / /</p>
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<b>VESTING OF ROADS AND/OR RESERVES</b>	
IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

<b>NOTATIONS</b>	
STAGING	This is not a staged subdivision. Planning permit No. 930465
DEPTH LIMITATION DOES NOT APPLY	

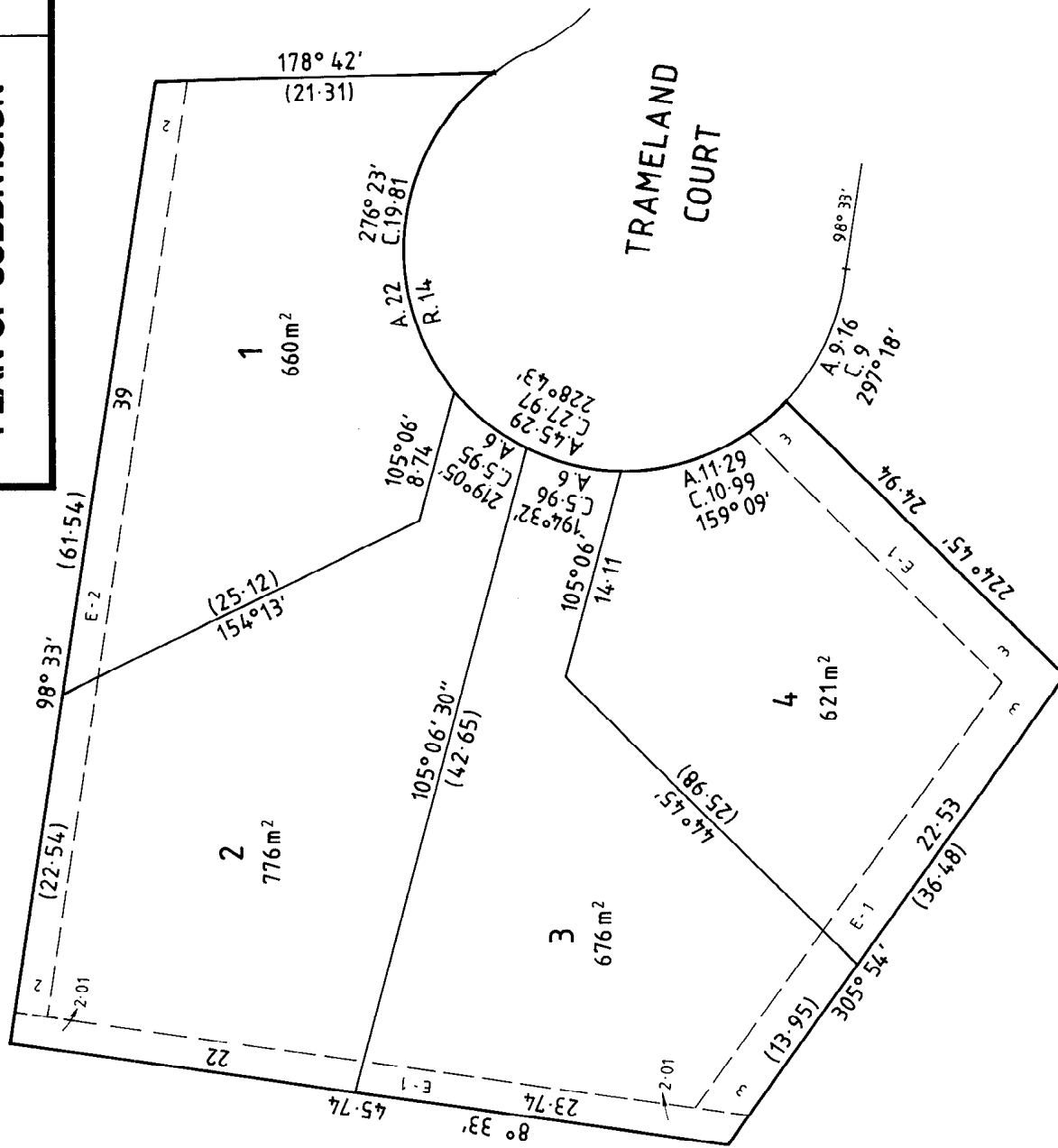
SURVEY: THIS PLAN IS ~~IS NOT~~ BASED ON SURVEY  
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s) 209  
 IN PROCLAIMED SURVEY AREA No. 52



<b>EASEMENT INFORMATION</b>					<b>LTO USE ONLY</b>	
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	RECEIVED <input checked="" type="checkbox"/>  DATE: 17 / 2 / 94	
E - 1	DRAINAGE	SEE PLAN	LP 207612 F	LOTS ON LP 207612 F	<b>LTO USE ONLY</b> PLAN REGISTERED TIME 4:45 DATE 17 / 2 / 94   Assistant Registrar of Titles SHEET 1 OF 2 SHEETS	
E - 1	SEWERAGE	SEE PLAN	LP 207612 F	LOTS ON LP 207612 F		
E - 2	SEWERAGE	2	LP 207612 F	LOTS ON LP 207612 F		

<p><b>P. G. Speedie &amp; Associates Pty. Ltd.</b>          SURVEYORS, ENGINEERS, PLANNERS AND          DEVELOPMENT CONSULTANTS          9 Queen Street, Melbourne, Vic. 3000 Ph: (03) 629 1579          754 Frankston-Flinders Road, Vic. 3915 Ph: (059) 79 1655</p>	<p>LICENSED SURVEYOR (PRINT) <b>Ken R. TOOSE</b></p> <p>SIGNATURE ..... DATE 17 / 11 / 93</p> <p>REF 5261 VERSION 1</p>	<p>DATE 10 / 11 / 1993</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>ORIGINAL SHEET SIZE A3</p>
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<b>PLAN OF SUBDIVISION</b>	<b>STAGE No.</b> —	<b>PLAN NUMBER</b> <b>PS 331330 G</b>
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 <p><b>P. Speedie &amp; Associates Pty. Ltd.</b> SURVEYORS, ENGINEERS, PLANNERS AND DEVELOPMENT CONSULTANTS 9 Queen Street, Melbourne. Vic. 3000 Ph: (03)629 1579 53 Victoria Street, Hastings. Vic. 3915 Ph: (059)79 1655</p>	<p align="center"><b>SCALE</b></p>  <p align="center">LENGTHS ARE IN METRES</p>		<p align="center"><b>ORIGINAL</b></p> <p>SCALE SHEET SIZE</p> <p align="center"><b>1: 300</b> A3</p>	<p>LICENSED SURVEYOR (PRINT) <b>Ken R. TOOSE</b></p> <p>SIGNATURE DATE <b>17 / 11 / 93</b></p> <p>REF <b>5261</b> VERSION <b>1</b></p>	<p align="center">SHEET 2 OF 2 SHEETS</p> <p align="center">DATE <b>10 / 11 / 1993</b></p> <p align="center">COUNCIL DELEGATE SIGNATURE</p>
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# Rate and Valuation Notice 2017-2018

## 4th Instalment Notice

31/5/18  
Ref: 873153

Tax Invoice

ABN 49 454 765 055

Rates and charges for the period  
1 July 2017 to 30 June 2018



John Jackson and Marita Iris Jackson  
17 Trameland Court  
LANGWARRIN VIC 3910

Notice date: 26/04/2018  
Frankston City Council  
PO Box 490  
FRANKSTON VIC 3199  
Phone: 1300 322 322  
info@frankston.vic.gov.au  
frankston.vic.gov.au  
Ward: North-East



032  
1026906  
R3\_8994

Assessment/Reference No. 0046652 2

Property Address	Valuation Date
17 Trameland Court, Langwarrin 3910 Lot 3 PS 331330	1/01/2016
	*Capital Improved Value (CIV): \$490,000
	Site Value (SV): \$195,000
	Net Annual Value (NAV): \$24,500
	Valuation Effective Date: 1/07/2016
	*Capital Improved Value includes land and any improvements

Financial Details	Due Date
4th Instalment (Due 31/05/2018)	31 May 2017
	\$553.00


This notice does **not** include payments received after 23 April 2018.

\* Interest will be charged on all overdue rates at the penalty interest rate of 10% per annum

If you currently have a formalised Arrangement to Pay (ATP) agreement in place with Council which is being fully maintained in accordance with the payment schedule then please disregard this notice.

If you have applied for a pension rebate, \$273.80 will have already been deducted from your instalments for this financial year.

If you are experiencing difficulty paying your Rates, please contact Council to discuss payment options, phone 1300 322 322 or visit [www.frankston.vic.gov.au](http://www.frankston.vic.gov.au)



For emailed notices:  
[frankston.enotices.com.au](mailto:frankston.enotices.com.au)  
Reference No: 5CC19C708R

BPAY this payment via internet or phone banking.  
BPAY View - View and pay this bill using internet banking.  
BPAY View Registration No.: Please enter the BPAY Reference number.  
(next to the BPAY Logo on your notice)

\$553.00




Please detach and include remittance slip with cheque or money order



Name John Jackson and Marita Iris Jackson  
Assessment/Reference No. 0046652 2  
Property Address 17 Trameland Court, Langwarrin 3910




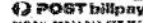
Amount Paid  
\$553.00



Bill Code: 1966  
Ref: 00466522



Billpay Code: 0760  
Ref: 46 6522  
To pay this bill visit any post office,  
phone 13 18 16 or go to [postbillpay.com.au](http://postbillpay.com.au).



\*760 466522

<580702+000000000466522>0000055300+3111+54

South East  
Water

1080686153E/13243/180074/18-1853 S-1705 10408

Payments (VISA/MasterCard) is accepted online at  
**southeastwater.com.au** or call 1300 658 658  
Account enquiries:  
**southeastwater.com.au/enquiries** or call 131 851  
Mon-Fri 8am to 7pm  
Fridays and evenings (24/7):  
**live.southeastwater.com.au** or call 131 819  
Interpreter service:  
For all languages 9207 0137  
TTY users 133 677 (ask for 131 851)

032001853  
John & Marita I Jackson  
17 Trameland Court  
LANGWARRIN VIC 3910

21/6/18  
Ref: 94077695

Account number: 1080686153  
Date due: 21 June 2018

Balance: \$0.00  
Current charges: + \$457.90  
Total due: \$457.90

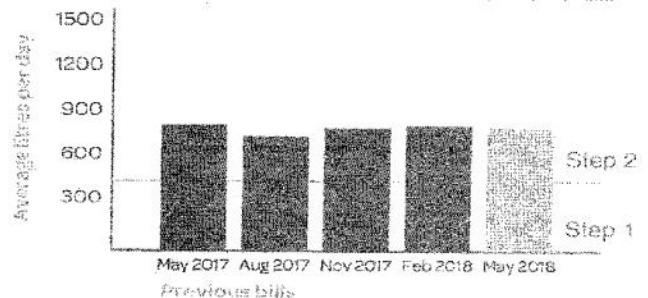
## Your account breakdown

Issue date: 4 June 2018  
Property: 17 TRAMELAND COURT  
LANGWARRIN VIC 3910  
Property reference: 53E/13243/18  
Last bill: \$462.55  
Payment received: \$462.55cr  
Balance brought forward: \$0.00  
Our charges (no GST): \$453.16  
Other authorities' charges (no GST): \$24.72  
Total due: \$457.90

## Your snapshot

Average daily water use: 722 litres  
Average daily cost: \$4.75

## Your water use



Number of people in household	1	2	3	4	5
Average daily use (litres) per person	722	386	257	193	154
Heating	1	1	1	1	1
Water use	1	1	1	1	1

## Payment options



Direct debit  
Set up payments at [mysoutheastwater.com.au](http://mysoutheastwater.com.au)



BPAY<sup>®</sup> (Up to \$20,000)  
Biller code: 24208 Ref: 1001 0806 8600 002



Credit card (Up to \$5,000)  
Pay by Visa or MasterCard at [southeastwater.com.au](http://southeastwater.com.au)  
or call 1300 658 658



EFT (Electronic Funds Transfer)  
BSB: 033-874 Account number: 10806861  
Account name: South East Water Corporation



Postbillpay  
Billpay Code: 0361 Ref: 1001 0806 8600 002  
Call 131 819 Visit: [postbillpay.com.au](http://postbillpay.com.au)  
Or visit an Australia Post shop



Centrepay  
Arrange regular deductions from your Centrelink payments  
visit [humanservices.gov.au/centrepay](http://humanservices.gov.au/centrepay) CAN 555 019 577

Property ref: 53E/13243/18  
17 TRAMELAND COURT  
LANGWARRIN VIC 3910



\*361100108068600002

PNS20

Total due: \$457.90  
Account number: 1080686153  
Date paid: 21/6/18  
Receipt number: 94077695

+00000010806861> +009124+ <0000000000> <0000045790> +444+



## Frankston City Council

30 Davey Street, Frankston, Victoria, Australia  
Telephone: 1300 322 322 » +613 9784 1888 » Facsimile: +613 9784 1094  
PO Box 490, Frankston VIC 3199 » DX 19913 Frankston  
Website: frankston.vic.gov.au  
ABN: 49 454 768 065

Reference: 66/2014/BOE  
Enquiries: Sutha Satgunarajah  
Phone: 9784 1877

11 December 2014

J Jackson  
17 Trameland Court  
LANGWARRIN VIC 3910

Dear Sir/Madam,

**Re: Application to Build a Concrete Basketball Area Over an  
Easement at  
17 Trameland Court, Langwarrin 3910**

I am pleased to advise that, in relation to Council's easement rights, your application for approval to construct over the easement at this location is approved.

The approval is subject to the lodged plans and details and the signed conditions (copy attached for information).

It should be noted that a Building Permit may be required before commencing construction.

The Municipal Building Surveyor has been advised of this approval.

Approval from Melbourne Water may also be required as the stormwater pipe held within the easement is a Melbourne Water owned asset.

Yours faithfully,

Sutha Satgunarajah  
for  
Brad Hurren  
INFRASTRUCTURE MANAGER



## Property Report from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 06 July 2018 08:09 PM

**Address:** 17 TRAMELAND COURT LANGWARRIN 3910

**Lot / Plan:** Lot 3 PS331330

**SPI (Standard Parcel Identifier):** 3\PS331330

**Local Government (Council):** FRANKSTON **Council Property Number:** 216115

**Directory Reference:** Melway 136 B6

**This property is not in a designated bushfire prone area.**

**No special bushfire construction requirements apply. Planning provisions may apply.**

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

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### Parcel Details

Lot/Plan or Crown Description	SPI
Lot 3 PS331330	3\PS331330

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### State Electorates

**Legislative Council:** EASTERN VICTORIA

**Legislative Assembly:** HASTINGS

### Utilities

**Rural Water Business:** Southern Rural Water

**Metro Water Business:** South East Water Limited

**Melbourne Water:** inside drainage boundary

**Power Distributor:** UNITED ENERGY (Information about [choosing an electricity retailer](#))

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### Planning Zone Summary

**Planning Zone:** [GENERAL RESIDENTIAL ZONE \(R1Z\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(R1Z\)](#)

**Planning Overlay:** None

**Areas of Aboriginal Cultural Heritage Sensitivity:** All or part of this property is an 'area of cultural heritage sensitivity'.

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### Further Planning Information

Planning scheme data last updated on 4 July 2018.

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, local, particular and general provisions of the local planning scheme that may affect the use of the land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the Planning & 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](#)

The Planning Property Report includes separate maps of zones and overlays



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 [Planning Maps Online](#)

For other information about planning in Victoria visit [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

## Areas of Aboriginal Cultural Heritage Sensitivity

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2007, 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 2007, '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.

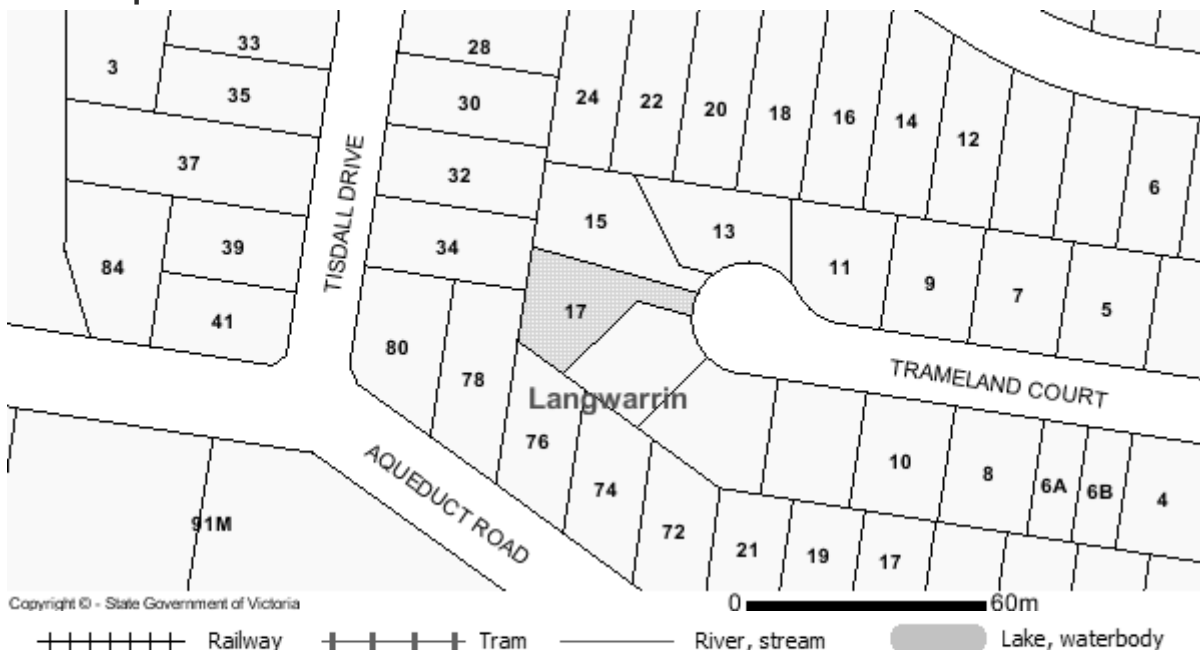
One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

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.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2007, can also be found here - <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>

### Area Map



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