

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

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

---

<b>Vendor:</b>	Xavier-Philippe Boquien and Kee Sook Boquien
----------------	--

---

<b>Property:</b>	3 Torry Hill Road UPWEY VIC 3158
------------------	----------------------------------

---

**VENDORS REPRESENTATIVE**

Cardinia Conveyancing

PO Box 987  
BERWICK VIC 3806

Tel: 03 9769 8995

Fax:

Email: [contactus@cardiniaconveyancing.com.au](mailto:contactus@cardiniaconveyancing.com.au)

Ref: 24/6664

SECTION 32 STATEMENT  
3 TORRY HILL ROAD UPWEY VIC 3158

**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-

**Their total does not exceed \$5,000.**

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 save and except that land tax may apply if land value exceeds \$50,000 or a change of use occurs.

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.

**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 under section 192A of the Building Act 1993.

(c) ROAD ACCESS

There is access to the Property by Road.

SECTION 32 STATEMENT  
3 TORRY HILL ROAD UPWEY VIC 3158

(d) PLANNING

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

**32D NOTICES**

Save and except as attached, the Vendor is not aware of any Notices, Declarations, Property Management Plans, Reports, Recommendations or Orders in respect of the land issued by a Government Department or Public Authority or any approved proposal directly and currently affecting the land 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.

**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	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 any account with a service provider before settlement, and the purchaser may need to have the service reconnected.

SECTION 32 STATEMENT  
3 TORRY HILL ROAD UPWEY VIC 3158

**32I TITLE**

Attached are the following document/s concerning Title:

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.

**ATTACHMENTS**

Attached to this Section 32 Statement please find:-

- All documents noted as attached within this Section 32 Statement
- **Due Diligence** Checklist

**DATE OF THIS STATEMENT**

21 / May / 20 24

**Name of the Vendor**

Xavier-Philippe Boquien and Kee Sook Boquien

**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 [ ]

**Name of the Purchaser**

[ ]

**Signature/s of the Purchaser**

x [ ]

# 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](https://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.

Mr X Boquien and Mrs K Boquien  
C/- Ranges First National Real Estate  
1-5 Bayview Road  
BELGRAVE VIC 3160



**Rates and charges at your property - 1 July 2023 - 30 June 2024**

**Assessment number 55365/8**

3 Torry Hill Road, Upwey VIC 3158  
Lot 90 LP10091 Ca 72B1 P Scoresby

**Property Owners**

Mr X Boquien & Mrs K Boquien

Property Valuations - Valuation Date 1 January 2023 - Valuation first used 1 July 2023

Capital improved value (CIV) - (the CIV is used to calculate your rates)	675,000
Site value - (the site value is included in the CIV)	500,000
Net annual value	33,750

FSPL Classification: Residential. AVPCC: 110

Description: Detached Dwelling

<b>General Rate - 2023-2024</b>	
Residential Rate (0.0025069 x \$675,000.00)	\$1,692.15
<b>Waste charge including State Government EPA levy</b>	
Pack1 Res 240L FOGO 240L Recycle 120L Rubbish* (\$459 x 1)	\$459.00
<i>*For more information regarding your waste charges please refer to Page 3 of this notice.</i>	
<b>State Government Fire Services Property Levy - Residential</b>	
Fire Services Property Levy (125 + 0.000046 x \$675,000.00)	\$156.05

**Total amount due \$2,307.20**

XAVIER-PHILLIPPE BOQUIEN & KEE-SOOK BOQU  
 RANGES FIRST NATIONAL REAL EST  
 1-3 BAYVIEW RD  
 BELGRAVE VIC 3160

**Account number:** 26672849

**Date due:** 20 March 2024

Last bill	Payments received	Balance	Current charges	Total due
\$166.60	– \$166.60cr	= \$0.00	+ \$166.60	\$166.60

### Your account breakdown

Issue date	01 March 2024
Property	3 Torry Hill Road UPWEY VIC 3158
Property reference	59B//18815/3
Last bill	\$166.60
Payment received	\$166.60cr
Balance brought forward	\$0.00
Our charges (no GST)	\$115.85
Other authorities' charges (no GST)	\$50.75
<b>Total due</b>	<b>\$166.60</b>

### Your snapshot

Average daily cost **\$1.27**

### Payment options



**Direct debit**

Set up payments at [southeastwater.com.au/paymybill](https://southeastwater.com.au/paymybill)



**EFT (Electronic Funds Transfer)**

BSB: 033-874 Account number: 26672849  
 Account name: South East Water Corporation



**BPAY® (Up to \$20,000)**

Bill code: 24208 Ref: 1002 6672 8400 005



**Postbillpay**

BillpayCode: 0361 Ref: 1002 6672 8400 005  
 Call 131 816 Visit: [postbillpay.com.au](https://postbillpay.com.au)  
 Or visit an Australia Post store.



**Credit card**

Pay by Visa or MasterCard at  
[southeastwater.com.au/paymybill](https://southeastwater.com.au/paymybill)  
 or call 1300 659 658.



**Centrepay**

Use Centrepay to make regular deductions from  
 your Centrelink payment.  
 Reference number: 555 050 397J

Property ref: 59B//18815/3  
 3 TORRY HILL ROAD  
 UPWEY VIC 3158

PN59B



\*361 100266728400005

**Total due:** \$166.60

**Account number:** 26672849

**Date paid:**

**Receipt number:**



## Our charges

### Service charges For period 01/01/24 to 31/03/24

Water service charge **\$21.48**

Sewerage service charge **\$94.37**

**Total service charges \$115.85**

**Our charges \$115.85**

### Other authorities' charges

Parks 01/01/24 to 31/03/24 **Charge \$21.21**

Waterways and Drainage charge 01/01/24 to 31/03/24 **\$29.54**

**Total other authorities \$50.75**

**Total current charges \$166.60**

## Our charges explained

Our charges cover the costs involved with delivering clean, safe water and safely removing and treating sewage for 1.77 million Melburnians. We've made changes to our charges as part of our 5-year commitment to you. For more details, see [southeastwater.com.au/pricing2023](https://southeastwater.com.au/pricing2023)

### Other authorities' charges

#### Waterways and drainage charge

We collect this charge on behalf of Melbourne Water to help protect our rivers and creeks and improve drainage and flood management. For details, see [melbournewater.com.au](https://melbournewater.com.au). The charge is for **01/01/24 to 31/03/24**.

#### Parks charge (changed from annual to quarterly)

We collect this charge quarterly on behalf of the Department of Energy, Environment and Climate Action (DEECA). Funds raised go towards the management and maintenance of parks, gardens, trails, waterways, and zoos. For more details about this charge, see [parks.vic.gov.au/about-us/parks-charge](https://parks.vic.gov.au/about-us/parks-charge). The charge is for **01/01/24 to 31/03/24**.

## Additional information

### Payment assistance

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

### Our new customer charter

We have a new customer charter. This outlines your rights and responsibilities as a customer of South East Water. View the new charter at [southeastwater.com.au/customer-charter](https://southeastwater.com.au/customer-charter). For a printed copy of the Charter, email [support@sew.com.au](mailto:support@sew.com.au) and we will send out a copy.

## Staying on top of bills can be hard

That's why we offer support for everyone.

See [southeastwater.com.au/supportoptions](https://southeastwater.com.au/supportoptions)



**South East Water Corporation**

ABN 89 066 902 547

101 Wells Street Frankston VIC 3199

PO Box 2268 Seaford VIC 3198 Australia

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 15 May 2024 12:00 PM

## PROPERTY DETAILS

Address: **3 TORRY HILL ROAD UPWEY 3158**  
Lot and Plan Number: **Lot 90 LP10091**  
Standard Parcel Identifier (SPI): **90\LP10091**  
Local Government Area (Council): **YARRA RANGES**  
Council Property Number: **217969**  
Planning Scheme: **Yarra Ranges**  
Directory Reference: **Melway 75 A11**

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

[Planning Scheme - Yarra Ranges](#)

## UTILITIES

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

## STATE ELECTORATES

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

## OTHER

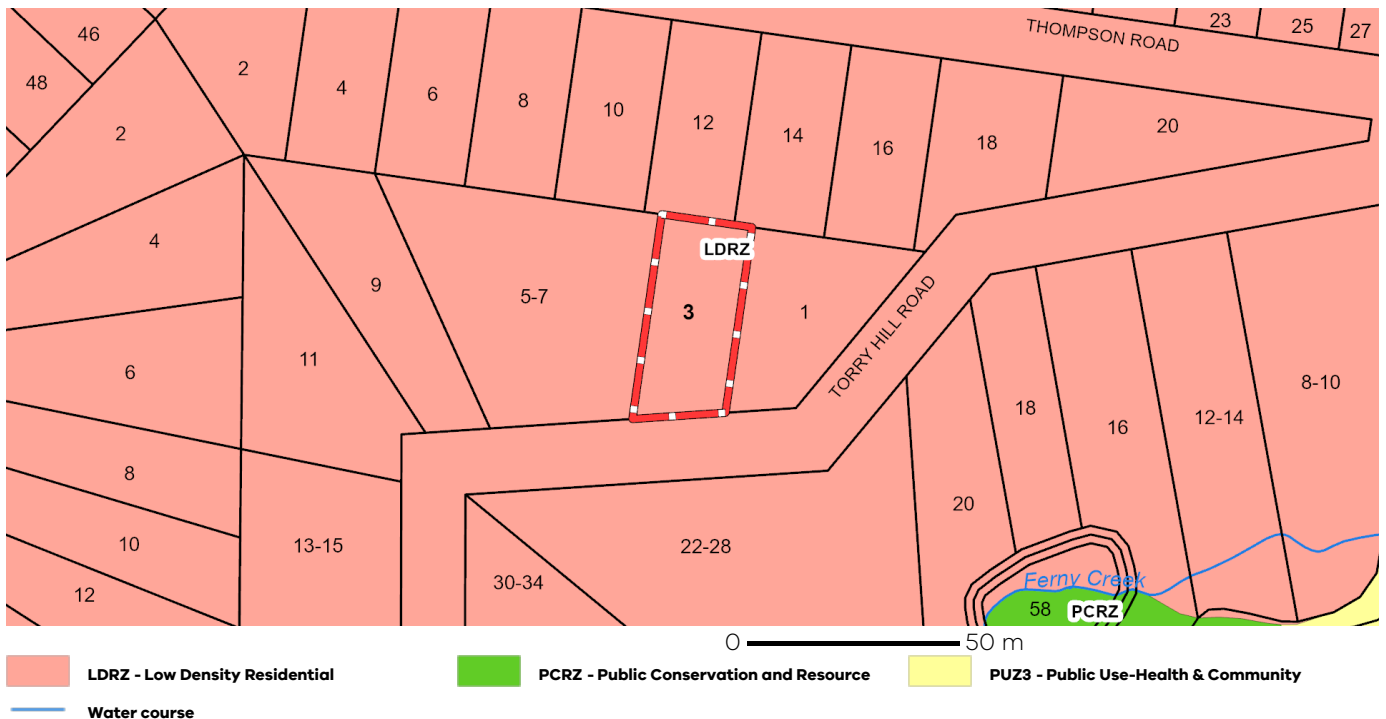
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural  
Heritage Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)

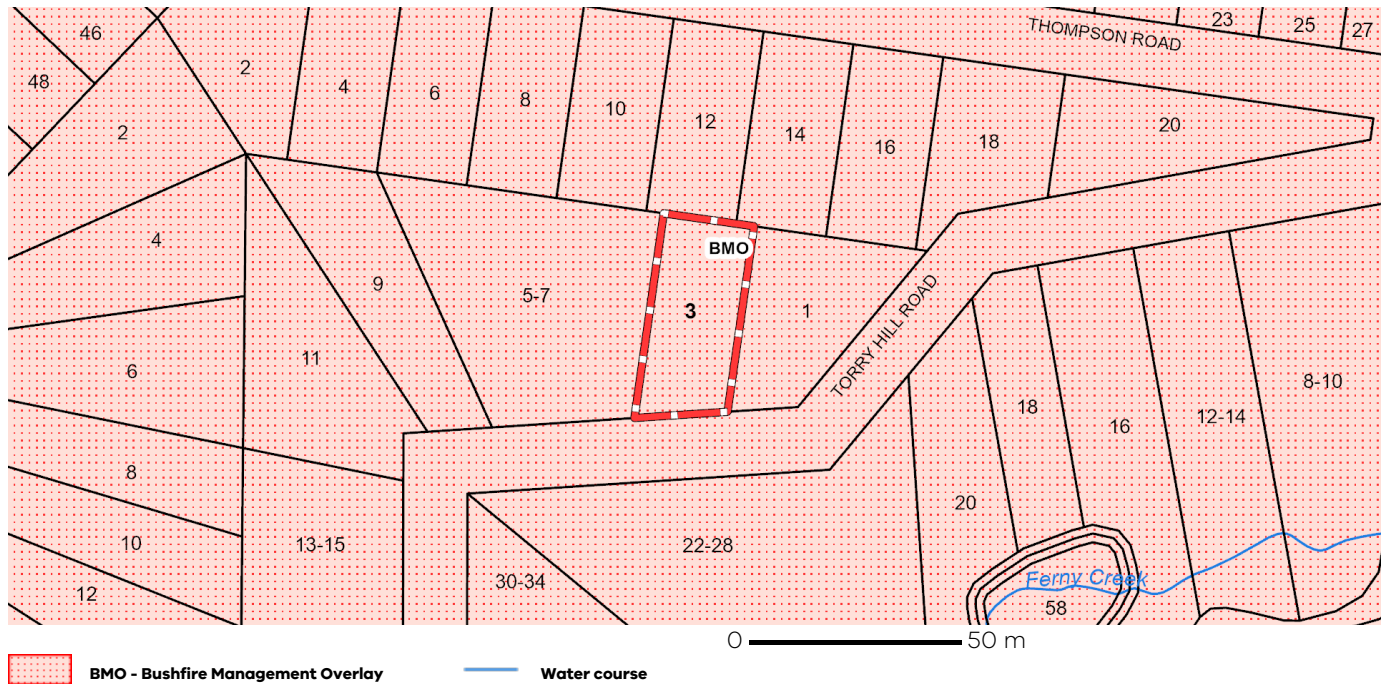
[SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)



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

## Planning Overlays

### BUSHFIRE MANAGEMENT OVERLAY (BMO)

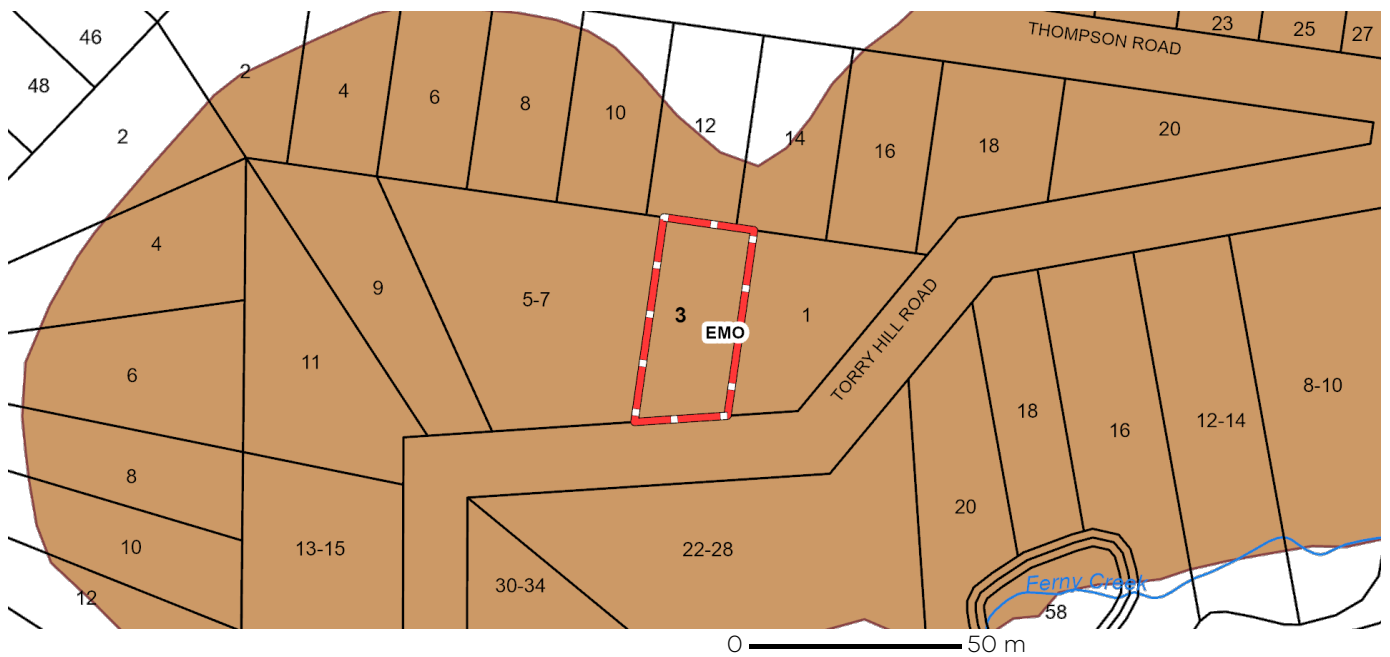


BMO - Bushfire Management Overlay      Water course

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

### EROSION MANAGEMENT OVERLAY (EMO)

#### EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)



EMO - Erosion Management Overlay      Water course

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

## Planning Overlays

### SIGNIFICANT LANDSCAPE OVERLAY (SLO)

### SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22 (SLO22)



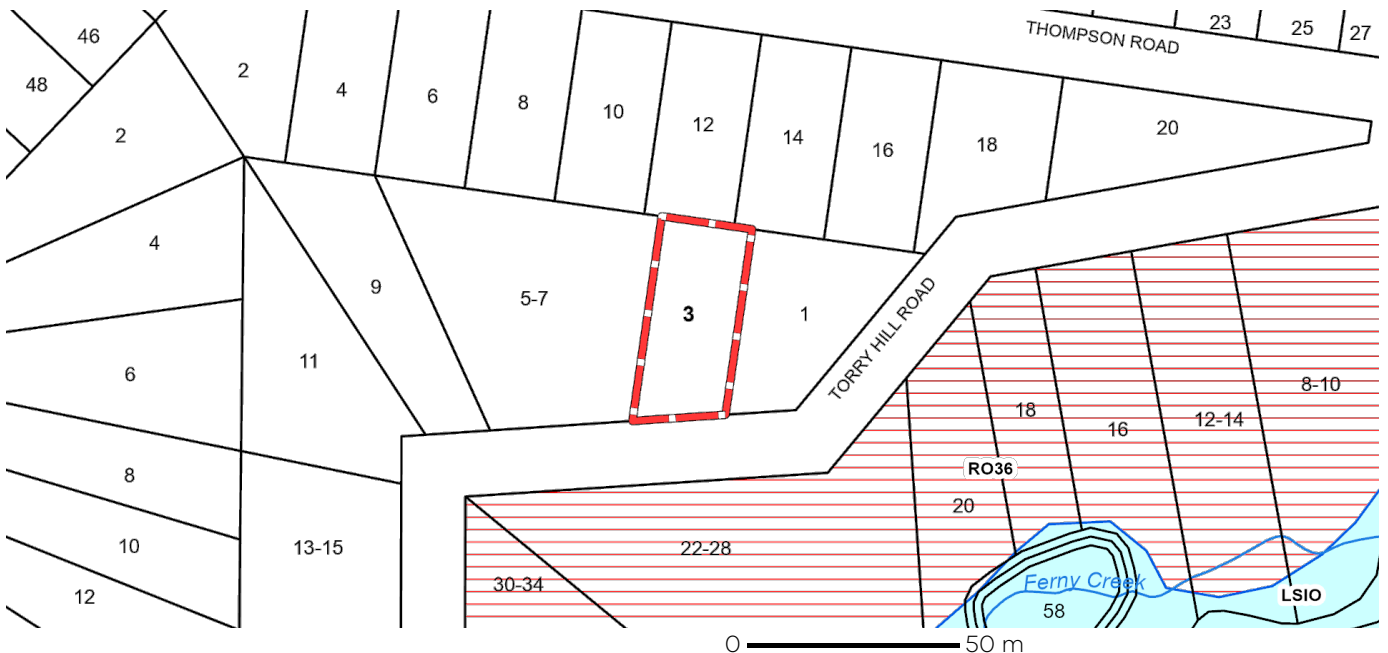
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

### LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

### RESTRUCTURE OVERLAY (RO)



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

### Copyright © - State Government of Victoria

**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <https://www.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).

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

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



## Further Planning Information

Planning scheme data last updated on 8 May 2024.

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

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

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

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

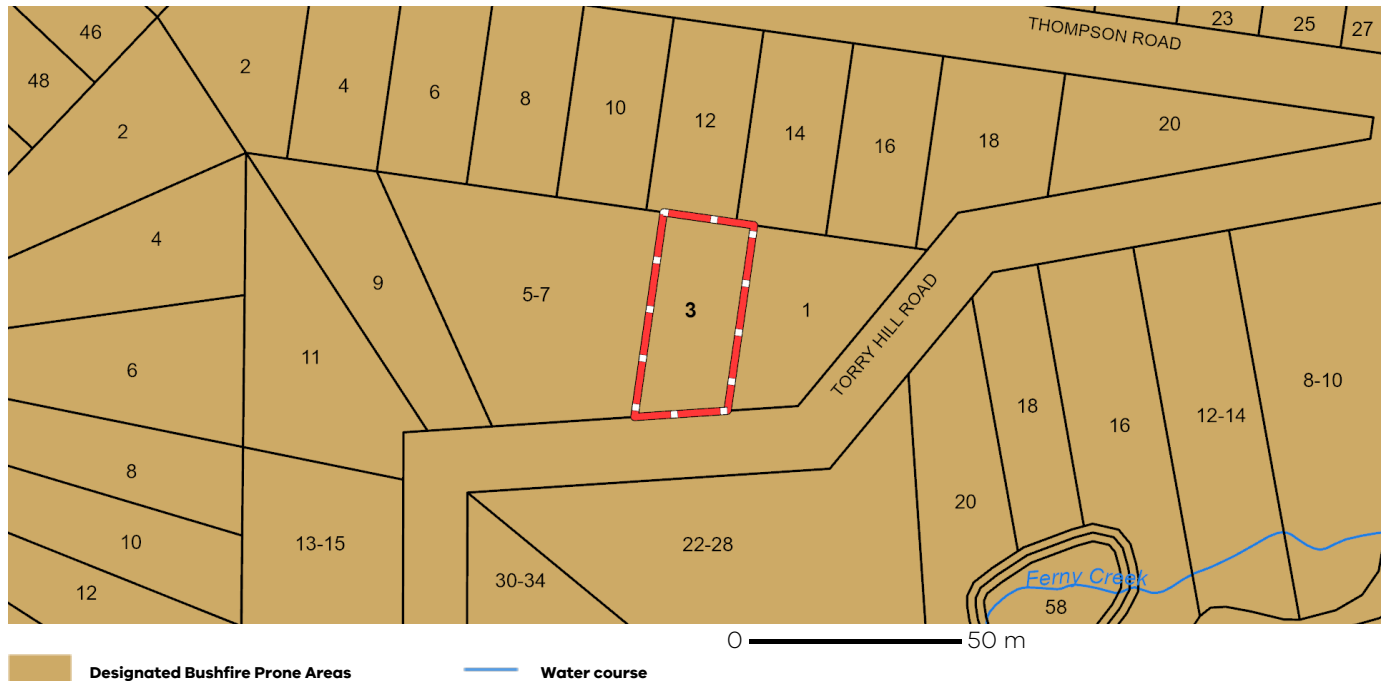
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Designated Bushfire Prone Areas

**This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

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

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

## Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

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

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

Register Search Statement - Volume 5391 Folio 039

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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 05391 FOLIO 039

Security no : 124114981806E  
Produced 15/05/2024 01:03 PM

LAND DESCRIPTION

Lot 90 on Plan of Subdivision 010091.  
PARENT TITLE Volume 04860 Folio 963  
Created by instrument 1359910 28/03/1928

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
XAVIER-PHILIPPE BOQUIEN  
KEE SOOK BOQUIEN both of 3 TORRY HILL ROAD UPWEY VIC 3158  
AL974515N 22/06/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL974516L 22/06/2015  
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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP010091 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: 3 TORRY HILL ROAD UPWEY VIC 3158

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION  
Effective from 22/10/2016



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 15/05/2024, for Order Number 84008001. Your reference: 24/6664.**

PLAN OF SUBDIVISION OF  
 CROWN ALLOTMENTS 72B1 72B2 & 72F  
 ALSO PART OF CROWN ALLOTMENT 72C  
**PARISH OF SCORESBY**  
 COUNTY OF MORNINGTON

**5 SHEETS**  
**SHEET 1**

**LP 10091**  
 EDITION 3  
 PLAN MAY BE LODGED  
 16/06/24

Measurements are in Feet & Inches

Conversion Factor  
 FEET X 0.3048 = METRES

VOL. 4860 FOL. 963  
 3797 340

DEPTH LIMITATION: 50 FEET (CA 72<sup>F</sup> & CA72<sup>B2</sup>)

**COLOUR CODE**

- E-1, E-6 & E-9 = BLUE
- E-2 & E-6 = BROWN
- E-3 = YELLOW
- E-4 = GREEN
- E-5 = PURPLE

**ENCUMBRANCES**

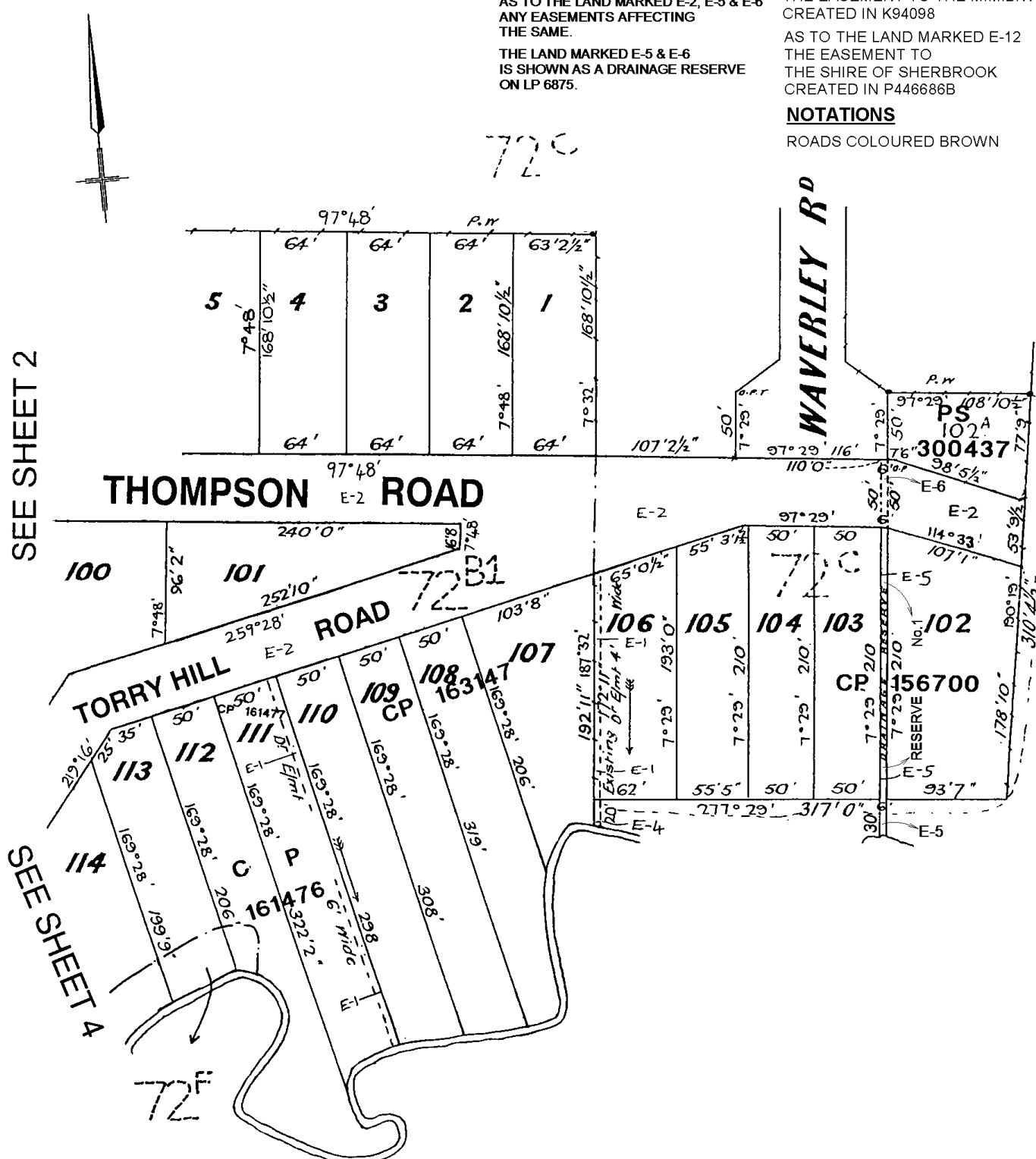
- AS TO THE LAND MARKED E-6 & E-7 THE EASEMENT TO THE M.M.B.W. CREATED IN K320923
- AS TO THE LAND MARKED E-8 THE EASEMENT TO THE M.M.B.W. CREATED IN J869898
- AS TO THE LAND MARKED E-9 & E-10 THE EASEMENT TO THE M.M.B.W. CREATED IN L946026F
- AS TO THE LAND MARKED E-11 THE EASEMENT TO THE M.M.B.W. CREATED IN K94098
- AS TO THE LAND MARKED E-12 THE EASEMENT TO THE SHIRE OF SHERBROOK CREATED IN P446686B

**ENCUMBRANCES**

- AS TO THE LAND MARKED E-2, E-5 & E-6 ANY EASEMENTS AFFECTING THE SAME.
- THE LAND MARKED E-5 & E-6 IS SHOWN AS A DRAINAGE RESERVE ON LP 6875.

**NOTATIONS**

ROADS COLOURED BROWN



SEE SHEET 2

SEE SHEET 4

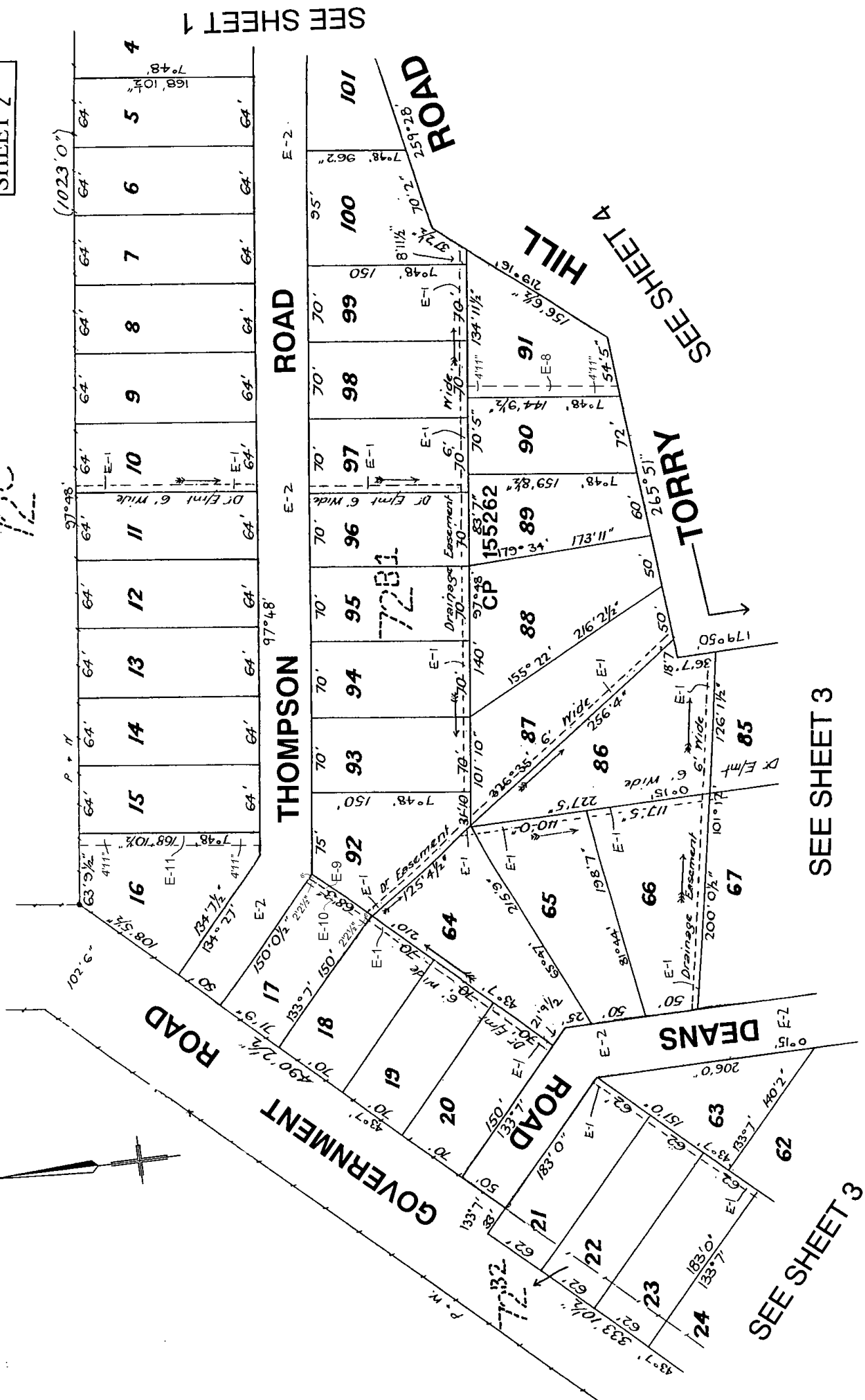
72C

72F

LP 10091

5 SHEETS  
SHEET 2

720



SEE SHEET 1

SEE SHEET 4

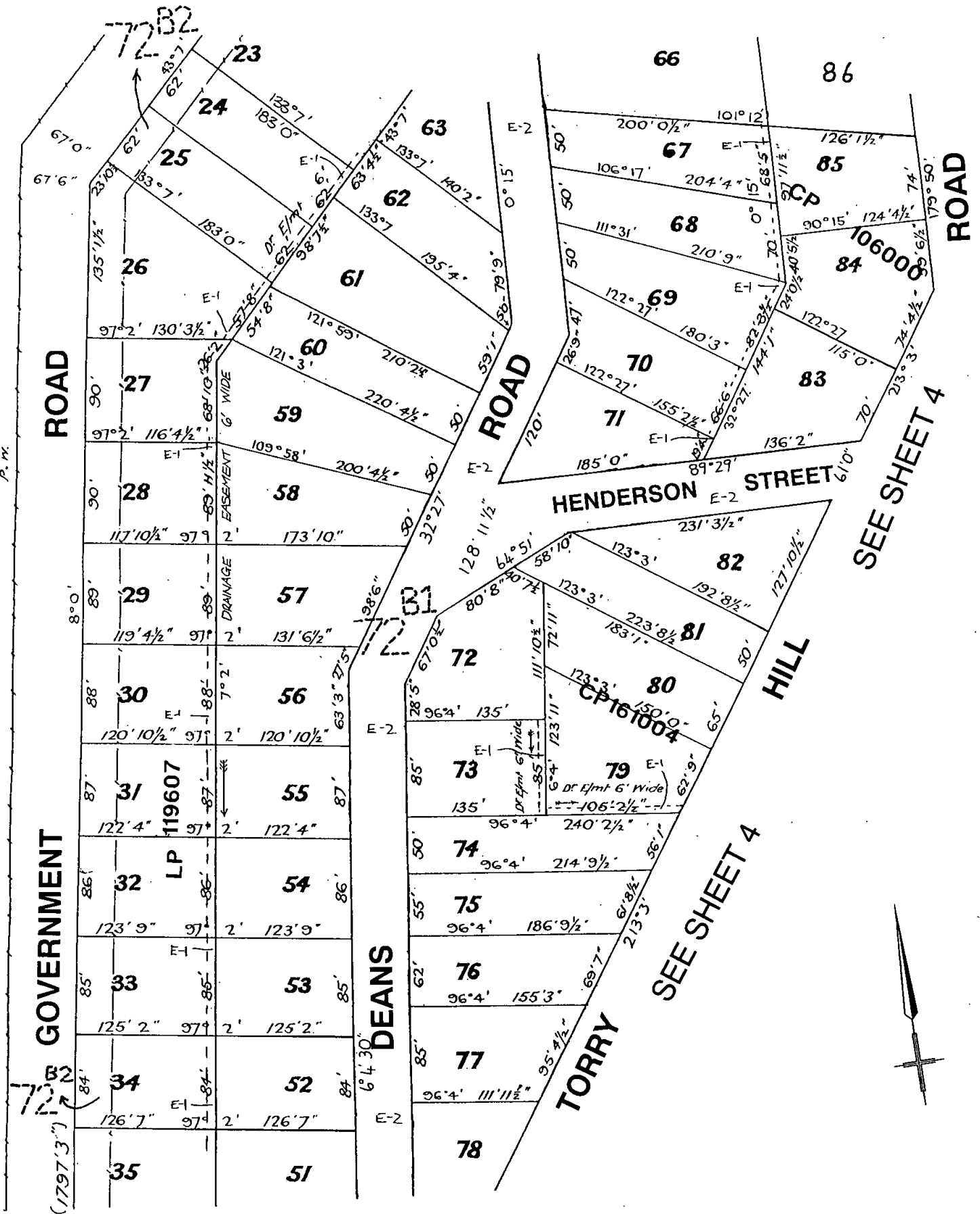
SEE SHEET 3

SEE SHEET 3

LP 10091

5 SHEETS  
SHEET 3

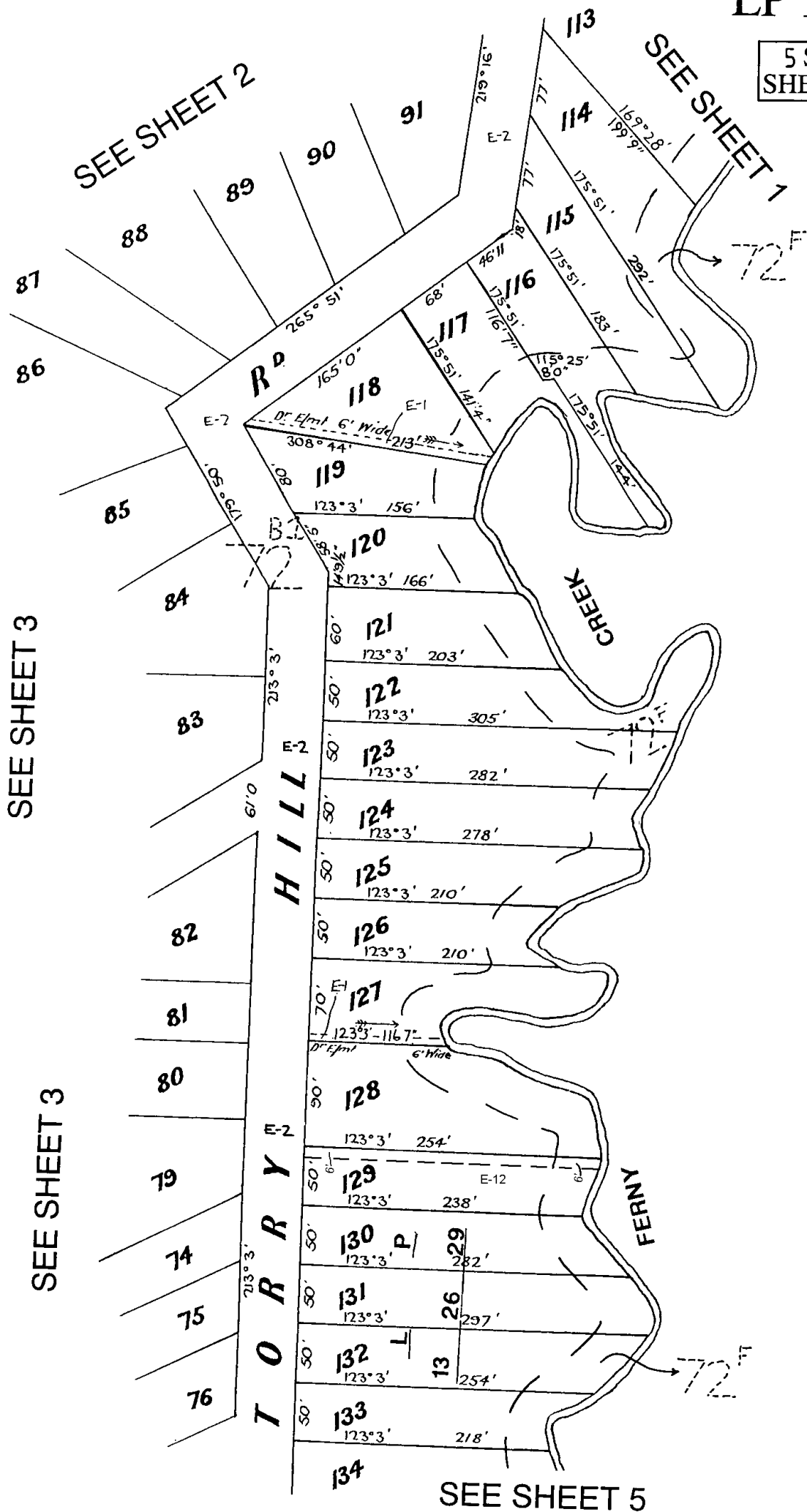
SEE SHEET 2



SEE SHEET 5

LP 10091

5 SHEETS  
SHEET 4



SEE SHEET 2

SEE SHEET 1

SEE SHEET 3

SEE SHEET 3

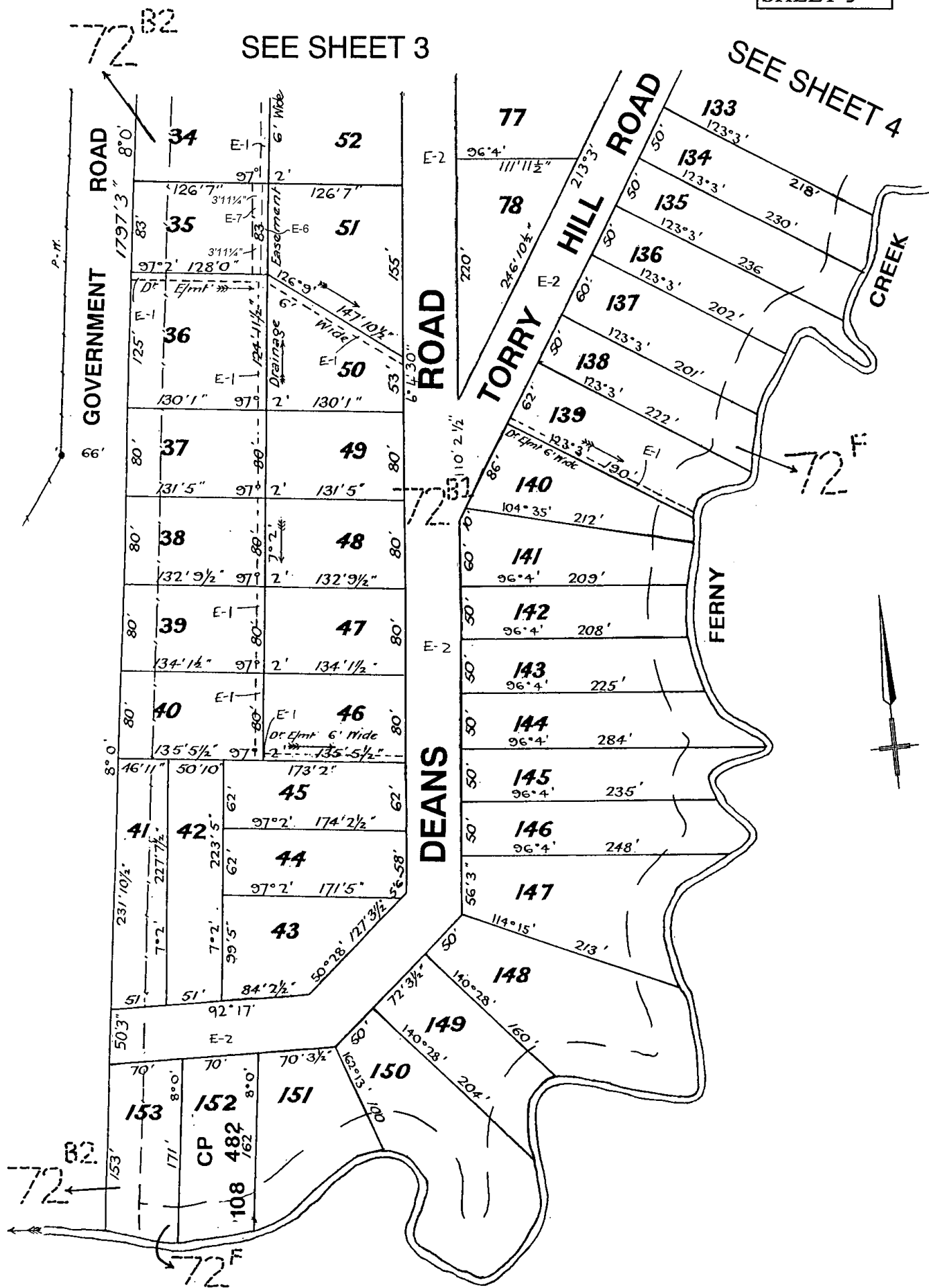
SEE SHEET 5

LP 10091

5 SHEETS  
SHEET 5

SEE SHEET 3

SEE SHEET 4



# MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

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

## PLAN NUMBER LP 10091

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
		LOT 102A INSERTED	C.O.42147	18/09/52		1	MLB
		STREET NAME AMENDED	GAZ.1973 P.3457			1	MLB
		STREET NAME AMENDED	GAZ.1973 P.3582			1	MLB
	WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.						
LOT 91	E-8	CREATION OF EASEMENT	J869898			2	MLB
LOT 16	E-11	CREATION OF EASEMENT	K94098			2	MLB
LOT 35	E-6 & E-7	CREATION OF EASEMENT	K320923			2	MLB
LOT 17	E-9 & E-10	CREATION OF EASEMENT	L946026F			2	MLB
LOT 129	E-12	CREATION OF EASEMENT	P446686B			2	MLB
ROADS & RESERVE No.1	E-2, E-5 & E-6	EASEMENTS ENHANCED				3	AD