
Vendor statement

Property address: 8 Coberley Way, Cranbourne North, Victoria 3977

Vendor: Harry Nadir and Jason Jaan

Purchaser:

Prepared by
Dostizada Legal & Migration Pty Ltd
Level 1, 261 Thomas Street
Dandenong VIC 3175

Email: info@dostizadalegal.com.au
Ref: RA:AD:2025231

Vendor statement

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

This statement must be signed by, or on behalf of, the vendor and given to the purchaser before the purchaser signs the contract.

The parties may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land: 8 Coberley Way, Cranbourne North, Victoria 3977

SIGNED BY THE VENDOR

Name: **Harry Nadir and Jason Jaan**

On / /

State nature of authority if applicable, for example, 'director', 'attorney under power of attorney'

SIGNED BY THE PURCHASER

Name:

On / /

State nature of authority if applicable, for example, 'director', 'attorney under power of attorney'

SUMMARY PAGE OF THE VENDOR STATEMENT (Please tick)

✓	Topic	✓	Topic	✓	Topic
✓	Attachments		Subdivision		Building insurance
✓	Title		Owners corporation		Terms contract
✓	Land use & services		Notices		Sale subject to mortgage
✓	Planning		Building permits		(GAIC) Growth areas infrastructure contribution
✓	Financial matters		Owner builder insurance		Disclosure of energy information

ATTACHMENTS

Any certificates, documents and other attachments may be annexed or further information added here.

☐ Attached.

☐ Further information:

TITLE

(a) Attached are copies of the following documents:

☐ Register Search Statement and the document referred to as the diagram location in the Register Search Statement.

☐ General Law Title.

The last conveyance in the chain of title or other document which gives evidence of the vendor's title to the land.

(b) ☐ Evidence of the vendor's right or power to sell where the vendor is not the registered proprietor or the owner in fee simple.

Not Applicable

LAND USE AND SERVICES

(a) Easements, covenants, or other similar restrictions

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

☒ Attached copies of title document/s.

OR

☐ Full description:

Nil

(ii) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

(b) Services

The following services are **NOT** connected to the land:

☐ Electricity supply ☐ Gas supply ☒ Telephone ☐ Water supply ☐ Sewerage

(c) Road access ☒ Yes ☐ No

PLANNING

(a) Planning scheme

☒ Attached is a certificate with the required specified information.

(b) Designated bushfire prone area

☐ Yes ☒ No Under [section 192A](#) of the Building Act 1993

FINANCIAL MATTERS

(a) Particulars of the amount of any rates, taxes, charges or other similar outgoings including interest

☒ Contained in the attached certificate/s.

(b) Particulars of any charge under any Act

Amount owing:

To chargee:

Other particulars, including dates and times of payments:

(c) Tax reform scheme land

(i) Is the land Tax Reform Scheme Land within the meaning of the Commercial and Industrial Property Tax Reform Act 2024? ☐ Yes ☐ No

(ii) The Australian Valuation Property Classification Code based on the Valuation Best Practice Specifications Guidelines most recently allocated to the land is:

(iii) If the land is Tax Reform Scheme Land, the Entry Date within the meaning of the Commercial and Industrial Property Tax Reform Act 2024 is:

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

Page 1 of 1

VOLUME 11399 FOLIO 709

Security no : 124128424648U
Produced 25/09/2025 01:57 PM

LAND DESCRIPTION

Lot 1745 on Plan of Subdivision 637215B.
PARENT TITLE Volume 11342 Folio 937
Created by instrument PS637215B 21/01/2013

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
HARRY NADIR of 2 ST ANTHONY COURT CARRUM DOWNS VIC 3201
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
JASON JAAN of 74 OHALLORANS ROAD LARA VIC 3212
AY733903M 19/12/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY733904K 19/12/2024
ORDE MORTGAGE CUSTODIAN PTY LTD

COVENANT PS637215B 21/01/2013

COVENANT AK787343S 16/12/2013

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 PS637215B 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: 8 COBERLEY WAY CRANBOURNE NORTH VIC 3977

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 19/12/2024

DOCUMENT END

Imaged Document Cover Sheet


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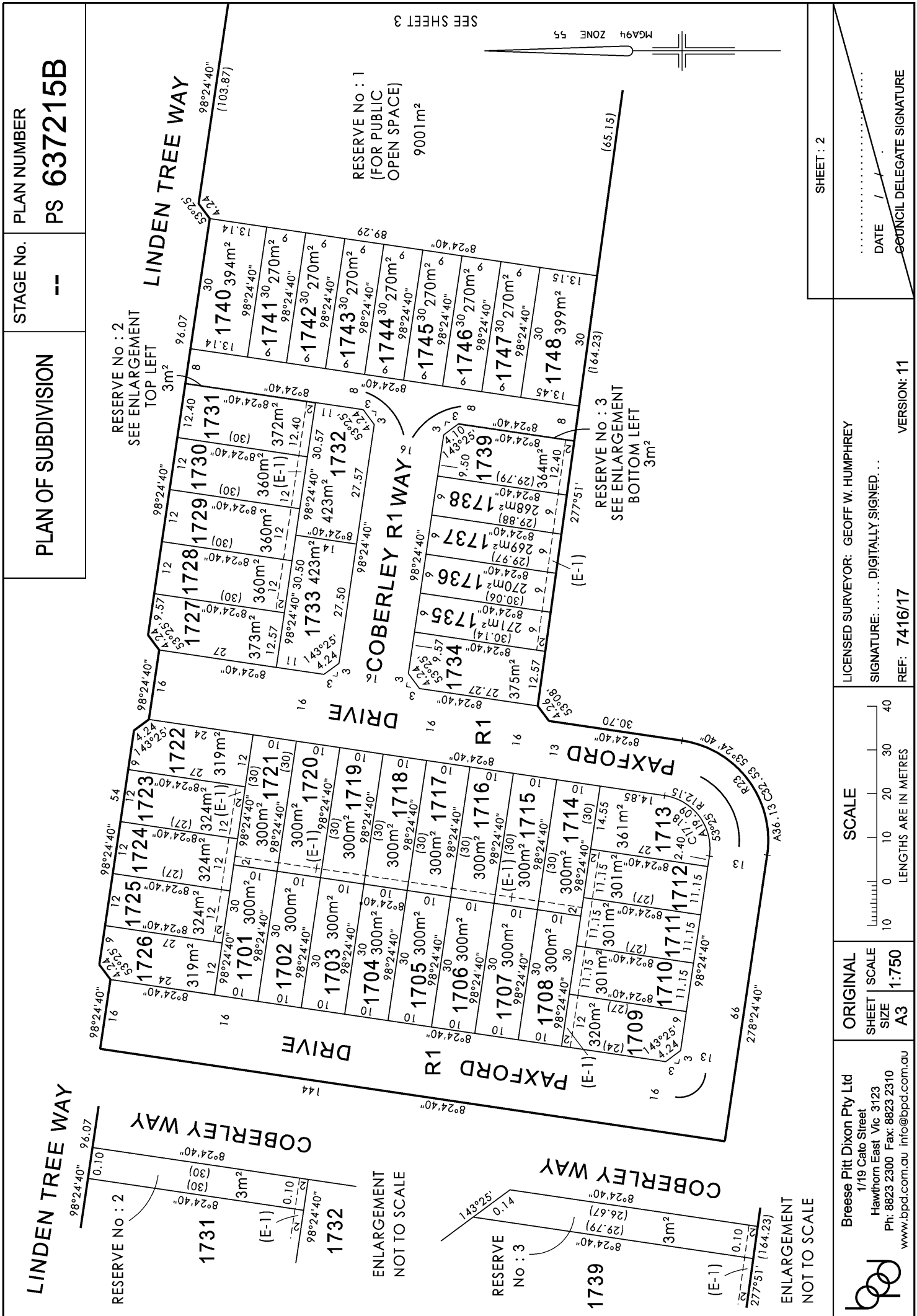
Document Type	Plan
Document Identification	PS637215B
Number of Pages (excluding this cover sheet)	5
Document Assembled	25/09/2025 13:57

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PLAN OF SUBDIVISION		STAGE No. --	LRS USE ONLY EDITION 1	PLAN NUMBER PS 637215B
LOCATION OF LAND PARISH: CRANBOURNE TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: 29 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL: FOL: LAST PLAN REFERENCE: LOT 17 P.S.637172S POSTAL ADDRESS: LINDEN TREE WAY (at time of subdivision) CRANBOURNE NORTH MGA CO-ORDINATES: E: 352600 ZONE: 55 (of approx. centre of plan) N: 5783560 DATUM: GDA94		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: CASEY CITY COUNCIL REF: 1. THIS PLAN IS CERTIFIED UNDER SECTION 6 OF THE SUBDIVISION ACT 1988. 2. THIS PLAN IS CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988. DATE OF ORIGINAL CERTIFICATION UNDER SECTION 6 / / . 3. THIS IS A STATEMENT OF COMPLIANCE ISSUED UNDER SECTION 21 OF THE SUBDIVISION ACT 1988. OPEN SPACE (i) A REQUIREMENT FOR PUBLIC OPEN SPACE UNDER SECTION 18 OF THE SUBDIVISION ACT 1988 HAS / HAS NOT BEEN MADE. (ii) THE REQUIREMENT HAS BEEN SATISFIED. (iii) THE REQUIREMENT IS TO BE SATISFIED IN STAGE COUNCIL DELEGATE COUNCIL SEAL DATE / / . RE-CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988 COUNCIL DELEGATE COUNCIL SEAL DATE / / .		
VESTING OF ROADS OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
ROAD R1 RESERVE No: 1 RESERVE No: 2 RESERVE No: 3	CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY NOTES: TANGENT POINTS ARE SHOWN THUS: ———— LOTS 1 TO 1700 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. SURVEY: THIS PLAN IS BASED ON SURVEY VIDE PS543372G		STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. THIS IS A SPEAR PLAN THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s). 18,27,61,62,79 & 177 IN PROCLAIMED SURVEY AREA No. 52		
EASEMENT INFORMATION				NOTATIONS
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				ESTATE: THE AVENUE STAGE: 17 No. OF LOTS: 48 AREA: 3.103ha MEL: 130:H:9
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
(E-1)	DRAINAGE	SEE PLAN	THIS PLAN	LAND IN THIS PLAN AND CASEY CITY COUNCIL SOUTH EAST WATER CORPORATION
(E-1)	SEWERAGE	SEE PLAN	THIS PLAN	
				LRS USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE 15 / 01 / 2013
				LRS USE ONLY PLAN REGISTERED TIME 2.59 PM DATE 21 / 01 / 2013 Mark Cagdas ASSISTANT REGISTRAR OF TITLES
				SHEET 1 OF 4 SHEETS
 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		LICENSED SURVEYOR: GEOFF W. HUMPHREY SIGNATURE: DIGITALLY SIGNED REF: 7416/17		DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3
CHECKED G COX	DATE: 02/10/12	VERSION: 11		



PLAN OF SUBDIVISION		STAGE No.	PLAN NUMBER
		--	PS 637215B

SHEET : 2		COUNCIL DELEGATE SIGNATURE	
DATE / /			
LICENSED SURVEYOR: GEOFF W. HUMPHREY		VERSION: 11	
SIGNATURE: DIGITALLY SIGNED ...			
REF: 7416/17			
SCALE		ORIGINAL	
10 0 10 20 30 40 LENGTHS ARE IN METRES		SHEET SIZE	SCALE
		A3	1:750
Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au			

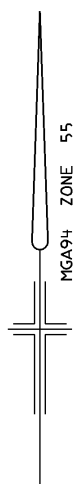
PLAN OF SUBDIVISION

STAGE No.

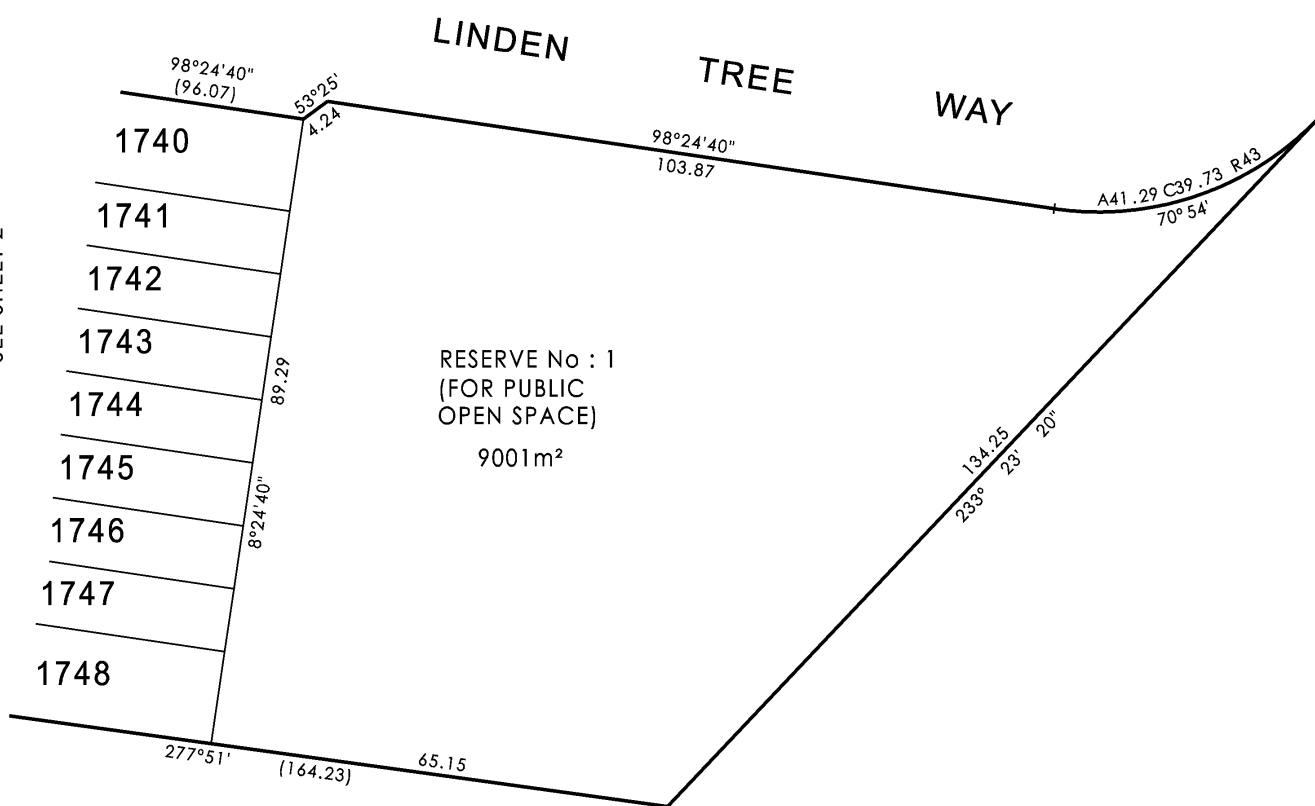
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PLAN NUMBER

PS 637215B



SEE SHEET 2



Breese Pitt Dixon Pty Ltd
1/19 Cato Street
Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310
www.bpd.com.au info@bpd.com.au

SHEET : 3

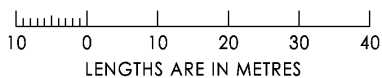
ORIGINAL

SCALE

LICENSED SURVEYOR: GEOFF W. HUMPHREY

SHEET
SIZE
A3

SCALE
1:750



SIGNATURE: DIGITALLY SIGNED ...

REF: 7416/17

VERSION: 11

DATE / /
COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

STAGE No.

--

PLAN NUMBER

PS 637215B

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

Upon registration of the plan, the following restrictions are to be created.

RESTRICTION : 1

Land to benefit : Lots 1701 to 1748 (both inclusive).

Land to be burdened: Lots 1701 to 1748 (both inclusive).

Description of Restriction : The registered proprietor or proprietors for the time being of any lot forming part of the land to be burdened shall not, without the permission of the Responsible Authority, construct or permit to be constructed:

- (i) Any garage openings that occupy more than 40% of the width of the lot frontage; and
- (ii) Any garage that is closer to the front than 5.50 metres and
- (iii) Any garage that is not at least 0.84 metres behind the front wall of the dwelling.

RESTRICTION : 2

Land to benefit : Lots 1701 to 1748 (both inclusive).

Land to be burdened: Lots 1701 to 1748 (both inclusive).

Description of Restriction : The registered proprietor or proprietors for the time being of any lot forming part of the land to be burdened shall not, without the permission of the Responsible Authority, construct or permit to be constructed any dwelling outside the area shown hatched in instrument No: PS637215B.

Please note that these restrictions will sunset upon the issue of a certificate of occupancy for the whole dwelling on each of the lots.



Breese Pitt Dixon Pty Ltd
1/19 Cato Street
Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310
www.bpd.com.au info@bpd.com.au

SHEET : 4

ORIGINAL

SCALE

LICENSED SURVEYOR: GEOFF W. HUMPHREY

SIGNATURE: DIGITALLY SIGNED . . .

REF: 7416/17

VERSION: 11

DATE / / .

COUNCIL DELEGATE SIGNATURE



Plan of Subdivision PS637215B
Certification of plan by Council (Form 2)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S015986P
Plan Number: PS637215B
Responsible Authority Name: Casey City Council
Responsible Authority Reference Number 1: S219/11
Surveyor's Plan Version: 11

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has been made and the requirement has been satisfied

Digitally signed by Council Delegate: Michele Annette Scarlett

Organisation: Casey City Council

Date: 02/01/2013

PROPERTY DETAILS

Address: **8 COBERLEY WAY CRANBOURNE NORTH 3977**

Lot and Plan Number: **Lot 1745 PS637215**

Standard Parcel Identifier (SPI): **1745\PS637215**

Local Government Area (Council): **CASEY**

Council Property Number: **118484**

Planning Scheme: **Casey**

Directory Reference: **Melway 130 H10**

www.casey.vic.gov.au

[Planning Scheme - Casey](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**

Legislative Assembly: **NARRE WARREN SOUTH**

OTHER

Registered Aboriginal Party: **Bunurong Land Council**

Aboriginal Corporation

Fire Authority: **Fire Rescue Victoria & Country**

Fire Authority

[View location in VicPlan](#)

Note

**This land is in an area added to the Urban Growth Boundary after 2005.
It may be subject to the Growth Area Infrastructure Contribution.**

For more information about this project go to [Victorian Planning Authority](#)

Planning Zones

[URBAN GROWTH ZONE \(UGZ\)](#)

[URBAN GROWTH ZONE - SCHEDULE 5 \(UGZ5\)](#)



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

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

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 11(DCPO11)

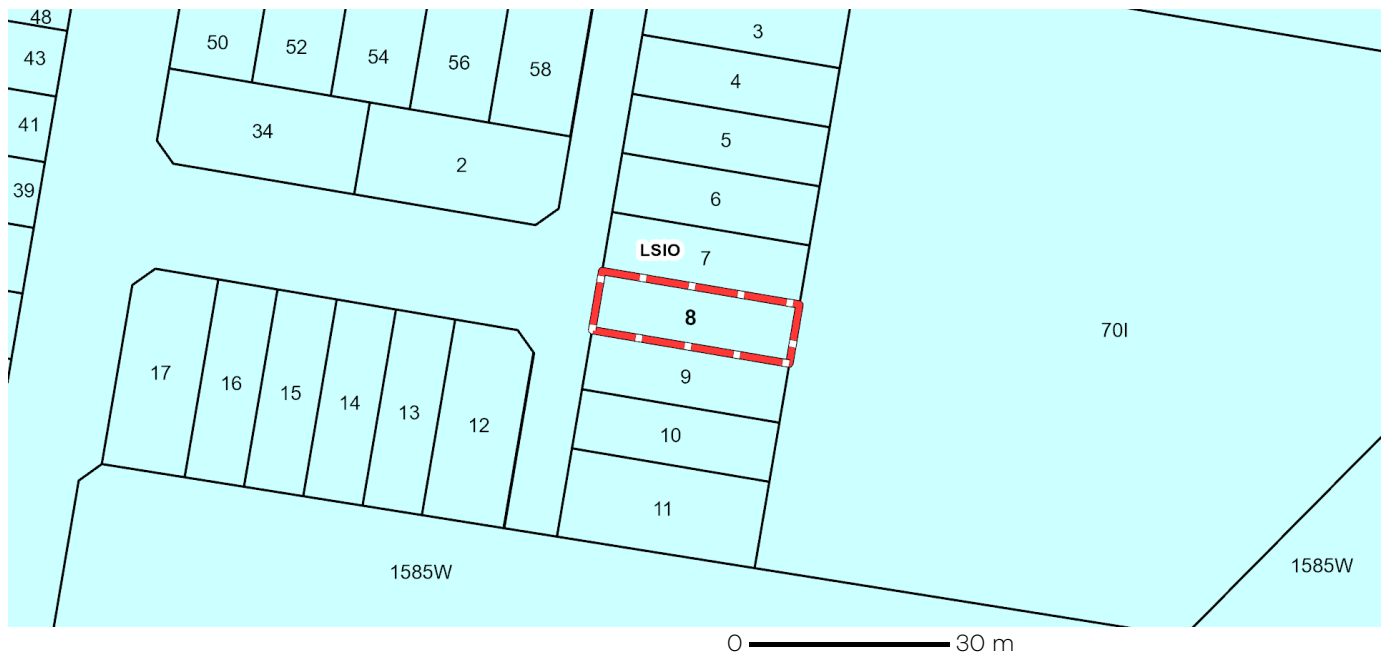


 **DCPO - Development Contributions Plan Overlay**

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

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



 **LSIO - Land Subject to Inundation Overlay**

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

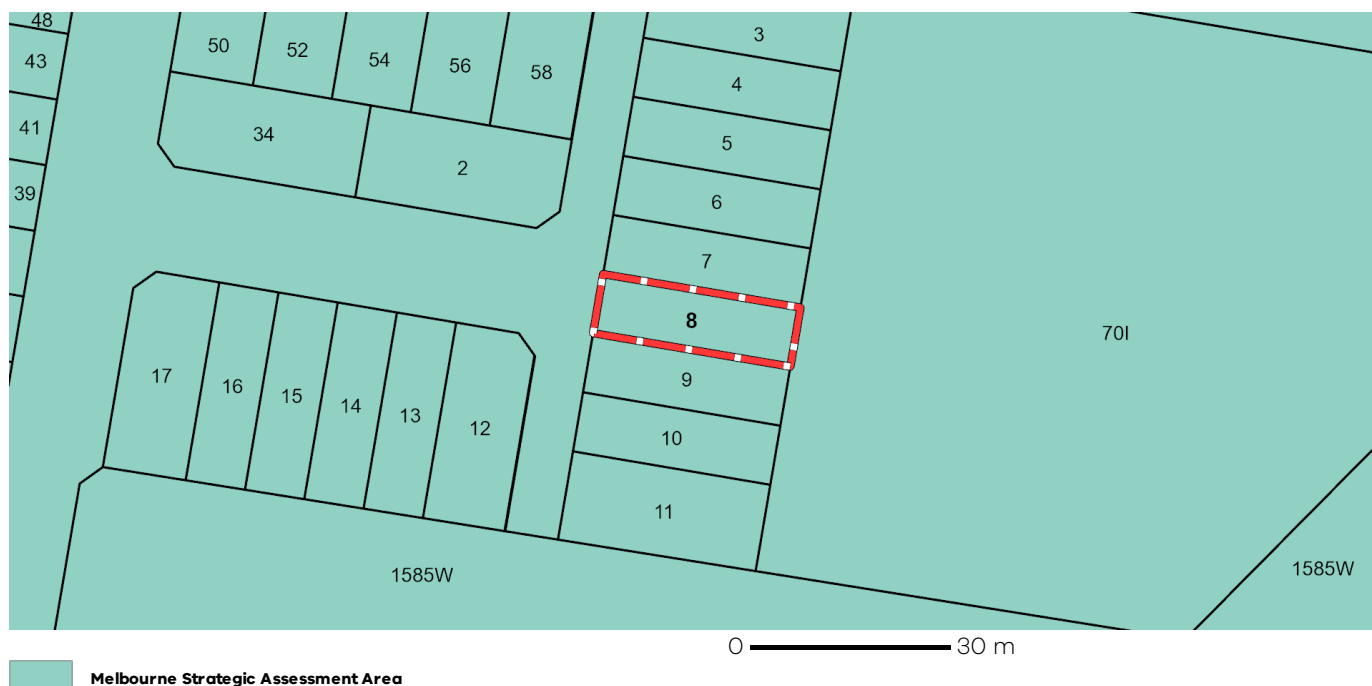
Growth Area Infrastructure Contribution

This property is in an area added to the Urban Growth Boundary after 2005.
It may be subject to the Growth Area Infrastructure Contribution.
For more information about this contribution go to [Victorian Planning Authority](https://www.vic.gov.au/growth-area-infrastructure-contribution)



Melbourne Strategic Assessment

This property is located within the Melbourne Strategic Assessment program area. Actions associated with urban development are subject to requirements of the Melbourne Strategic Assessment (Environment Mitigation Levy) Act 2020 and the Commonwealth Environment Protection and Biodiversity Conservation Act 1999. Follow the link for more details: <https://mapshare.vic.gov.au/msa/>



Further Planning Information

Planning scheme data last updated on 25 September 2025.

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.vic.gov.au/vicplan/>

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

Designated Bushfire Prone Areas

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

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 Victoria 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 Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](http://nativevegetation.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 \(environment.vic.gov.au\)](http://naturekit.environment.vic.gov.au)

RATE & VALUATION NOTICE

1 JULY 2025 - 30 JUNE 2026

City of Casey

Bunjil Place, 2 Patrick Northeast Drive, Narre Warren
Tel: 03 9705 5200

NRS: 133 677 (for the deaf, hearing or speech impaired)
ABN: 43 320 295 742



032-3977 (79670)

H Nadir & J Jaan
8 Coberley Way
CRANBOURNE NORTH VIC 3977

PROPERTY: 8 Coberley Way CRANBOURNE NORTH VIC 3977
Lot 1745 PS 637215B

PREScribed DATE OF VALUATION:
(Valuation as at) 1 JAN 2025

OPERATIVE DATE:
(Effective from) 1 JULY 2025

CAPITAL IMPROVED VALUE:
(Total Property Value) **\$515,000**

SITE VALUE:
(Land Value) **\$325,000**

NET ANNUAL
VALUE: **\$25,750**

RATES & CHARGES:

CALCULATION:

AMOUNT:

City of Casey Council Charges

Garbage With Garden Waste 120L

@ \$468.00

\$468.00

General Rate

@ \$0.0021931497 x CIV

\$1,129.47

State Government Charges - Emergency Services & Volunteers Fund (ESVF)

ESVF Residential Fixed

136.00

\$136.00

ESVF Residential Variable

(.000173 x CIV)

\$89.10

TOTAL BALANCE OUTSTANDING

\$1,822.57

ISSUE DATE: 05/08/2025

PROPERTY ID: 118484

ACCOUNT REF NO.: 01184849

(i) All arrears outstanding, not subject to a formal payment plan, must be paid immediately to avoid further interest charges (currently set at 10% PA).

THREE PAYMENT OPTIONS:

OPTION 1:

PAY OVER 4 INSTALMENTS

To pay by instalments, you **MUST** pay the first instalment by the due date.

Instalment 1: **30 September 2025**
\$455.62

Instalment 2: **1 December 2025**
\$455.65

Instalment 3: **2 March 2026**
\$455.65

Instalment 4: **1 June 2026**
\$455.65

OPTION 2:

PAY IN FULL **\$1,822.57**

Due by **16 February 2026**

OPTION 3:

FLEXIBLE PAYMENT

For more information visit
casey.vic.gov.au/pay-rates
or scan the QR code below



Existing Direct Debit
arrangements will continue from
29 September 2025.

A payment schedule will be sent
separately. Turn over for further information.

AUSTRALIAN VALUATION PROPERTY CLASSIFICATION CODE:

110 - Detached Dwelling

Current rates and Emergency Services and Volunteers Fund charges must be paid by 16 February 2026 to avoid interest unless being paid by instalments. Any arrears shown above should be paid immediately to avoid incurring additional interest and possible further debt recovery action to recover the debt which may include additional costs.



For more information on concessions and eligibility, please visit
our website casey.vic.gov.au/concessions-your-rates or
contact Customer Service.



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

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



Billers Code: 8995

Ref: 01184849

BPAY® this payment via Internet or phone banking.

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

BPAY View Registration No.: 01184849

INSTALMENT AMOUNT:

DUE BY 30/09/2025

\$455.62

TOTAL AMOUNT:

DUE BY 16/02/2026

\$1,822.57

DATE: / /

\$

RATEPAYER:

H Nadir & J Jaan

PROPERTY:

8 Coberley Way CRANBOURNE NORTH VIC 3977

PROPERTY ID:

118484



*71 179 1184849 82



TIS: 131450 (Translating and Interpreting Service) المترجم الفوري 翻译 مترجم شفاهى བཅའ་ལྟོད་འཕྲིན་གྲུབ་པའི་ལས་ཁུངས་

CASEY.VIC.GOV.AU



HARRY NADIR & JASON JAAN
8 COBERLEY WAY
CRANBOURNE NORTH VIC 3977

Payments (Visa/MasterCard) & account balances:
southeastwater.com.au or call 1300 659 658
Account enquiries:
southeastwater.com.au/enquiries or call 131 851
Mon-Fri 8am to 6pm
Faults and emergencies (24/7):
live.southeastwater.com.au or call 132 812
Interpreter service:
For all languages 9209 0130
TTY users 133 677 (ask for 131 851)

Bill note:
The total due will be debited from your nominated account.
Thanks for using direct debit.

Last bill	Payments received	Balance
\$187.00	– \$187.00cr =	\$0.00

Account number:	40970152
Direct debit date:	18 June 2025
Current charges	Total due
+ \$196.55	\$196.55

Your account breakdown

Issue date	30 May 2025
Property	8 Coberley Way CRANBOURNE NORTH VIC 3977
Property reference	53C//13213/00013
Last bill	\$187.00
Payment received	\$187.00cr
Balance brought forward	\$0.00
Our charges (no GST)	\$144.24
Other authorities' charges (no GST)	\$52.31
Total due	\$196.55

Your snapshot

Average daily water use	44 litres
Average daily cost	\$1.58

Your water use



Previous bills

Number of people in a household	1	2	3	4	5
Average daily use (litres) per person	44	22	15	11	9
Meeting Target 150?	✓	✓	✓	✓	✓

Recycled water not included in calculation

Payment options

DD Direct debit
Set up payments at southeastwater.com.au/paymybill

BPAY® (Up to \$20,000)
Biller code: 24208 Ref: 1004 0970 1500 009

Credit card
Pay by Visa or MasterCard at
southeastwater.com.au/paymybill
or call 1300 659 658.

eft EFT (Electronic Funds Transfer)
BSB: 033-874 Account number: 40970152
Account name: South East Water Corporation

Post Billpay
BillpayCode: 0361 Ref: 1004 0970 1500 009
Call 131 816 Visit: postbillpay.com.au
Or visit an Australia Post store.

Centrepay
Go to servicesaustralia.gov.au/centrepay
for more information.
Reference number: 555 050 397J

Property ref: 53C//13213/00013
8 COBERLEY WAY
CRANBOURNE NORTH VIC 3977



*361 100409701500009

PN53C

Total due:	\$196.55
Account number:	40970152
Date paid:	
Receipt number:	

Our charges

Meter reading details

Date read: 29/05/2025

Meter Number (Recycled meter)	current read	previous read	consumption (kl)	Estimate or Actual read
SAFN083953	1285	1281	4	A
RATM003608	224	220	4	A

One kilolitre (kl) equals 1,000 litres.

Approximate date for next meter reading is 28 August 2025.

Water usage (water and sewage)

For period 27/02/25 to 29/05/25 (91 days)

Step 1 4 kl @ \$3.6156 per kl = **\$14.46**

Recycled water

4 kl @ \$2.2881 per kl = **\$9.15**

Total usage charges **\$23.61**

Steps are calculated on a daily average up to 440 litres

Service charges

For period 01/04/25 to 30/06/25

Water service charge **\$22.58**

Sewerage service charge **\$98.05**

Total service charges **\$120.63**

Our charges **\$144.24**

Other authorities' charges

Parks 01/04/25 to 30/06/25 **Charge \$21.79**

Waterways and Drainage charge 01/04/25 to 30/06/25 **\$30.52**

Total other authorities **\$52.31**

Total current charges **\$196.55**

Our charges explained

Our charges cover the costs involved with delivering clean, safe water and safely removing and treating sewage for 1.8 million Melburnians. For more details, see southeastwater.com.au/charges2024

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. The charge is for 01/04/25 to 30/06/25.

Parks charge

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 www.parks.vic.gov.au/about-us/parks-charge. The charge is for 01/04/25 to 30/06/25.

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

Are you eligible for a bill discount?

If you hold a Centrelink Pensioner Concession or Health Care card or a Department of Veterans' Affairs Pensioner concession or Gold card (except those marked dependant) you could be eligible for a bill discount. Register your card at mysoutheastwater.com.au. Note: Commonwealth Seniors Health or Victorian Seniors cards are not eligible.

Our customer charter

We have a customer charter, which outlines your rights and responsibilities as a customer of South East Water. View the charter at southeastwater.com.au/customer-charter. For a printed copy of the Charter, email support@sew.com.au and we will send out a copy.

Say goodbye to missed notifications

Update your mobile and email to be notified about water interruptions.

Go to mySouthEastWater.com.au



South East Water Corporation

ABN 89 066 902 547

101 Wells Street Frankston VIC 3199

PO Box 2268 Seaford VIC 3198 Australia



Say goodbye to missed alerts

When you change a mobile number or email address, letting your utilities know isn't usually on top of the to-do list.

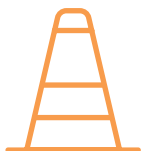
Check if your details are up to date so we can quickly let you know about important works, like:



Potential
water supply
interruptions



Weather and
power outage
interruptions



Nearby works



Account updates
or changes

It's a little thing but it can have a big impact on how quickly we're able to alert you. It's easy to check what details you have on your account.

Sign in or register at

mySouthEastWater.com.au

(you'll need your account number handy to register) or scan the QR code.

Or you can chat with our friendly team on 13 18 51.



Dostizada Legal
E-mail: certificates@landata.vic.gov.au

Statement for property:
LOT 1745 8 COBERLEY WAY
CRANBOURNE NORTH 3977
1745 PS 637215

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
53C//13213/00013	LANDATA CER 78225371-030-0	25 SEPTEMBER 2025	50392858

1. Statement of Fees Imposed

The property is classified as a serviced property with respect to charges which as listed below in the Statement of Fees.

(a) By Other Authorities

Parks Victoria - Parks Service Charge	01/07/2025 to 30/09/2025	\$22.45
Melbourne Water Corporation Total Service Charges	01/07/2025 to 30/09/2025	\$31.25

(b) By South East Water

Water Service Charge	01/07/2025 to 30/09/2025	\$21.97
Sewerage Service Charge	01/07/2025 to 30/09/2025	\$100.41
Subtotal Service Charges		\$176.08
Payments		\$176.08
TOTAL UNPAID BALANCE		\$0.00

- The meter at the property was last read on 26/08/2025. Fees accrued since that date may be estimated by reference to the following historical information about the property:

Water Usage Charge	\$0.12 per day
Recycled Water Usage Charge	\$0.11 per day

- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): <https://secureapp.southeastwater.com.au/PropertyConnect/#/order/info/update>

* Please Note: if usage charges appear above, the amount shown includes one or more of the following:

Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.

Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

AUTHORISED OFFICER:



LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at www.southeastwater.com.au.
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (General) Regulations 2021, please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from south East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

Consent has previously been given 40115035 for an owner of the property to erect a structure over the asset and/or easement or within 1.0 metre of the asset.

The land is within an area declared an area of "Land Liable to Flooding" pursuant to Section 205 of the Water Act 1989. For further information contact Melbourne Water on 9679-7517.

The land has been filled in accordance with Melbourne Water requirements and is no longer considered to be "Land Liable to Flooding".

To assist in identifying if the property is connected to South East Waters sewerage system, connected by a shared, combined or encroaching drain, it is recommended you request a copy of the Property Sewerage Plan. A copy of the Property Sewerage Plan may be obtained for a fee at www.southeastwater.com.au Part of the Property Sewerage Branch servicing the property may legally be the property owners responsibility to maintain not South East Waters. Refer to Section 11 of South East Waters Customer Charter to determine if this is the case. A copy of the Customer Charter can be found at www.southeastwater.com.au. When working in proximity

AUTHORISED OFFICER:

A handwritten signature in black ink, appearing to read "Lara Salembier".

LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

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of drains, care must be taken to prevent infiltration of foreign material and or ground water into South East Waters sewerage system. Any costs associated with rectification works will be charged to the property owner.

Pursuant to section 144 of the Water Act 1989 (Vic), South East Water has declared this property to be a serviced property for the purposes of: (a) potable water (b) recycled water (c) sewerage Pursuant to section 145 of the Water Act 1989 (Vic), South East Water will impose on the owner of the property 'Conditions of Connection' when connection to its assets is requested. Where a connection to South East Water's water supply system is requested by the applicant, such connection will also include Class A recycled water where available. For information please contact Property Development Branch on telephone 131694 or www.southeastwater.com.au

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

If no plan is attached to this Statement, South East Water is not aware of any works belonging to South East Water being present on the property.

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

Important Warnings

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

3. Disclaimer

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

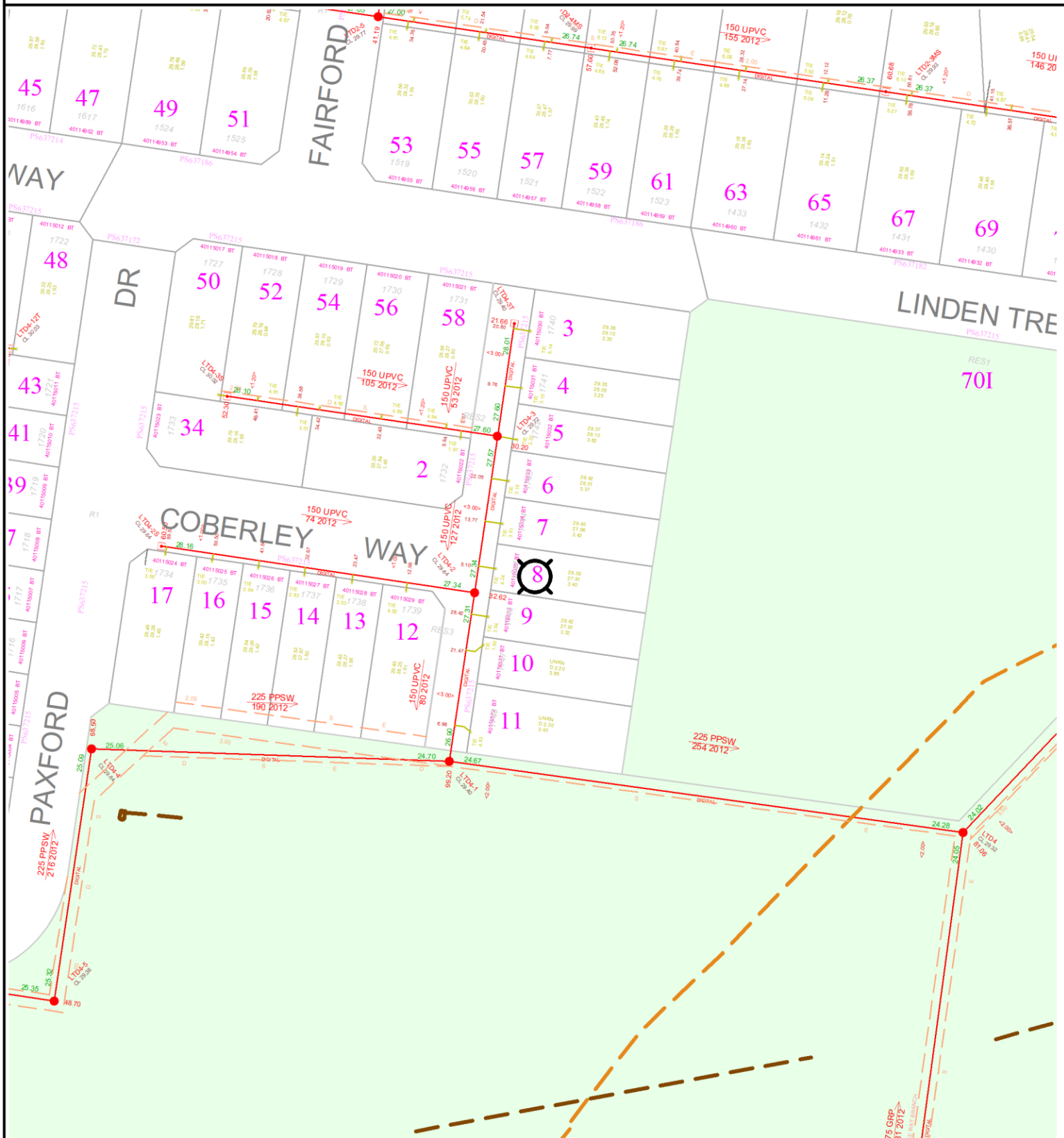
South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

AUTHORISED OFFICER:

A handwritten signature in black ink, appearing to read "Lara Salembier".

LARA SALEMBIER
GENERAL MANAGER
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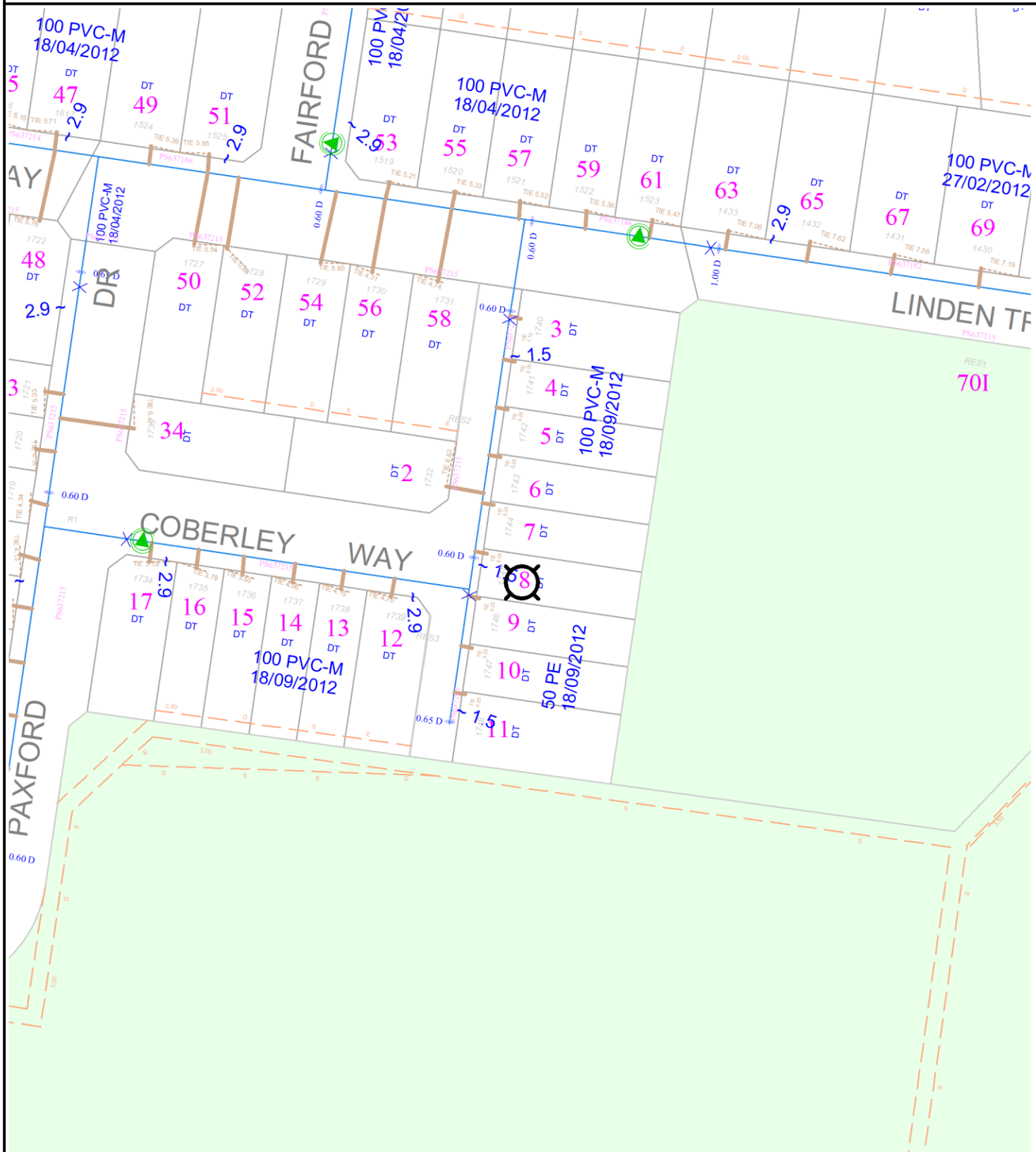
South East Water
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WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

- | | | | | |
|---------------------------|--|-----------------------------------|----------------------------|---------------------|
| — Title/Road Boundary | | Subject Property | ● Maintenance Hole | ✗✗✗ Abandoned Sewer |
| - - - Proposed Title/Road | | Sewer Main & Property Connections | ■ Inspection Shaft | |
| - - - Easement | | Direction of Flow | <1.0> Offset from Boundary | |

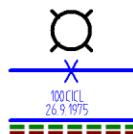
- | | | |
|------------------------|-------------------------|--------------------------|
| Melbourne Water Assets | | |
| - - - Sewer Main | - - - Underground Drain | - - - Natural Waterway |
| ● Maintenance Hole | - - - Channel Drain | ■ Underground Drain M.H. |



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LEGEND

- Title/Road Boundary
- Proposed Title/Road
- Easement

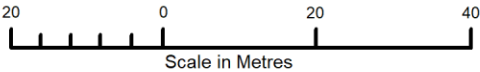


- Subject Property
- Water Main Valve
- Water Main & Services

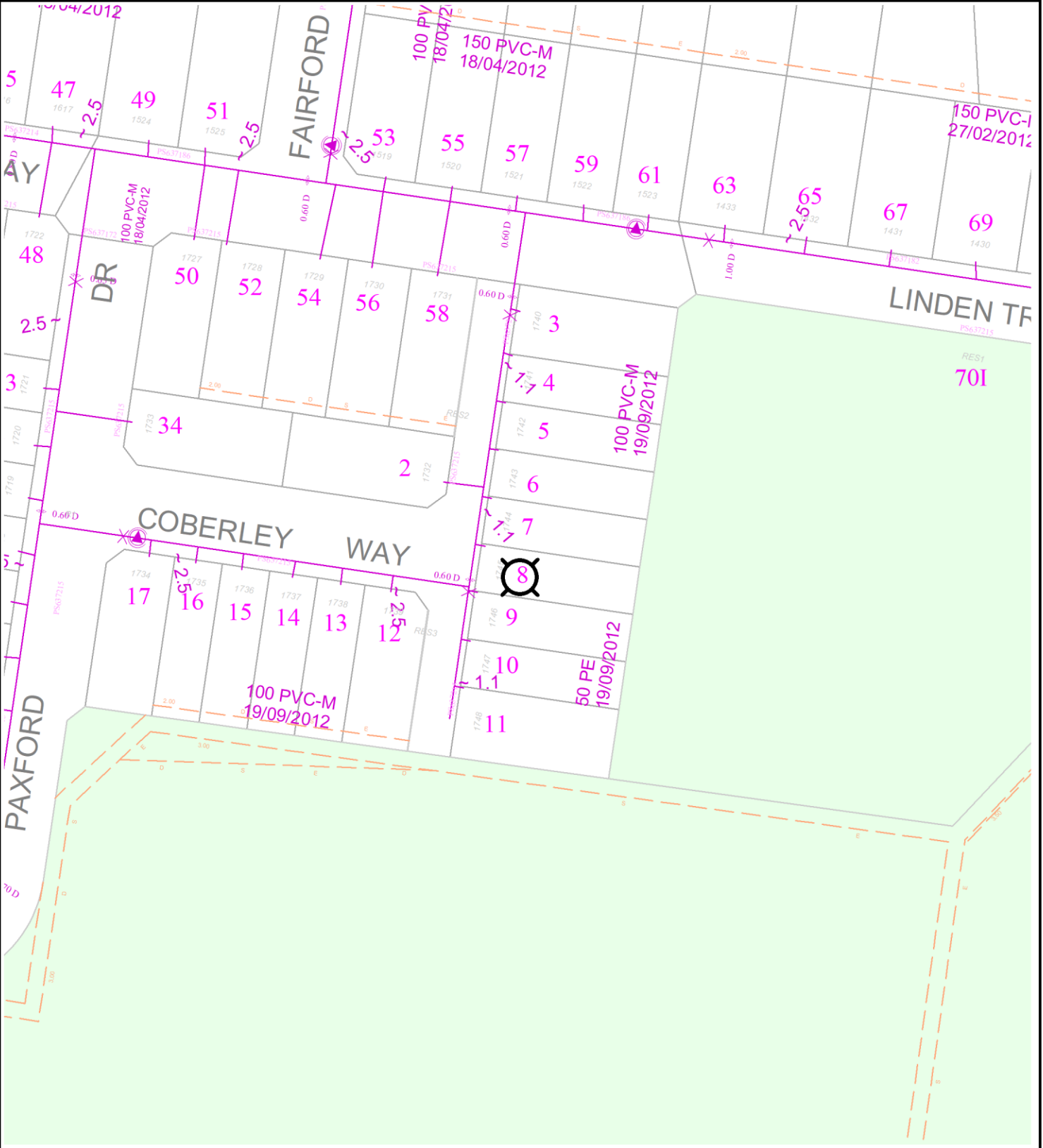
- Hydrant
- Fireplug/Washout
- ~ 1.0 Offset from Boundary



Case Number: 50392858



Date: 25SEPTEMBER2025



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND					
	Title/Road Boundary		Subject Property		Hydrant
	Proposed Title/Road		Recycled Water Main Valve		Fireplug/Washout
	Easement		Recycled Water Main & Services		Offset from Boundary

20 FEBRUARY 2014

Aj Rexhepi
E-mail: aj@rexhepigroup.com.au

Dear Customer,

CONSENT TO CONNECT

Property Address: Lot 1745 - 8 COBERLEY WAY CRANBOURNE NORTH 3977

Property Reference: 53C//13213/00013

Our Reference: Case Number 21929986

The application made by you, or on your behalf, to connect to South East Water's assets is approved, subject to the following conditions.

Please note that these conditions are binding on successor-in-title of the owner or occupier, under section 145 of the *Water Act 1989*. If you are not the owner of the property, please give a copy of this letter to the owner.

The applicant/owner is to ensure that the responsible Licensed Plumber is in receipt of these 'Conditions of Connection' prior to work commencing.

The Victorian Building Authority (VBA) is the regulating authority for plumbing. These plumbing works must comply with the relevant regulations and standards. All enquiries relating to plumbing regulations and standards should be directed to the VBA on telephone 1300 815 127.

Where a connection to South East Water's water supply system is requested by the applicant, such connection will also include Class A recycled water where available.

1. GENERAL PROVISIONS

- 1.1 In these conditions,
 - (a) **we, us** and **our** refer to South East Water.
 - (b) **you** and **your** refer to the owner of a property connected, or to be connected to our assets.
- 1.2 Our Customer Charter for residential customers is incorporated with these conditions. If there is any inconsistency between our Customer Charter and these conditions, these conditions prevail.

2. LICENSED PLUMBER

- 2.1 Any work which these conditions require you to undertake must be done by a licensed plumber, engaged by you and at your cost.
- 2.2 All plumbing work must comply with AS/NZS3500, National Plumbing and Drainage Code and South East Water's Conditions of Connection.

3. METERS

- 3.1 You must ensure that any meter installed at your property remains readily accessible to us to read, maintain or replace as required.
- 3.2 If there is no existing relevant meter at your property, we may require you to install one. If we do, the meter must:

- (a) be installed in accordance with Australian Standard AS/NZS3500, our 'Water Servicing Guidelines' and 'Metering Guidelines', available at www.southeastwater.com.au; and
 - (b) be readily accessible for us to read, maintain or replace it, as required; and
 - (c) not be located within a building or other structure.
- 3.3 If we are unable to obtain ready or safe access to a meter installed at your property at any time in order to read it:
- (a) we may ask you to read the meter and to advise us of the reading, within a time which we nominate; and
 - (b) you must comply with our request; and
 - (c) if you do not comply, we may estimate your consumption through that meter for the period since the meter was last read.
- 3.4 If at any time we cannot access the meter in order to read it, we may require a remote meter reading device to be installed. If a device is required, you must pay the cost of the device and of installing it.
- 3.5 **Report of Stolen Meter.** In the instance where the meter is reported stolen from the property a replacement meter is required to be fitted by SE Water. The meter replacement cost will be directly charged to the applicant. It is also the applicant's responsibility to report this matter to Victoria Police.

4. DRIVEWAYS AND PAVING

- 4.1 Section 148 of the *Water Act 1989* prohibits you from building any structure or placing any filling:
- (a) within 1 metre laterally of any of our works on your land; or
 - (b) on any land over which an easement exists:
 - (i) in favour of us; or
 - (ii) for water supply sewerage or drainage purposes, without our consent.
- 4.2 We consent to you constructing a driveway or paving in such a way, provided that:
- (a) if constructing the driveway or paving requires any maintenance shaft or hole for our asset to be altered, we must do the necessary work, at your cost;
 - (b) if the proposed paving or driveway will cover an existing dry tapping, the existing tapping must be relocated by us, at your cost;
 - (c) you must remove any part of the driveway or paving, at your cost, if we ask you to, within such time as we determine;
 - (d) we may remove any part of the driveway or paving, at any time and recover the cost from you; and
 - (e) you must arrange for, and meet the cost of, reinstating any such driveway or paving.

Note: Our Customer Guidelines contain useful information about proposed structures or works adjacent to our assets. You can find them at www.southeastwater.com.au

5. AMENDMENTS

- 5.1 We may amend these conditions by writing to you. We may do so if we consider that any change, or proposed change, to relevant laws or our regulatory obligations, require an amendment to be made.
- 5.2 We may also amend these conditions from time to time if we consider that it is necessary to:

- (a) ensure that you or we are able to continue to comply with any law relating to health, safety or the environment, or our agreement with our supplier of potable water, recycled water or sewage treatment services, as the case requires; or
- (b) manage or eliminate the risk of a significant effect on:
 - (i) the health or safety of anyone; or
 - (ii) any part of the environment; or
 - (iii) any of our works.

6. TECHNICAL SPECIFICATIONS

6.1 Installation of potable and recycled water supplies

- (a) In relation to both potable and recycled water:
 - (i) **connecting works** means the pipes and fittings used or intended to be used for the supply of potable or recycled water, respectively, on your side of the outlet from the relevant water meter.
 - (ii) **property service** means the pipes, meter and other fittings used or intended to be used for the supply of potable or recycled water, respectively, to your property from our potable or recycled water main, up to and including the outlet from the relevant meter.
- (b) Your licensed plumber can tell you whether your property has an existing dry tapping or wet tapping for either potable or recycled water.
- (c) If your property has an existing **dry tapping**:
 - (i) we will arrange to install the property service and connect it to our supply system. You must pay the relevant connection fee approved by the Essential Services Commission;
 - (ii) in the case of a potable water supply, we will install a ball valve, dual check backflow prevention device, tap riser, timber stake, bib tap and hose connection vacuum breaker (for a recycled water supply, see paragraph 6.2(a) below);
 - (iii) if you have not previously advised us of the date on which you require a connection to be made, you must give us at least 4 working days' notice of the date upon which you want the connection to be made; and
 - (iv) you must install the connecting works, at your cost.
- (d) If your property requires a **wet tapping**:
 - (i) you must arrange to install both the property service and the connecting works, at your cost, subject to sub-paragraph (ii);
 - (ii) we will install the connecting valve between the property service and our supply system. You must pay the relevant fee approved by the Essential Services Commission;
 - (iii) you must install the relevant water meter, before we install the connecting valve;
 - (iv) any 20 or 25 mm installation must be fitted with a right-angle ball valve;

- (v) at your request, we will give you details of our approved configurations for the installation of water service assemblies; and
- (vi) If the work referred to in paragraphs (iii) & (iv) has not been completed when we seek to install the connecting valve, you will have to make a further booking. You must also pay any re-booking fee approved by the Essential Services Commission;
- (e) If any existing potable or recycled water service to your property is to be disconnected, you must expose the existing property service connection at the potable or recycled water main(as the case requires) at your cost, to allow us to disconnect and plug the existing property service. You must disconnect the relevant meter and return it to us or our contractor.

Please note: You are required to obtain a Road Opening Permit from the relevant Authority, before commencing any excavation work within a road reserve. You must also comply with every traffic management requirement contained in that permit.

6.2 Special conditions for installing recycled water supplies

- (a) A purple class A recycled water 5/8 inch inlet thread tap and sign reading "Recycled water. Do not drink" must be installed to service the rear external area of the property.
- (b) The Recycled water meter inlet ball valve will be closed and fitted with a 'Lock Box' by South East Water at the time of connection to the property.
- (c) The 'Lock Box' is only to be removed by either South East Water, or the Victorian Building Authority for the purpose of conducting the commissioning inspection of internal Recycled Water Plumbing.
- (d) You must ensure that the installation of the connecting works for recycled water is inspected in accordance with Victorian Building Authority requirements, and at your cost, at each of the following stages:
 - (i) meter to dwelling;
 - (ii) rough-in;
 - (iii) commissioning. (must be carried out prior to the building being occupied)

7. TESTING OF RECYCLED WATER INTERNAL PLUMBING SYSTEMS

Where the pressure testing of pipework installed for the provision of Class A Recycled Water requires a temporary interconnection with the potable water supply plumbing, such interconnection is to be removed prior to the commissioning inspection and occupation of the building.

8. POTABLE WATER CONDITIONS

For as long as we also provide a supply of recycled water to your property, you must not use potable water which we supply for any of the following purposes:

- (a) watering gardens (including vegetable gardens);
- (b) toilet flushing;
- (c) car washing;
- (d) washing down outdoor furniture or the exterior of your house; or
- (e) filling or topping up ornamental water features and ponds that are not used for swimming.

9. RECYCLED WATER CONDITIONS

9.1 Taps and signs

You must ensure that:

- (a) every tap connected to our recycled water supply is a purple 5/8 inch inlet thread tap, of a design approved by South East Water;
- (b) a sign reading "Recycled Water. Do not drink" is attached to every tap, at all times; and
- (c) any pipe, tap or other fitting used or intended to be used to supply recycled water on your side of the recycled water meter is purple and is never painted any other colour.

9.2 Notify others

You are responsible for:

- (a) notifying members of your household, tenants of and visitors to, your property that it is supplied with recycled water; and
- (b) explaining to them the purposes for which recycled water may and may not be used; and
- (c) ensuring that all such persons comply with sub-clause 9.3(a).

9.3 Use of recycled water

- (a) You may only use recycled water which we supply for the following purposes:
 - (i) watering gardens (including vegetable gardens);
 - (ii) toilet flushing;
 - (iii) car washing;
 - (iv) washing down outdoor furniture and the exterior of your house;
 - (v) filling or topping up ornamental water features and ponds that are not used for swimming; and
 - (vi) fire fighting.
- (b) You may only use recycled water which we supply to you in accordance with the current version of the Health and Environment Management Plan for the development in which your property is situated. That Plan may be inspected either on our website or at our offices.
- (c) You must ensure that only the minimum possible volume of recycled water runs off your property to the stormwater system.
- (d) You must not use recycled water, or allow it to be used for any purpose other than a purpose mentioned in paragraph 9.3(a).
- (e) We may, from time to time, at our discretion, temporarily supply potable water instead of recycled water which we would otherwise supply.

9.4 Stopping your use of recycled water

- (a) You must stop using recycled water whenever we ask you to under this clause and must not resume using recycled water until advised by South East Water.
- (b) We will only ask you to stop using recycled water if:
 - (i) we need to inspect, do work on or close down our assets for supplying recycled water; or
 - (ii) we consider that, if you continue to use recycled water this may lead you or us not to comply with:

- the uses permitted under paragraph 9.3(a). or
 - the current version of the Health and Environment Management Plan for the development in which your property is situated; or
 - any guidelines for the use of recycled water from time to time issued by the Environment Protection Authority, the Department of Human Services or other appropriate authority; or
 - any law relating to health, safety or the environment; or
 - our agreement with our supplier of recycled water; or
- (iii) we consider that, if you continue to use recycled water, there is, or is reasonably likely to be, a risk that would endanger human life or any part of the environment, or compromise the health or safety of any person, or the safety of our works.
- (c) We will do all we reasonably can to allow you to resume using recycled water as soon as possible after asking you to stop under this clause.

9.5 Suspending or restricting our supply of recycled water

- (a) In addition to our powers to reduce or restrict supplies of recycled water under the *Water Act 1989*, we may temporarily or permanently suspend our supply of recycled water to your property if:
- (i) we reasonably consider that you have failed to ensure that sub-clause 9.3 has been complied with; or
 - (ii) our supplier of recycled water temporarily or permanently ceases or restricts supplies of recycled water to us; or
 - (iii) recycled water which we receive from our supplier does not meet Class A standard; or
 - (iv) an event beyond our reasonable control prevents us from supplying Class A recycled water to your property.
- (b) We may, from time to time and at our discretion, temporarily substitute a supply of potable water for recycled water which we would otherwise supply.

9.6 Indemnity

- (a) You must indemnify us against:
- (i) all damages, losses, penalties, costs and expenses whatsoever, which we suffer or incur; and
 - (ii) all proceedings, prosecutions or demands brought or made against us by anyone,

whether directly or indirectly as a result of you failing to perform any of your obligations under these conditions, except to the extent that your failure has been caused by our negligence.

- (b) You must not bring any proceeding or make any demand against us for any damage, loss, cost or expense of any kind whatsoever which you incur, directly or indirectly, as a result of us:
- (i) asking you to cease using recycled water under sub-clause 9.4; or
 - (ii) temporarily or permanently suspending or restricting the supply of recycled water to you under sub-clause 9.5; or
 - (iii) amending these conditions under clause 5.
- (c) You must pay us any costs we reasonably incur in:

- (i) making good any damage to our assets or works directly or indirectly caused by your failure to comply with these conditions; and
- (ii) inspecting our assets or works to see if such damage has been caused.

10. SEWERAGE CONDITIONS

- (a) In this condition, **connecting works** means the sanitary drains and fixtures on or serving your property, connected or intended to be connected directly or indirectly to our sewer.
- (b) You must ensure that your licensed plumber prepares an accurate plan (Property Sewerage Plan) of the below-ground connecting works as installed on your property and gives us a copy within 5 days after the connecting works have been completed. The plan must be in a format approved by South East Water.

11. RIGHT OF ENTRY

Without limiting any other rights South East Water may have under these Terms and Conditions or otherwise at Law, South east Water reserves the right to enter the property at any time during the construction phase, without notice, to carry out inspections in relation to:

- (a) Clause 3 - Meters
- (b) Clause 4 - Driveways
- (c) Clause 6 – Technical Specifications
- (d) Clause 8 – Potable Water Conditions; and
- (e) Clause 9 – Recycled Water Conditions.

12. PLANS

- (a) We do not represent that any plan enclosed with this letter, nor any of the information it contains, is accurate, adequate or complete;
- (b) To the extent possible, any condition or warranty which might otherwise be implied by law in relation to a plan is hereby excluded.
- (c) You must indemnify and release us from any liability which might otherwise arise in relation to any such plan.
- (d) You must ensure that your licensed plumber:
 - (i) makes independent enquiries about the location of each asset and boundary and about each relevant dimension shown on a plan; and
 - (ii) proves the location of every asset of the land by hand, before commencing work.

If you have any other enquiries, please contact Development Branch on 9552 3770.

Yours sincerely



Paul Pastulovic
PROPERTY CONNECTIONS MANAGER

TERMS AND CONDITIONS RELATING TO PROPOSED STRUCTURES/WORK ADJACENT TO CRITICAL ASSETS

PROPERTY ADDRESS Lot 1745 8 COBERLEY WAY CRANBOURNE NORTH 3977

APPROVAL DATE 20 February 2014

Our Reference: 21929986

The owner shall make themselves aware of the terms and conditions of this consent.

These standard conditions form part of the approval for the construction of the approved building or structure over South East Waters asset and / or easements or within 1.0m of South East Waters assets and shall be read in conjunction with the approved plan showing the garage and South East Waters endorsement.

The owner permits South East Water and its employees, authorised agents and contractors to enter into and upon the land and / or the building and structures contained on the land, for the purpose of inspecting, constructing, maintaining or repairing any sewer, pipe or other structure of South East Water, and if necessary for that purpose to excavate through any part of the building or structure for which approval has been granted.

The owner accepts sole responsibility for and releases South East Water, its employees, authorised agents and contractors in respect of all injury, loss or damage which may be sustained by the approved building and structures or any other property including the property of any person, and any illness, death or injury of any person as a result of works carried out by South East Water and its employees, authorised agents and contractors for the purpose of inspecting, constructing, maintaining or repairing any sewer, pipe or other structure of South East Water, beneath or in the vicinity of the building or structure except to the extent caused by the negligence of South East Water, its employees, authorised agents and contractors.

The owner accepts sole responsibility for and releases South East Water, its employees, authorised agents and contractors in respect of all injury, loss or damage which may be sustained by the South East Water sewer, pipe or other structure, or any other property, including the property of any person, and any illness, death or injury of any person, as a result of the approved building or structure having been constructed over or within 1.0m of the South East Water sewer, pipe or other structure and / or easement.

The owner indemnifies and shall keep indemnified South East Water against all actions, claims, suits and demands losses, damages, costs and expenses of any kind, arising out of or incidental to the construction of and / or retaining the approved building or structure over or within 1.0m of the South East Water sewer, pipe or other structure and / or easement; and any works carried out by South East Water referred to in clause 4 except to the extent caused by the negligence of South East Water, its employees, authorised agents and contractors.

The owner accepts full responsibility for the structural sufficiency of the approved building or structure and its footings, having regard for the presence of the South East Water sewer, pipe, other structure and / or easement.

Where a building control authority requires that a pier and beam type footing system is constructed to support the building or structure, such pier and beam footings shall not involve the use of impact driven piles and / or structures cantilevered over the South East Water sewer, pipe or other structure.

Any deviation from the approved plans will require a further application to be submitted for consideration. Such amended proposals will be considered on the merits of the application and may or may not be approved by South East Water.

The owner agrees to disclose the existence of and conditions of this consent to intending purchasers or mortgagees of the land and/ or the building and structures contained on the land.

This agreement shall be binding on all subsequent owners of the land and/or the approved building or structure contained on the land

It is the owner's responsibility to comply with all conditions of this consent. Failure to comply will invalidate the consent and may render the owner liable for prosecution as provided for in the Water Act.

This consent does not constitute a building permit or a planning permit, as may required by the Building Code of Australia, and the various building ordinances and by-laws of the State of Victoria and the Municipal authority in which the land is situated.

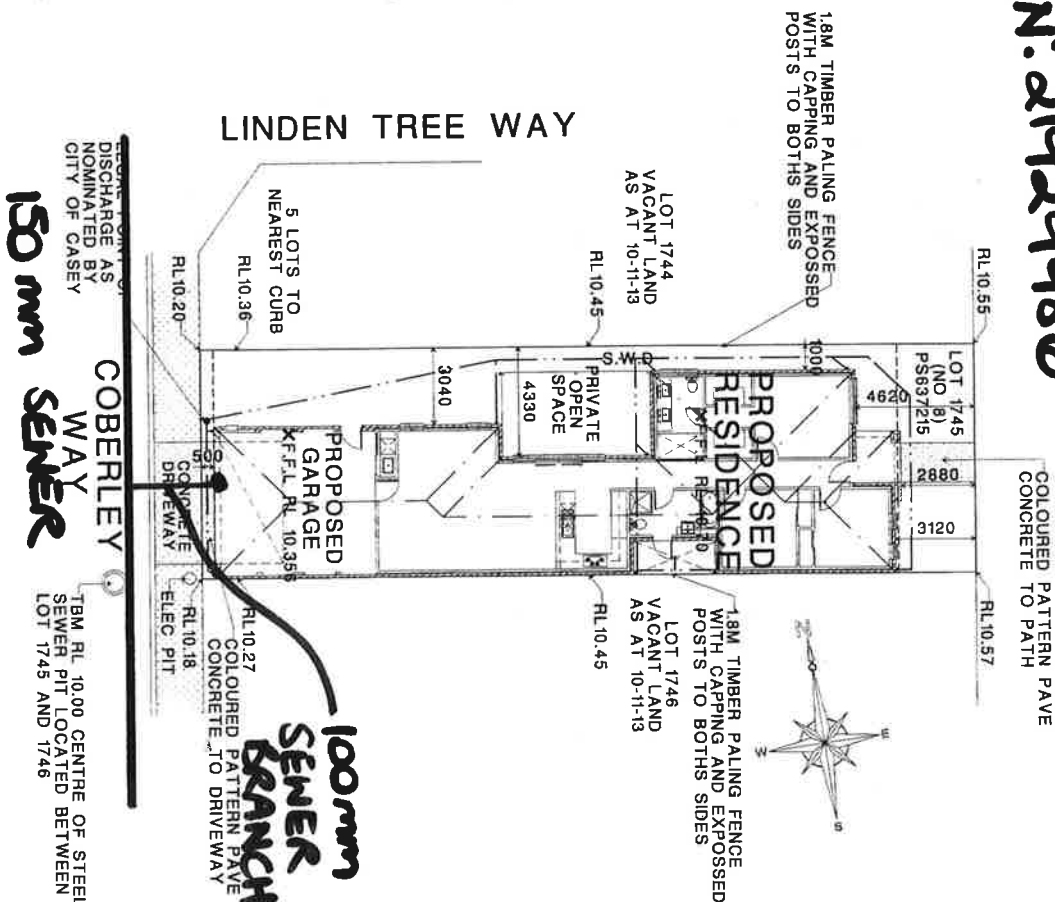
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Page 1 of 2

PS: 40115035

C/N: 21929986



SIDE & REAR BOUNDARY SETBACKS			
Building Code 1994 Reg. 4.15 (2)			
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3700	1030	5700	1630
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3900	1090	5900	1690
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4100	1150	6100	1750
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4400	1240	6400	1840
4500	1270	6500	1870
4600	1300	6600	1900
4700	1330	6700	1930
4800	1360	6800	1960
4900	1390	6900	2000
5000	1420	7000	2100
5100	1450	7100	2200
5200	1480	7200	2300
5300	1510	7300	2400
5400	1540	7400	2500
5500	1570	7500	2600

THE FOLLOWING MAY ENDOCHMENTS SETBACK BY NOT MORE THAN 500mm-

- PORCHES AND VERANDAS, AND
- BALCONIES, TERRACES, AND
- STAIRWAYS, CHIMNEYS, AND
- PERGOLAS, AND
- SHEDS, AND
- CARPORTS

PERMANENTLY FIXED 'PRIVACY' SCREENS WHICH HAS NO MORE THAN 25% OF ITS AREA OPEN, AND

STAIRWAYS, CHIMNEYS, AND PERGOLAS, AND

DOMESTIC FUEL TANKS AND WATER TANKS, HEATING & COOLING EQUIPMENT ETC.

THE FOLLOWING MANY ENDOCH INTO THE SETBACK DISTANCE, AREA OF NOT MORE THAN 100mm, AND LESS THAN 1m HIGH, AND

SOUTH EAST WATER	
Approved.....	Date..... 19/12/14
Pipeline: SEWER BRANCH	
Offset..... 4.24	from... South Boundary
Approx. Depth..... 1.48	
Diameter..... 100mm	Pipe type..... UPVC

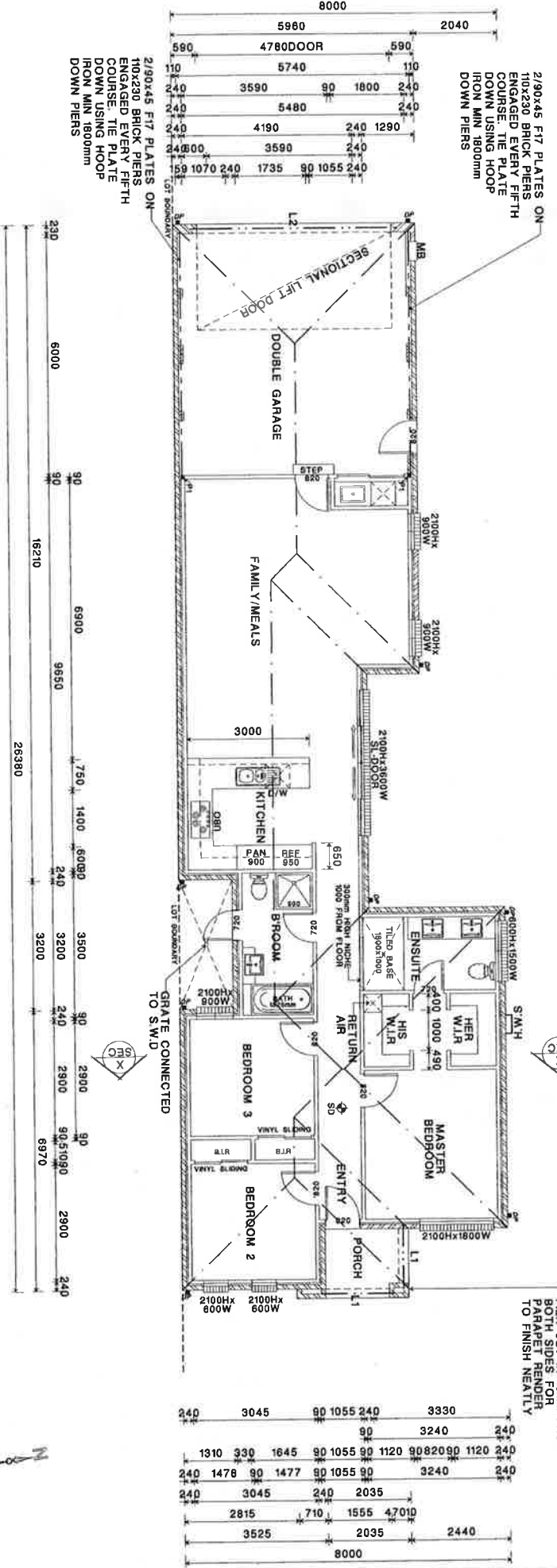
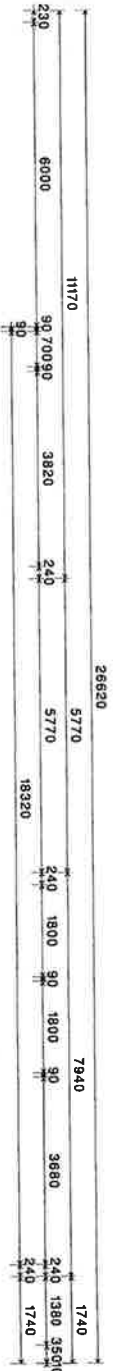
Minimum horizontal clearance between any footings/walls and a pipeline is 600mm. Any replacement or repair to the pipeline caused by the works will be at the applicant's cost.

*Approval is based on footing details provided and any alteration to the design will require further approval.

SITE ANALYSIS M2	
RESIDENCE	119.39 m2

WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. You are put on notice that the map base is not created by South East Water and South East Water cannot guarantee the accuracy, adequacy or completeness of any information in or forming part of the plan, including the location of its assets. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work and you should make your own independent inquiries as to the location of all assets, property boundaries and dimensions. All liability at law (including under statute), and all conditions and warranties implied by law (including under statute), are expressly excluded except that liability and those conditions and warranties which cannot be excluded. In respect of liability and conditions and warranties which cannot be excluded South East Water's liability to you is limited, as far as law (including statute) permits, to resupplying the plan or paying the cost of resupplying the plan. Please note that information contained within the plan may have altered before or after the issue of the plan. Alteration to SEW assets including property connection points requires separate consent.

COLUMN FRAMING DETAILS
P1 = 2/90x45 FIT KDHW STUDS NOGGED MID HEIGHT TO ADJACENT STUDS
P2 = 2/90x45 FIT KDHW STUDS NAIL LAMINATED ON STIRRUP REFER DETAIL IN NOTES

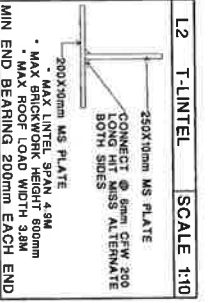
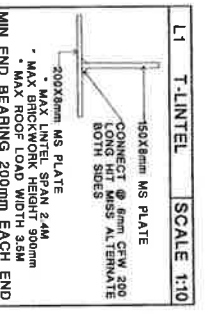
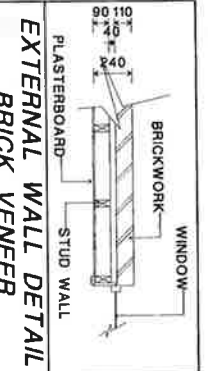


FLOOR PLAN
SCALE 1:100



ENERGY RATING DETAILS

- INSULATION WALLS = R-2.0
- INSULATION CEILINGS = R-5.0
- WEATHERSTRIP ENTRY DOOR
- SEAL EXTERNAL DOORS
- 100% WINDOWS SEALED
- GAPS & CRACKS SEALED
- RECYCLED WATER
- CONNECTED TO ALL W/C
- REFER HOUSE ENERGY RATING REPORT FOR FULL DETAILS
- SMOKE DETECTORS AS 3785



WINDOW NOTES
ALL WINDOW SIZES ARE NOMINAL ONLY. TO EACH MANUFACTURER.
ALL WINDOWS ARE TO BE SINGLE GLAZED CLEAR U VALUE 6.35 SGHD 0.77
• OBSCURE GLASS AS NOTED

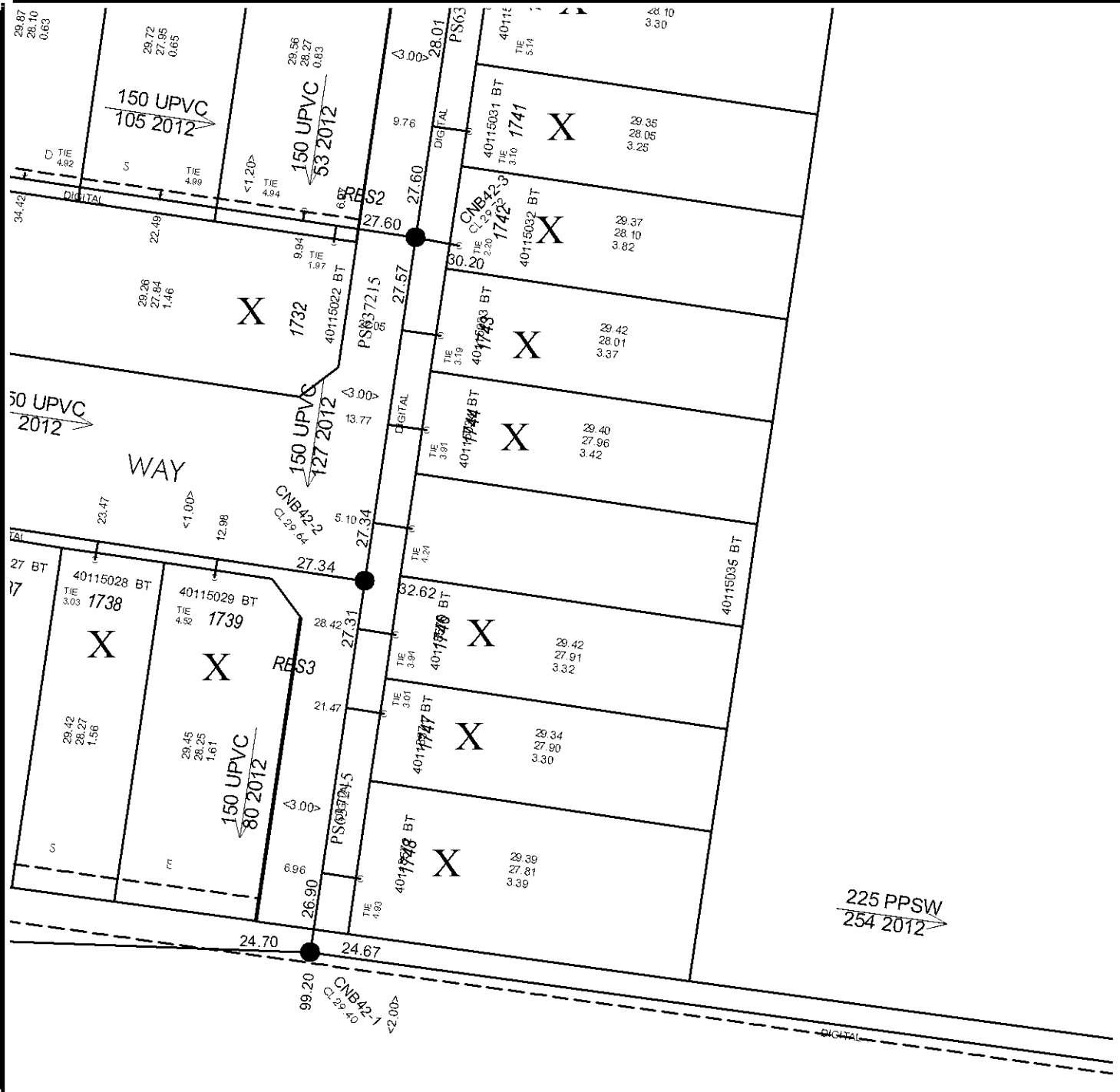
SHEET	ENERGY RATING
3 OF 8	6.0 123.0
	STAR MJ/M2
	E.Bafto
	VIC/BAV/10/304

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

FOLLOWING THE COMPLETION OF WORK, THIS PLAN SHOWING UPDATED "AS CONSTRUCTED" BELOW GROUND DRAINS & FIXTURES MUST BE RETURNED TO SOUTH EAST WATER, mail - Locked bag 1 Moorabbin Vic 3189 fax 95523571, or email - updatepsp@sew.com.au

All installations to be in accordance with the Plumbing Regulations 2008

PIC No.:	Issue Date:	Case No:
<ul style="list-style-type: none"> ... Closet ... Trough ... W/Disp Unit 	<ul style="list-style-type: none"> ... Sink ... Swim/Pool ... Basin 	<ul style="list-style-type: none"> ... DW/Machine ... Shower ... CW/Machine ... Bath ... Urinal ...



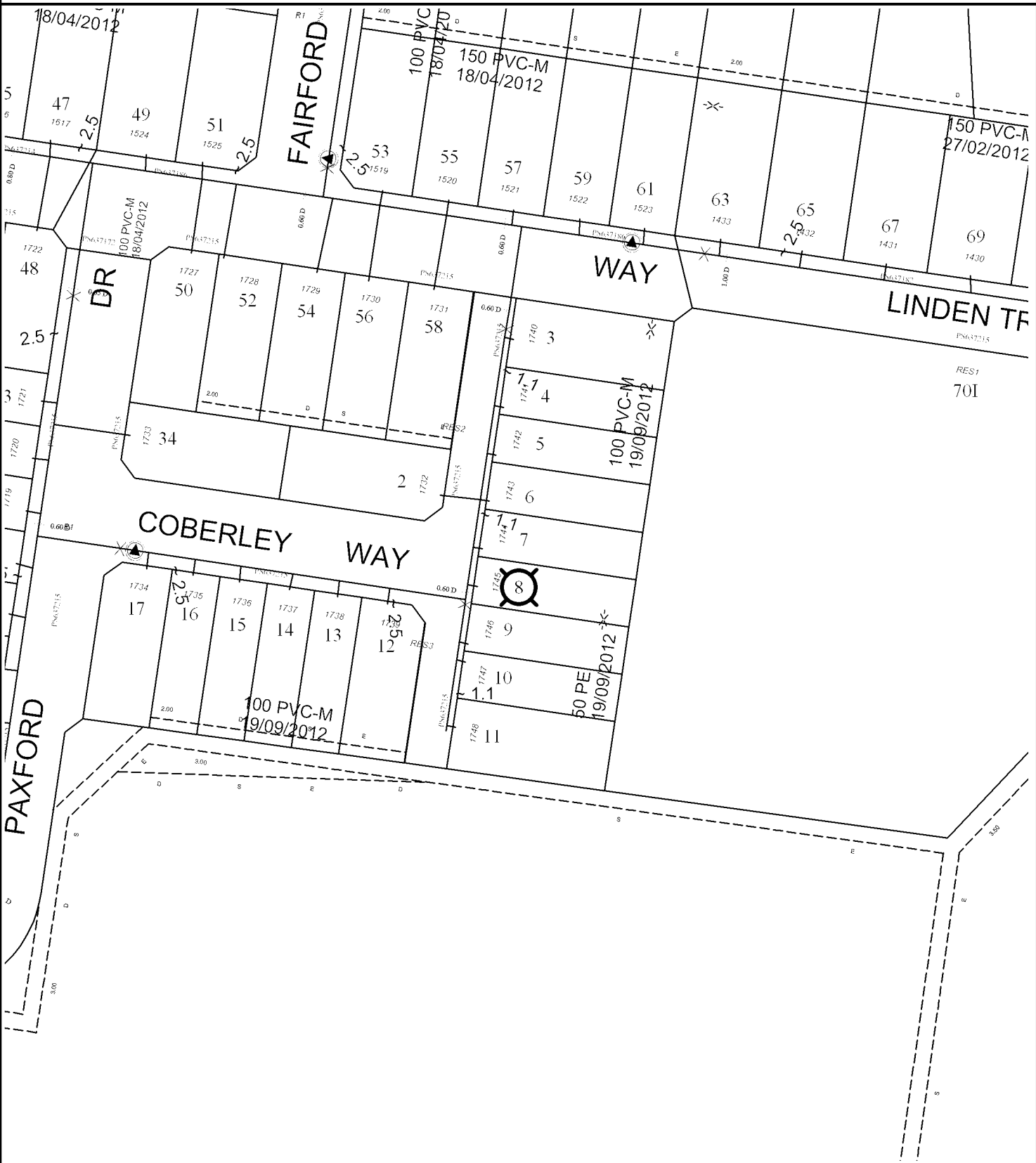
Branch Material	UPVC - THIN WALLED NON-PRESSURE				
Branch Diameter	100	N.S.L.	29.385	Chainage from D/S M/H to :-	
Branch Type	BT	I.L.	27.905	Branch	5.098
End of Pipe	3.400	Depth	1.480	U/S Manhole	30.200
Scale 1 : 500			Sewer Diameter	150	



Case Number: 21929986

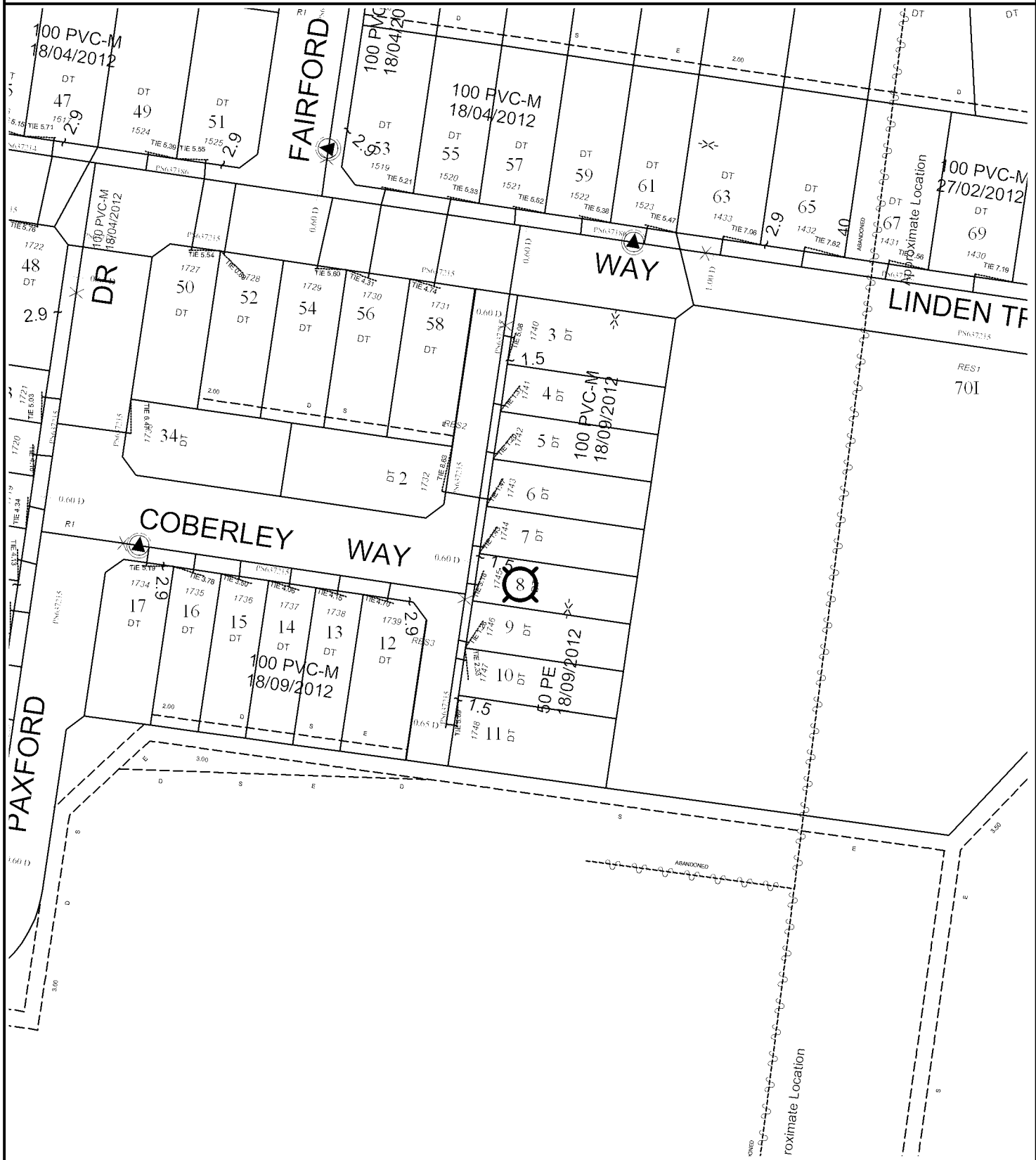


Date:



WARNING This plan is issued solely for the purpose of assisting you in identifying South East Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details).

	Title/Road Boundary		Subject Property		Hydrant
	Proposed Title/Road		Recycled Water Main Valve		Fireplug/Washout
	Easement		Recycled Water Main		Offset from Boundary



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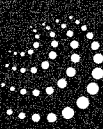
LEGEND

- Title/Road Boundary
- - - Proposed Title/Road
- - - Easement



- Subject Property
- Water Main Valve
- Water Main

- Hydrant
- Fireplug/Washout
- Offset from Boundary



Connecting to recycled water

A guide for plumbers and builders

About this guide

Class A recycled water offers new residential developments across Melbourne's outer south east a sustainable water source. This guide outlines South East Water's requirements for installing recycled water. It supports the industry requirements outlined in the Australian Standard for Water Services AS/NZS 3500.1: 2003 and the Plumbing Industry Commission's *Recycled Water Plumbing Guide*. We recommend that you also refer to our *Conditions of connection for properties with Class A recycled water*.

Key steps

The following information outlines the key steps you need to follow when installing recycled water.

Step 1. Apply for a recycled water connection

Complete South East Water's Plumbing Application form, including the Connection Required date. Fees apply for dry tapping connections for both drinking water and Class A recycled water connections.

Please refer to the Plumbing Application form for the current fee. In the event that this information is not provided, South East Water will wait for the request before arranging the connection, which will be carried out within four working days of the notification.

Step 2. Arrange inspections

At three key stages during the plumbing installation you need to request an inspection from the Plumbing Industry Commission (PIC):

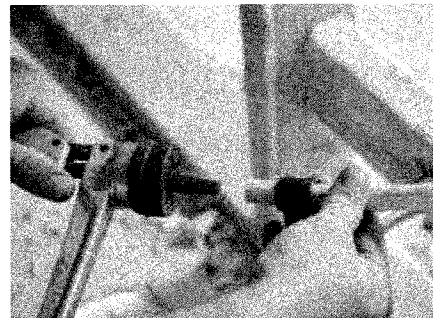
1. Laying the pipes from the meters to the house.
2. Rough in of the house i.e. pipe work supplying recycled water to the toilets and hose bib taps.
3. Fit-off and commissioning (prior to occupancy).

South East Water collects a fee on behalf of the PIC for these inspections. For further information, current fees and to book inspections, contact the Plumbing Industry Commission on **8792 8221**.

These inspections will ensure no cross connections occur between drinking and recycled water and that all requirements for the plumbing installation have been met.

Step 3. Commissioning

The recycled water meter assembly will be restricted with a lockbox until the recycled water plumbing is commissioned by the PIC. The lockbox will be removed by a PIC inspector at the time of the final commissioning inspection. Penalties will apply if the lockbox is removed prior to commissioning. Once commissioned, it is the plumber's responsibility to provide a compliance certificate and the removable tap handle from the backyard/front yard tap to the property owner.



Although Victorian guidelines currently allows the use of recycled water for clothes washing, South East Water does not yet permit this use. Houses therefore must not be plumbed for this purpose.

All recycled water plumbing must be completed by a suitably licensed plumber.

Safety

While recycled water isn't suitable for drinking, it is safe to be in contact with.

Before preparing food however, we recommend that you wash your hands with soap and drinking water.

Due to its high nutrient levels of nitrogen and phosphorous, recycled water run-off should be prevented from flowing into the stormwater drainage system.

Connecting to recycled water
A guide for plumbers and builders

General information about recycled water

What is recycled water?

Recycled water is wastewater that is treated to Class A standard in accordance with Environment Protection Authority and Department of Health guidelines. It is a great alternative to drinking water for non-drinking uses such as toilet flushing and outdoor watering. It's also a sustainable water solution that qualifies homes for 6 star energy rating.

Why are the taps, pipes and meters purple?

Recycled water installations are coloured purple so those installing or using them can easily identify it. The colour of these items must not be changed. All external recycled water hose bib taps must be purple and incorporate a removable handle and non-standard inlet thread.

They must also have a prohibition sign – Recycled water – do not drink, compliant with AS1319.

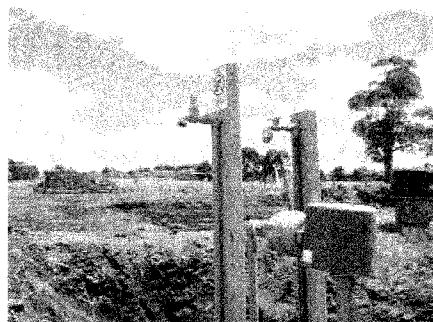
Recycled water mains

The recycled water main is laid at the same time as the drinking water main during construction. It is coloured purple and always laid closest to the property boundary. The water pressure in the recycled water main is similar to that in the drinking water main, making it suitable for outdoor use and irrigation systems.

During construction, each property is serviced with individual points to connect to both the recycled water and drinking water meter. This type of connection is known as a dry tapping.

Meter assemblies

Homes with recycled water have both a standard drinking water meter and a recycled water meter. The recycled water meter assembly will be coloured purple and configured in accordance with South East Water's meter configuration drawings. Authorised contractors will install the dry tapping for both water meter assemblies. Refer to our *Water Metering and Servicing Guidelines* for further information and diagrams.



If the proposed location of a driveway or paving conflicts with the existing recycled water dry tapping location, a plug and re-tap will be required. The property owner will be responsible for these costs.

Recycled water is suitable for:

- flushing toilets
- watering the garden, including vegetables
- washing cars
- cleaning the outside of homes and outdoor furniture
- fighting fires.

Recycled water is not suitable for:

- drinking
- cooking or other kitchen purposes
- bathing and showering
- swimming pools and spas
- evaporative coolers
- children's water toys.

**Want more
information or
advice about
recycled water?**

Contact us on 9552 3770
or email propdev@sew.com.au

Faults and emergencies **132 812**
Account enquiries **131 851**
General enquiries **131 694**

South East Water ABN 89 066 982 547
20 Corporate Drive
Heatherton VIC 3202
Locked Bag 1
Modrabbin VIC 3189 Australia
southeastwater.com.au/enquiries
southeastwater.com.au

TERMS AND CONDITIONS RELATING TO PROPOSED STRUCTURES/WORK ADJACENT TO CRITICAL ASSETS

PROPERTY ADDRESS Lot 1745 8 COBERLEY WAY CRANBOURNE NORTH 3977

APPROVAL DATE 20 February 2014

Our Reference: 21929986

The owner shall make themselves aware of the terms and conditions of this consent.

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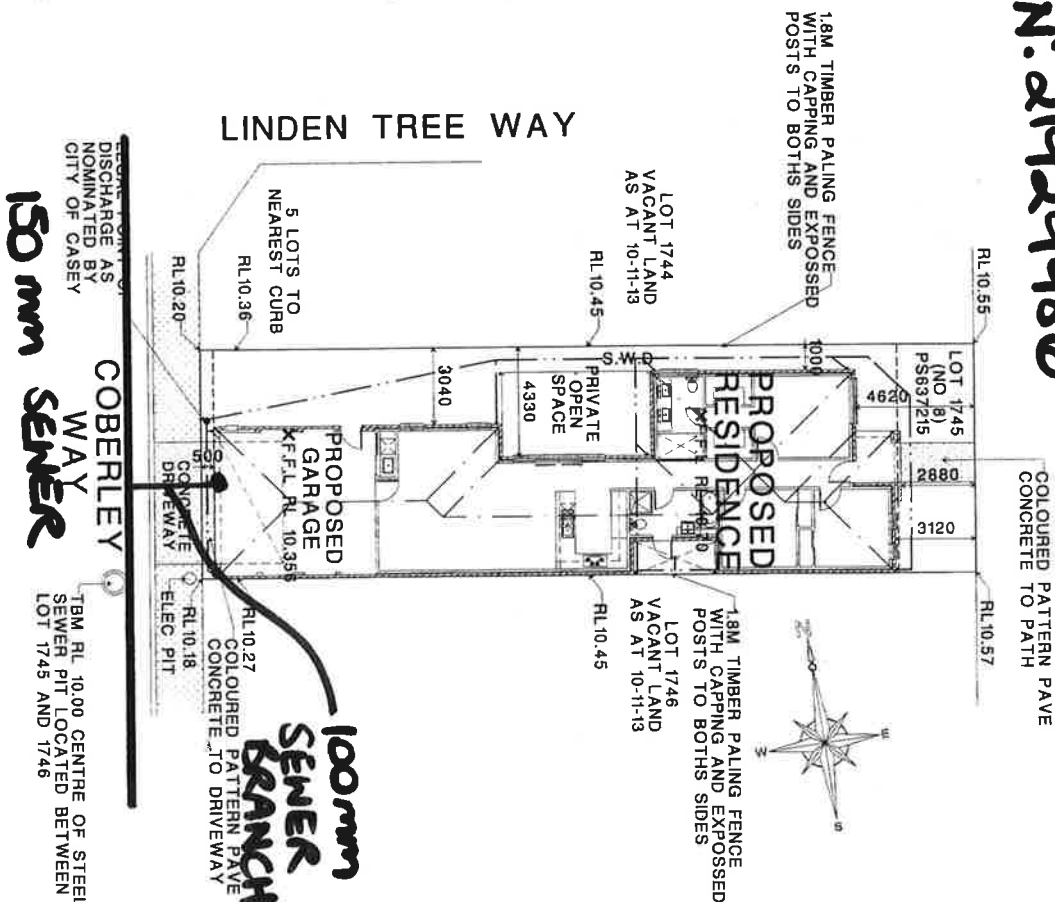
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PS: 40115035

C/N: 21929986



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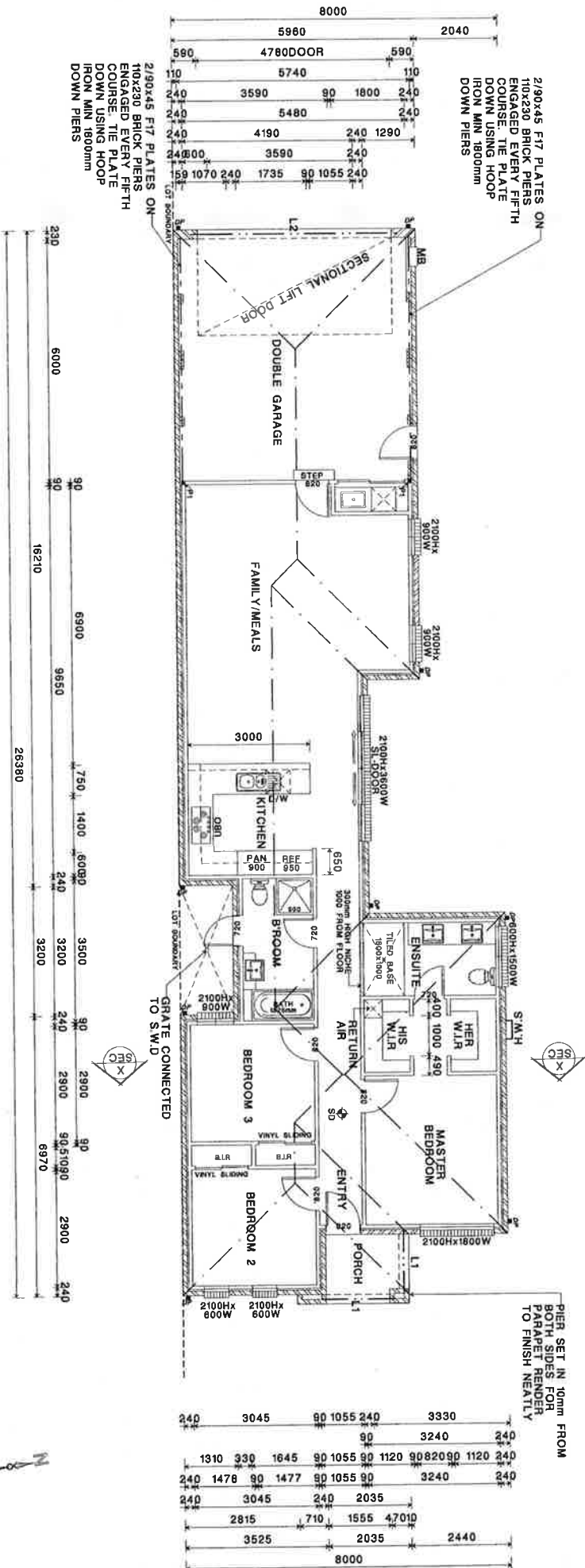
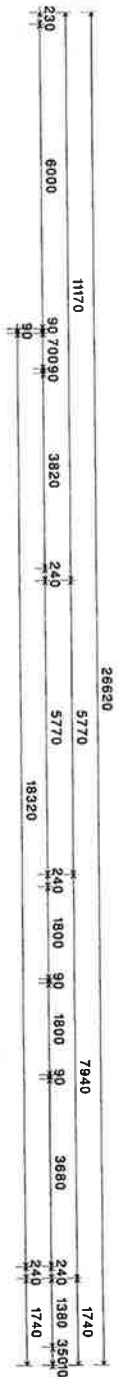
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● PERGOLAS, AND
● SHADE SAILS, AND
● CARPORTS
● PERMANENTLY FIXED 'PRIVACY' SCREENS
WHICH HAS NO MORE THAN 25% OF ITS
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HEATING & COOLING EQUIPMENT ETC.
THE FOLLOWING MAY ENCROACH INTO THE SETBACK DISTANCE IN AN AREA OF NOT MORE
● LANDSCAPING AND LESS THAN 1m HIGH, AND
● STAIRWAYS AND RAMPS, AND
● PERGOLAS, AND
● SHADE SAILS, AND
● CARPORTS

SOUTH EAST WATER	
Approved.....	Date..... 19/12/14
Pipeline: SEWER BRANCH	
Offset..... 4.24	from... South Boundary
Approx. Depth..... 1.48	
Diameter..... 100mm	Pipe type..... UPVC
Minimum horizontal clearance between any footings/walls and a pipeline is 600mm. Any replacement or repair to the pipeline caused by the works will be at the applicant's cost.	
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SITE ANALYSIS M2	
RESIDENCE	119.39 m2

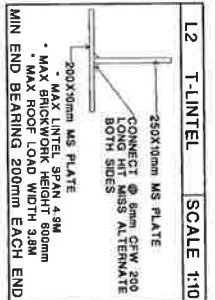
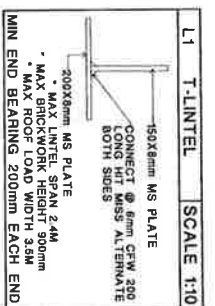
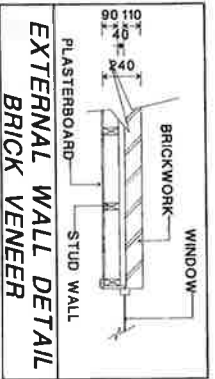
WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. You are put on notice that the map base is not created by South East Water and South East Water cannot guarantee the accuracy, adequacy or completeness of any information in or forming part of the plan, including the location of its assets. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work and you should make your own independent inquiries as to the location of all assets, property boundaries and dimensions. All liability at law (including under statute), and all conditions and warranties implied by law (including under statute), are expressly excluded except that liability and those conditions and warranties which cannot be excluded. In respect of liability and conditions and warranties which cannot be excluded South East Water's liability to you is limited, as far as law (including statute) permits, to resupplying the plan or paying the cost of resupplying the plan. Please note that information contained within the plan may have altered before or after the issue of the plan. Alteration to SEW assets including property connection points requires separate consent.

COLUMN FRAMING DETAILS
P1 = 2/90x45 FIT KDHW STUDS NOGGED MID HEIGHT TO ADJACENT STUDS
P2 = 2/90x45 FIT KDHW STUDS NAIL LAMINATED ON STIRRUP REFER DETAIL IN NOTES



ENERGY RATING DETAILS

- INSULATION WALLS = R-2.0
- INSULATION CEILINGS = R-5.0
- WEATHERSTRIP ENTRY DOOR
- SEAL EXTERNAL DOORS
- 100% WINDOWS SEALED
- GAPS & CRACKS SEALED
- RECYCLED WATER
- CONNECTED TO ALL W/C
- REFER HOUSE ENERGY RATING REPORT FOR FULL DETAILS
- SMOKE DETECTORS AS 3785



WINDOW NOTES
ALL WINDOW SIZES ARE NOMINAL ONLY. TO EACH MANUFACTURER.
ALL WINDOWS ARE TO BE SINGLE GLAZED CLEAR U VALUE 6.35 SGHD 0.77
• OBSCURE GLASS AS NOTED

SHEET	ENERGY RATING
3 OF 8	6.0 123.0
	STAR MJ/M2
	E.Bafto
	VIC/BAV/10/304

FLOOR PLAN
SCALE 1:100

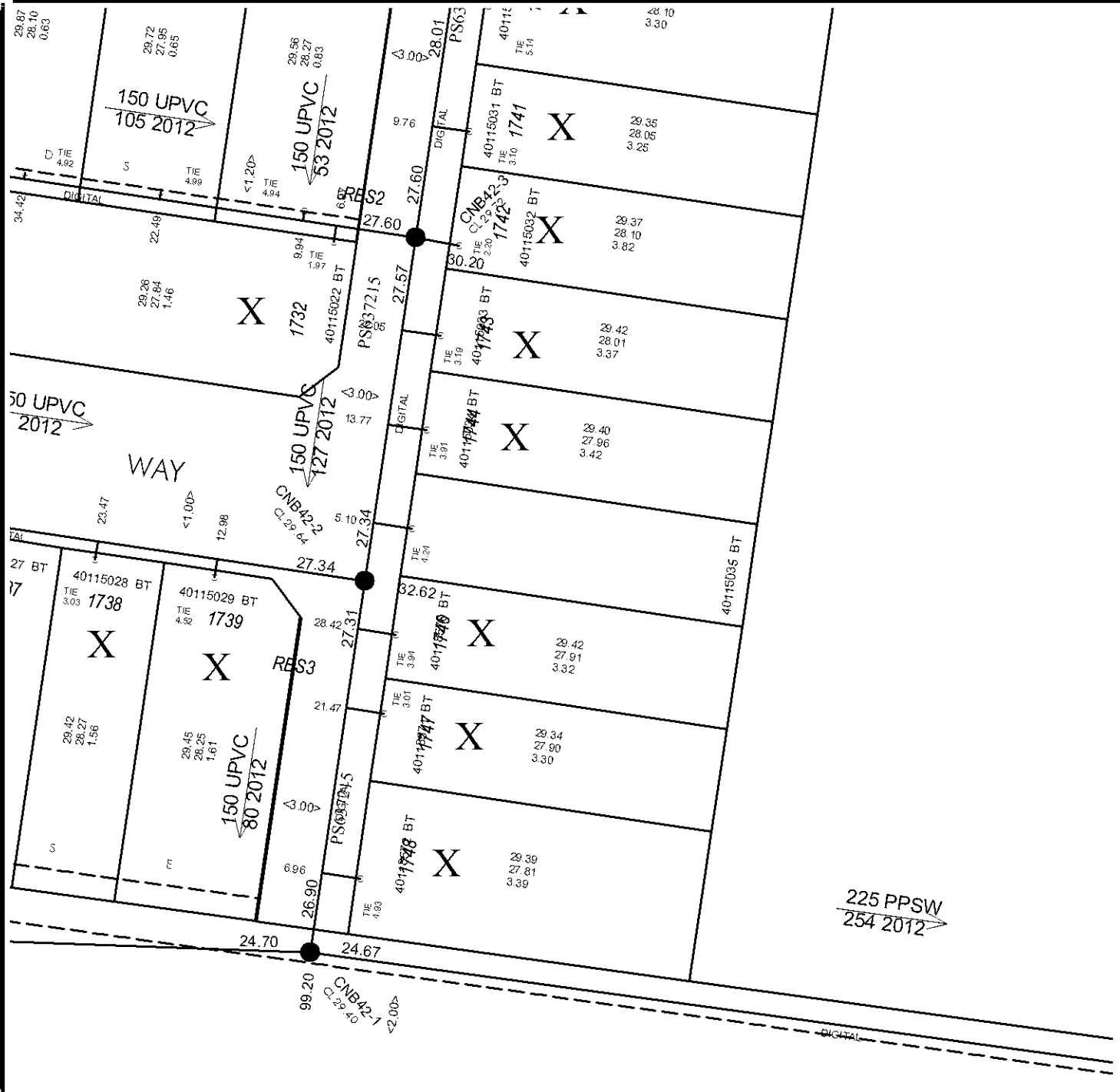


WARNING: This plan is issued for the purposes of assisting you in identifying property service drainage information only and may not show all sewer mains on the property. It is not to be used for any other purposes, including to identify any other assets, property boundaries or dimensions. Accordingly,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

FOLLOWING THE COMPLETION OF WORK, THIS PLAN SHOWING UPDATED "AS CONSTRUCTED" BELOW GROUND DRAINS & FIXTURES MUST BE RETURNED TO SOUTH EAST WATER, mail - Locked bag 1 Moorabbin Vic 3189 fax 95523571, or email - updatepsp@sew.com.au

All installations to be in accordance with the Plumbing Regulations 2008

PIC No.:	Issue Date:	Case No:
<ul style="list-style-type: none"> ... Closet ... Trough ... W/Disp Unit 	<ul style="list-style-type: none"> ... Sink ... Swim/Pool ... Basin 	<ul style="list-style-type: none"> ... DW/Machine ... Shower ... CW/Machine ... Bath ... Urinal ...



0	5	10	15	20	25
m					
Branch Material	UPVC - THIN WALLED NON-PRESSURE				
Branch Diameter	100	N.S.L.	29.385	Chainage from D/S M/H to :-	
Branch Type	BT	I.L.	27.905	Branch	5.098
End of Pipe	3.400	Depth	1.480	U/S Manhole	30.200
Scale 1 : 500			Sewer Diameter	150	

20 FEBRUARY 2014

Aj Rexhepi
E-mail: aj@rexhepigroup.com.au

Dear Customer,

CONSENT TO CONNECT

Property Address: Lot 1745 - 8 COBERLEY WAY CRANBOURNE NORTH 3977

Property Reference: 53C//13213/00013

Our Reference: Case Number 21929986

The application made by you, or on your behalf, to connect to South East Water's assets is approved, subject to the following conditions.

Please note that these conditions are binding on successor-in-title of the owner or occupier, under section 145 of the *Water Act 1989*. If you are not the owner of the property, please give a copy of this letter to the owner.

The applicant/owner is to ensure that the responsible Licensed Plumber is in receipt of these 'Conditions of Connection' prior to work commencing.

The Victorian Building Authority (VBA) is the regulating authority for plumbing. These plumbing works must comply with the relevant regulations and standards. All enquiries relating to plumbing regulations and standards should be directed to the VBA on telephone 1300 815 127.

Where a connection to South East Water's water supply system is requested by the applicant, such connection will also include Class A recycled water where available.

1. GENERAL PROVISIONS

- 1.1 In these conditions,
 - (a) **we, us** and **our** refer to South East Water.
 - (b) **you** and **your** refer to the owner of a property connected, or to be connected to our assets.
- 1.2 Our Customer Charter for residential customers is incorporated with these conditions. If there is any inconsistency between our Customer Charter and these conditions, these conditions prevail.

2. LICENSED PLUMBER

- 2.1 Any work which these conditions require you to undertake must be done by a licensed plumber, engaged by you and at your cost.
- 2.2 All plumbing work must comply with AS/NZS3500, National Plumbing and Drainage Code and South East Water's Conditions of Connection.

3. METERS

- 3.1 You must ensure that any meter installed at your property remains readily accessible to us to read, maintain or replace as required.
- 3.2 If there is no existing relevant meter at your property, we may require you to install one. If we do, the meter must:

- (a) be installed in accordance with Australian Standard AS/NZS3500, our 'Water Servicing Guidelines' and 'Metering Guidelines', available at www.southeastwater.com.au; and
 - (b) be readily accessible for us to read, maintain or replace it, as required; and
 - (c) not be located within a building or other structure.
- 3.3 If we are unable to obtain ready or safe access to a meter installed at your property at any time in order to read it:
- (a) we may ask you to read the meter and to advise us of the reading, within a time which we nominate; and
 - (b) you must comply with our request; and
 - (c) if you do not comply, we may estimate your consumption through that meter for the period since the meter was last read.
- 3.4 If at any time we cannot access the meter in order to read it, we may require a remote meter reading device to be installed. If a device is required, you must pay the cost of the device and of installing it.
- 3.5 **Report of Stolen Meter.** In the instance where the meter is reported stolen from the property a replacement meter is required to be fitted by SE Water. The meter replacement cost will be directly charged to the applicant. It is also the applicant's responsibility to report this matter to Victoria Police.

4. DRIVEWAYS AND PAVING

- 4.1 Section 148 of the *Water Act 1989* prohibits you from building any structure or placing any filling:
- (a) within 1 metre laterally of any of our works on your land; or
 - (b) on any land over which an easement exists:
 - (i) in favour of us; or
 - (ii) for water supply sewerage or drainage purposes, without our consent.
- 4.2 We consent to you constructing a driveway or paving in such a way, provided that:
- (a) if constructing the driveway or paving requires any maintenance shaft or hole for our asset to be altered, we must do the necessary work, at your cost;
 - (b) if the proposed paving or driveway will cover an existing dry tapping, the existing tapping must be relocated by us, at your cost;
 - (c) you must remove any part of the driveway or paving, at your cost, if we ask you to, within such time as we determine;
 - (d) we may remove any part of the driveway or paving, at any time and recover the cost from you; and
 - (e) you must arrange for, and meet the cost of, reinstating any such driveway or paving.

Note: Our Customer Guidelines contain useful information about proposed structures or works adjacent to our assets. You can find them at www.southeastwater.com.au

5. AMENDMENTS

- 5.1 We may amend these conditions by writing to you. We may do so if we consider that any change, or proposed change, to relevant laws or our regulatory obligations, require an amendment to be made.
- 5.2 We may also amend these conditions from time to time if we consider that it is necessary to:

- (a) ensure that you or we are able to continue to comply with any law relating to health, safety or the environment, or our agreement with our supplier of potable water, recycled water or sewage treatment services, as the case requires; or
- (b) manage or eliminate the risk of a significant effect on:
 - (i) the health or safety of anyone; or
 - (ii) any part of the environment; or
 - (iii) any of our works.

6. TECHNICAL SPECIFICATIONS

6.1 Installation of potable and recycled water supplies

- (a) In relation to both potable and recycled water:
 - (i) **connecting works** means the pipes and fittings used or intended to be used for the supply of potable or recycled water, respectively, on your side of the outlet from the relevant water meter.
 - (ii) **property service** means the pipes, meter and other fittings used or intended to be used for the supply of potable or recycled water, respectively, to your property from our potable or recycled water main, up to and including the outlet from the relevant meter.
- (b) Your licensed plumber can tell you whether your property has an existing dry tapping or wet tapping for either potable or recycled water.
- (c) If your property has an existing **dry tapping**:
 - (i) we will arrange to install the property service and connect it to our supply system. You must pay the relevant connection fee approved by the Essential Services Commission;
 - (ii) in the case of a potable water supply, we will install a ball valve, dual check backflow prevention device, tap riser, timber stake, bib tap and hose connection vacuum breaker (for a recycled water supply, see paragraph 6.2(a) below);
 - (iii) if you have not previously advised us of the date on which you require a connection to be made, you must give us at least 4 working days' notice of the date upon which you want the connection to be made; and
 - (iv) you must install the connecting works, at your cost.
- (d) If your property requires a **wet tapping**:
 - (i) you must arrange to install both the property service and the connecting works, at your cost, subject to sub-paragraph (ii);
 - (ii) we will install the connecting valve between the property service and our supply system. You must pay the relevant fee approved by the Essential Services Commission;
 - (iii) you must install the relevant water meter, before we install the connecting valve;
 - (iv) any 20 or 25 mm installation must be fitted with a right-angle ball valve;

- (v) at your request, we will give you details of our approved configurations for the installation of water service assemblies; and
- (vi) If the work referred to in paragraphs (iii) & (iv) has not been completed when we seek to install the connecting valve, you will have to make a further booking. You must also pay any re-booking fee approved by the Essential Services Commission;
- (e) If any existing potable or recycled water service to your property is to be disconnected, you must expose the existing property service connection at the potable or recycled water main(as the case requires) at your cost, to allow us to disconnect and plug the existing property service. You must disconnect the relevant meter and return it to us or our contractor.

Please note: You are required to obtain a Road Opening Permit from the relevant Authority, before commencing any excavation work within a road reserve. You must also comply with every traffic management requirement contained in that permit.

6.2 Special conditions for installing recycled water supplies

- (a) A purple class A recycled water 5/8 inch inlet thread tap and sign reading "Recycled water. Do not drink" must be installed to service the rear external area of the property.
- (b) The Recycled water meter inlet ball valve will be closed and fitted with a 'Lock Box' by South East Water at the time of connection to the property.
- (c) The 'Lock Box' is only to be removed by either South East Water, or the Victorian Building Authority for the purpose of conducting the commissioning inspection of internal Recycled Water Plumbing.
- (d) You must ensure that the installation of the connecting works for recycled water is inspected in accordance with Victorian Building Authority requirements, and at your cost, at each of the following stages:
 - (i) meter to dwelling;
 - (ii) rough-in;
 - (iii) commissioning. (must be carried out prior to the building being occupied)

7. TESTING OF RECYCLED WATER INTERNAL PLUMBING SYSTEMS

Where the pressure testing of pipework installed for the provision of Class A Recycled Water requires a temporary interconnection with the potable water supply plumbing, such interconnection is to be removed prior to the commissioning inspection and occupation of the building.

8. POTABLE WATER CONDITIONS

For as long as we also provide a supply of recycled water to your property, you must not use potable water which we supply for any of the following purposes:

- (a) watering gardens (including vegetable gardens);
- (b) toilet flushing;
- (c) car washing;
- (d) washing down outdoor furniture or the exterior of your house; or
- (e) filling or topping up ornamental water features and ponds that are not used for swimming.

9. RECYCLED WATER CONDITIONS

9.1 Taps and signs

You must ensure that:

- (a) every tap connected to our recycled water supply is a purple 5/8 inch inlet thread tap, of a design approved by South East Water;
- (b) a sign reading "Recycled Water. Do not drink" is attached to every tap, at all times; and
- (c) any pipe, tap or other fitting used or intended to be used to supply recycled water on your side of the recycled water meter is purple and is never painted any other colour.

9.2 Notify others

You are responsible for:

- (a) notifying members of your household, tenants of and visitors to, your property that it is supplied with recycled water; and
- (b) explaining to them the purposes for which recycled water may and may not be used; and
- (c) ensuring that all such persons comply with sub-clause 9.3(a).

9.3 Use of recycled water

- (a) You may only use recycled water which we supply for the following purposes:
 - (i) watering gardens (including vegetable gardens);
 - (ii) toilet flushing;
 - (iii) car washing;
 - (iv) washing down outdoor furniture and the exterior of your house;
 - (v) filling or topping up ornamental water features and ponds that are not used for swimming; and
 - (vi) fire fighting.
- (b) You may only use recycled water which we supply to you in accordance with the current version of the Health and Environment Management Plan for the development in which your property is situated. That Plan may be inspected either on our website or at our offices.
- (c) You must ensure that only the minimum possible volume of recycled water runs off your property to the stormwater system.
- (d) You must not use recycled water, or allow it to be used for any purpose other than a purpose mentioned in paragraph 9.3(a).
- (e) We may, from time to time, at our discretion, temporarily supply potable water instead of recycled water which we would otherwise supply.

9.4 Stopping your use of recycled water

- (a) You must stop using recycled water whenever we ask you to under this clause and must not resume using recycled water until advised by South East Water.
- (b) We will only ask you to stop using recycled water if:
 - (i) we need to inspect, do work on or close down our assets for supplying recycled water; or
 - (ii) we consider that, if you continue to use recycled water this may lead you or us not to comply with:

- the uses permitted under paragraph 9.3(a). or
 - the current version of the Health and Environment Management Plan for the development in which your property is situated; or
 - any guidelines for the use of recycled water from time to time issued by the Environment Protection Authority, the Department of Human Services or other appropriate authority; or
 - any law relating to health, safety or the environment; or
 - our agreement with our supplier of recycled water; or
- (iii) we consider that, if you continue to use recycled water, there is, or is reasonably likely to be, a risk that would endanger human life or any part of the environment, or compromise the health or safety of any person, or the safety of our works.
- (c) We will do all we reasonably can to allow you to resume using recycled water as soon as possible after asking you to stop under this clause.

9.5 Suspending or restricting our supply of recycled water

- (a) In addition to our powers to reduce or restrict supplies of recycled water under the *Water Act 1989*, we may temporarily or permanently suspend our supply of recycled water to your property if:
- (i) we reasonably consider that you have failed to ensure that sub-clause 9.3 has been complied with; or
 - (ii) our supplier of recycled water temporarily or permanently ceases or restricts supplies of recycled water to us; or
 - (iii) recycled water which we receive from our supplier does not meet Class A standard; or
 - (iv) an event beyond our reasonable control prevents us from supplying Class A recycled water to your property.
- (b) We may, from time to time and at our discretion, temporarily substitute a supply of potable water for recycled water which we would otherwise supply.

9.6 Indemnity

- (a) You must indemnify us against:
- (i) all damages, losses, penalties, costs and expenses whatsoever, which we suffer or incur; and
 - (ii) all proceedings, prosecutions or demands brought or made against us by anyone,

whether directly or indirectly as a result of you failing to perform any of your obligations under these conditions, except to the extent that your failure has been caused by our negligence.

- (b) You must not bring any proceeding or make any demand against us for any damage, loss, cost or expense of any kind whatsoever which you incur, directly or indirectly, as a result of us:
- (i) asking you to cease using recycled water under sub-clause 9.4; or
 - (ii) temporarily or permanently suspending or restricting the supply of recycled water to you under sub-clause 9.5; or
 - (iii) amending these conditions under clause 5.
- (c) You must pay us any costs we reasonably incur in:

- (i) making good any damage to our assets or works directly or indirectly caused by your failure to comply with these conditions; and
- (ii) inspecting our assets or works to see if such damage has been caused.

10. SEWERAGE CONDITIONS

- (a) In this condition, **connecting works** means the sanitary drains and fixtures on or serving your property, connected or intended to be connected directly or indirectly to our sewer.
- (b) You must ensure that your licensed plumber prepares an accurate plan (Property Sewerage Plan) of the below-ground connecting works as installed on your property and gives us a copy within 5 days after the connecting works have been completed. The plan must be in a format approved by South East Water.

11. RIGHT OF ENTRY

Without limiting any other rights South East Water may have under these Terms and Conditions or otherwise at Law, South east Water reserves the right to enter the property at any time during the construction phase, without notice, to carry out inspections in relation to:

- (a) Clause 3 - Meters
- (b) Clause 4 - Driveways
- (c) Clause 6 – Technical Specifications
- (d) Clause 8 – Potable Water Conditions; and
- (e) Clause 9 – Recycled Water Conditions.

12. PLANS

- (a) We do not represent that any plan enclosed with this letter, nor any of the information it contains, is accurate, adequate or complete;
- (b) To the extent possible, any condition or warranty which might otherwise be implied by law in relation to a plan is hereby excluded.
- (c) You must indemnify and release us from any liability which might otherwise arise in relation to any such plan.
- (d) You must ensure that your licensed plumber:
 - (i) makes independent enquiries about the location of each asset and boundary and about each relevant dimension shown on a plan; and
 - (ii) proves the location of every asset of the land by hand, before commencing work.

If you have any other enquiries, please contact Development Branch on 9552 3770.

Yours sincerely



Paul Pastulovic
PROPERTY CONNECTIONS MANAGER

TERMS AND CONDITIONS RELATING TO PROPOSED STRUCTURES/WORK ADJACENT TO CRITICAL ASSETS

PROPERTY ADDRESS Lot 1745 8 COBERLEY WAY CRANBOURNE NORTH 3977

APPROVAL DATE 20 February 2014

Our Reference: 21929986

The owner shall make themselves aware of the terms and conditions of this consent.

These standard conditions form part of the approval for the construction of the approved building or structure over South East Waters asset and / or easements or within 1.0m of South East Waters assets and shall be read in conjunction with the approved plan showing the garage and South East Waters endorsement.

The owner permits South East Water and its employees, authorised agents and contractors to enter into and upon the land and / or the building and structures contained on the land, for the purpose of inspecting, constructing, maintaining or repairing any sewer, pipe or other structure of South East Water, and if necessary for that purpose to excavate through any part of the building or structure for which approval has been granted.

The owner accepts sole responsibility for and releases South East Water, its employees, authorised agents and contractors in respect of all injury, loss or damage which may be sustained by the approved building and structures or any other property including the property of any person, and any illness, death or injury of any person as a result of works carried out by South East Water and its employees, authorised agents and contractors for the purpose of inspecting, constructing, maintaining or repairing any sewer, pipe or other structure of South East Water, beneath or in the vicinity of the building or structure except to the extent caused by the negligence of South East Water, its employees, authorised agents and contractors.

The owner accepts sole responsibility for and releases South East Water, its employees, authorised agents and contractors in respect of all injury, loss or damage which may be sustained by the South East Water sewer, pipe or other structure, or any other property, including the property of any person, and any illness, death or injury of any person, as a result of the approved building or structure having been constructed over or within 1.0m of the South East Water sewer, pipe or other structure and / or easement.

The owner indemnifies and shall keep indemnified South East Water against all actions, claims, suits and demands losses, damages, costs and expenses of any kind, arising out of or incidental to the construction of and / or retaining the approved building or structure over or within 1.0m of the South East Water sewer, pipe or other structure and / or easement; and any works carried out by South East Water referred to in clause 4 except to the extent caused by the negligence of South East Water, its employees, authorised agents and contractors.

The owner accepts full responsibility for the structural sufficiency of the approved building or structure and its footings, having regard for the presence of the South East Water sewer, pipe, other structure and / or easement.

Where a building control authority requires that a pier and beam type footing system is constructed to support the building or structure, such pier and beam footings shall not involve the use of impact driven piles and / or structures cantilevered over the South East Water sewer, pipe or other structure.

Any deviation from the approved plans will require a further application to be submitted for consideration. Such amended proposals will be considered on the merits of the application and may or may not be approved by South East Water.

The owner agrees to disclose the existence of and conditions of this consent to intending purchasers or mortgagees of the land and/ or the building and structures contained on the land.

This agreement shall be binding on all subsequent owners of the land and/or the approved building or structure contained on the land

It is the owner's responsibility to comply with all conditions of this consent. Failure to comply will invalidate the consent and may render the owner liable for prosecution as provided for in the Water Act.

This consent does not constitute a building permit or a planning permit, as may required by the Building Code of Australia, and the various building ordinances and by-laws of the State of Victoria and the Municipal authority in which the land is situated.

The existence and conditions of this agreement will be disclosed to any person making an 'Application for an Information Statement' as part of advice pursuant to section 158 of the Water Act 1989.

The plan/s accompanying this letter are solely issued for identification purposes through further investigation. They are not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. You are put on notice that the map base is not created by South East Water and South East Water cannot guarantee the accuracy, adequacy or completeness of any information in or forming part of the plan, including the location of its assets and property sewerage drains. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any works and you should make your own independent inquiries as to the location of all assets and property boundaries and dimensions. All liability at law (including under statute), and all conditions and warranties implied by law (including under statute), are expressly excluded except that liability and those conditions and warranties, which cannot be excluded. In respect of liability and conditions and warranties, which cannot be excluded, South East Water's liability to you is limited, as far as law (including statute) permits, to resupplying the plan or paying the cost of resupplying the plan. Please note that the information contained within the plan may have altered before or after the issue of the plan. Alteration to South East Water's assets including property connection points requires separate consent.



SIDE & REAR BOUNDARY SETBACKS					
Building Reg. 1994 Reg. 14.1(2)					
WALL	SET BACK	WALL	SET BACK	WALL	SET BACK
HEIGHT	BACK	HEIGHT	BACK	HEIGHT	BACK
3600	1000	5600	1600	1600	1600
3700	1030	5700	1630	1630	1630
3800	1060	5800	1660	1660	1660
3900	1090	5900	1690	1690	1690
4000	1120	6000	1720	1720	1720
4100	1150	6100	1750	1750	1750
4200	1180	6200	1780	1780	1780
4300	1210	6300	1810	1810	1810
4400	1240	6400	1840	1840	1840
4500	1270	6500	1870	1870	1870
4600	1300	6600	1900	1900	1900
4700	1330	6700	1930	1930	1930
4800	1360	6800	1960	1960	1960
4900	1390	6900	2000	2000	2000
5000	1420	7000	2100	2100	2100
5100	1450	7100	2200	2200	2200
5200	1480	7200	2300	2300	2300
5300	1510	7300	2400	2400	2400
5400	1540	7400	2500	2500	2500
5500	1570	7500	2600	2600	2600

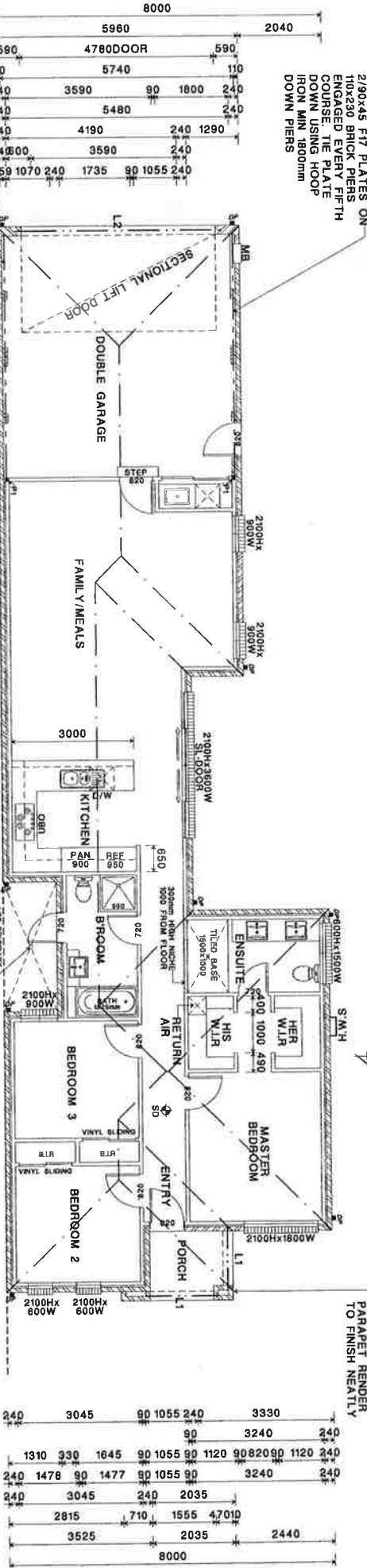
ALLOWABLE ENCROACHMENTS SETBACK BY NOT MORE THAN 50MM-
 1. FENCES, WALLS, AND OTHER STRUCTURES
 2. TREES, SHRUBS, AND BUTTERS, AND
 3. MASONRY CHIMNEYS, AND
 4. SUBSTANDS, AND
 5. PERMANENTLY FIXED "PRIVACY" SCREENS
 ARE OPEN, AND
 6. CLUES AND PILES, AND
 7. HEATING & COOLING EQUIPMENT ETC.
 THE MAXIMUM ENCROACH INTO THE
 BACK DISTANCE
 8. LANDING WITH AN AREA OF NOT MORE
 THAN 2m AND LESS THAN 1m HIGH, AND
 9. STAIRWAYS AND RAMPS, AND
 10. SHADE SAILS, AND
 11. CARPORTS

SOUTH EAST WATER	
Approved.....	
Pipeline.....	Date.....
SEWER BRANCH	19/2/14
Offset.....	Boundary
4.24	from... South
Approx. Depth.....	
1.48	
Diameter.....	Pipe type.....
100mm	UPVC
<p>Minimum horizontal clearance between any footings/walls and a pipeline is 600mm. Any replacement or repair to the pipeline caused by the works will be at the applicant's cost.</p> <p>* Approval is based on footing details provided and any alteration to the</p>	

*** Approval is based on footing details provided and any alteration to the design will require further approval.**

SITE ANALYSIS M2	
RESIDENCE	119.39 m2

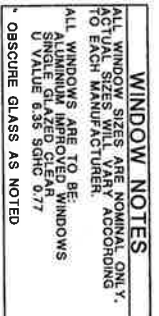
WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property, boundaries or dimensions. You are put on notice that the map base is not created by South East Water and South East Water cannot guarantee the accuracy, adequacy or completeness of any information in or forming part of the plan, including the location of its assets. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work and you should make your own independent inquiries as to the location of all assets, property boundaries and dimensions. All liability at law (including under statute), and all conditions and warranties implied by law (including under statute), are expressly excluded except that liability and those conditions and warranties which cannot be excluded. South East Water's liability to you is limited, as far as law (including statute) permits, to resupplying the plan or paying the cost of resupplying the plan. Please note that information contained within this plan may have altered before or after the issue of the plan. Attention to **SEW assets** including property connection points requires separate consent.



- INSULATION WALLS = R-2.0
- INSULATION CEILING = R-5.0
- WEATHERSTRIP ENTRY DOOR
- SEAL EXTERNAL DOORS
- SEAL EXHAUST FANS
- 100% WINDOWS SEALED
- GAPS & CRACKS SEALED
- RECYCLED WATER

CONNECTED TO ALL W/C

REFER HOUSE ENERGY RATING REPORT FOR FULL DETAILS



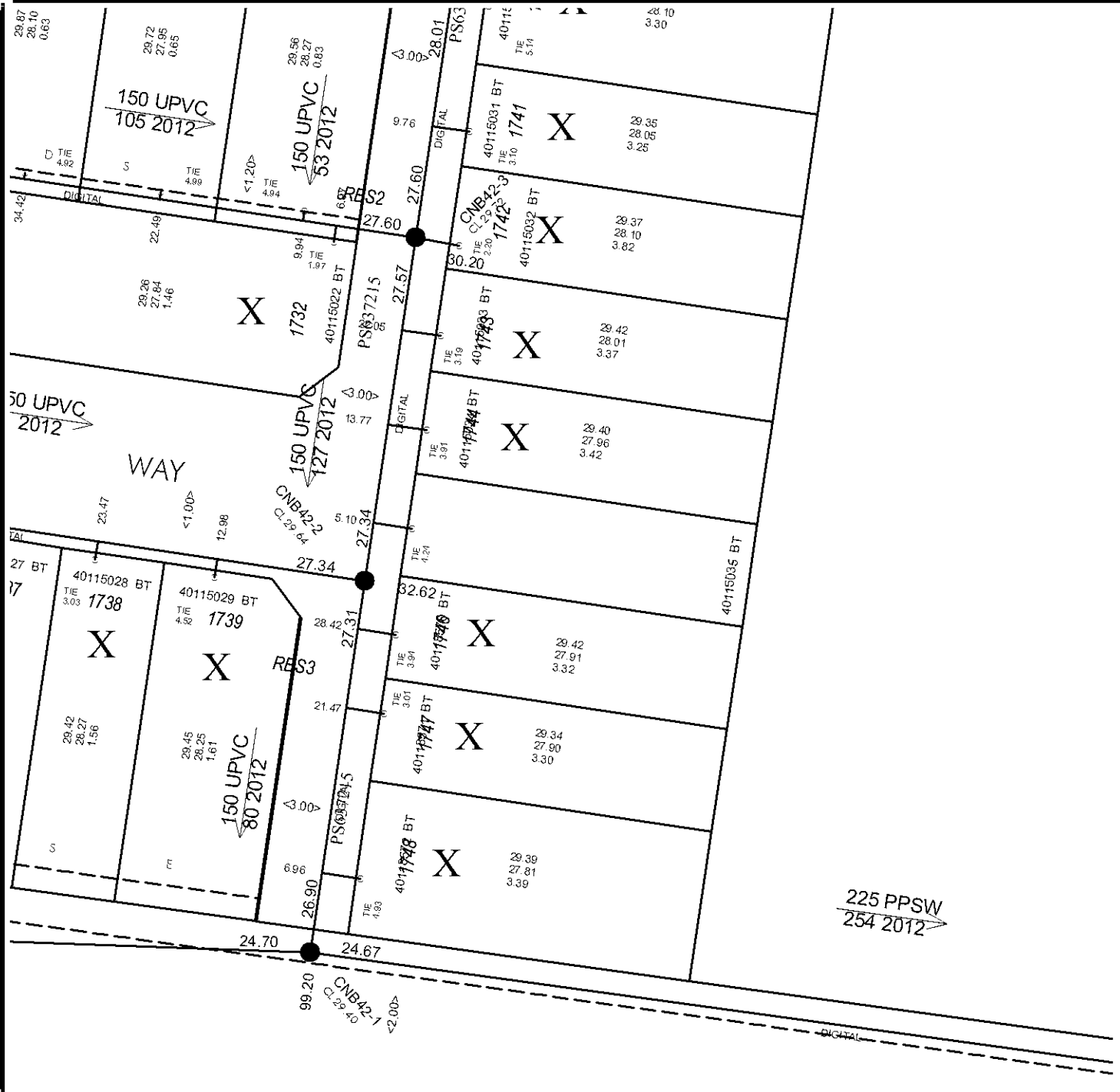
SHEET	ENERGY RATING	
	6.0	123.0
3 OF 8	STAR	MJ/m2

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

FOLLOWING THE COMPLETION OF WORK, THIS PLAN SHOWING UPDATED "AS CONSTRUCTED" BELOW GROUND DRAINS & FIXTURES MUST BE RETURNED TO SOUTH EAST WATER, mail - Locked bag 1 Moorabbin Vic 3189 fax 95523571, or email - updatepsp@sew.com.au

All installations to be in accordance with the Plumbing Regulations 2008

PIC No.:	Issue Date:	Case No:
... Closet ... Trough ... W/Disp Unit	... Sink ... Swim/Pool ... Basin	... DW/Machine ... Shower ... CW/Machine ... Bath ... Urinal ...



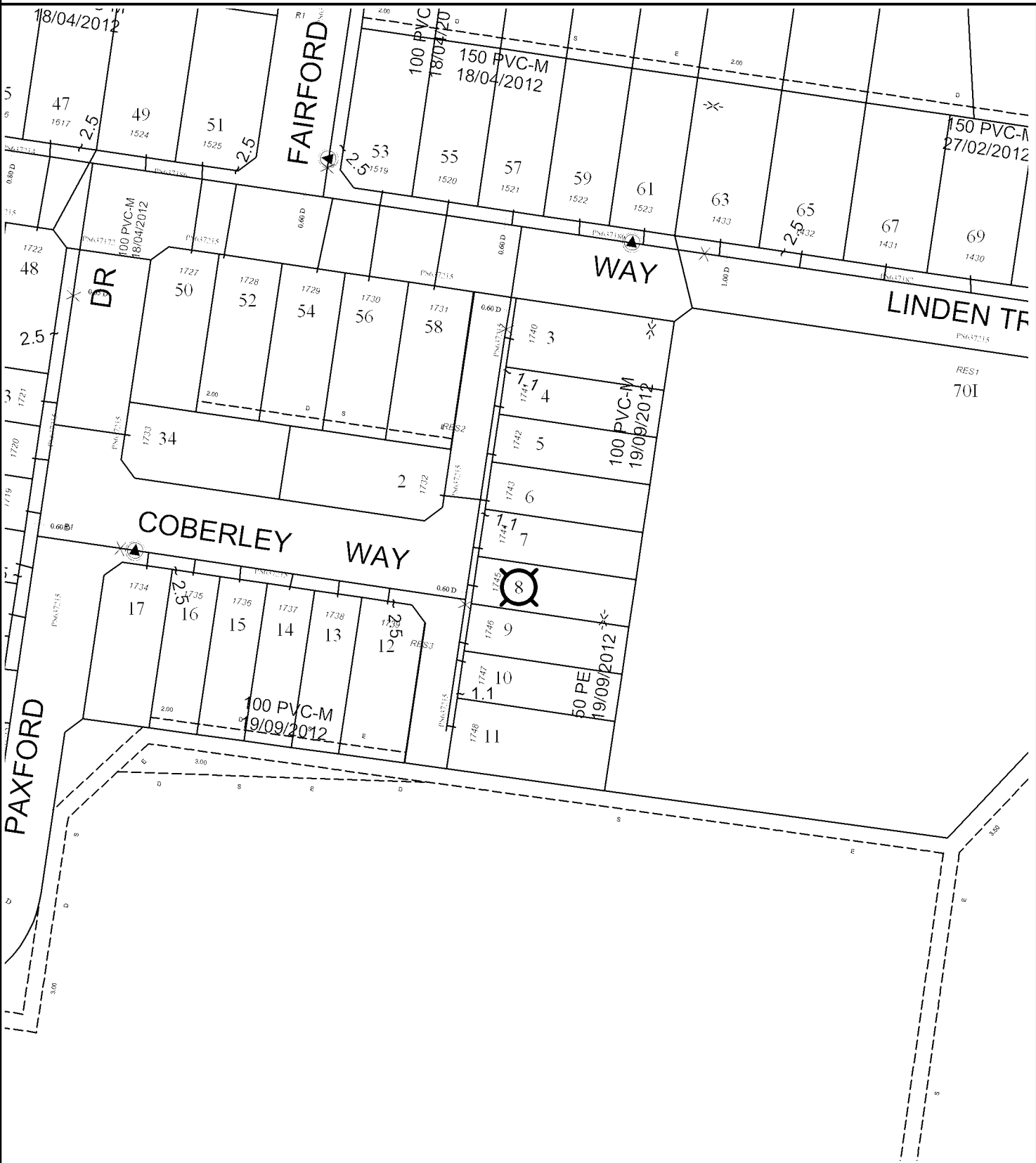
Branch Material	UPVC - THIN WALLED NON-PRESSURE				
Branch Diameter	100	N.S.L.	29.385	Chainage from D/S M/H to :-	
Branch Type	BT	I.L.	27.905	Branch	5.098
End of Pipe	3.400	Depth	1.480	U/S Manhole	30.200
Scale 1 : 500			Sewer Diameter	150	



Case Number: 21929986

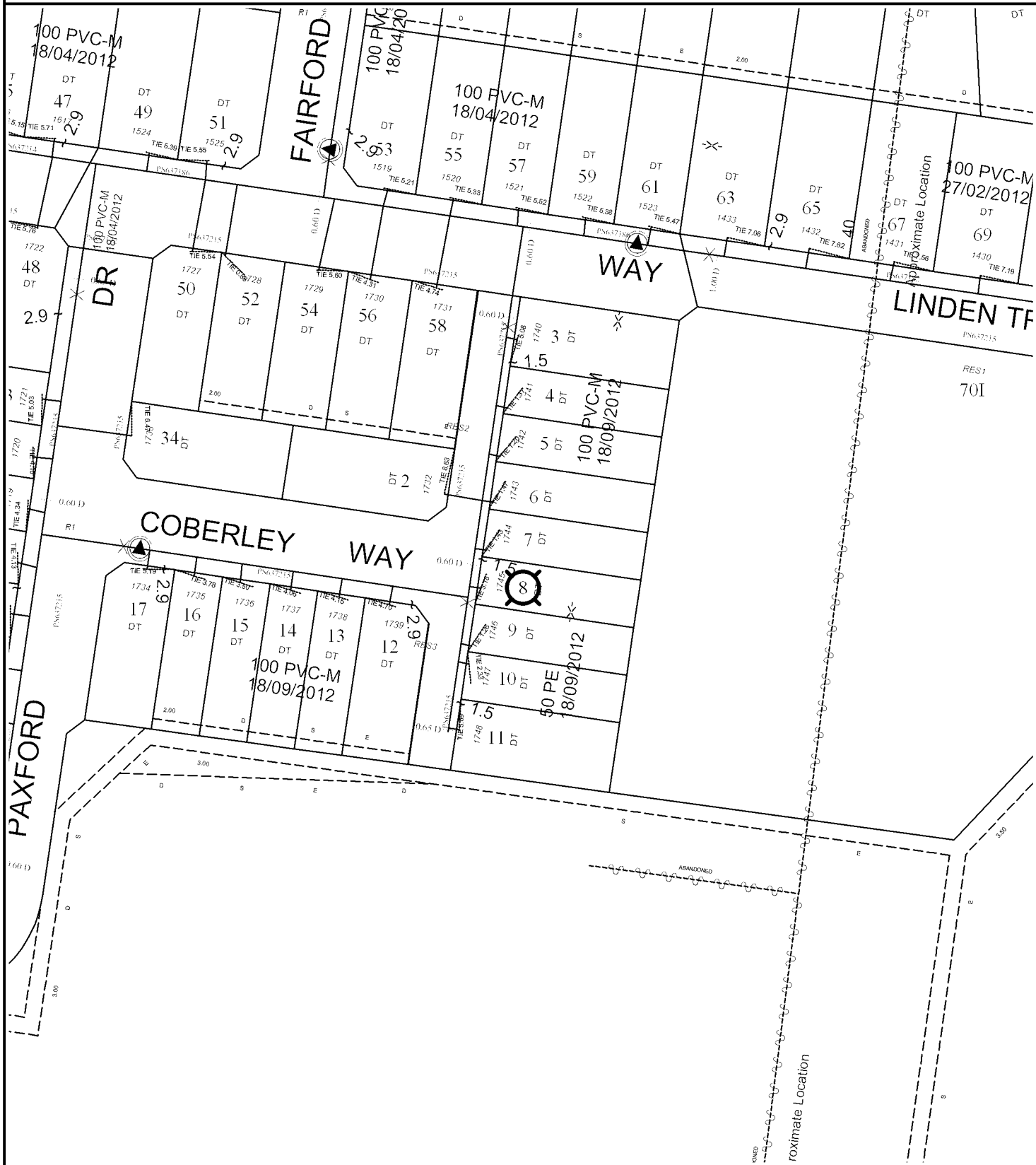


Date:



WARNING This plan is issued solely for the purpose of assisting you in identifying South East Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details).

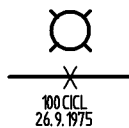
	Title/Road Boundary		Subject Property		Hydrant
	Proposed Title/Road		Recycled Water Main Valve		Fireplug/Washout
	Easement		Recycled Water Main		~ 1.0 Offset from Boundary



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details).

LEGEND

- Title/Road Boundary
- - - Proposed Title/Road
- - - Easement



- Subject Property
- Water Main Valve
- Water Main

- Hydrant
- Fireplug/Washout
- Offset from Boundary

Connecting to recycled water

A guide for plumbers and builders

About this guide

Class A recycled water offers new residential developments across Melbourne's outer south east a sustainable water source. This guide outlines South East Water's requirements for installing recycled water. It supports the industry requirements outlined in the Australian Standard for Water Services AS/NZS 3500.1: 2003 and the Plumbing Industry Commission's *Recycled Water Plumbing Guide*. We recommend that you also refer to our *Conditions of connection for properties with Class A recycled water*.

Key steps

The following information outlines the key steps you need to follow when installing recycled water.

Step 1. Apply for a recycled water connection

Complete South East Water's Plumbing Application form, including the Connection Required date. Fees apply for dry tapping connections for both drinking water and Class A recycled water connections.

Please refer to the Plumbing Application form for the current fee. In the event that this information is not provided, South East Water will wait for the request before arranging the connection, which will be carried out within four working days of the notification.

Step 2. Arrange inspections

At three key stages during the plumbing installation you need to request an inspection from the Plumbing Industry Commission (PIC):

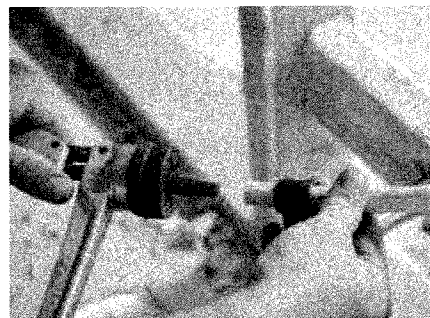
1. Laying the pipes from the meters to the house.
2. Rough in of the house i.e. pipe work supplying recycled water to the toilets and hose bib taps.
3. Fit-off and commissioning (prior to occupancy).

South East Water collects a fee on behalf of the PIC for these inspections. For further information, current fees and to book inspections, contact the Plumbing Industry Commission on **8792 8221**.

These inspections will ensure no cross connections occur between drinking and recycled water and that all requirements for the plumbing installation have been met.

Step 3. Commissioning

The recycled water meter assembly will be restricted with a lockbox until the recycled water plumbing is commissioned by the PIC. The lockbox will be removed by a PIC inspector at the time of the final commissioning inspection. Penalties will apply if the lockbox is removed prior to commissioning. Once commissioned, it is the plumber's responsibility to provide a compliance certificate and the removable tap handle from the backyard/front yard tap to the property owner.



Although Victorian guidelines currently allows the use of recycled water for clothes washing, South East Water does not yet permit this use. Houses therefore must not be plumbed for this purpose.

All recycled water plumbing must be completed by a suitably licensed plumber.

Safety

While recycled water isn't suitable for drinking, it is safe to be in contact with.

Before preparing food however, we recommend that you wash your hands with soap and drinking water.

Due to its high nutrient levels of nitrogen and phosphorous, recycled water run-off should be prevented from flowing into the stormwater drainage system.

Connecting to recycled water
A guide for plumbers and builders

General information about recycled water

What is recycled water?

Recycled water is wastewater that is treated to Class A standard in accordance with Environment Protection Authority and Department of Health guidelines. It is a great alternative to drinking water for non-drinking uses such as toilet flushing and outdoor watering. It's also a sustainable water solution that qualifies homes for 6 star energy rating.

Why are the taps, pipes and meters purple?

Recycled water installations are coloured purple so those installing or using them can easily identify it. The colour of these items must not be changed. All external recycled water hose bib taps must be purple and incorporate a removable handle and non-standard inlet thread.

They must also have a prohibition sign – Recycled water – do not drink, compliant with AS1319.

Recycled water mains

The recycled water main is laid at the same time as the drinking water main during construction. It is coloured purple and always laid closest to the property boundary. The water pressure in the recycled water main is similar to that in the drinking water main, making it suitable for outdoor use and irrigation systems.

During construction, each property is serviced with individual points to connect to both the recycled water and drinking water meter. This type of connection is known as a dry tapping.

Meter assemblies

Homes with recycled water have both a standard drinking water meter and a recycled water meter. The recycled water meter assembly will be coloured purple and configured in accordance with South East Water's meter configuration drawings. Authorised contractors will install the dry tapping for both water meter assemblies. Refer to our *Water Metering and Servicing Guidelines* for further information and diagrams.



If the proposed location of a driveway or paving conflicts with the existing recycled water dry tapping location, a plug and re-tap will be required. The property owner will be responsible for these costs.

Recycled water is suitable for:

- flushing toilets
- watering the garden, including vegetables
- washing cars
- cleaning the outside of homes and outdoor furniture
- fighting fires.

Recycled water is not suitable for:

- drinking
- cooking or other kitchen purposes
- bathing and showering
- swimming pools and spas
- evaporative coolers
- children's water toys.

**Want more
information or
advice about
recycled water?**

Contact us on 9552 3770
or email propdev@sew.com.au

Faults and emergencies **132 812**
Account enquiries **131 851**
General enquiries **131 694**

South East Water ABN 89 066 982 547
20 Corporate Drive
Heatherton VIC 3202
Locked Bag 1
Modrabbin VIC 3189 Australia
southeastwater.com.au/enquiries
southeastwater.com.au

Property Clearance Certificate

Land Tax



DOSTIZADA LEGAL

Your Reference: LD:78225371-014-0.2025231

Certificate No: 93414787

Issue Date: 25 SEP 2025

Enquiries: ESYSPROD

Land Address: 8 COBERLEY WAY CRANBOURNE NORTH VIC 3977

Land Id	Lot	Plan	Volume	Folio	Tax Payable
40350992	1745	637215	11399	709	\$1,170.00

Vendor: JASON JAAN & HARRY NADIR

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR HARRY NADIR	2025	\$305,000	\$1,365.00	\$0.00	\$1,170.00

Comments: Land Tax of \$1,365.00 has been assessed for 2025, an amount of \$195.00 has been paid. Land Tax will be payable but is not yet due - please see notes on reverse.

Current Vacant Residential Land Tax	Year Taxable Value (CIV)	Tax Liability	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 IMPROVED VALUE (CIV): \$530,000

SITE VALUE (SV): \$305,000

**CURRENT LAND TAX AND
VACANT RESIDENTIAL LAND TAX
CHARGE:** \$1,170.00

Notes to Certificate - Land Tax

Certificate No: 93414787

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must 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. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge and Vacant Residential Land Tax Charge" overleaf. 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.

Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax including vacant residential land tax, interest and penalty tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

7. 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.
8. 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 = \$1,365.00

Taxable Value = \$305,000

Calculated as \$1,350 plus (\$305,000 - \$300,000) multiplied by 0.300 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$5,300.00

Taxable Value = \$530,000

Calculated as \$530,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 93414787

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

CARD



Ref: 93414787

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



DOSTIZADA LEGAL

Your Reference:	LD:78225371-014-0.2025231
Certificate No:	93414787
Issue Date:	25 SEP 2025
Enquires:	ESYSPROD

Land Address: 8 COBERLEY WAY CRANBOURNE NORTH VIC 3977					
Land Id	Lot	Plan	Volume	Folio	Tax Payable
40350992	1745	637215	11399	709	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
110	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.	

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$530,000
SITE VALUE:	\$305,000
CURRENT CIPT CHARGE:	\$0.00



Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 93414787

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must 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 commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960*:
 - a general valuation of the land;
 - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
 - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
 - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
 - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
 - the date on which the land became tax reform scheme land;
 - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
 - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification

must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. 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 unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. 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.

Property Clearance Certificate

Windfall Gains Tax



DOSTIZADA LEGAL

Your Reference:	LD:78225371-014-0.2025231
Certificate No:	93414787
Issue Date:	25 SEP 2025

Land Address:		8 COBERLEY WAY CRANBOURNE NORTH VIC 3977			
Lot	Plan	Volume	Folio		
1745	637215	11399	709		
Vendor:	JASON JAAN & HARRY NADIR				
Purchaser:	FOR INFORMATION PURPOSES				
WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		\$0.00	\$0.00	\$0.00	\$0.00

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00



Notes to Certificate - Windfall Gains Tax

Certificate No: 93414787

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must 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 in respect of the land described in the Certificate:
- Windfall gains tax that is due and unpaid, including any penalty tax and interest
 - Windfall gains tax that is deferred, including any accrued deferral interest
 - Windfall gains tax that has been assessed but is not yet due
 - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
 - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, 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 unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

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

Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. 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.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

<div><div><div>BPAY</div><div></div></div><div><div>Billers Code: 416073</div><div>Ref: 93414787</div></div></div> <div><div>Telephone & Internet Banking - BPAY®</div><div>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</div><div>www.bpay.com.au</div></div>	<div><div><div>CARD</div><div></div></div><div><div>Ref: 93414787</div></div></div> <div><div>Visa or Mastercard</div><div>Pay via our website or phone 13 21 61.</div><div>A card payment fee applies.</div><div>sro.vic.gov.au/payment-options</div></div>	<div><div>Important payment information</div><div>Windfall gains tax payments must be made using only these specific payment references.</div><div>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</div></div>
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Due Diligence Checklist

Consumer Affairs Victoria

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.

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.