

4.	SERVICES	Avail.	Connected	Authority
4.1	Electricity	Yes	Yes	Purchasers Choice
4.2	Gas	No	No	
4.3	Water	Yes	Yes	South East Water
4.4	Sewerage	Yes	No	
4.5	Telephone	Yes	Yes	Purchasers Choice

5.1 BUILDING APPROVALS - No building permit has been granted during the past seven years under the Building Control Act 1981 or Building Act 1993.

5.2 GUARANTEE - Details of an owner-builder under the House Contracts Guarantee Act 1987 in the preceding seven years.

Nil.

5.3 INSURANCE - Details in the preceding six years in the case of a residence to which s137B of the Building Act 1993 applies.

Nil.

6. NOTICES - Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal affecting the property of which the Vendor might be reasonably expected to have knowledge, including:

6.1 if there is a Owners Corporation, affecting it and its contingent, proposed or other liabilities, including those relating to repairs;

6.2 quarantine or stock order imposed under the Agricultural and Veterinary Chemicals (Control of Use) Act 1992 (whether or not the quarantine or order is still in force) -

6.3 notice pursuant to Section 6 of the Land Acquisition and Compensation Act 1986;

None.

BUT NOTE: The Vendor has no means of knowing of all decisions of Public Authorities and Government Departments affecting the property unless communicated to the Vendor.

7. OWNERS CORPORATION - If the land is affected by an owners corporation within the meaning of the **Owners Corporations Act 2006**.

(a) a copy of the current owners corporation certificate issued in respect of the land under the **Owners Corporation Act 2006**; and

(b) a copy of the documents required to accompany the owners corporation certificate under section 151(4)(b) of the **Owners Corporations Act 2006**.

Not applicable.

TITLE PLAN	EDITION 1	TP 584724G
Location of Land Parish: GEMBROOK Township: Section: D Crown Allotment: 23 Crown Portion: Last Plan Reference: Derived From: VOL 4133 FOL 533 Depth Limitation: NIL	Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 31-07-2000 VERIFIED: AD
LENGTHS ARE IN LINKS	Metres = 0.2048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets

Planning Property Report

From www.dpcd.vic.gov.au/planning on 01 June 2012 07:09 PM

Address: 9 ALBER ROAD BEACONSFIELD UPPER 3808

Crown Description: Allot. 23 Sec. D PARISH OF GEMBROOK

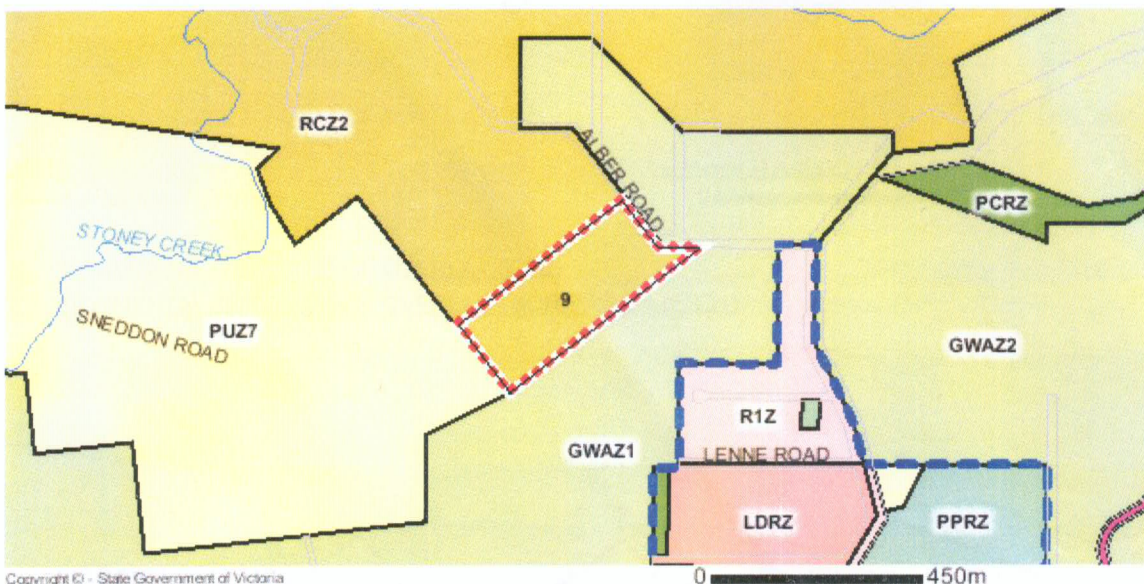
Local Government (Council): CARDINIA **Council Property Number:** 1010850201

Directory Reference: Melway 210 H9

Planning Zone

RURAL CONSERVATION ZONE - SCHEDULE 2 (RCZ2)

SCHEDULE TO THE RURAL CONSERVATION ZONE - SCHEDULE 2



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0 450m

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

Zones Legend

- B1Z - Business 1
- B2Z - Business 2
- B3Z - Business 3
- B4Z - Business 4
- B5Z - Business 5
- CA - Commonwealth Land
- CCZ - Capital City
- CDZ - Comprehensive Development
- DZ1 - Dockland
- ERZ - Environmental Rural
- FZ - Farming
- GWAZ - Green Wedge A
- GWZ - Green Wedge

- IN1Z - Industrial 1
- IN2Z - Industrial 2
- IN3Z - Industrial 3
- LDRZ - Low Density Residential
- MUZ - Mixed Use
- PCRZ - Public Conservation & Resource
- PDZ - Priority Development
- PPRZ - Public Park & Recreation
- PUZ1 - Public Use - Service & Utility
- PUZ2 - Public Use - Education
- PUZ3 - Public Use - Health Community
- PUZ4 - Public Use - Transport
- PUZ5 - Public Use - Cemetery / Crematorium
- PUZ6 - Public Use - Local Government
- PUZ7 - Public Use - Other Public Use

- R1Z - Residential 1
- R2Z - Residential 2
- R3Z - Residential 3
- RAZ - Rural Activity
- RCZ - Rural Conservation
- RDZ1 - Road - Category 1
- RDZ2 - Road - Category 2
- RLZ - Rural Living
- RUZ - Rural
- SUZ - Special Use
- TZ - Township
- UFZ - Urban Floodway
- UGZ - Urban Growth
- Urban Growth Boundary

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