

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 the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

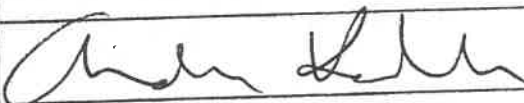
The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	Phillips Road, Glenorchy 3385
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Vendor's name	Leonie Margaret O'Keefe	Date	20/08/2020
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Vendor's signature	
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Vendor's name	Andrea Michelle Krelle	Date	24/8/2020
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Vendor's signature	
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Purchaser's name		Date	/ /
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Purchaser's signature	
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Purchaser's name		Date	/ /
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Purchaser's signature	
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1. FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a) Are contained in the attached certificate/s.

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

	To	
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Other particulars (including dates and times of payments):

1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable.

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable.

2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the *Building Act 1993* applies to the residence.

Not Applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X'

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act 1993* if the square box is marked with an 'X'

3.4 **Planning Scheme**

Attached is a certificate with the required specified information.

4. **NOTICES**

4.1 **Notice, Order, Declaration, Report or Recommendation**

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Not Applicable.

4.2 **Agricultural Chemicals**

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

Nil.

4.3 **Compulsory Acquisition**

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

Nil.

5. **BUILDING PERMITS**

Particulars of any building permit issued under the *Building Act 1993* in the preceding 7 years (required only where there is a residence on the land):

Not Applicable.

6. **OWNERS CORPORATION**

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

Not Applicable.

7. **GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (“GAIC”)**

Not applicable.

8. **SERVICES**

The services which are marked with an ‘X’ in the accompanying square box are NOT connected to the land:

Electricity supply <input checked="" type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input checked="" type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
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9. **TITLE**

Attached are copies of the following documents:

9.1 (a) **Registered Title**

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10. **SUBDIVISION**

10.1 **Unregistered Subdivision**

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable.

10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

Not Applicable.

10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

- Vacant Residential Land or Land with a Residence
- Attach Due Diligence Checklist (this will be attached if ticked)

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

PROPERTY DETAILS

Address: **PHILLIPS ROAD GLENORCHY 3385**
 Crown Description: **More than one parcel - see link below**
 Standard Parcel Identifier (SPI): **More than one parcel - see link below**
 Local Government Area (Council): **NORTHERN GRAMPIANS**
 Council Property Number: **1058257**
 Planning Scheme: **Northern Grampians**
 Directory Reference: **Vicroads 41 C8**

www.nashire.vic.gov.au

[Planning Scheme - Northern Grampians](#)

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Grampians Wimmera Mallee Water**
 Urban Water Corporation: **Grampian Wimmera Malle Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **POWERCOR**
[View location in VicPlan](#)

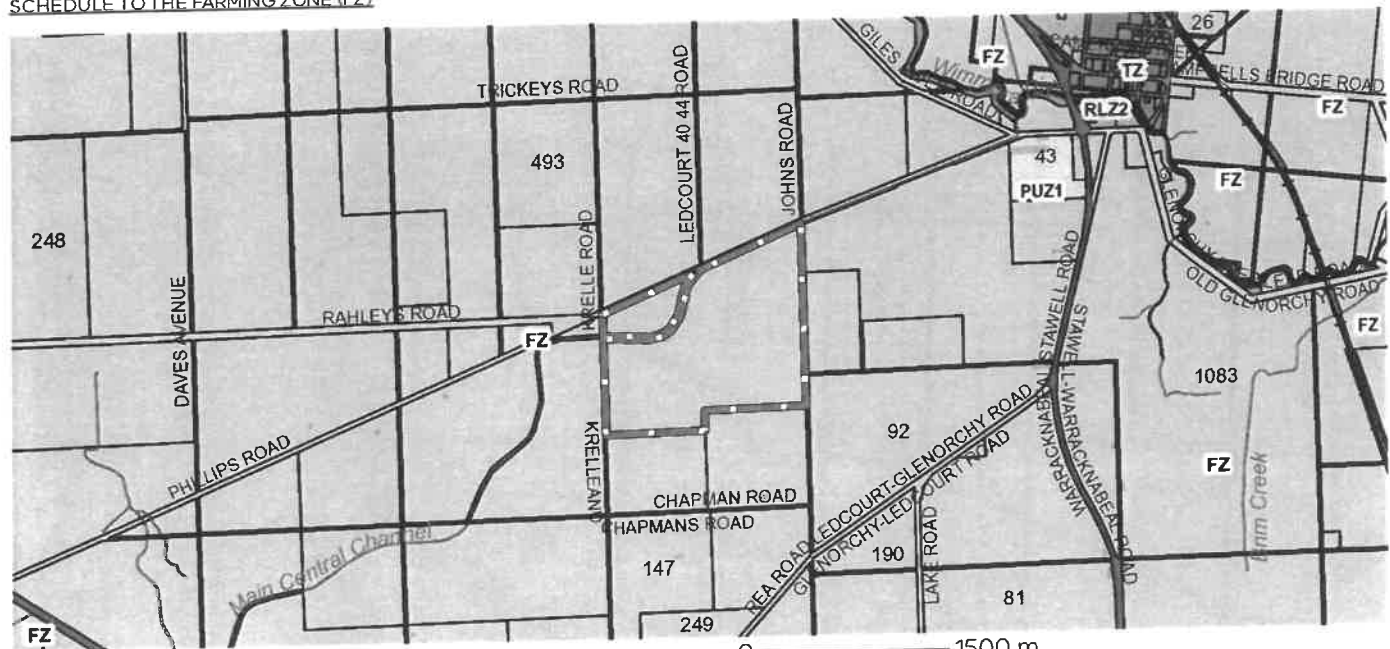
STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
 Legislative Assembly: **LOWAN**

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

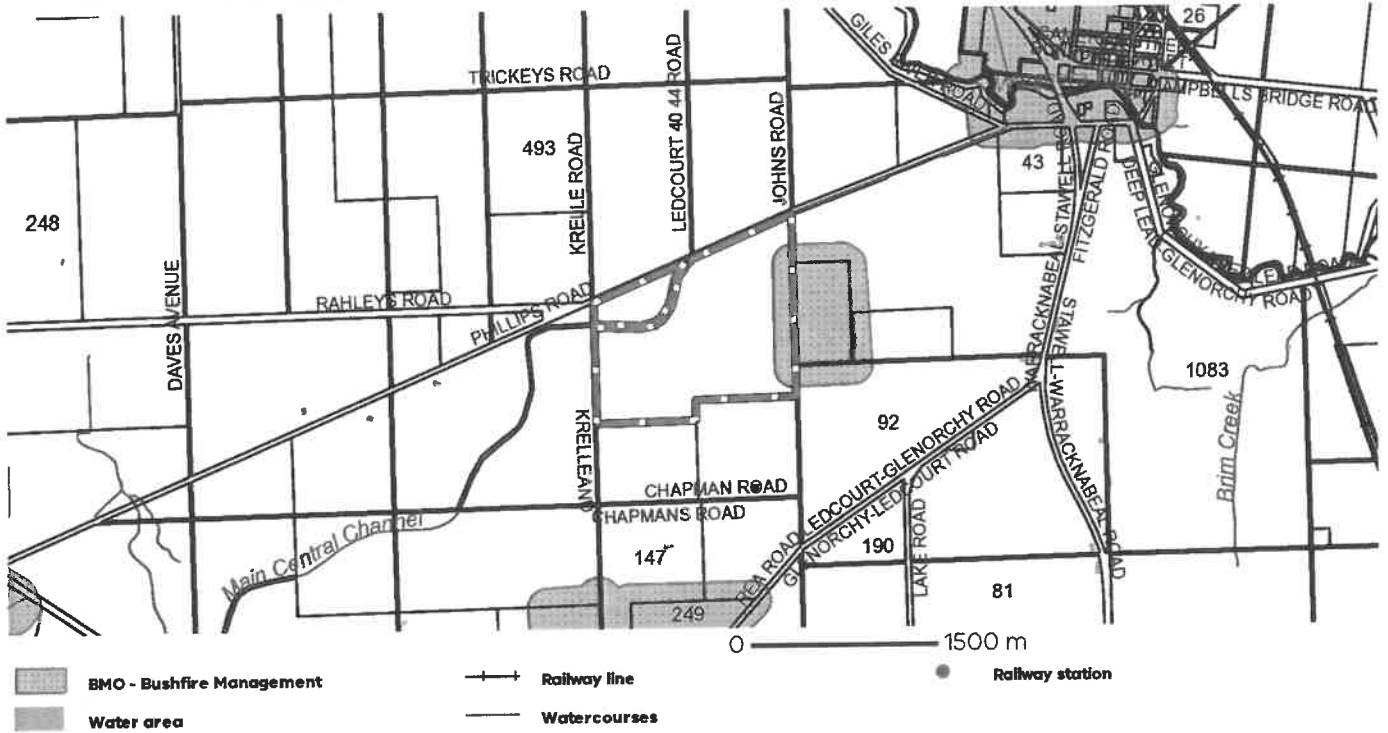


- | | | |
|---------------------------------------|---|-----------------------------------|
| FZ - Farming | PCRZ - Public Conservation and Resource | PPRZ - Public Park and Recreation |
| PUZ1 - Public Use-Service and Utility | PUZ4 - Public Use-Transport | RDZ1 - Road-Category 1 |
| RLZ - Rural Living | TZ - Township | Railway line |
| Railway station | Water area | Watercourses |

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

Planning Overlays

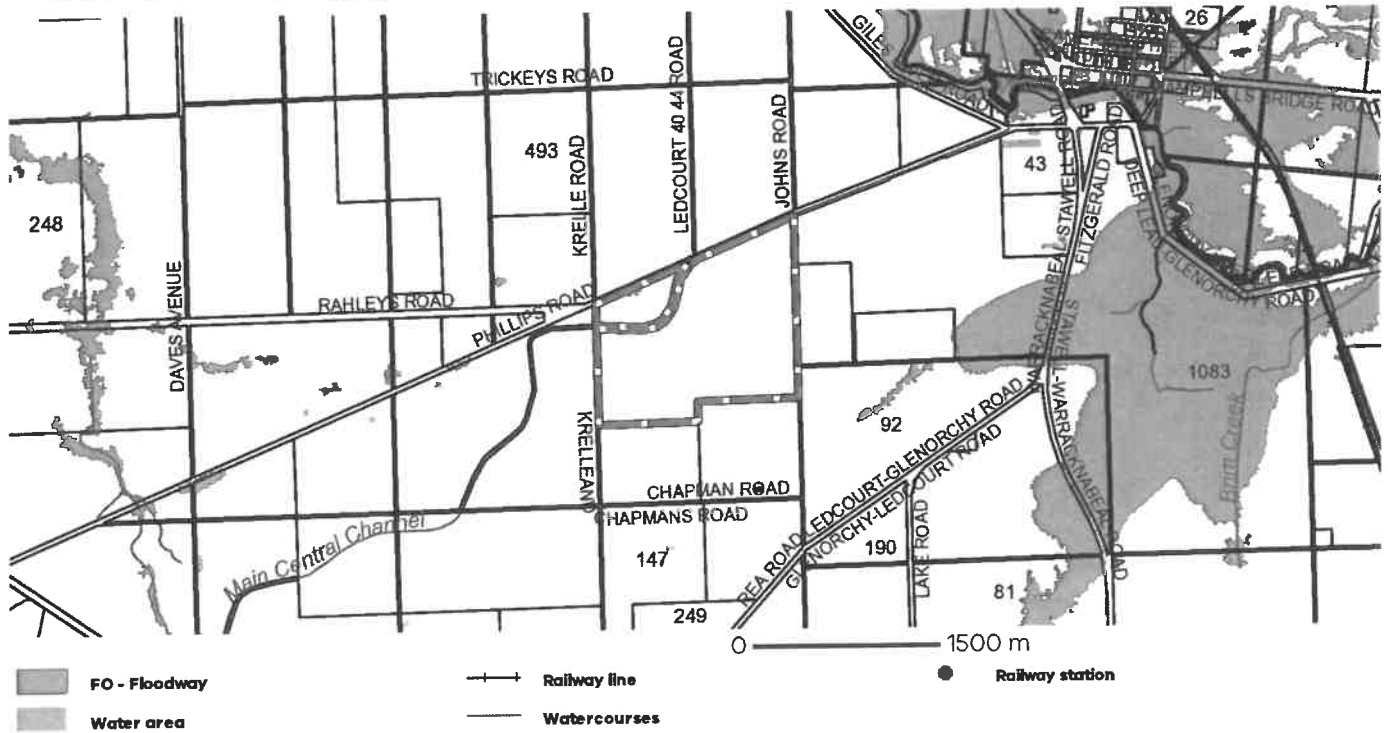
BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

FLOODWAY OVERLAY (FO)

FLOODWAY OVERLAY - SCHEDULE 1 (FO1)

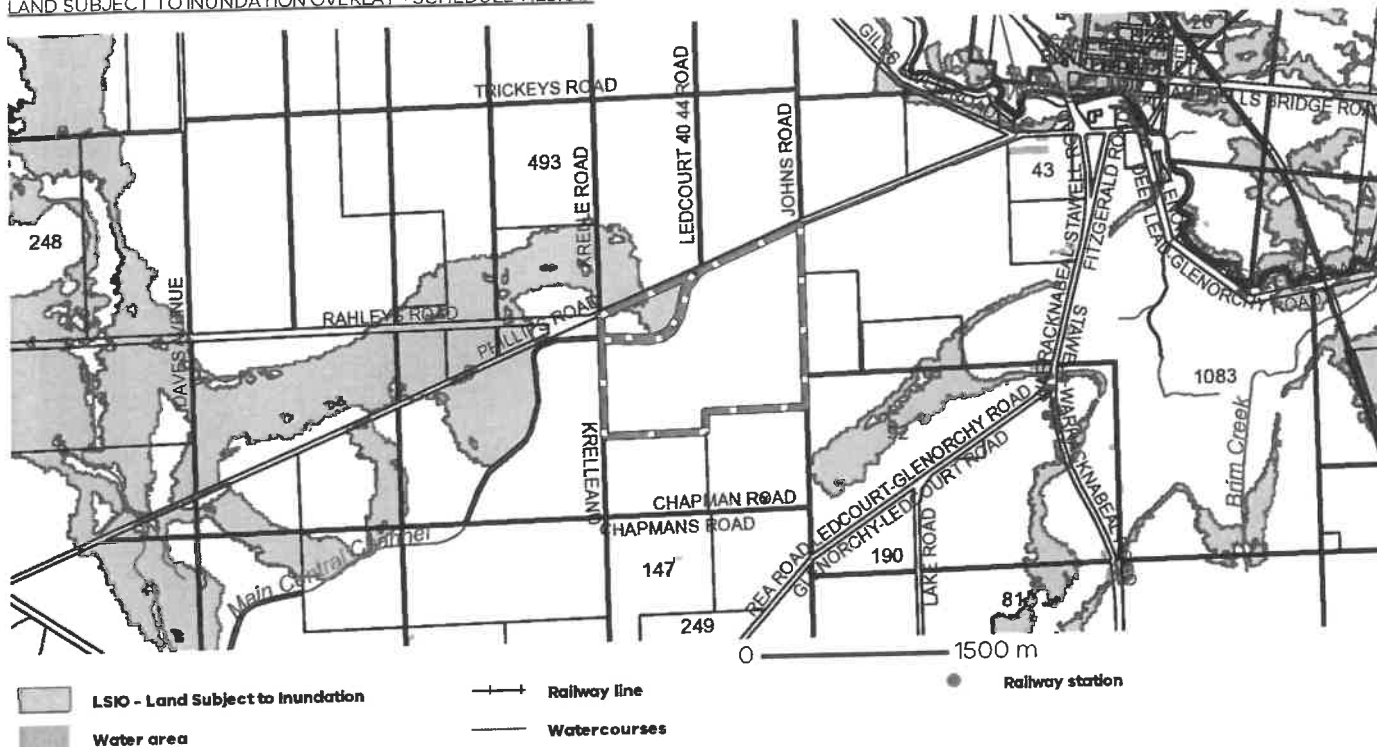


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Planning Overlays

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 1 (LSIO1)



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

Further Planning Information

Planning scheme data last updated on 22 July 2020.

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

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

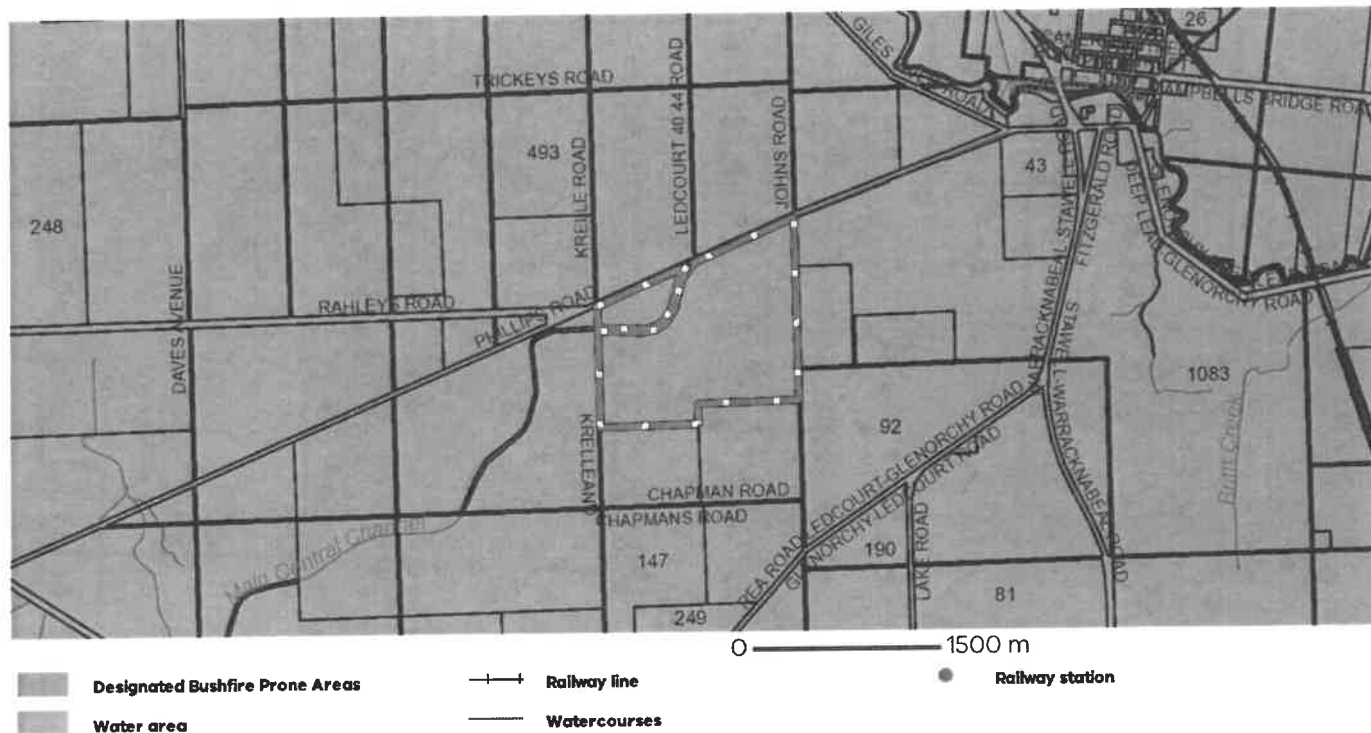
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Areas

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



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

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

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

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>

24 July, 2020

Enquiries: (03) 5358 8700

Landata
Email: landata.online@victorianlrs.com.au

Dear Sir/madam


Land Information Certificate No. 6006
Assessment number: 1058257

Rates and charges for the 2020/2021 year will not be declared by Council until 10 August, 2020.

The following is an estimate of the rates expected to be raised on this property once 2020/2021 rates are levied.

Farm rate	\$	2,549.69
Primary Production FSPL Var Charge	\$	168.15
TOTAL	\$	<u>2,717.84</u>

Yours faithfully



JULIE BAXENDALE
PROPERTY & REVENUE COORDINATOR

CONTACT US

CONNECT WITH US

Land Information Certificate

This certificate provides information regarding Valuation, Rates, Charges, and other monies owing and any orders or notices made under the *Local Government Act 1958*, the *Local Government Act 1989* or under a local law of by-law of the Northern Grampians Shire Council and specified flood level if any by Northern Grampians Shire Council.

This certificate is not required to include information regarding Planning, Building, Health, Land Fill, Land Slip, other Flooding information or Service Easements. Information regarding these matters may be available from the Council or the relevant Authority. A fee may be charged for such information.




Telephone: (03) 5358 8700 Email: rates@ngshire.vic.gov.au ABN: 42 592 845 947

Certificate details

In accordance with Section 229 of the *Local Government Act 1989*

Certificate No: 6006 Date: 24/07/2020

Applicant details		Assessment details	
Applicant's ref:	39285476-015-6	Assessment No:	1058257
Applicant:	Landata GPO Box 527 MELBOURNE VIC 3001	Address:	Phillips Road GLENORCHY 3385
		Area (Ha):	188.6000
Property description:	CA : 238, 236 PSH; LEDCOURT		

Property Valuation		Payment details		Payment due dates	
Land Valuation date:	01/01/2020	 Biller Code: 35204 Ref: 1058257 Telephone & Internet Banking – iB PAY® Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.ibpay.com.au	Instalment 1: 30/09/2020		
Operative date:	01/07/2020		Instalment 2: 30/11/2020		
Site Value:	\$875,000		Instalment 3: 01/03/2021		
Capital Improved Value:	\$885,000		Instalment 4: 31/05/2021		
Net Annual Value:	\$44,250				

Rates and Charges

Statement of Rates and Charges for YEAR ENDING 30 June, 2021 (Current year Rates and Charges are payable by instalments only)

2020/2021 rates not adopted yet

2020/2021 rates not yet raised, refer letter attached	\$0.00
Property rate arrears	\$0.00
Legal costs	\$0.00
Interest	\$0.00
Fire hazard removal debt	\$0.00
Pension rebate	\$0.00
Payments made	\$0.00
Total balance due	\$0.00

Any other monies due for this property are shown in the *Other Information* section on Page 2 of this Certificate. If this Certificate shows any unpaid rates, please contact this office for an update, prior to settlement.

Land Information Certificate No: 6006
Assessment No: 1058257

Please note:

- Verbal confirmation or variations will only be given for a period of 60 days from the date of issue, however, Council will not be held responsible for information provided verbally. For settlement purposes another certificate should be obtained after 60 days.
- Amounts shown as paid on this Certificate may be subject to clearance by a bank.
- Overdue amounts accrue interest on a daily basis.

Other information

There **ARE NO** notices or orders on the land that have been served by Council under the *Local Government Act 1958*, the *Local Government Act 1989* or under a Local Law of the Council, which may have a continuing application at the date of the Certificate.

There **ARE NO** monies owed under Section 227 of the *Local Government Act 1989*.

There **ARE NO** monies owed in relation to the land under Section 94(5) of the *Electricity Industry Act 2000*.

There **ARE NO** monies owed for works under the *Local Government Act 1958*.

There **IS NO** potential liability for rates under the *Cultural and Recreational Lands Act 1963*.

There **IS NO** potential liability for the land to become rateable under Section 173 or 174A of the *Local Government Act 1989*.

There **ARE NO** outstanding amounts required to be paid, and/or transfers to be made to Council, for recreational purposes under Section 18 of the *Subdivision of Land Act 1988* or the *Local Government Act 1958*.

There **IS NO** environmental upgrade charge in relation to the land which is owed under section 181C of the *Local Government Act 1989*.

Special notes

MUNICIPAL CHARGE & FIRE SERVICES PROPERTY LEVY FIXED CHARGE WILL BOTH APPLY UPON SALE.

I hereby certify that, as at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the **Northern Grampians Shire Council**, together with any Notices pursuant to the *Local Government Act 1989*, Local Laws or any other legislation.

I acknowledge having received the sum of \$27.00 being the fee for this certificate.

Julie Babendale

Authorised Officer



For further information contact Council's Rating Department on (03) 5358 8700 or email rates@ngshire.vic.gov.au

Land Tax Clearance Certificate

Land Tax Act 2005



INFOTRACK / TIVEY & HOLLAND

Your Reference:	2020:JRT:SYC:3606
Certificate No:	39644215
Issue Date:	05 AUG 2020
Enquiries:	JXW5

Land Address: PHILLIPS ROAD GLENORCHY VIC 3385

Land Id	Lot	Plan	Volume	Folio	Tax Payable
25575218			10303	626	\$0.00
			7859	21	

Vendor: ANDREA MICHELLE KRELLE & LEONIE MARGARET O'KEEFE
 Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MRS SADIE KRELLE	2020	\$839,000	\$0.00	\$0.00	\$0.00

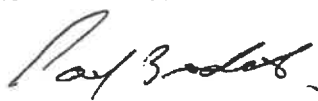
Comments: Property is exempt: LTX primary production land.

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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.


 Paul Broderick
 Commissioner of State Revenue

CAPITAL IMP VALUE:	\$848,000
SITE VALUE:	\$839,000
AMOUNT PAYABLE:	\$0.00



Notes to Certificates Under Section 105 of the *Land Tax Act 2005*

Certificate No: 39644215

- Under Section 96 of the *Land Tax Act 2005* (the Act), unpaid land tax (including special land tax and vacant residential land tax) is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
- A purchaser who has obtained a Certificate is only liable to a charge on the land to the amount of unpaid land tax as certified by a Certificate. A purchaser must obtain the Certificate from the Commissioner. They cannot rely on the Certificate obtained by the vendor.
- If land tax (including special land tax and vacant residential land tax) is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
- The amount of land tax on this certificate relates to the amount of land tax (including special land tax and vacant residential land tax) due and payable as at the date of the application only and not to any future liability or the tax status of the land.
- A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax or vacant residential land tax.
- If land tax (including special land tax or vacant residential land tax) will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO.
- If the amount in 4. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from the:
 - vendor, or
 - purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO.
- If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
- If an amount certified is excessively high (for example, because an exemption or concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
- If no land tax (including special land tax or vacant residential land tax) is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
- If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
- The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax (including special land tax and vacant residential land tax).
- You can request a free update of a Land Tax Clearance Certificate via our website if:
 - there is no change to the parties involved in the transaction, and
 - the request is within 90 days of the original certificate being issued.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP


Land Tax = \$2,170.00

Taxable Value = \$839,000

Calculated as \$975 plus (\$839,000 - \$600,000) multiplied by 0.500 cents.

Land Tax Clearance Certificate - Payment Options

BPAY



Billier Code: 5249
Ref: 39644215

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: 39644215

Visa or Mastercard.

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

sro.vic.gov.au/paylandtax



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Tivey & Holland C/- InfoTrack
135 King St
SYDNEY 2000
AUSTRALIA

Client Reference: 62247

NO PROPOSALS. As at the 24th July 2020, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

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

PHILLIPS ROAD, GLENORCHY 3385
SHIRE OF NORTHERN GRAMPIANS

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

Date of issue: 24th July 2020

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 39285476 - 39285476151311 '62247'



Department of Environment, Land, Water & Planning

LANDATA®
2 Lonsdale Street
Melbourne VIC 3000
Telephone: (03) 9194 0605

Your Ref:62247
Our Ref:39285476-028-6

24 July 2020

Tivey & Holland C/- InfoTrack
135 King St
SYDNEY 2000

Dear Sir / Madam

RE: PROPERTY ENQUIRY - PHILLIPS ROAD,GLENORCHY 3385

I refer to your property enquiry dated 24 July 2020, and advise that there are no licences associated with this property.

Should you have any queries regarding this matter please contact transactioncentre@delwp.vic.gov.au.

LANDATA® Property Certificates Service

Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002





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

Page 1 of 1

VOLUME 07859 FOLIO 021

Security no : 124084523941E
Produced 24/07/2020 03:13 PM

LAND DESCRIPTION

Crown Allotment 236 and Crown Allotment 238 Parish of Ledcourt.
PARENT TITLE Volume 07614 Folio 069
Created by instrument 2525520 29/10/1952

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON

As to 1 of a total of 4 equal undivided shares
Sole Proprietor

LEONIE MARGARET O'KEEFE of 8 MARGARET STREET NEWTOWN VIC 3220
As to 1 of a total of 4 equal undivided shares

Sole Proprietor
ANDREA MICHELLE KRELLE of 76 SCOTCHMER STREET FITZROY NORTH VIC 3068
AS932414V 28/01/2020

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP785499Q 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)

OTHER TITLES WITH INTERESTS AFFECTING THIS LAND
10303/626

DOCUMENT END



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

VOLUME 10303 FOLIO 626

Security no : 124084523942D
Produced 24/07/2020 03:13 PM

LAND DESCRIPTION

Crown Allotment 236 and Crown Allotment 238 Parish of Ledcourt.
PARENT TITLE Volume 07859 Folio 021
Created by instrument U402643L 12/09/1996

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 4 equal undivided shares
Sole Proprietor
LEONE MARGARET O'KEEFE of 8 MARGARET STREET NEWTOWN 3220
As to 1 of a total of 4 equal undivided shares
Sole Proprietor
ANDREA MICHELLE KRELLE of SCOTCHMERE STREET NORTH FITZROY 3068
U402643L 12/09/1996

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP785499Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

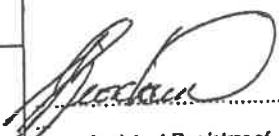
NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

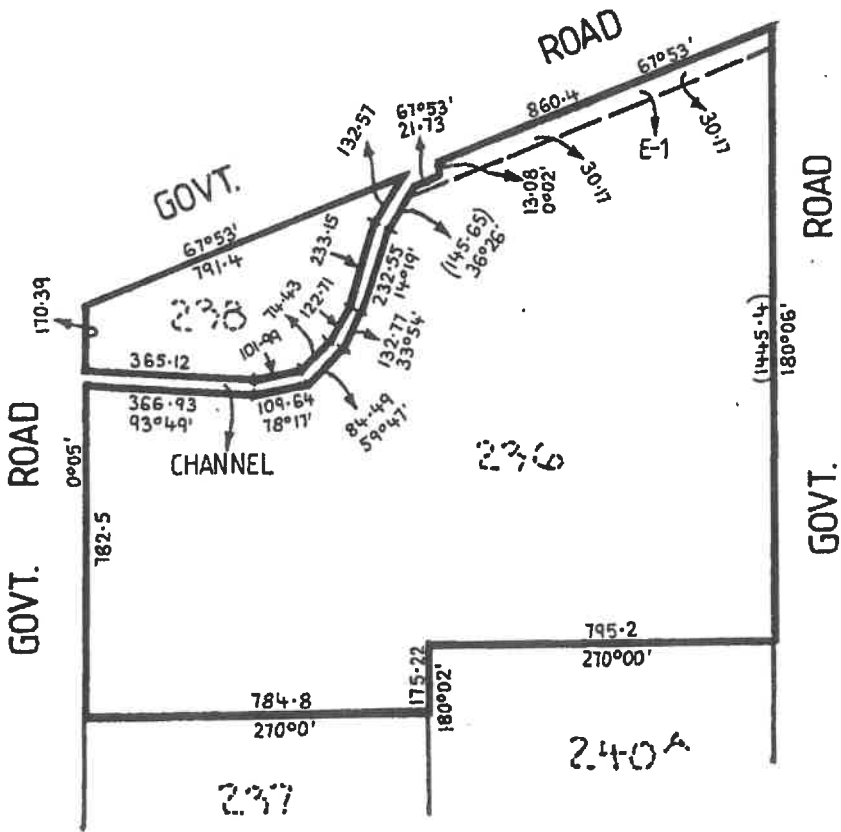
OTHER TITLES WITH INTERESTS AFFECTING THIS LAND
7859/021

DOCUMENT END

TITLE PLAN		EDITION 1		TP 785499Q	
Location of Land Parish : LEDCOURT Township : - Crown Allotments : 236 & 238 Crown Portion -- Section : -- Last Plan Reference : -- Title Reference : VOL .10303 FOL. 626 , VOL. 7859 FOL. 021 Depth Limitation : 15.24 METRES				Notations	
Easement Information E – Encumbering Easement R – Encumbering Easement (ROAD) A – Appurtenant Easement					THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES Checked by :  Assistant Registrar of Titles Date 13 19 04
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of	
E-1	CONDITIONS IN CROWN GRANT VOL. 7614 FOL. 069 FOR PURPOSES OF WATER SUPPLY AND DRAINAGE	SEE DIAGRAM	CROWN GRANT VOL. 7614 FOL. 069	S . R . & W . S . C .	
FOR DIAGRAM SEE SHEET 2					
LENGTHS ARE IN METRES	SCALE	SHEET SIZE A3			
					Sheet 1 of 2 Sheets

TITLE PLAN

TP 785499Q



TOTAL AREA: 188.6 ha

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

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.

(04/10/2016)