

Dated

2020

Vernon Francis Tucker and

Sally Jane Tucker

(Vendor)

Section 32 Statement

Sale – 380 Pembertons Road, Vite Vite, Victoria 3325

Peter L Cohen

Lawyer

Level 10, West Tower

608 St Kilda Road, Melbourne, Vic., 3004

8685 8868 | 0414 608 608

peter@pcohen.com.au

Ref. 20-178

VENDOR'S STATEMENT
PURSUANT TO SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

The Vendor provides this Statement in respect of the Land in accordance with section 32 of the *Sale of Land Act 1962*.

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.

Vendor Statement

Vendor	Vernon Francis Tucker and Sally Jane Tucker
Land	380 Pembertons Road, Vite Vite, Victoria 3325
Date of Statement	/ / 2020
Signatures of Vendor	

Purchaser Acknowledgment

The Purchaser acknowledges being given this statement signed by the Vendor with the attached documents before the Purchaser signed any Contract.

Purchaser	
Date of Acknowledgment	/ / 2020
Signature(s) of Purchaser	

1. Financial Matters

1.1 Particulars of any rates, taxes, charges or similar outgoings (and any interest on them but excluding Owners Corporation levies):

- (a) Are contained in the attached certificates.
- (b) There are no amounts for which the Purchaser may become liable as a consequence of the sale of which the Vendor might reasonably be expected to have knowledge which are not set out above or included in the attached certificates other than:
 - (i) At settlement the outgoings will be adjusted between the Vendor and the Purchaser pursuant to General Condition 15 of the Contract. The Purchaser may be liable for any additional amount resulting from the assessment of a separate or supplemental rate, tax or charge after the Day of Sale.
 - (ii) Land tax may be payable if the land ceases to be used for farming purposes.

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act:

None to the knowledge of the Vendor other than for the usual statutory charges for unpaid municipal rates, water rates/charges and land tax.

1.3 Terms Contract

Not applicable.

1.4 Sale Subject to Mortgage

Not applicable.

2. Insurance

2.1 Damage & Destruction

Not applicable.

2.2 Owner-Builder

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) are set out in the attached documents such as the Plans of Subdivision and include, but are not limited to:
 - Easement for electricity supply purposes on PS408017K.

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

None to the knowledge of the Vendor.

NOTE:

There may be:

- (a) sewers, drains, water pipes, gas pipes, electricity cables, telephone cables and party walls laid or constructed outside any registered easements and which are not registered, or required to be registered on Title; and
- (b) express or implied easements, covenants, encumbrances or restrictions not registered on Title including, but not limited to, easements or rights arising under section 98 of the *Transfer of Land Act 1958* or section 12(2) of the *Subdivision Act 1988*.

3.2 Road Access

There is access to the Land by road.

3.3 Designated Bushfire Prone Area

The Land is in a designated bushfire prone area under section 192A of the *Building Act 1993*.

3.4 Planning Scheme

Attached is a Planning Certificate and Planning Property Report with the required specified information.

3.5 Aboriginal Cultural Heritage

The Land is within an area of Aboriginal Cultural Heritage Sensitivity. Refer to Planning Property Report and Aboriginal Heritage Certificate attached for further 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 (if any) are contained in the attached certificates and/or statements.

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:

4.3 Compulsory Acquisition

There are NO notices of intention to acquire that have been served on the Vendor under section 6 of the *Land Acquisition and Compensation Act 1986*.

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) are set out in the attached certificate.

6. Owners Corporation

Not applicable.

7. Growth Areas Infrastructure Contribution

Not applicable.

8. Services

The following services are **NOT** connected;

Gas supply; Water Supply; Sewerage.

Wastewater is treated on-site using a septic tank system. Purchasers should make their own enquiries as to the fees payable to Council and inspection/maintenance requirements.

9. Title

9.1 Registered Title

Attached are copies of the following documents:

- Register Search Statement – Volume 10356 Folio 922.
- Plan of Subdivision No. PS408017K.
- Register Search Statement – Volume 8220 Folio 484.
- Plan of Subdivision No. LP007980.

9.2 Crown Land Licence

Attached is an Agricultural Licences Certificate.

10. Subdivision

Not applicable.

11. Disclosure of Energy Efficiency Information

Not applicable.

12. Due Diligence Checklist

Attached.

13. Material Facts

(The Sale of Land Act 1962 requires that the Vendor disclose any material facts relevant to the decision by the Purchaser to purchase the Land).

None to the knowledge of the Vendor.

14. Attachments

1. Land Information Certificate.
2. Water Information Statement.
3. Land Tax Certificate.
4. Roads Certificate.
5. Planning Certificate.
6. Planning Property Report.
7. Aboriginal Heritage Certificate.
8. Catchment and Land Protection Certificate.
9. EPA Certificate.
10. Mines Subsidence Hazard Search.
11. Building Certificate.
12. Register Search Statement – Certificate of Title Volume 10356 Folio 922.
13. Diagram Location – Plan of Subdivision No. PS408017K
14. Register Search Statement – Certificate of Title Volume 8220 Folio 484.
15. Diagram Location – Plan of Subdivision No. LP007980.
16. Agricultural Licences Certificate.
17. Due Diligence Checklist.



**CORANGAMITE
SHIRE**

LAND INFORMATION CERTIFICATE
SECTION 121 LOCAL GOVERNMENT ACT 2020

181 Manifold St, Camperdown
(PO Box 84, Camperdown 3260)
Phone: 03 5593 7100
Fax: 03 5593 2695
Email: shire@corangamite.vic.gov.au
ABN: 87 042 518 438

Certificate No: CerR/D006933

Your Reference: 65117702:99633306

This certificate provides information regarding valuation, rates, charges, other monies owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958, the Fire Services Property Levy Act 2012 or under a local law of the Council

Date of Issue: 16 November 2020

PROPERTY DETAILS

Property Number: 1591
Property Address: 380 Pembertons Road VITE VITE VIC 3325
Property Description: Lot 2 PS408017K Lot 6 LP7980
Area/Dimensions: 299.39Ha

VALUATION DETAILS

Site Value: \$1,650,000 **Valuation Date:** 01/01/2020
Capital Improved Value: \$1,900,000
Net Annual Value: \$95,000 **Operative Date:** 01/07/2020

Council makes its General Rate on the Capital Improved Valuation (C.I.V.)

RATES AND CHARGES DETAILS

Details for financial year ending 30th June 2021:

Rate Category		
General Rates	6,084.56	0.00
Fire Services Property Levy	591.00	0.00
Current Rates - SUB TOTAL	0.00	6,675.56
Current Rates Payments	0.00	0.00
Current Rates Adjustments\Payments - SUB TOTAL	0.00	0.00
Scheme Charges	0.00	0.00
Schemes Charges - TOTAL	0.00	0.00
TOTAL BALANCE OUTSTANDING		\$6,675.56

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.

In accordance with section 175(1) of the Local Government Act 1989, all unpaid rates and charges are required to be paid immediately upon settlement, regardless of the due date. Payment can be made using the BPay details below.



Billers Code: 5553
Reference No: 000000014304

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make payment from your cheque, savings, debit, credit card of transaction account. More info: www.bpay.com.au



**CORANGAMITE
SHIRE**

LAND INFORMATION CERTIFICATE
SECTION 121 LOCAL GOVERNMENT ACT 2020

181 Manifold St, Camperdown
(PO Box 84 Camperdown 3260)
Phone: 03 5593 7100
Fax: 03 5593 2695
Email: shire@corangamite.vic.gov.au
ABN: 87 042 518 438

Property Number: 1591

Certificate No: CerR/D006933

This certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

The annual due date for lump sum payment of rates is 15 February; instalment payments are due by 30 September, 30 November, 28 February and 31 May.

PLEASE NOTE:

- * While this Council does not impose a time limit as to when a certificate may be updated verbally, it should be noted that Council will only be held responsible for information given in writing, ie. a new certificate and not information provided or confirmed verbally.
- * 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 is not a potential liability for rates under the Cultural and Recreational Lands Act 1963 (as amended);
- There is not a potential liability for the land to become rateable under Section 173 or 174a of the Local Government Act 1989;
- There is not an outstanding amount required to be paid for recreational purposes or any transfer of land required to be made to Council for recreational purposes under Section 18, Subdivision Act 1988 or the Local Government Act 1958;
- There are no notices or orders on the land that have been served by Council under the Local Government Act 1958, Local Government Act 1989, or under a Local Law of the Council, which have a continuing application as at the date of this certificate;

Should you have any queries regarding this Certificate, please quote property number above.

I hereby certify that the information given in this certificate is true and correct as at the issue date.

Rate Revenue Co-ordinator
Issue Date: 16 November 2020

Applicant:
SAI Global Property
Accounts Payable
PO Box 5420
SYDNEY NSW 2001

INFORMATION STATEMENT

Issued pursuant to S. 158 of the Water Act (1989) showing Orders, Rates and charges due to be paid to Southern Rural Water (SRW) with respect to the land described here under.

Your Reference:	65117702:99633308
Our Reference:	OD1602541
Date:	16 th November 2020

Applicant: Peter L Cohen
c/- SAI Global
DX 442
MELBOURNE

Vendor:	Address:
<i>Vernon Francis Tucker, Sally Jane Tucker</i>	<i>380 Pembertons Road Vite Vite</i>

SRW Service applicable to this property:		✓ = Service, ✗ = No Service	
Surfacewater Licence	✗	Drainage Diversion Agreement	✗
Groundwater Licence	✗	Pipe Permit	✗
Irrigation Service	✗		

Thankyou for your application for information made under Section 158 of the Water Act 1989.

Whilst this property is within our jurisdiction, we have been unable to locate any Southern Rural Water services that match the details in your application.

Bores that are used for domestic and/or stock purposes do not require an ongoing licence to take and use water under the Water Act 1989. As such, no service will appear on this statement for bores that are used for these purposes only.

Please contact Southern Rural Water should you have any queries.

1300 139 510
PO Box 153 Maffra Vic 3860
srw@srw.com.au



Trevor McDevitt
Manager Applications

NOTE: The information provided is current as at the date of this statement and is provided in good faith.

Land Tax Clearance Certificate

Land Tax Act 2005



PETER L COHEN VIA SAI GLOBAL PROPERTY
LEVEL 20, 535 BOURKE STREET
MELBOURNE VIC 3000

Your Reference: 65117702:99633307

Certificate No: 40474429

Issue Date: 18 NOV 2020

Enquiries: AXT8

Land Address: 380 PEMBERTONS ROAD VITE VITE VIC 3325

Land Id	Lot	Plan	Volume	Folio	Tax Payable
35001033	6	7980	8220	484	\$0.00
	2	408017	10356	922	

Vendor: SALLY TUCKER & VERNON TUCKER

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR VERNON FRANCIS TUCKER	2020	\$1,425,000	\$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
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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 IMP VALUE: \$1,650,000

SITE VALUE: \$1,425,000

AMOUNT PAYABLE: \$0.00

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

Certificate No: 40474429

- 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 = \$6,375.00

Taxable Value = \$1,425,000

Calculated as \$2,975 plus (\$1,425,000 - \$1,000,000) multiplied by 0.800 cents.

Land Tax Clearance Certificate - Payment Options

BPAY 	Billier Code: 5249 Ref: 40474429
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: 40474429
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:

SAI Global Property
PO BOX 447
SOUTHBANK 3205

Client Reference: 65117702

NO PROPOSALS. As at the 17th November 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®.

380 PEMBERTONS ROAD, VITE VITE 3325
SHIRE OF CORANGAMITE

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: 17th November 2020

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 42681982 - 42681982161453 '65117702'

Planning Certificate

PROPERTY DETAILS

Property Address: 380 Pembertons Road VITE VITE VIC 3325
Title Particulars: Vol 8220 Fol 484; Vol 10356 Fol 922
Vendor: VERNON FRANCIS TUCKER, SALLY JANE TUCKER
Purchaser: N/A

Certificate No: 65117702
Date: 17/11/2020
Matter Ref: 20-178 Tucker and
Tucker
Client: Peter L Cohen

MUNICIPALITY

CORANGAMITE

PLANNING SCHEME

CORANGAMITE PLANNING SCHEME

RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

CORANGAMITE SHIRE COUNCIL

ZONE

FARMING ZONE - SCHEDULE 1

ABUTTAL TO A ROAD ZONE / PUBLIC ACQUISITION OVERLAY FOR A PROPOSED ROAD OR ROAD WIDENING

NOT APPLICABLE

OVERLAY

DESIGN AND DEVELOPMENT OVERLAY: NOT APPLICABLE

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY: NOT APPLICABLE

DEVELOPMENT PLAN OVERLAY: NOT APPLICABLE

ENVIRONMENTAL AUDIT OVERLAY: NOT APPLICABLE

ENVIRONMENTAL SIGNIFICANCE OVERLAY: PART ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1

HERITAGE OVERLAY: NOT APPLICABLE

PUBLIC ACQUISITION OVERLAY: NOT APPLICABLE

SIGNIFICANT LANDSCAPE OVERLAY: NOT APPLICABLE

SPECIAL BUILDING OVERLAY: NOT APPLICABLE

VEGETATION PROTECTION OVERLAY: NOT APPLICABLE

OTHER OVERLAYS: NOT APPLICABLE

PROPOSED PLANNING SCHEME AMENDMENTS

NOT APPLICABLE

ADDITIONAL INFORMATION

NOT APPLICABLE

PLANNING ZONE MAP

MAP IMAGE NOT AVAILABLE FOR THIS PROPERTY

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Disclaimer: The information source for each entry on this certificate has been checked and if not shown on this report, is not applicable. In addition to Planning Scheme Zone and Overlay Provisions, Victorian Planning Schemes comprise the State Planning Policy Framework, the Local Planning Policy Framework, Particular Provisions and General Provisions. Strategies, policies and provisions detailed in these sections of the Planning Scheme may affect the development and use of the land.

From www.planning.vic.gov.au at 12 November 2020 01:45 PM

PROPERTY DETAILS

Address: **380 PEMBERTONS ROAD VITE VITE 3325**
 Lot and Plan Number: **More than one parcel - see link below**
 Standard Parcel Identifier (SPI): **More than one parcel - see link below**
 Local Government Area (Council): **CORANGAMITE**
 Council Property Number: **1591**
 Planning Scheme: **Corangamite**
 Directory Reference: **Vicroads 75 C6**

www.corangamite.vic.gov.au

[Planning Scheme - Corangamite](#)

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

UTILITIES

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

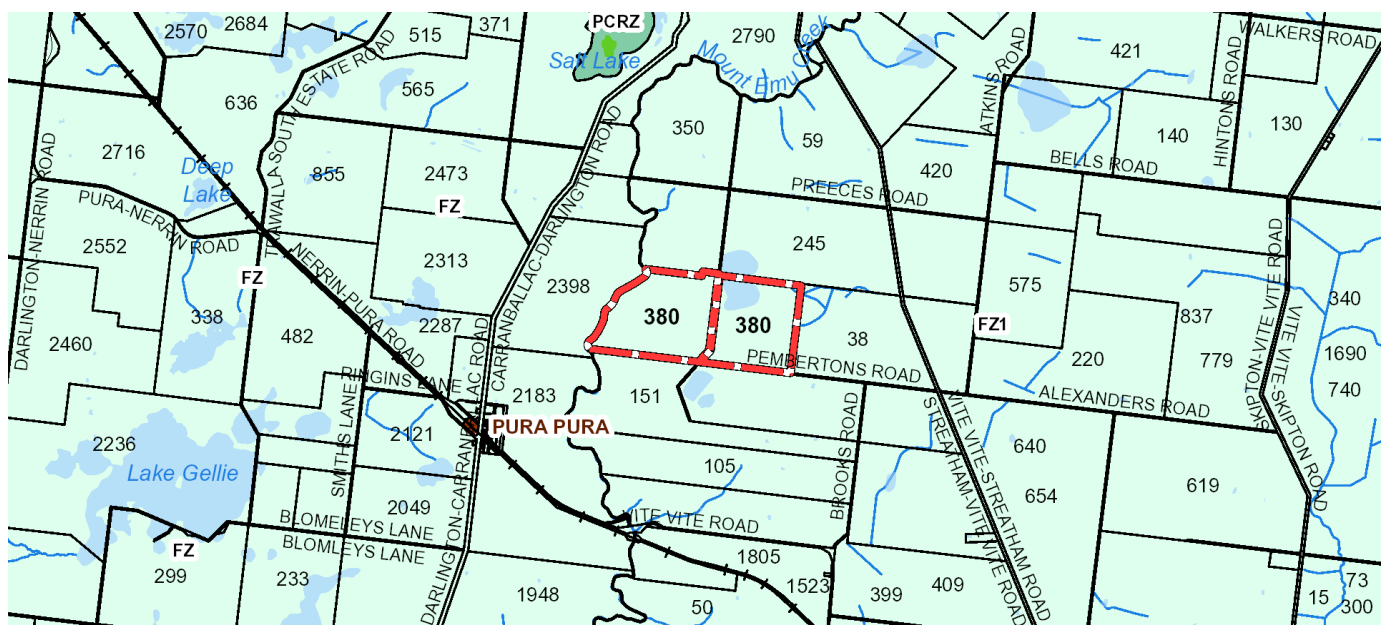
STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
 Legislative Assembly: **POLWARTH**

Planning Zones

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

[FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)



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

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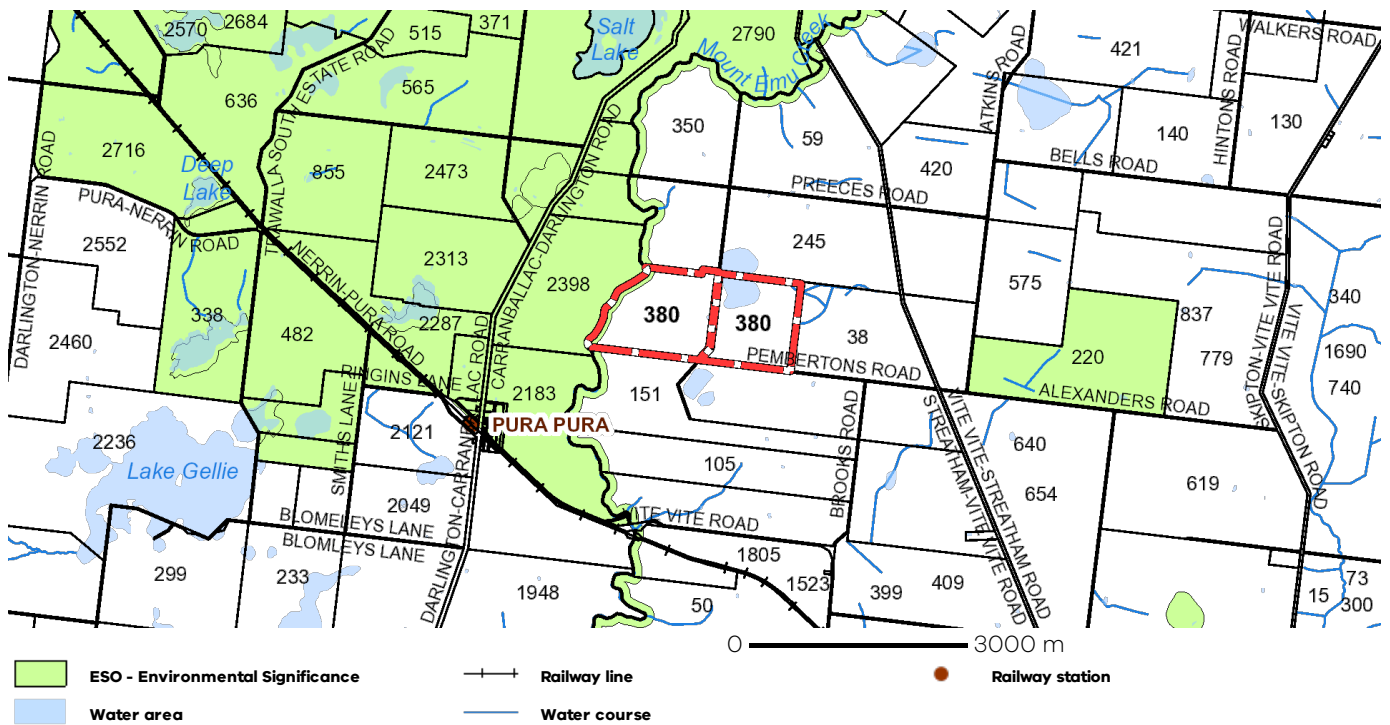
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 \(ESO1\)](#)



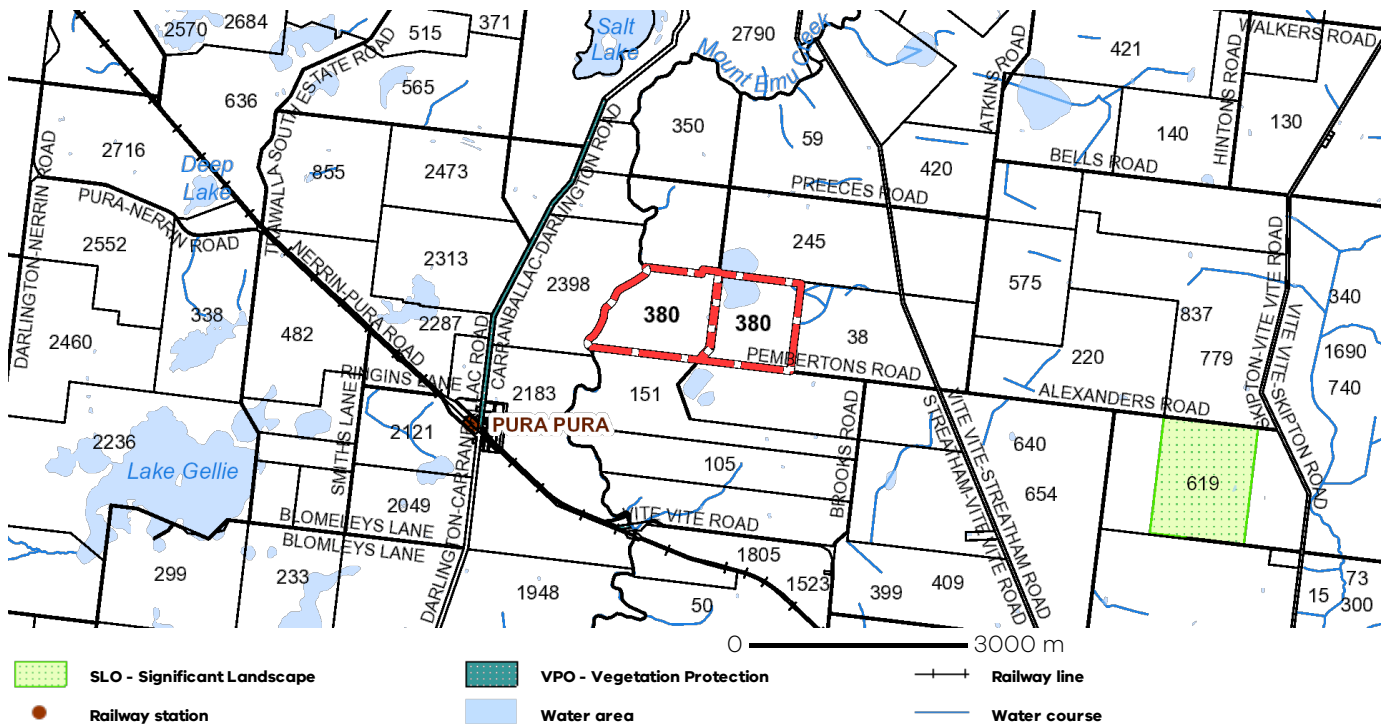
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)



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

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Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

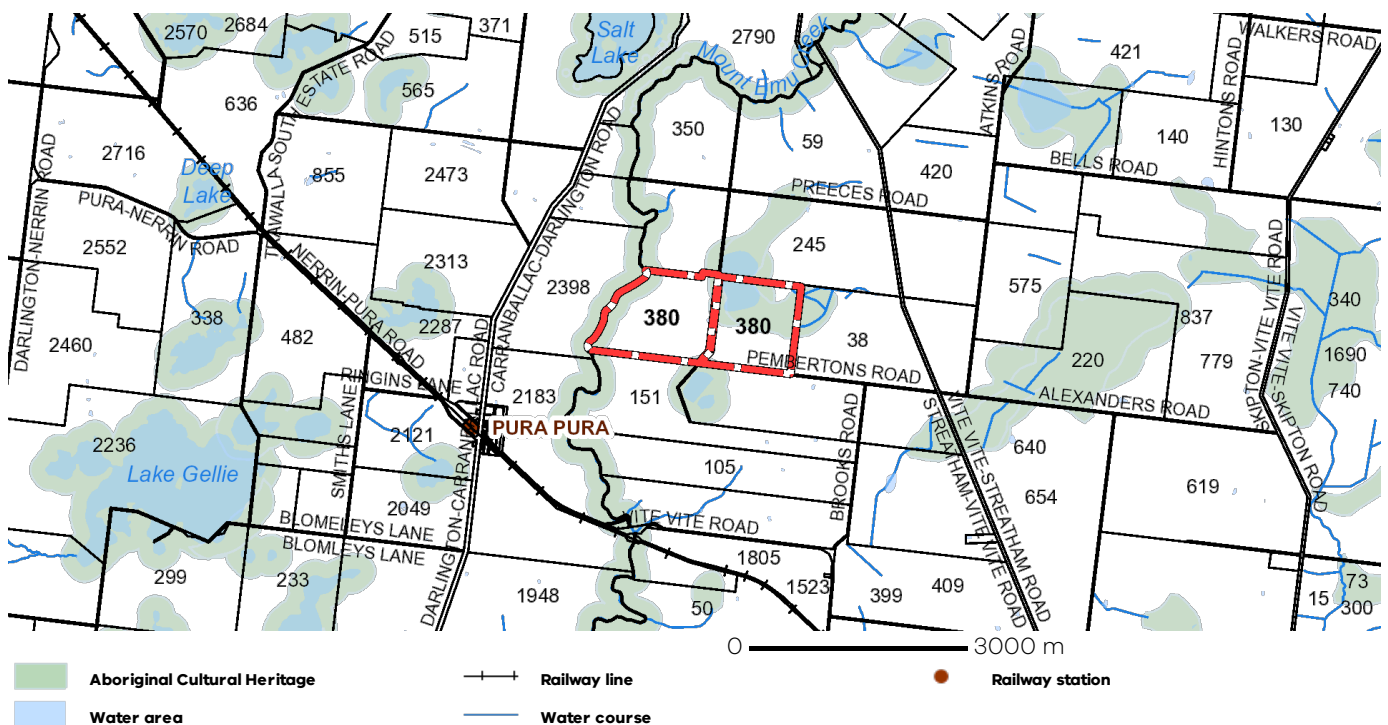
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

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



Further Planning Information

Planning scheme data last updated on 11 November 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>

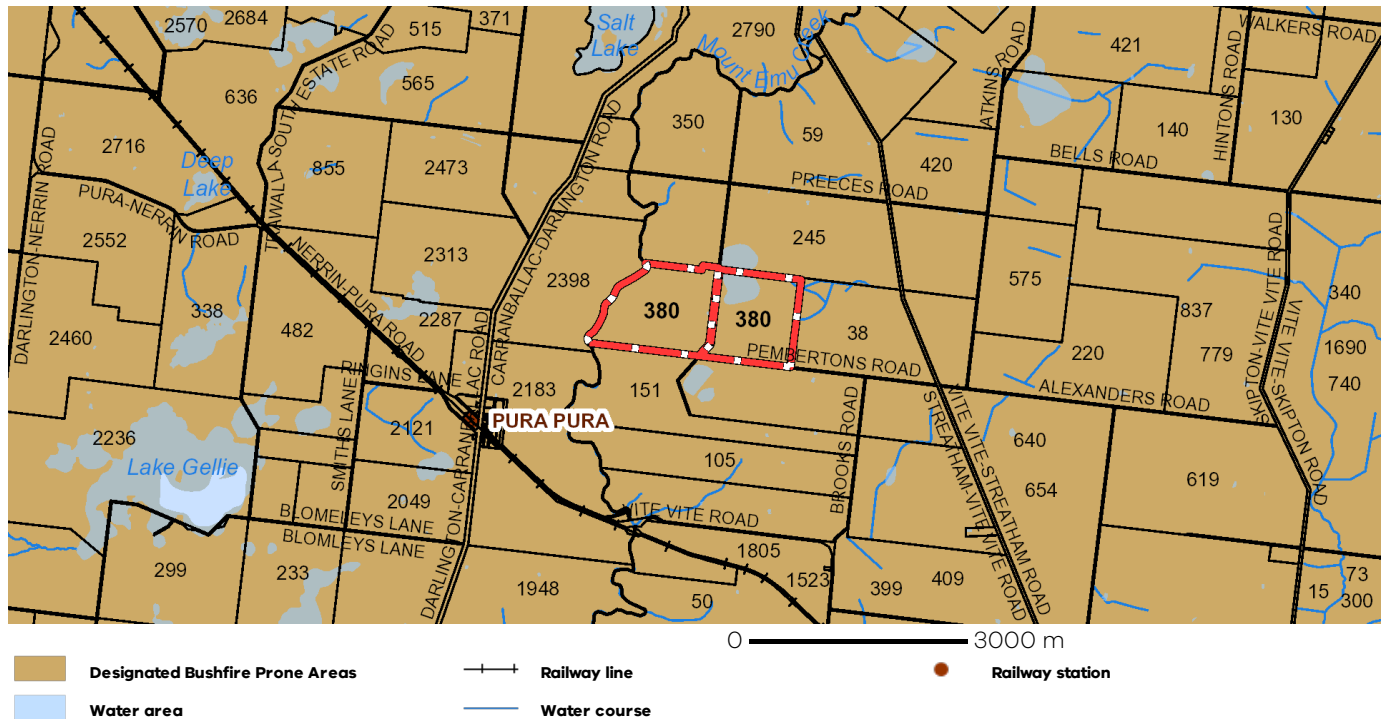
For details of surrounding properties, use this service to get the Reports for properties of interest.

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>

Victorian Aboriginal Heritage Register – Advice as to the existence of records in relation to a nominated area of land.

Reference Number:

28270

SECTION 1 – Applicant Information

Name of applicant:

Mr SAIG Property

Organisation:

SAI Global

Postal address:

PO BOX 447 SOUTHBANK, VIC 3006

SOUTHBANK

VIC 3006

Telephone number:

1300 730 000

Email address:

epropertysupport@saiglobal.com

Customer Reference No.

65117702:99633312

SECTION 2 – Land Description (as provided by the applicant)

Subdivisional References (Lot / Plan):

6/LP7980,2\ps408017K

Crown References:

Title References (Volume / Folio) :

8220/484,10356/922

Street Address:

380 PEMBERTONS Road

VITE VITE VIC 3325

Other description:

Directory Reference:

Directory:

VicRoads

SECTION 3 – Registered Information

Are there any registered Aboriginal Places or Objects on the nominated area of land?

No

Are there any other areas of cultural heritage sensitivity associated with the nominated area of land? (See over).

Yes

Does the Register contain a record of a notified place (ie a place reported but not yet inspected) in relation to the nominated area of land?

No

Does a stop order exist in relation to any part of the nominated area of land?

No

Does an interim or ongoing protection declaration exist in relation to any part of the nominated area of land?

No

Does a cultural heritage agreement or Aboriginal cultural heritage land management agreement exist in relation to any part of the nominated area of land?

No

Signed:

Date: 17/Nov/2020



Oona Phillips
Senior Heritage Registrar
Aboriginal Victoria

SECTION 4 – Terms & Conditions**Terminology**

In these terms and conditions, the expressions "we", "us" and "our" are a reference to the Government of the State of Victoria, acting through Aboriginal Victoria, an agency of the Department of Premier and Cabinet.

Advice provided from the Register

Access to the information requested from the Register in the "Application for advice as to the existence of records in relation to a nominated area of land" form (the "Form") is subject to the discretion of the Secretary and the requirements of the Act.

The absence of records on the Register for a nominated area of land does not necessarily mean that the area is devoid of Aboriginal cultural heritage values. Applicants should be aware of the provisions of s.17 and s.24 of the *Aboriginal Heritage Act 2006*, which require the reporting of Aboriginal remains, Aboriginal places and objects discovered in Victoria. Applicants should also be aware that it is an offence under the *Aboriginal Heritage Act 2006* to harm Aboriginal cultural heritage, for which significant penalties apply. This advice does not abrogate any requirement to prepare a Cultural Heritage Management Plan under the *Aboriginal Heritage Act 2006*.

Specific conditions of advice provided from the Register for an application under s.147

The Secretary, Department of Premier and Cabinet may refuse to provide any information to the Applicant if the provision of the information would be likely to endanger Aboriginal cultural heritage (refer to s.147 (4) of the Act).

Use of information

Information provided to the Applicant from the Register as a result of this application and for the land described in Section 2 ("Information") may only be used for the purposes nominated by the Applicant in the Form (and for no other purposes). The Information may not be on-sold or rebadged without our written permission.

Documents to be lodged with Registrar

Two copies (one of which must be in digital format) of any article, publication, report or thesis which relies on any Information provided to the Applicant must be lodged with the Registrar as soon as practicable after their completion.

Acknowledgment of source of Information

We must be acknowledged in any article, publication, report or thesis (including a newspaper article or display) which incorporates or refers to material supplied from the Register.

Copyright

We retain copyright in all materials for which legal title of the relevant organisation is clear. Apart from fair dealing for the purposes of private study, research, criticism or review, as permitted under the copyright legislation, and apart from uses specifically authorised by these terms and conditions, no part may be reproduced or reused for any commercial purposes whatsoever.

Specifically, and other than for the purposes of and subject to the conditions prescribed in the *Copyright Act 1968* (Cth), you may not in any form or by any means adapt, reproduce, store, create derivative works, distribute, print, display, perform, publish or commercialise the Information without our written permission.

Disclaimer

The Information is provided for information purposes only. Except as expressly stated to the contrary, no claim is made as to the accuracy or authenticity of its content. The Information is provided on the basis that any persons having access to it undertake responsibility for assessing the relevance and accuracy of its content. We do not accept responsibility for any loss or damage, however caused (including through negligence) which you may directly or indirectly suffer in connection with your use of the Information, nor do we accept any responsibility for any such loss arising out of your use or reliance (or any other person's use or reliance) on the Information.

The disclaimer set out in these terms and conditions is not affected or modified by any of the other terms and conditions in these Terms and Conditions. Nevertheless, our disclaimer does not attempt to purport to exclude liability in relation to any term implied by law which cannot be lawfully excluded.

Indemnity

You agree to indemnify and hold us, our agents and employees, harmless from any claim or demand, made by any third party due to, or arising out of or in connection with, your breach of these terms and conditions, or your infringement of any rights of a third party, or the provision of any information to a third party.

Governing Law

These terms and conditions are governed by the laws in force in the State of Victoria, Australia.

Third Party Disclosure

Where the information obtained from the Register is provided to a third party, details of the above Terms and Conditions must also be provided.

Areas of Cultural Heritage Sensitivity

You can find out more about 'areas of Aboriginal Cultural Heritage Sensitivity' including maps showing these areas, at

<https://w.www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes/planning-and-development-of-land.html>



Catchment and Land Protection (Section 90)

Peter L Cohen
via SAI Global Property
LEVEL 20 535 BOURKE STREET, MELBOURNE VIC 3000

CERTIFICATE

Pursuant to Section 90 of the *Catchment and Land Protection Act 1994*

YOUR REF:

CERTIFICATE NO: **42627364**

This Certificate is issued for the following property:

PROPERTY ADDRESS:

380 Pembertons Road, Vite Vite

PROPERTY DESCRIPTION:

Lot/Plan:

Lot 6 LP7980, Lot 2 PS408017K

Crown Description:

Volume/Folio:

8220/484|10356/922

Directory Reference:

V 75 D6, V 75 D7, V 75 C7, V 75 C6

- | | |
|--|------------|
| 1. A regional catchment strategy applies to the land. | YES |
| 2. The land is in a special area. | No |
| 3. A special area plan applies to the land. | No |
| 4. A land use condition applies to the land. | No |
| 5. A land management notice is in force in relation to the land. | No |
| 6. A copy of the land management notice is attached. | No |

By Authority

Secretary to the Department of Environment, Land, Water & Planning

DATED: 16/11/2020

EPA Priority Sites Register Extract



Client: Peter L Cohen
Melbourne 3000

Client Ref: 20-178 Tucker and Tucker
Certificate No: 65117702:99633311

Property Inquiry Details:

Street Address: 380 PEMBERTONS Road
Suburb: VITE VITE
Map Reference: VicRoads Edition 7, Map No:75, Grid Letter: C, Grid Number: 6

Date of Search: 16/11/2020

Priority Sites Register Report:

A search of the Priority Sites Register **for the above map reference**, has indicated that this **site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register** at the date last notified by the EPA.

Important Information about the Priority Sites Register:

You should be aware that the Priority Sites Register lists only those sites for which:

- EPA has requirements for active management of land and groundwater contamination; or
- where EPA believes it is in the community interest to be notified of a potential contaminated site and this cannot be communicated by any other legislative means.

Where EPA has requirements for active management of land and/or groundwater, appropriate clean up and management of these sites is an EPA priority, and as such, EPA has issued either a: Clean Up Notice pursuant to section 62A, or a Pollution Abatement Notice (related to land and groundwater) pursuant to section 31A or 31B of the Environment Protection Act 1970 on the occupier of the site to require active management of these sites.

The Priority Sites Register does not list all sites that are known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register.

Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA may not be aware of the presence of contamination. Municipal planning authorities hold information about previous land uses, and it is advisable that such sources of information also be consulted.

For sites listed on the Priority Sites Register, a copy of the relevant Notice, detailing the reasons for issue of the Notice, and management requirements, is available on request from EPA for \$8 per Notice.

For more information relating to the Priority Sites Register, refer to EPA information bulletin: Priority Sites Register (EPA Publication 735, December 2000). For a copy of this publication, copies of relevant Notices, or for more information relating to sites listed on the Priority Sites Register, please contact EPA as given below:

EPA Information Centre
200 Victoria Street, Carlton 3053
Tel: 1300 372 842 Email:foi@epa.vic.gov.au

The information contained in this Extract of the Priority Sites Register may not be used for resale or for the preparation of mailing lists or for direct marketing. Any contravention of this notice will result in immediate revocation of access (including future access) to information contained on the Priority Sites Register.

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The Environment Protection Authority does not warrant the accuracy or completeness of information in this Extract and any person using or relying upon such information does so on the basis that the Environment Protection Authority shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

The information contained in this document has been sourced from the Environment Protection Authority who provides the Priority Sites Register information based only on the map reference entered when ordering this extract. Please ensure that you have used the correct edition of the directory and have entered the map reference correctly. SAI Global Property Division Pty Ltd does not warrant the accuracy or completeness of information provided by the EPA and therefore expressly disclaim liability arising from the use of this information.



HISTORIC MINING ACTIVITY Form No. 692

16 November, 2020

Property Information:

Address: 380 PEMBERTONS ROAD VITE VITE 3325

It is advised that:

Our records do not indicate the presence of any mining activity on this site, and the site appears to be outside any known mined area. (4)

NOTE: Historic Mining activity information is provided from plans and records that may be incomplete and may not be entirely free from errors. It is provided for information only and should not be relied upon as definitive of the status of any area of land. It is provided on the basis that all persons accessing it undertake responsibility for assessing the relevance and accuracy of its content.

The State of Victoria and its officers, agents or employees do not guarantee that the work is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this work.

For queries, contact:

Department of Jobs, Precincts and Regions
E-mail: erd_info@ecodev.vic.gov.au



**CORANGAMITE
SHIRE**

**Building Regulations 2018
Regulation 51
Request for Information from Council**

SAI Global Property
Accounts Payable
PO Box 5420
SYDNEY NSW 2001
Reference: 65117702:99633309

In accordance with your request, please find attached relevant information for the following property:

PROP NO.: 1591
ADDRESS: 380 Pembertons Road VITE VITE VIC 3325
TITLE DETAILS: Lot 2 PS 408017K, Lot 6 LP 7980

51(1) (a) Details of building permits and certificates of final inspection issued in the preceding 10 years.

Permit No.	Dates Issued	Works	OP / C of FI	Date Issued
NIL				

- (b) There have been no determinations issued made under regulation 64(1) and an exemption has not been granted under regulation 231(2) according to information available from the relevant file.
(c) No current notice or order applies as issued by a relevant building surveyor under the Act.

51(2) Special Use Designation:

The land described is not in an area which:

- (a) is liable to flooding within the meaning of regulation 5(2); or
(b) is designated under regulation 150 as an area in which buildings are likely to be subject to attack by termites; or
(c) which a bushfire attack level has been specified in a planning scheme; or
(d) is an area determined under regulation 152 as likely to be subject to significant snowfalls; or
(e) is designated land or;
(f) is designated works

51(3) Inspection approval dates of mandatory notification stage for work carried out on the building or land

Permit No.	Foundations	Frame	Final

AGENTS:

A person shall not act as an agent of an owner or other person having an equity in the property unless he/she is authorised in writing by the owner to do so.

INFORMATION SUPPLIED BY: Natalie Hall

Date Issued: 25 November 2020

Received the amount of \$47.20 for each section being the fee for information designated under regulation 52.

Register Search Statement - Volume 10356 Folio 922

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

VOLUME 10356 FOLIO 922

Security no : 124086578380T
Produced 13/11/2020 10:29 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 408017K.

PARENT TITLES :

Volume 05202 Folio 292 Volume 10343 Folio 279
Created by instrument PS408017K 23/12/1997

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

VERNON FRANCIS TUCKER

SALLY JANE TUCKER both of "BANGALA" RMB 779 DERRINALLUM 3325

V814742T 23/12/1998

ENCUMBRANCES, CAVEATS AND NOTICES

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 PS408017K 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: 380 PEMBERTONS ROAD VITE VITE VIC 3325

DOCUMENT END

The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State of Victoria to provide this information
via LANDATA® System. Delivered at 13/11/2020, for Order Number 65117702. Your reference: 20-178 Tucker and Tucker.

PLAN OF SUBDIVISION	Stage No. <hr/>	LTO use only	Plan Number PS408017K
		EDITION 1	

Location of Land

Parish: CARAMBALLUC SOUTH
Township: _____
Section: _____
Crown Allotment: 75^A, 75^B, 76^A, 76^B, 77^A AND 77^B
Crown Portion: _____

LTO base record: LITHO PARISH OF CARAMBALLUC SOUTH
Title References: CT VOL 5202 FOL 292

Last Plan Reference: LOTS 1 & 7 ON LP7980
Postal Address: PEMBERTONS ROAD
(at time of subdivision) VITE VITE 3271

AMG Co-ordinates E 686000
(Of approx. centre of plan) N 5814000 **Zone 54**

Council Certification and Endorsement

Council Name: CORANGAMITE SHIRE **Ref: 97-48**

- This plan is certified under section 6 of the Subdivision Act 1988.
- ~~This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / /~~
- 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 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 6 / 6 / 97

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
NIL	NIL

Notations

Depth Limitation: DOES NOT APPLY

Staging This ~~is~~/is not a staged subdivision Planning Permit No. _____

Survey:- This plan ~~is~~ / is not based on survey.
 To be completed where applicable.
 This survey has been connected to permanent marks no(s). _____
 In proclaimed Survey Area no. _____

Easement Information

Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement
 A - Appurtenant Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	POWER SUPPLY	10	THIS PLAN	POWERCOR AUSTRALIA

LTO use only _____
 Statement of Compliance / Exemption Statement

Received
 Date 31/10/97

LTO use only _____
PLAN REGISTERED
TIME 1-40
DATE 6/12/97

Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

5 DAWSON ST STH
 BALLARAT 3350
 PHONE 03 5333744
 FAX 03 5333895

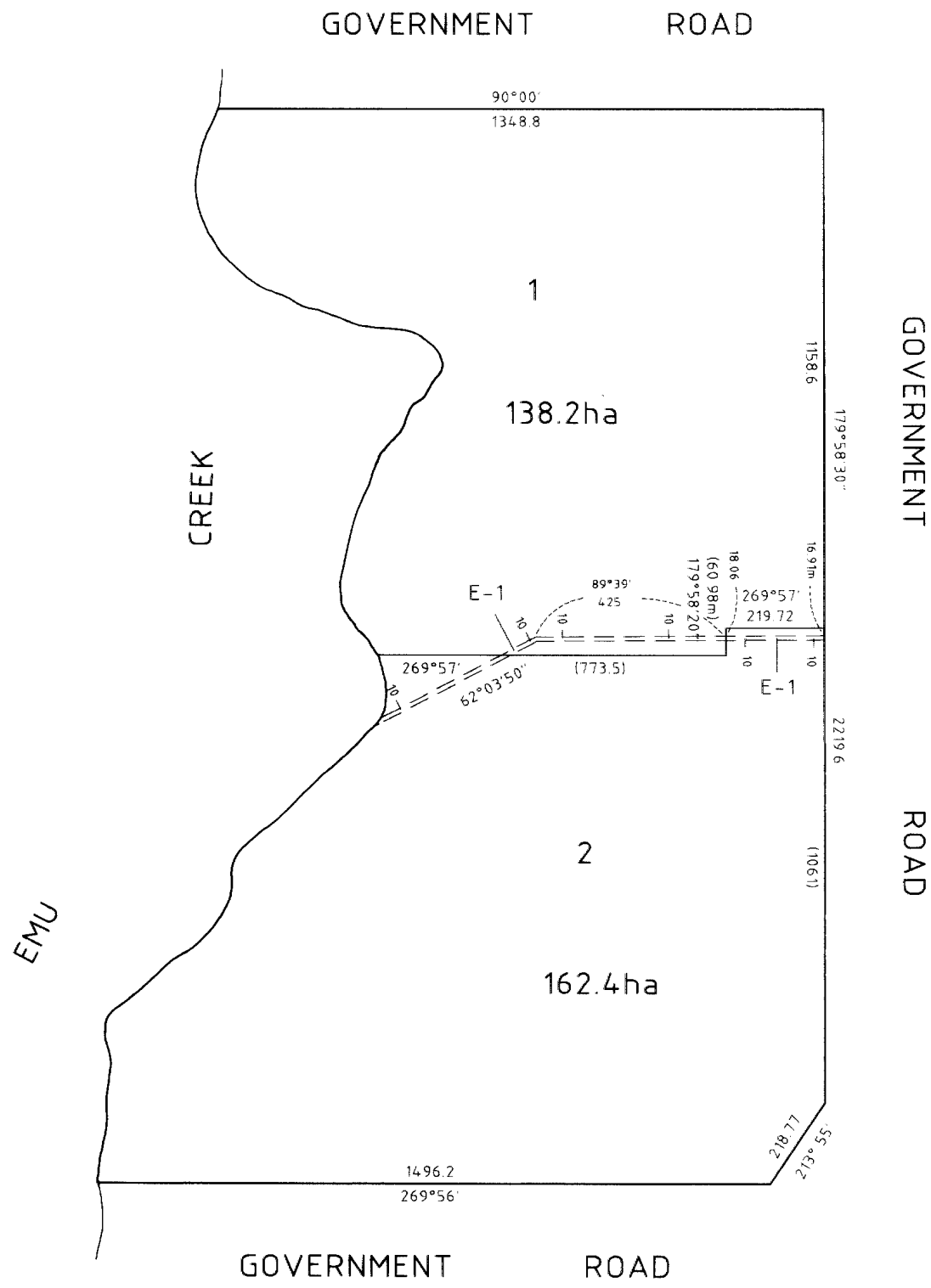
LICENSED SURVEYOR (PRINT) ANDREW STUART HARMAN

SIGNATURE _____ DATE / /

REF B9224 VERSION 1

DATE / /
 COUNCIL DELEGATE SIGNATURE _____
Original sheet size A3

PLAN OF SUBDIVISION	Stage No.	Plan Number
	/	PS408017K



THOMAS GIBCUS McGRATH
 CONSULTING ENGINEERS SURVEYORS
 5 DAWSON ST STH
 BALLARAT 3350
 PHONE 03 53333744
 FAX 03 53333815

SHEET 2 OF 2 SHEETS

ORIGINAL SCALE

SHEET SIZE: A3 SCALE: 1:10000

LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) ANDREW STUART HARMAN

SIGNATURE _____ DATE / /

REF M9224 VERSION 1

DATE / /

COUNCIL DELEGATE SIGNATURE _____

Original sheet size A3

Register Search Statement - Volume 8220 Folio 484

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

VOLUME 08220 FOLIO 484

Security no : 124086578379U
Produced 13/11/2020 10:29 PM

LAND DESCRIPTION

Lot 6 on Plan of Subdivision 007980.
PARENT TITLE Volume 05230 Folio 882
Created by instrument A706518 20/03/1959

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
VERNON FRANCIS TUCKER
SALLY JANE TUCKER both of 380 PEMBERTONS ROAD VITE VITE VIC 3325
AE687151M 25/10/2006

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AE687152K 25/10/2006
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

DIAGRAM LOCATION

SEE LP007980 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: 380 PEMBERTONS ROAD VITE VITE VIC 3325

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS
Effective from 23/10/2016

DOCUMENT END

The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 13/11/2020, for Order Number 65117702. Your reference: 20-178 Tucker and Tucker.

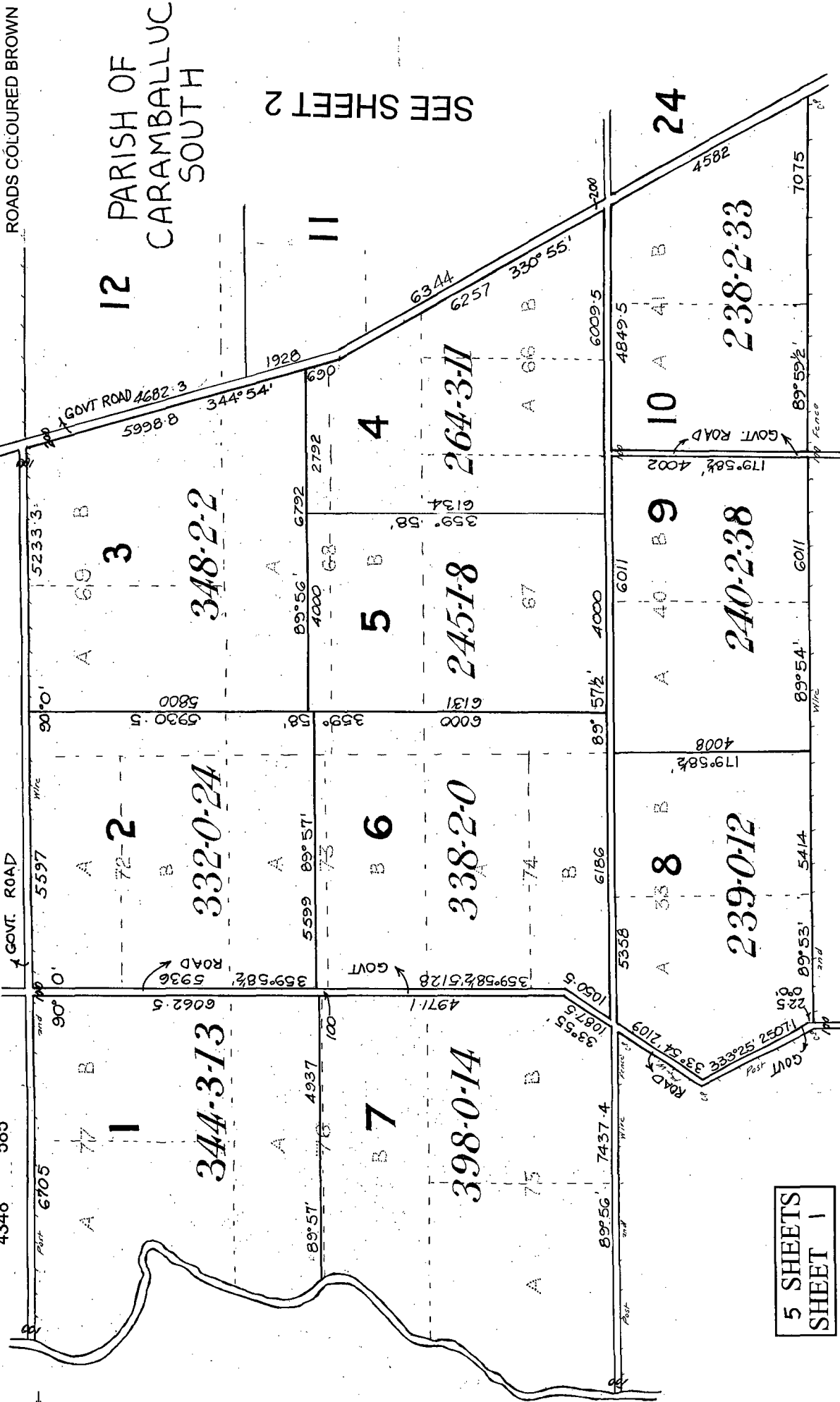
LP 7980
EDITION 1
 PLAN MAY BE LODGED 15/9/20

PLAN OF SURVEY OF
 CROWN ALLOTMENTS 1A&B, 2A&B, 3A&B, 4B, 5B, 6B, 7A&B, 8B, 47A&B, 48A&B, 49A&B, 50A&B, 51A&B, 52A&B, 53A&B, 54A&B, 55A&B, 56A&B, 57A&B, 58A&B, 59A&B, 60A&B, 61A&B, 62A&B, 64A&B, 65A&B, 66A&B, 67, 68A&B, 69A&B, 72A&B, 73A&B, 74A&B, 75A&B, 76A&B, 77A&B, 33A&B, 40A&B, 41A&B, FORMER GOVT. ROAD AND PART OF 4A, 5A, 6A & 8A
 PARISH OF CARAMBALLUC SOUTH
 AND CROWN ALLOTMENTS 18A&B, 22A&B, 23A&B, 24A&B, 25A&B, 26A&B, 27A&B, 28A&B, 54A&B, 55A&B, 56A&B, 57A&B, 58A&B, 78, 79A&B AND PART OF 17A, 17B, 19A & 19B
 PARISH OF VITE VITE
 COUNTY OF HAMPDEN

COLOUR CODE
 E-1 = BLUE
 E-2 = BROWN

Measurements are in Links
 Conversion Factor
 LINKS x 0.201168 = METRES

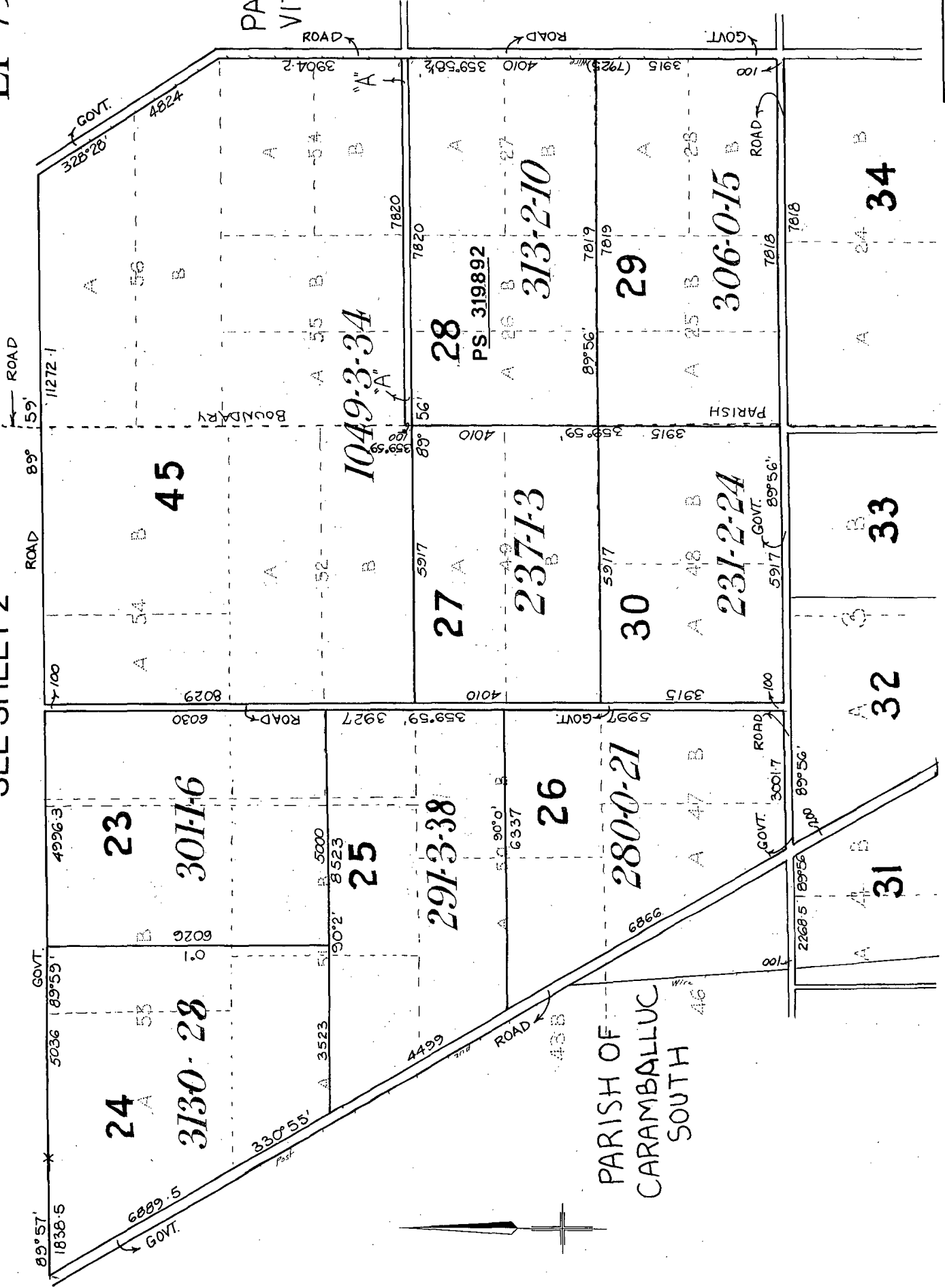
VOL. 3886 FOL. 157
 3886 158
 4348 585



5 SHEETS
 SHEET 1

LP 7980

SEE SHEET 2



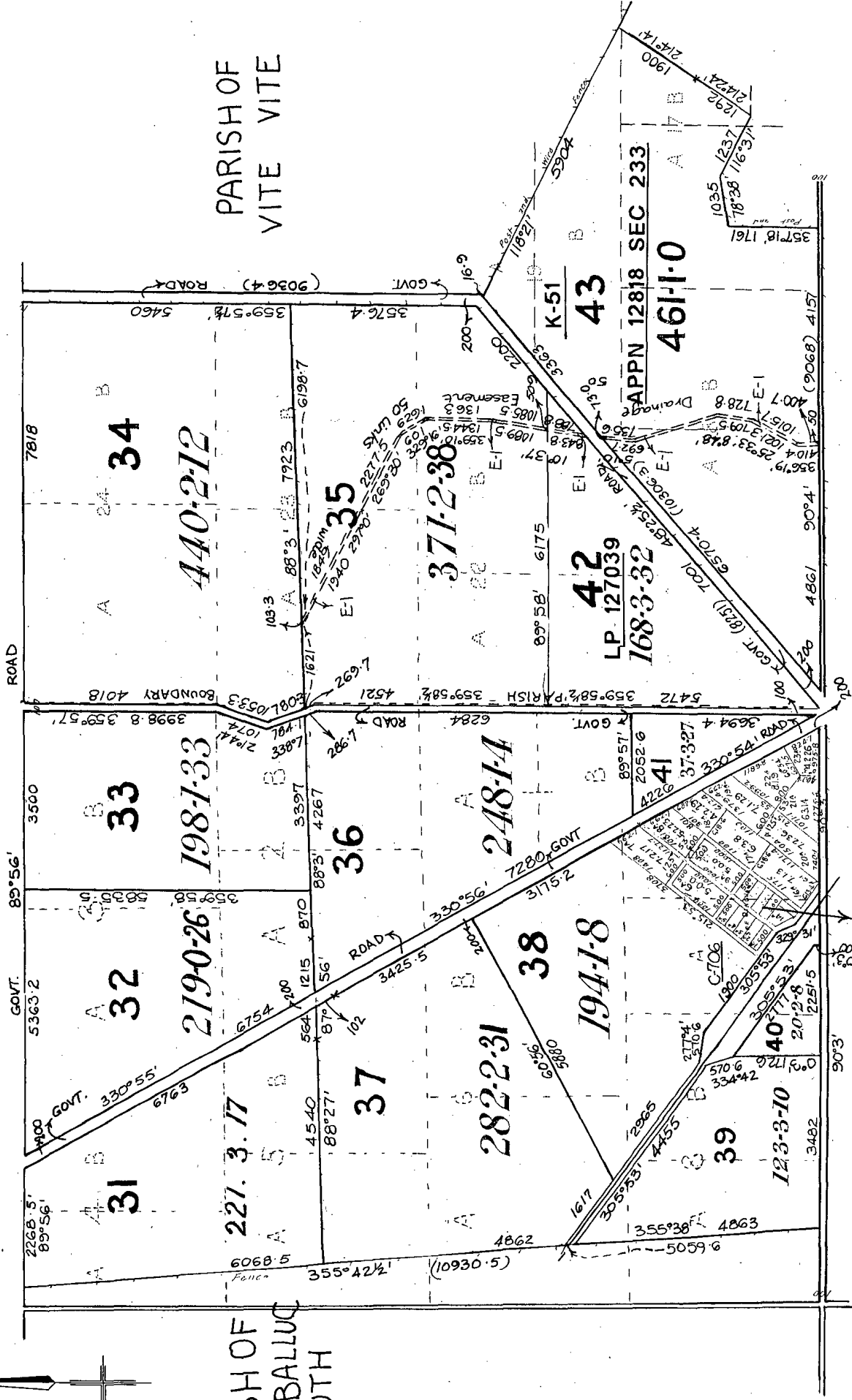
5 SHEETS
SHEET 3

SEE SHEET 4

SEE SHEET 3

PARISH OF
CARAMBALLUC
SOUTH

PARISH OF
VITE VITE



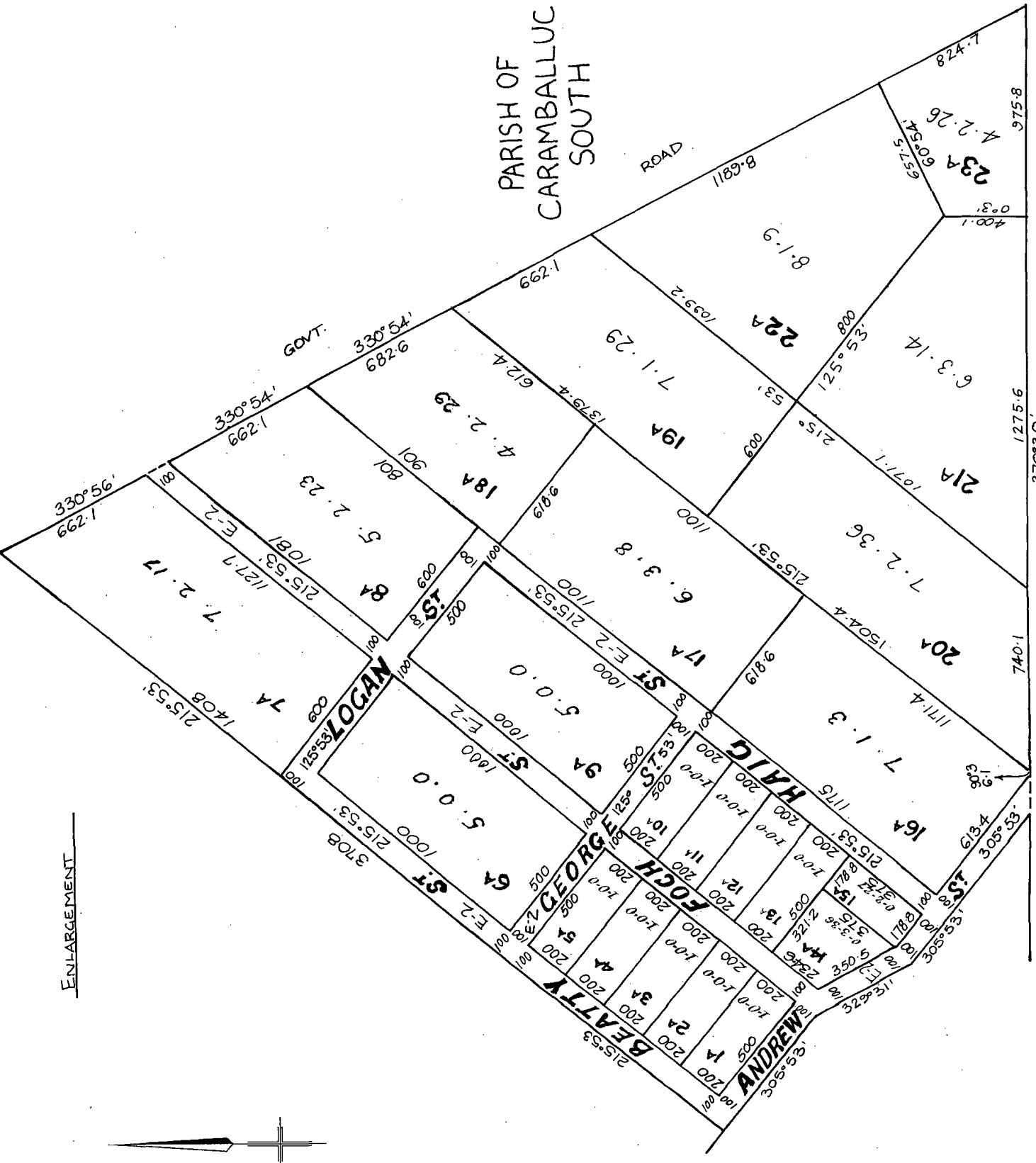
SEE SHEET 5
FOR ENLARGEMENT

PARISH OF
CARAMBALLUC
SOUTH

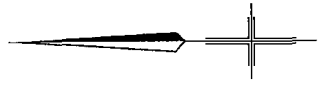
ROAD

ROAD

GOVT.



ENLARGEMENT





Department of Environment, Land, Water & Planning

Your Ref : 42632677-047-0
Our Ref : 2204005

16 November 2020

Landata
Email: landata.online@delwp.vic.gov.au

PO Box 879
15 Hume and Hovell Road
Seymour Vic 3660
Telephone: (03) 5735 4300
Facsimile: (03) 5792 3230
www.delwp.vic.gov.au
DX 218676

Dear Sir/Madam

RE: PROPERTY ENQUIRY - TUCKER V - LOT 6 LP7980, LOT 2 PS408017

I refer to your recent property enquiry and advise that licence number 2004005 may be associated with 380 Pembertons Road Vite Vite . This licence is in the name of Tucker .

Please be advised that holding the above described licence does not give the licensee or proposed licensee exclusive use of the Crown Land that the licence is issued over, it only gives consent to use the Crown Land for a specified purpose as listed on the transfer form.

Transfer of this licence should not be used as a condition of sale as the transfer is not an automatic process and will be subject to approval of the land manager. Please advise prospective purchasers of this information.

Approval to transfer will be sought on receipt of the following information:

- **Enclosed transfer form completed by both parties.**
- **Payment of the transfer fee, being \$59.25 and any outstanding rental as detailed on the transfer form.**
 - Payment of the transfer fee and outstanding rental (if applicable) can be made in the following ways:
 - **Cheque or Money Order** – Please make payment out to “Department of Environment, Land, Water & Planning” or “DELWP”.
 - **Invoice for payment** – if you wish to opt for the transfer fee and any applicable rental to be invoiced and sent with the licence document following the transfer, please tick the box below the transfer fee on the enclosed form.
- **Copy of a “Notice of Acquisition of an interest in land”, titles and/or Rates Notice to enable confirmation of the area to be transferred.**

Please review the enclosed transfer form as it has changed.

The preferred method of sending out Licence documentation following a transfer will be via email. Unless otherwise advised, once the transfer has been completed, the licence document shall be signed electronically and emailed to the email address listed on the covering letter, under your reference. If no covering letter is included the documentation shall be sent to the email address listed on the transfer form. If you wish to discuss this change please email transactioncentre@delwp.vic.gov.au.

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

Yours sincerely

Transaction Centre

Transaction Centre

Email: transactioncentre@delwp.vic.gov.au

TRANSFER OF LICENCE

Details of present licence holder/s

I/We SALLY TUCKER; VERNON TUCKER
of "BANGALA", 779 VITE VITE/SKIPTON ROAD, VITE VITE NORTH, Victoria, 3325, Australia

being the holder(s) of Licence No: 2004005

granted under the provisions of the Land Act 1958 do hereby agree to transfer the said licence.

Signature/s: _____ Date: _____

Required to be supplied with completed form:

1. Transfer fee of \$59.25 (GST exempt)

Please send an invoice for the Transfer fee and any outstanding rental (if applicable) with the Licence document following the transfer.

This section to be completed by proposed licence holder/s (Please Print)

I/We _____
(Full Names or Company Name)

of _____
(Proposed Residential Address)

Town: _____ P/Code: _____

_____ Town: _____ P/Code: _____
(Address for future correspondence, if different to above)

- do hereby agree to accept the transfer of the said licence to me/us and supply the following information which is true and correct, and
- acknowledge this licence is issued for the purpose of GRAZING

Particulars of adjoining freehold land which is now occupied or owned (or in the process of purchase) by me / us are:

Allotment or Plan No.: _____ Section or Lot No.: _____

Parish: _____ Township: _____

Council Property Number (from Rate Certificate): _____

Signature/s: _____ Date: _____

Preferred Contact phone no.: _____ Email: _____

RENTAL INFORMATION

Licence No. 2004005 – (Unused Road)–Rental is \$ 905.52 has been paid for the period ending 1/10/2097



Legend

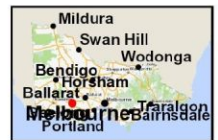
- Township
- Parish
- Parcel
- Crown Parcel**
- Crown Land
- Government Road
- Plan Noting**
- Apiary**
- Temporary Apiary Rights
- Beefarm and Range licences

- Linear Tenure**
- Other Pipelines
- Industrial Commercial licences
- Recreation Amusement licences
- Occupancy licences
- Radio TV Telecom site licences
- Emergency Services Use licences
- Water Supply licences
- Miscellaneous General licences
- Easements
- Pipe Consents

- Lease
- General Licence
- Delegated Lease
- Delegated Licence
- Grazing Licence
- Riparian Management Licence
- Water Frontage Licence
- Unused Road Licence
- Delegated Management Reserve
- Direct Management Reserve

- Government Road**
- Government Road
- Dual Status Government Road

1:10,000



Overview Map

Public Land Services
BARWON SOUTH WEST
Dept of Environment, Land, Water & Planning
State Govt. Offices Cnr Lt Malop & Fenwick
Geelong
03 5226 4667

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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