

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	15 Henderson Street, Ouyen 3490
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Vendor's name	Vinaur Investments Pty Ltd (ACN 626 388 252) as trustee for Vinaur Investment Trust	Date 01/03/20
Vendor's signature		

Purchaser's name		Date / /
Purchaser's signature		

Purchaser's name		Date / /
Purchaser's signature		

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	
--	----	--

Other particulars (including dates and times of payments):
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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

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

Not Applicable.

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 type="checkbox"/>	Gas supply <input checked="" type="checkbox"/> Bottled Gas	Water supply <input type="checkbox"/>	Sewerage <input 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)

1. Due diligence checklist;
2. Title statement volume 10959 folio 725;
3. Plan LP0011312;
4. Planning property report;
5. Land information certificate;
6. Water information statement;
7. Land tax clearance certificate;
8. Lease agreement.

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)



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VOLUME 10959 FOLIO 725

Security no : 124081598524F
Produced 12/02/2020 11:21 AM

LAND DESCRIPTION

Lot 3 Block 3 on Plan of Subdivision 011312.
PARENT TITLE Volume 08084 Folio 213
Created by instrument AE511693J 28/07/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

VINAUR INVESTMENTS PTY LTD of 22 FULLHAM GROVE RESERVOIR VIC 3073
AR725594E 05/12/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR875270S 25/01/2019
AFSH NOMINEES PTY 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 LP011312 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: 15 HENDERSON STREET OUYEN VIC 3490

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 25/01/2019

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	plan
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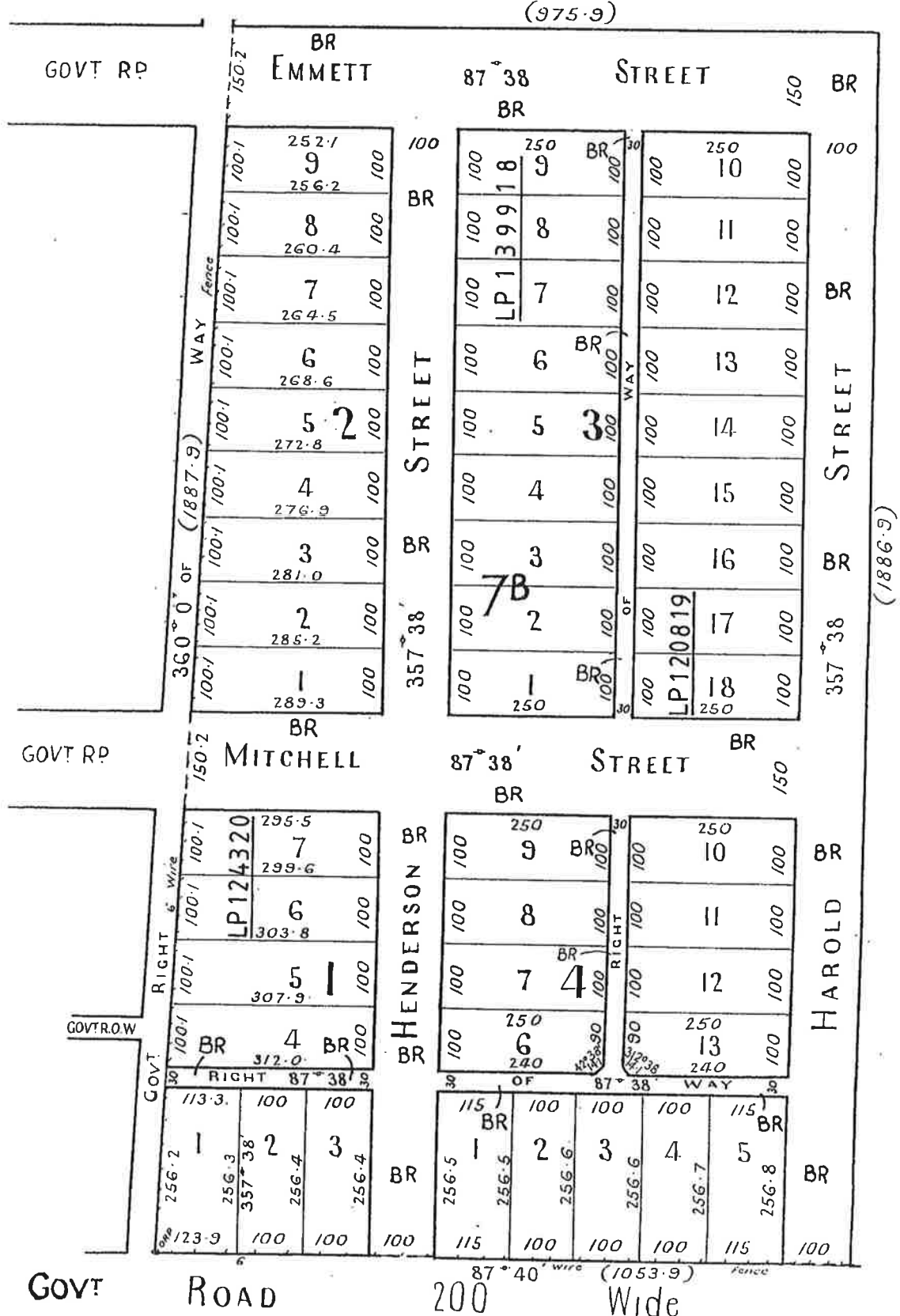
**Plan of Subdivision of
CROWN ALLOT. 7B
Parish of OUYEN County of KARKAROOO
LAND IN THE MALLEE COUNTRY FOR
THE PURPOSES OF THE LAND ACT
VOL. 5075 FOL. 925**

LP 11312
EDITION 2
PLAN MAY BE LODGED 23-2-1926

COLOUR CODE
BR = BROWN
ROADS COLOURED BROWN

APPURTENANCIAS
AS TO LOT 2 BLOCK 4
TOGETHER WITH A RIGHT OF CARRIAGEWAY
OVER THE ROADS COLOURED BROWN

Measurements are in Links
Conversion Factor
LINKS X 0.201168 = METRES
DEPTH LIMITATION: 50 FEET



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 12 February 2020 10:53 AM

PROPERTY DETAILS

Address: **15 HENDERSON STREET OUYEN 3490**
Lot and Plan Number: **Lot 3 Block 3 LP11312**
Standard Parcel Identifier (SPI): **3-3\LP11312**
Local Government Area (Council): **MILDURA**
Council Property Number: **13818**
Planning Scheme: **Mildura**
Directory Reference: **VicRoads 540 J9**

www.mildura.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/mildura

UTILITIES

Rural Water Corporation: **Grampians Wimmera Mallee Water**
Urban Water Corporation: **Grampian Wimmera Malle Water**
Melbourne Water: **outside drainage boundary**
Power Distributor: **POWERCOR**

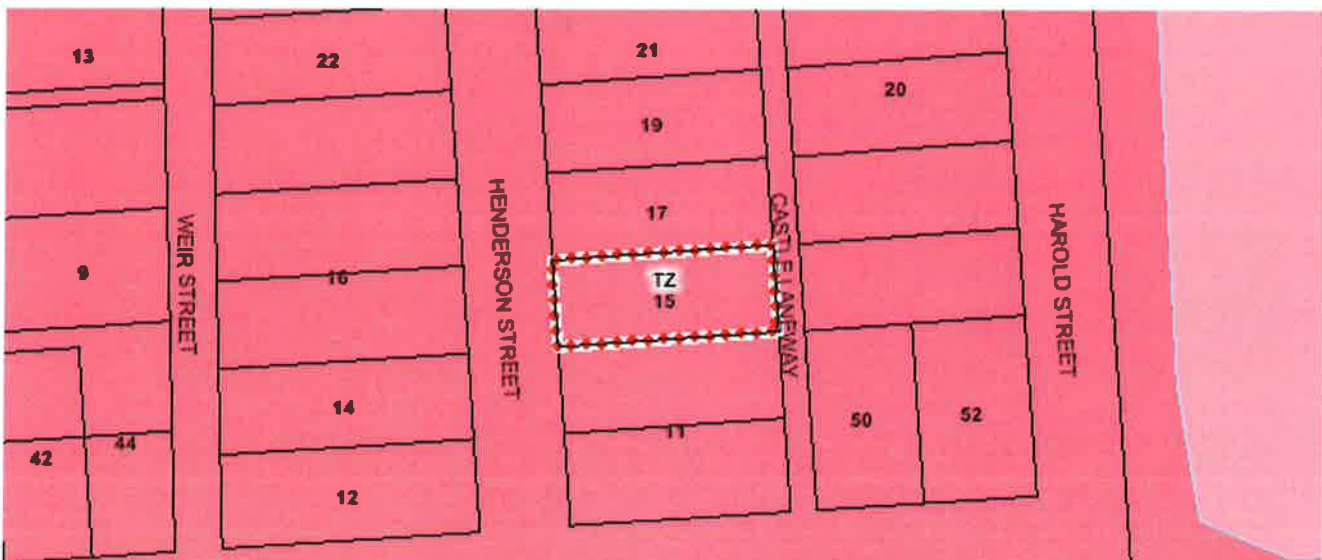
STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **MILDURA**

Planning Zones

TOWNSHIP ZONE (TZ)

SCHEDULE TO THE TOWNSHIP ZONE (TZ)



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0 50m

TZ - Township

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

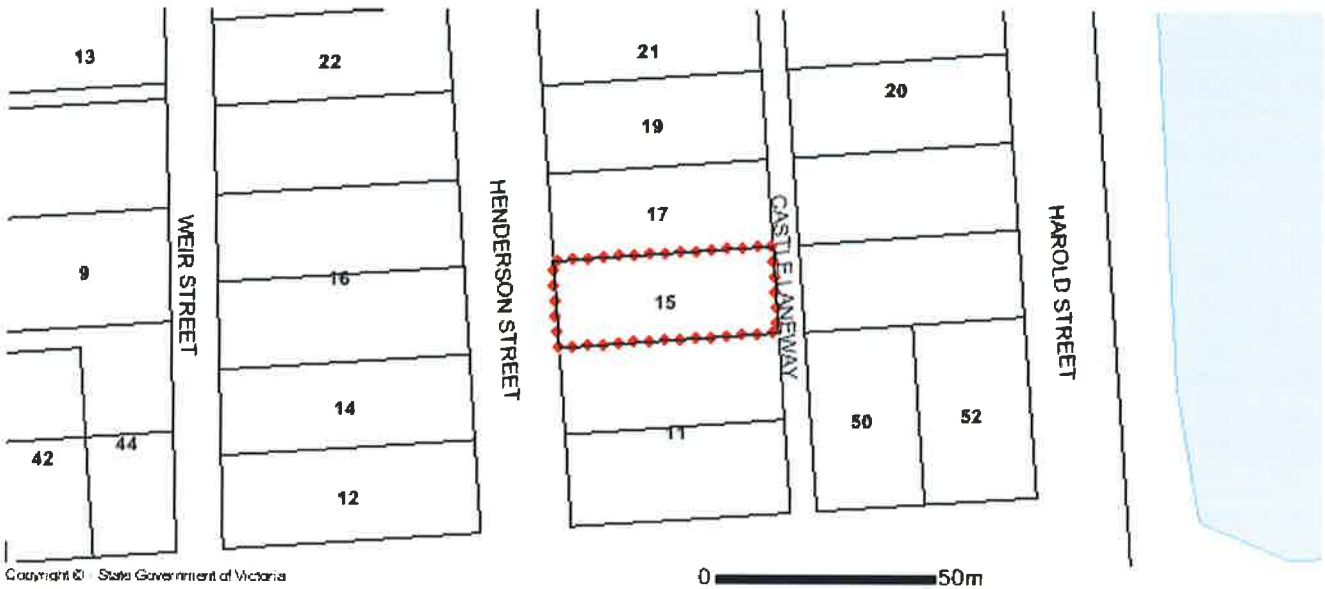
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlay

None affecting this land



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 5 February 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 <http://mapshare.maps.vic.gov.au/vicplan>

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

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Designated Bushfire Prone Area

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



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 Designated Bushfire Prone Area

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 <http://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 www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

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Mildura Rural City Council

Land Information Certificate

Date of certificate: 13 February 2020

SECTION 229 LOCAL GOVERNMENT ACT 1989

Certificate No: 21777

Assessment No: 13818

Your Reference: 35272826-011-3

Applicant Details

Landata
DX 250639
EAST MELBOURNE VIC

Property Address: 15 Henderson Street OUYEN

Description: Lot: 3 Sec: 3 LP: 11312

Area: 1,012.0000 Square Metres

Capital Improved Value	\$85,000
Site Value	\$20,500
Net Annual Value	\$4,250
Base Date:	01/01/2019

RATES CHARGES AND OTHER MONIES: FOR THE 2019-2020 FINANCIAL YEAR

(Current rates and charges are payable in one lump sum by 15 February or by quarterly instalments due (1st) 30 September, (2nd) 30 November, (3rd) 28 February and (4th) 31 May of this financial year.)

Residential Rate	\$546.58
Waste Management - Mallee Towns	\$366.04
Residential Fire Levy (Fixed)	\$111.00
Residential Fire Levy (Variable)	\$5.61
Rate Arrears to 30/06/2019:	\$0.00
Interest to 13/02/2020:	\$0.00
Other Monies:	\$0.00
Less Rebates:	\$0.00
Less Payments:	-\$771.92
Total Rates & Charges Due:	\$257.31
Additional Monies Owed:	
Debtor Balance Owing:	
Total Rates & Charges & Additional Monies Owed:	\$257.31

Pay via BPay Biller Code: 93922

Reference Number: 138180

For further information contact

Rates Department
Mildura Rural City Council
PO Box 105, Mildura Vic 3502; or
DX 50014, Mildura
Telephone: (03) 5018 8122

Certificate updates

Certificates are valid for 90 days from the original date of issue. Updates may be requested by the applicant only. All update requests must be submitted via the following email address:
helpdesk-revenue@mildura.vic.gov.au



Mildura Rural City Council

Land Information Certificate

Date of certificate: 13 February 2020

SECTION 229 LOCAL GOVERNMENT ACT 1989

Certificate No: 21777

Assessment No: 13818

Your Reference: 35272826-011-3

Property Address: 15 Henderson Street OUYEN 3490

Description: Lot: 3 Sec: 3 LP: 11312

This certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the **Local Government Act 1989**, the **Local Government Act 1958** or under a local law of the Council.

There are no monies owed for works under the **Local Government Act 1958** or earlier act.

There are no monies owed under Section 94(5) of the **Electricity Industry Act 2000**.

There is no potential liability for rates under the **Cultural and Recreational Lands Act 1963**.

There is not any 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 of the **Subdivision Act 1988** or the **Local Government Act 1958**.

There are not any notices or orders on the land that have been served by Council under the **Local Government Act 1958**, **Local Government Act 1989**, any other Act or regulation, or under a local law of the Council, which have a continuing application as at the date of this certificate.

There is not a potential liability for the land to become rateable under Section 173 or 174A of the **Local Government Act 1989** unless stated in 'Please Note'.

There is no money owed under Section 227 of the **Local Government Act 1989**.

This certificate is not required to (and does not) 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.

PLEASE NOTE:

I hereby certify that the information given in this certificate is a true and correct disclosure of rates and other monies payable to the Mildura Rural City Council as at the above date, together with any notices served pursuant to the Local Government Act, Local Law or any other Act.

..... DELEGATED OFFICER

RECEIPT OF \$27.00 ACKNOWLEDGED, BEING THE FEE FOR THIS CERTIFICATE.



GWMWater

11 McLachlan Street
(PO Box 481)
Horsham Victoria 3402

Tel: 1300 859 961

Fax: 03 5381 9881

Email: info@gwmwater.org.au

Website: www.gwmwater.org.au

Domantay Legal Pty Ltd
C/- InfoTrack C/- Landata
Level 1, 2 Lonsdale Street
MELBOURNE VIC 3000

Your Ref: 35272826-022-9
Statement No: CER2019/01446
Property No: 145146
Valid Date: 12/02/2020
Settlement Date: 12/02/2020

Information Statement

Water Act 1989, Section 158

Statement of encumbrances, works required, outstanding matters, tariffs and other charges including outstanding amounts and other information which the Corporation considers relevant for the property known as:

15 Henderson Street OUYEN VIC 3490

Title(s):

L3 LP11312 V10959 V725 OUYEN

Owner(s):

Vinaur Investments Pty Ltd
Trustee Of A Trust Vinaur Investment Trust

Account Calculations:

Fees and Charges (including interest)	\$0.00
Scheme Arrears	\$0.00
Total amount in arrears:	\$0.00
<small>(Amounts below do not include any pensions rebates or concessions)</small>	
Charges to: 12/02/2020 (from page 2)	\$109.28
Total amount:	\$109.28

Info Stmt No: CER2019/01446

Property Address: 15 Henderson Street OUYEN VIC 3490

Details for Services provided and their tariffs:

METERED SERVICE: 29538 (20mm) Meter Number: 19V35753T	
Water SAC Residential 20mm: From 01/01/20 To 12/02/20 = 42 days @ 124.44¢ per day =	\$52.26
Wastewater Service Availability: From 01/01/20 To 12/02/20 = 42 days @ 135.76¢ per day =	\$57.02

----- PLEASE NOTE -----

1. In accordance with Section 275(1) of the *Water Act 1989*, the person/s who becomes the owners of a property must pay any amount that is under Section 274 (4a) a charge on that property. All unpaid charges must be paid in full upon settlement.
2. The statement may include estimate volumetric consumption from the last meter read. Should you require a special reading this may be applied for upon payment of a \$33.65 fee.
3. All measurements used for encumbrances are to be assumed to be estimations of locations. Further details should be obtained from the Corporation before works are commenced.

AMOUNTS SHOULD BE CONFIRMED PRIOR TO SETTLEMENT

Encumbrances and other information:

This property is subject to encumbrances resulting from works of the Corporation. There are no works, matters or other details to be disclosed.

An update is recommended closer to settlement date to reflect any new charges raised, meter readings or payments received. Please note that statements will only be updated for three months after the valid date.

The Water Service Availability Charge will vary dependent on the property owner's concession entitlements.

Tenant is responsible for water consumption. When tenant vacates property a \$33.65 special meter reading fee will be applied to this account.

B-Pay Biller Code: 79855 Account Reference Number: 2373831

Comments:

Signed



Authorised Officer
Steven Briggs, Manager Customer Services

LANDATA® Property Enquiry Application Form

This application was lodged on 12-02-2020 using the LANDATA® System.	Agency Ref. Code Agency Application No
AUTHORITY: 530 GRAMPIANS WIMMERA-MALLEE RURAL WATER (Urban) P.O. Box 481 Horsham 3402	Municipal Property No. CPN=13818(NRE) Standard Parcel Identifiers: 3-3\LP11312 CERTIFICATE NAME: Water Information Statement FEE ENCLOSED: \$68.15
VENDOR: Vinaur Investment Trust ✓	PURCHASER: N/A, N/A
NAME AND ADDRESS OF REG'D PROP. IF NOT VENDOR:	VENDORS SOLICITOR:
APPLICANT: C/O LANDATA® * Domantay Legal Pty Ltd C/- InfoTrack c/o LANDATA (fax 9194 0616) DX 250639 or GPO Box 527 Melbourne, Victoria 3001 DX No: 250639	Applicant's Reference: 35272826-022-9 ✓ Total Sale Price: \$0 Auction/Settlement Date: 12/02/2020 ✓ Terms of Sale: Contract Date: Applicant's Telephone No: 1800 738 524
Street No., Street, Road, etc. 15 HENDERSON STREET ✓	Town or Suburb OUYEN ✓
Lot No./Plan No Lot 3 Block 3 LP11312 ✓	Municipality Postcode RURAL CITY OF MILDURA 3490
Volume/Folio or Book/Memorial 10959/725 ✓	
Crown Description(s)	
Additional References or Comments V11 G3,V540 J9	Parish Name of Directory Ouyen ✓
Map Reference 145146	
Please return certificate to LANDATA® via: E-mail: Landata.online@victorianlrs.com.au (preferred) DX 250639 Melbourne Post: GPO Box 527 Melbourne, Victoria 3001	
* Please quote this number on your certificate LANDATA® Ref: 35272826-022-9	

Enc ✓
 Tenant ✓
 F/T ✓
 H/L ✓
 20mm ✓
 Sewer scheme: paid/plans ✓
 2373831 ✓

CHECKED
 12/2/20

PROCESSED
 12/2/2020



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REGISTER SEARCH STATEMENT Land Titles Office, Victoria

Page 1

VOLUME 10959 FOLIO 725

Security no : 124081598524F
Produced 12/02/2020 11:21 AM

LAND DESCRIPTION

Lot 3 Block 3 on Plan of Subdivision 011312.
PARENT TITLE Volume 08084 Folio 213
Created by instrument AE511693J 28/07/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VINAUR INVESTMENTS PTY LTD of 22 FULLHAM GROVE RESERVOIR VIC 3073
AR725594E 05/12/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR875270S 25/01/2019
AFSH NOMINEES PTY 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 LP011312 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: 15 HENDERSON STREET OUYEN VIC 3490

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 25/01/2019

DOCUMENT END

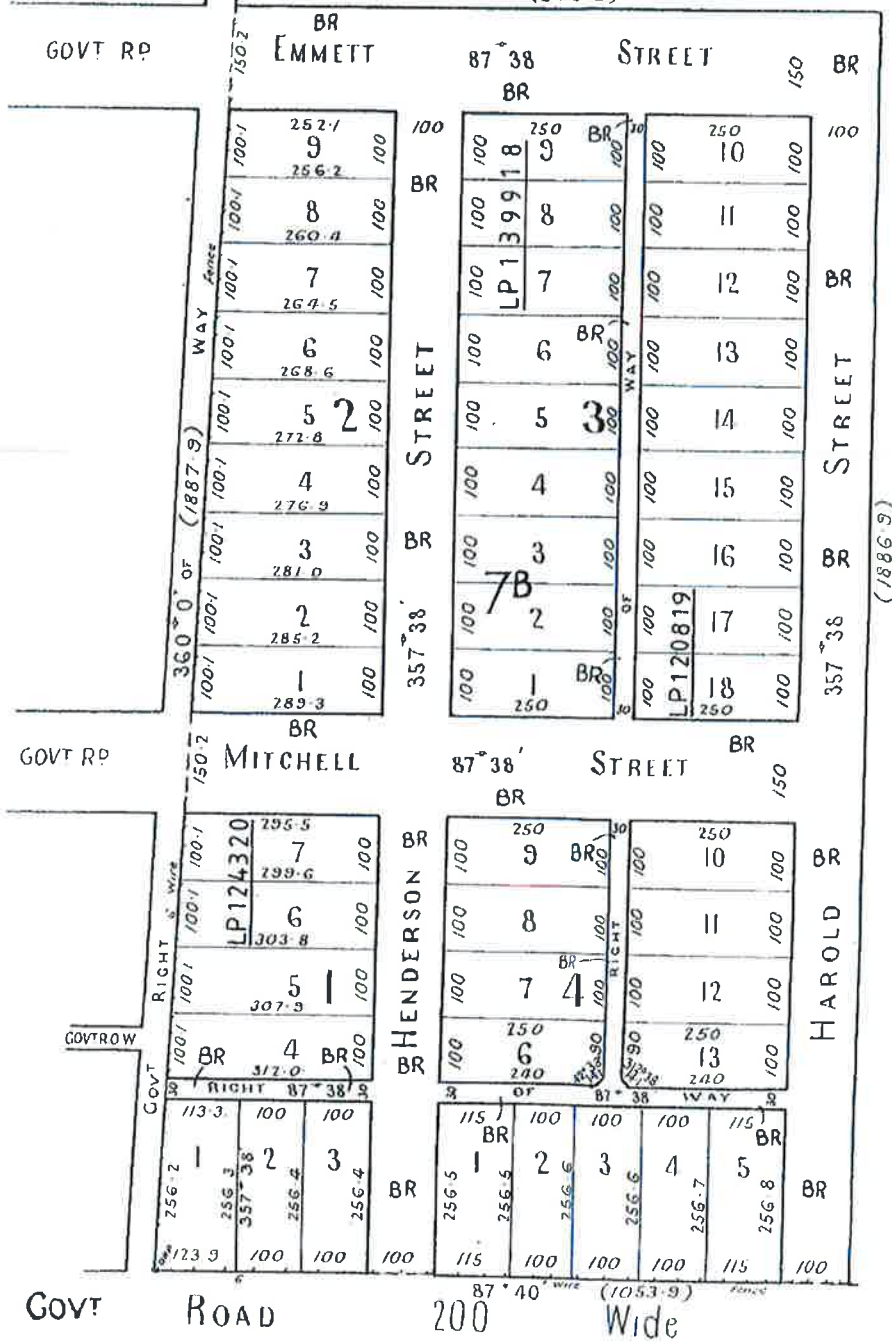
**Plan of Subdivision of
 CROWN ALLOT. 7B
 Parish of OUYEN County of KARKAROOO
 LAND IN THE MALLEE COUNTRY FOR
 THE PURPOSES OF THE LAND ACT**
 VOL 5075 FOL 925

LP 11312
 EDITION 2
 PLAN MAY BE LODGED 23-2-1926

COLOUR CODE
 BR = BROWN
 ROADS COLOURED BROWN

Measurements are in Links
 Conversion Factor
 LINKS X 0.201168 = METRES
 DEPTH LIMITATION: 50 FEET
 (975.9)

APPURTENANCIES
 AS TO LOT 2 BLOCK 4
 TOGETHER WITH A RIGHT OF CARRIAGEWAY
 OVER THE ROADS COLOURED BROWN



MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

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

**PLAN NUMBER
LP 11312**

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
THIS PLAN		APPURTENANCY NOTATION ADDED				2	AD

GWMWater GIS Plan

Legend

- Sewer System Valves
- Air Sewer
- Scour Sewer
- Out Of Service Sewer
- Maintenance Flushing Point
- Maintenance Hole
- Out Of Service
- Maintenance Shaft
- Gravity Sewer
- Out Of Service Sewer
- Pressure Sewer
- Rising Sewer
- Water Service Connections
- Water Hydrants
- Air Valve, Water
- Scour Valve, Water
- Ball, Water
- Butterfly, Water
- Cylinder, Water
- Gate, Water
- Penstock, Water
- Water Mains Reclaim
- Water Main, Urban
- Water Mains Headworks
- Water mains, Rural
- Water mains Out Of Service

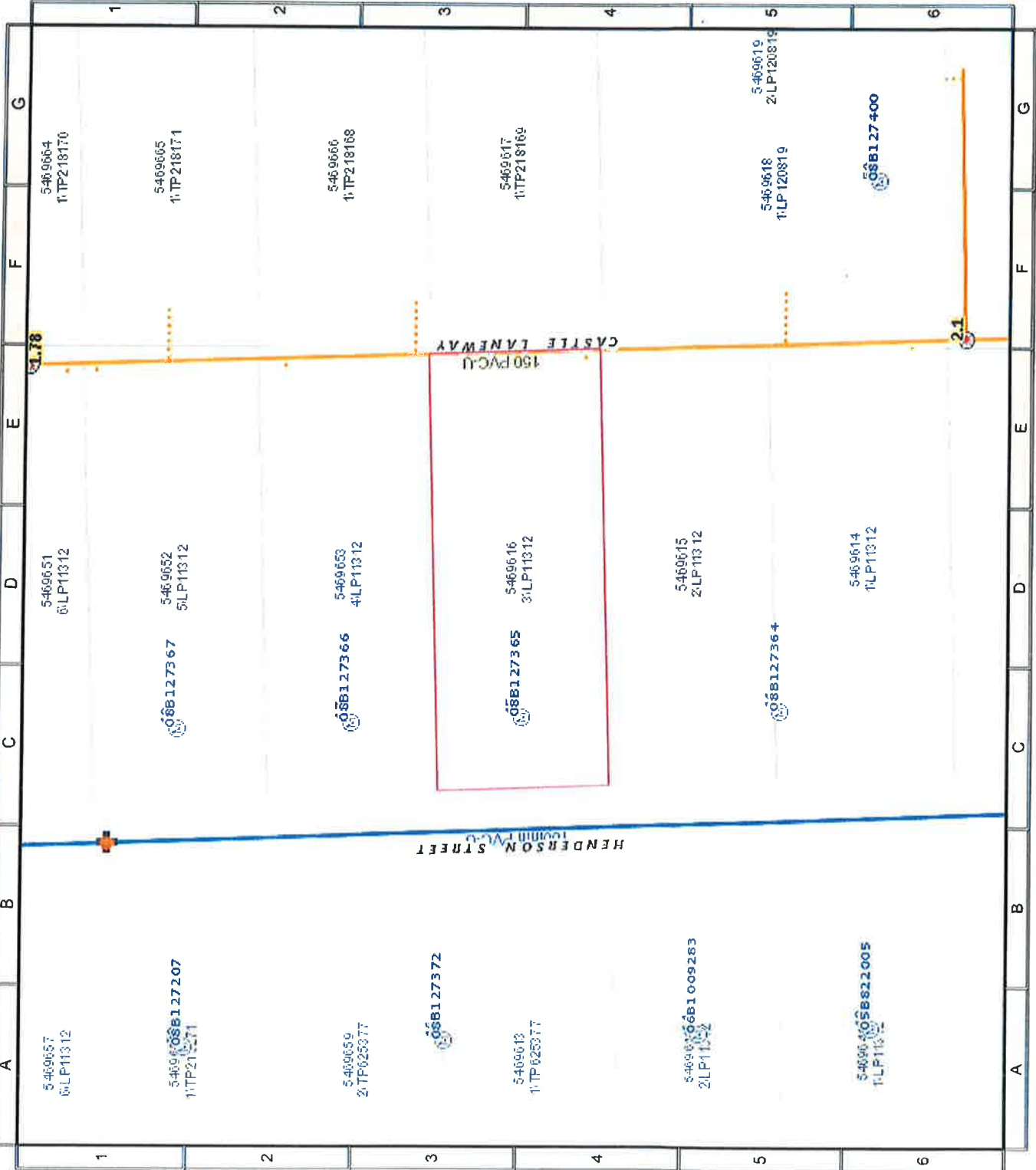
File Material Types	Material	Color	Line Style	Symbol
AC	Concrete	Grey	Solid	
AS	Asphalt	Black	Solid	
CC	Cast Iron	Brown	Solid	
CP	Copper	Red	Solid	
CS	Cast Steel	Black	Solid	
CU	Copper	Red	Solid	
FC	Fiberglass	Green	Solid	
GL	Galvanized	Blue	Solid	
GP	Galvanized	Blue	Solid	
GR	Galvanized	Blue	Solid	
HDPE	High Density Polyethylene	Black	Solid	
LDPE	Low Density Polyethylene	Black	Solid	
MC	Metallic	Black	Solid	
MS	Metallic	Black	Solid	
NP	Natural Gas	Red	Solid	
PC	Polyethylene	Black	Solid	
PVC-U	Polyvinyl Chloride	Black	Solid	
RP	Rubber	Black	Solid	
SC	Steel	Black	Solid	
UC	Unreinforced Concrete	Black	Solid	
W	Water	Blue	Solid	
WC	Water	Blue	Solid	
WD	Water	Blue	Solid	
WV	Water	Blue	Solid	
WV	Water	Blue	Solid	

Scale: 1:637
Original Sheet Size: A4
Date: 12/02/2020

Condition of Use:
Geographic Information System (GIS) information is provided by GWMWater to external parties on the understanding it will only be used for the project intended. The information provided must not be used in whole or in part for any other use without prior approval from GWMWater. The information is intended to be indicative only. External parties should make their own enquiries to ensure the accuracy of the information. GWMWater takes no responsibility for inaccurate or misleading data.

Contact:

11 Macsinger Street,
North Sydney
TELEPHONE: 1300 666 981
FACSIMILE: (03) 531 9881
EMAIL: info@gwmwater.org.au
WEBSITE: <http://www.gwmwater.org.au>



Land Tax Clearance Certificate

Land Tax Act 2005



INFOTRACK / DOMANTAY LEGAL PTY LTD

Your Reference: 20/SG/1031
Certificate No: 34458350
Issue Date: 12 FEB 2020
Enquiries: ESYSPROD

Land Address: 15 HENDERSON STREET OUYEN VIC 3490

Land Id	Lot	Plan	Volume	Folio	Tax Payable
32304822	3	11312	10959	725	\$71.00

Vendor: VINAUR INVESTMENT TRUST
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
VINAUR INVESTMENT TRUST	2020	\$20,500	\$71.00	\$0.00	\$71.00

Comments: Land Tax will be payable but is not yet due - please see note 6 on reverse.

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:	\$85,000
SITE VALUE:	\$20,500
AMOUNT PAYABLE:	\$71.00

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

Certificate No: 34458350

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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:
 - a. vendor, or
 - b. purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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).
13. 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 = \$0.00

Taxable Value = \$20,500

Calculated as \$0 plus (\$20,500 - \$0) multiplied by 0.000 cents.

Land Tax Clearance Certificate - Payment Options

BPAY 	Billier Code: 5249 Ref: 34458350
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: 34458350
Visa or Mastercard.	
Pay via our website or phone 13 21 61. A card payment fee applies.	
sro.vic.gov.au/paylandtax	



Lease Renewal - Schedule

- Item 1: DATE OF AGREEMENT: 17th February, 2020
- Item 2: LANDLORD/S: Name: VINAUR Investement Pty Ltd
Address: Gordon Agencies 671 Koorlong Ave Irymple 3498
- Item 3: AGENT: Registered Business Name: Gordon Agencies Irymple
ABN: 84 100 629 650
Address: 671 Koorlong Avenue, Irymple
Telephone: 50 246855 Facsimile: 50245855
- Item 4: TENANT: (1) Name: Wilma Sherwell & Phillip Smith
Address: 15 Henderson St., Ouyen VIC 3490
(2) Name:
Address:
- Item 5: PREMISES: 15 Henderson St., Ouyen VIC 3490 CODE: 844
- Item 6: RENTAL: \$185.00 per week payable fortnightly and kept 2 weeks in advance
- Item 7: COMMENCING ON: **24/03/2020**
- Item 8: RENTAL PAYMENTS TO AGENT AT: 671 Koorlong Avenue, Irymple
- Item 9: BOND: \$737.00 Paid to landlord/Agent on 24/03/2014
- Item 10: URGENT REPAIRS: The Landlord Authorises the Agent to undertake urgent repairs \$1,800.00
For urgent repairs PH. 0419 383798 Plumber, / 0427 054082 Electrician

*FIXED TERM AGREEMENT

- Item 11: TERM: 12 Months
Item 12: COMMENCEMENT DATE: 24th March, 2020
Item 13: TERMINATION DATE: 23rd March, 2021


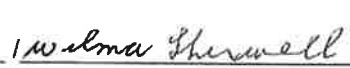
*PERIODICAL TENANCY

- Item 14: COMMENCEMENT DATE: / /

Signed by the Landlord/Gordon Agencies FOR & ON BEHALF OF: VINAUR Investement Pty Ltd



(Landlord/Agent)

Signed by the Tenant  

(Tenant/s)