# 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	30 Railway Terrace, Ouyen 3490		
Vendor's name	Maher Samir Khalli	Date / /	
Vendor's signature	M	2	
Purchaser's name	1 × 6	Date / /	
Purchaser's signature		a en	
Purchaser's name	· · · · · · · · · · · · · · · · · · ·	Date /	
Purchaser's signature	N ==	17	

### **FINANCIAL MATTERS**

2.

3.

3.3 Designated Bushfire Prone Area

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
	То
	Other particulars (including dates and times of payments):
1.3	Terms Contract
	This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.
	Not Applicable.
1.4	Sale Subject to Mortgage
	This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.
	Not Applicable.
IN:	BURANCE
	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.
LA	ND USE
3.1	Easements, Covenants or Other Similar Restrictions
	(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered): -
	Is in the attached copies of title documents.
	(b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:
	To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.
	Property is tenanted to Khaitlyn Campbell-Barsby – see attached Lease
3.2	Road Access
	There is NO access to the property by road if the square box is marked with an 'X'

 $\boxtimes$ 

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:

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:

	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:
	Nii.

### 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 contained in the attached certificate.

### 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	Gas supply 🗵	Water supply	Sewerage	Telephone services

### 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.)

Is attached.

### 13. ATTACHMENTS

(Any certificates	, documents and	other attachments may	y be annexed to	this section 1	3)
-------------------	-----------------	-----------------------	-----------------	----------------	----

(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

### 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 <u>Due diligence checklist page on the Consumer Affairs Victoria website</u> (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.

(04/10/2016)



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

VOLUME 09606 FOLIO 216

Security no: 124076048105U Produced 07/02/2019 03:31 PM

LAND DESCRIPTION

Lot 17 on Plan of Subdivision 148290C. PARENT TITLE Volume 09562 Folio 440 Created by instrument LP148290C 07/05/1985

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MAHER SAMIR KHALIL of 1 MORA AVENUE OAKLEIGH VIC 3166

AK622114H 27/09/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM549501P 10/02/2016

WESTPAC BANKING CORPORATION

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 LP148290C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

ŅIL

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

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

Street Address: 30 RAILWAY TERRACE OUYEN VIC 3490

ADMINISTRATIVE NOTICES

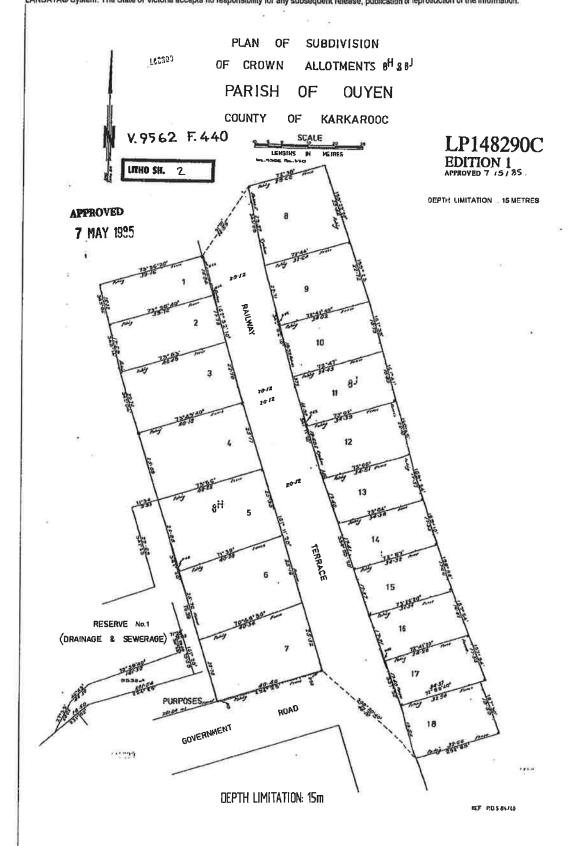
MIT.

eCT Control 16320Q WESTPAC BANKING CORPORATION Effective from 22/10/2016

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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# PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987 and the Planning and Environment Regulations 2005

VENDOR
KHALIL, MAHER SAMIR
KHALL, WAHER SAMIK
PURCHASER
REFERENCE
4433

This certificate is issued for:

LOT 17 PLAN LP148290 ALSO KNOWN AS 30 RAILWAY TERRACE OUYEN MILDURA RURAL CITY

The land is covered by the:
MILDURA PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a

**TOWNSHIP ZONE** 

- is within a

**HERITAGE OVERLAY (HO316)** 

A detailed definition of the applicable Planning Scheme is available at : (http://planningschemes.dpcd.vic.gov.au/schemes/mildura)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:

(http://vhd.heritage.vic.gov.au/)

07 February 2019 Hon. Richard Wynne MP Minister for Planning Additional site-specific controls may apply. The Planning Scheme Ordinance should be checked carefully.

The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

LANDATA®
2 Lonsdale Street
Melbourne VIC 3000
Tel: (03) 9194 0606

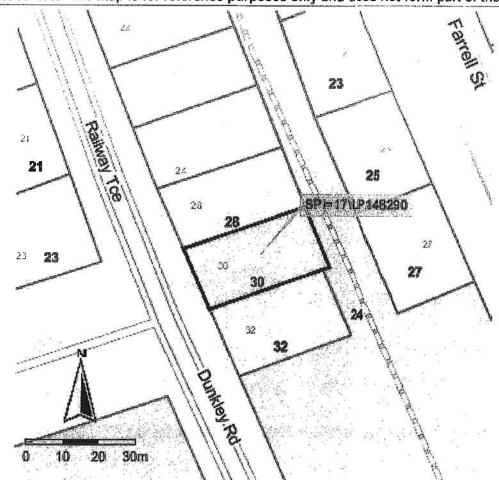


The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9194 0606 or email landata.enquiries@delwp.vic.gov.au.

Please note: The map is for reference purposes only and does not form part of the certificate.



Copyright @ State Government of Victoria. Service provided by maps.land.vic.gov.a

### Choose the authoritative Planning Certificate

### Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.

Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

### **Privacy Statement**

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statule. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third purp except as required by law.





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

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Campbell & Shaw C/- InfoTrack 135 King St SYDNEY 2000 AUSTRALIA

Client Reference: 4433

NO PROPOSALS. As at the 7th February 2019, 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®.

30 RAILWAY TERRACE, OUYEN 3490 RURAL CITY OF MILDURA

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: 7th February 2019

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 30790036 - 30790036153158 4433

# **Land Information Certificate**

Date of certificate: 8 February 2019



SECTION 229 LOCAL GOVERNMENT ACT 1989

Certificate No: Assessment No: 19761 11849

Your Reference:

30790036-011-2

### **Applicant Details**

Landata DX 250639 EAST MELBOURNE

Property Address: 30 Railway Terrace OUYEN

Description:

Lot: 17 LP: 148290C

Area:

617.0000 Square Metres

Capital Improved Value

\$59,000

Site Value

\$13,000

Net Annual Value

\$2,950

Base Date:

01/01/2018

### RATES CHARGES AND OTHER MONIES: FOR THE 2018-2019 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	\$360.20
Municipal Charge Residential	\$100.00
Waste Management - Mallee Towns	\$357.11
Residential Fire Levy (Fixed)	\$109.00
Residential Fire Levy (Variable)	\$3.42
Rate Arrears to 30/06/2018:	\$0.00
Interest to 08/02/2019:	\$0.00
Other Monies:	\$0.00
Less Rebates:	\$0.00
Less Payments:	\$0.00
Total Rates & Charges Due:	<b>\$929.73</b>

### **Additional Monies Owed:**

**Debtor Balance Owing:** 

Total Rates & Charges & Additional Monles Owed:

\$929.73

Pay via BPay Biller Code: 93922

Reference Number: 118497

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

# **Land Information Certificate**

Date of certificate: 8 February 2019



SECTION 229 LOCAL GOVERNMENT ACT 1989

Certificate No:

19761 11849

Assessment No: Your Reference:

30790036-011-2

Property Address: 30 Railway Terrace OUYEN 3490

Description:

Lot: 17 LP: 148290C

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: Interest on outstanding amount will be raised after 15/03/2019 if unpaid.

Please apply for an updated certificate if settlement occurs after this date, or if payment in full cannot be submitted to Council by this date.

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 \$26.30 ACKNOWLEDGED, BEING THE FEE FOR THIS CERTIFICATE.



# Request For Building Information Pursuant to regulation 51 Building Regulation 2018

Applicant's Name and Address:

**MUNICIPAL BUILDING SURVEYOR** 

File:

Your Ref:

PA11849

30790036-013-6

Landata Landata.online@delwp.vic.gov.au		Date   8 February 2019			
Property Address:	roperty Address: 30 Railway Terrace – OUYEN				
	Lot 17 on Plan of Sub	division 148290C			
10	VOLUME 09606 FOLIC	216			
N.B. Please see page	2 for Salinity Statement	36.1			
Regulation 51 (1) (A) Details of any per	mit or certificate of final inspe	ection issued in the p	preceding 10 years		
Nil		2001.0			
(B) Details of any cur	rent statement issued under	regulation 64(1) or 2	31(2) of these regulations		
Nil					
(C) Details of any curr	ent notice or order issued by	the relevant building	g surveyor under the Act.		
Nil .			ž		
	/				

**N.B.** Please note that information on this form is taken from Council records and is **NOT** evidence that illegal building works do not exist in relation to this property.

# ATTACHMENT TO REQUEST FOR INFORMATION BUILDING REGULATION 51 SALINITY AFFECTING THE MUNICIPALITY

Some land within the municipality of the Mildura Rural City Council contains high levels of satt resulting in a condition commonly referred to as 'salinity'. Salinity can result in 'salt damp' or 'rising damp and salt attack' which can cause damage to certain building materials such as concrete and masonry.

Council recommends that you make your own inquiries regarding the presence of high salinity on land which you own or are considering to purchase.

If you are proposing to construct buildings on land in the municipality, you should ascertain whether or not special measures should be taken during the construction of these buildings to minimise any effects that salinity may have.

Council provides this information to assist you to make informed decisions about existing buildings or the construction of new buildings in high salinity areas.

Yours sincerely

**Mark Yantses** 

MUNICIPAL BUILDING SURVEYOR

MY/bt



11 McLachlan Street (PO Box 481) Horsham Victoria 3402

Tel: 1300 659 981 Fax: 03 5361 9881 Email: info@gwmwater.org.au Website: www.gwmwater.org.au

Campbell & Shaw C/- InfoTrack C/- Landata Level 1, 2 Lonsdale Street MELBOURNE VIC 3000 Your Ref: 30790036-022-8 Statement No: CER2018/01448

Property No: 145451 Valid Date: 11/02/2019 Settlement Date: 07/03/2019

# **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:

### 30 Railway Terrace OUYEN VIC 3490

Title(s):	4	21 - 21000000000000000000000000000000000
L17 P148290C V9606 F210	Parish Ouyen	
Owner(s):	m o	
M S Khalil		100 to

### **Account Calculations:**

Fees and Charg	es (including interest)	8		\$0.00
Scheme Arrears	3			\$0.00
Total amount is	n arrears:			\$0.00
(Amounts below do	o not include any pensions reb	ates or concessions)		
Charges to:	07/03/2019	(from page 2)		\$168.88
		-	Total amount:	\$168.88

Info Stmt No: CER2018/01448

Property Address: 30 Railway Terrace OUYEN VIC 3490

Details for Services provided and their tariffs:

METERED SERVICE: 27162 (20mm) Meter Number: 08B127160

Water SAC Residential 20mm: From 01/01/19 To 07/03/19 = 65 days @ 125.46¢ per day =

\$81.55

Wastewater Service Availability: From 01/01/19 To 07/03/19 = 65 days @ 134,35¢ per day =

\$87.33

### ---- 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 \$33.20 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 not 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 \$33.20 special meter reading fee will be applied to this account.

A sewerage scheme is in place for Ouyen. This property was declared serviced on the 1 July 2005 but may not be connected to the sewerage system. Sewer connection fees from 1 July 2018 are \$110.90.

B-Pay Biller Code: 79855 Account Reference Number: 2377543

Comments:

Signed

Authorised Officer Steven Briggs, Manager Customer Services

# **Land Tax Clearance Certificate**

### Land Tax Act 2005



INFOTRACK / CAMPBELL & SHAW

Your Reference:

1010193

Certificate No:

25741770

Issue Date:

07 FEB 2019

Enquiries:

**ESYSPROD** 

Land Address:

30 RAILWAY TERRACE OUYEN VIC 3490

Land Id

Lot

Plan

Volume

Folio

Tax Payable

20155160

17

148290

9606

216

\$119.63

Vendor:

MAHER KHALIL

Purchaser:

FOR INFORMATION PURPOSES

**Current Land Tax** 

Year

Taxable Value Proportional Tax Penalty/Interest

Total

MR MAHER SAMIR KHALIL

2019

\$13,000

\$121.37

\$0.00

\$119.63

Comments: Land Tax of \$121.37 has been assessed for 2019, an amount of \$1.74 has been paid. 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. To request an update for this certificate go to: www.sro.vic.gov.au/certificates

Paul Broderick

Commissioner of State Revenue

CAPITAL IMP VALUE: \$59.000

SITE VALUE:

\$13,000

AMOUNT PAYABLE:

\$119.63

# Land Tax Clearance Certificate - Remittance Advice

Certificate No:

Land ID:

25741770

20155160

State Revenue Office GPO Box 4376 **MELBOURNE VIC 3001** 

Amount Payable:

\$119.63

Please return this section with your payment. For further information refer overleaf. Do not mark below this line.

# Notes to certificates under Section 105 of the Land Tax Act 2005

Certificate No: 25741770

REVENUE
OPPICE
VICTORIA
ABN 76 773 193 331
SRO - 150 9001 Quadhy Certified

- 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.
- 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 fiability or the tax status of the land.
- A 'Nii' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax or vacant residential land tax.
- 5. 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 within 28 days after settlement.
- If the amount in 3. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from
  - a. the vendor, or
  - b. the purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO within 28 days after settlement.
- 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.

- 9. 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.
- 10. 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).

### For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP Land Tax  $\approx$  \$0.00

Taxable Value = \$13,000

Calculated as \$0 plus (\$13,000 - \$0) multiplied by 0.000 cents.

#### Further information

Internet www.sro.vic.gov.au

Email sro@sro.vic.gov.au

(Attn: Land Tax)

Phone 1321 61 (local call cost)

Fax 039628 6853

Mail State Revenue Office

GPO Box 4376 MELBOURNE VIC 3001

# Payment options

Make cheque payable to **State Revenue Office, Victoria** marked 'Not Negotiable' and return with the remittance advice to:



Payment by mail:

 State Revenue Office GPO Box 4376 MELBOURNE VIC 3001

### PLANNING PROPERTY REPORT



### **PROPERTY DETAILS**

Address:

30 RAILWAY TERRACE OUYEN 3490

Lot and Plan Number:

Lot 17 LP148290

Standard Parcel Identifier (SPI):

17\LP148290

Local Government Area (Council):

**MILDURA** 

www.mildura.vic.gov.au

Council Property Number:

11849

(artin) Wywalionillian Victoria (objekt 12 deliy 2015 Ose (1915)

Planning Scheme:

Mildura

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

Directory Reference:

VicRoads 540 H11

#### UTILITIES

Rural Water Corporation:

Grampians Wimmera Mallee Water

Urban Water Corporation: Grampian Wimmera Malle Water

outside drainage boundary

Melbourne Water: Power Distributor:

**POWERCOR** 

### **STATE ELECTORATES**

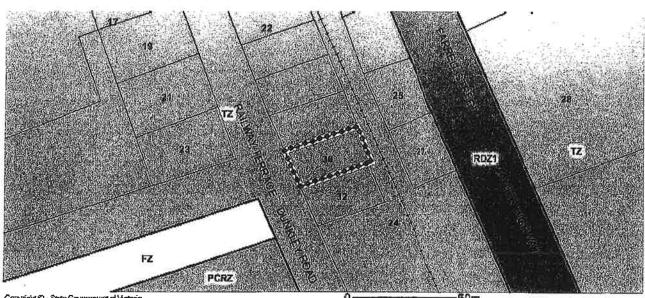
Legislative Council: NORTHERN VICTORIA

Legislative Assembly: MILDURA

### Planning Zones

### TOWNSHIP ZONE (TZ)

### SCHEDULE TO THE TOWNSHIP ZONE (TZ)



FZ - Farming

TZ - Township

PCRZ - Public Conservation & Resource

RDZ1 - Road - Category 1

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

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Natwithstanding 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 1982 (Vic).

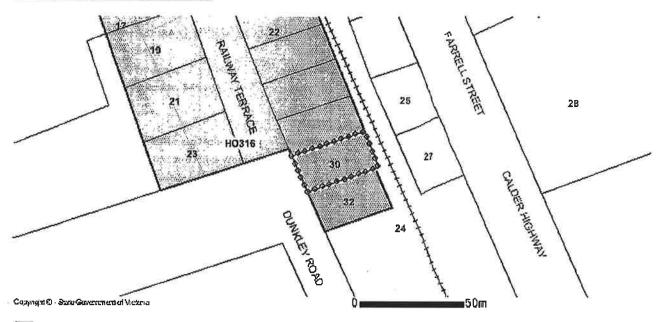
### **PLANNING PROPERTY REPORT**



Environment, Land, Water and Planning

### Planning Overlay

HERITAGE OVERLAY (HO) HERITAGE OVERLAY SCHEDULE (HO316)



MO - Heritage

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 6 February 2019.

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 abut 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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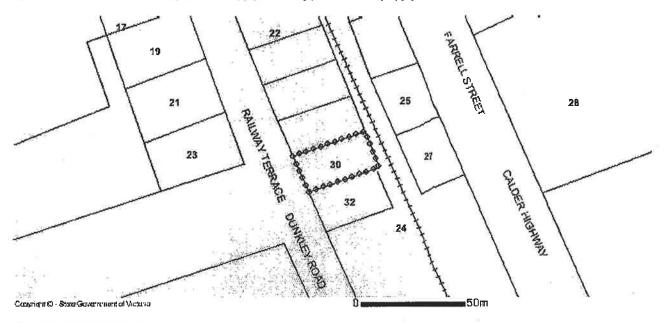
### PLANNING PROPERTY REPORT



### Designated Bushfire Prone Area

This property is in a designated bushfire prone area.

Special bushfire construction requirements apply. Planning provisions may apply.



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 bullding 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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### **MAHER SAMIR KHALIL**

to

### **CONTRACT OF SALE OF REAL ESTATE**

Property: 30 Railway Terrace, Ouyen 3490

## **CAMPBELL & SHAW LAWYERS**

Lawyers 30 Chester Street Oakleigh Vic 3166

Tel: (03) 9568 4077 Fax: (03) 9569 5432 Ref: DHS:VK:1010193