

Vendors Section 32 Statement

VENDOR

Wentworth Close Pty Ltd
ATO R & L Mills Family Trust

PROPERTY

5 Coombes Road,
Terang, VIC, 3264

**VENDORS STATEMENT TO THE PURCHASER
OF REAL ESTATE PURSUANT TO
SECTION 32 OF THE SALE OF LAND ACT 1962**

VENDOR **Wentworth Close Pty Ltd as trustee of R & L Mills Family Trust**

PROPERTY The land described in Certificate of Title Volume 4999 Folio 727, Volume 3083 Folio 442, Volume 5763 Folio 551, Volume 9888 Folio 814, Volume 6530 Folio 871, Volume 9888 Folio 815, Volume 9888 Folio 816 and Volume 7546 Folio 091 being the property situated at 5 Coombes Road, Terang, VIC, 3264.

A Financial matters in respect of the land

- (a) Particulars of any mortgage (whether registered or unregistered over the land, which is not to be discharged before the purchaser becomes entitled to possession or to the receipt of rents and profits:

Nil

- (b) Particulars of any charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under the charge:

Nil

- (c) The amount of any rates, taxes, charges or other similar outgoings (including any Owners Corporation charges) AND any interest payable on any part of them:

As contained in the attached certificate/s.

The Purchaser may become liable (in consequence of the purchase of the property) for a proportion of current rates and will be liable for all future rates.

Depending on the Contract of Sale, the Purchaser *may* be liable for GST as a consequence of the purchase of the property which tax shall be no more than ten percent of the purchase price of the property and any chattels.

B Insurance details

- (a) Particulars of the vendor's insurance policy in respect of any damage to or destruction of the land (only required if the contract for the sale of the land 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

- (b) Particulars of any insurance required under section 137B of the Building Act 1993 (only required if there is a residence on the land constructed within the preceding 6 years by an Owner-Builder):

No such insurance has been effected

C Land use matters

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

As set out in the attached copies of the title document/s.
Sewers/drains if any may be laid outside registered easements.

- (a)(ii) Particulars of any existing failure to comply with their terms are as follows:

None so far as the vendor is aware

- (b) Is the land in a bushfire prone area within the meaning of the regulations made under section 192A of the Building Act 1993?

Yes

- (c) Is there access to the property by road?

Yes

- (d) Planning Scheme Information

As contained in the attached certificate.

D Notices made in respect of the land

- (a) 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, of which the vendor might reasonably be expected to have knowledge:

none to the vendor's knowledge, apart from the usual rates notices.

- (b) Whether there are any 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:

none to the vendor's knowledge.

- (c) Particulars of any notice of intention to acquire served under section 6 of the **Land Acquisition and Compensation Act 1986**:

Not applicable

The vendor has no means of knowing of the decisions of all the public authorities and government departments affecting the property unless these have been communicated to the vendor.

E Building permits issued

If there is a residence on the land, particulars of any building permit issued under the **Building Act 1993** in the preceding 7 years in relation to a building on the land:

No such approvals have been granted.

F Disclosure of non-connected services

The following services are **not** connected to the land:

- (a) gas supply;
- (b) sewerage.

G Evidence of title

Attached are copies of the following documents concerning title to the land:

- (a) the Register Search Statement;
- (b) the title plan or plan of subdivision (being the document referred to as the diagram location in the Register Search Statement).

DATE OF THIS STATEMENT: the 12th day of January 2021



Signature/s of the Vendor

THE PURCHASER ACKNOWLEDGES receipt of this statement signed by the Vendor before the Purchaser signed any Contract.

DATE OF THIS ACKNOWLEDGEMENT: the _____ day of _____ 20____

Signature/s of the Purchaser

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 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





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

Page 1 of 1

VOLUME 04999 FOLIO 727

Security no : 124087219065W
Produced 18/12/2020 09:44 AM

LAND DESCRIPTION

Crown Allotment 7 Section 5A and Crown Allotment 1 Section 6A Parish of Keilambete.

PARENT TITLE Volume 01855 Folio 997

Created by instrument 1219919 15/06/1925

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

WENTWORTH CLOSE PTY LTD of 49 FLETCHER ST ESSENDON
P049346A 02/03/1989

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP346865S FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

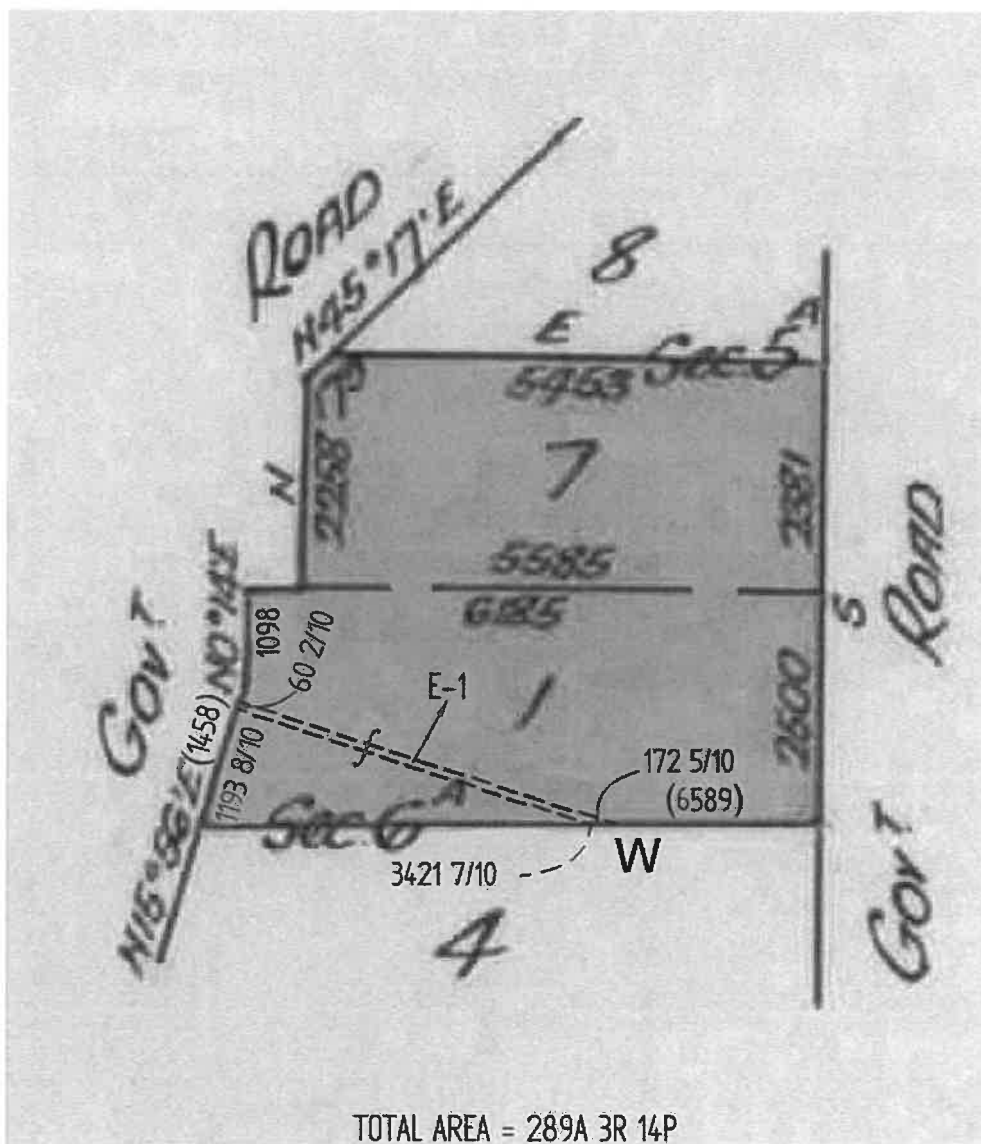
DOCUMENT END

TITLE PLAN		EDITION 1	TP 346865S
Location of Land Parish: KEILAMBETE Township: Section: 5A 6A Crown Allotment: 7 1 Crown Portion: Last Plan Reference: Derived From: VOL 4999 FOL 727 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	

Description of Land / Easement Information

E-1 = EASEMENT TO STATE ELECTRICITY COMMISSION OF VICTORIA
 CREATED BY C/E 1797854

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
 COMPILED: 08/03/2000
 VERIFIED: AK





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

Page 1 of 1

VOLUME 03083 FOLIO 442

Security no : 124087219058E
Produced 18/12/2020 09:44 AM

LAND DESCRIPTION

Lot 1 on Title Plan 342158R (formerly known as part of Crown Allotment 4 Section 6A Parish of Keilambete).
PARENT TITLE Volume 02128 Folio 589
Created by instrument 0513023 29/09/1905

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
WENTWORTH CLOSE PTY LTD of 49 FLETCHER ST ESSENDON
P049346A 02/03/1989

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 TP342158R 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: 5 COOMBES ROAD TERANG VIC 3264

DOCUMENT END

TITLE PLAN		EDITION 1	TP 342158R
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Location of Land

Parish: KEILAMBETE
 Township:
 Section: 6A
 Crown Allotment: 4(PT)
 Crown Portion:

Last Plan Reference:

Derived From: VOL 3083 FOL 442
 Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

**E-1 = EASEMENT TO STATE ELECTRICITY COMMISSION OF VICTORIA
 CREATED BY C/E 2345461**

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
 COMPILED: 03/03/2000
 VERIFIED: MP

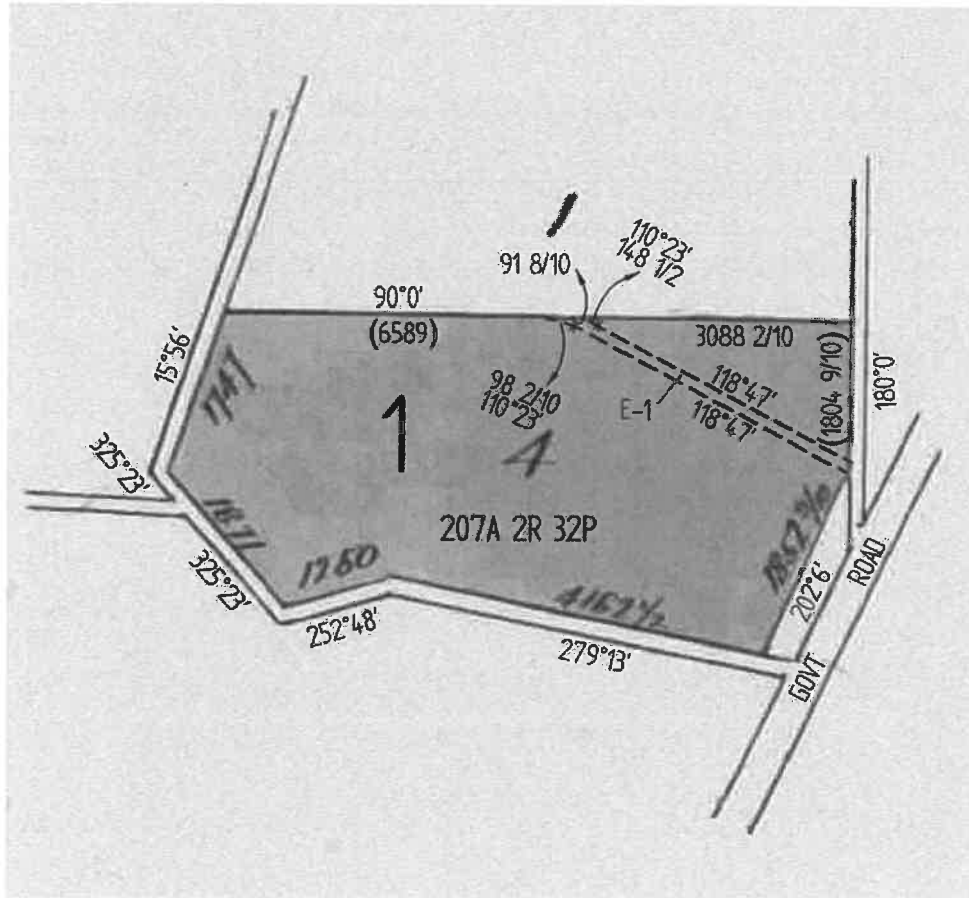


TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	
PARCEL 1 = CA 4 (PT)	



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

Page 1 of 1

VOLUME 05763 FOLIO 551

Security no : 124087219048Q
Produced 18/12/2020 09:44 AM

LAND DESCRIPTION

Lots 6 and 7 on Plan of Subdivision 006010.
PARENT TITLE Volume 03336 Folio 137
Created by instrument 1489930 12/10/1931

REGISTERED PROPRIETOR

Estate Fee Simple
As to 1 of a total of 3 equal undivided shares
Sole Proprietor
WENTWORTH CLOSE PTY LTD of 49 FLETCHER STREET ESSENDON
P049346A 02/03/1989

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP006010 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

OTHER TITLES WITH INTERESTS AFFECTING THIS LAND
9888/814

DOCUMENT END



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

Page 1 of 1

VOLUME 09888 FOLIO 814

Security no : 124087219050N
Produced 18/12/2020 09:44 AM

LAND DESCRIPTION

Lots 6 and 7 on Plan of Subdivision 006010.
PARENT TITLE Volume 05763 Folio 551
Created by instrument N819489Q 07/11/1988

REGISTERED PROPRIETOR

Estate Fee Simple
As to 2 of a total of 3 equal undivided shares
Sole Proprietor
WENTWORTH CLOSE PTY LTD of 49 FLETCHER ST ESSENDON
P049346A 02/03/1989

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP006010 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

OTHER TITLES WITH INTERESTS AFFECTING THIS LAND
5763/551

DOCUMENT END



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

VOLUME 06530 FOLIO 871

Security no : 124087219053K
Produced 18/12/2020 09:44 AM

LAND DESCRIPTION

Lot 8 on Plan of Subdivision 006010.
PARENT TITLE Volume 05763 Folio 550
Created by instrument 1834814 10/10/1941

REGISTERED PROPRIETOR

Estate Fee Simple
As to 1 of a total of 3 equal undivided shares
Sole Proprietor
WENTWORTH CLOSE PTY LTD of 49 FLETCHER STREET ESSENDON
P049346A 02/03/1989

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP006010 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

OTHER TITLES WITH INTERESTS AFFECTING THIS LAND
9888/815

Street Address: 5 COOMBES ROAD TERANG VIC 3264

DOCUMENT END



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

VOLUME 09888 FOLIO 815

Security no : 124087219056G
Produced 18/12/2020 09:44 AM

LAND DESCRIPTION

Lot 8 on Plan of Subdivision 006010.
PARENT TITLE Volume 06530 Folio 871
Created by instrument N819489Q 07/11/1988

REGISTERED PROPRIETOR

Estate Fee Simple
As to 2 of a total of 3 equal undivided shares
Sole Proprietor
WENTWORTH CLOSE PTY LTD of 49 FLETCHER ST ESSENDON
P049346A 02/03/1989

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP006010 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

OTHER TITLES WITH INTERESTS AFFECTING THIS LAND
6530/871

Street Address: 5 COOMBES ROAD TERANG VIC 3264

DOCUMENT END

PLAN OF SUBDIVISION OF
 CROWN ALLOTMENTS 1 & 6 AND
 PART OF CROWN ALLOTMENT 2 SEC.30 AND
 CROWN ALLOTMENTS 6, 7 & 13 AND
 PART OF CROWN ALLOTMENTS 8, 9, 10, 11 & 12 SEC. 19

PARISH OF TERANG

COUNTY OF HAMPDEN
 VOL.3336 FOL.137

Measurements are in Links
 Conversion Factor
 LINKS x 0.201168 = METRES

LP 6010

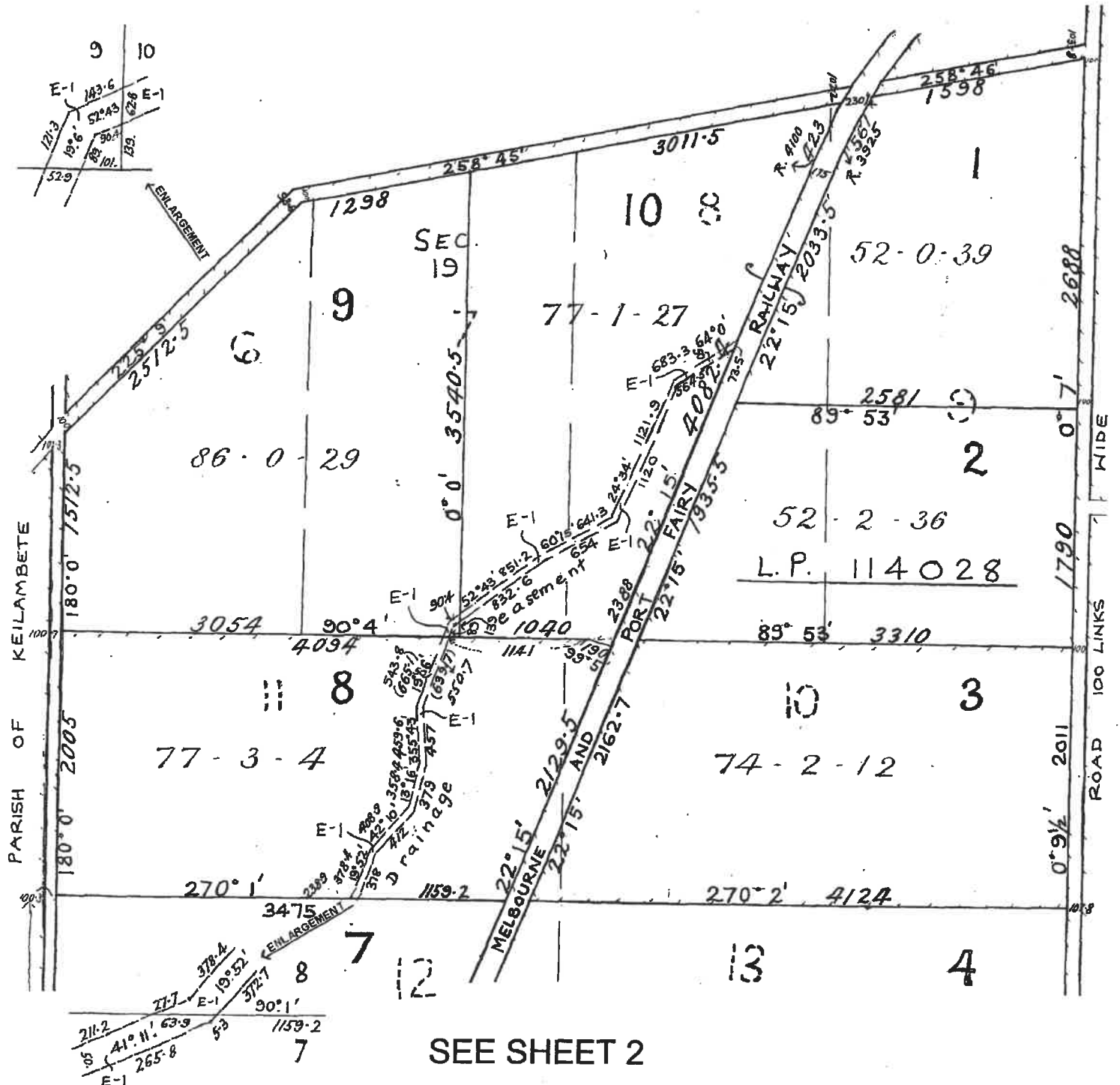
EDITION 1
 PLAN MAY BE LODGED
 4/3/13

2 SHEETS
SHEET 1

COLOUR CODE

E-1 = BLUE

PLAN AMENDED 23/3/1942

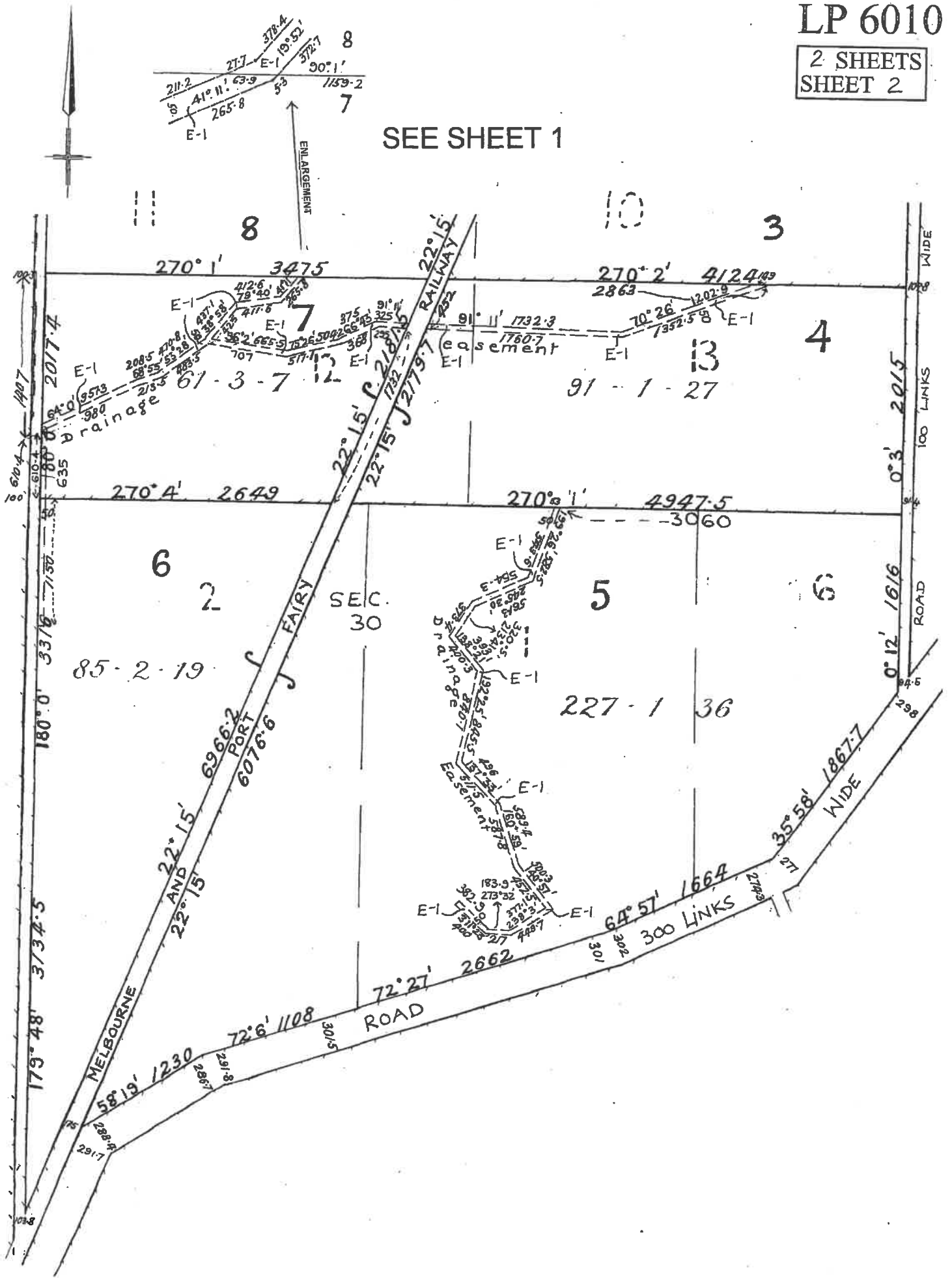


SEE SHEET 2

LP 6010

2 SHEETS
SHEET 2

SEE SHEET 1





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

Page 1 of 1

VOLUME 09888 FOLIO 816

Security no : 124087219060B
Produced 18/12/2020 09:44 AM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 886260Q (formerly known as Crown Allotment 8 Section 5A, part of Crown Allotment 9 Section 5A Parish of Keilambete).
PARENT TITLE Volume 07546 Folio 091
Created by instrument N819489Q 07/11/1988

REGISTERED PROPRIETOR

Estate Fee Simple
As to 2 of a total of 3 equal undivided shares
Sole Proprietor
WENTWORTH CLOSE PTY LTD of 49 FLETCHER STREET ESSENDON
P049346A 02/03/1989

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 TP886260Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

OTHER TITLES WITH INTERESTS AFFECTING THIS LAND
7546/091

DOCUMENT END



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

VOLUME 07546 FOLIO 091

Security no : 124087219051M
Produced 18/12/2020 09:44 AM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 886260Q (formerly known as Crown Allotment 8 Section 5A, part of Crown Allotment 9 Section 5A Parish of Keilambete).
PARENT TITLE Volume 04999 Folio 728
Created by instrument 2394694 12/04/1951

REGISTERED PROPRIETOR

Estate Fee Simple
As to 1 of a total of 3 equal undivided shares
Sole Proprietor
WENTWORTH CLOSE PTY LTD of 49 FLETCHER STREET ESSENDON
P049346A 02/03/1989

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 TP886260Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

OTHER TITLES WITH INTERESTS AFFECTING THIS LAND
9888/816

DOCUMENT END

TITLE PLAN	EDITION 1	TP 886260Q
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LOCATION OF LAND

Parish: KEILAMBETE
 Township: -
 Section: 5A
 Crown Allotment: 8 & 9 (PT)
 Crown Portion: -

Last Plan Reference:-
 Derived From: VOL.7546 FOL.091 & VOL.9888 FOL.816
 Depth Limitation: -

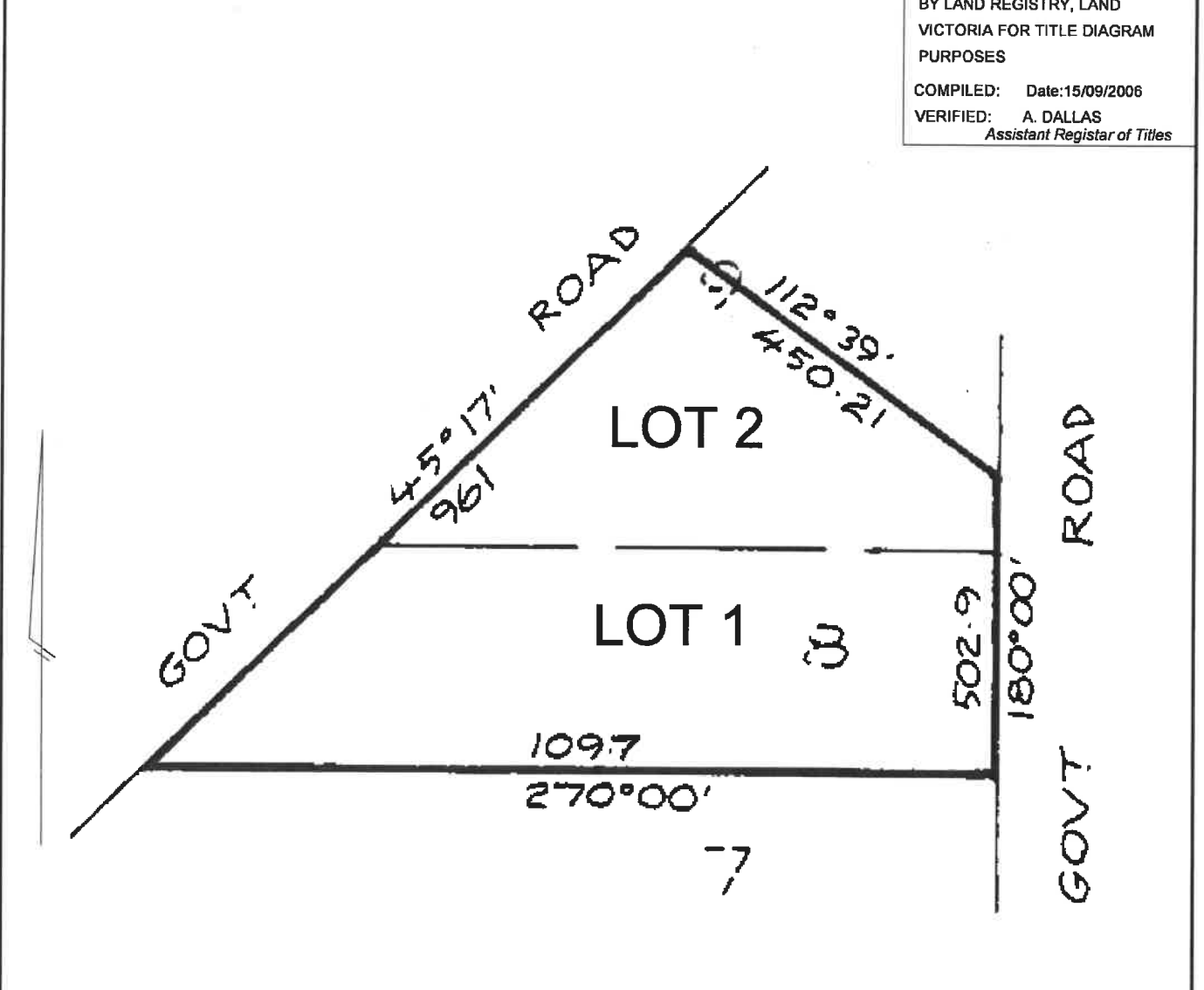
Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land/Easement Information

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

COMPILED: Date:15/09/2006
 VERIFIED: A. DALLAS
Assistant Registrar of Titles



TOTAL AREA = 47.58ha

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
LOT 1 = CROWN ALLOT 8 SEC.5A LOT 2 = CROWN ALLOT 9 (PT) SEC.5A

PLANNING CERTIFICATE

Official Certificate issued under Section 199 *Planning and Environment Act 1987*
and the *Planning and Environment Regulations 2015*

Corangamite Shire Planning Scheme



**CORANGAMITE
SHIRE**

Certificate No. CerP/D003398
Property No. 2535

THIS CERTIFICATE IS ISSUED FOR:

5 Coombes Road
TERANG VIC 3264

Allotment 7 Section 5A Parish of Keilambete
Allot 1 Section 6A Parish of Keilambete
Lots 1 and 2 TP 886260Q
Lot 1 TP 342158R
Lots 6, 7 and 8 LP 6010

DESCRIPTION OF ZONE AFFECTING THE LAND

Farming Zone – Schedule 1

APPLICANT DETAILS

Taits Legal C/- InfoTrack (Affinity)
C/- Landata
GPO Box 527
MELBOURNE VIC 3001

Sent via email: landata.online@victorianlrs.com.au

Reference No.: 43698550-059-2

RESPONSIBLE AUTHORITY

Corangamite Shire Council
181 Manifold Street
Camperdown VIC 3260

Phone: 03 5593 7104
Email: planning@corangamite.vic.gov.au

Signed: 

Date Issued: 21 December 2020

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 07 January 2021 03:05 PM

PROPERTY DETAILS

Address: **5 COOMBES ROAD TERANG 3264**

Crown Description: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

Local Government Area (Council): **CORANGAMITE** www.corangamite.vic.gov.au

Council Property Number: **2535**

Planning Scheme: **Corangamite** [Planning Scheme - Corangamite](#)

Directory Reference: **Vicroads 90 F6**

This property has 8 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Wannon Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

[View location in VicPlan](#)

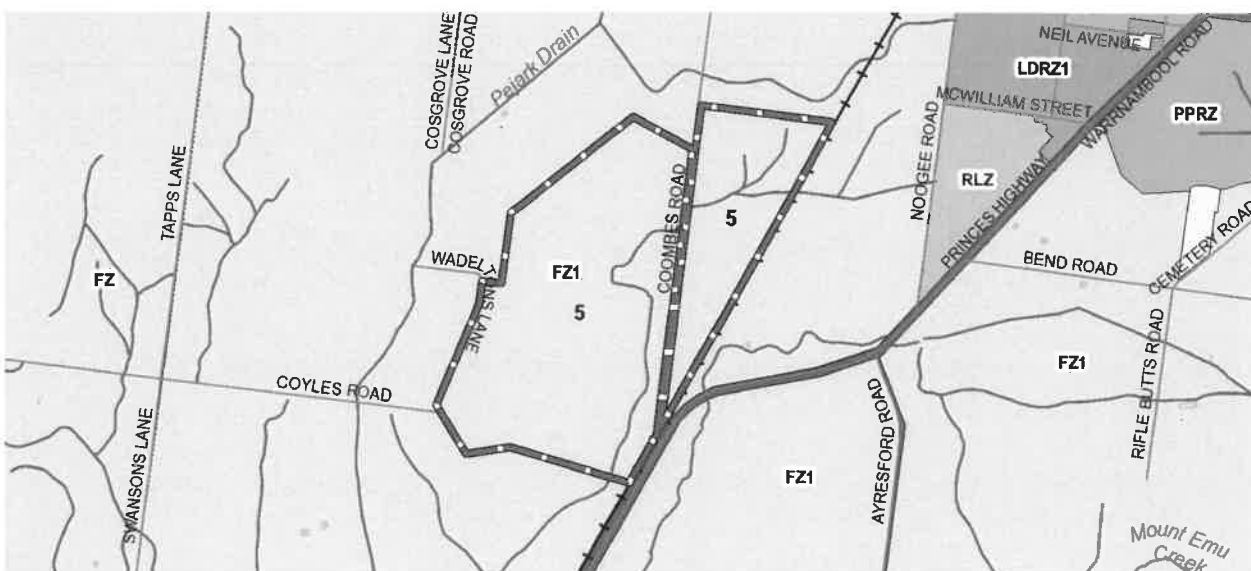
STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **POLWARTH**

Planning Zones

FARMING ZONE (FZ)
FARMING ZONE - SCHEDULE 1 (FZ1)



	C12 - Commercial 1		FZ - Farming		GRZ - General Residential
	LDRZ - Low Density Residential		PPRZ - Public Park and Recreation		PUZ1 - Public Use-Service and Utility
	PUZ2 - Public Use-Education		PUZ3 - Public Use-Health & Community		PUZ4 - Public Use-Transport
	PUZ5 - Public Use-Cemetery/Crematorium		RDZ1 - Road-Category 1		RLZ - Rural Living
	Railway line		Water area		Water course

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 Overlay

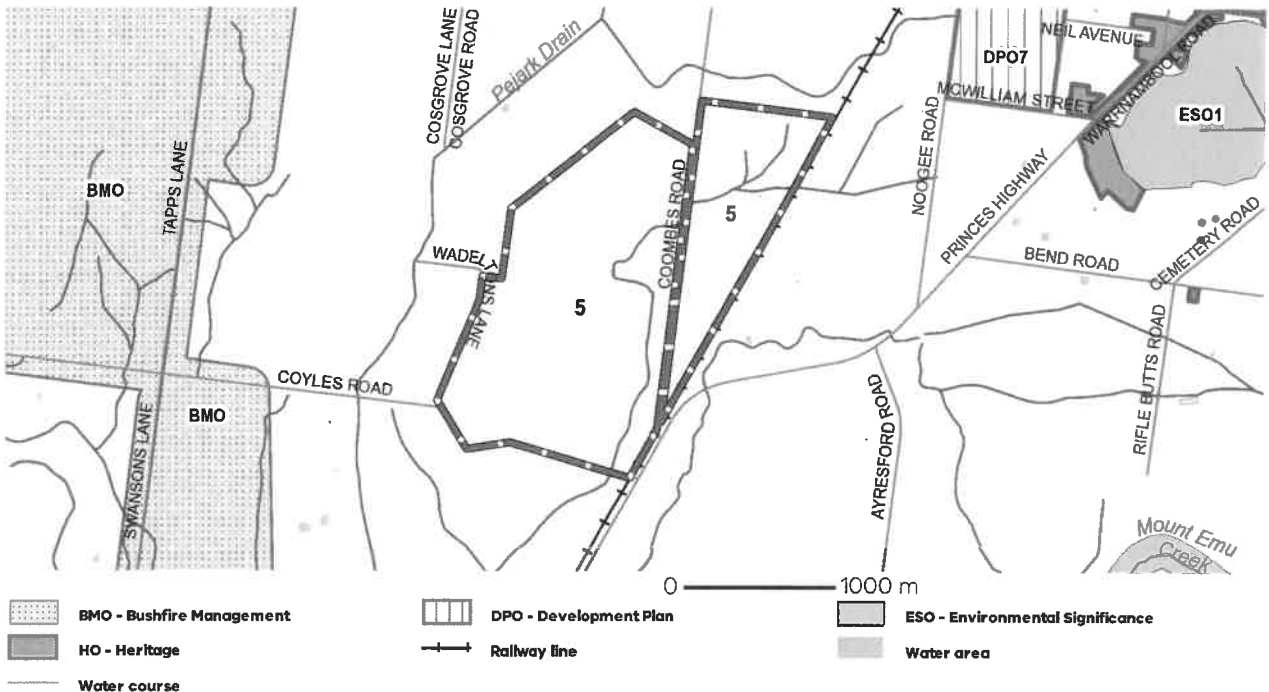
None affecting this land - there are overlays in the vicinity

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

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

[HERITAGE OVERLAY \(HO\)](#)



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 24 December 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>

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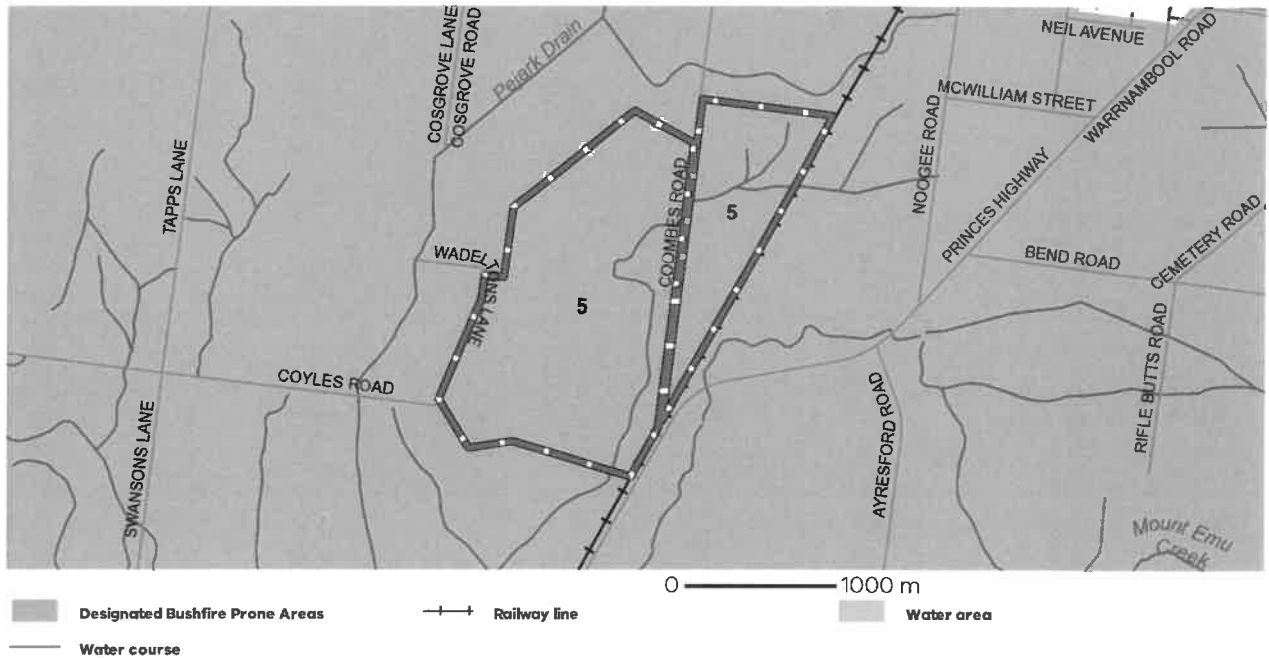
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Designated Bushfire Prone Areas

**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>

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**CORANGAMITE
SHIRE**

LAND INFORMATION CERTIFICATE
 SECTION 121 LOCAL GOVERNMENT ACT 2020
 181 Manifold St. Camperdown
 (PO Box 64 Camperdown 3260)
 Phone: 03 5593 7100
 Fax: 03 5593 2695
 Email: shire@corangamite.vic.gov.au
 ABN: 87 042 518 438

Certificate No: CerR/D007066 **Your Reference:** 43698550-054-7

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: 18 December 2020

PROPERTY DETAILS

Property Number: 2535
Property Address: 5 Coombes Road TERANG VIC 3264
Property Description: Lots 6/7/8 LP6010 Allots 7/8 Pt 9 Sec 5a Allots 1/4 Sec 6a
 Parish of Keilambete
Area/Dimensions: 340.0500Ha

VALUATION DETAILS

Site Value: \$3,050,000 **Valuation Date:** 01/01/2020
Capital Improved Value: \$3,575,000
Net Annual Value: \$178,750 **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	11,448.58	0.00
Municipal Charge	202.50	0.00
Fire Services Property Levy	909.25	0.00
Current Rates - SUB TOTAL	0.00	12,560.33
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		\$12,560.33

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.



Billor Code: 5553
 Reference No: 000000023123

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 1989
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: 2535

Certificate No: CerR/D007066

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.

<p>I hereby certify that the information given in this certificate is true and correct as at the issue date.</p>	<p> Rate Revenue Co-ordinator Issue Date: 18 December 2020</p>
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Applicant:
Landata
GPO Box 527
MELBOURNE VIC 3001



1300 926 666

www.wannonwater.com.au

PO Box 1158, Warrnambool 3280

Information Statement Issue Date
21 December 2020

Solicitors Reference
43698550-063-9

Settlement Date
22 December 2020

Information Statement No
91292

Account Number
62-0870-1800-01-2

Amount Payable (to Settlement)
\$936.26

Wannon Region Water Corporation
ABN 94 007 404 851

Taits Legal
Victorian Land Registry Services Pty Ltd
Landata.Online@Delwp.Vic.Gov.Au

Information Statement

(as per Section 158, Water Act 1989)

Princes Hwy, Terang VIC 3264

Owner(s):

Wentworth Close Pty Ltd

Property Title(s):

- Lot 8, Plan of Subdivision 6010, Volume 9888, Folio 815
- Lot 7, Plan of Subdivision 6010, Volume 5763, Folio 551
- Lot 6, Plan of Subdivision 6010, Volume 5763, Folio 551

Service Availability

Water Service: Available & Connected
 Sewerage Service: NOT Available & NOT Connected

Account Details:

Fees and Charges (including interest)	\$0.00
Scheme	\$0.00

Total amount in arrears:	\$0.00
---------------------------------	---------------

Calculated charges from last billing date to 22 December 2020 as detailed on the following page/s (Note: Pension rebates or concessions not included)	\$936.26
--	-----------------

Total Amount Due:	\$936.26
--------------------------	-----------------

In accordance with Section 275 (1) of the Water Act 1989, the person/s who becomes the owner of a property must pay any amount that is a charge on that property under Section 274 (4A).

Unless prior consent has been obtained, the Water Act PROHIBITS:

The erection and/or placement of any building, wall, bridge, embankment, fill or removal of earth, machinery or other structure on land over which an easement exists, or within one (1) metre laterally, of any works of Wannon Water.

Electronic Payment Option:

Make this payment via internet or phone banking.



Bill Code: 566455
Ref: 6208 7018 0001 2

Property No: 62-0870-1800

Property Address: Princes Hwy, Terang VIC 3264

Details of Services provided and the related tariffs

METERED SERVICE: 29479 (25mm) Meter Number: RF10C00023
Water Service Charge: From 14/10/20 To 22/12/20 = 69 days @ 69.42¢ per day = \$47.90
Raw Water Volume: Est. Read 26020(22/12/20) - Prev. Read 25470(14/10/20) = 550 kL
Water Volume Charged: 550.000 kL = 550.000 kL
Water Volume Charge(2020-21): 550.000 kL @ 161.52¢ per kL = \$888.36

INFRASTRUCTURE VOLUME SURCHARGE
Maximum Annual Usage Limit = 3055 kL (Financial Year 2020-21)
Volume previous invoices = 476 kL
Volume to settlement = 550 kL
Volume in excess of maximum usage limit = 0 kL
Infrastructure Volume Surcharge (2020-21): 0 kL @ 200.00¢ per kL = \$0.00

Encumbrances and other information:

- * This information statement is valid for a period of three (3) months from the date of issue. A new application must be submitted if updated information is required after the three month period.
- * Wannon Water does not receive any change of ownership details from PEXA.
To enable us to keep our records up to date, can you please continue to send Notice of Acquisitions / Dispositions to us via email info@wannonwater.com.au or mail PO Box 1158, Warrnambool Vic 3280.
- * The supply of water to this property is subject to a Water Supply Agreement. The new owner of the property will be required to enter into a Water Supply Agreement with Wannon Water to retain the existing supply.
- * The water supplied to this property is NON DRINKING water. It is not fit for drinking, food preparation, cleaning teeth or activities such as bathing or showering where consumption is possible.
- * This property has a Maximum Annual Usage Limit of 3055kl set. Any water usage over this limit will incur an Infrastructure Volume Surcharge per kilolitre. The annual usage will reset to zero on July 1st each year.
- * Please refer to the Wannon Water website (www.wannonwater.com.au) for a copy of the Rural Customer Charter.
- * The charges on this information statement have been calculated using an estimated meter read up to the date of settlement. Please contact Wannon Water if you require an updated statement using an actual meter read.
- * The above titles are currently rated as one property. Upon settlement, each separately owned Title will incur separate service charges.
- * A plan showing the locations of the Wannon Water sewer and / or water assets is attached.

Comments:

There are no Comments applicable to this property

Signed 

Andrew Cheeseman
Customer Relations Coordinator

Map Legend

Sewer

- Gravity Main
- Rising Main
- Private Main
- Manhole / SAP
- Junction
- Lamphole
- End Cap
- Service Connection

Water

- Water Main
- Private Main
- Hydrant (Fire Plug)
- Valve
- Cross Over
- Junction
- End Cap
- Service Connection
- Raw Water Main
- Recycled WaterMain

Roofwater

- Trunk Main
- Gravity Collection Main
- Pressure Main
- Maintenance Shaft
- Inspection Shaft

Land

- Parcel Boundary
- Parcel of Interest



Water Main DOES NOT traverse property
Sewer Main DOES NOT traverse property

Address: Princes Highway Terang VIC 3264

Property Number: 62-0870-1800

Date: 21-12-2020

Scale 1 : 37691

Information Statement Map

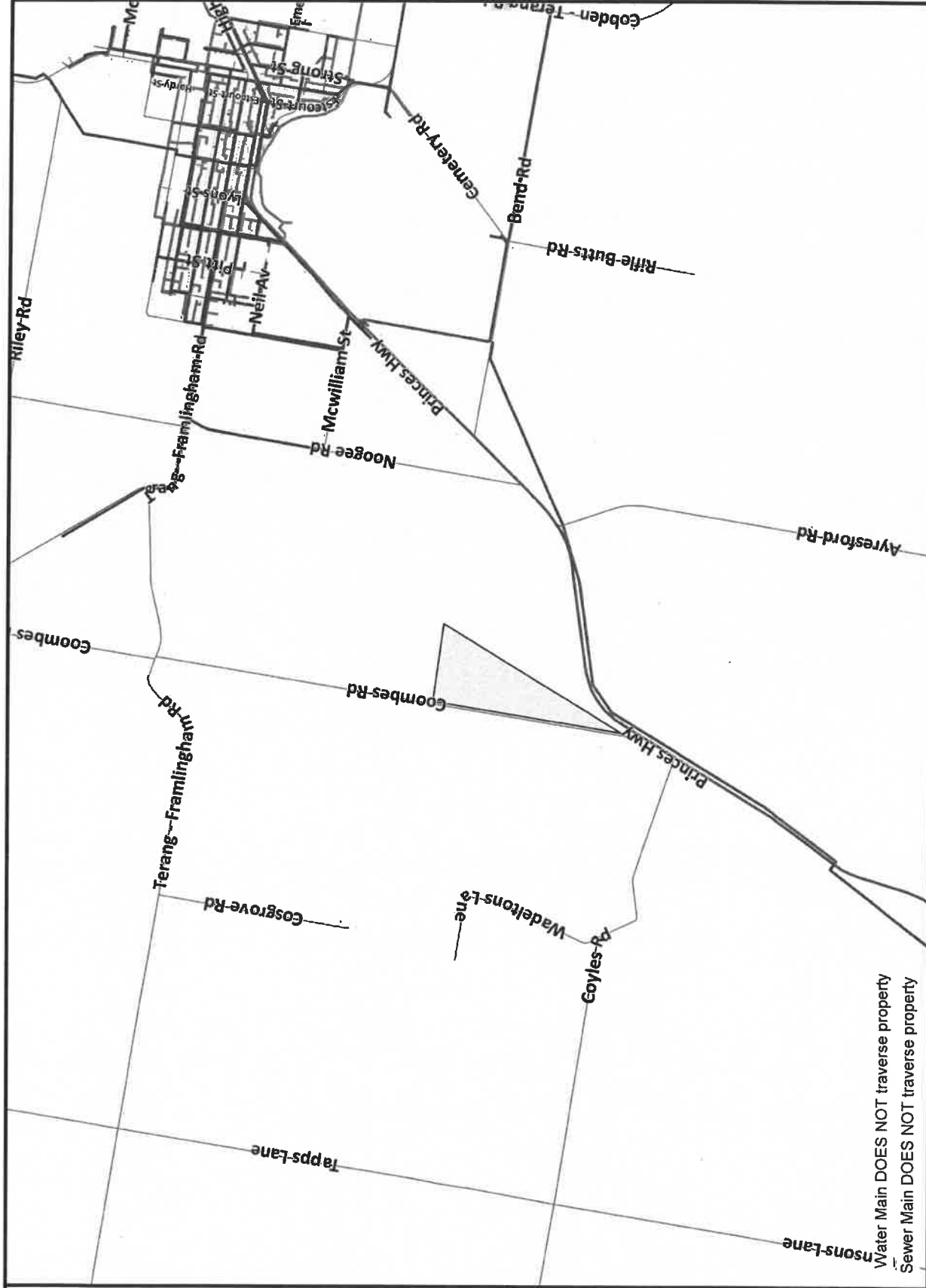
Wannon Region Water Corporation
PO Box 1158, Warrnambool VIC 3280
Ph. 1300 926 666
Fax. (03) 5565 6050
info@wannonwater.com.au
www.wannonwater.com.au



Disclaimer: Wannon Water provides this plan/map without any warranty as to accuracy or currency. It is for the user to satisfy themselves that the plan is appropriate for the proposed use and to satisfy themselves of the accuracy of the plan/map. Wannon Water will bear no responsibility or liability in relation to the use of this plan/map



A4 Sheet



Water Main DOES NOT traverse property
 Sewer Main DOES NOT traverse property

Map Legend

- | | | | |
|--------------|--------------------|---------------------|-------------------------|
| Sewer | Gravity Main | Water Main | Roofwater |
| — | Rising Main | Private Main | Trunk Main |
| — | Private Main | Hydrant (Fire Plug) | Gravity Collection Main |
| — | Manhole / SAP | Valve | Pressure Main |
| — | Junction | Cross Over | Maintenance Shaft |
| — | Lamphole | Junction | Inspection Shaft |
| — | End Cap | End Cap | Parcel Boundary |
| — | Service Connection | Service Connection | Parcel of Interest |
| — | | Raw Water Main | |
| — | | Recycled Water Main | |



A4 Sheet

Address: Princes Highway Terang VIC 3264

Property Number: 62-0870-1800

Date: 21-12-2020

Scale 1 : 37691

Information Statement Map

Wannon Region Water Corporation
 PO Box 1158, Warrnambool VIC 3280
 Ph. 1300 926 666
 Fax. (03) 5565 6050
 info@wannonwater.com.au
 www.wannonwater.com.au



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Map Legend

Sewer

- Gravity Main
- Rising Main
- Private Main
- Manhole / SAP
- Junction
- Lamphole
- End Cap
- Service Connection

Water

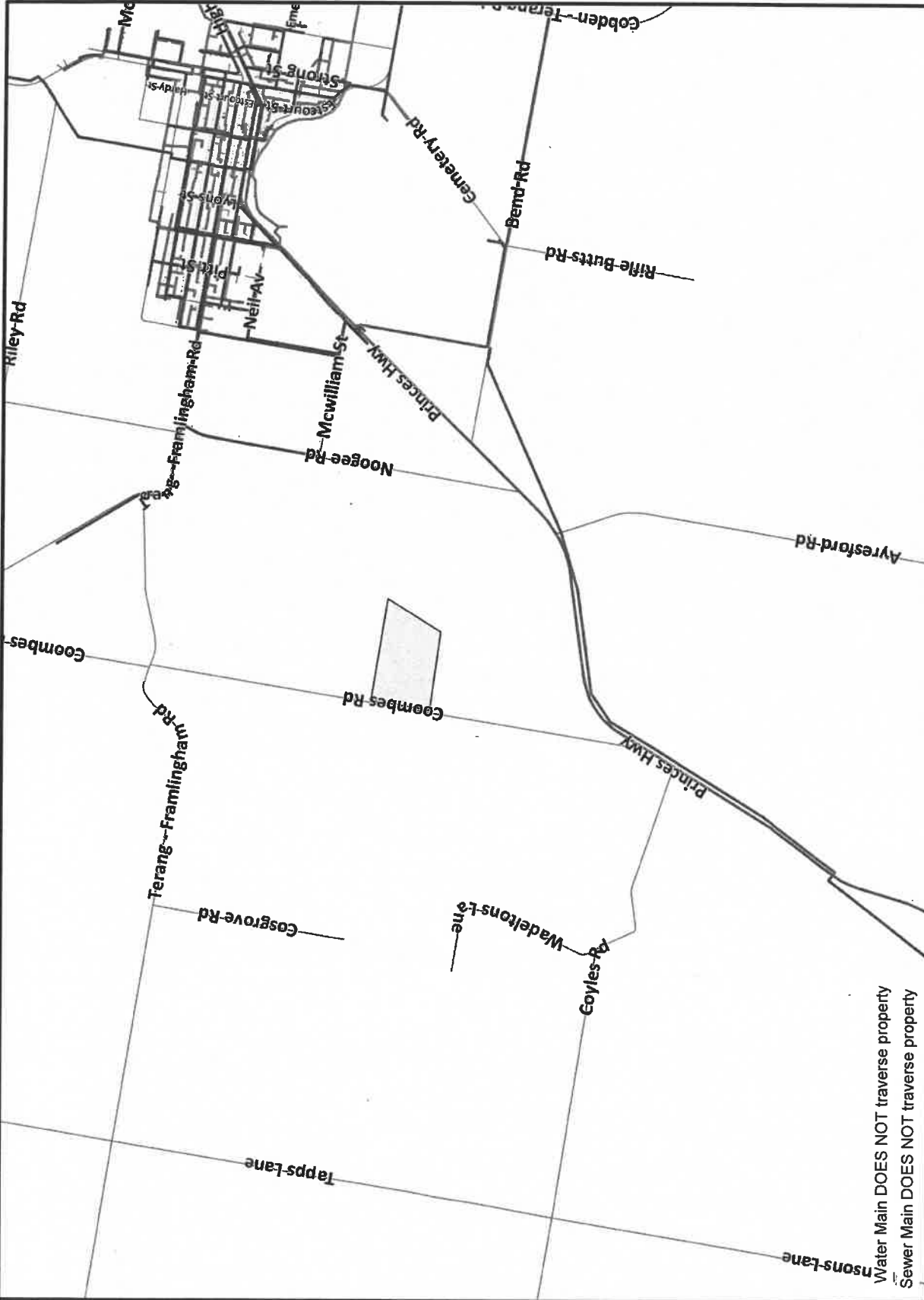
- Water Main
- Private Main
- Hydrant (Fire Plug)
- Valve
- Cross Over
- Junction
- End Cap
- Service Connection
- Raw Water Main
- Recycled Water Main

Roofwater

- Trunk Main
- Gravity Collection Main
- Pressure Main
- Maintenance Shaft
- Inspection Shaft

Land

- Parcel Boundary
- Parcel of Interest



Water Main DOES NOT traverse property
Sewer Main DOES NOT traverse property

Address: Princes Highway Terang VIC 3264

Property Number: 62-0870-1800

Date: 21-12-2020

Scale 1 : 37691



A4 Sheet

Information Statement Map



Wannon Region Water Corporation
PO Box 1158, Warrambool VIC 3280
Ph. 1300 926 666
Fax. (03) 5665 6050
info@wannonwater.com.au
www.wannonwater.com.au

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Property Clearance Certificate

Taxation Administration Act 1997



INFOTRACK / TAITS LEGAL

Your Reference: 202212
Certificate No: 40809349
Issue Date: 30 DEC 2020
Enquiries: KXD3

Land Address: 5 COOMBES ROAD TERANG VIC 3264

Land Id	Lot	Plan	Volume	Folio	Tax Payable
REFER TO ATTACHMENT					

Vendor: WENTWORTH CLOSE PTY LTD
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
REFER TO ATTACHMENT					

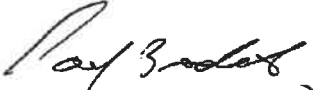
Comments: Refer to attachment

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

Comments: Refer to attachment

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:	\$3,450,000
SITE VALUE:	\$2,925,000
AMOUNT PAYABLE:	\$0.00

Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

Certificate No: 40809349

Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
 - Land tax that has been assessed but is not yet due,
 - Land tax for the current tax year that has not yet been assessed, and
 - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$24,000.00

Taxable Value = \$2,925,000

Calculated as \$9,375 plus (\$2,925,000 - \$1,800,000)
multiplied by 1.300 cents.

Property Clearance Certificate - Payment Options

BPAY  Biller Code: 5249 Ref: 40809349
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: 40809349
Visa or Mastercard Pay via our website or phone 13 21 61. A card payment fee applies. sro.vic.gov.au/paylandtax

Property Clearance Certificate

Taxation Administration Act 1997

Certificate No: 40809349

Land Address: 5 COOMBES ROAD TERANG VIC 3264

Land Id	Lot	Plan	Volume	Folio	Tax Payable
4401276			5763	551	\$0.00
			9888	814	

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
WENTWORTH CLOSE PTY LTD	2020	\$0	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX primary production land. This certificate includes extra Vol/Fol 7546/091;6530/871;9888/815;3083/442;9888/816;4999/727 and Lot/Plan 6/LP6010;1/TP886260;7/LP6010;8/LP6010;1/TP342158;2/TP886260.

Vacant Residential Land Tax Details	Year	Taxable Value	Tax Liability	Penalty/Interest	Total
-------------------------------------	------	---------------	---------------	------------------	-------

Comments:

Total Amount Payable for Property: 4401276 \$0.00

Land Address: 5 COOMBES ROAD TERANG VIC 3264

Land Id	Lot	Plan	Volume	Folio	Tax Payable
21124675			5763	551	\$0.00
			9888	814	

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
WENTWORTH CLOSE PTY LTD	2020	\$2,925,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX primary production land.

Vacant Residential Land Tax Details	Year	Taxable Value	Tax Liability	Penalty/Interest	Total
-------------------------------------	------	---------------	---------------	------------------	-------

Comments:

Total Amount Payable for Property: 21124675 \$0.00

Total: \$0.00



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Taits Legal C/- InfoTrack (Affinity)
475-495 Victoria Avenue
CHATSWOOD 2067
AUSTRALIA

Client Reference: 352020

NO PROPOSALS. As at the 18th December 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®.

5 COOMBES ROAD, TERANG 3264
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: 18th December 2020

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 43698550 - 43698550094404 '352020'