

# 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.

<b>Land</b>	43 CROMIE STREET, MURTOA VIC 3390 Being Lot 1 on Plan of Subdivision 719526C more particularly described in Certificate of Title Volume 11563 Folio 369
-------------	--

Vendor's name	Ian Paul Wilson	Date	/ /
Vendor's signature			

Purchaser's name		Date	/ /
Purchaser's signature	<hr/>		
Purchaser's name		Date	/ /
Purchaser's signature	<hr/>		

## 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

Not Applicable

### 1.3 Terms Contract

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

Not Applicable

### 1.4 Sale Subject to Mortgage

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

Not Applicable

## 2. INSURANCE

### 2.1 Damage and Destruction

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

Not Applicable

### 2.2 Owner Builder

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

Not Applicable

## 3. LAND USE

### 3.1 Easements, Covenants or Other Similar Restrictions

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

☒ Is in the attached copies of title document/s

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

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 within the meaning of regulations made under 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")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act* 1987.

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.*

- (a) ☐ Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:  
NIL
- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:  
NIL
- (d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:  
NIL

#### 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 2000m<sup>2</sup>; (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 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)*

Certificate of Title Volume 11563 Folio 369  
Plan of Subdivision 719526C  
Yarriambiack Shire Council Information Certificate  
GWM Water Information Certificate  
VicRoads Planning Certificate  
Planning & Bushfire Prone Area Report  
GST Withholding Notice  
Due Diligence Certificate

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

VOLUME 11563 FOLIO 369

Security no : 124082793640R

Produced 27/04/2020 02:12 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 719526C.  
PARENT TITLE Volume 00882 Folio 385  
Created by instrument PS719526C 09/04/2015

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
IAN PAUL WILSON of 43 CROMIE STREET MURTOA VIC 3390  
AT187781J 24/04/2020

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 PS719526C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AS937415R (E)	NOMINATION OF ECT TO LC	Completed	29/01/2020
AS955141B (E)	DISCHARGE OF MORTGAGE	Registered	03/02/2020
AS955142Y (E)	MORTGAGE	Registered	03/02/2020
AT187780L (E)	DISCHARGE OF MORTGAGE	Registered	24/04/2020
AT187781J (E)	TRANSFER	Registered	24/04/2020

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


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

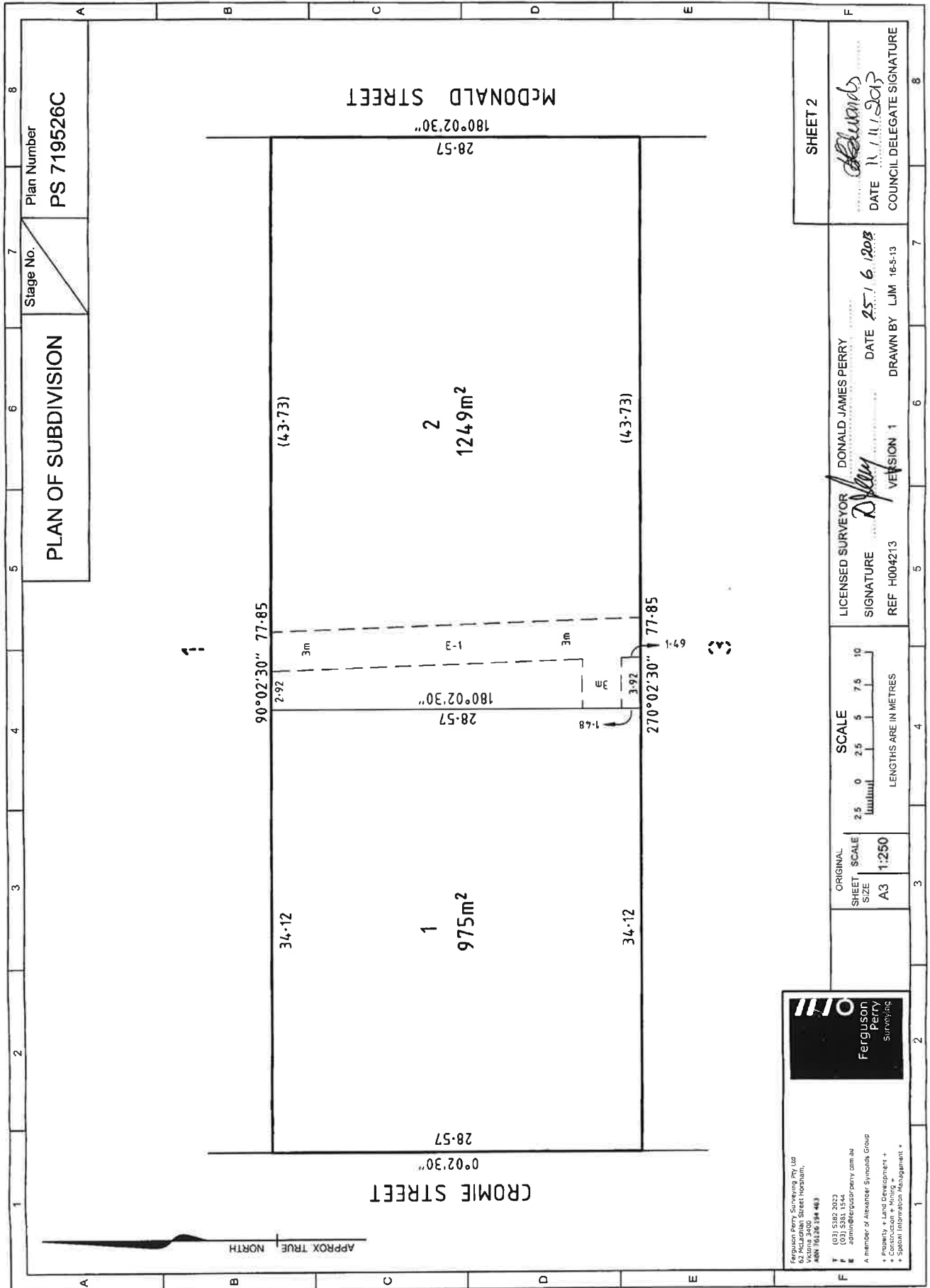
Street Address: 43 CROMIE STREET MURTOA VIC 3390

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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<b>PLAN OF SUBDIVISION</b>		Stage No. /	LRS use only EDITION 1	<b>PS719526C</b> 25/03/2015 \$752.20 PS 
<b>Location of Land</b> Parish: ASHENS Township: MURTOA Section: 12 Crown Allotment: 2 Crown Portion: _____  LRS base record: VICMAP DIGITAL PROPERTY (RURAL) Title References: Vol. 882 Fol. 385  Last Plan Reference: TP 566134G  Postal Address: 43 CROMIE STREET MURTOA, VIC 3390  MGA Co-ordinates: E 631440 Zone 54 (Of approx. centre of land N 5946170 Datum GDA94 in plan)		<b>Council Certification and Endorsement</b> Council Name: YARRIAMBIA SHIRE COUNCIL Ref: TP40-13  1. This plan is certified under section 6 of the Subdivision Act 1988. <del>2. This plan is certified under section 11(7) of the Subdivision Act 1988.</del> <del>Date of original certification under section 6: / /</del> 3. <del>This is a statement of compliance issued under section 21 of the Subdivision Act 1988.</del>  <b>Open Space</b>  (i) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made.  <del>(ii) The requirement has been satisfied.</del> <del>(iii) The requirement is to be satisfied in Stage</del> Council Delegate: <i>Edwards</i> <del>Council seal</del> Date: 11/11/2013 <del>Re-certified under section 11(7) of the Subdivision Act 1988.</del> Council Delegate <del>Council seal</del> Date: / /		
<b>Notations</b>				
Depth Limitation: DOES NOT APPLY		Staging This is not a staged subdivision Planning Permit No. _____  Survey:- This plan is not based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). _____ In proclaimed Survey Area no. _____		
<b>Easement Information</b>				LRS use only
<b>Legend:</b> A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				Statement of Compliance / Exemption Statement  Received <input checked="" type="checkbox"/>  Date 25 / 3 / 15
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	3m	THIS PLAN	GWMWater
Ferguson Perry Surveying Pty Ltd 62 McLachlan Street Horsham, Victoria 3400 ABN 76126 194 483  T (03) 5382 2033 F (03) 5381 1544 E admin@fergusonperry.com.au  A member of Alexander Symonds Group • Property • Land Development • • Construction • Mining • • Spatial Information Management •				LRS use only PLAN REGISTERED TIME 6:21 pm DATE 9 / 4 / 2015  S. Bobko Assistant Registrar of Titles  Sheet 1 of 2 Sheets
LICENSED SURVEYOR DONALD JAMES PERRY  SIGNATURE <i>DJPerry</i> DATE 25/4/2013  REF H004213 VERSION 1 DRAWN BY LJM 16-5-13				<i>Edwards</i> DATE 11/11/2013 COUNCIL DELEGATE SIGNATURE  Original sheet size A3



**ABN: 24 640 824 591**

34 LYLE STREET

P.O. BOX 243

WARRACKNABEAL VIC 3393

Telephone (03) 5398 0100

Fax (03) 5398 2502

Email [cpitt@yarriambiack.vic.gov.au](mailto:cpitt@yarriambiack.vic.gov.au)

**CERTIFICATE NO. : 114**

**DATE ISSUED : 17/03/2020**

**REF. NO : 36056946-013-5**

**LAND INFORMATION CERTIFICATE**  
**Section 229 Local Government Act 1989**

This Certificate provides information regarding valuations, rates, charges, other moneys owing and any orders and notices made under the Local Government (Miscellaneous) Act 1958, Local Government Act 1989 or under a local law or by-law of the Council on property prescribed hereunder for the year ending 30<sup>th</sup> June 2020.

This Certificate does **not** provide information regarding water and waste water functions, planning, building, health, land fill, land slip, other flooding or service easements. Information regarding these matters may be available from Council or the relevant Authority. A fee may be charged for such information.

PROPERTY NO:	<b>8172</b>
LOCATION:	<b>43 Cromie Street MURTOA 3390</b>
PROPERTY DESCRIPTION:	<b>Lot: 1 PS: 719526C; 11563/369</b>

PARISH: Ashens

LAND SIZE: 975m<sup>2</sup>

SITE VALUE: \$21,500  
CAPITAL IMPROVED VALUE: **\$144,000**  
NET ANNUAL VALUE: \$7,200

**The Council uses the Capital Improved Value to determine the value of the property for rating purposes.**

RATES	
Residential	\$901.01
120L Residential Garbage Service	\$193.78
Residential Kerbside Recycling	\$135.82
Municipal Charge	\$75.08
Residential Fire Services Fixed Charge	\$111.00
Residential Fire Services Levy	\$9.50
Rate Arrears to 30/06/2019:	\$0.00
Interest to 12/11/2019:	\$0.00
Less Pensioner Rebates:	\$0.00
Less Payments:	-\$1,426.19
Other Adjustments:	\$0.00
Total Rates Due:	\$0.00
PROPERTY DEBTS	
Other Debtor Amounts	
<b>TOTAL RATES, CHARGES AND OTHER MONIES</b>	<b>\$0.00</b>



**NOTE :** In accordance with section 175 (1) Local Government Act, 1989, a person who becomes the owner of rateable land must pay: (a) any rate or charge on the land which is current; and (b) any arrears of rates or charges (including any interest on those rates or charges) on the land which are due and payable.

### Please Note

Overdue amounts accrue interest on a daily basis.

### Other Information

This certificate does not provide information regarding the following matters which are available from the Council Departments or relevant authorities as indicated:-

Planning Zones, Flood Levels, Landfill or Landslip	-	(available from <a href="http://www.landata.vic.gov.au">www.landata.vic.gov.au</a> )
Purpose for which property may be used	-	(available from Council's Planning Department)
Building Permits issued	-	(available from Council's Building Department)
Health Department Orders issued	-	(available from Council's Health Department)
Water & Waste functions	-	(available from the Relevant Water Authority)
Service Easements	-	(available from authorities or title search)

**A fee is usually charged for this information**

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I certify that as at 17/03/2020 the information given in this certificate is a true and correct disclosure of the rates and other moneys and interest payable to the YARRIAMBIA SHIRE COUNCIL as required under the Local Government Act 1989.

Fee Payable \$27.00

APPLICANT: LANDATA  
Saines Lucas Solicitors  
GPO Box 527  
MELBOURNE VIC 3001

  
Chantelle Pitt  
Revenue Coordinator

**Please Note:** Whilst 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.



BILLER CODE: 102400  
BILLING REF: 081729  
Net Amount Due: \$0.00

# MURTOA SEWERAGE AUTHORITY

Sewerage Area No. ....

Detail Plan No. 4

Drainage Plan No. 267

## PLAN OF DRAINAGE PR 4103941400

FOR

PRESBYTERIAN MANSE & CHURCH

43 Cromie St & Mac Donald St

### REFERENCE

B.T. Boundary Trap.

D.T. Disconnector Trap.

G.T. Gully Trap.

G.D.T. Gully Disconnector Trap.

G.I.T. Grease Interceptor Trap.

G.S.T. Gully Silt Trap.

S.V. Stop Valve.

S.T. Silt Trap.

C.I.P. Cast Iron Pipe.

G.W.I.P. Galv. Wrought Iron Pipe.

S.P.D. Stoneware Pipe Drain.

C.P.D. Concrete Pipe Drain.

I.C. Inspection Chamber.

I.O. Inspection Opening.

R.V. Relief Vent.

E.V. Educt Vent.

I.V. Induct Vent.

S.I.V.P. Soil Induct Vent Pipe.

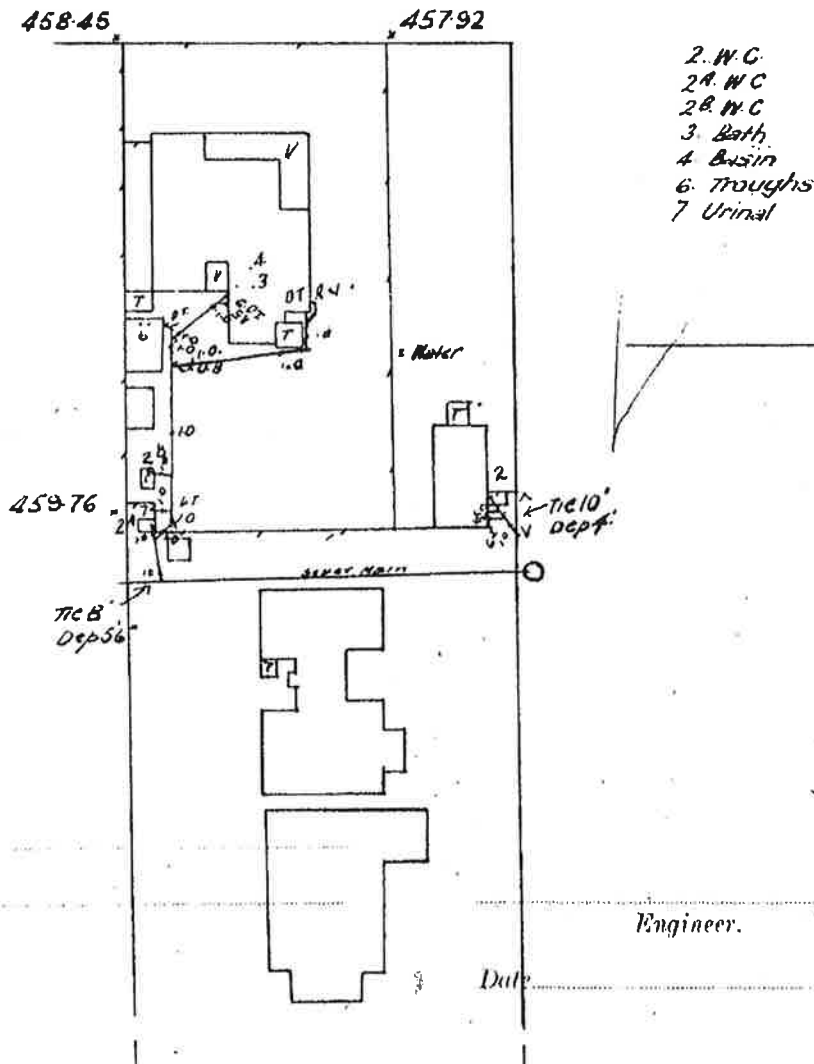
S.V.P. Soil Vent Pipe.

T.I.T. Triple Interceptor Trap.

(See By-Laws M.S.A.  
and General Conditions of Contract).

Scale 40 feet to 1 inch.

Cromie St



Designed J. B. K.

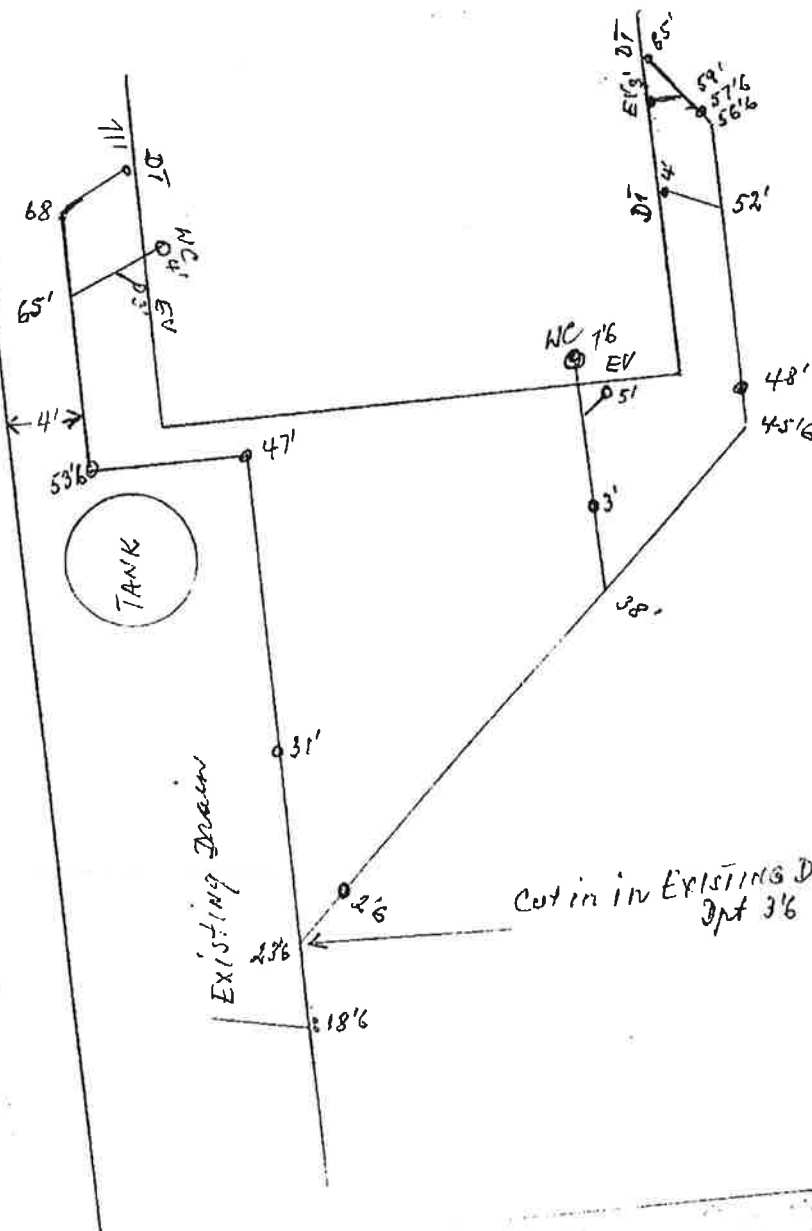
Examined .....

Engineer.

Date .....

# MURTOA SEWERAGE AUTHORITY

43 CROMIE ST.



Cut in in EXISTING DRAIN 23' 1/8 Apt 3' 1/8

5-12-75

Designed.....

Examined.....

*John H. Kennedy*  
 Engineer  
 Date Feb 1983

# MURTOA SEWERAGE AUTHORITY

Sewerage Area No. 1

Asset Plan No. 4

Drainage Plan No. 253B

## PLAN OF DRAINAGE

FOR

MURTOA UNITING CHURCH

MCDONALD ST

### REFERENCE

D.T.—Disconnecter Trap.

G.T.—Gully Trap.

G.D.T.—Gully Disconnecter Trap.

G.I.T.—Grease Interceptor Trap.

G.S.T.—Gully Silt Trap.

S.V.—Stop Valve.

S.T.—Silt Trap.

C.I.P.—Cast Iron Pipe.

G.W.I.P.—Galv. Wrought Iron Pipe.

S.P.D.—Stoneware Pipe Drain.

C.P.D.—Concrete Pipe Drain.

I.C.—Inspection Chamber.

I.O.—Inspection Opening.

R.V.—Relief Vent.

E.V.—Educt Vent.

I.V.—Induct Vent.

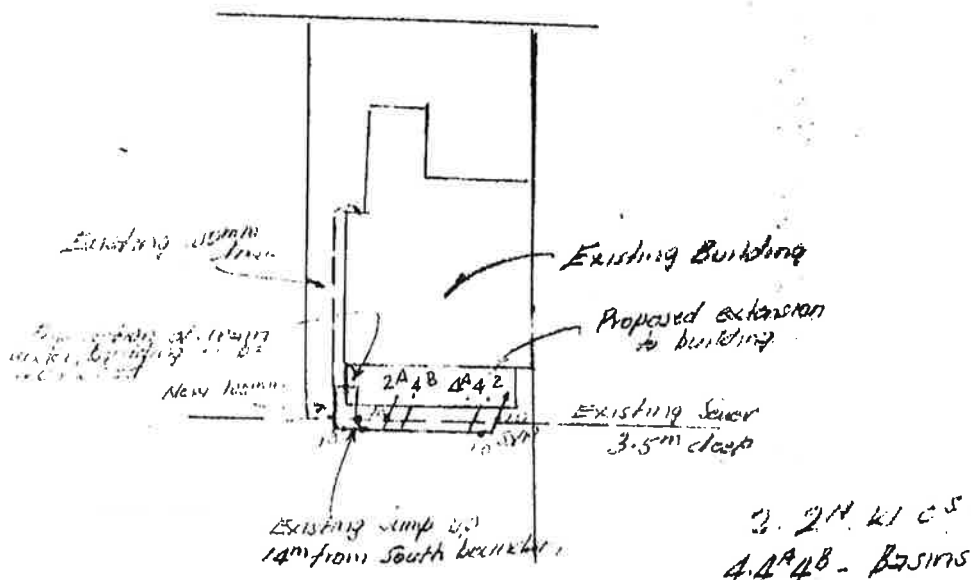
S.I.V.P.—Soil Induct Vent Pipe.

S.V.P.—Soil Vent Pipe.

T.I.T.—Triple Interceptor Trap.

Scale 40 feet to 1 inch

(See By-Laws M.S.A. and General Conditions of Contract).



Designed \_\_\_\_\_

Examined \_\_\_\_\_

Engineer

Date 16/1/83

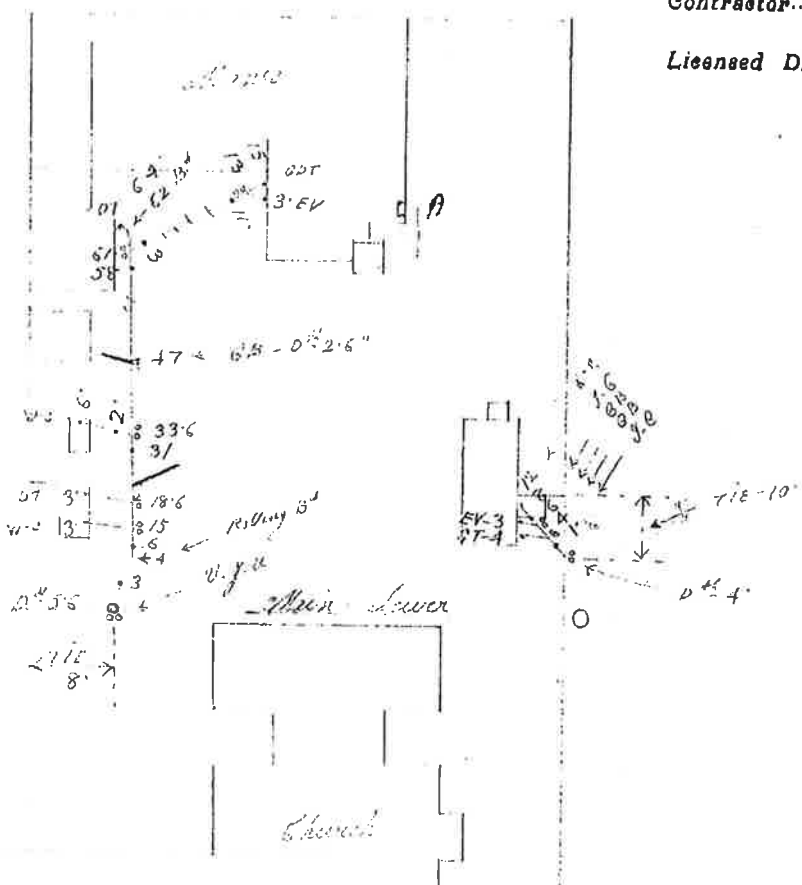
Form No. 19

## FIELD NOTES

Drainage Plan No. 267.....

Contractor W. H. Taylor

Licensed Drainer 28 6 311



Length of Drain encased with concrete ..... L. ft.

Maximum.....5.....ft.....6.....ins.

Minimum.....7.....ft. ....6.....ins.

Depth of Drain at closet.....2' 6 2/2" ft.....ins.

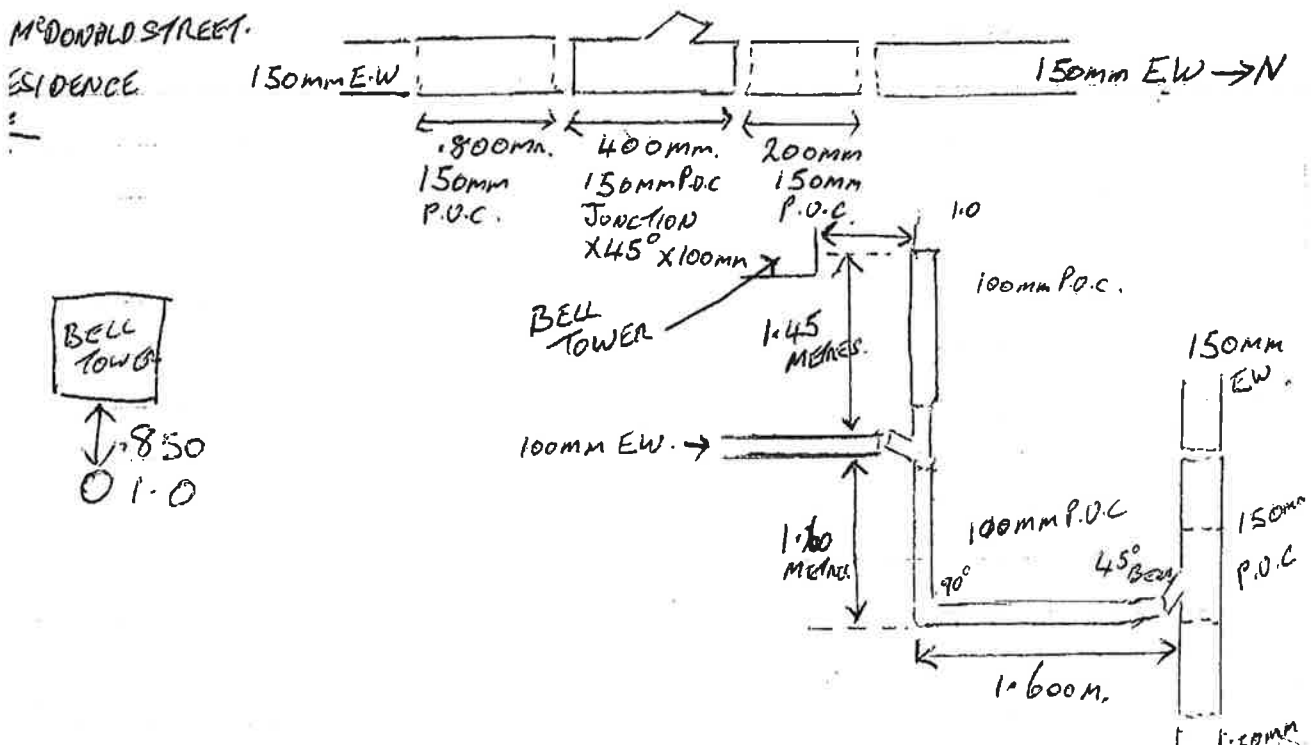
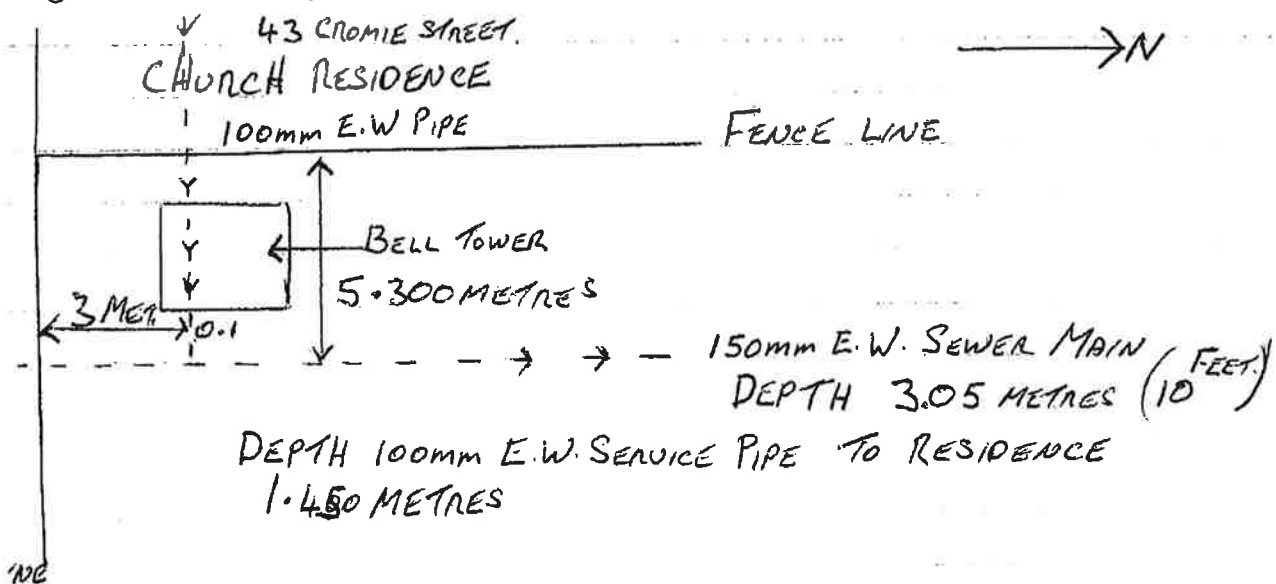
Tested 7-11-41 Drainage Inspector R. M. Gibson

Officer in charge..... Date.....

21-11-02

Church

SEWER REPAIRS. :- REPLACE SEWER MAIN  
JUNCTION FROM E.W. 150mm TO 150mm P.V.C  
AND REPAIR SEWER STACK IN CHURCH LANE  
NEXT TO BELL TOWER McDONALD STREET.  
BY MAL TAYLOR.





**GWMWater**

11 McLachlan Street  
(PO Box 481)  
Horsham Victoria 3402

**Tel:** 1300 659 961

**Fax:** 03 5381 9881

**Email:** [info@gwmwater.org.au](mailto:info@gwmwater.org.au)

**Website:** [www.gwmwater.org.au](http://www.gwmwater.org.au)

Saines Lucas Solicitors  
C/- InfoTrack(Smokeball)  
C/- Landata  
Level 1, 2 Lonsdale Street  
MELBOURNE VIC 3000

Your Ref: 36056946-021-0  
Statement No: CER2019/01716  
Property No: 142864  
Valid Date: 09/04/2020  
Settlement Date: 21/04/2020

## 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:

**43 Cromie Street MURTOA VIC 3390**

#### **Title(s):**

L1 PS719526C V11563 F369 Parish ASHENS

#### **Owner(s):**

L C Jordan

#### **Account Calculations:**

<b>Fees and Charges (including interest)</b>	<b>\$21.37</b>
<b>Scheme Arrears</b>	
<b>Total amount in arrears:</b>	<b>\$21.37</b>
(Amounts below do not include any pensions rebates or concessions)	
<b>Charges to:</b> 21/04/2020 (from page 2)	<b>\$114.38</b>
<b>Total amount:</b>	<b>\$135.75</b>

Info Stmt No: CER2019/01716

Property Address: 43 Cromie Street MURTOA VIC 3390

Details for Services provided and their tariffs:

METERED SERVICE: 14564 (20mm) Meter Number: 19V49089T

Water SAC Residential 20mm: From 01/04/20 To 21/04/20 = 20 days @ 124.44¢ per day = \$24.89

Wastewater Service Availability: From 01/04/20 To 21/04/20 = 20 days @ 135.76¢ per day = \$27.15

Water Volume: Read 35 (09/04/20) - Prev. Read 0 (10/03/20) = 35 kL

Water Volume Charged: 35 kL = 35 kL

Water Usage Charge(2019-20) 35 kL @ 178.10¢ per kL = \$62.34

----- 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 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.

B-Pay Biller Code: 79855 Account Reference Number: 2316358

**Comments:**

Signed



Authorised Officer  
Steven Briggs, Manager Customer Services





GWMWater

## Special Meter Reading Request

Date of Reading: 9/4/2020

Property Address: 43 Crome Street

Rnurtua

Meter Number: 19V49089T

Previous Reading: 0 ✓ Date 10/3/2020 ✓

Current Reading: 35 Date: 9/4/2020 = 35KL

Meter Number: \_\_\_\_\_

Previous Reading: \_\_\_\_\_ Date \_\_\_\_\_

Current Reading: \_\_\_\_\_ Date: \_\_\_\_\_

Reference Number: 36056946-021-0

PROCESSED  
MF 9/4/2020

Property id: 142864

Request RM: em0301811

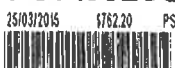
CHECKED  
MG 15/4/20  
MG

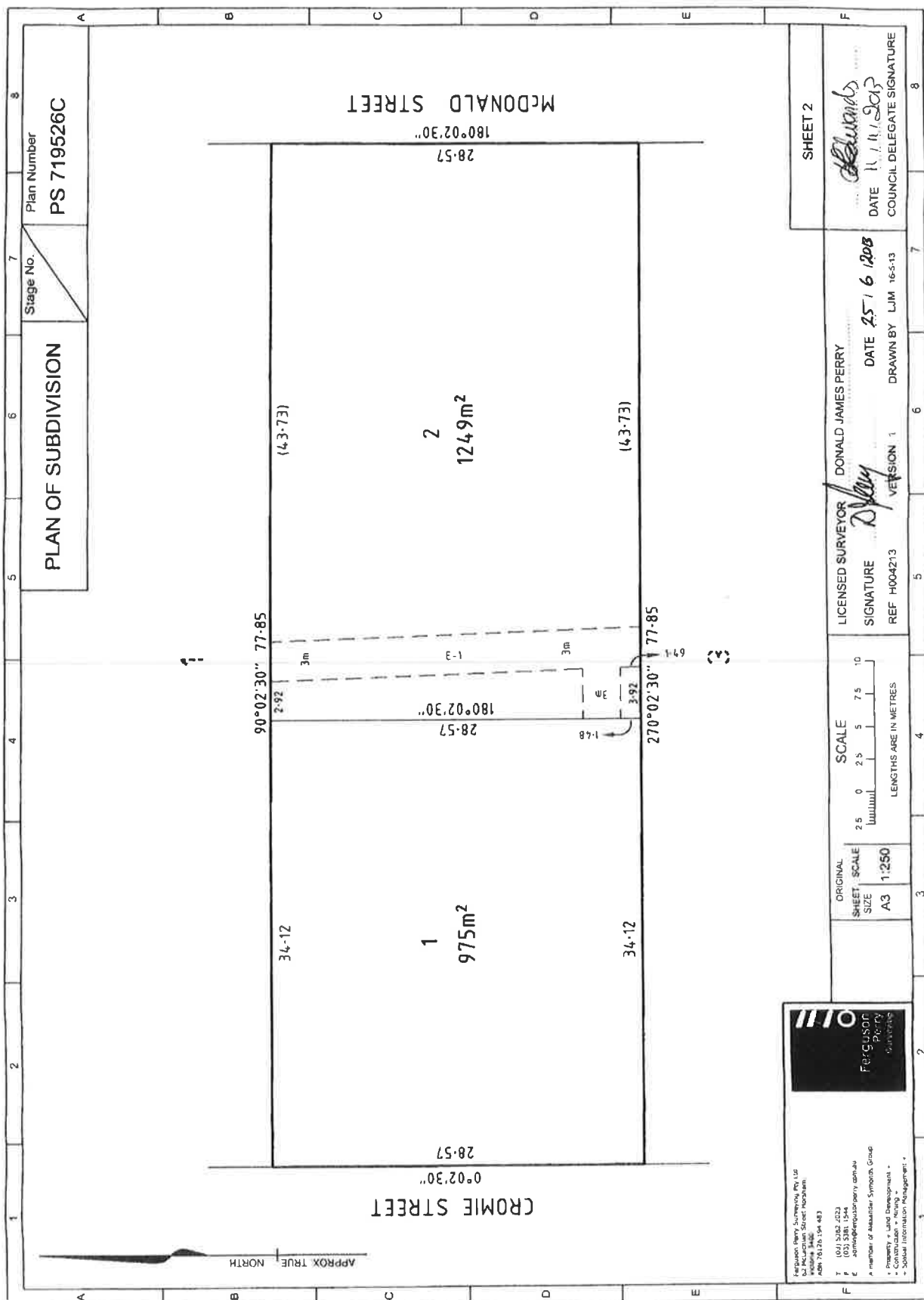
Work Order: uem

# LANDATA® Property Enquiry Application Form

This application was lodged on 15-03-2020 using the LANDATA® System.		Agency Ref.	Code	Agency Application No.
AUTHORITY: <b>530</b>		Municipal Property No.		
GRAMPIANS WIMMERA-MALLEE RURAL WATER (Urban)		Standard Parcel Identifiers.		
P.O. Box 481		CERTIFICATE NAME: <b>Special Meter Reading</b>		
Horsham 3402		FEE ENCLOSED: <b>\$33.66</b>		
VENDOR:		METER READING DATE: <b>09/04/2020</b>		
Jordan, Lachlan Campbell		PURCHASER:		
		Wilson, Ian Paul		
NAME AND ADDRESS OF REG'D PROP. IF NOT VENDOR:		VENDORS SOLICITOR		
APPLICANT: <b>C/O LANDATA® *</b>		Applicant's Reference: <b>36056946-021-0</b>		
Saines Lucas Solicitors C/- InfoTrack (Smokeball)		Total Sale Price: <b>\$0</b>		
c/o LANDATA (fax 9194 0616)		Auction/Settlement Date: <b>21/04/2020</b>		
DX 250639 or		Terms of Sale:		
GPO Box 527 Melbourne, Victoria 3001		Contract Date:		
DX No <b>250639</b>		Applicant's Telephone No.		
Street No., Street, Road, etc		Town or Suburb		
<b>43 CROMIE STREET</b>		<b>MURTOA</b>		
Lot No/Plan No		Municipality		Postcode
<b>Lot 1 PS719526C</b>		<b>SHIRE OF YARRIAMBIACK</b>		<b>3390</b>
Volume/Folio or Book/Memorial				
<b>11563/369</b>				
Crown Description(s)				
Additional References or Comments		Parish		Name of Directory
<b>V40 J3,V549 N2,V549 N3</b>		<b>ASHENS</b>		
		Map Reference		
Please return certificate to LANDATA® via:				
E-mail: <b>Landata.online@victorianlrs.com.au</b> (preferred)				
DX 250639 Melbourne				
Post: GPO Box 527 Melbourne, Victoria 3001				
* Please quote this number on your certificate <b>LANDATA® Ref: 36056946-021-0</b>				

15/4/20 confirmed with Andrew that balance on Prop id is correct, not water amount balance.

<b>PLAN OF SUBDIVISION</b>		Stage No. / LRS use only EDITION 1	<b>PS719526C</b> 25/03/2016 17:02:20 PS 
<b>Location of Land</b> Parish: ASHENS Township: MURTOA Section: 12 Crown Allotment: 2 Crown Portion: _____  LRS base record: VICMAP DIGITAL PROPERTY (RURAL) Title References: Vol. 882 Fol. 385  Last Plan Reference: TP 566134G Postal Address: 43 CROMIE STREET MURTOA, VIC 3390 MGA Co-ordinates: E 631440 Zone 54 (Of approx. centre of land N 5946170 Datum GDA94 in plan)		<b>Council Certification and Endorsement</b> Council Name: YARRIAMBIACK SHIRE COUNCIL Ref: TPAO-13 1. This plan is certified under section 6 of the Subdivision Act 1988. <del>2. This plan is certified under section 11(7) of the Subdivision Act 1988.</del> <del>Date of original certification under section 6: / /</del> 3. <del>This is a statement of compliance issued under section 21 of the Subdivision Act 1988.</del>  Open Space (i) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made. <del>(ii) The requirement has been satisfied.</del> <del>(iii) The requirement is to be satisfied in Stage</del> Council Delegate <i>Redwards</i> <del>Council seal</del> Date 11/11/2013 <del>Re-certified under section 11(7) of the Subdivision Act 1988.</del> Council Delegate <del>Council seal</del> Date / /	
<b>Vesting of Roads and/or Reserves</b>			
Identifier	Council/Body/Person		
Nil	Nil		
<b>Notations</b>			
Depth Limitation: DOES NOT APPLY		Staging This is not a staged subdivision Planning Permit No. _____  Survey:- This plan is not based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). _____ In proclaimed Survey Area no. _____	
<b>Easement Information</b>			
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)			
Easement Reference	Purpose	Width (Metres)	Origin
E-1	SEWERAGE	3m	THIS PLAN
		Land Benefited/In Favour Of	
		GWMWater	
Received <input checked="" type="checkbox"/>  Date 25 / 3 / 15			LRS use only Statement of Compliance / Exemption Statement  PLAN REGISTERED TIME 6:21 pm DATE 9 / 4 / 2015 S. Bobko Assistant Registrar of Titles  Sheet 1 of 2 Sheets
Ferguson Perry Surveying Pty Ltd 12 Mulcahy Street Moorabool, Victoria 3658 03 5382 3029 03 5382 3544 info@fergusperry.com.au A member of Alexander Symonds Group - Property & Land Development - - Construction & Planning - - Spatial Information Management -			LICENSED SURVEYOR DONALD JAMES PERRY SIGNATURE <i>DJPerry</i> DATE 25/6/2013 REF H004213 VERSION 1 DRAWN BY LJM 16-5-13  <i>Redwards</i> DATE 11/11/2013 COUNCIL DELEGATE SIGNATURE  Original sheet size A3





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

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Saines Lucas Solicitors C/- InfoTrack (Smokeball)  
135 King Street  
SYDNEY 2000  
AUSTRALIA

Client Reference: 381163

NO PROPOSALS. As at the 27th April 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®.

43 CROMIE STREET, MURTOA 3390  
SHIRE OF YARRIAMBIACK

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: 27th April 2020

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 37095016 - 37095016143703 '381163'

# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 28 April 2020 03:06 PM

## PROPERTY DETAILS

Address: **43 CROMIE STREET MURTOA 3390**  
Lot and Plan Number: **Lot 1 PS719526**  
Standard Parcel Identifier (SPI): **1\PS719526**  
Local Government Area (Council): **YARRIAMBIACK**  
Council Property Number: **8172**  
Planning Scheme: **Yarriambiack**  
Directory Reference: **VicRoads 549 N2**

[www.yarriambiack.vic.gov.au](http://www.yarriambiack.vic.gov.au)

[planning-schemes.delwp.vic.gov.au/schemes/yarriambiack](http://planning-schemes.delwp.vic.gov.au/schemes/yarriambiack)

## UTILITIES

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

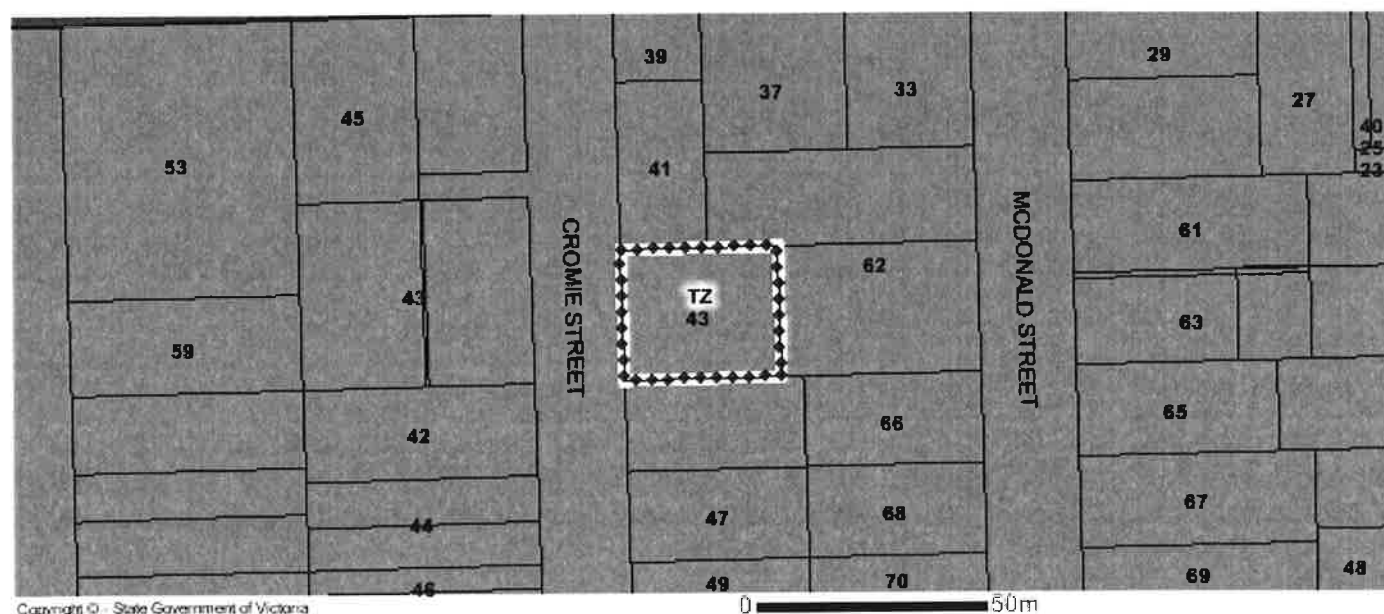
## STATE ELECTORATES

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

## Planning Zones

TOWNSHIP ZONE (TZ)

SCHEDULE TO THE TOWNSHIP ZONE (TZ)



Copyright © - State Government of Victoria

0 50m

RDZ1 - Road - Category 1

TZ - Township

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

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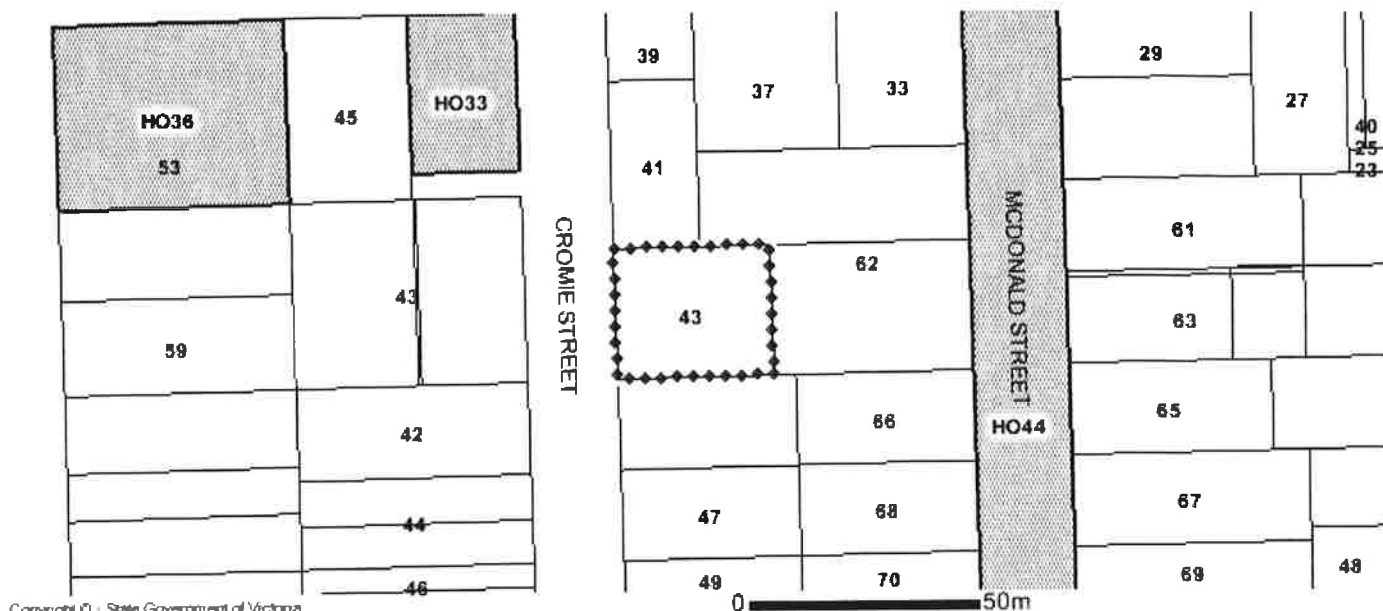
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 43 CROMIE STREET MURTOA 3390

## Planning Overlay

None affecting this land - there are overlays in the vicinity

### HERITAGE OVERLAY (HO)



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HO - 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 22 April 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>

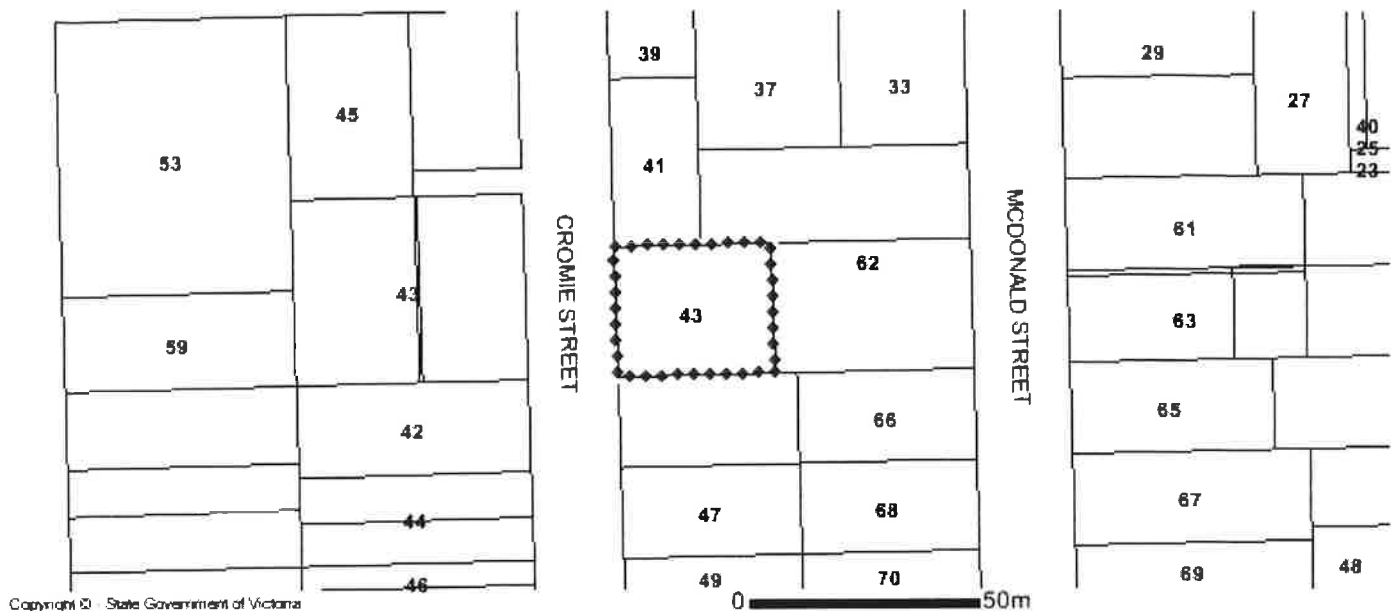
For details of surrounding properties, use this service to get the Reports for properties of interest.

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>

## Designated Bushfire Prone Area

**This property is not in a designated bushfire prone area.**  
**No 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 building in bushfire prone areas can be found on the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

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



# Vendor GST Withholding Notice

Pursuant to Section 14-255 Schedule 1 Taxation Administration Act 1953 (Cwlth)

To: The Purchaser

From: Ian Paul Wilson, 2440 Antwerp- Woorak Road, Antwerp VIC 3414

Property Address: 43 Cromie Street, Murtoa VIC 3390

Lot: 1 Plan of subdivision: PS719526C

The Purchaser is not required to make a payment under Section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwlth) in relation to the supply of the above property

Dated: 29 April 2020

Signed for an on behalf of the Vendor: *Saines Lucas Solicitors*

# 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.