

VENDOR STATEMENT

PROPERTY: 19 Meadow Crescent, Badger Creek VIC 3777

VENDOR: Callum David Odell and Yvonne Marie Odell

GARNER
legal services

Mailing Address: PO Box 12, Ferny Creek VIC 3786
E: garnerlegalservices@bigpond.com
F: 03 9755 1535
M: 0407 698 760
Ref: AG:170027

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

19 Meadow Crescent, Badger Creek VIC 3777

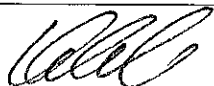
Vendor's name

Callum David Odell

Date

14 / 05 / 2017

**Vendor's
signature**



Vendor's name

Yvonne Marie Odell

Date

14 / 05 / 2017

**Vendor's
signature**



**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

1. FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a) Are contained in the attached certificate/s.

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

	To	
Other particulars (including dates and times of payments):		

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 documents.

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

None to the Vendor's knowledge.

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:

None to the Vendor's knowledge.

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:

Not applicable.

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act 1993* in the preceding 7 years (required only where there is a residence on the land):

Not Applicable.

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electricity supply ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	Telephone services ☒
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9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10. SUBDIVISION

10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable.

10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

Not Applicable.

10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 2000m²; (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

Certificates, documents and other attachments annexed to this section 13 –

1. Register Search Statement – Volume 8346 Folio 203;
2. Plan of Subdivision LP 55063;
3. Planning Certificate;
4. Designated Bushfire Prone Areas report;
5. Yarra Ranges Council – Land Information Certificate;
6. Yarra Ranges Council – Building Approval Particulars;
7. Yarra Valley Water – Water Information Statement and Rates Certificate;
8. State Revenue Office – Land Tax Clearance Certificate;
9. VicRoads – Roads Property Certificate;
10. Due Diligence Checklist.

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

VOLUME 08346 FOLIO 203

Security no : 124065857639N

Produced 06/05/2017 10:29 pm

LAND DESCRIPTION

Lot 170 on Plan of Subdivision 055063.
PARENT TITLE Volume 06965 Folio 875
Created by instrument B162014 18/04/1962

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

YVONNE MARIE ODELL

CALLUM DAVID ODELL both of 19 MEADOW CRESCENT HEALESVILLE VIC 3777

AE825230B 06/01/2007

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK766357Y 09/12/2013

COMMONWEALTH BANK OF AUSTRALIA

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 LP055063 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	RECTIFY NAME ADDRESS	STATUS	DATE
AN777468B		Registered	28/04/2017

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

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

Street Address: 19 MEADOW CRESCENT BADGER CREEK VIC 3777

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/10/2016

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT 106
PARISH OF GRACEDALE
COUNTY OF EVELYN
VOL.6965 FOL.875

LP 55063

EDITION 4
PLAN MAY BE LODGED
08/03/1962

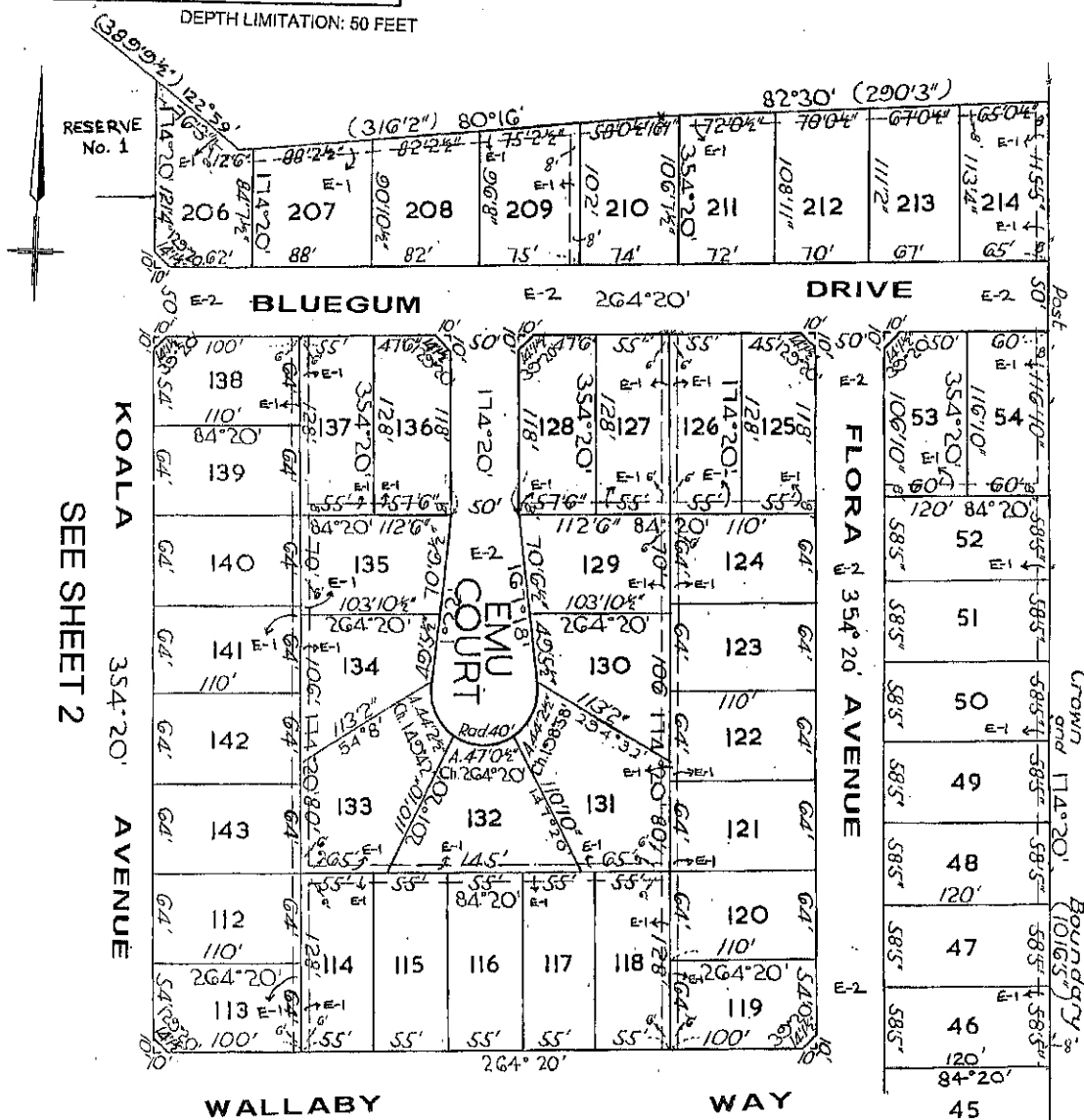
Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

NOTE:
RESERVE No. 1 IS SET APART FOR
THE USE OF PURCHASERS OF
LOTS ON THIS PLAN.

6 SHEETS
SHEET 1.

THE RESERVE COLOURED GREEN
ON LODGED PLAN No. 55063 IS VESTED
IN THE COUNCIL OF THE SHIRE OF HEALESVILLE
PURSUANT TO SECTION 569.8A OF THE LOCAL
GOVERNMENT ACT 1958.
GOVERNMENT GAZETTE DATED 4th JULY 1979
SEE L.C.D. 2905

EASEMENT INFORMATION				
LEGEND A-Appurtenant easement E-Encumbering easement				
Easement Reference	Purpose	Width	Origin	Land benefited / in favour of
E-1	DRAINAGE & SEWERAGE	8 FEET UNLESS OTHERWISE SHOWN	THIS PLAN	LOTS ON THIS PLAN
E-2	WAY & DRAINAGE	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN

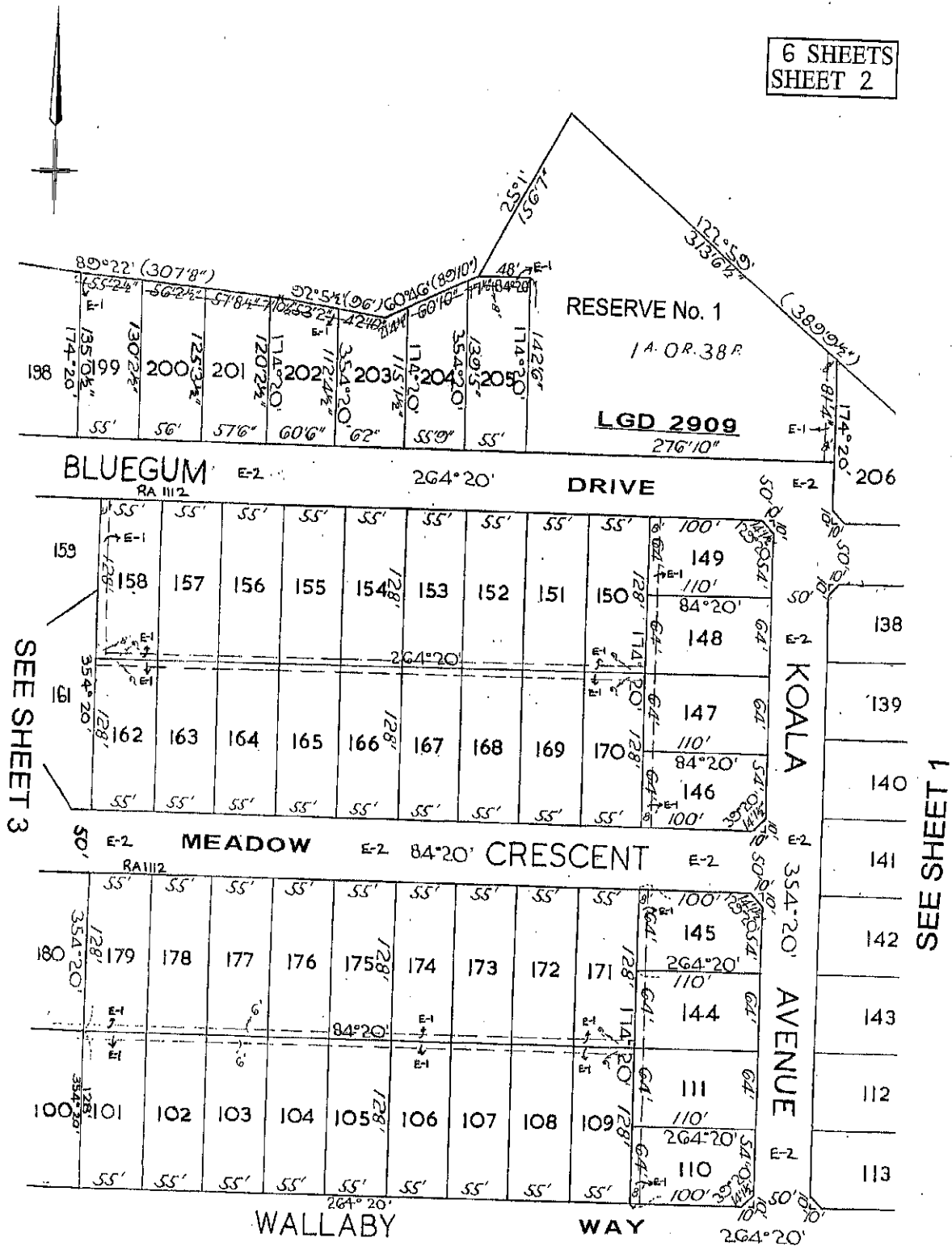


WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

SEE SHEET 6

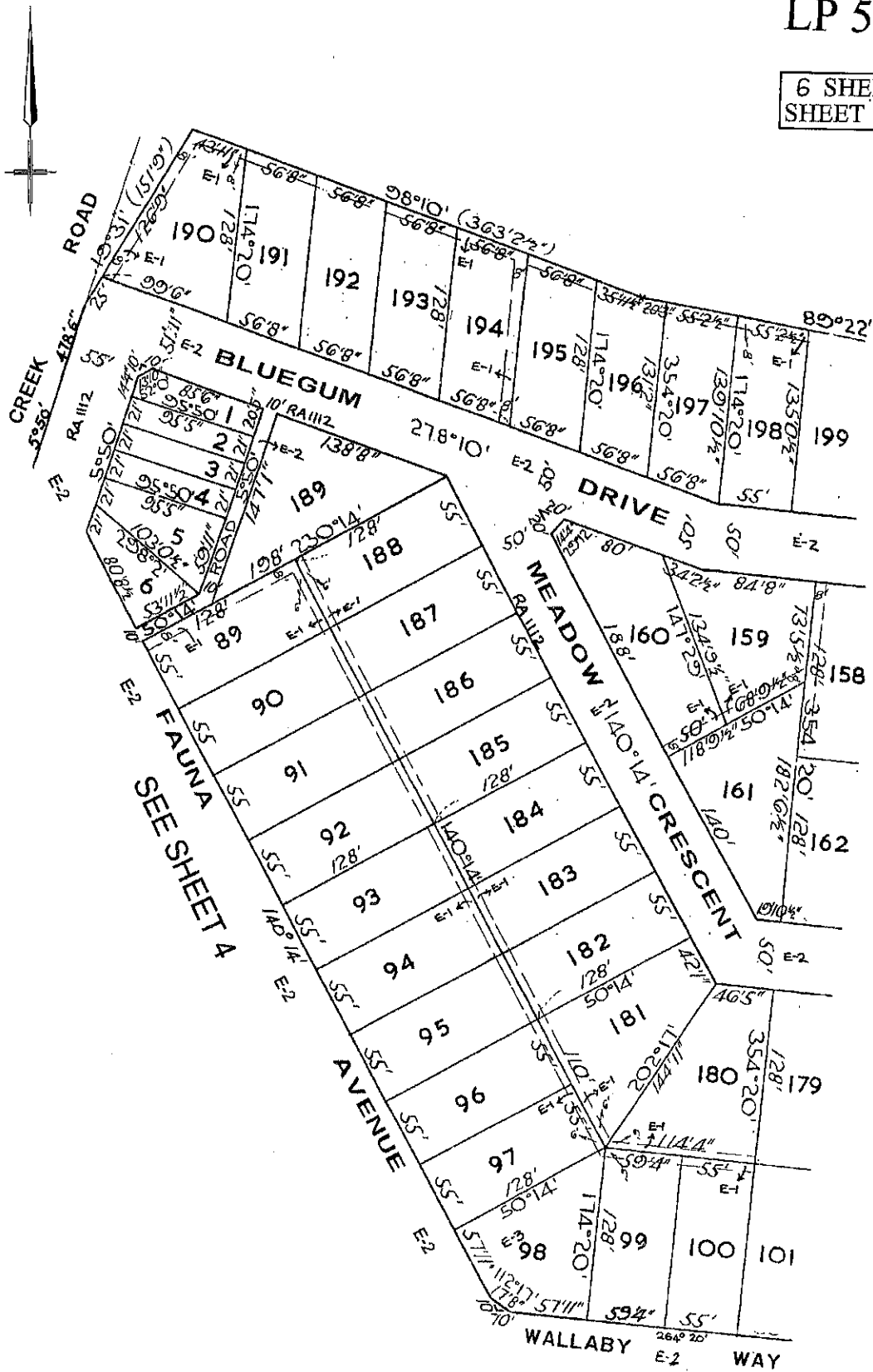
LP55063

6 SHEETS
SHEET 2



LP 55063

6 SHEETS
SHEET 3

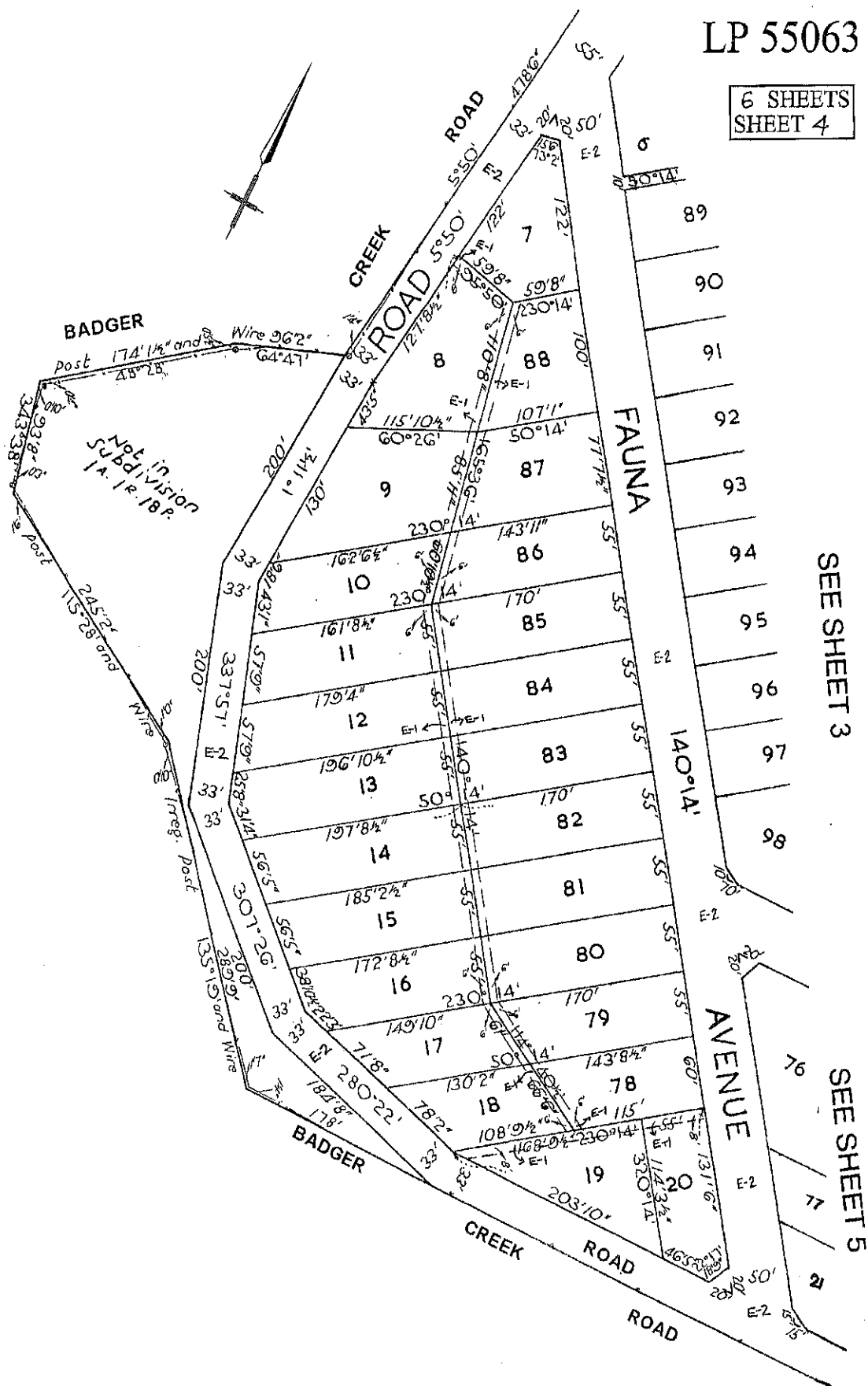


SEE SHEET 2

SEE SHEET 5

LP 55063

6 SHEETS
SHEET 4

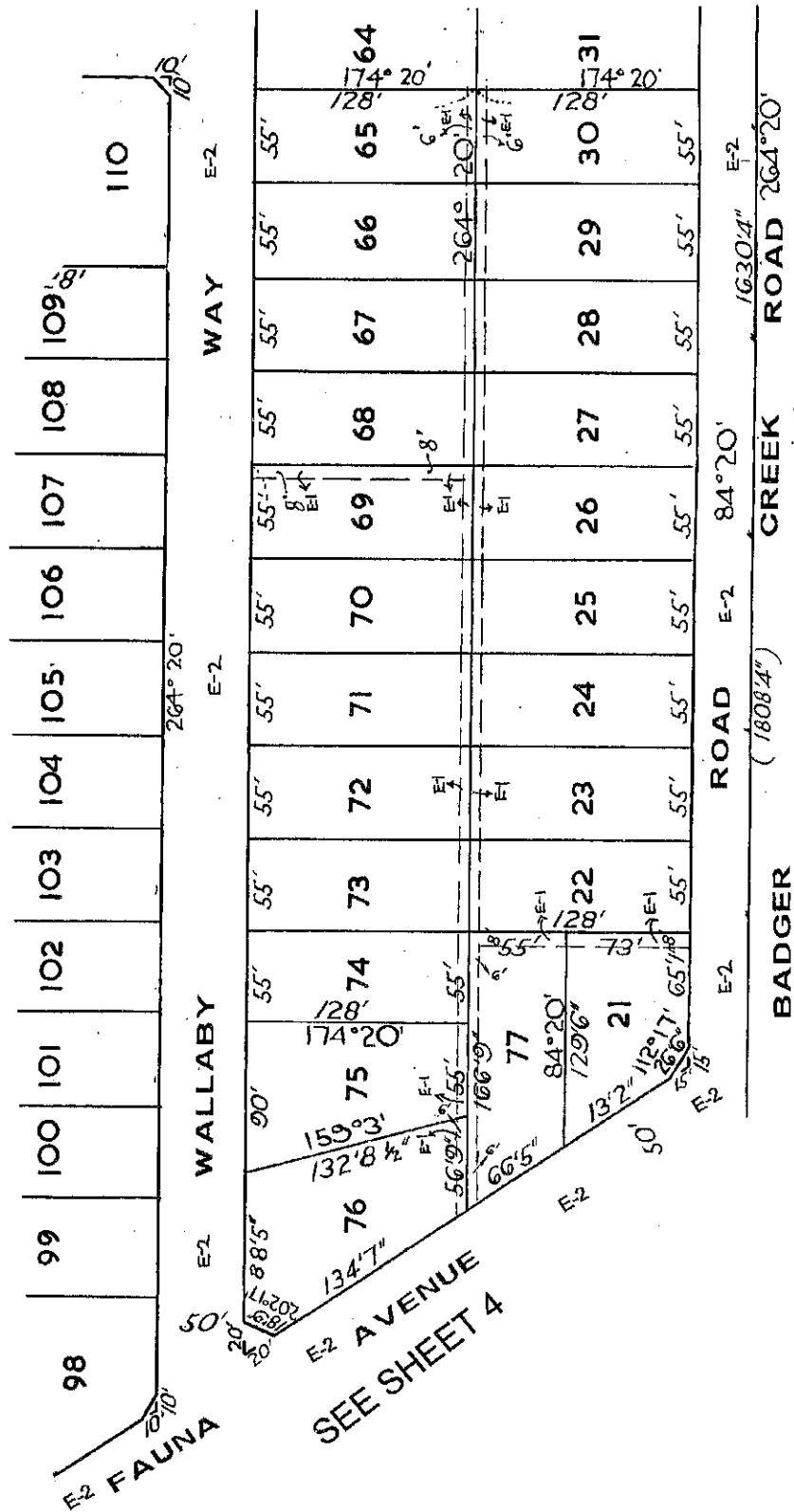


6 SHEETS
SHEET 5

SEE SHEET 2

SEE SHEET 3

SEE SHEET 6



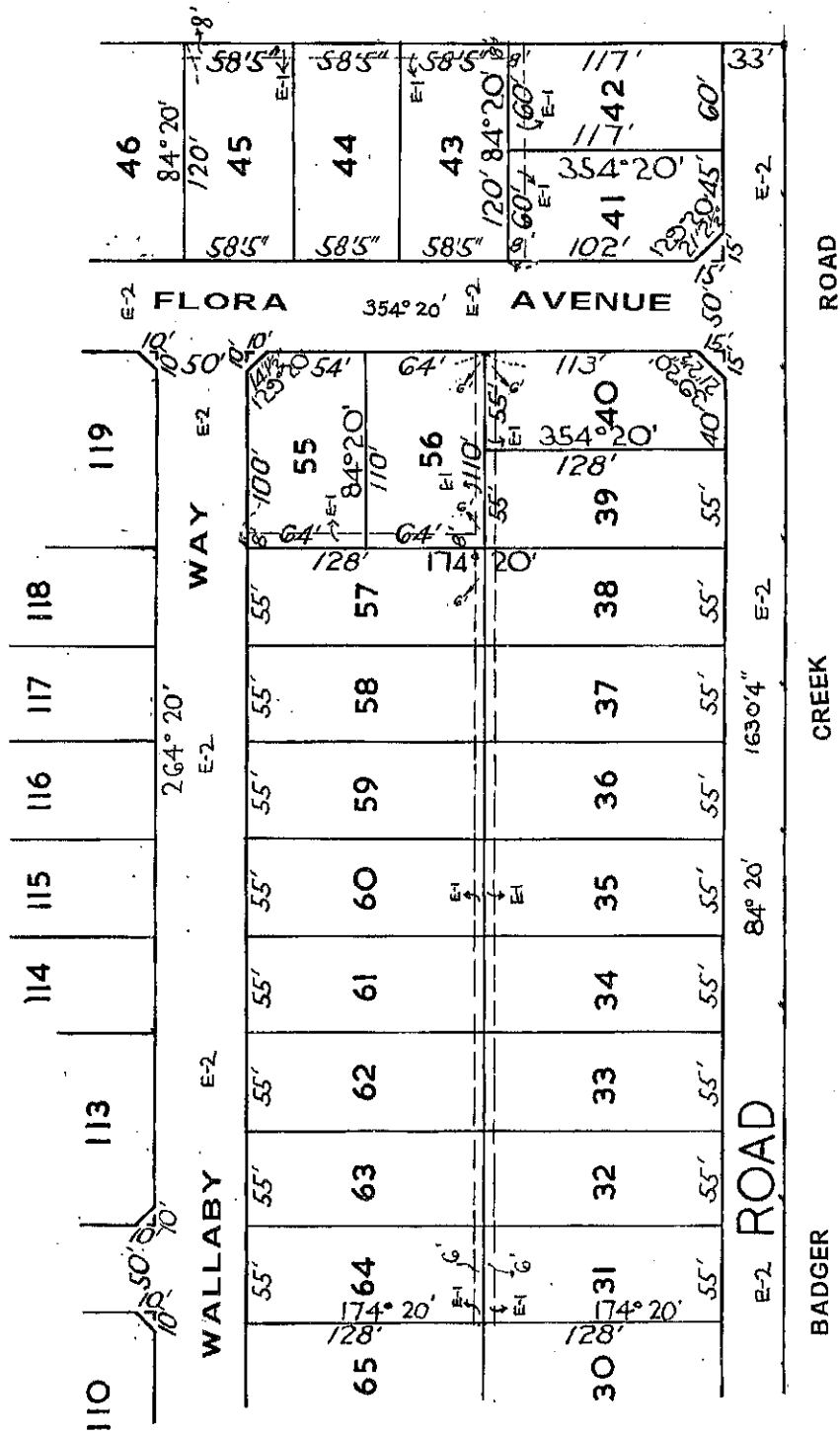
LP 55063

6 SHEETS
SHEET 6

SEE SHEET 1

SEE SHEET 2

SEE SHEET 5



MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

LP 55063

[illegible]

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

431742

APPLICANT'S NAME & ADDRESS

GARNER LEGAL SERVICES C/- INFOTRACK C/- LANDATA
MELBOURNE

VENDOR

ODELL, YVONNE MARIE

PURCHASER**REFERENCE**

357396

This certificate is issued for:

LOT 170 PLAN LP55063 ALSO KNOWN AS 19 MEADOW CRESCENT BADGER CREEK
YARRA RANGES SHIRE

The land is covered by the:

YARRA RANGES PLANNING SCHEME

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

The land:

- is included in a GREEN WEDGE A ZONE - SCHEDULE 1

A Proposed Amending Planning Scheme C148 has been placed on public exhibition which shows this property :

- Is within a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 6 - C148

- and is AREA OUTSIDE THE URBAN GROWTH BOUNDARY

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

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

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

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®
570 Bourke Street
Melbourne VIC 3000
Tel: (03) 8636 2456

25 April 2017

Hon. Richard Wynne MP
Minister for Planning



Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 25 April 2017 03:51 PM

Address: 19 MEADOW CRESCENT BADGER CREEK 3777

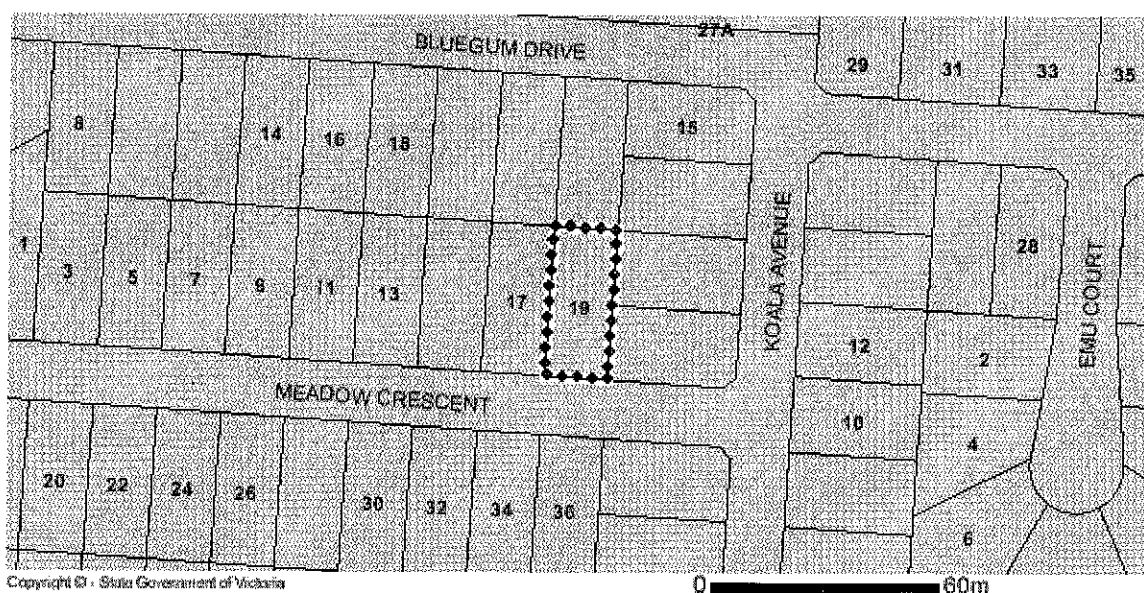
Lot and Plan Number: Lot 170 LP55063

Local Government (Council): YARRA RANGES **Council Property Number:** 205676

Directory Reference: Melway 278 H9

This property is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend

- +++++ Railway -|-|-|-| Tram ——— River, stream [] Selected Land [] Lake, waterbody

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011, as amended by gazette notices on 25 October 2012, 8 August 2013, 30 December 2013, 3 June 2014, 22 October 2014, 29 August 2015, 21 April 2016 and 18 October 2016.

The Building Regulations 2006 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 via the Bushfire Prone Areas Map Service at <http://services.land.vic.gov.au/maps/bushfire.jsp> 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 in the Building Commission section of 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 [Planning Schemes Online](#)

For Planning Scheme Provisions for this property return to the GetReports list and select the Planning Property Report.

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Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-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 32(2)(dc) of the Sale of Land 1962 (Vic).



Environment,
Land, Water
and Planning

LAND INFORMATION CERTIFICATE

Section 229 Local Government Act 1989

PO Box 105
Lilydale Vic 3140
Call 1300 368 333
Fax (03) 9735 4249
ABN 21 973 226 012
www.yarraranges.vic.gov.au
mail@yarraranges.vic.gov.au



Certificate Number: 82030
Issue Date: 26-Apr-2017
Applicant Reference: 24896744-012-9:48076

Landata
DX 250639
MELBOURNE VIC

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

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

PROPERTY INFORMATION

Assessment Number: 42959/4
Property Address: 19 Meadow Crescent, Badger Creek VIC 3777
Property Description: Lot 170 LP55063 Ca 106 PGracedale

VALUATION INFORMATION

Current Level of Value Date: 1 January 2016
Operative Date of Value: 01-Jul-2016
Site Value: 140,000
Capital Improved Value: 255,000
Net Annual Value: 12,750

FINANCIAL INFORMATION

Rates and Charges Levied Year Ending 30 June 2017		Rates and Charges Summary	
Rate or Charge Type	Annual Charge	Description	Balance Outstanding
General Rates	873.35	Legal Charges Arrears	0.00
Waste Charge	203.00	Legal Charges Current	0.00
Fire Services Property Levy	137.60	Arrears & Previous Year Interest	0.00
Special Rate & Charge Est	0.00	Current Interest on Arrears	0.00
		Interest on Current Rates	0.00
		Current Year Rates	1,213.95
		Rebates	0.00
		Payments since 1 July 2016	-1,011.60
		Overpayment	0.00
		Other	0.00
		Total Rates Outstanding	202.35
		Chargeable Works	0.00
		Local Govt Act 1989-Sec. 227	0.00
Total Annual Charge	1,213.95	Balance Outstanding	\$202.35

***** Rates are due to be paid in full by 15 February 2017, if payment is not being made by instalments. *****

Payment can be made by:

- BPAY – Biller Code 8979 Reference 429594
- On Council's website at yarraranges.vic.gov.au/payments by Visa or Mastercard using Reference 429594

NOTICES AND ORDERS: There ~~are~~ are no outstanding notices or orders on the land served by Council under the Local Government (Miscellaneous) Act 1958, Local Government Act 1989 or a local law or by-law of Council which still apply as at the date of this Certificate.
Details of any Notice or Order Served.

FLOOD LEVEL: Council has not specified a flood level for this property. However, Council cannot warrant that this property may be/ is not subject to flooding. Melbourne Water may have additional information which is not held by Council, which may reveal this property is subject to flooding. Melbourne Water's flood information can be obtained from metropolitan water authorities. It is therefore recommended that you contact Yarra Valley Water/South East Water for more accurate and detailed information.

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

There ~~is~~ is no potential liability for land to become rateable under Section 173 of the Local Government Act 1989.

There ~~is~~ is no potential liability for land to become rateable under Section 174A of the Local Government Act 1989.

There is no outstanding amount required to be paid for recreational purposes or any transfer of land required to Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act (Miscellaneous) Act 1958

OTHER INFORMATION

While Council does not impose a time limit as to when a certificate may be updated verbally, it should be noted that Council will not be held responsible for any information provided or confirmed verbally. A new certificate could be applied for if this is not satisfactory.

I hereby certify that as at the date of this certificate, the information given is true and correct for the property described.



John Winzer

Executive Officer, Property Rating Services

Date: 26-Apr-2017

(Contact Property Rating Services on 1300 368 333 for any enquiries)

Received the sum of \$25.40 being the fee for this Certificate.

BUILDING APPROVAL PARTICULARS

Building Act 1993 BUILDING REGULATIONS 2006 Regulation 326(1)

Certificate Number 95522
Your Reference 24896744-013-6:48077
Date Issued 1 May 2017

Yarra Ranges Council

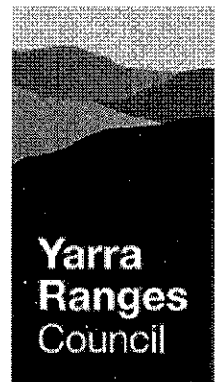
PO Box 105
Lilydale Vic 3140
DX 34051

Call 1300 368 333

Fax 03 9735 4249

mail@yarraranges.vic.gov.au

www.yarraranges.vic.gov.au



Landata
DX 250639
MELBOURNE VIC

Property Address 19 Meadow Crescent, Badger Creek VIC 3777
Property Description Lot 170 LP55063 Ca 106 PGracedale
Assessment Number 42959

An examination of Council's records reveals the following building approvals have been issued for the above property in the preceding 10 years and any current notices.

Please direct all enquiries to Building Services on 1300 368 333

Permit Number	Date Issued	Brief Description of Works	Final Inspection	Reg 502(1) Statement, Notices, Order or Certificate
		No record of building approvals granted in preceding 10 years		None

Additional information under Regulation 326(2) can be obtained for an additional fee of \$51.20. This information will include details on whether a property is liable to flooding/designated land or works (uncontrolled overland drainage), subject to significant snowfalls or in a designated termite area.

Received the sum of \$51.20 for this certificate.

Robert Flynn
Municipal Building Surveyor

NOTES

Smoke Alarms/Sprinkler Systems

The Building Regulations 2006 Part 7 Division 2 – Fire Safety in Certain Existing Residential Buildings states that you may be required to provide hard wired smoke alarms and/or automatic fire sprinkler systems in residential buildings.

Note: Smoke Alarms were required to be installed by 1.2.99 or within 30 days of settlement, whichever was the earlier.

Swimming Pools

The Building Regulations 2006 requires all swimming pools and spas capable of holding a depth of water exceeding 300mm to be provided with pool fencing/barriers. A building permit is required for any new fencing/barrier or alteration to existing fencing/barrier.

Landslip

The land **is not** affected by the Planning Scheme's Erosion Management Overlay (EMO). In Yarra Ranges, land identified as having a significant susceptibility to **landslip** is managed through the EMO.

Debris Flow

The land **is not** affected by the Planning Scheme's Erosion Management Overlay (EMO). Some land in Montrose has been identified as having a significant susceptibility to **debris flow** (the rapid downslope movement of soil and rock) is managed through the EMO. No studies have been carried out in other parts of the municipality in relation to debris flow.



YARRA VALLEY WATER
ABN 93 066 802 501

Luoknow Street
Mitoahm Victoria 3132

Private Bag 1
Mitoahm Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

25th April 2017

Garner Legal Services C/- InfoTrack C/-
LANDATA

Dear Garner Legal Services C/- InfoTrack C/- ,

RE: Application for Water Information Statement

Property Address:	19 MEADOW CRESCENT BADGER CREEK 3777
Applicant	Garner Legal Services C/- InfoTrack C/- LANDATA
Information Statement	30289408
Conveyancing Account Number	7959580000
Your Reference	357396

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Encumbrance Statement
- Melbourne Water Encumbrance Statement
- Asset Plan
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address enquiry@yvw.com.au. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,

Steve Lennox
GENERAL MANAGER
RETAIL SERVICES



YARRA VALLEY WATER
ABN 93 069 902 501

Luoknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

Yarra Valley Water Encumbrance

Property Address	19 MEADOW CRESCENT BADGER CREEK 3777
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STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(3)

Existing sewer mains will be shown on the Asset Plan.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.



YARRA VALLEY WATER
ABN 83 066 962 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.vic.gov.au
yvw.vic.gov.au

Melbourne Water Encumbrance

Property Address	19 MEADOW CRESCENT BADGER CREEK 3777
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STATEMENT UNDER SECTION 158 WATER ACT 1989

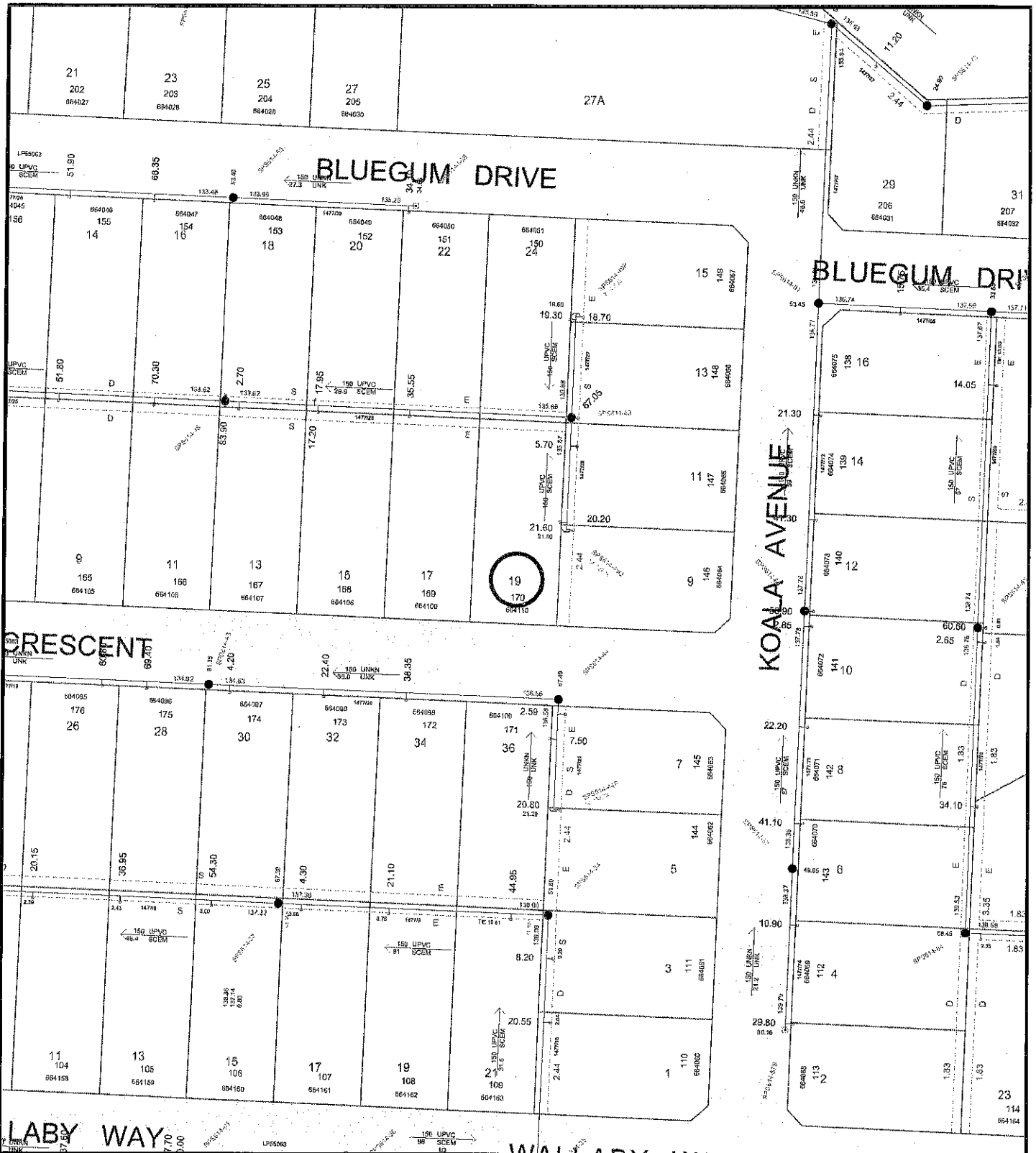
THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)

Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.



Yarra Valley Water Information Statement Number : 30289408		Address 19 MEADOW CRESCENT BADGER CREEK 3777 Date 25/04/2017 Scale 1: 1000		 Yarra Valley Water
100 CICI 64 1994 ● Sewer (18) Subject Property SPS12-34 Access Point No.		Existing Title Proposed Title Easement		
Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd: - Does not warrant the accuracy or completeness of the information supplied, including - without limitation, the location of Water and Sewer Assets; - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information; - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;				



YARRA VALLEY WATER
ABN 93 066 802 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

Garner Legal Services C/- InfoTrack C/-
LANDATA
certificates@landata.vic.gov.au

RATES CERTIFICATE

Account No: 0769380000
Rate Certificate No: 30289408

Date of Issue: 25/04/2017
Your Ref: 357396

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
19 MEADOW CRES, BADGER CREEK VIC 3777	170\LP55063	1418183	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-04-2017 to 30-06-2017	\$43.55	\$43.55
Residential Water Usage Charge <i>Step 1 – 25.000000kL x \$2.5993000 = \$64.98</i> Estimated Average Daily Usage \$0.68	23-12-2016 to 30-03-2017	\$64.98	\$0.00
Residential Sewer Service Charge	01-04-2017 to 30-06-2017	\$87.65	\$87.65
Residential Sewer Usage Charge <i>25.000000kL x 0.659527 = 16.488175 x 0.900000 =</i> <i>14.839358 x \$2.0210000 = \$29.99</i> Estimated Average Daily Usage \$0.31	23-12-2016 to 30-03-2017	\$29.99	\$0.00
Drainage Fee	01-04-2017 to 30-06-2017	\$13.26	\$13.26
Other Charges:			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
Balance Brought Forward			\$237.83
Total Due			\$382.29

IMPORTANT NOTICE FOR SOLICITORS AND CONVEYANCERS

To ensure you accurately adjust the settlement amount, we strongly recommend you book a **Special Meter Reading**:

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.

GENERAL MANAGER
RETAIL SERVICES

Note:

1. Invoices generated with Residential Water Usage during the period 01/07/2016 – 30/09/2016 will include a Government Water Rebate of \$100.
2. This statement details all tariffs, charges and penalties due and payable to Yarra Valley Water as at the date of this statement and also includes tariffs and charges (other than for usage charges yet to be billed) which are due

and payable to the end of the current financial quarter.

3. All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.

4. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchasers account at settlement.

5. Any deferred property debt is included in the arrears figures.

6. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

7. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up to date financial information, please order a Rates Settlement Statement prior to settlement.

8. From 01/07/2016, Residential Water Usage is billed using the following step pricing system: 259.93 cents per kilolitre for the first 44 kilolitres; 305.36 cents per kilolitre for 44-88 kilolitres and 454.16 cents per kilolitre for anything more than 88 kilolitres

9. From 01/07/2016, Residential Recycled Water Usage is billed 230.07 cents per kilolitre

10. From 01/07/2016, Residential Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 202.10 cents per kilolitre

11. From 01/07/2016, Residential Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 202.10 cents per kilolitre



YARRA VALLEY WATER
ABN 93 086 802 501

Luoknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 8872 1353

E enquiry@yvw.com.au
yvw.com.au

Property No: 1418183

Address: 19 MEADOW CRES, BADGER CREEK VIC 3777

Water Information Statement Number: 30289408

HOW TO PAY



Bill Code: 344366
Ref: 07693800001



Mail a Cheque with the Remittance Advice
below to:
Yarra Valley Water
GPO Box 2753 Melbourne VIC 3001

Amount
Paid

Date
Paid

Receipt
Number

Please Note: BPAY is available for individual property settlements.

PROPERTY SETTLEMENT REMITTANCE ADVICE

Property No: 1418183

Address: 19 MEADOW CRES, BADGER CREEK VIC 3777

Water Information Statement Number: 30289408

Cheque Amount: \$



YARRA VALLEY WATER
ABN 99 068 002 601

Lucknow Street
Mitoham Viotoria 3132

Private Bag 1
Mitoham Viotoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

Did you know?

PEXA is a property exchange network that allows secure, online lodgment and Financial Settlement.

Property Land Titles are lodged online at settlement, whilst funds are settled through the Reserve Bank of Australia, meaning that the vendor will usually receive their cleared funds on the same day.

There's no need to wait on the phone for payout figures as transfer and Electronic Notice of Sale documents are transmitted automatically at settlement.

Key benefits for you

- Free to register
- Fast, immediate updates
- Potential to settle in minutes (not days)
- Pre-lodgement verification improves information accuracy
- Conveyancers, banks, legal firms and land registries share information
- No need to physically attend settlement
- Funds settle through the Reserve Bank of Australia

Want to know more or register?

Please visit the PEXA website or contact them directly:

<https://www.pexa.com.au/howpexaworks>

Phone: 1300 084 515 between 7am-10pm AEST/AEDT Monday to Friday excluding national public holidays

Email: support@pexa.com.au

Land Tax Clearance Certificate

Land Tax Act 2005



GARNER LEGAL SERVICES C/- INFOTRACK

Your Reference: LD:24896744-008-2.35738

Certificate No: 15588667

Issue Date: 25 APR 2017

Enquiries: ESYSPROD

Land Address: 19 MEADOW CRESCENT BADGER CREEK VIC 3777

Land Id	Lot	Plan	Volume	Folio	Taxable Value	Tax Payable
1995543	170	55063	8346	203	\$140,000	\$0.00

Vendor: YVONNE ODELL

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax Details	Year	Proportional Tax	Penalty/Interest	Total
CALLUM DAVID ODELL	2017	\$0.00	\$0.00	\$0.00

Arrears of Tax	Year	Proportional Tax	Penalty/Interest	Total
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Comments: Property is exempt: LTX Principal Place of Residence.

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

TAXABLE VALUE: \$140,000

AMOUNT PAYABLE: \$0.00

Paul Broderick
Commissioner of State Revenue

Land Tax Clearance Certificate - Remittance Advice

Certificate No: 15588667

Land ID: 1995543

Amount Payable: \$0.00

State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

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

<0000000000<0000000000>015588667000<015588667000>424<424>

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

Certificate No: 15588667



- Under Section 96 of the Land Tax Act 2005 (the Act), 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 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 due and payable as at the date of the application only and not to any future liability or the tax status of the land.
- A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax.
- If 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
 - the vendor, or
 - 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 a principal residence concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
- If no land tax is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
- If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
- The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax.

For Information Only

SINGLE OWNERSHIP CALCULATION BASED ON A
TAXABLE VALUE OF \$140,000

Land Tax = \$0.00

Calculated as \$0 plus (\$140,000 - \$0) multiplied by 0.000
cents.

Further information

Internet	www.sro.vic.gov.au
Email	sro@sro.vic.gov.au (Attn: Land Tax)
Phone	13 21 61 (local call cost)
Fax	03 9628 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



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Garner Legal Services C/- InfoTrack
135 King St
SYDNEY 2000
AUSTRALIA

Client Reference: 357396

NO PROPOSALS. As at the 25th April 2017, 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®.

19 MEADOW CRESCENT, BADGER CREEK 3777
SHIRE OF YARRA RANGES

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: 25th April 2017

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 24896744 - 24896744140917 '357396'

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.