

SECTION 32 **STATEMENT**

PURSUANT TO DIVISION 2 OF PART II
SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

Vendor:	Neale Kenneth Winter and Anna Winter
----------------	--------------------------------------

Property:	7 Sharnee Court, Moe VIC 3825
------------------	-------------------------------

VENDORS REPRESENTATIVE

JP Conveyancing Works
2a Kirk Street
MOE VIC 3825

Tel: (03) 5127 2909
Fax: (03) 5127 4287
Email: jodie@jpcworks.com.au

Ref: 6736

SECTION 32 STATEMENT
7 SHARNEE COURT, MOE VIC 3825

32A FINANCIAL MATTERS

Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is as follows-

Their total does not exceed \$4,900.00

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- None to the Vendors knowledge

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

32B INSURANCE

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable

32C LAND USE

(a) RESTRICTIONS

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:-

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

(b) BUSHFIRE

This land is in a designated bushfire- prone area within the meaning of the regulations made under the *Building Act 1993*.

(c) ROAD ACCESS

There is access to the Property by Road.

SECTION 32 STATEMENT
7 SHARNEE COURT, MOE VIC 3825

(d) PLANNING

Planning Scheme: LaTrobe City Council
Responsible Authority: LaTrobe City Council
Zoning: General Residential Zone (GRZ)
Planning Overlay/s: Bushfire Management Overlay (BMO)

32D NOTICES

The Vendor is not aware of any Notices, Declarations, Property Management Plans, Reports, Recommendations or Orders in respect of the land issued by a Government Department or Public Authority or any approved proposal directly and currently affecting the land however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor.

32E BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):-

No such Building Permit has been granted to the Vendors knowledge.

32F OWNERS CORPORATION

The Land is NOT affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006*.

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

(1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –

- land that is to be transferred under the agreement.
- land on which works are to be carried out under the agreement (other than Crown land).
- land in respect of which a GAIC is imposed

32H SERVICES

Service	Status
Electricity supply	Connected
Gas supply	Connected
Water supply	Connected
Sewerage	Connected
Telephone services	Connected

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate any account with a service provider before settlement, and the purchaser may need to have the service reconnected.

SECTION 32 STATEMENT
7 SHARNEE COURT, MOE VIC 3825

32I TITLE

Attached are the following document/s concerning Title:

A copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the **diagram** location in the Register Search Statement/s that identifies the land and its location.

ATTACHMENTS

Attached to this Section 32 Statement please find:-

- All documents noted as attached within this Section 32 Statement
- **Due Diligence Checklist**

DATE OF THIS STATEMENT

23 / 03 /20 23

Name of the Vendor

Neale Kenneth Winter and Anna Winter

Signature/s of the Vendor

x



The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract.

The Purchaser further acknowledges being directed to the DUE DILIGENCE CHECKLIST.

DATE OF THIS ACKNOWLEDGMENT

/ /20

Name of the Purchaser

Signature/s of the Purchaser

VIC Lands
TITLE SEARCH ON 10974 / 637

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 10974 FOLIO 637

Security no : 124103127832J
Produced 12/01/2023 09:43 AM

LAND DESCRIPTION

Lot 55 on Plan of Subdivision 529008K.
PARENT TITLE Volume 10910 Folio 841
Created by instrument PS529008K Stage 3 26/10/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
NEALE KENNETH WINTER
ANNA WINTER both of 10 DURHAM ROAD NEWBOROUGH VIC 3824
AE785301X 13/12/2006

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG309675W 23/01/2009
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT AE785301X 13/12/2006

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 PS529008K 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: 7 SHARNEE COURT MOE VIC 3825

ADMINISTRATIVE NOTICES

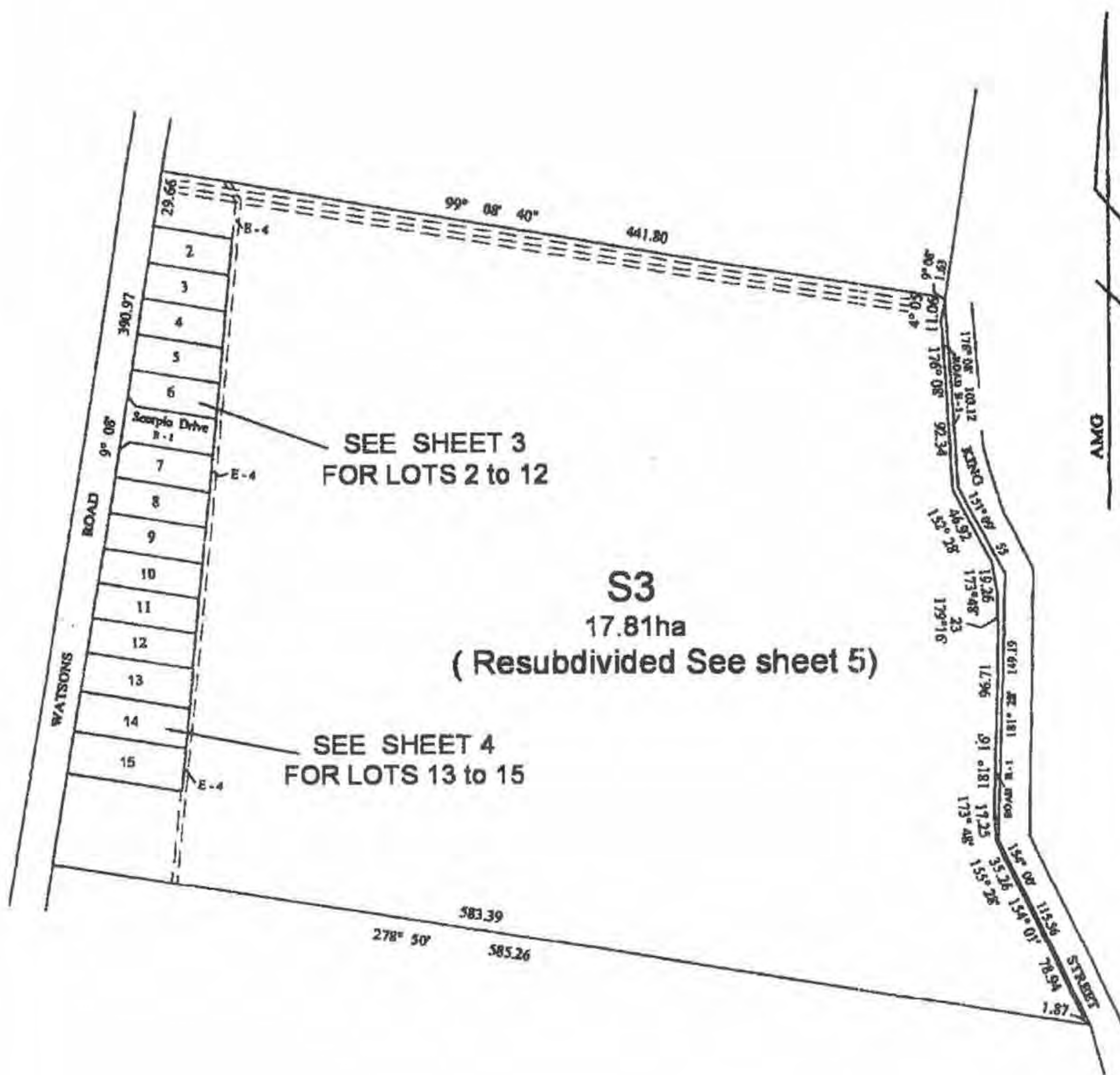
NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 23/10/2016

DOCUMENT END

PLAN OF SUBDIVISION			STAGE NO.	LTO use only EDITION 3	Plan Number PS 529008 K
Location of Land Parish : Moe Township: _____ Section: _____ Crown Allotments: 166 B & C (parts) Crown Portion: _____ LTO Base Record: DCMB Title Reference: Vol 8896, Folio 256 Last Plan Reference: LP 92501, lot 1 Postal Address: Watsons Road (at time of creation) Moe AMG Co-ordinates E 433530 (of approx. centre of land in plan) N 5772340 Zone: 55			Council Certification and Endorsement Council Name: Latrobe City Ref: 03451/1 1. This plan is certified under section 6 of the Subdivision Act 1988. ~~2. This plan is certified under section 11(7) of the Subdivision Act 1988.~~ ~~Date of original certification under section 6: / /~~ ~~3. This is a statement of compliance issued under section 6 of the Subdivision Act 1988.~~ OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has / has not been made. ~~(ii) The requirement has been satisfied.~~ ~~(iii) The requirement is to be satisfied in Stage:~~ Council Delegate _____ ~~Council Seal~~ Date 22 / 8 / 2005 ~~Re-certified under section 11(7) of the Subdivision Act 1988~~ ~~Council Delegate~~ ~~Council Seal~~ Date / /		
Vesting of Roads and / or Reserves			Notations		
Identifier	Council / Body / Person		Staging		
Roads R-1, R-2	Latrobe City Council		This is a staged subdivision Planning Permit No. 03451		
Depth Limitation			15.24 metres below the surface. Applies to CA 166C ONLY		
Lot 1, Lot 18 to 47, 63 to 91 (all incl) are omitted from this plan.					
Survey This plan is based on survey. This survey has been connected to permanent marks: 218 & 222 In Proclaimed Survey Area No.					
Basement Information					LTO use only
Legend : A - Appurtenant Easement B - Encumbering Easement R - Encumbering Easement (Road)					Statement of Compliance / Exemption Statement
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of	Received ☒
E - 1 & 5	Drainage	3.05	LP 92501	Lots on LP 92501	Date 13 / 10 / 2005
E - 1 to 8 (incl.)	Drainage	varies	This plan	Latrobe City Council	
E - 2 & 6	Water supply	3	S154162C	LATROBE Region Water Authority	
E - 4 to 7 (incl.)	Pipeline or Ancillary Purposes	3	This plan - Section 136 Water Act 1989	Central Gippsland Regional Water Authority	
R - 1, R-2	Way, drainage, sewerage gas, electricity, telephone & data transmission.	varies	This plan	Land in PS529008K	
Des Bennett & Associates P/L 2/21 Baratta Street, Blackburn South 3130 PO Box 157, Forest Hill 3131 Phone : 9899 4950 Fax : 9899 2945 ABN 91394366462					LTO use only THIS IS AN LR COMPILED PLAN CHECKED 11/11/2005 Ashley Fenton Assistant Registrar of Titles Sheet 1 of 6 Sheets
LICENSED SURVEYOR Des Bennett SIGNATURE: DATE 6 / 6 / 2005 REF 508 / PS1 Version 4					DATE 22 / 8 / 2005 COUNCIL DELEGATE SIGNATURE Original sheet size A3

PLAN OF SUBDIVISION	STAGE NO.	Plan Number PS 529008 K
----------------------------	------------------	--



Des Bennett & Associates P/L
 2/21 Baratta Street, Blackburn South 3130
 PO Box 157, Forest Hill 3131
 Phone : 9899 4950 Fax : 9899 2945
 ABN 91394366462

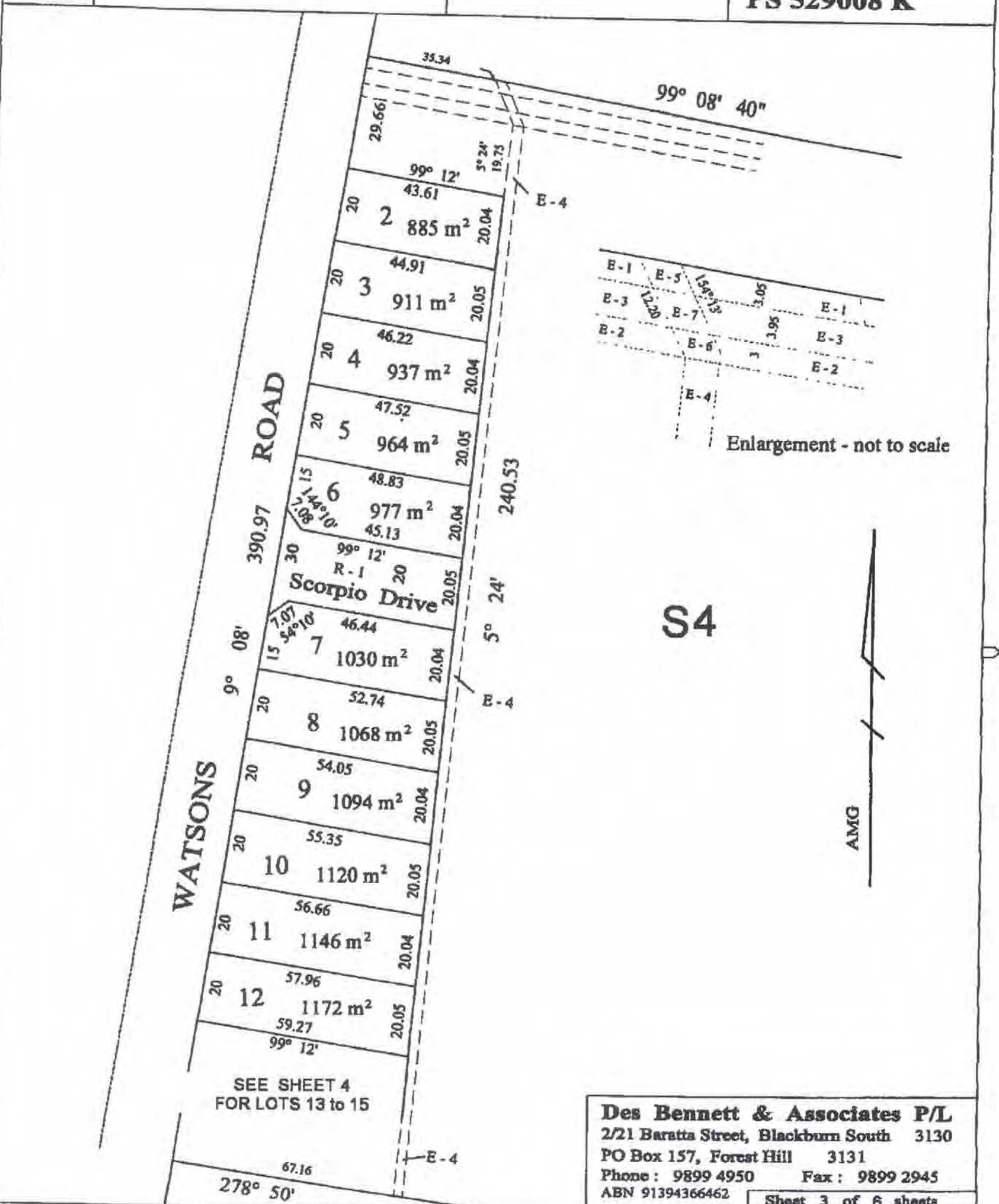
Sheet 2 of 6 sheets

ORIGINAL SCALE SCALE 1 : 2500 SHEET SIZE A3 25 0 50 100 LENGTHS ARE IN METRES	LICENSED SURVEYOR (PRINT) Des Bennett LS SIGNATURE DATE 6 / 6 / 2005 REF 508 / PS1 Version : 4	 DATE 22 / 8 / 2005 COUNCIL DELEGATE SIGNATURE Original sheet size A3
--	--	--

0 10 20 30 40 50 60 70 80 90 100 mm

T.O.2

PLAN OF SUBDIVISION	STAGE NO.	Plan Number PS 529008 K
---------------------	-----------	-----------------------------------



Des Bennett & Associates P/L
 2/21 Baratta Street, Blackburn South 3130
 PO Box 157, Forest Hill 3131
 Phone : 9899 4950 Fax : 9899 2945
 ABN 91394366462

ORIGINAL SCALE 1 : 1000	SHEET SIZE A3 LENGTHS ARE IN METRES 10 0 20 40	LICENSED SURVEYOR (PRINT) Des Bennett LS SIGNATURE DATE 6 / 5 / 2003 REF 508 / PS1 Version : 4	Sheet 3 of 6 sheets DATE 22 / 8 / 2005 COUNCIL DELEGATE SIGNATURE Original sheet size A3
-------------------------------	--	--	---

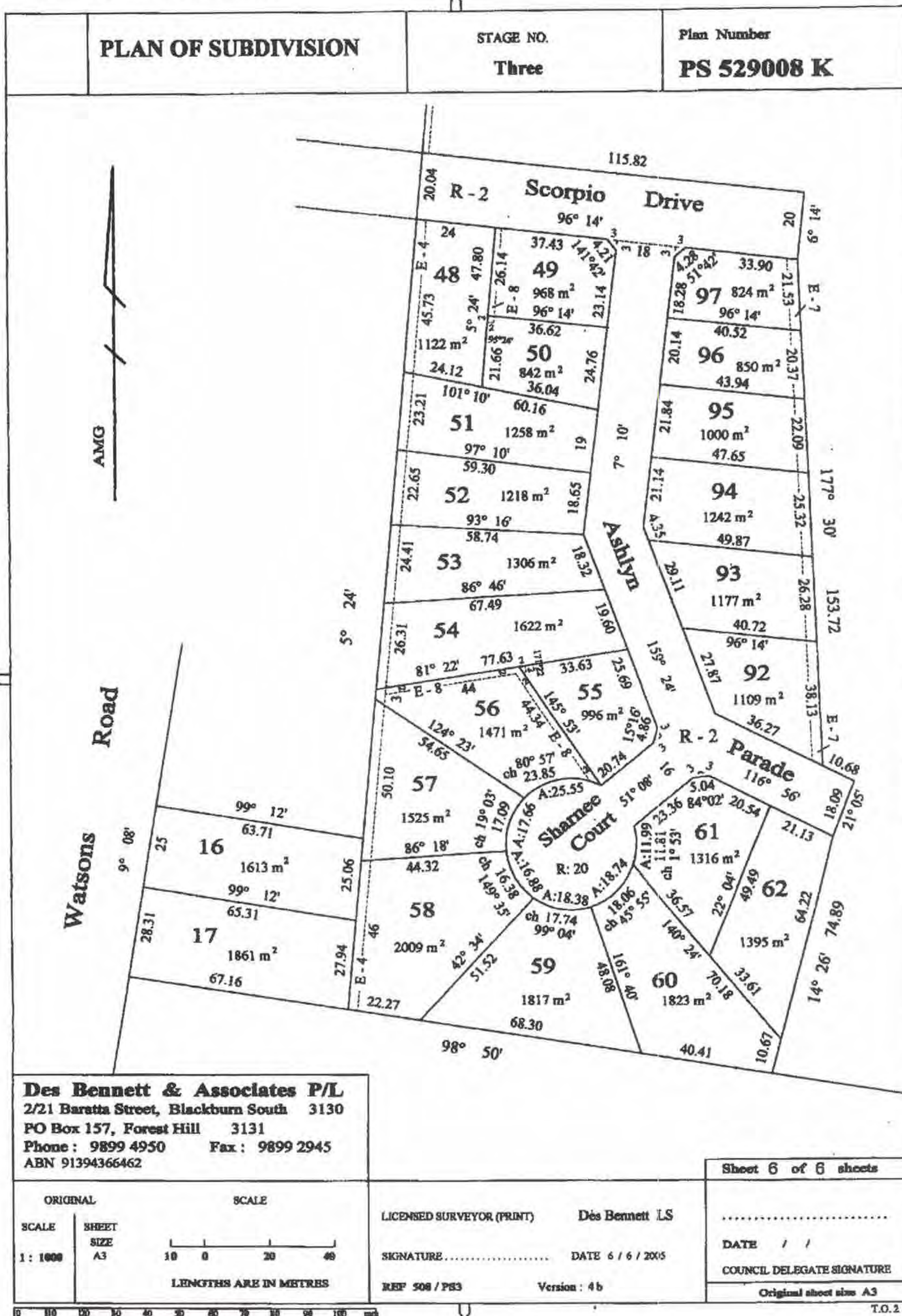
	PLAN OF SUBDIVISION	STAGE NO.	Plan Number PS 529008 K
--	----------------------------	------------------	--



Des Bennett & Associates P/L
 2/21 Baratta Street, Blackburn South 3130
 PO Box 157, Forest Hill 3131
 Phone : 9899 4950 Fax : 9899 2945
 ABN 91394366462

Sheet 4 of 6 sheets

ORIGINAL		SCALE		LICENSED SURVEYOR (PRINT) Des Bennett LS			
SCALE 1 : 1000 or as shown	SHEET SIZE A3			SIGNATURE	DATE 6 / 6 / 2005	DATE / /	
LENGTHS ARE IN METRES		REF 508 / PS2		Version : 4		COUNCIL DELEGATE SIGNATURE	
						Original sheet size A3	



RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

PS529008K

MASTER PLAN (STAGE 1) REGISTERED DATE 04/11/05 TIME 4:31PM

**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.**

[illegible]

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: HUNKINS - SOLICITORS

Phone: 56 331329

Address: 22 SUMMERLEIGH ST. TRAFALGAR

Ref: WINTER

Customer Code: 3255W



Privacy Collection St
The information from
statutory authority and
maintaining publicly s
indexes in the Victoria

AE785301X

13/12/2006 1321 45



MADE AVAILABLE/CHANGE CONTROL

Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed —

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio reference)

CERTIFICATE OF TITLE VOLUME 10974 FOLIO 637

Estate and Interest: (e.g. "all my estate in fee simple")

ALL ITS ESTATE IN FEE SIMPLE

Consideration:

Transferor: (full name)

HELSCOTT NOMINEES PTY LTD (ACN 005 343 046)

Transferee: (full name and address including postcode)

NEALE KENNETH WINTER and ANNA WINTER both of 10 Durham Road
Newborough 3824 as joint tenants

Directing Party: (full name)

Creation and/or Reservation and/or Covenant:

See attached pages

[Signature]

[Signature]

Continued on T2 page 2

Approval No. 18170311L

ORDER TO REGISTER

Please register and issue title to

T2

Signed

Cust. Code:



STAMP DUTY USE ONLY

Stamp with \$1,960.00

Doc ID 2151416, 06 Dec 2006

SRO Victoria Duty, AXP3

THE BACK OF THIS FORM MUST NOT BE USED

Land Registry, 570 Bourke Street, Melbourne 3000, Phone 03 8636 2010

"With the intent that the benefit of each Covenant shall be attached to and run at law and in equity with Lots 16, 48 to 57, 61 and 62 and 92 to 97 on Plan of Subdivision No. PS 529008K as to Paragraphs a) to n) both inclusive and as to Lots 17, 58, 59 and 60 of the said Plan of Subdivision as to Paragraphs a) to o) both inclusive other than the Lot hereby transferred and that the burden of this Covenant shall be attached to and run at law and in equity with the Lot hereby transferred and every part thereof the said Transferee hereby for itself and its transferees, executors, administrators and assigns and as a separate Covenant covenants with the said Transferor and other the registered proprietor or proprietors for the time being of Lots 16, 48 to 57, 61, 62 and 92 to 97 and Lots 17, 58, 59 and 60 on Plan of Subdivision No. PS 529008K and every part thereof other than the Lot hereby transferred that the said Transferee and its respective heirs, executors, administrators and transferees:-

- a) shall not erect or cause to be erected on the Lot any relocated dwelling or outbuilding or any dwelling or outbuilding moved from other land;
- b) shall not erect or cause to be erected on the Lot any building other than -
 - (i) one dwelling house of which less than 65% of external surfaces are constructed of new brick, brick veneer, stone or masonry materials or
 - (ii) one weatherboard Federation Period Style dwelling house;
 - (iii) the usual outbuildings constructed of new materials.

Dated: 4 December 2006

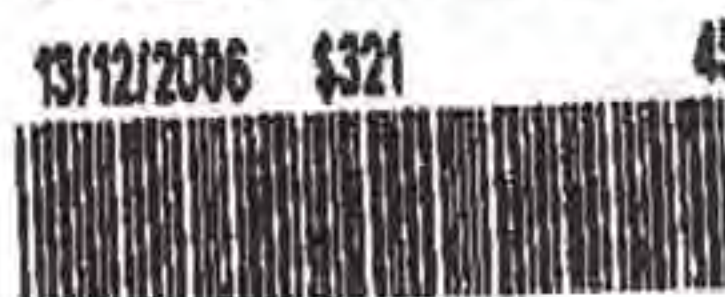
Execution and attestation:

THE COMMON SEAL of HELSCOTT NOMINEES PTY LTD)
(ACN 005 343 046) was affixed in the)
presence of authorized persons)

Director *[Signature]*
Full Name *WILLIAM GABRIEL WEBSTER*
Usual Address *57 PINEAPPLE RD MOE*
Director *[Signature]*
Full Name *R. E. TRA WEBSTER*
Usual Address *57 PINEAPPLE RD MOE*



AE785301X



SIGNED by the transferees)
In the presence of:-)

[Signature]
* witness

[Signature]
* witness
[Signature]
AW

Approval No. 571027L

T2 Page 2



THE BACK OF THIS FORM MUST NOT BE USED

Boles Office Products L71B

ANNEXURE PAGE

Transfer of Land Act 1958

AE785301X

13/12/2006 \$321 45



This is page 3 of Approved Form T2 dated 4/12/2006 between

HELSCOTT NOMINEES PTY LTD and NEALE KENNETH WINTER and ANNA WINTER

Signatures of the parties

Panel Heading Creation of covenant

- c) shall not erect or cause to be erected on the Lot any fence other than a fence made of new materials and erected in a proper and tradesmanlike manner having regard to industry best practice and also that the fence height shall be not more than 1.8 metres;
- d) shall not use any garage, outbuilding, caravan annex to temporary dwelling of any nature as a dwelling on the Lot prior to the issue of a Certificate of Occupancy for any dwelling on the Lot;
- e) shall not erect or cause to be erected on the buildings on the Lot roofing which is constructed of corrugated or galvanized iron or any reflective material. In the instance the roof may be constructed of terracotta or cement tiles or painted colourbond or similar non-reflective material;
- f) shall not erect or cause to be erected on the buildings on the Lot any guttering unless the same is finished and/or painted in a proper tradesmanlike manner having regard to industry best practice;
- g) shall not allow the Lot to be overgrown with grass or weeds and shall not allow any rubbish, car parts or wrecks to be dumped or accumulated on the Lot at any time;
- h) shall not allow or cause the driveway to be constructed of any material other than concrete or paving material;
- i) shall not erect or cause to be erected any retaining walls unless such retaining walls are constructed of new treated pine sleepers, brick, masonry or stone material;
- j) shall not erect or cause to be erected on the Lot any for sale signs boards unless a residential dwelling house is to be built within a period of six months from the date of settlement.
- k) shall not resell or cause a sale of the Lot whether by erection of a for sale sign board on the Lot or otherwise until such time as settlement with the Transferor has taken place;

Approval No. 571987L

A1



1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

AE785301X

13/12/2006 \$321 45



ANNEXURE PAGE

Transfer of Land Act 1958

This is page 4 of *Approved Form T2* dated 4/12/2006 between
HELSCOTT NOMINEES PTY LTD AND NEALE KENNETH WINTER AND ANNA WINTER

Signatures of the parties

[Handwritten signatures of Helcott Nominees Pty Ltd and Neale Kenneth Winter and Anna Winter]

Panel Heading Creation of covenant

- l) shall not use or cause the Lot hereby transferred to be used other than primarily for residential purposes;
- m) shall not permit or allow the use of reflective tint on any external windows of any building on the Lot except where such window is not visible from public areas;
- n) shall not permit or allow on any building on the Lot any unpainted metal work, fascia boards, trim or exposed metal work that is not colour coordinated with the dwelling house.
- o) shall construct the south boundary fence with concrete post, concrete plinths and blocks, treated pine rails and palings, with palings facing south, in a proper and tradesmanlike manner having regard to industry best practice at a height of 1.8 metres.

Approval No. 571987L

A1



1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

Property Report

7 Sharnee Court, Moe Vic 3825

DETAILS

Lot, 55 PS529008

55\PS529008

Latrobe

COUNCIL PROPERTY NUMBER
48578

Premium Report Only Unavailable

Premium Report Only

ORIENTATION
Premium Report Only

Unavailable

Unavailable

0 0 0

Unavailable

GRZ3 - General Residential Zone Schedule 3

BMO1 - Bushfire Management Overlay Schedule 1

STATE ELECTORATES

LEGISLATIVE COUNCIL
Eastern Victoria Region

LEGISLATIVE ASSEMBLY
Morwell District

BURGLARY STATISTICS Powered by RACV

POSTCODE AVERAGE
1 in 56 Homes

COUNCIL AVERAGE
1 in 80 Homes

STATE AVERAGE
1 in 76 Homes

COUNCIL INFORMATION - LATROBE

PHONE
1300367700 (Latrobe)

WEBSITE
<http://www.latrobe.vic.gov.au/>

EMAIL
latrobe@latrobe.vic.gov.au

PREMIUM REPORT \$19.90 - Includes:



Planning Permits
Approved and Pending



Site Dimensions
Approximate Site Dimensions



Planning Scheme Amendments
90 days Proposed and Approved



Much more
Have a look today!



Aerial Imagery
Real world comparisons

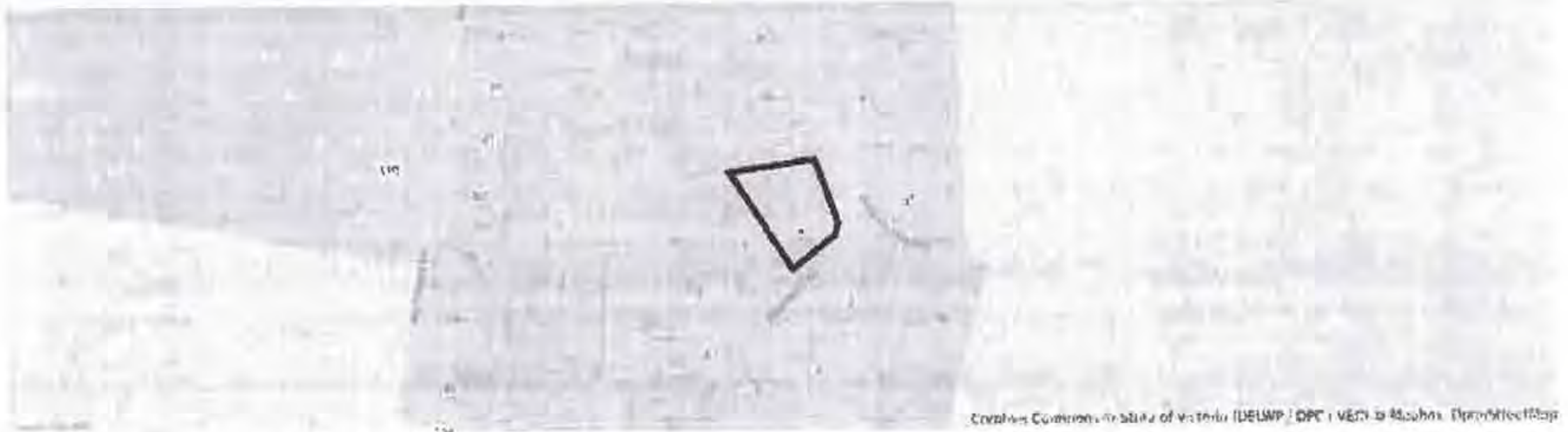
Visit landchecker.com.au to purchase online

Property Report

7 Sharnee Court, Moe Vic 3825

Created On January 12th 2023

PLANNING ZONE



■ GRZ3 - General Residential Zone Schedule 3

To implement the Municipal Planning Strategy and the Planning Policy Framework. To encourage development that respects the neighbourhood character of the area. To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport. To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

[General Residential Zone](#)

[Schedule 3 To Clause 32.08 General Residential Zone](#)

For confirmation and detailed advice about this planning zone, please contact LATROBE council on 1300367700.

OTHER PLANNING ZONES IN THE VICINITY:

■ FZ - Farming Zone

■ NRZ - Neighbourhood Residential Zone

🔒 PREMIUM REPORT \$19.90 - Includes:



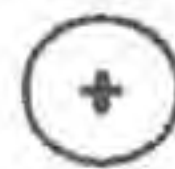
Planning Permits
Approved and Pending



Site Dimensions
Approximate Site Dimensions



Planning Scheme Amendments
90 days Proposed and Approved



Much more
Have a look today!



Aerial Imagery
Real world comparisons

Visit landchecker.com.au to purchase online

Property Report

7 Sharnee Court, Moe Vic 3825

PLANNING OVERLAYS



■ BMO1 - Bushfire Management Overlay Schedule 1

To implement the Municipal Planning Strategy and the Planning Policy Framework. To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire. To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented. To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

[Bushfire Management Overlay ▸](#)

[Schedule 1 To Clause 44.06 Bushfire Management Overlay ▸](#)

For confirmation and detailed advice about this planning overlay, please contact LATROBE council on 1300367700.

🔒 PREMIUM REPORT \$19.90 - Includes:



Planning Permits
Approved and Pending



Site Dimensions
Approximate Site Dimensions



Planning Scheme Amendments
90 days Proposed and Approved



Much more
Have a look today!



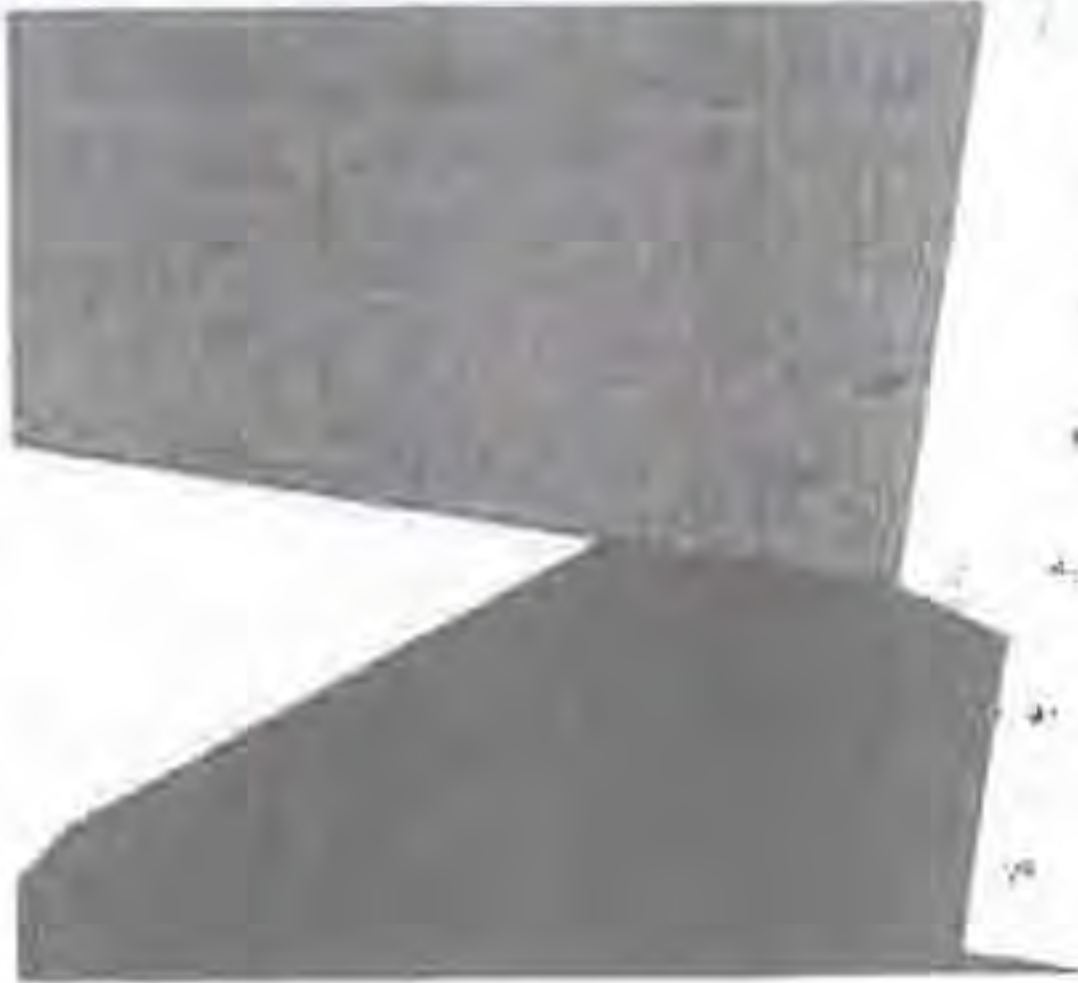
Aerial Imagery
Real world comparisons

Visit landchecker.com.au to purchase online

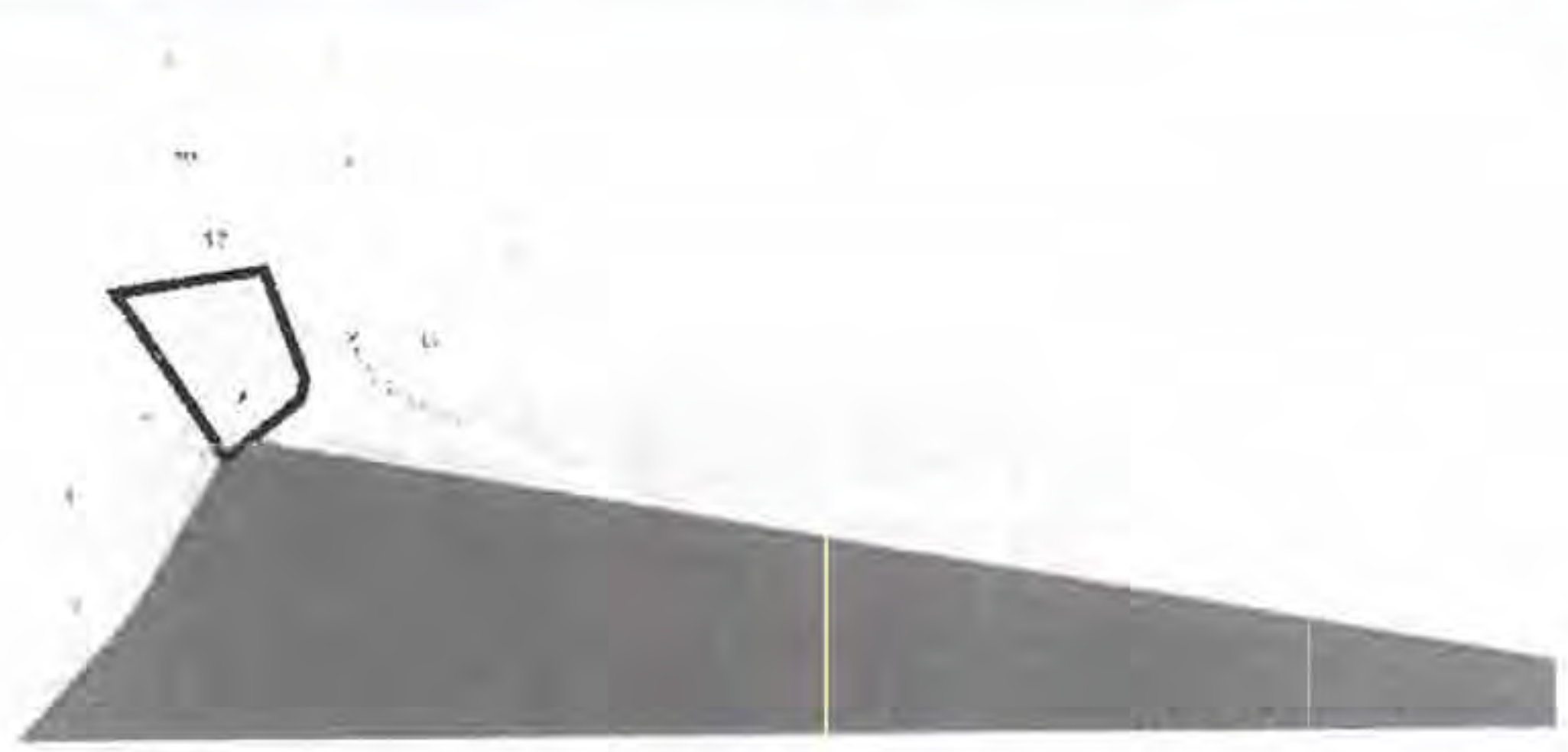
Property Report

7 Sharnee Court, Moe Vic 3825

OTHER OVERLAYS IN THE VICINITY



■ BMO - Bushfire Management Overlay



■ DPO - Development Plan Overlay

For confirmation and detailed advice about these planning overlays, please contact LATROBE council on **1300367700**.

PREMIUM REPORT \$19.90 - Includes:



Planning Permits
Approved and Pending



Site Dimensions
Approximate Site Dimensions



Planning Scheme Amendments
90 days Proposed and Approved



Much more
Have a look today!



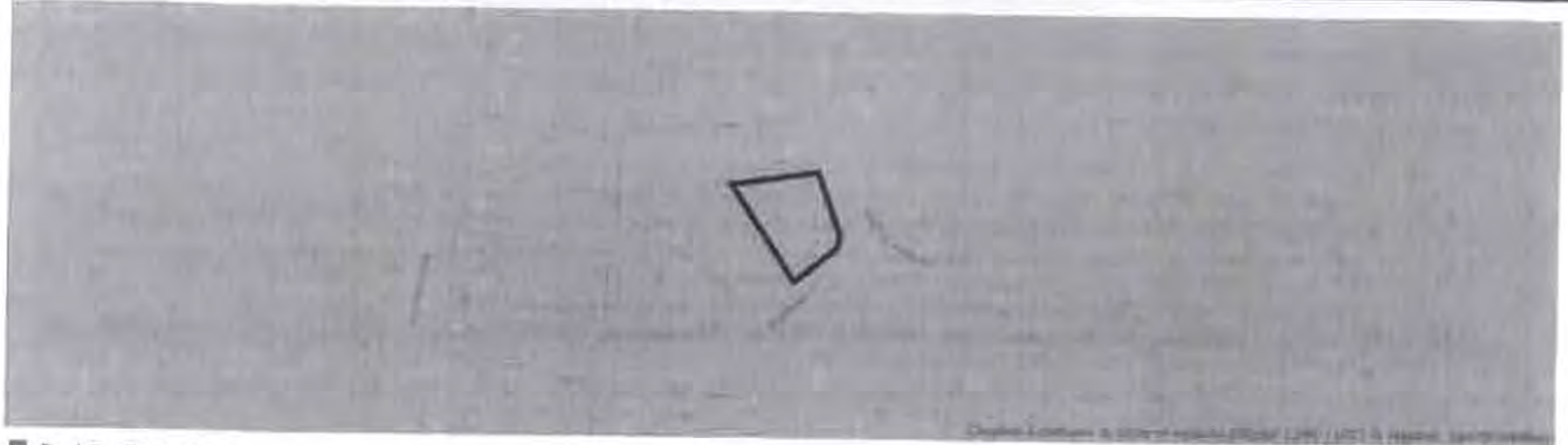
Aerial Imagery
Real world comparisons

Visit landchecker.com.au to purchase online

Property Report

7 Sharnee Court, Moe Vic 3825

BUSHFIRE PRONE AREA



 Bushfire Prone Area

This property is within a zone classified as a Bushfire Prone Area.

For confirmation and detailed advice about the bushfire-prone status of the property, please contact LATROBE council on 1300367700.

PREMIUM REPORT \$19.90 - Includes:



Planning Permits
Approved and Pending



Site Dimensions
Approximate Site Dimensions



Planning Scheme Amendments
90 days Proposed and Approved



Much more
Have a look today!



Aerial Imagery
Real world comparisons

Visit landchecker.com.au to purchase online

7 Sharnee Court, Moe Vic 3825

Terms and Conditions

LANDCHECKER PTY LTD ACN 607 394 696 (Landchecker)

1. Property Report

This Property Report:

- a. is issued subject to the terms and conditions in respect of which Property Reports are issued by Landchecker; and
- b. contains data owned or licensed by our service providers that Landchecker Pty Ltd licences under the terms and conditions in the following links:
 - i. <https://creativecommons.org/licenses/by/4.0/> in respect of data supplied by the State of Victoria;
 - ii. <https://creativecommons.org/licenses/by/4.0/> in respect of census data supplied by the Commonwealth of Australia;
 - iii. <https://www.mapbox.com/tos>, in respect of data supplied by Mapbox Inc.; and
 - iv. <https://www.openstreetmap.org/copyright>, in respect of data supplied by Open Street Maps;
 - v. <https://www.corelogic.com.au/resources/pdf/misc/rpdata-terms-conditions-integrators.pdf>, in respect of data supplied by RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic); and
 - vi. <https://creativecommons.org/licenses/by/4.0/> in respect of data supplied by the Australian Curriculum, Assessment and Reporting Authority (ACARA).

2. Use of Property Report

This Property Report is made available for information purposes only. Recipients of this Property Report acknowledge and agree that they may not rely upon the content of this Property Report for any other purposes other than the express purpose for which it is issued and that recipients:

- a. must not use it in any manner which is unlawful, offensive, threatening, defamatory, fraudulent, misleading, deceptive or otherwise inappropriate;
- b. must seek their own independent professional advice and seek their own professional advice in respect of the subject matter of this Property Report before acting on or referring to any of the information contained in this Property Report;
- c. acknowledge that this Property Report is provided entirely at recipients' own risk and neither Landchecker nor its service providers take any responsibility or liability for any loss or damage suffered by recipients in reliance on this Property Report; and
- d. acknowledge that this Property Report will be accurate, complete or reliable.
- e. acknowledge that the CoreLogic Data (as defined below) provided in this Property Report is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

3. Attributions

State Government Copyright Notice and Disclaimer

The State of Victoria owns the copyright in the property data contained in the Property Report (Property Data) and reproduction of that data in any way without the consent of the State of Victoria may constitute a breach of the *Copyright Act 1968* (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Data and any person using or relying on such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Neither Landchecker nor this Property Report are affiliated with, endorsed or authorised by the State of Victoria.

The data in this Property Report may contain property data in respect of an adjacent State. The attribution in respect of the Property Data is only in respect of the property for which the Property Report was obtained. Additional attribution statements for adjoining properties are available in Landchecker's terms of use.

RP Data Pty Ltd trading as CoreLogic Asia Pacific

This Property Report reproduces materials and content owned or licensed by CoreLogic and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data). © copyright 2018. CoreLogic and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) in the CoreLogic Data contained in this publication. All rights reserved.

Australian Curriculum Assessment and Reporting Authority

This Property Report contains data that was downloaded from the ACARA website (www.acara.edu.au) (accessed 1 April 2019) and was not modified that is © copyright 2009 to present. ACARA does not:

PREMIUM REPORT \$19.90 - Includes:



Planning Permits
Approved and Pending



Planning Scheme Amendments
90 days Proposed and Approved



Aerial Imagery
Real world comparisons



Site Dimensions
Approximate Site Dimensions



Much more
Have a look today!

Visit landchecker.com.au to purchase online



Property Report

7 Sharnee Court, Moe Vic 3825

- a. endorse any product, such as this Property Report, that uses ACARA material; or
- b. make any representations as to the quality of such products.

Any product that uses material published in this Property Report should not be taken to be affiliated with ACARA or have the sponsorship or approval of ACARA. A recipient of this Property Report should make their own assessment of the material in this Property Report.

PREMIUM REPORT \$19.90 - Includes:



Planning Permits
Approved and Pending



Site Dimensions
Approximate Site Dimensions



Planning Scheme Amendments
90 days Proposed and Approved



Much more
Have a look today!



Aerial Imagery
Real world comparisons

Visit landchecker.com.au to purchase online

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.

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.