

DATED

2024

DANIEL BRIAN BATCHELOR

to

SECTION 32 STATEMENT

Property: 14 Kings Road, Driffield VIC

Good Move Conveyancing

PO Box 12
TRARALGON VIC 3844
Tel: 03 5174 6862
Ref: AC:24-11400

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	14 KINGS ROAD, DRIFFIELD VIC 3840
-------------	-----------------------------------

Vendor's name	Daniel Brian Batchelor	Date	/ /
Vendor's signature	 Signed by: A4763C1FD9BC4D8...	12/11/2024	

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

\$0.00	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

1.5 Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No. 117
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> 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 section 192A of 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 <input type="checkbox"/>	Gas supply <input checked="" type="checkbox"/> (bottled)	Water supply <input checked="" type="checkbox"/> (tank)	Sewerage <input checked="" type="checkbox"/> (septic)	Telephone services <input checked="" type="checkbox"/>
---	---	--	--	--

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 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

Is attached

13. ATTACHMENTS

(Any certificates, documents and other attachments may 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)

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.

Vendor GST Withholding Notice

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

From: Daniel Brian Batchelor, 14 Kings Road, Driffield VIC 3840

Property Address: 14 Kings Road, Driffield VIC 3840

Lot: 28 Plan of subdivision: 126480

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: 12/11/2024

Signed for an on behalf of the Vendor:

Signed by:

A4763C1FD9BC4D8...



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 09298 FOLIO 794

Security no : 124119610334V
Produced 06/11/2024 11:16 AM

LAND DESCRIPTION

Lot 28 on Plan of Subdivision 126480.
PARENT TITLES :
Volume 06668 Folio 576 to Volume 06668 Folio 578
Created by instrument LP126480 10/11/1978

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
DANIEL BRIAN BATCHELOR of 14 KINGS ROAD DRIFFIELD VIC 3840
AW488529Q 25/01/2023

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW488530G 25/01/2023
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AD744861W 13/07/2005

DIAGRAM LOCATION

SEE LP126480 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: 14 KINGS ROAD DRIFFIELD VIC 3840

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 25/01/2023

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP126480
Number of Pages (excluding this cover sheet)	3
Document Assembled	06/11/2024 11:16

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

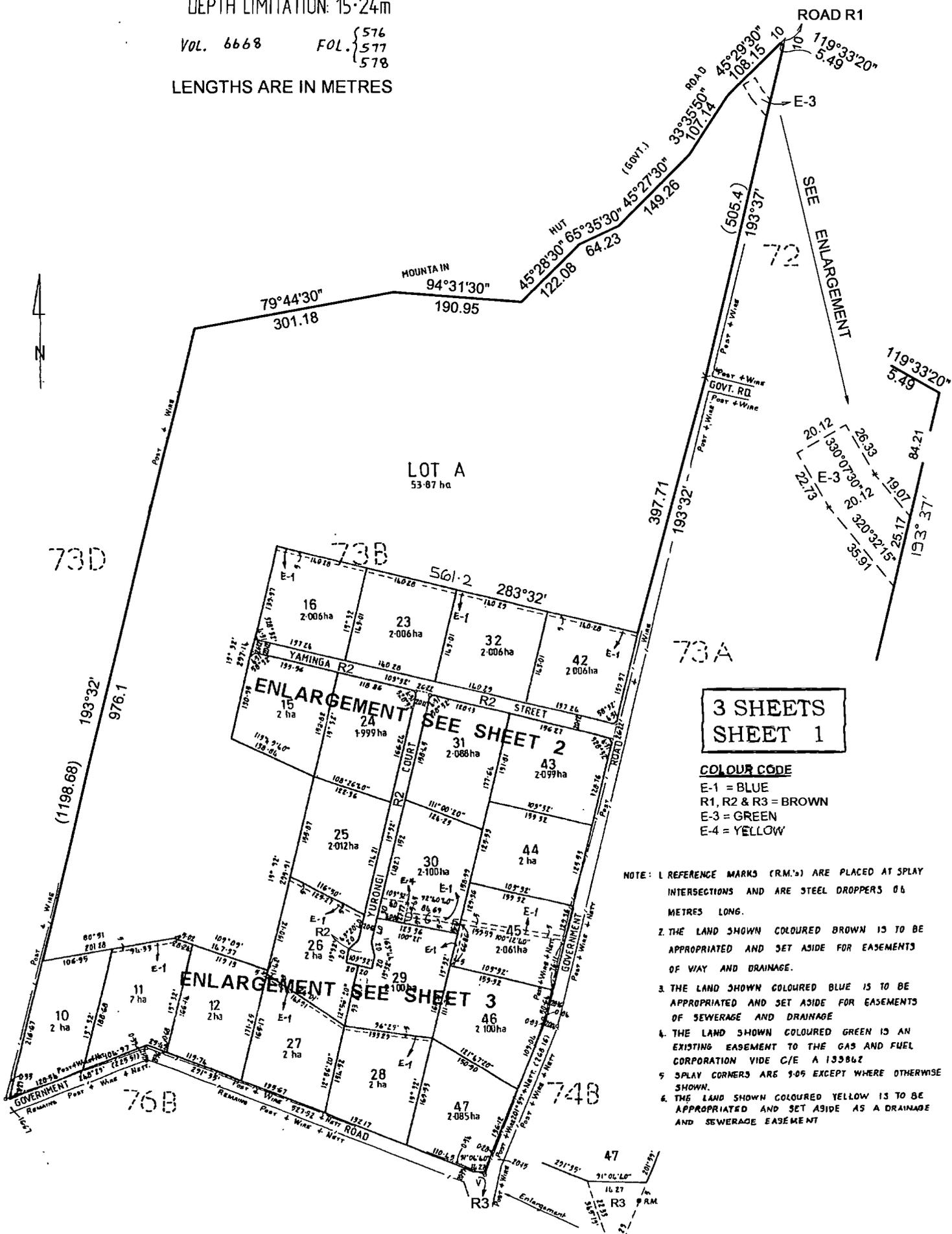
**PLAN OF SUBDIVISION OF
CROWN ALLOTMENT 73^B
PARISH OF NARRACAN SOUTH
COUNTY OF BULN BULN**

LP126480
EDITION 1
APPROVED 10/10/78

DEPTH LIMITATION: 15.24m

VOL. 6668 FOL. { 576
578

LENGTHS ARE IN METRES



**3 SHEETS
SHEET 1**

COLOUR CODE
E-1 = BLUE
R1, R2 & R3 = BROWN
E-3 = GREEN
E-4 = YELLOW

- NOTE: 1. REFERENCE MARKS (R.M.'s) ARE PLACED AT SPLAY INTERSECTIONS AND ARE STEEL DROPPERS 06 METRES LONG.
2. THE LAND SHOWN COLOURED BROWN IS TO BE APPROPRIATED AND SET ASIDE FOR EASEMENTS OF WAY AND DRAINAGE.
 3. THE LAND SHOWN COLOURED BLUE IS TO BE APPROPRIATED AND SET ASIDE FOR EASEMENTS OF SEWERAGE AND DRAINAGE
 4. THE LAND SHOWN COLOURED GREEN IS AN EXISTING EASEMENT TO THE GAS AND FUEL CORPORATION VIDE C/E A 139862
 5. SPLAY CORNERS ARE 90° EXCEPT WHERE OTHERWISE SHOWN.
 6. THE LAND SHOWN COLOURED YELLOW IS TO BE APPROPRIATED AND SET ASIDE AS A DRAINAGE AND SEWERAGE EASEMENT

LP 126480

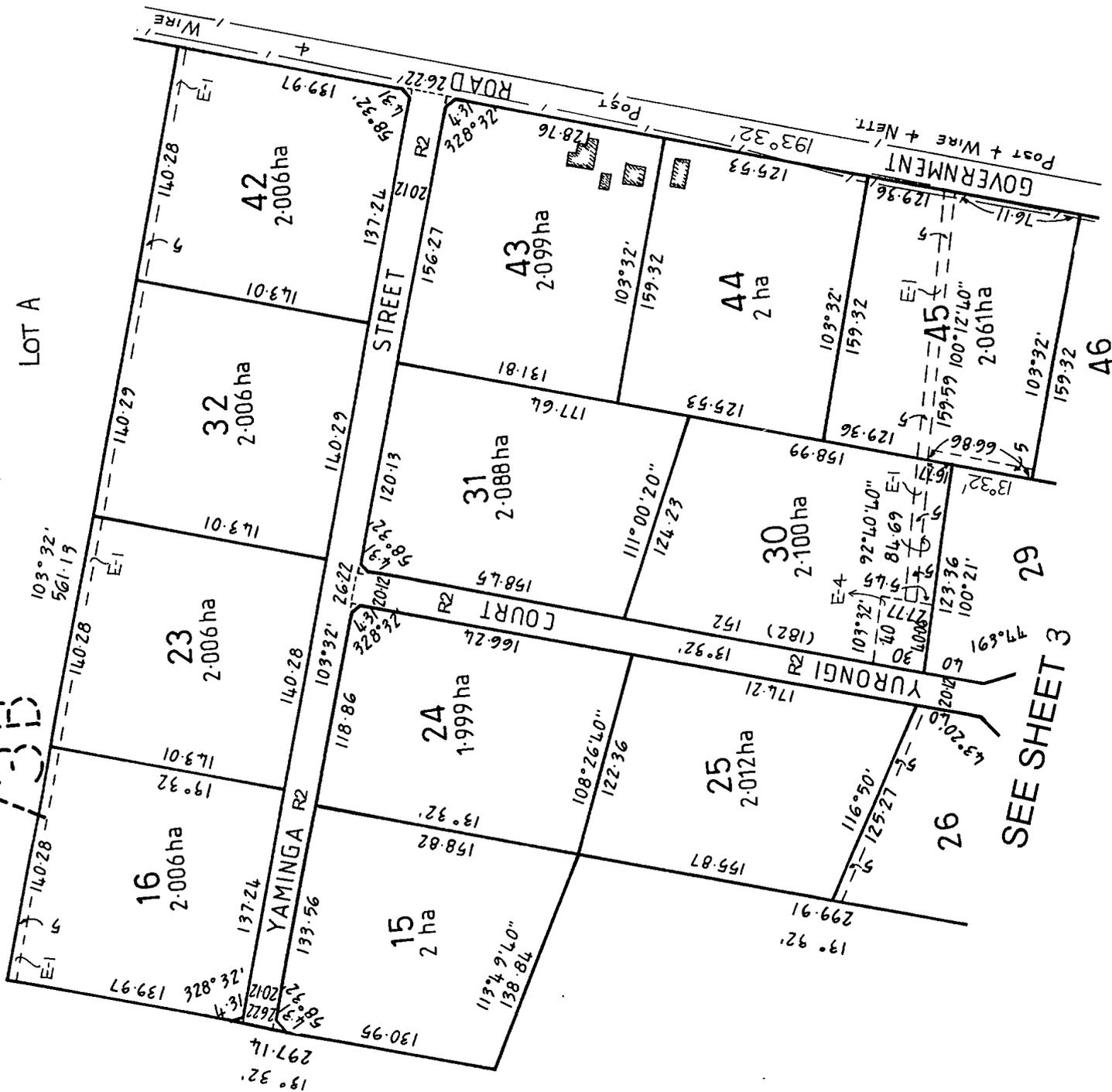
3 SHEETS
SHEET 2

73A

SEE SHEET 1

LOT A

73B



LOT A

SEE SHEET 1

SEE SHEET 3

29

46





Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Instrument
Document Identification	AD744861W
Number of Pages (excluding this cover sheet)	7
Document Assembled	06/11/2024 11:16

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

Section 181

APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING OF A RECORDING OF AN AGREEMENT

Planning and Environment Act 1987

AD744861W

Lodged by:

Name: Carbone Trembath Solicitors
Phone: (03) 5133 9977
Address: 126B Commercial Road, Morwell 3840
Reference: JT:LS:043425
Customer Code: 02443B

Privacy Col 13/07/2005 \$92.30 173



The information collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes in the Victorian Land Registry.

The Authority in having made an Agreement referred to in section 181(1) of the Planning and Environment Act 1987 requires a recording to be made in the Register for the land.

Land Volume 9298 Folio 794

Authority City of Latrobe
~~PO Box 264~~ 141 Commercial Rd. ^B
MORWELL 3840

Section and Act under which agreement made:

Section 173
Planning and Environment Act 1987

A copy of the Agreement is attached to this Application

Signature for Authority: *John Brennan*

Name of Officer John Brennan

Designation of Officer: Subdivisions ~~Off~~ Planner

Date: 12 July 2005

Planning and Environment Act Regulations - 9.1

13 JUL 2005



DAD744861W-1-7

SECTION 173 AGREEMENT

Between

LA TROBE CITY

and

JANETTE MAREE CRUTCHFIELD
and
GREGORY SCOTT CRUTCHFIELD

In relation to

LAND AT DRIFFIELD



DAD744861W-2-5

AD744861W

13/07/2005 \$92.30 173



THIS AGREEMENT is made on the 5th day of July Two thousand and five.

BETWEEN:

THE LATROBE CITY COUNCIL of Commercial Road, Morwell (hereinafter called "the Council") of the first part

And **Janette Maree Crutchfield & Gregory Scott Crutchfield** of 15 Nuttalls Road Yinnar ("the Owners") of the second part

WHEREAS:



- A The owner is the registered proprietor of the land describe in the Certificate of Title Volume 09298 Folio 794 and more particularly described as lot 28 of LP 126480 (hereinafter called "the subject land") and has made an application to the Council as the responsible authority under the Latrobe Planning Scheme (hereinafter called "the Scheme") for a permit to subdivide the subject land.
- B The Responsible Authority is responsible for the administration and enforcement of the Latrobe Planning Scheme (hereinafter called "the Planning Scheme") pursuant to the provisions of the Planning and Environment Act 1987 (hereinafter called "the Act")
- C On 30th May 2005, the Responsible Authority issued Planning Permit Number 04443 allowing the use of the land for a dwelling within the nominated building envelope in accordance with the plans endorsed under Condition 1 of Planning Permit Number 04443 (hereinafter called "the endorsed plans')
- D Conditions 2A of Planning Permit Number 04443 ("the Planning Permit") requires the Owner of the subject land to enter into this Agreement to provide for the matters set out in that Condition.
- E The Responsible Authority and Owner have agreed that, without restricting or limiting their respective power to enter into this Agreement, and insofar as it can be treated, this Agreement is an agreement entered into pursuant to Section 173 of the Act.



IT IS AGREED AS FOLLOWS:**Definitions**

1. In this Agreement unless inconsistent with the context or subject matter:
 - 1.1 "Act" means the Planning and Environment Act 1987;
 - 1.2 "Agreement" mean this agreement and any agreement executed by the parties expressed to be supplemental to this agreement;
 - 1.3 "Land" means the land described in Recital A;
 - 1.4 "Owner" means the owner for the time being of the land and the person or persons entitled from time to time to be registered by the Registrar of Title as the proprietor of an estate in fee simple in the land or any part thereof, and includes a Mortgagee in possession;
 - 1.5 "Planning Permit" mean the planning permit referred to in Recital D, including any plans endorsed under the planning permit;
 - 1.6 "Planning Scheme" means Latrobe Planning Scheme and any successor instrument or other planning scheme which applies to the land;
 - 1.7 "Responsible Authority" means Latrobe City Council or its successor as the authority responsible for administering and enforcing the Planning Scheme and includes its agents, officers, employees, servants, workers and contractors;
and
 - 1.8 "Tribunal" means the Victorian Civil and Administrative Tribunal or any successor tribunal, court, institution or body.

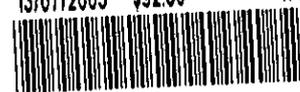


DAD744861W-4-1

AD744861W

13/07/2005 \$92.30

173



Interpretation

2. IN this agreement unless inconsistent with the context or subject matter:-

2.1 A reference to this Agreement includes any variation or replacement of it;

2.2 The singular includes the plural and the plural includes the singular;

2.3 A references to a gender includes a reference to each other gender;

2.4 includes a reference to a firm, corporation or other corporate body and their successors in law;

2.5 If a party consents of more than one person this Agreement binds them jointly and each of them severally;

2.6 A reference to a statue includes any subordinate instruments made under that statue;

2.7 A reference to a statue includes any statue amending, consolidating or replacing that statue;

2.8 All headings are for ease of reference only and shall not be taken into account in the construction or interpretation of this Agreement;

2.9 The recitals to this agreement are and will be deemed to form part of this Agreement including any terms defined within the recitals;

2.10 A reference to the Responsible Authority includes its agents, officers, employees, servants, workers and contractors;

2.11 The obligations of the Owner under this Agreement will take effect as separate and several covenants which bind the Owner and which are annexed to the land and run at law and in equity with the land



Specific Obligations of the Owner



3. THE Owners hereby agrees:-
 - 3.1 That the cost of any upgrade of Kings Road to provide a sealed surface of the frontage of the property shall be met by the property owner.
 - 3.2 That they shall cause the said agreement under Section 173 of the Act to be registered on the title of the property.
4. The Council and the Owner have agreed that without restricting or limiting their respective powers to enter into this Agreement and insofar as it can be so treated this Agreement shall be treated as being an Agreement under Section 173 (1) of the Planning and Environment Act 1987.
5. Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the subject Land which may be effected by this Agreement.
6. The Owner agrees to do all things necessary to enable the Council to enter Memorandum of this Agreement on the Certificate of Title to the subject land in accordance with Section 181 of the Act including signing of any further Agreement, acknowledgment or document to enable the said Memorandum at the Office of Titles.
7. The Owner covenants and agrees to pay the Council's costs of and incidental to the execution of this Agreement and the registration of a Memorandum of the Agreement at the Office of Titles pursuant to Section 181 of the Act and any duties or fees payable in connection with either the agreement or the registration of the Memorandum at the Titles Office.
8. This Agreement will end pursuant to Section 177 of the Act. As soon as reasonably practical after the Agreement has ended, the Council will, at the request and at the cost of the Owner make application to the Registrar of Titles under Section 183(2) of the Act to cancel the recording of this Agreement on the Register.
9. A notice of other communication requires or permitted to be served by a party on another party must be in writing and may be served:

AD744861W

13/07/2005 \$92.30

173



- a) be delivering it personally to that party
- b) by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or
- c) by sending it by facsimile provided that a communication sent by facsimiles shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

A notice or other communication is deemed served:

- d) if delivered, on the next following business day;
- e) if posted, on the expiration of two business days after the date posting; or
- f) if sent by facsimile, on the next following business day unless the receiving party has requested retransmission before the end of that business day.

EXECUTED BY THE PARTIES on the date set out at the commencement of this Agreement.

THE SEAL of LATROBE CITY COUNCIL

was hereunto affixed this 5th
day of July 2005 in
the presence of:



[Signature] Chief Executive Officer

SIGNED AND SEALED by the said)
Janette Maree Crutchfield in the)
Presence of:)

[Signature]

[Signature]

SIGNED AND SEALED by the Said)
Gregory SCOTT CRUTCHFIELD)
in the presence of:)

[Signature]

[Signature]

AD744861W
13/07/2005 \$92.30 17.3



PROPERTY REPORT

From www.land.vic.gov.au at 09 November 2024 01:40 PM

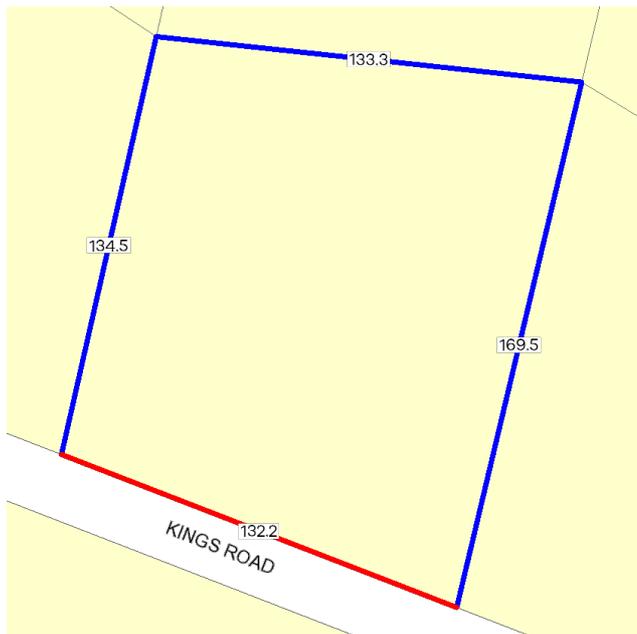
PROPERTY DETAILS

Address: **14 KINGS ROAD DRIFFIELD 3840**
Lot and Plan Number: **Lot 28 LP126480**
Standard Parcel Identifier (SPI): **28\LP126480**
Local Government Area (Council): **LATROBE**
Council Property Number: **20931**
Directory Reference: **Vicroads 97 G6**

www.latrobe.vic.gov.au

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 20004 sq. m (2.00 ha)

Perimeter: 570 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Gippsland Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **MORWELL**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

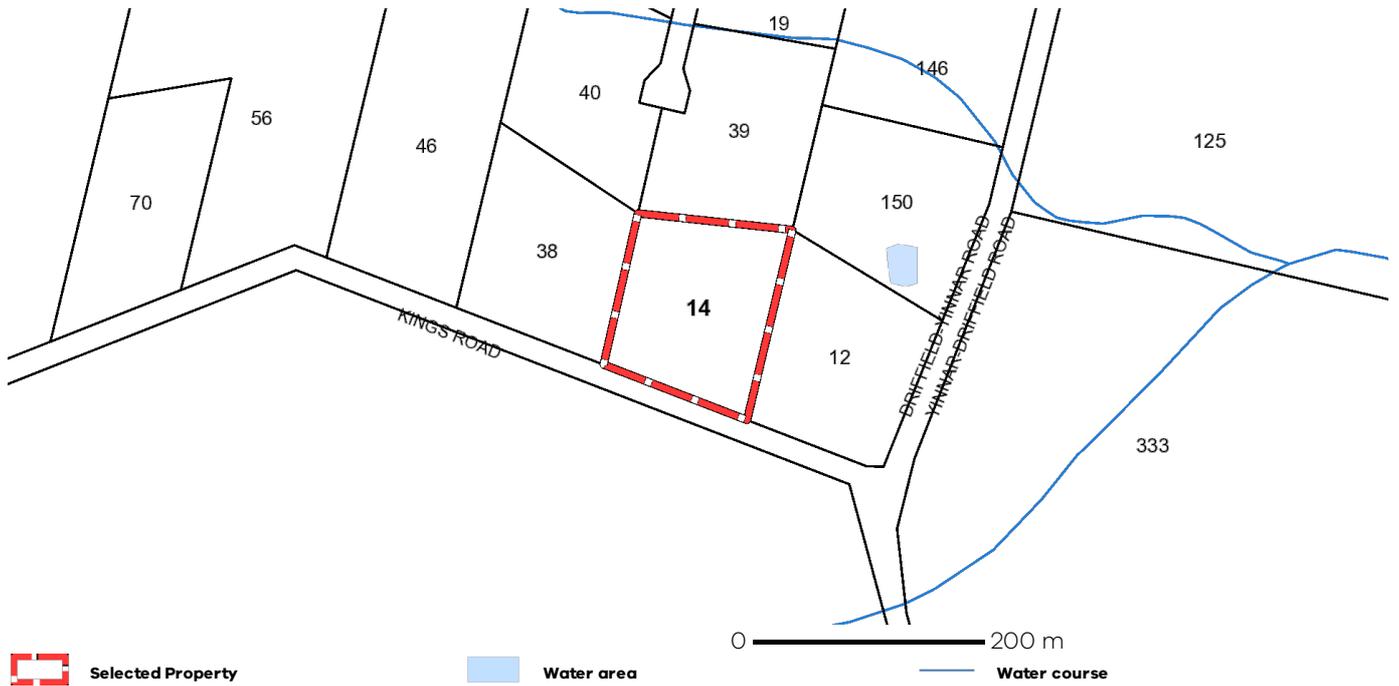
Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

PROPERTY REPORT



Energy,
Environment
and Climate Action

Area Map



 Selected Property

 Water area

 Water course

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 09 November 2024 01:40 PM

PROPERTY DETAILS

Address: **14 KINGS ROAD DRIFFIELD 3840**
 Lot and Plan Number: **Lot 28 LP126480**
 Standard Parcel Identifier (SPI): **28\LP126480**
 Local Government Area (Council): **LATROBE**
 Council Property Number: **20931**
 Planning Scheme: **Latrobe**
 Directory Reference: **Vicroads 97 G6**

www.latrobe.vic.gov.au

[Planning Scheme - Latrobe](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **Gippsland Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **MORWELL**

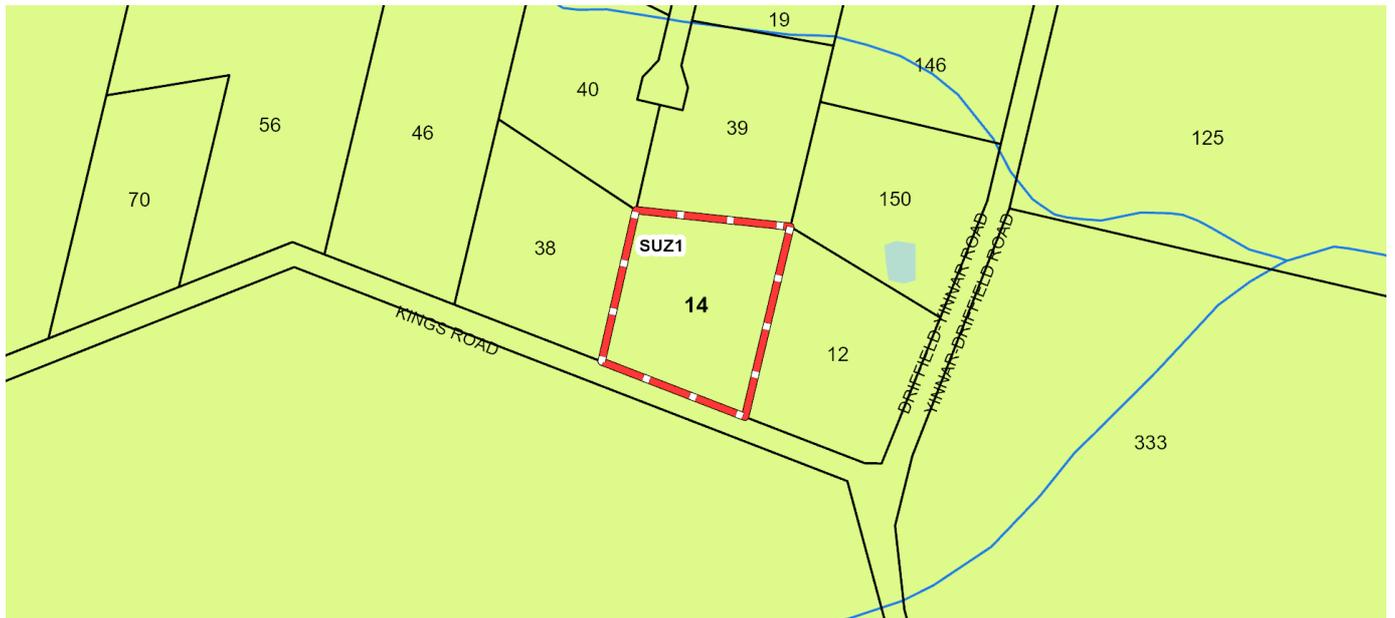
OTHER

Registered Aboriginal Party: **Gunaikurnai Land and Waters
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[SPECIAL USE ZONE \(SUZ\)](#)
[SPECIAL USE ZONE - SCHEDULE 1 \(SUZ1\)](#)



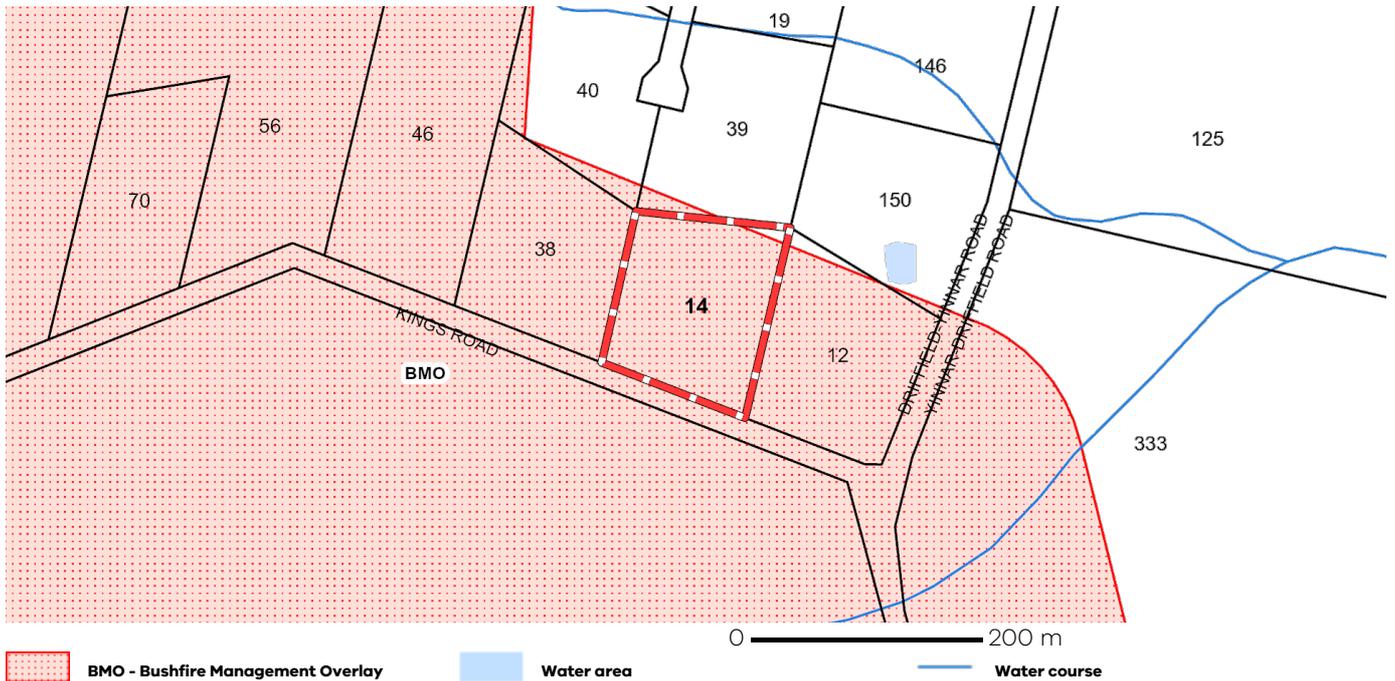
SUZ - Special Use **Water area** **Water course**

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

PLANNING PROPERTY REPORT

Planning Overlay

BUSHFIRE MANAGEMENT OVERLAY (BMO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 6 November 2024.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

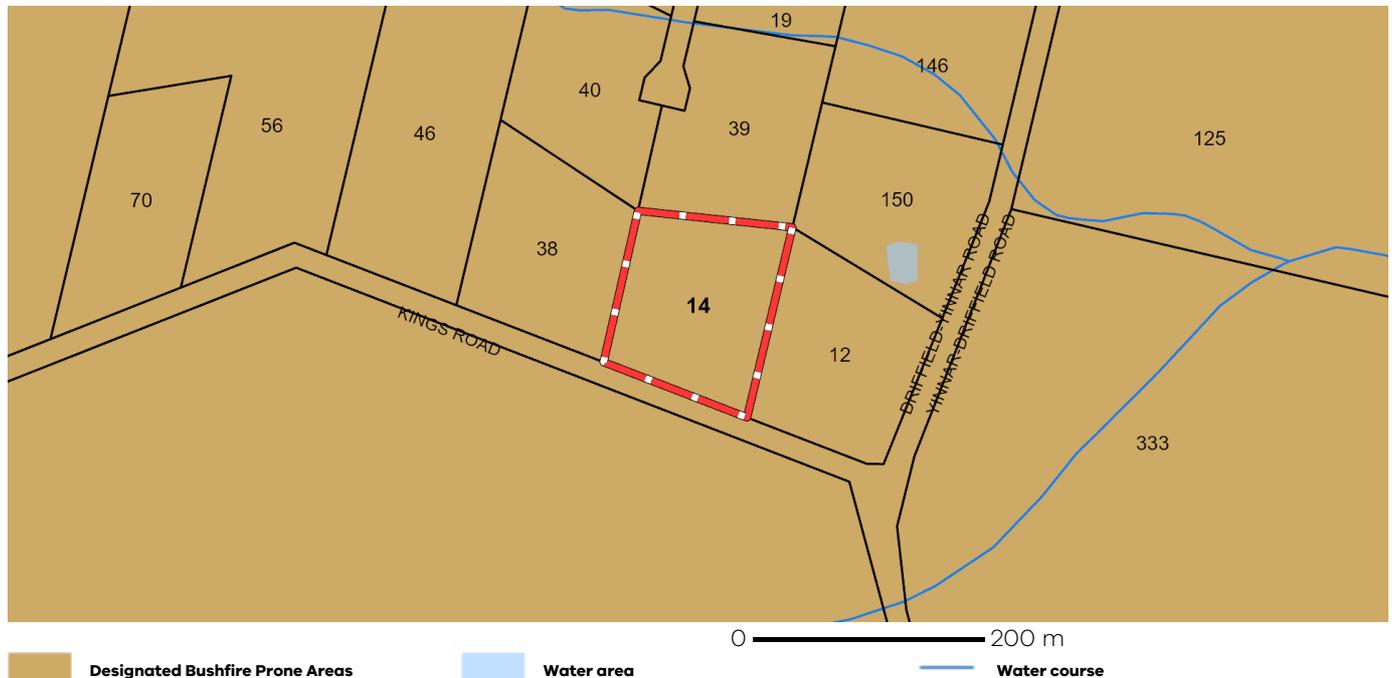
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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

LAND INFORMATION CERTIFICATE

In accordance with Section 229 of The Local Government Act 1989

LANDATA

DX 250639

MELBOURNE VIC

Latrobe City ABN 92 472 314 133

TTY (NRS) 133 677

AUSDOC DX2 17733 Morwell

PO Box 264 MORWELL 3840

latrobe@latrobe.vic.gov.au

1300 367 700 LATROBE.VIC.GOV.AU

Assessment Number: 20931-2
Applicant's Reference: 74824548-014-9
Issue Date : 07-Nov-2024
Property Address: 14 Kings Road
 DRIFFIELD VIC 3840
Property Description: L 28 LP 126480
Property Title: CT-9298/794
AVPCC: 117 Residential Rural/Rural Lifestyle
Area: 20000M2
Ward: Morwell River
Owner: Mr D B Batchelor

Statement of Rates & Charges for the Year Ending 30-Jun-2025 are payable in full by 15-Feb-2025. Interest will be charged if not paid in by this date. If paying by instalments, interest will be charged on each instalment not paid by the due date.

PLEASE NOTE:

- This certificate application is valid for a period of 3 months from issue date and no confirmation or variations will be given after this expiration. For settlement purposes another certificate should be obtained after the expiry date 05-Feb-2025.
- **Confirmation and variations will only be provided in writing. You must contact the Rates Team via email proprates@latrobe.vic.gov.au no earlier than 5 business days but no later than 1 business day prior to settlement of this property.**
- Latrobe City Council will not be held responsible for information provided verbally.
- Outstanding rates and charges for this account must be paid in full at settlement.
- **If this account shows a credit balance, you must submit a copy of the Statement of Adjustments to Latrobe City Council upon settlement.**

Rates & Charges:

Arrears Legal Fees	\$	0.00
Other Arrears B/forward	\$	0.00
General Rates	\$	2,291.30
Garbage Charge	\$	0.00
Municipal Charge	\$	153.00
Fire Service Property Levy	\$	199.00
Current Interest	\$	0.00
Rebates	\$	0.00
Arrears Interest	\$	0.00
Special Rates & Charges	\$	0.00
Legal Fees	\$	0.00
Less Cash Paid	\$	-660.90

Total Amount Due \$ 1,982.40

The owner of this property is on the instalment program for the payment of their rates and charges and the 2nd instalment is due by 30 November 2024.

We suggest that where the sale of the property proceeds, that you discuss with the vendor's solicitor/conveyancer to instruct their client not to make any further payments.

Please contact the Rates Department for an update prior to settlement via email proprates@latrobe.vic.gov.au

Our offices will be closed from 5:15 pm Tuesday 24 December 2024 and will re-open on Thursday 2 January 2025; we recommend that a further update is obtained prior to settlement.

Assessment Number: 20931-2
Applicants' Ref.: 74824548-014-9
Date: 07-Nov-2024
Property Address: 14 Kings Road
 DRIFFIELD VIC 3840

Property Valuations:

Description	Values	Level of Value Date	Operational Date
CAPITAL IMPROVED VALUE	\$ 770,000	01-Jan-2024	01-Jul-2024
SITE VALUE	\$ 420,000	01-Jan-2024	
NET ANNUAL VALUE	\$ 38,500	01-Jan-2024	

OTHER INFORMATION:

1. There ARE NO notices or orders on the land that have been served by Latrobe City Council under the Local Government Act 2020, Local Government Act 1989, Local Government Act 1958, or under a local law of the Council, which have a continuing application at the date of the Certificate, details being (if any):
2. There IS NO money owed for works under the Local Government Act 2020, the Local Government Act 1989 or the Local Government Act 1958.
3. There IS NO potential liability for rates in relation to the land under the Cultural and Recreational Lands Act 1963.
4. There IS NO potential liability for the land to become rateable under section 173 or 174A of the Local Government Act 1989.
5. There IS NO money owed in relation to the land under section 94(5) of the Electricity Industry Act 2000.
6. There IS NO outstanding amount required to be paid for recreational purposes or any transfer of land to the Council for recreational purposes under section 18 of the Subdivision Act 1988 or the Local Government Act 1958.
7. There IS NO money owed under section 119 of the Local Government Act 2020.
8. There IS NO environmental upgrade charge in relation to the land which is owed under section 181C of the Local Government Act 1989.
9. This property has a septic waste system.
 Please contact Latrobe City Council Health Services Team for system type, plans and ongoing service requirements.

PLEASE NOTE:

This certificate provides information regarding Valuation, Rates, Charges, other money owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law of the Council.

This certificate **is not required** to include information regarding Planning, Building, Health, Land Fill, Land Slip, Flooding information or Service Easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

I hereby certify that as at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the Latrobe City Council together with any Notices pursuant to the Local Government Act 2020, Local Government Act 1989, local laws or any other legislation.



Authorised Officer



Bill Code: 6072
Ref: 209312

Pay 24 hours a day by phone or internet, direct from your bank account.