Vendor's Statement to the Purchaser of Real Estate

PURSUANT TO SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

Vendor:	**GREGORY HUNT AND SHARYN LORRAINE HUNT**
Property:	**LOT 2, 10 CLAY GULLY COURT, MAIDEN GULLY 3551**

IMPORTANT NOTICE TO PURCHASERS

1. The use to which you propose to put the property may be prohibited by planning or building controls applying to the locality or may require the consent or permit of the municipal council or other responsible authority. It is in your interest to undertake a proper investigation of permitted land use before you commit yourself to buy.
2. The property may be located in an area where commercial agricultural production activity may affect your enjoyment of the property. It is therefore in your interest to undertake an investigation of the possible amenity and other impacts from nearby properties and the agricultural practices and processes conducted there.
3. You should check with the appropriate authorities as to the availability and cost of providing any essential services not connected to the property.
4. You may be liable to pay a growth areas infrastructure contribution when you purchase this property. The instrument of transfer cannot be lodged for registration with the Registrar of Titles until the contribution is paid in full or an exemption from, or reduction of, the whole or part of the liability to pay the contribution is granted and any remainder of the contribution is paid or there has been a deferral of the whole or part of the liability to pay the contribution or an approval has been given for staged payment of the contribution. The transfer may also be exempted from a growth areas infrastructure contribution in certain situations. It is in your interest to obtain advice as to any potential liability before you commit yourself to buy.

DETAILS MUST BE ATTACHED WHERE NECESSARY, IF INSUFFICIENT SPACE IS AVAILABLE. DELETE AS APPROPRIATE WHEREVER ASTERISK (*) APPEARS.

1. TITLE

Attached are copies of the following documents concerning the title -

1.1 The Certificate of Title and/or Crown Grant and/or an authorised reproduction of the folio of the Register.

2. RESTRICTIONS

Information concerning any easement, covenant or other similar restriction affecting the property (registered or unregistered) -

2.1 Description -

as set out in the attached copies of title document/s

2.2 Particulars of any existing failure to comply with their terms 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, caveat or similar restriction.

3. PLANNING & ROAD ACCESS

Information concerning any planning instrument -

Is as follows -

3.1	Name of planning instrument	Greater Bendigo Planning Scheme
3.2	The responsible authority is	Greater Bendigo City Council
3.3	Zoning and/or reservation	Residential 1 Zone

There is ☒ access ☐ no access to the property by road.

4. BUILDING APPROVALS, OWNER-BUILDER INSURANCE AND OTHER INSURANCE

Particulars of any building permit issued in the past seven years under the **Building Act 1993 (Vic)** (required only where the property includes a residence) -

Not Applicable

Particulars of any required insurance effected under the **Building Act 1993 (Vic)** (required where the property includes a residence to which section 137B of the **Building Act 1993 (Vic)** applies) -

Nil

5. SERVICES

Information concerning the supply of the following services -

	Service	Status	Name of Authority (if service is connected)
5.1	Electricity supply	☒ Not Connected	
5.2	Gas supply	☒ Not Connected	
5.3	Water supply	☒ Not Connected	
5.4	Sewerage supply	☒ Not Connected	
5.5	Telephone services	☒ Not Connected	

*Where the water supply or sewerage service is not of the standard level available in the locality, particulars of the level of service provided are as follows -

NIL

6. OUTGOINGS & STATUTORY CHARGES

Information concerning any rates, taxes, charges or other similar outgoings (excluding any owners corporation charges) AND any interest payable on any part of them are -

6.1 *Their total does not exceed $ 2,500.00

6.2 Is contained in the attached certificate.

6.3 Their amounts are as follows:-

Authority	Amount	Interest (if any)
(1) Greater Bendigo City Council	(1) $	(1) $

Any amounts for which the purchaser may become liable in consequence of the purchase of the property are as follows -

Nil

6.4 The amount owing under any other registered or unregistered statutory charge that secures an amount due under any other Act is -

$ NIL to

7. OWNERS CORPORATIONS

Not Applicable

8. NOTICES

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal affecting the property of which the vendor might reasonably be expected to have knowledge, including any notice of any current land use restriction given under the **Agricultural and Veterinary Chemicals (Control of Use) Act 1992 (Vic)** due to contamination and/or any notice pursuant to Section 6 of the **Land Acquisition and Compensation Act 1986 (Vic)** -
are as follows -

The vendor is not aware of, nor have they received any notices.

9. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION

Not Applicable

10. DISCLOSURE OF ENERGY EFFICIENCY INFORMATION

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

(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and

(b) which has a net lettable area of at least 2000m^2; (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) -

are contained in the attached building energy efficiency certificate

are as follows -

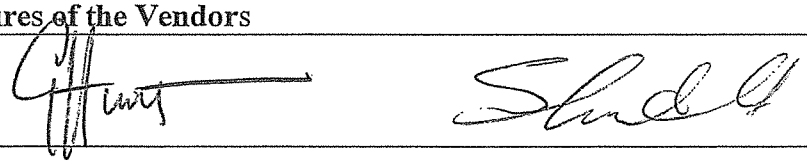
Not applicable

DATE OF THIS STATEMENT ____ / ____ / **2012**

Names of the Vendors

GREGORY HUNT and SHARYN LORRAINE HUNT

Signatures of the Vendors

x 

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

DATE OF THIS ACKNOWLEDGMENT ____ / ____ / **2012**

Names of the Purchasers

Signatures of the Purchasers

x

IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

Undischarged mortgages

Where the property is to be sold subject to a mortgage (registered or unregistered) which is not to be discharged before the purchaser becomes entitled to possession or receipt of rents and profits, then the vendor must provide an additional statement including the particulars specified in Schedule 1 of the **Sale of Land Act 1962 (Vic)** (sub-section 32(2)(a)).

Terms contracts

Where the property is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after execution of the contract and before the vendor is entitled to a conveyance or transfer, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the **Sale of Land Act 1962 (Vic)** (sub-section 32(2)(f)).

Espreon Online Information System

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

VOLUME 11168 FOLIO 468 Security no : 124042909247S
Produced 23/08/2012 12:43 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 620330V.
PARENT TITLE Volume 09929 Folio 861
Created by instrument PS620330V 07/11/2009

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
GREGORY HUNT
SHARYN LORRAINE HUNT both of 10 CLAY GULLY COURT MAIDEN GULLY VIC 3551
PS620330V 07/11/2009

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS620330V 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: 10 CLAY GULLY COURT MAIDEN GULLY VIC 3551

DOCUMENT END

Delivered by LANDATA®. Land Victoria timestamp 23/08/2012 12:44 Page 1 of 2
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PLAN OF SUBDIVISION

Stage No. /

LR use only

EDITION 1

PS620330V

04/11/2009 $969.80 PS

Location of Land

Parish: MARONG
Township:
Section:
Crown Allotment: 64B(PART)
Crown Portion:

LR base record: DCMB
Title References:
Vol 9929 Fol 861

Last Plan Reference: LP 212245C
Postal Address: 10 CLAY GULLY COURT
MAIDEN GULLY 3551

MGA Co-ordinates: E 252220
(Of approx. centre of plan) N 5929000 Zone 55

Vesting of Roads or Reserves

Identifier	Council/Body/Person
Nil	Nil

Council Certification and Endorsement

Council Name: CITY OF GREATER BENDIGO Ref: 795/07

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 21 of the Subdivision Act 1988.~~

Open Space

(i) A requirement for public open space under section 18 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 30/7/08

Notations

Depth Limitation: 15·24 METRES BELOW THE SURFACE APPLIES TO ALL THE LAND IN THE PLAN.

Staging This ~~is~~ / is not a staged subdivision
Planning Permit No. DS/795/2007

Survey:- This plan is / ~~is not~~ based on survey.

To be completed where applicable.
This survey has been connected to permanent marks no(s).
In proclaimed Survey Area no.

Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
(E-1) (E-2)	DRAINAGE	2	LP 212245C	LAND IN LP 212245C
(E-2) (E-3)	PIPELINES AND ANCILLARY SERVICES	3	THIS PLAN	LOTS ON THIS PLAN AND COLIBAN REGION WATER CORPORATION

LR use only
Statement of Compliance / Exemption Statement
Received ✓
Date 4/11/2009

LR use only
PLAN REGISTERED
TIME 10:42 am
DATE 7/11/2009
Christopher Nicholson
Assistant Registrar of Titles

Sheet 1 of 2 Sheets

GEOFF SHAW & ASSOCIATES
CONSULTING LAND SURVEYORS
8 HOPETOUN STREET BENDIGO, 3550
PH 03 54430320

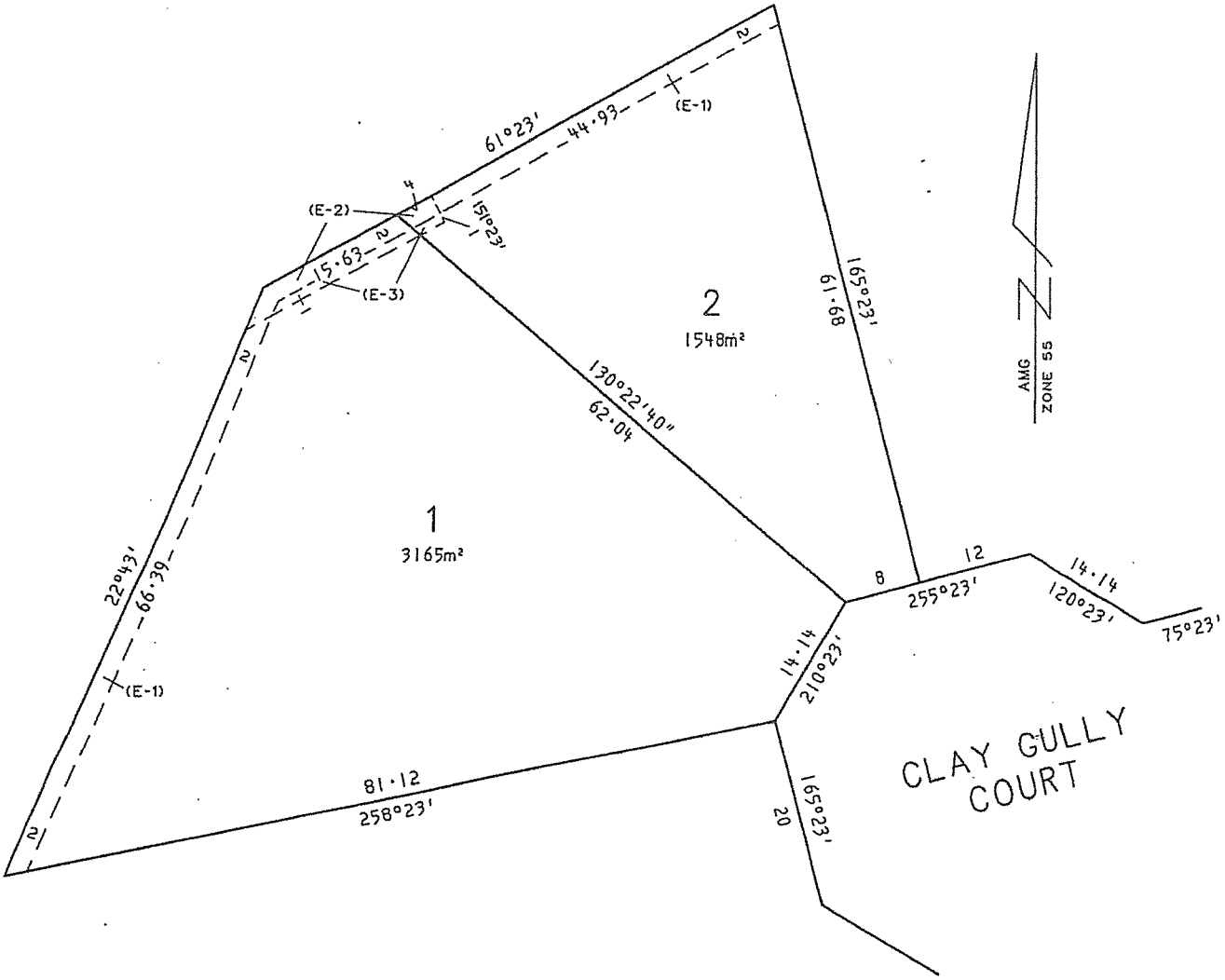
LICENSED SURVEYOR (PRINT) GEOFFREY JOHN SHAW
SIGNATURE G.J.Shaw DATE 30/5/2008
REF 5274/08 VERSION 1

DATE 30/7/08
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

Delivered by LANDATA®. Land Victoria timestamp 23/08/2012 12:44 Page 2 of 2

PLAN OF SUBDIVISION	Stage No.	Plan Number
		PS 620330 V



SHEET 2 OF 2 SHEETS

ORIGINAL SHEET SIZE	SCALE	SCALE
A3	1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) GEOFFREY JOHN SHAW

SIGNATURE G.J.Shaw DATE 30/5/08

REF 5274/08 VERSION 1

DATE 30/7/08

COUNCIL DELEGATE SIGNATURE

Land .vic.gov.au

Property Report from www.land.vic.gov.au on 23 August 2012 12:50 PM

Address: 10 CLAY GULLY COURT MAIDEN GULLY 3551
Lot / Plan: This site has 2 parcels. See table below.
SPI (Standard Parcel Identifier): See table below.
Local Government (Council): GREATER BENDIGO **Council Property Number:** 203236
Directory Reference: VicRoads 606 H5

This property is in a designated bushfire prone area.
Special bushfire construction requirements apply.
Further information about the building control system and building in bushfire prone areas can be found on the Building Commission website www.buildingcommission.com.au

Parcel Details

Lot/Plan or Crown Description	SPI
Lot 1 PS620330	1\PS620330
Lot 2 PS620330	2\PS620330

State Electorates

Legislative Council: NORTHERN VICTORIA (2005)
Legislative Assembly: BENDIGO WEST (2001)

Utilities

Regional Urban Water Business: Coliban Region Water
Rural Water Business: Goulburn-Murray Water
Melbourne Water: outside drainage boundary
Power Distributor: POWERCOR (Information about choosing an electricity retailer)

Planning Zone Summary

Planning Zone: RESIDENTIAL 1 ZONE (R1Z)
SCHEDULE TO THE RESIDENTIAL 1 ZONE

Planning Overlays: DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 (ESO2)

Further Planning Information

Planning scheme data last updated on 16 August 2012.

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, local, particular and general provisions of the local planning scheme that may affect
the use of the land can be obtained by contacting the local council or by visiting Planning Schemes Online

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the Planning & 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

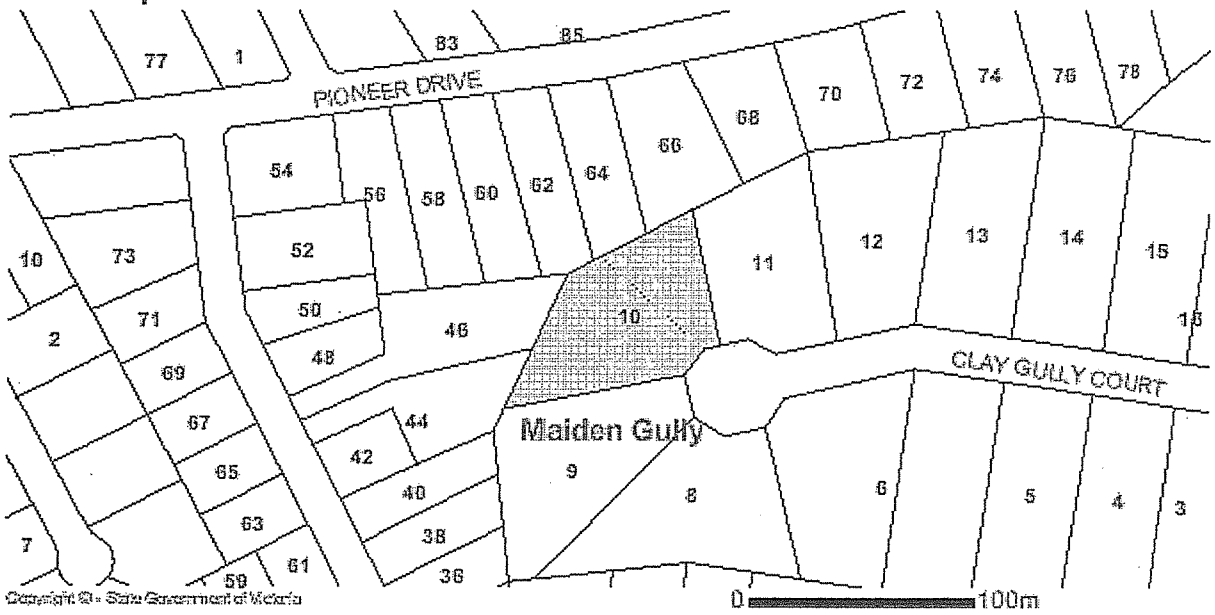
For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit Planning Maps Online

For other information about planning in Victoria visit www.dpcd.vic.gov.au/planning

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Area Map



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Department of
Planning and
Community Development

Planning Property Report

From www.dpcd.vic.gov.au/planning on 23 August 2012 12:50 PM

Address: 10 CLAY GULLY COURT MAIDEN GULLY 3551

Lot / Plan: Lot 1 PS620330

This property has a total of 2 parcels.

For full parcel details go to Property Reports and get a free Basic Property Report

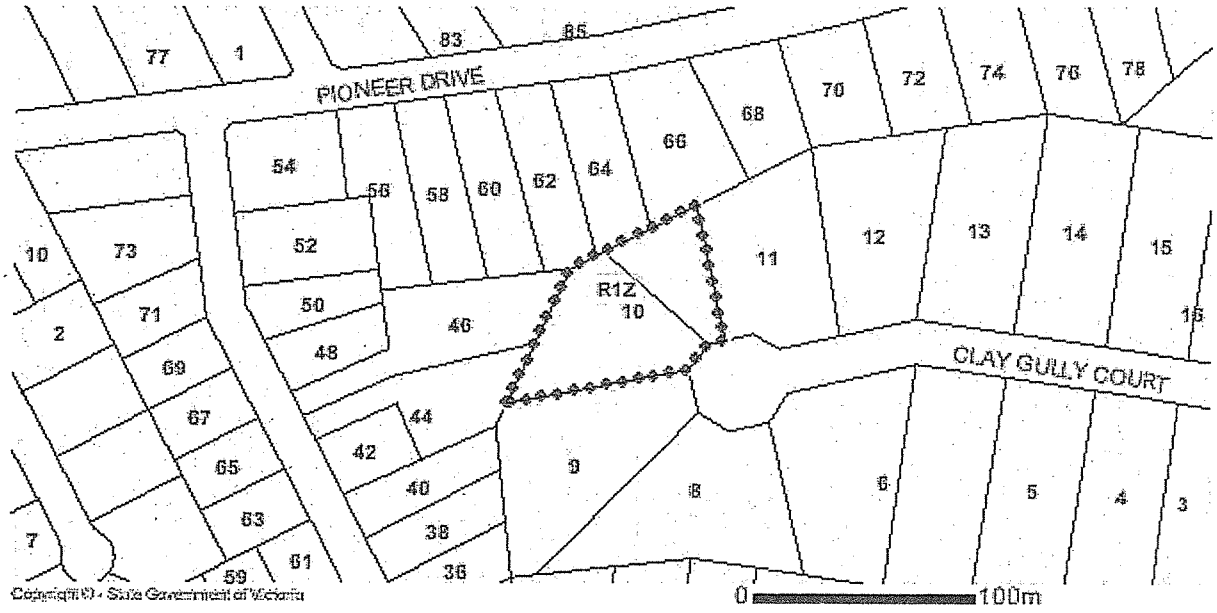
Local Government (Council): GREATER BENDIGO **Council Property Number:** 203236

Directory Reference: VicRoads 606 H5

Planning Zone

RESIDENTIAL 1 ZONE (R1Z)

SCHEDULE TO THE RESIDENTIAL 1 ZONE



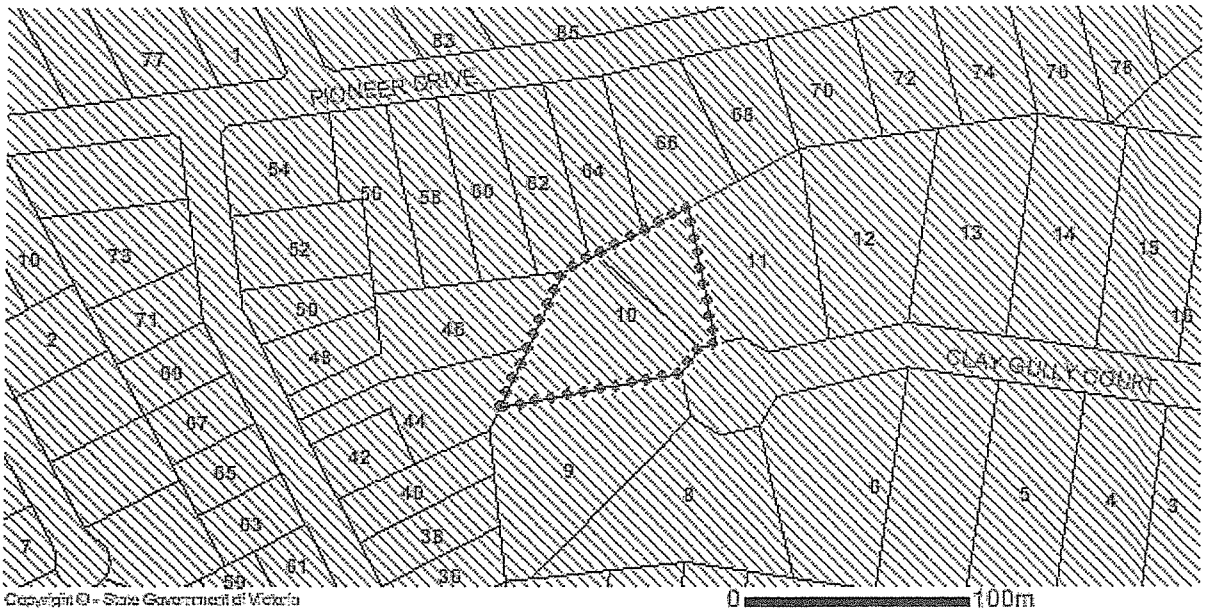
Note: labels for zones may appear outside the zone boundary - please compare the labels with the legend.

Zones Legend

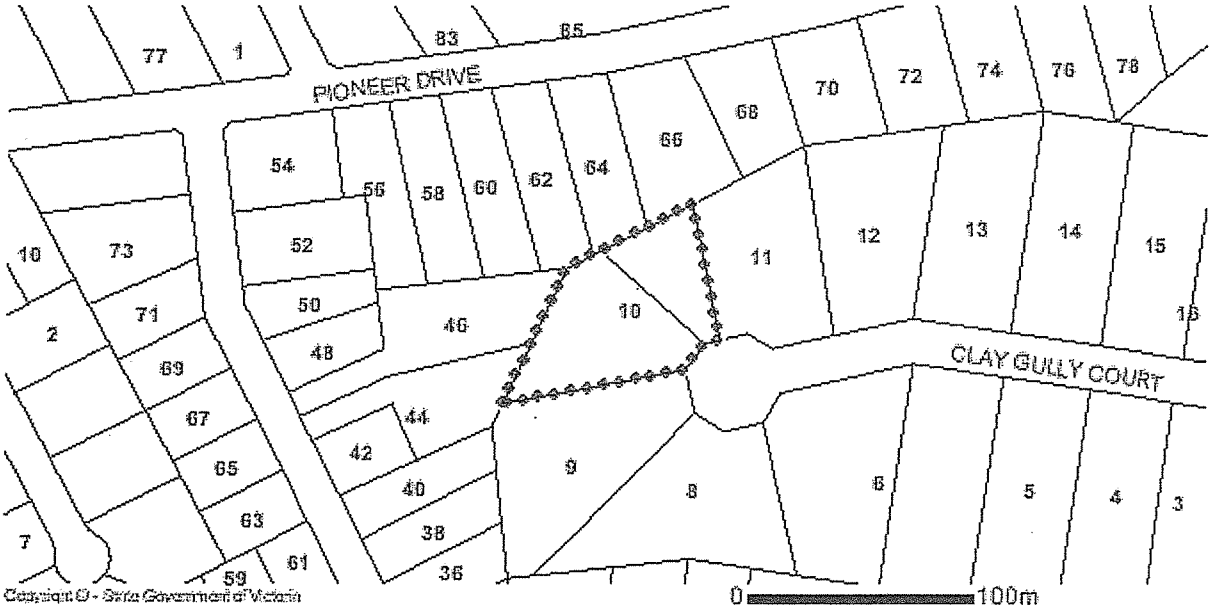
- ACZ - Activity Centre
- B1Z - Business 1
- B2Z - Business 2
- B3Z - Business 3
- B4Z - Business 4
- B5Z - Business 5
- CA - Commonwealth Land
- CCZ - Capital City
- CDZ - Comprehensive Development
- DZ - Dockland
- ERZ - Environmental Rural
- FZ - Farming
- GWAZ - Green Wedge A
- GWZ - Green Wedge
- IN1Z - Industrial 1
- IN2Z - Industrial 2
- IN3Z - Industrial 3
- LDRZ - Low Density Residential
- MUZ - Mixed Use
- PCRZ - Public Conservation & Resource
- PDZ - Priority Development
- PPRZ - Public Park & Recreation
- PUZ1 - Public Use - Service & Utility
- PUZ2 - Public Use - Education
- PUZ3 - Public Use - Health Community
- PUZ4 - Public Use - Transport
- PUZ5 - Public Use - Cemetery/Crematorium
- PUZ6 - Public Use - Local Government
- PUZ7 - Public Use - Other Public Use
- R1Z - Residential 1
- R2Z - Residential 2
- R3Z - Residential 3
- RAZ - Rural Activity
- RCZ - Rural Conservation
- RDZ1 - Road - Category 1
- RDZ2 - Road - Category 2
- RLZ - Rural Living
- RUZ - Rural
- SUZ - Special Use
- TZ - Township
- UFZ - Urban Floodway
- UGZ - Urban Growth
- Urban Growth Boundary

Planning Overlays

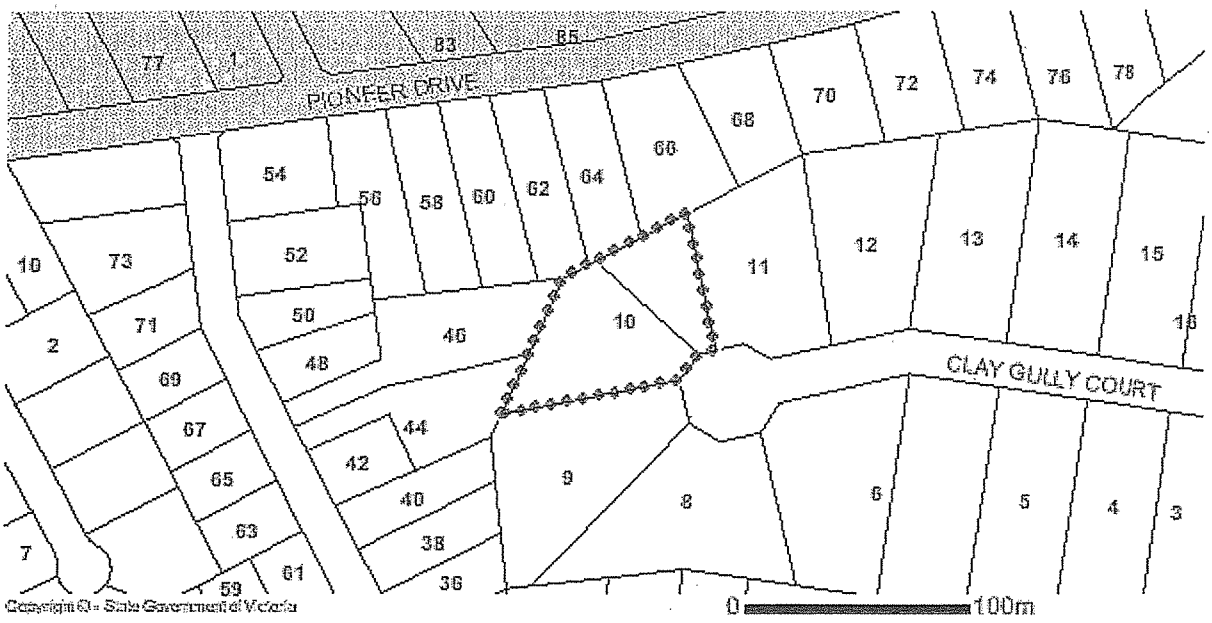
DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)



ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 (ESO2)



OTHER OVERLAYS
Other overlays in the vicinity not directly affecting this land
WILDFIRE MANAGEMENT OVERLAY (BMO or WMO)



Overlays Legend

- Airport Environs
- City Link Project
- Development Contributions Plan
- Design & Development
- Design & Development Part
- Development Plan
- Environmental Audit
- Erosion Management
- Environmental Significance
- Floodway
- Heritage
- Incorporated Plan
- Land Subject to Inundation & Floodway
- Melbourne Airport Environs 1
- Melbourne Airport Environs 2
- Neighbourhood Character
- Public Acquisition
- Restructure
- Road Closure
- Special Building
- Significant Landscape
- Salinity Management
- State Resource
- Vegetation Protection
- Bushfire Management - Wildfire Management

Note: due to overlaps some colours may not match those in the legend.

Further Planning Information

Planning scheme data last updated on 16 August 2012.

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CITY OF GREATER
BENDIGO

195-229 Lyttleton Terrace (PO Box 733) Bendigo, 3552
Email: enquiries@bendigo.vic.gov.au
Web: www.bendigo.vic.gov.au
Office Hours: 8.30am to 5.00pm Monday to Friday

103285 3

G Hunt and S L Hunt
10 Clay Gully Ct
MAIDEN GULLY VIC 3551

033
I017667

Notice of Valuation, Rates & Char

1 July 2012 to 30 June 2013
TAX INVOICE ABN 74 149 638 164
Customer Service: (03) 5434 6000

Internal use only

Three ways to pay your Rates:

See reverse for method of payment details and other important informatio

You can pay the FULL Amount by the due date, 15/2/13	1	$2,063.00
You can pay IN FULL EARLY by 24/9/12 and receive a 1.5% Discount	2	$2,032.00
OR You can pay FOUR INSTALMENTS First by 1/10/12	3	$515.00

Property Description

10 Clay Gully Court, MAIDEN GULLY 3551
Lots 1 & 2 PS 620330V

The three other rate instalments are:

Second by 30/11/12	Third by 28/2/13	Fourth by 31/5/13
$515.00	$515.00	$518.00

You will be sent a Reminder Notice for Second.Third and Fourth instalments before become due.

Late Payments - Interest at 10.5% p.a. backdated to 25/7/2012 will be charged on late payments.
Any arrears will accrue interest until paid in full.

Particulars of Rates/Charges	Charges in $/%	Rateable Value	Amount
Residential	0.00353	490000	$1,729.70
Municipal Charge			$64.80
Garbage Charge - 240 Litre Bin	$210.00	1	$210.00
Recyclable Garbage Charge	$58.50	1	$58.50
Discount			-$31.00

FREE SMS payment reminder service available, see back of notice for details on how to register.

Level of Value Date	Site Value	Capital Improved Value	Net Annual Value	Valuation Effective Date
01/01/2012	$225,000	$490,000	$24,500	01/07/2012

Assessment Number	Date Declared	Notice Served	Total GST
103285 3	25/07/2012	14/08/2012	$0.00

Bank Teller Stamp
/ /
Date of Payment

POST billpay — Billpay Code: 0360 Ref. No: 1032 853
Pay in person at any post office, phone 13 18 16 or go to postbillpay.com.au

POST billpay
Total Rate *360 001032853

BPAY — Biller Code: 1933 Ref. No: 1032853

BPOINT — Biller Code: 1933 Ref. No: 1032853

Internal use only

Note: Do not pin or staple cheques to deposit slip

CREDIT

Ratepayers Name: G Hunt and S L Hunt
Property Address: 10 Clay Gully Court, MAIDEN GULLY 3551
Assessment Number: 103285 3

Payment Method 1 by 15/02/2013 $2,063.00
Payment Method 2 by 24/09/2012 $2,032.00
Payment Method 3 by 01/10/2012 $515.00

Bendigo Bank
Bendigo and Adelaide Bank Limited, The Bendigo Centre, Bendigo, VIC

Teller's Stamp & Initials

Name

Paid in by (signature)

No. of Cheques | Drawer | Bank | Branch

Teller Use: $100 | $50 | $20 | $10 | $5

Date

Notes

Coin

Cheques

$

For CREDIT of **CITY OF GREATER BENDIGO RATE NOTICE**

SEARCH FOR MINE HAZARD
Form No. 692

24 Aug 2012

Selection:

Lot No: 2
Plan No: PS620330
Parish: No match for in parish_polygon.parish-code

It is advised that:

Our records do not show the existence of any mine workings on or under this site, but it lies within an area subjected to prospecting and mining in the past, and there is a possibility of unrecorded mine workings being present.

Contact Department of Primary Industries for information:

GIS Officer
Minerals & Petroleum Business Centre
Phone: 9658 4456
Fax: 9658 4460
E-mail: mbc.info@dpi.vic.gov.au

NOTE: Although mine subsidence hazard advice is given as accurately as our plans and records permit, these records are often incomplete, and it is not possible to guarantee that no subsidence hazard exists for properties which are the subject of this report. Our plans and records are updated whenever new information becomes available.

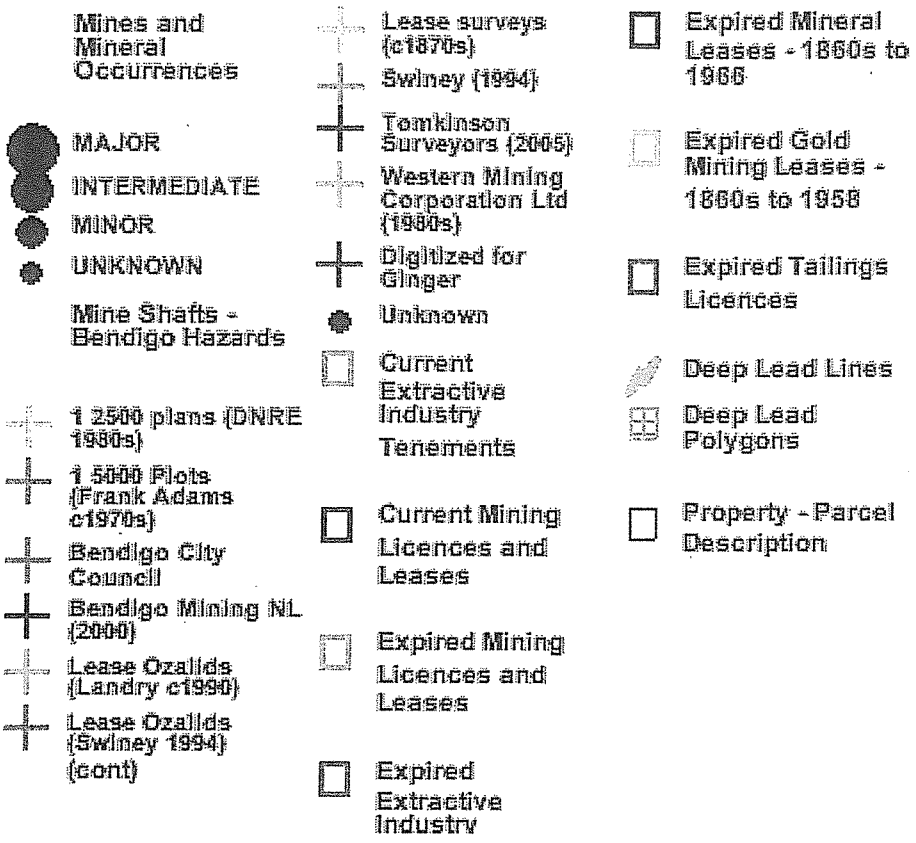
The information acquired by the user is as accurate as our records permit, however, no warranty or guarantee is given, and no responsibility arising therefrom is accepted by the State of Victoria or the Department, its officers, agents or delegates. The Department makes no representation as to the hazards on the land.

Mine Overlaps:

Current Tenement Overlaps:

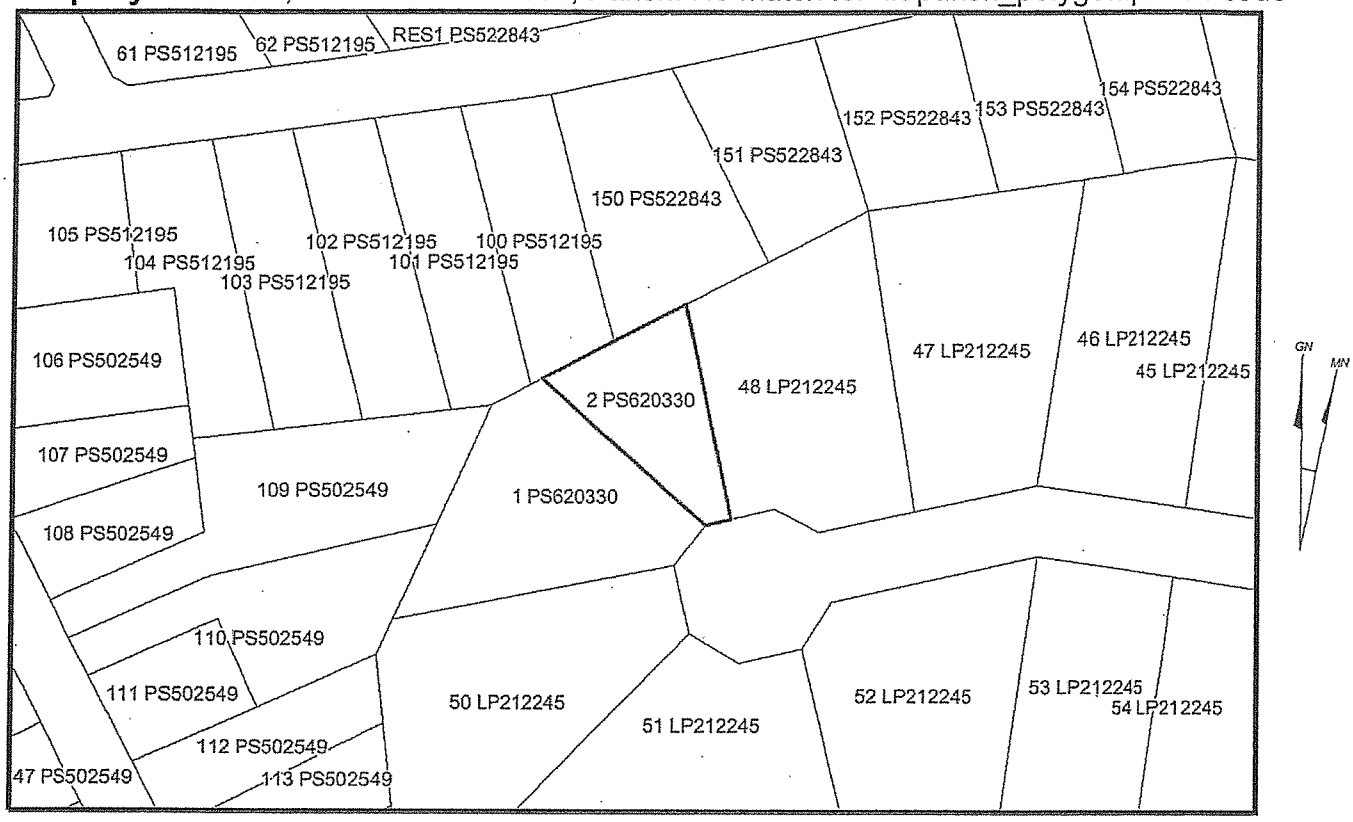
Expired Tenement Overlaps:

MINE SUBSIDENCE HAZARD REPORT



MINE SUBSIDENCE HAZARD REPORT

Property: Lot No: 2, Plan No: PS620330, Parish: No match for in parish_polygon.parish-code



Scale 1:2,050

Details (as at 24/08/12 09:48)

Tenement Overlaps:
None

Other Overlaps:
None

LEGEND:

Selected Parcel

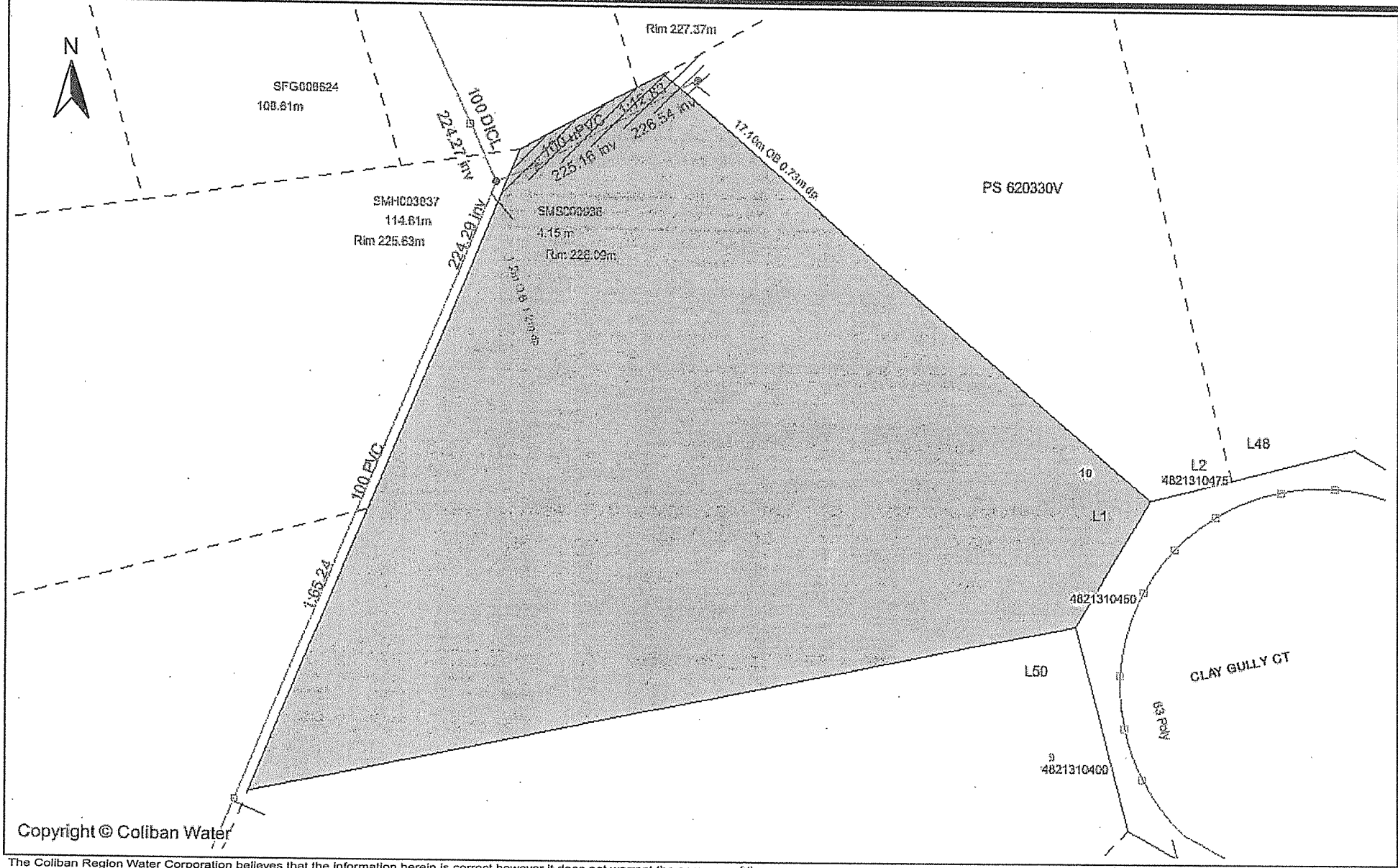
* Refer to later page for full legend details *

Results of search:
Our records do not show the existence of any mine workings on or under this site, but it lies within an area subjected to prospecting and mining in the past, and there is a possibility of unrecorded mine workings being present.

NOTE: Although mine subsidence hazard advice is given as accurately as our plans and records permit, these records are often incomplete, and it is not possible to guarantee that no subsidence hazard exists for properties which are the subject of this report. Our plans and records are updated whenever new information becomes available.
The information, acquired by the purchaser is as accurate as our records permit, however no warranty or guarantee is given, and no responsibility arising therefrom is accepted by the State of Victoria or the Department, its officers, agents or delegates. The Department makes no representation as to the hazards on the land and the information is not to be used by any party other than the party to whom the information has been provided by the Department, including, but not limited to, purchasers, lessees and mortgagees of an interest in land which has been the subject of a subsidence hazard report.

Department of Primary Industries
Earth Resources Division
16/1 Spring St
Melbourne 3000
Ph. 9658 4454

Data on this map is current at the day of printing.Only recorded Mine Shafts are shown. There may be unrecorded mine shafts or mining activities.



The Coliban Region Water Corporation believes that the information herein is correct however it does not warrant the accuracy of the information. The Coliban Region Water Corporation disclaims all responsibility for any omissions, inaccuracies, discrepancies, errors or scale inconsistencies which may exist between the actual and the plan representation or other information and further disclaims all responsibility for any loss or damage which may be suffered by any person relying upon such information herein, whether that loss or damage is caused by any fault or negligence on the part of the Coliban Region Water Corporation or its employees.

Coliban Water Asset Location

Scale 1:500

Coliban WATER

23/08/2012 17:18:22

DATED 2012

GREGORY HUNT and SHARYN LORRAINE HUNT

VENDOR'S STATEMENT TO THE PURCHASER OF REAL ESTATE

Property: **Lot 2, 10 Clay Gully Court, Maiden Gully 3551**

O'Farrell Robertson McMahon
Solicitors
Cnr. McCrae and Mundy Streets
Bendigo 3550

Tel: 5443 9977
DX: 55021 Bendigo
Fax: 5441 5165
Ref: 120773 Hunt