Sargeants - Geelong

Conveyancing and Property Transfer Specialists
Level 2, 77 Yarra Street, Geelong, 3220 Tel: 5221 7411 Email: admin@sargeantsgeelong.com.au

SECTION 32 STATEMENT

PARTICULARS OF SALE

VENDOR: **MARK TIMOTHY DONEHUE**
STREET ADDRESS: **LOT 3 MELLINGTONS ROAD, DEREEL VIC 3352**
LAND BEING SOLD: The land which is presently fenced and/or occupied by the Vendor and contained only within the land described in Certificate of Title:
VOLUME 11574 FOLIO 058

The vendor makes this statement is respect of the land in accordance with Section 32 of the *Sale of Land Act* 1962. The statement must be signed by the vendor either personally or by his electronic signature.

FINANCIAL MATTERS

Particulars of any rates, taxes, charges or other similar outgoings (and any interest on them) including any water usage, sewerage disposal charges or other charges based on a user pay system.

(a) Their total does not exceed **$2,000.00**

(b) There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge, which are not included in the above amount.

(c) Particulars of any charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under that charge are as follows: - **NOT APPLICABLE**

INSURANCE

Damage or Destruction

The property remains at the risk of the vendor until the purchaser becomes entitled to possession or receipt of the rents and profits.

Owner Builder

Where there is a residence on the land which was constructed within the preceding 6 years and section 137B of the *Building Act* 1993 applies to the residence.

NOT APPLICABLE

LAND USE - RESTRICTIONS

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

(a) Easements affecting the land - as set out in the documents attached (if any)
(b) Covenants affecting the land - as set out in the documents attached (if any)
(c) Leases affecting the land - as set out in the documents attached (if any)
(d) Other similar restrictions affecting the land - as set out in the documents attached (if any)

Particulars of any existing failure to comply with the terms of any Easement, Covenant, Lease or other similar restriction are :-
NONE TO THE VENDORS KNOWLEDGE

However please note that underground electricity cables, water and gas pipes, sewers or drains may be laid outside registered easements.

ROAD ACCESS

There is access to the property by road

BUSHFIRE - PRONE AREA

(1) The property is in a bushfire prone area within the meaning of the Regulations made under the *Building Act 1993* unless the attached Bushfire Prone Area Report states otherwise.

(2) If the property is in a designated bushfire prone area the designation will be shown on the attached Bushfire Prone Area Report and special bushfire construction requirements, Planning provisions and Country Fire Authority requirements may apply. However you should conduct your own due diligence by searching the Victorian Government's Land Channel Website.

PLANNING AND ROAD ACCESS - Information concerning any planning instrument -

☒ Attached is a certificate with the required specified information.

☒ The required specified information is as follows:

(a)	Name of planning scheme	Golden Plains Planning Scheme
(b)	Name of responsible authority	Golden Plains Shire
(c)	Zoning of the land	Low Denstity Residential Zone
(d)	Name of planning overlay	As attached (if any)

NOTICES - Particulars of any notice, order, declaration, report, 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.

(a) Any notice affecting the Owners Corporation and any liabilities (whether contingent, proposed or otherwise) where the property is in a subdivision that includes common property including any relating to the undertaking of repairs to the property

(b) Any Quarantine or stock order imposed under the Stock Disease Act 1968 (whether or not the Quarantine Order it still in force)

(c) **Agricultural chemicals**
Particulars of any 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 and any land use restriction notice given in relation to the land under the Agricultural and Veterinary Chemicals Act 1992.

(d) Particulars of any mining licence granted under the Mineral Resources Development Act 1990.

(e) **Compulsory acquisition**
Particulars of any notice of intention to acquire served pursuant to Section 6 of *the Land Acquisition and Compensation Act* 1986.

(f) Notice issued by the Environment Protection Authority

(g) Any notice or order pursuant to the Domestic Building Contracts and Tribunal Act 1995

NONE TO THE VENDORS KNOWLEDGE save as disclosed herein or in any Owners Corporation Certificate.

The land is in a Municipal District specified by the Minister administering the Mineral Resources (Sustainable Development) Act 1990.

Particulars of any Mining Licences affecting the land are as follows :- **NOT APPLICABLE**

BUILDING APPROVALS

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).

NO SUCH BUILDING PERMIT HAS BEEN ISSUED TO THE VENDORS KNOWLEDGE

GROWTH AREA INFRASTRUCTURE CONTRIBUTION
NOT APPLICABLE

SERVICES - Information concerning the supply of the following services -

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

Electricity supply ☒	Gas supply ☒	Water supply ☒	Sewerage ☒	Telephone services ☒

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 their account with the service provider before the settlement and the purchaser will have to pay to have the service reconnected.

TITLE

Attached are copies of the following documents:

Registered Title

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

DISCLOSURE OF ENERGY EFFICIENCY INFORMATION
NOT APPLICABLE

DATE OF THIS STATEMENT 18th November 2019

Signature of Vendor .....

I agree that this Section 32 Statement and the documents herewith (including the Register Search Statement) must be updated at the expiration of six calendar months from the date of the Register Search Statement herewith. I will not hold Sargeants responsible if the Vendors Statement is not so updated or if it is used by any Real Estate Agent other than the one to whom it is first forwarded to by Sargeants.
I confirm that this statement has been printed solely in accordance with my instructions and from the information and documents provided or approved by me and are true and correct. I undertake that I will exercise all possible diligence and provide full and honest disclosure or all relevant information of which I am aware or might reasonably be expected to be aware of. I am aware that Sargeants have only been retained to fill up this document in accordance with my said instructions and the information and documents provided or approved by me. I certify that I am not aware of :- (a) any variation between the land occupied by me and the land described in the Certificate/s of Title. (b) any registered or unregistered encumbrances not disclosed in this document. (c) any failure to obtain any necessary planning, building or other permits. (d) the property being affected by any environmental, Landslip, mining, flooding, fill, latent defects, bushfire attack or historical significance issues. (e) any contingent or proposed liabilities affecting any Owners Corporation including any relating to the undertaking of repairs to the property. (f) my occupation of any adjacent land which is not contained in the land being sold. (g) any buildings erected over any easements (h) any rights over any other land (i.e. a roadway or walkway) other than those disclosed herein and (i) any proposal in relation to any other land which may directly and currently affect the property being sold.
I acknowledge that I have read the statement, all the documents and the representations and warranties given by me in lieu of requisitions and I accept sole responsibility for the accuracy of all the information and documents and for providing or omitting all or any of the information, conditions, Titles, notices or documents including, but without limiting the generality of the forgoing, any information. conditions, Titles or documents required or that later may be deemed to be required by Section 32 of the Sale of Land Act 1996 as amended and/or any other Act or regulation.

INSURANCE

I the vendor undertake to keep the property and all improvements thereon and therein, fully insured for their full replacement value (new for old) until the final settlement of any sale of the property.

PURCHASER'S ACKNOWLEDEGMENTS

The purchaser hereby acknowledges being given this statement signed by the vendor with all the attached documents and a **DUE DILIGENCE CHECKLIST** before the purchaser signed the contract

DATE OF ACKNOWLEDGMENT 2019

Signature of Purchaser .....

NOTICE The vendor gives notice to the purchaser that in the event that the purchaser fails to complete the purchase of the property on the due date specified in the contract between the vendor and the purchaser ("the contract") for the payment of the residue as defined in the contract ("the due date") or any other date for the payment of the residue, which date shall be deemed to be the due date, as a result of the alteration of the due date as specified in the contract, the vendor will or may suffer the following **reasonably foreseeable losses** and expenses which the purchaser shall be required to pay to the vendor in addition to any interest payable in accordance with the terms of the contract.

(a) All costs associated with obtaining bridging finance to complete the vendor's purchase of another property or business and interest charged on such bridging finance;
(b) Interest payable by the vendor under any existing mortgage over the property sold, calculated from the due date;
(c) Accommodation and additional storage and removal expenses necessarily incurred by the vendor;
(d) Costs and expenses as between vendor's conveyancer and/or solicitor and the vendor.
(e) Penalties, interest or charges payable by the vendor to any third party as a result of any delay in the completion of the vendor's purchase, whether they are in relation to the purchase of another property, business or any other transaction dependent on the funds from the sale of the property.
(f) all commissions, fees and advertising expenses payable to the vendor's Real Estate Agent.

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

VOLUME 11574 FOLIO 058

Security no : 124080228427R
Produced 14/11/2019 08:57 AM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 114499.
PARENT TITLE Volume 09113 Folio 088
Created by instrument AL923524A 01/06/2015

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MARK TIMOTHY DONEHUE of 12 MARTABAN CRESCENT POINT COOK VIC 3030
AR757712V 13/12/2018

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP114499 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: MELLINGTONS ROAD DEREEL VIC 3352

ADMINISTRATIVE NOTICES

NIL

eCT Control 21255U KENNEDY PARTNERS LAWYERS
Effective from 13/12/2018

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Land Use Victoria.

Document Type	**Plan**
Document Identification	**LP114499**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**14/11/2019 08:58**

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NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

LP114499
EDITION 1
APPROVED 24/9/75

PLAN OF SUBDIVISION OF CROWN ALLOTMENT 196 PARISH OF CORINDHAP COUNTY OF GRENVILLE 40 20 0 40 80 120 160 200 240 DISTANCES ARE IN METRES	APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS

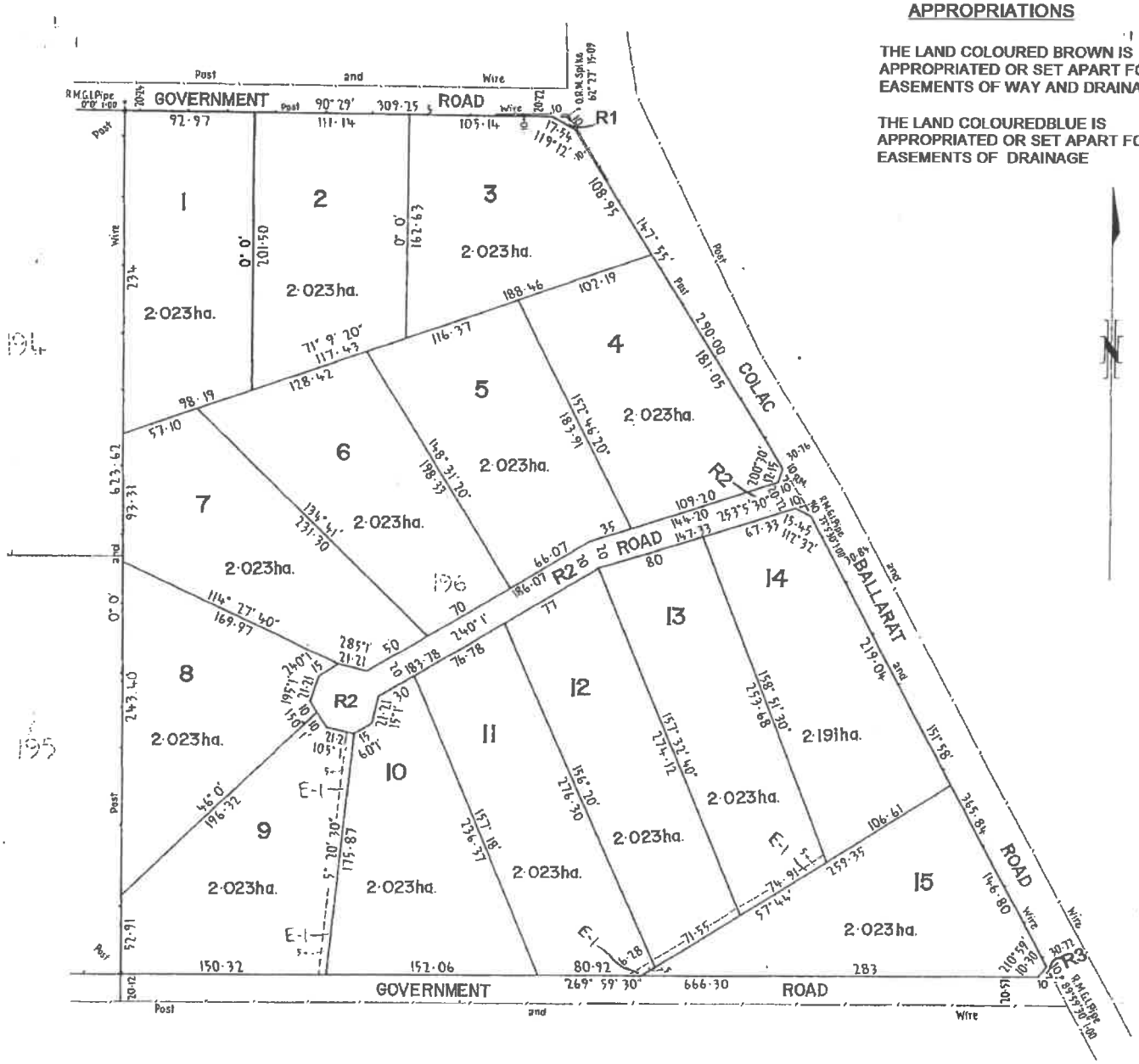
VOL. 6300 FOL. 810

COLOUR CONVERSION
E-1 = BLUE
R1, R2 & R3 = BROWN

APPROPRIATIONS

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE

THE LAND COLOUREDBLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE



Property Report from www.land.vic.gov.au on 15 November 2019 11:33 AM

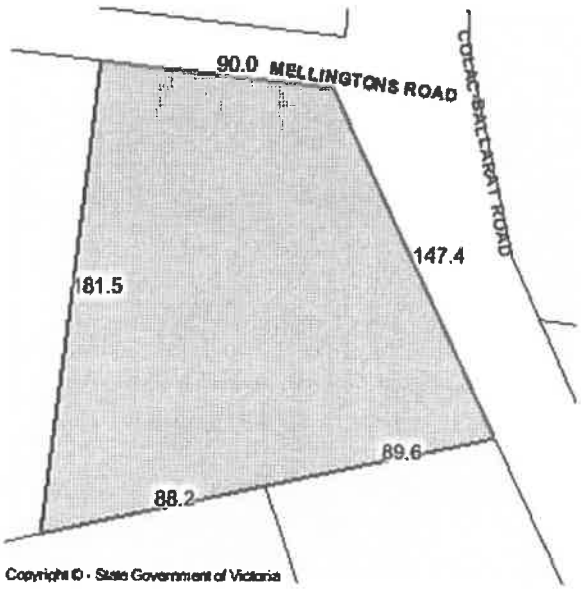
Address: MELLINGTONS ROAD DEREEL 3352
Lot and Plan Number: Lot 3 LP114499
Standard Parcel Identifier (SPI): 3\LP114499
Local Government (Council): GOLDEN PLAINS **Council Property Number:** 53141302
Directory Reference: VicRoads 76 E7

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

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Site Dimensions

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



Area: 20912 sq. m
(2.1 ha)
Perimeter: 597 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.

For more accurate dimensions get copy of plan at **Title and Property Certificates**

State Electorates

Legislative Council: WESTERN VICTORIA
Legislative Assembly: BUNINYONG

Utilities

Rural Water Corporation: Southern Rural Water
Urban Water Corporation: Central Highlands Water
Melbourne Water: outside drainage boundary
Power Distributor: POWERCOR (Information about choosing an electricity retailer)

Planning information continued on next page

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Planning Zone Summary

Planning Zone: LOW DENSITY RESIDENTIAL ZONE (LDRZ)
SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE (LDRZ)

Planning Overlays: BUSHFIRE MANAGEMENT OVERLAY (BMO)
DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 5 (DDO5)

Planning scheme data last updated on 14 November 2019.

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 Planning Schemes Online

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

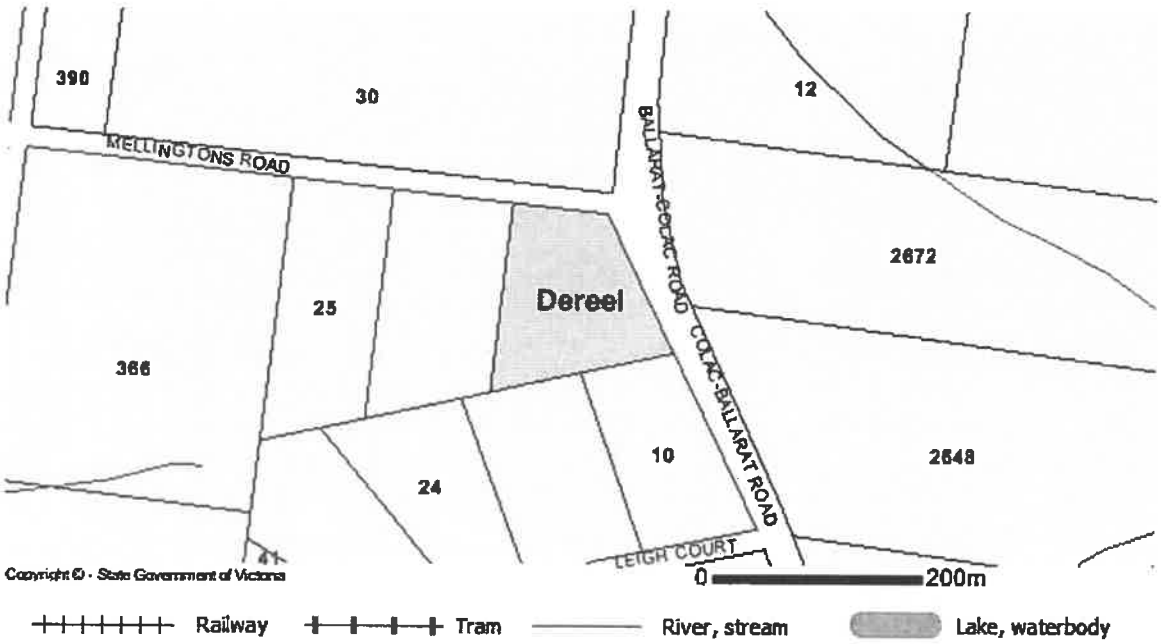
The Planning Property Report includes separate maps of zones and overlays

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.planning.vic.gov.au

Area Map



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43.02 DESIGN AND DEVELOPMENT OVERLAY

31/07/2018
VC148

Shown on the planning scheme map as **DDO** with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which are affected by specific requirements relating to the design and built form of new development.

43.02-1 Design objectives

19/01/2006
VC37

A schedule to this overlay must contain a statement of the design objectives to be achieved for the area affected by the schedule.

43.02-2 Buildings and works

31/07/2018
VC148

Permit requirement

A permit is required to:

- Construct a building or construct or carry out works. This does not apply:
  - If a schedule to this overlay specifically states that a permit is not required.
  - To the construction of an outdoor swimming pool associated with a dwelling unless a specific requirement for this matter is specified in a schedule to this overlay.
- Construct a fence if specified in a schedule to this overlay.

Buildings and works must be constructed in accordance with any requirements in a schedule to this overlay. A schedule may include requirements relating to:

- Building setbacks.
- Building height.
- Plot ratio.
- Landscaping.
- Any other requirements relating to the design or built form of new development.

A permit may be granted to construct a building or construct or carry out works which are not in accordance with any requirement in a schedule to this overlay, unless the schedule specifies otherwise.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct a fence.	Clause 59.05
Construct a building or construct or carry out works for: ▪ A carport, garage, pergola, verandah, deck, shed or similar structure. ▪ An outdoor swimming pool. The buildings and works must be associated with a dwelling.	Clause 59.05

Class of application	Information requirements and decision guidelines
Construct a building or construct or carry out works with an estimated cost of up to $1,000,000 where the land is in an industrial zone.	Clause 59.05
Construct a building or construct or carry out works with an estimated cost of up to $500,000 where the land is in a commercial zone or a Special Use, Comprehensive Development, Capital City, Docklands, Priority Development or Activity Centre Zone.	Clause 59.05

Exemption from notice and review

A schedule to this overlay may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

43.02-3
31/07/2018
VC148

Subdivision

Permit requirement

A permit is required to subdivide land.

This does not apply if a schedule to this overlay specifically states that a permit is not required.

Subdivision must occur in accordance with any lot size or other requirement specified in a schedule to this overlay.

A permit may be granted to subdivide land which is not in accordance with any lot size or other requirement in a schedule to this overlay, unless the schedule specifies otherwise.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Subdivide land to realign the common boundary between 2 lots where: • The area of either lot is reduced by less than 15 percent. • The general direction of the common boundary does not change.	Clause 59.01
Subdivide land into lots each containing an existing building or car parking space where: • The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. • An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.	Clause 59.02
Subdivide land into 2 lots if: • The construction of a building or the construction or carrying out of works on the land:	Clause 59.02

Class of application	Information requirements and decision guidelines

- Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.
- Has started lawfully.

- The subdivision does not create a vacant lot.

Exemption from notice and review

A schedule to this overlay may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

43.02-4 Signs

31/07/2018
VC148

Sign requirements are at Clause 52.05 unless otherwise specified in a schedule to this overlay.

43.02-5 Application requirements

31/07/2018
VC148

An application must be accompanied by any information specified in a schedule to this overlay.

43.02-6 Decision guidelines

31/07/2018
VC148

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The design objectives of the relevant schedule to this overlay.
- The provisions of any relevant policies and urban design guidelines.
- Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.
- Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking
- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Any other matters specified in a schedule to this overlay.

28/03/2013
C58

SCHEDULE 5 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**.

LOW DENSITY RESIDENTIAL ZONE SETBACKS

1.0 Design objectives

11/12/2008
C39

To ensure that the siting and design of buildings creates an attractive low density residential environment.

To ensure that development has regard to the low density residential character of the area.

To ensure that a high level of amenity is maintained in low density residential areas.

2.0 Building and works

28/03/2013
C58

A permit is not required except to construct a building if the following minimum setbacks are not met:

- 20 metres from a Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1
- 10 metres from any other road
- 5 metres from any other boundary
- 15 metres from a dwelling not in the same ownership.

3.0 Decision guidelines

11/12/2008
C39

Before deciding on an application proposing to vary the setbacks, the responsible authority must consider, as appropriate:

- Whether the siting of the proposed building will be in keeping with the character and appearance of the area;
- Whether the siting of the proposed building will be detrimental to the amenity of the area.

PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au on 15 November 2019 11:34 AM

PROPERTY DETAILS

Address:	**MELLINGTONS ROAD DEREEL 3352**
Lot and Plan Number:	**Lot 3 LP114499**
Standard Parcel Identifier (SPI):	**3\LP114499**
Local Government Area (Council):	**GOLDEN PLAINS** www.goldenplains.vic.gov.au
Council Property Number:	**53141302**
Planning Scheme:	**Golden Plains** planning-schemes.delwp.vic.gov.au/schemes/goldenplains
Directory Reference:	**VicRoads 76 E7**

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Urban Water Corporation:	**Central Highlands Water**
Melbourne Water:	**outside drainage boundary**
Power Distributor:	**POWERCOR**

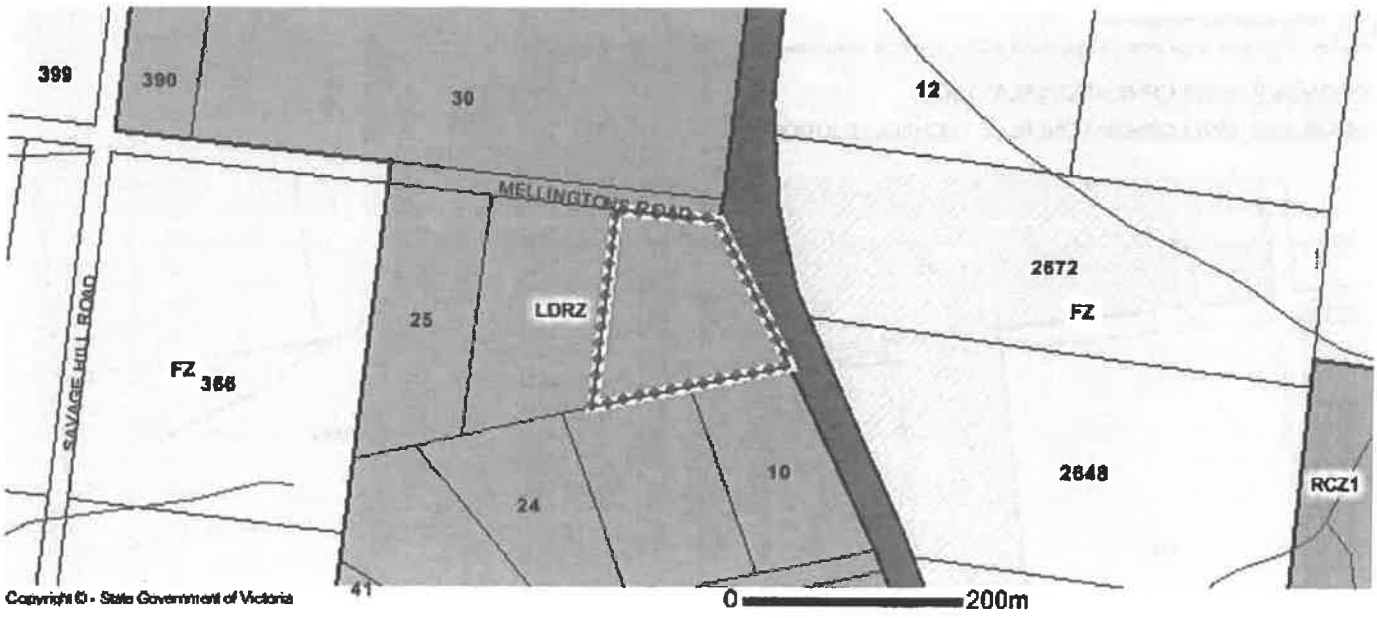
STATE ELECTORATES

Legislative Council:	**WESTERN VICTORIA**
Legislative Assembly:	**BUNINYONG**

Planning Zones

LOW DENSITY RESIDENTIAL ZONE (LDRZ)

SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE (LDRZ)



FZ - Farming

LDRZ - Low Density Residential

RCZ - Rural Conservation

RDZ1 - Road - Category 1

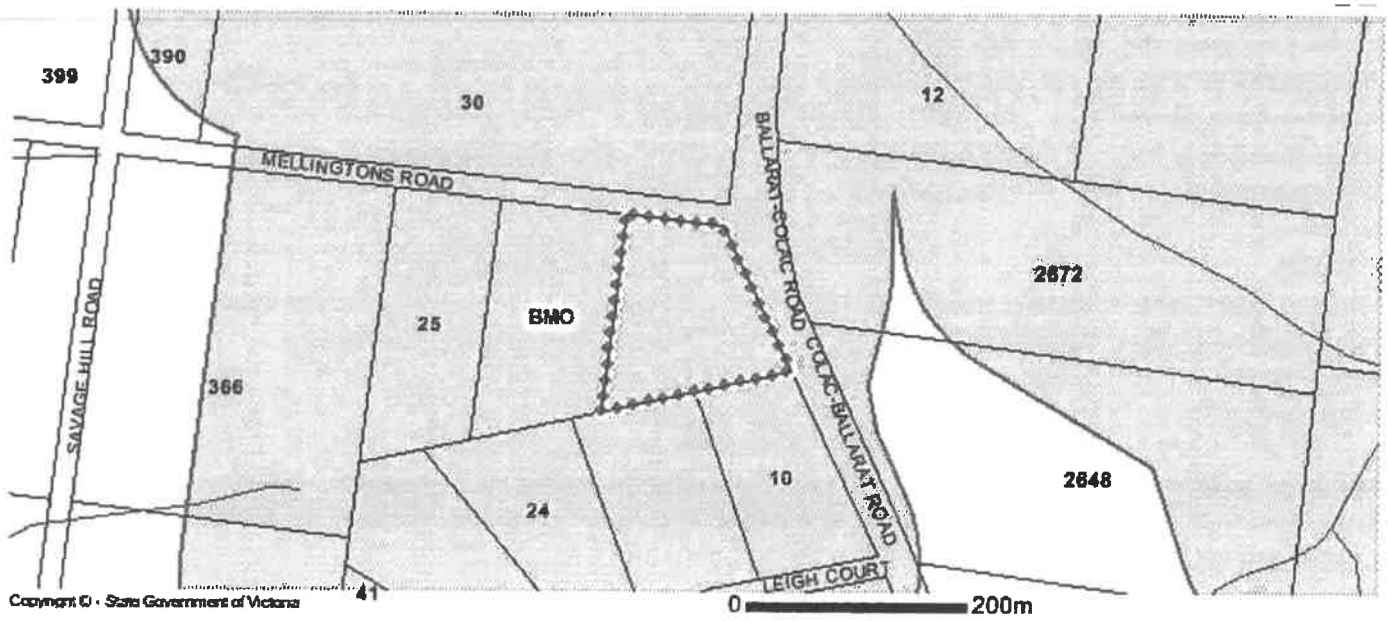
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

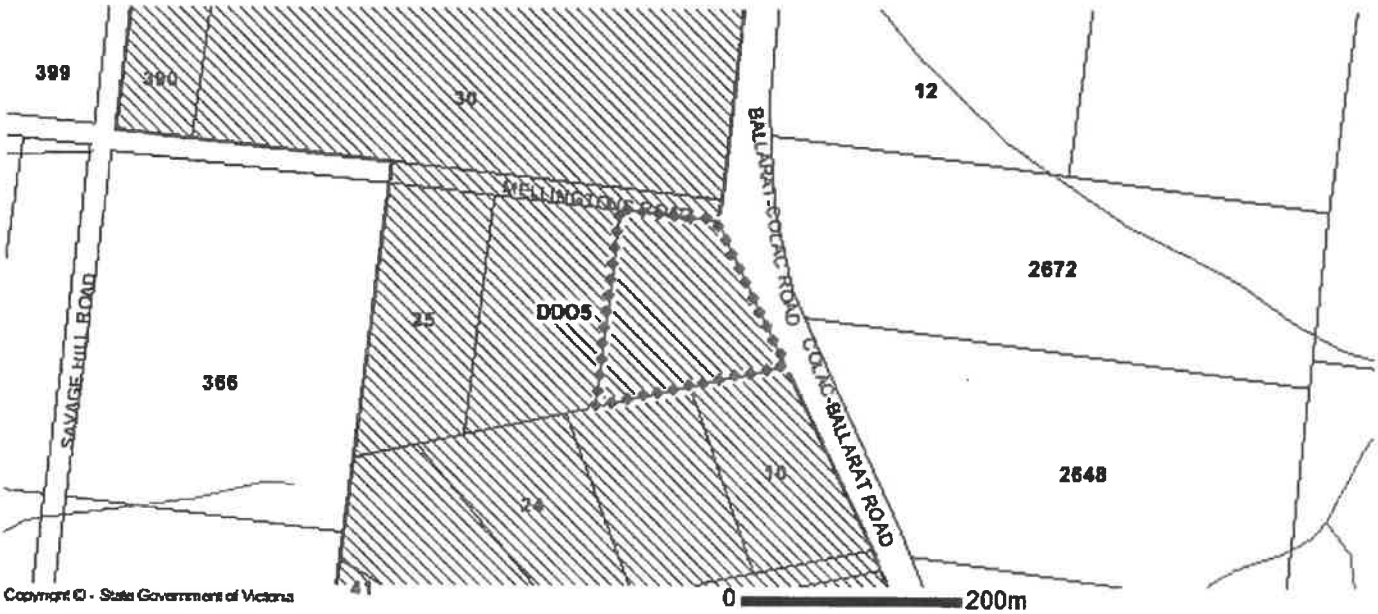


BMO - Bushfire Management

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

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 5 (DDO5)



DDO - Design and Development

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

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PLANNING PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

Further Planning Information

Planning scheme data last updated on 14 November 2019.

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

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

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

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

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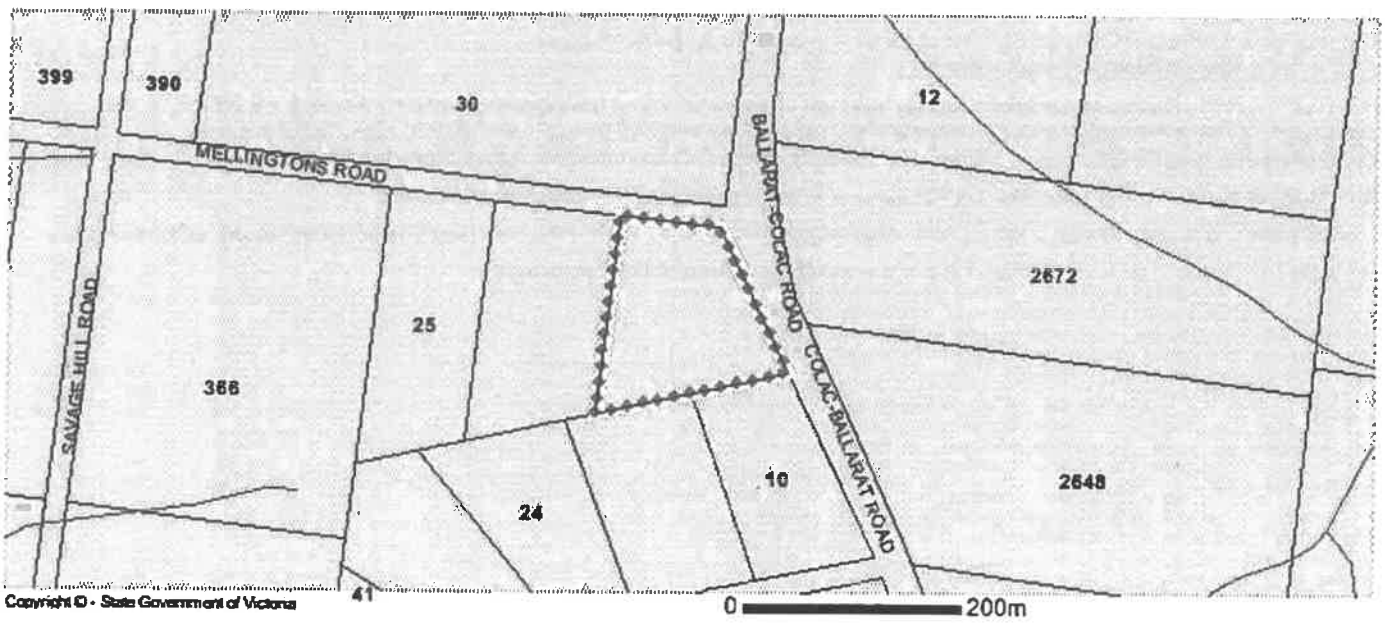
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Designated Bushfire Prone Area

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



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Designated Bushfire Prone Area

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at http://mapshare.maps.vic.gov.au/vicplan or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

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

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Rates and Valuation Notice

for the Period 1 July 2019 to 30 June 2020

GOLDEN PLAINS SHIRE

ABN 86 998 570 296

MARK TIMOTHY DONEHUE
12 MARTABAN CRESCENT
POINT COOK VIC 3030

024

One Payment in Full	**$ 933.33** Due by 15 February 2020

Property No. 53141302

Property Area: 2.02 HA
LOT 3 MELLINGTONS ROAD DEREEL 3352
L3 LP114499

AVPCC 103 Vacant Residential Rural/Rural Lifestyle

Valuations

Site Value	$ 85,000
Capital Improved Value	$ 85,000
Net Annual Value	$ 4,250
Rate in $ on CIV	0.006079

Rates and Charges

Details	Current	Arrears	Total
Vacant Land (VG).006079	$516.72		$516.72
Municipal Charge	$300.00		$300.00

Fire Services Property Levy

FSPL Residential $111.00 + (0.000066 x $85,000 CIV)	$116.61		$116.61

TOTAL AMOUNT DUE **$ 933.33**

COPY

ay by instalment

To join the instalment plan, please pay your first instalment by 30 September 2019.

First Instalment	**$ 233.43** Due by 30 September 2019
Second Instalment	**$ 233.30** Due by 30 November 2019
Third Instalment	**$ 233.30** Due by 28 February 2020
Fourth Instalment	**$ 233.30** Due by 31 May 2020

Rating Period 2019-2020
Valuation Date: January 2019
Issue Date 13/08/2019

Payment Options

Online or by phone
www.goldenplains.vic.gov.au/payment
Phone: (03) 5220 7111 Ref: **53141302**

Direct Debit
Call 5220 7111 for an application form

Biller Code: **35238** Ref: **153 141 302 8**
BPAY® this payment is via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View® Registration No.: **153 141 302 8**

In Person Pay by cheque or EFTPOS (including credit card) at a Council Customer Service Centre: 2 Pope St, Bannockburn; 68 Sussex St, Linton or 19 Heales St, Smythesdale. Cash payment available at Bannockburn and Linton.

Mail Post cheque and payment slip to PO Box 111, Bannockburn Vic 3331

GET YOUR RATES NOTICE BY EMAIL
Visit goldenplains.formsport.com.au or scan the QR code at left

Post Billpay
Billpay Code: 2335
Ref: 153 141 302 8
In store at Australia Post,
online at auspost.com.au/postbillpay
or call 13 138 16

Property No: 53141302

Property Address: LOT 3 MELLINGTONS ROAD DEREEL 3352

Full Payment
Full Amount *2335 1531413028

Or First Instalment
1st Instalment *2335 1531413028

About Your Rates and Valuation Notice

Payment of Rates

You have the option of paying your Rates Notice in one full payment by 15 February 2020.

There is an easy instalment program with due dates spread out over the year at the end of September, November, February and May. Direct debit is popular for the instalment plan, or you can receive notices in the mail and choose your payment method.

Please note: if you don't pay the first instalment by 30 September 2019, the rates system will automatically switch you to the full payment option and the total balance will be due on 15 February 2020. If this is an issue, please contact Council's Rate Team at 5220 7111.

If the full and instalment payment options aren't possible for you, please contact Council's Rates Team at 5220 7111 for a confidential conversation about payment alternatives, including a regular payment plan.

Arrears and Late Payments

The 2019/20 penalty interest rate of 10% per annum is set by the Victorian Government and will be charged on arrears and overdue amounts.

Rates Concession for Pensioners

If you hold an Australian Pensioner Card and you pay rates on your principal place of residence, you may be entitled to a rates discount. For more information, please contact Council's Customer Service team at 5220 7111.

The Fire Service Property Levy Act 2012 also provides for a concession for eligible pensioners and veterans.

The 2019/20 Rate Cap

The 2019/20 rate cap has been set by the Minister for Local Government at 2.5% and it's the law that Council's rates revenue cannot exceed this amount. The cap applies to the General Rates and Municipal Charge and it's based on an average, which means the value of your property will determine if your rates increase is more or less than 2.5% in 2019/20.

For a detailed breakdown of your rates notice, read the 'Your Rates Notice Explained' brochure supplied with this notice or available at goldenplains.vic.gov.au

Annual Property Valuations

In accordance with the State Government requirements, the Valuer-General Victoria is responsible for all property valuations. Starting in 2019, municipal property valuations will be undertaken every year, instead of every two years.

Property owners may object to the valuation of their property within 60 days of the date of issue on the initial rates notice. For more information, call 5220 7111.

Disagreement with Notice

If you disagree with information on your Rate and Valuation Notice, please contact Council's Rates Team at 5220 7111, who will review your situation and work to find a solution. If your issue cannot be resolved, you have the right to appeal.

If you choose to appeal, you must still pay your rates by the due date. If your appeal is successful, we will credit your account or refund, if requested.

What you can appeal	By when	Legislation	How to lodge
Differential rate applied to your property	Within 60 days of the date of issue of the initial rates notice	Local Government Act 1989 - Section 183	Search for 'differential rating' at www.vcat.vic.gov.au
The property valuation / AVPCC	Within two months** of the date of issue of the initial rates notice	Valuation of Land Act 1960 - Sections 16,17,18	Contact Council at 5220 7111
Any other rate or charge	Within 60 days of the date of issue of the initial rates notice	Local Government Act 1989 - Section 184	Must be lodged in the County Court - seek legal advice

**Within four months if a notice has not been supplied to the occupier of the land.

Key Terms on Your Rates and Valuation Notice

Valuation – the value of your property, assessed annually by the Valuer-General Victoria. Your property is assessed three ways: Site Value, which is used by the State Government to calculate land tax; Capital Improved Value; and Net Annual Value. The CIV is used to calculate your rates.

Site Value – Value of land only.

Capital Improved Value – Value of land plus building and improvements.

Net Annual Value – Net annual rental income of property or 5% of CIV for dwellings and farms.

Differential rate – the 'rate in the dollar' charged on properties. This varies depending on the land use category, for example, residential or commercial.

Australian Valuation Property Classification Code – A classification that assigns a code to the land, based on its existing use.

Privacy Statement

Golden Plains Shire Council will comply with the Information Privacy and Health Privacy Principles as set out in the Privacy and Data Protection Act 2014. To change or view your personal information, please contact Council's Customer Service team at 5220 7111.

Golden Plains Shire Council
PO Box 111
Bannockburn Vic 3331

Customer Service Centres
2 Pope Street
Bannockburn Vic 3331

68 Sussex Street
Linton Vic 3360

9 Heales Street
Smythesdale Vic 3351

(03) 5220 7111

enquiries@gplains.vic.gov.au

goldenplains.vic.gov.au

Due Diligence Checklist

What you need to know before buying a residential property

Consumer Affairs Victoria

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 **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.

Consumer Affairs Victoria

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