Rennicks Conveyancing Pty Ltd

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	10 ANGELA COURT, MORWELL VIC 3840	
Vendor's name	Mark Tanti	**Date** 8/3/22
Vendor's signature	Mark Tanti	
Vendor's name	Leanne Joy Quigley	**Date** 8/3/22
Vendor's signature	Leanne Quigley	
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) ☒ Their total does not exceed: $4,000.00

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

	To	

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable

1.4 **Sale Subject to Mortgage**

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable

2. INSURANCE

2.1 **Damage and Destruction**

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable

2.2 **Owner Builder**

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

Not Applicable

3. LAND USE

3.1 **Easements, Covenants or Other Similar Restrictions**

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):

☒ Is in the attached copies of title document/s

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

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements, covenants or other similar restriction.

3.2 **Road Access**

There is NO access to the property by road if the square box is marked with an 'X' ☐

3.3 **Designated Bushfire Prone Area**

The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act* 1993 if the square box is marked with an 'X' ☒

3.4 **Planning Scheme**

☒ Attached is a certificate with the required specified information.

☒ The required specified information is as follows:

(a)	Name of planning scheme	Latrobe Planning Scheme
(b)	Name of responsible authority	Latrobe City Council
(c)	Zoning of the land	General Residential Zone (GRZ) - Schedule 3 (GRZ3)
(d)	Name of planning overlay	Design and Development Overlay (DDO) - Schedule 10 (DDO10)

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 ☐ (Tango Energy)	Gas supply ☐ (Tango Energy)	Water supply ☐ (Gippsland Water)	Sewerage ☐ (Gippsland Water)	Telephone services ☒

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

Not Applicable

10.2 **Staged Subdivision**

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

Not Applicable

10.3 **Further Plan of Subdivision**

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

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

(b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is Attached

13. ATTACHMENTS

(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)

Restrictive Covenant AD297634X

Confirmation of registration of swimming pool

GST Withholding Notice

Planning Certificate dated 2/03/2022

Land Victoria Property/Planning Reports

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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 10793 FOLIO 102 Security no : 124095865970M
Produced 02/03/2022 12:30 PM

LAND DESCRIPTION

Lot 38 on Plan of Subdivision 516200R.
PARENT TITLE Volume 10793 Folio 089
Created by instrument PS516200R 05/04/2004

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
MARK TANTI
LEANNE JOY QUIGLEY both of 42 LATROBE ROAD MORWELL VIC 3840
AD297634X 09/12/2004

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK263610T 02/04/2013
CREDIT UNION AUSTRALIA LTD

COVENANT AD297634X 09/12/2004

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 PS516200R 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 ANGELA COURT MORWELL VIC 3840

ADMINISTRATIVE NOTICES

NIL

eCT Control 17759N GREAT SOUTHERN BANK
Effective from 23/02/2018

DOCUMENT END

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PLAN OF SUBDIVISION

STAGE No.

EDITION 1

PLAN NUMBER PS 516200 R

LOCATION OF LAND

PARISH: MARYVALE

TOWNSHIP: ____

SECTION: ____

CROWN ALLOTMENT: 4 (PART)

TITLE REFERENCE: VOL. 10793 FOL. 089

LAST PLAN REFERENCE/S: PS 516199 W (LOT B)

POSTAL ADDRESS: CRINIGAN ROAD
MORWELL, VIC. 3850

AMG Co-ordinates (of approx. centre of land in plan). E: 450 830 N: 5 769 400 ZONE: 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: CITY OF LATROBE REF: 02113

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 of the Subdivision Act 1988 has / ~~has not~~ been made.
(ii) ~~The requirement has been satisfied.~~
(iii) The requirement is to be satisfied in stage .....

Council Delegate
~~Council Seal~~
Date 25 / 11 / 2003

~~Re-certification under Section 11(7) of the Subdivision Act 1988.~~
~~Council Delegate~~
~~Council Seal~~
~~Date / /~~

VESTING OF ROAD AND / OR RESERVE

IDENTIFER	COUNCIL / BODY / PERSON
ROAD R1	CITY OF LATROBE

NOTATIONS

STAGING This is not a staged subdivision.
Planning permit No. 02113

DEPTH LIMITATION: DOES NOT APPLY

LOTS 37 - 48 (BOTH INCLUSIVE) ARE SUBJECT TO SURVEY
THE AREA OF LOT D HAS BEEN OBTAINED BY DEDUCTION FROM TITLE
LOTS A, B, C & 1 - 36 (BOTH INCLUSIVE) HAVE BEEN OMITTED

SURVEY THIS PLAN IS BASED ON SURVEY

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No. 335
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 Benefied / In favour Of
E-1 & E-3	PIPELINE AND ANCILLARY PURPOSES	SEE DIAG.	PS 428787 T - SEC 136 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-3	DRAINAGE	SEE DIAG.	THIS PLAN	LOTS ON THIS PLAN
E-2	DRAINAGE	3.5m	PS 516192 M	LOTS ON PS 516192 M
E-2	PIPELINE AND ANCILLARY PURPOSES	3.5m	PS 516192 M - SEC 136 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-4	DRAINAGE	SEE DIAG.	THIS PLAN	LOTS ON THIS PLAN
E-5	DRAINAGE	SEE DIAG.	THIS PLAN	LOTS ON THIS PLAN
E-5	PIPELINE AND ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN - SEC 136 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-6	PIPELINE AND ANCILLARY PURPOSES	3m	THIS PLAN - SEC 136 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY

LTO USE ONLY
STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT
RECEIVED ☑
DATE 2 / 4 / 04

LTO USE ONLY
PLAN REGISTERED
TIME 2:15 PM
DATE 5 / 4 / 04
R.W. Grimwood
Assistant Registrar of Titles
SHEET 1 OF 4 SHEETS

KLUGE JACKSON CONSULTANTS PTY. LTD.
SURVEYORS AND ESTATE PLANNERS
45 MACALISTER STREET, SALE, 3850 (03) 5144 3877
29 BREED STREET, TRARALGON, 3844 (03) 5174 4808
119 JOHNSON STREET, MAFFRA, 3860 (03) 5147 2126

LICENSED SURVEYOR HANS PETER KLUGE
SIGNATURE ..... DATE 1/07/03
REF: T03425-B VERSION: 5

..... DATE / /
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

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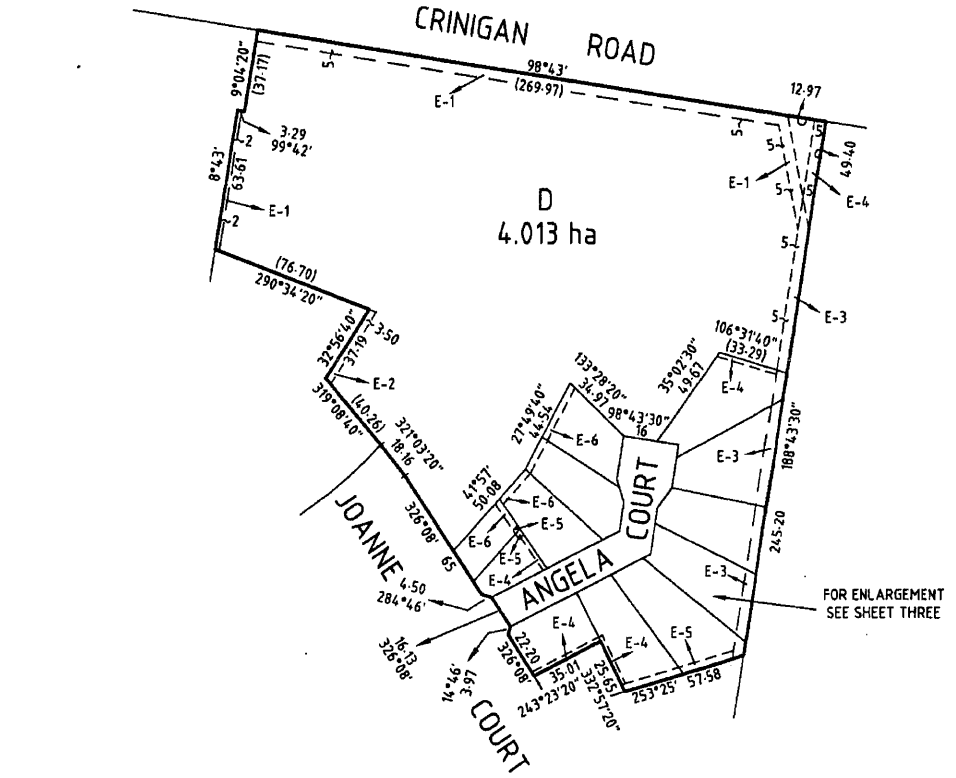
PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 516200 R

AMG ZONE 55



KLUGE JACKSON CONSULTANTS PTY. LTD.
SURVEYORS AND ESTATE PLANNERS
45 MACALISTER STREET, SALE, 3850 (03) 5144 3877
29 BREED STREET, TRARALGON, 3844 (03) 5174 4808
119 JOHNSON STREET, MAFFRA, 3860 (03) 5147 2126

SCALE
20 0 20 40 60 80 100
LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:2000
SHEET SIZE A3

LICENSED SURVEYOR HANS PETER KLUGE
SIGNATURE ..... DATE 1/07/03
REF: T03425-B VERSION: 5

SHEET 2 OF 4 SHEETS
.....
DATE / /
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

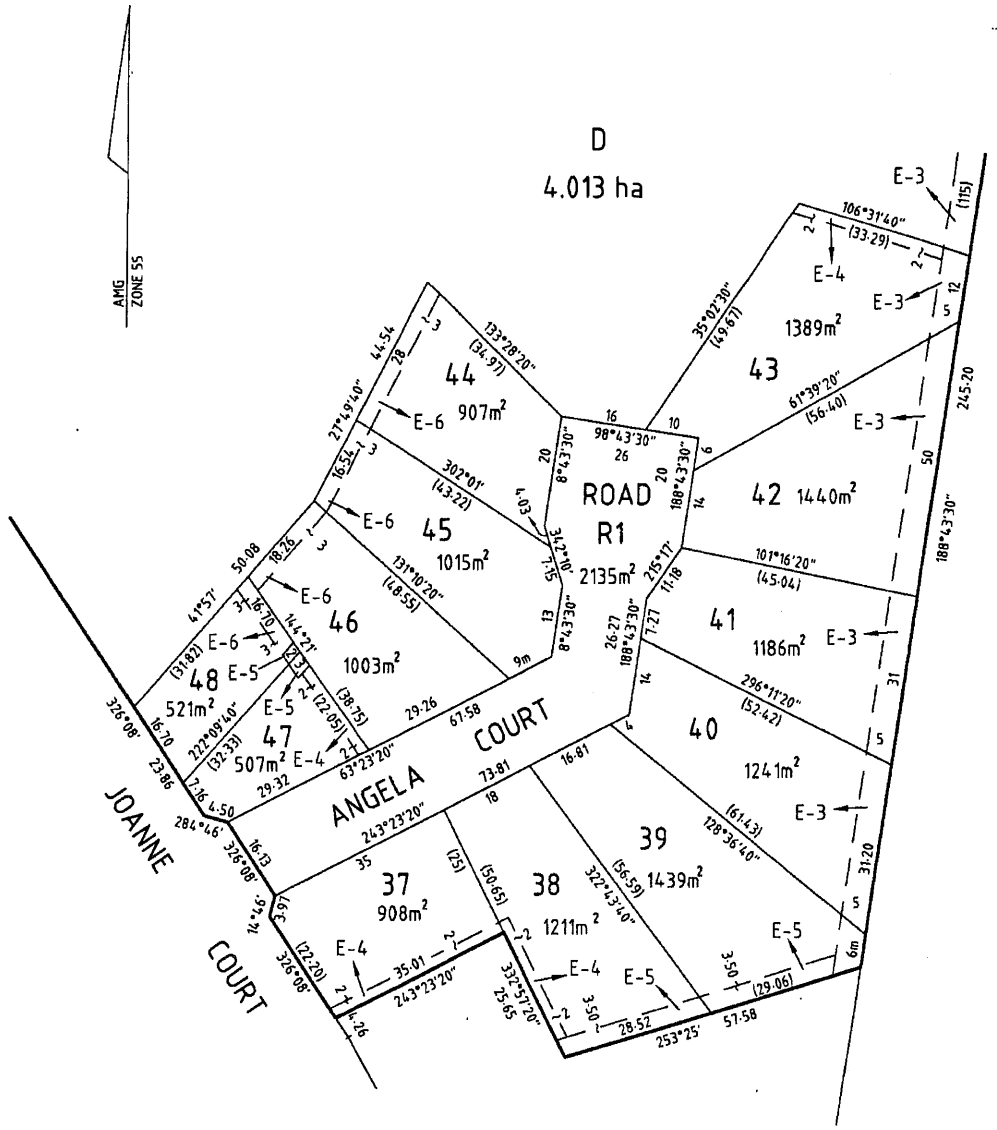
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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 516200 R



KLUGE JACKSON CONSULTANTS PTY. LTD.
SURVEYORS AND ESTATE PLANNERS
45 MACALISTER STREET, SALE, 3850 (03) 5144 3877
29 BREED STREET, TRARALGON, 3844 (03) 5174 4808
119 JOHNSON STREET, MAFFRA, 3860 (03) 5147 2126

SCALE
8 0 8 16 24 32 40
LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:800
SHEET SIZE A3

LICENSED SURVEYOR HANS PETER KLUGE
SIGNATURE ..... DATE 1/07/03
REF: T03425-B VERSION: 5

SHEET 3 OF 4 SHEETS
DATE / /
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

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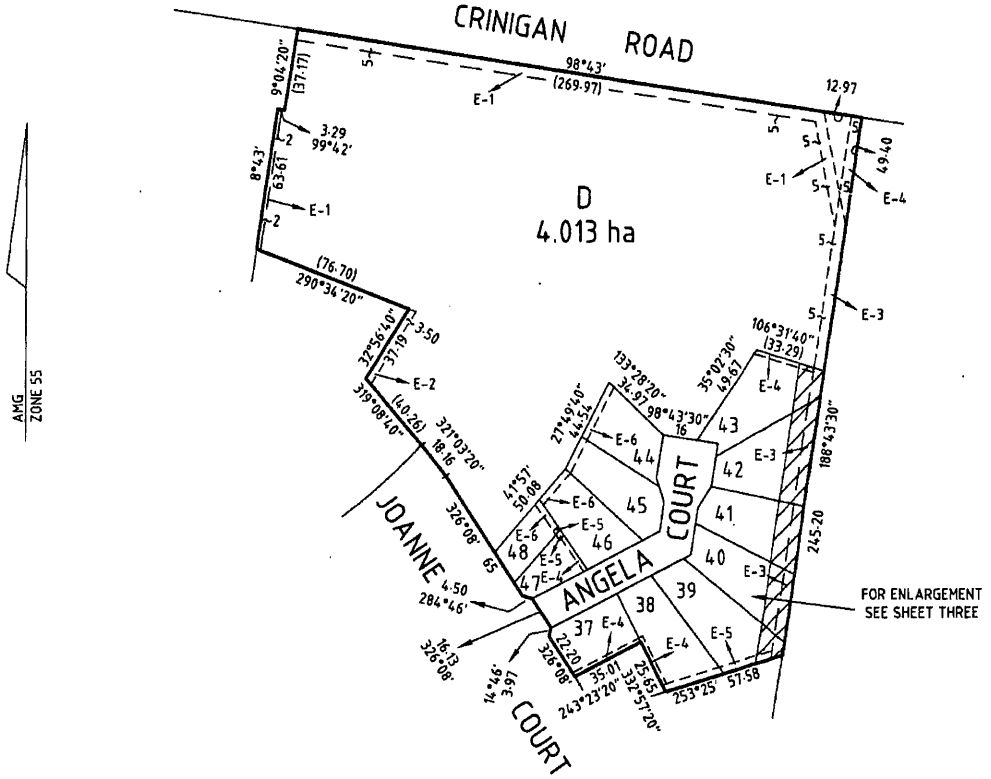
PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 516200 R

CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING IS CREATED:
LAND TO BENEFIT LOTS: 39, 40, 41, 42 & 43
LAND TO BE BURDENED LOTS: 39, 40, 41, 42 & 43

DESCRIPTION OF RESTRICTION

1. THE AREA SHOWN HATCHED ON THE DIAGRAM IS A 12m WIDE BUFFER STRIP IN WHICH NO BUILDING OR ROOM FOR HABITABLE PURPOSES CAN BE USED.



KLUGE JACKSON CONSULTANTS PTY. LTD. SURVEYORS AND ESTATE PLANNERS 45 MACALISTER STREET, SALE, 3850 (03) 5144 3877 29 BREED STREET, TRARALGON, 3844 (03) 5174 4808 119 JOHNSON STREET, MAFFRA, 3860 (03) 5147 2126			
SCALE 20 0 20 40 60 80 100 LENGTHS ARE IN METRES	ORIGINAL SCALE: 1:2000 SHEET SIZE: A3	LICENSED SURVEYOR HANS PETER KLUGE SIGNATURE ..... DATE 1/07/03 REF: T03425-B VERSION: 5	SHEET 4 OF 4 SHEETS ..... DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

OFFICE OF TITLES P.V. VICTORIA

T AD297634X
09/12/2004 $268 45

Lodged by: CBA
Name:
Phone:
Address:

Ref:
Customer Code: 11543V

MADE AVAILABLE / CHANGE CONTROL
Office Use Only

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

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

Land: *(volume and folio reference)*
Volume 10793 Folio 102

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

DAD297634X-1-8

Consideration: [redacted]

Transferor: *(full name)*
MORWELL EMPRESS ESTATE DEVELOPMENT PTY LTD ACN 094 879 571

Transferee: *(full name and address including postcode)*
MARK TANTI AND LEANNE JOY QUIGLEY of 42 Latrobe Road, Morwell 3840 as joint proprietors

Directing Party: *(full name)*
Nil

Creation and/or Reservation and/or Covenant :
"The Transferees for themselves and their successors and transferees the registered proprietor or proprietors for the time being of the Land hereby transferred and or each part thereof **DO HEREBY COVENANT** with the transferors their successors and transferees the registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision No. 516200R and each and every part thereof (other than the Land hereby transferred) that we shall not at any time:-

(a) Erect or cause or suffer to be erected upon the said Land a dwelling house having less than fifty per centum (50%) of the external wall area constructed of one or more of the following materials: brick, brick veneer, masonry or stone;

(b) Erect or cause or suffer to be erected upon the said Land any fence on a boundary (other than a road boundary) of the said Land less than 1.8 metres in height

Continued on **T2 Page 2**

Approval No: 1558029A

ORDER TO REGISTER
Please register and issue title to

STAMP DUTY USE ONLY

Commonwealth Bank of Australia
This stamp is SRO Property. NOT TO BE COPIED
ABN 48 123 123 124 1540—AP 184
Victorian Duty $.....
Consideration / Advance $. [redacted]
Victorian Assets %..... Section.....
~~Original / Counterpart / Collateral / Upstamp~~
Transaction No: 375835303
Endorsing Date: 8/12/09
Signature:..... No 5

T2

OFFICE OF TITLES VICTORIA

Signed Cust. Code:

*Law Perfect Pty Ltd

PV 9/12/04

THE BACK OF THIS FORM MUST NOT BE USED
Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

(c) Allow any main building erected upon the said Land to be used for other than residential purposes;

(d) Erect or cause or suffer to be erected upon the said Land any building structure or fence constructed wholly or partly of second hand materials;

(e) Erect or cause or suffer to be erected upon the said Land any outbuilding with external walls constructed of material other than; brick, masonry, stone or colour bonded iron;

(f) Erect of cause or suffer to be erected upon the said Land any relocated building;

AND IT IS HEREBY AGREED that the benefit of the foregoing covenants shall be attached to and run at law and in equity with the land comprised in Plan of Subdivision No. 516200R so that the burden thereof shall be annexed to and run at law and in equity with the said Land hereby transferred and that the same shall be noted and appear on every future Certificate of Title for the said Land as an encumbrance affecting the same and every part thereof

DAD297634X-2-6

Dated: 01/12/04 DATE

Execution and attestation

THE COMMON SEAL of MORWELL EMPRESS ESTATE DEVELOPMENT PTY LTD was affixed in the presence of authorised persons:)

Director .....

Full name Jim Demetrias

Usual address 13 Jembo Crescent

Morwell 3840

Secretary .....

Full name Cosimo Prestipino

Usual address RMB 6135

Old Melbourne Road

Traralgon 3844

Morwell Empress Estate Development Pty Ltd ACN 094879571 THE COMMON SEAL OF

Approval No: 1558029A

T2 Page 2

OFFICE OF TITLES VICTORIA

AD297634X

09/12/2004 $268 45

Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED

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

Delivered by LANDATA®, timestamp 02/03/2022 12:40 Page 3 of 3

ANNEXURE PAGE

Transfer of Land Act 1958

This is page 3 of *Approved Form T2* dated
between MORWELL EMPRESS ESTATE DEVELOPMENT PTY LTD
ACN 094 879 571 AND MARK TANTI AND LEANNE JOY QUIGLEY

Privacy Collection Statement
The information from this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes in the Victorian Land Registry.

Signatures of the parties

Panel Heading

Signed by MARK TANTI in the presence of:)
)

Mark Tanti
Mark X

Kellie Bertrand witness

Signed by LEANNE JOY QUIGLEY in the presence of:)
)

leanne X

Kellie Bertrand witness

DRD297634X-3-4

Approval No: 1558029A

A1

OFFICE OF TITLES VICTORIA

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

RE
AD297634X
09/12/2004 $268 45 to

Law Perfect Pty Ltd

LatrobeCity
a new energy

Latrobe City ABN 92 472 314 133
Phone 1300 367 700
TTY (NRS) 133 677

PO Box 264 Morwell 3840
Email latrobe@latrobe.vic.gov.au
www.latrobe.vic.gov.au
AUSDOC DX2 17733 Morwell

Our Ref: 3974/2021-SS
Prop No: 46320

24 June 2021

Mr M Tanti and Ms L J Quigley
marktanti68@hotmail.com

Dear Sir/Madam

PROPERTY: 10 ANGELA COURT, MORWELL
REGISTRATION: PERMANENT SWIMMING POOL

Thank you for your application for registration and payment of relevant fees. Please be advised that your swimming pool or spa specified above has now been registered with Council.

Our records indicate that the date of construction for the swimming pool or spa is between 1 May 2010 and 30 April 2013. Therefore the applicable barrier standard is:

- AS1926.1-2007 Amendment 1, or
- Performance Requirement P2.5.3 of BCA Volume 2 (if a performance solution was provided at the time of construction).

As part of the ongoing certification requirements, you will need to obtain a certificate of pool and spa barrier compliance from a registered building surveyor or inspector every 4 years. Your first certificate must be lodged with Council by **1 November 2023.**

Further information on practitioners who may assist you to inspect your swimming pool or spa and issue a certificate of pool and spa barrier compliance can be obtained from our website www.latrobe.vic.gov.au/

If you do not agree with the nominated swimming pool or spa construction period listed above, you may appeal under section 144(2) of the Building Act 1993 to the Building Appeals Board within 30 days of this letter. Further information, including an application form can be downloaded from their website, www.buildingappeals.vic.gov.au/.

If you have any further queries, please do not hesitate to contact Stacey Charalambous on 5128 5485 or myself at the Morwell office.

Yours sincerely

CA Watson

CHRISTOPHER A WATSON
Municipal Building Surveyor

Licence Submission

Your Licence has been submitted and will be processed shortly. You will receive an email verifying the details you have just submitted. As the Licence is processed you will receive further emails notifying you of its status. Please note your Licence id number (shown below) for any enquiries regarding this request.

Transaction Reference

LC-5442

Payment Date/Time

24/06/2021 2:27:15 PM

Receipt Number

14703001117

rennicks conveyancing pty. ltd.
217 Commercial Road, Morwell, 3840 Tel: (03) 5135 3177
PO Box 215, Morwell 3840 Fax: (03) 5135 3077 ACN 094 190 226

Vendor GST Withholding Notice

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

To: The Purchaser(s)
From: Mark Tanti and Leanne Joy Quigley, 10 Angela Court, Morwell VIC 3840

Property Address: 10 Angela Court, Morwell VIC 3840
Lot: 38 Plan of subdivision: 516200

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: 8/3/2022

Signed by:

Mark Tanti

Leanne Joy Quigley

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

822587

APPLICANT'S NAME & ADDRESS

RENNICKS CONVEYANCING PTY LTD C/- TRICONVEY (RESELLER) C/- LANDATA

MELBOURNE

VENDOR

TANTI, MARK

PURCHASER

NK, NK NK

REFERENCE

215433

This certificate is issued for:

LOT 38 PLAN PS516200 ALSO KNOWN AS 10 ANGELA COURT MORWELL
LATROBE CITY

The land is covered by the:

LATROBE PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 3
- is within a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10

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

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:
http://vhd.heritage.vic.gov.au/

Additional site-specific controls may apply. The Planning Scheme Ordinance should be checked carefully. The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

LANDATA®
T: (03) 9102 0402
E: landata.enquiries@victorianlrs.com.au

02 March 2022

Hon. Richard Wynne MP
Minister for Planning

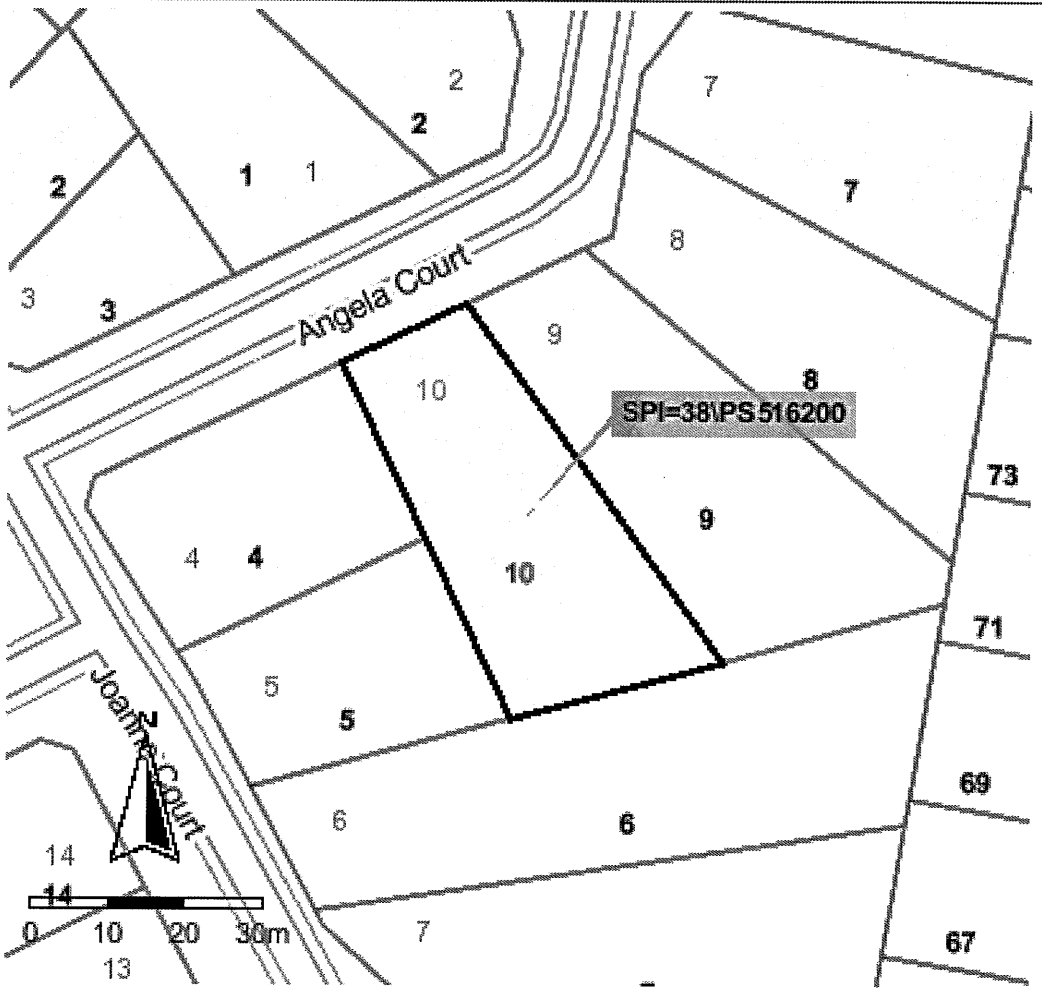
VICTORIA State Government

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@victorianlrs.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



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Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA ®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA ® for auditing purposes and will not be released to any third party except as required by law.

VICTORIA State Government

PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 02 March 2022 11:15 AM

PROPERTY DETAILS

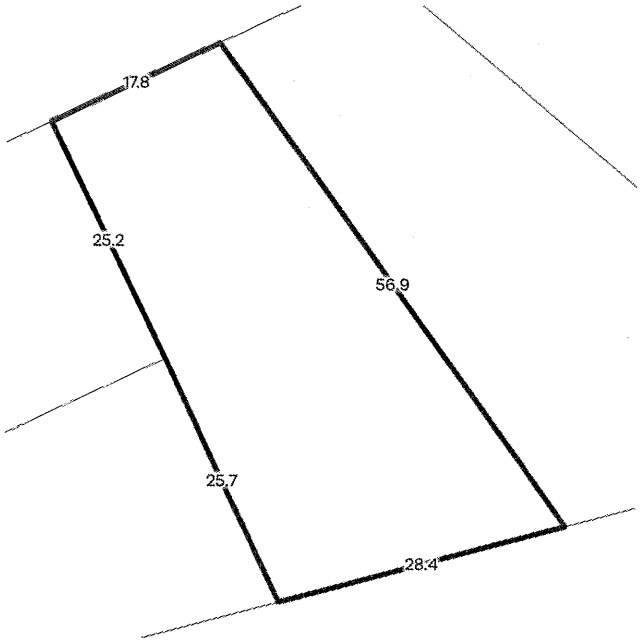
Address:	**10 ANGELA COURT MORWELL 3840**
Lot and Plan Number:	**Lot 38 PS516200**
Standard Parcel Identifier (SPI):	**38\PS516200**
Local Government Area (Council):	**LATROBE** www.latrobe.vic.gov.au
Council Property Number:	**46320**
Directory Reference:	**Vicroads 699 T3**

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 on the Victorian Building Authority website https://www.vba.vic.gov.au

SITE DIMENSIONS

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



Area: 1204 sq. m
Perimeter: 154 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

Planning Zone: GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 3 (GRZ3)

Planning Overlay: DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)

PROPERTY REPORT

Environment, Land, Water and Planning

Planning scheme data last updated on 23 February 2022.

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

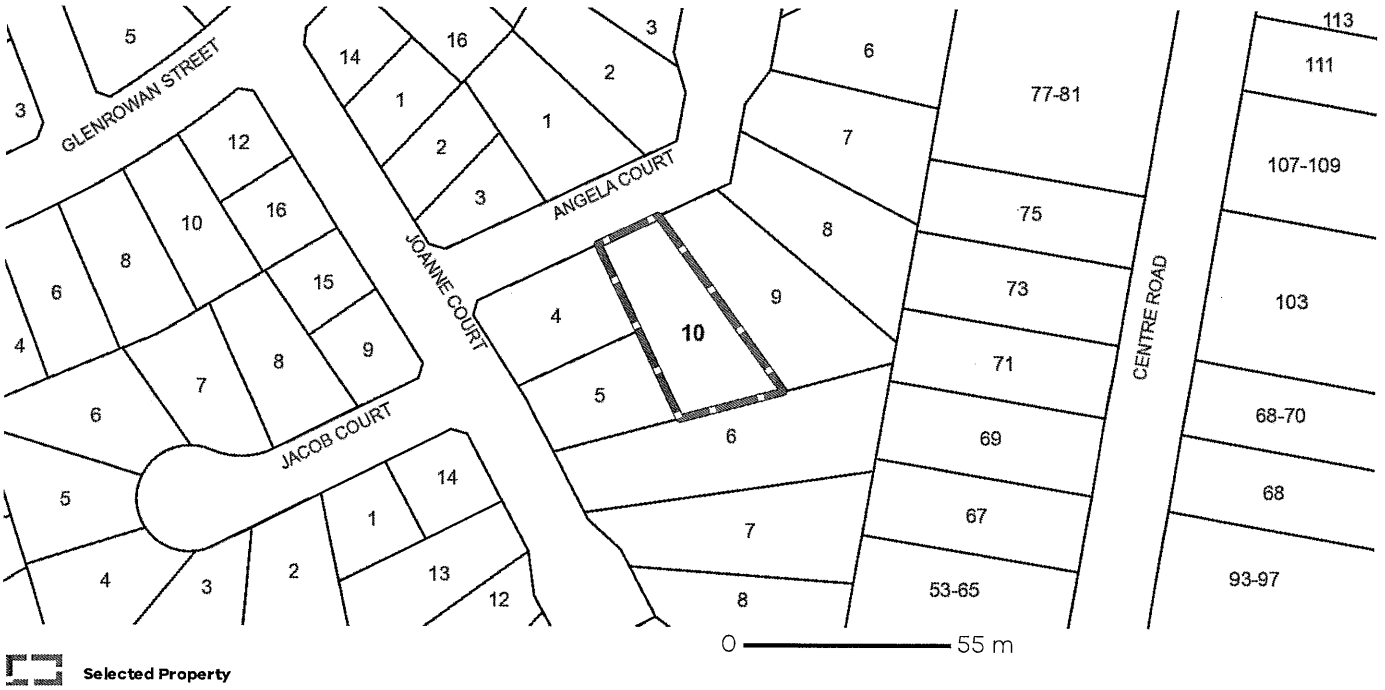
This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.***
It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.
To obtain a Planning Certificate go to Titles and Property Certificates 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

Area Map



PLANNING PROPERTY REPORT

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STATE ELECTORATES

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OTHER

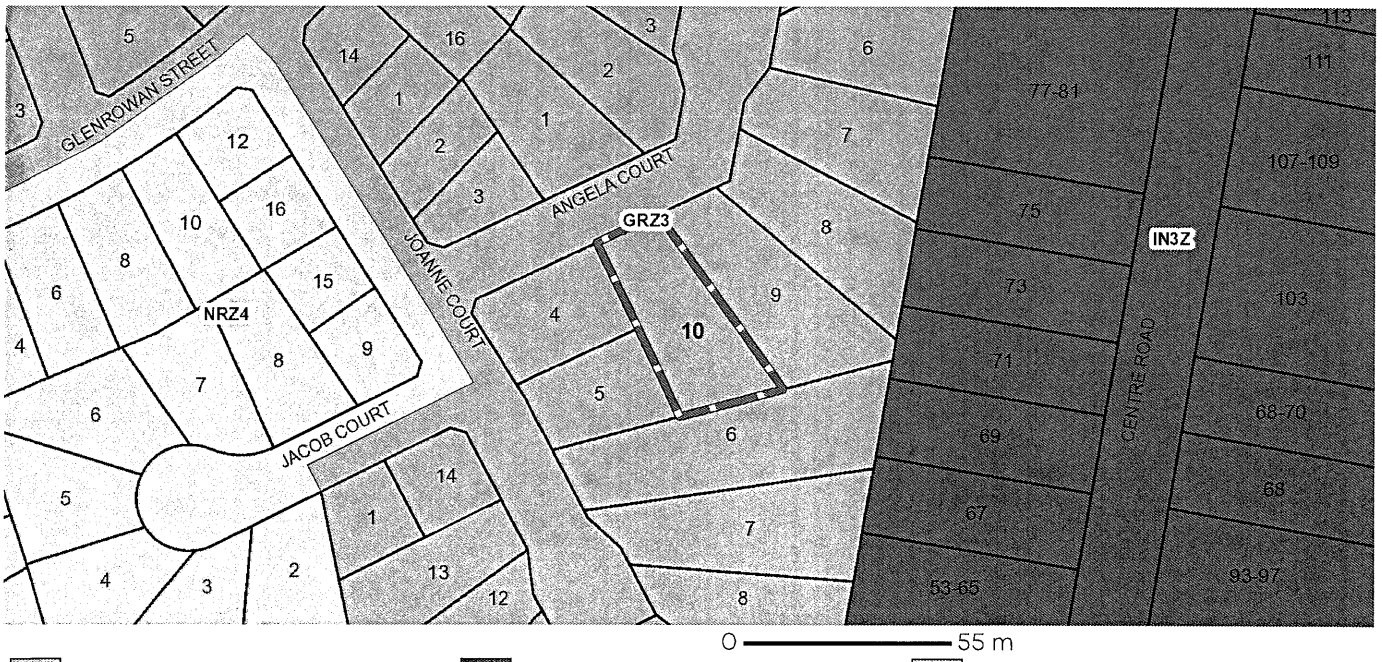
Registered Aboriginal Party:	**Gunaikurnai Land and Waters Aboriginal Corporation**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 3 (GRZ3)



GRZ - General Residential | IN3Z - Industrial 3 | NRZ - Neighbourhood Residential

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 PROPERTY REPORT

Environment, Land, Water and Planning

Planning Overlay

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)



DDO - Design and Development

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 23 February 2022.

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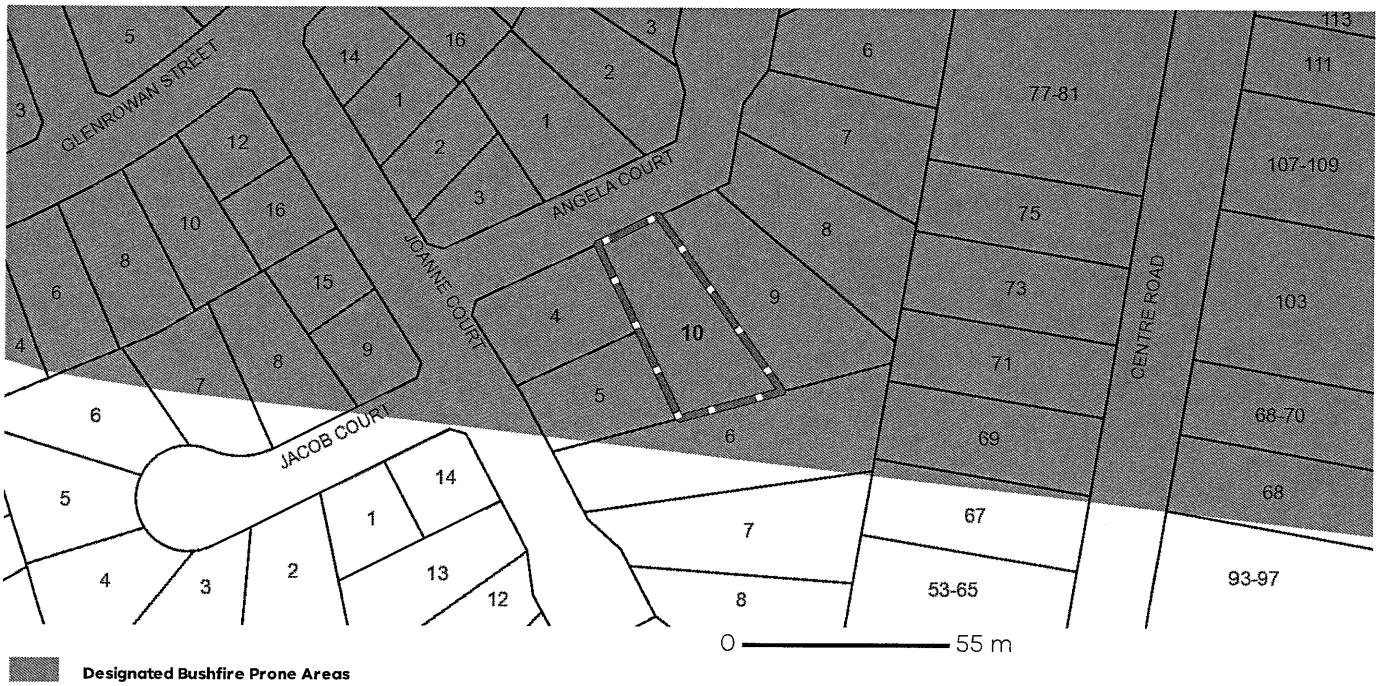
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PLANNING PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

Designated Bushfire Prone Areas

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



Designated Bushfire Prone Areas

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 https://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 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 his 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)

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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 (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.

DATED 2022

MARK TANTI AND LEANNE JOY QUIGLEY

VENDOR STATEMENT

Property: **10 Angela Court, Morwell VIC 3840**

Rennicks Conveyancing Pty Ltd
Licensed Conveyancer
217 Commercial Road
MORWELL VIC 3840
Tel: (03) 5135 3177
PO Box 215, Morwell VIC 3840
Ref: SH:00108281