

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	45 St Albans Road, East Geelong 3219	
Vendor's name	Robert Joel Brzozek	Date / /
Vendor's signature		
Purchaser's name		Date / /
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

1. FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a) Are contained in the attached certificate/s.

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

	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): -

Not Applicable.

3.2 Road Access

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

☐

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of 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.

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")

Not applicable.

8. SERVICES

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

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
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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 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE CHECKLIST

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

Is attached.

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

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

VOLUME 08259 FOLIO 312

Security no : 124072181505V

Produced 04/06/2018 08:39 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 129387.
PARENT TITLE Volume 03676 Folio 046
Created by instrument A959945 06/05/1960

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ROBERT JOEL BRZOZEK of 4 PORT PHILLIP COURT TORQUAY VIC 3228
AJ435100V 17/01/2012

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ435101T 17/01/2012
NATIONAL AUSTRALIA BANK LTD

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

DIAGRAM LOCATION

SEE LP129387 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: 45 ST ALBANS ROAD EAST GEELONG VIC 3219

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED (59)
Effective from
23/10/2016

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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LP129387

EDITION 1

APPROVED 19/1/79

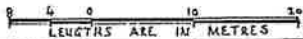
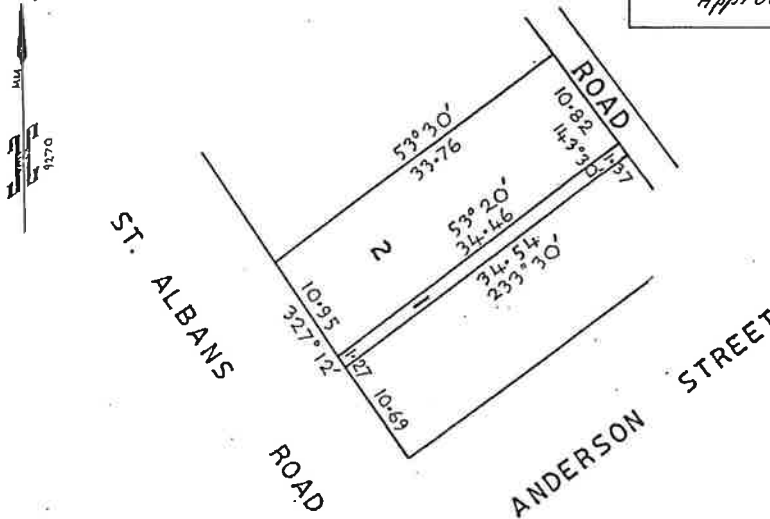
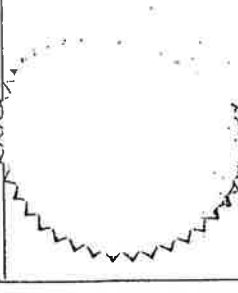
<p>PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT 7 SECTION 105 CITY: GEELONG PARISH: CORIO COUNTY: GRANT</p> <p>SCALE OF  METRES</p>	APPROPRIATIONS
	ENCUMBRANCES

Chart 53
Approved 19.1.79



<p>CONSENT OF COUNCIL</p> <p>THIS PROPOSED SUBDIVISION IS EXEMPTED FROM SUBDIVISION (3) OF DIVISION 9 OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 IN WITNESS WHEREOF THE SEAL OF THE COUNCIL OF THE CITY OF GEELONG</p> <p>was hereto affixed this <u>11</u> day of <u>December</u> 1978</p> <p>in the presence of</p> <p><u>R. L. Grant</u> Mayor <u>J. L. Grant</u> Councillor <u>J. L. Grant</u> Town Clerk</p>	<p>SEAL</p> 	<p>SURVEYORS CERTIFICATION</p> <p>I certify that this plan has been made by <u>R. L. GRANT</u></p> <p>and that it accords with Title</p> <p>and is mathematically correct.</p> <p>4th day of September 1978</p> <p><u>R. L. Grant</u> Licensed Surveyor</p>
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A. C. THOMS & PARTNERS • LICENSED SURVEYORS • 115 YARRA STREET • GEELONG • PHONE 93147 • REF 129387

THE WHOLE OR PART OF THIS PLAN IS SHOWN ON INDEX PLAN No. 9010

129387

Information Statement Part B

*In accordance with Section 158 of the Water Act 1989
(Should be Read in Conjunction with Part A)*

05-07-2018

Roy Morris & Co Pty Ltd Lawyers C/- InfoTrack C/- LANDATA
2 Lonsdale Street
Melbourne

Property: 45 ST ALBANS ROAD EAST GEELONG 3219

I refer to your application received at this office on 05/07/2018. I wish to advise no encumbrances or easements related to Barwon Water works exist in respect of the above property, other than those that may be revealed by normal Title search, and no Notices or Orders presently remain outstanding relative to the connection of water supply and/or sewerage services.

Should you have any inquiries, please contact Barwon Water on 1300 656 007.

Our Ref: EC281672

Your Ref: 4444

Agent Ref: 28892392-022-7

Yours faithfully,

Manager Customer Centre

PLANNING CERTIFICATE



Number: 1434/2018

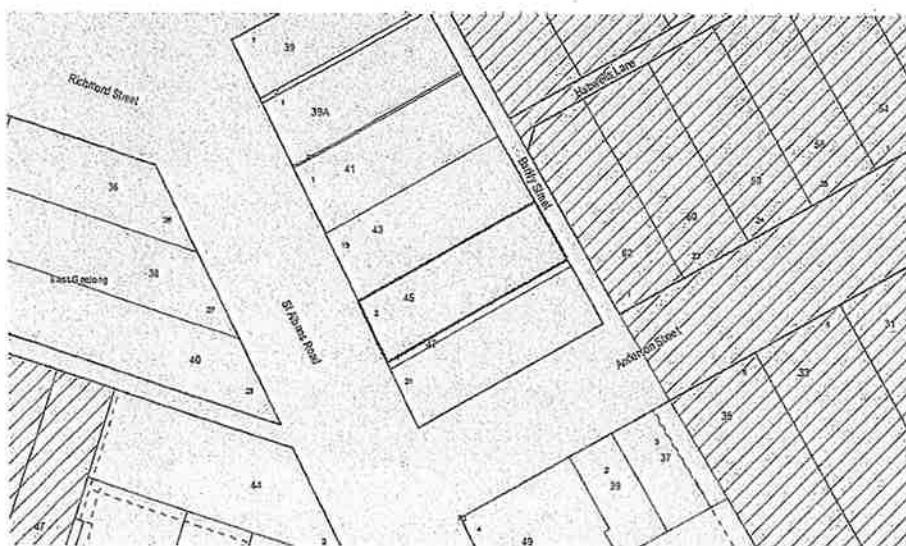
Applicant's Name & Address:

Landata
PO BOX 500
East Melbourne VIC 8002

Address of Land: 45 St Albans Road, EAST GEELONG VIC 3219
VOL 8259 FOL 312

The land is covered by: GREATER GEELONG PLANNING SCHEME

The responsible authority is: CITY OF GREATER GEELONG



The land:

is included in	General Residential Zone - Schedule 2
abuts on an	-
control	-
subject to current Amendment Proposal	-
adjoins or is opposite	General Residential Zone - Schedule 2

Date Issued: 05 July 2018
Your Reference: 28892392-020-3
Enquiries: Ph. (03) 5272 4456

A handwritten signature in black ink, appearing to read "Noget", written over the title "AUTHORISING OFFICER".

Property Report from www.land.vic.gov.au on 04 June 2018 08:41 PM

Address: 45 ST ALBANS ROAD EAST GEELONG 3219

Lot / Plan: Lot 2 LP129387

SPI (Standard Parcel Identifier): 2\LP129387

Local Government (Council): GREATER GEELONG **Council Property Number:** 217963

Directory Reference: Melway 402 N12

This property is not in a designated bushfire prone area.

No 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

Parcel Details

Lot/Plan or Crown Description	SPI
Lot 2 LP129387	2\LP129387

State Electorates

Legislative Council: WESTERN VICTORIA

Legislative Assembly: GEELONG

Utilities

Regional Urban Water Business: Barwon Water

Rural Water Business: Southern Rural Water

Melbourne Water: outside drainage boundary

Power Distributor: POWERCOR (Information about [choosing an electricity retailer](#))

Planning Zone Summary

Planning Zone: [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 2 \(GRZ2\)](#)

Planning Overlay: None

Further Planning Information

Planning scheme data last updated on 21 May 2018.

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 affect 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

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

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Planning Property Report

From www.planning.vic.gov.au on 04 June 2018 08:42 PM

Address: 45 ST ALBANS ROAD EAST GEELONG 3219

Lot / Plan: Lot 2 LP129387

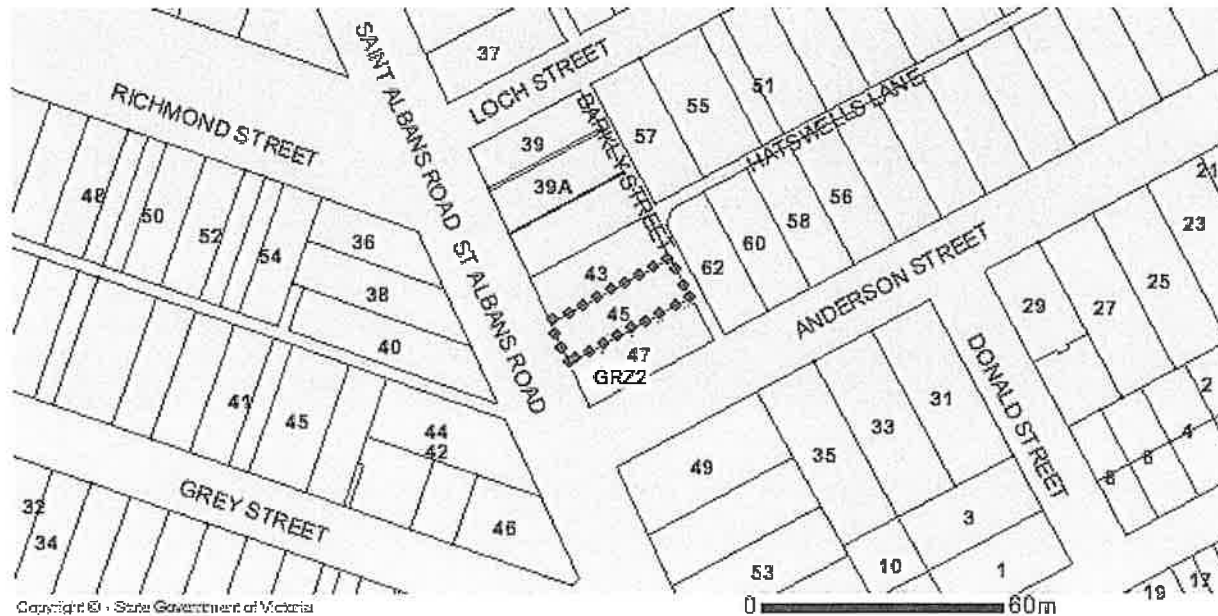
Local Government (Council): GREATER GEELONG **Council Property Number:** 217963

Directory Reference: Melway 402 N12

Planning Zone

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 2 (GRZ2)



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

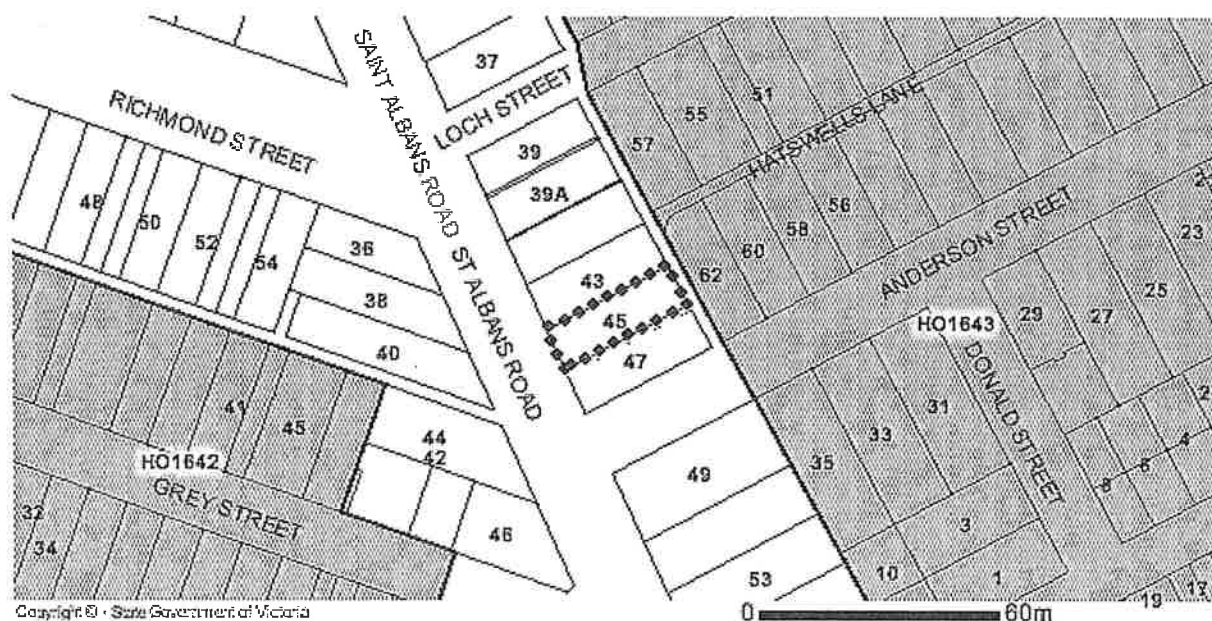
Zones Legend

	ACZ - Activity Centre		IN1Z - Industrial 1		R1Z - General Residential
	B1Z - Commercial 1		IN2Z - Industrial 2		R2Z - General Residential
	B2Z - Commercial 1		IN3Z - Industrial 3		R3Z - General Residential
	B3Z - Commercial 2		LDRZ - Low Density Residential		RAZ - Rural Activity
	B4Z - Commercial 2		MUZ - Mixed Use		RCZ - Rural Conservation
	B5Z - Commercial 1		NRZ - Neighbourhood Residential		RDZ1 - Road - Category 1
	C1Z - Commercial 1		PCRZ - Public Conservation & Resource		RDZ2 - Road - Category 2
	C2Z - Commercial 2		PDZ - Priority Development		RGZ - Residential Growth
	CA - Commonwealth Land		PPRZ - Public Park & Recreation		RLZ - Rural Living
	CCZ - Capital City		PUZ1 - Public Use - Service & Utility		RUZ - Rural
	CDZ - Comprehensive Development		PUZ2 - Public Use - Education		SUZ - Special Use
	DZ - Dockland		PUZ3 - Public Use - Health Community		TZ - Township
	ERZ - Environmental Rural		PUZ4 - Public Use - Transport		UFZ - Urban Floodway
	FZ - Farming		PUZ5 - Public Use - Cemetery/Crematorium		UGZ - Urban Growth
	GRZ - General Residential		PUZ6 - Public Use - Local Government		
	GWAZ - Green Wedge A		PUZ7 - Public Use - Other Public Use		
	GWZ - Green Wedge		PZ - Port		
					Urban Growth Boundary
	Railway		Tram		River, stream
					Lake, waterbody

Planning Overlay

None affecting this land - there are overlays in the vicinity

HERITAGE OVERLAY (HO)



Overlays Legend

- AEO - Airport Environs
- BMO - Bushfire Management
- CLPO - City Link Project
- DCPO - Development Contributions Plan
- DDO - Design & Development
- DDOPT - Design & Development Part
- DPO - Development Plan
- EAO - Environmental Audit
- EMO - Erosion Management
- ESO - Environmental Significance
- FO - Floodway
- HO - Heritage
- ICPD - Infrastructure Contributions Plan

- IPO - Incorporated Plan
- LSIO - Land Subject to Inundation
- MAEO1 - Melbourne Airport Environs 1
- MAEO2 - Melbourne Airport Environs 2
- NCO - Neighbourhood Character
- PO - Parking
- PAO - Public Acquisition
- RO - Restructure
- RCO - Road Closure
- SBO - Special Building
- SLD - Significant Landscape
- SMD - Salinity Management
- SRO - State Resource
- VPO - Vegetation Protection

+++++ Railway - - - - - Tram ——— River, stream Lake, waterbody

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

Further Planning Information

Planning scheme data last updated on 21 May 2018.

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 affect 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.planning.vic.gov.au

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Environment,
Land, Water
and Planning



**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Roy Morris & Co Pty Ltd Lawyers C/- InfoTrack
135 King St
SYDNEY 2000
AUSTRALIA

Client Reference: 4444

NO PROPOSALS. As at the 5th July 2018, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

45 ST ALBANS ROAD, EAST GEELONG 3219
CITY OF GREATER GEELONG

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 5th July 2018

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 28892392 - 28892392104505 '4444'

LAND INFORMATION CERTIFICATE

In accordance with Section 229 of the Local Government Act 1989

Date of Issue: **05-Jul-2018**

Certificate No: **149657**

Applicants Ref:

28892392-012-8:107012

Assessment Number: 18296

Property Address: **45 St Albans Road, EAST GEELONG VIC 3219**

Property Description: **371m2 Lot 2 LP 129387**

Ratepayer as per

Council Records: **R J Brzozek**

Applicant:

**Landata
PO BOX 500
EAST MELBOURNE VIC 8002**

Operative Valuation Date:	01-Jul-2018
Level of Valuation Date:	01-Jan-2018
Capital Improved Value:	450,000
Site Value:	340,000
Net Annual Value:	22,500

This certificate provides information regarding Valuation, Rates, Charges, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a local law or By-Law of the Council and specified flood level by the Council (if any).

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

Particular of Rates & Charges, Outstanding Notices and Works for which a charge has been made:

- ♦ The current rating year is for the period **01/07/2018 to 30/06/2019**. Lump sum payment - due by **15/02/2019** or by instalment **30/09/2018, 30/11/2018, 28/02/2019 and 31/05/2019**. Interest is chargeable after these dates on any outstanding amount.
- ♦ Interest on outstanding charges and additional payments or charges may have affected the balance, please check with this office at time of settlement for an update amount. Telephone ☎ **03 5272 5272**.

Please Note: Council has no involvement in the settlement process. Therefore, any overpayment of rates at settlement will be refunded to the payee.

Confirmation of any variation to this certificate will only be given for up to 90 days from the date of issue (ie. **03-Oct-2018**) and within the current financial year.

The Local Government Act 1989 requires a Notice of Acquisition be submitted to ensure Purchasers correct name and address details are held by Council. Council cannot accept liability for incorrect addresses when notification in writing has not been supplied.

CITY OF GREATER GEELONG

LAND INFORMATION CERTIFICATE (cont.)

In accordance with Section 229 of the
Local Government Act 1989

Date of Issue: **05-Jul-2018**

eService

Certificate No: **149657**

Property Address: **45 St Albans Road, EAST GEELONG VIC 3219**

Assessment Number: **18296.4**

	<u>Rate, Charges & Other Monies</u>	<u>Amount \$</u>
Arrears:	Balance Brought Forward	0.00
	Legal Fees Arrears	0.00
Current:	General Rates	1,075.50
	State Government Levies	135.10
	Waste Management	316.90
	Municipal Charge	102.00
	Refunds	0.00
	Concession Rebates	0.00
	Interest Arrears	0.00
	Interest Current	0.00
	Legal Fees	0.00
Other:	Special Charges (<i>subject to Final Costs</i>)	0.00
	Sundry Charges	0.00
Payment:	Amount Received	0.00
	Overpayment	0.00
	All Overdue amounts should be paid at settlement. The purchaser is liable for all outstanding rates and charges after transfer and settlement.	
	Total Due:	1,629.50

General Notes: Supplementary Valuations are conducted by Council when a property's characteristics change. Examples of this (but not exclusive) are: A building is altered, erected, or demolished. A property is amalgamated, subdivided, rezoned, part sold, or affected by road construction. As a result of this, an Adjusted Valuation may be returned in due course and a subsequent rate adjustment may be levied within the financial year.

Condition:

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



Authorised Officer



Biller Code: 17475

Reference: 100000182964

Payment via internet or phone banking,
from your cheque or savings account.

Your Ref: 28892392-012-8:107012

Page 2 of 2

Sec 229 LGA

Information Statement Part A

In accordance with Section 158 of the Water Act 1989
(Should be Read in Conjunction with Part B)

INSTALLATION NUMBER: 11400977 **APPLICATION NUMBER:** 281672 **DATE:** 05/07/2018
PROPERTY ADDRESS: 45 ST ALBANS RD, EAST GEELONG, VIC 3219
YOUR REFERENCE: 4444
OWNER: RJ BRZOZEK
COMMENTS: Comments

The following service charges are applicable for the abovenamed property for the period 01/07/2018 to 30/09/2018. These charges are itemised separately to allow a pro-rata adjustment, and will not appear as due and payable below if they have already been paid.

	Value	GST	Price
Sewerage Service Charge	140.89	0.00	140.89
Water Service Charge	38.64	0.00	38.64
Total Service Charge	\$ 179.53	0.00	179.53

Barwon Region Water Corporation hereby certifies that the following Charges and Interest are due and payable to it in respect of the abovenamed property.

Charges Due & Payable

Sewerage Service Charge	140.89	0.00	140.89
Water Service Charge	38.64	0.00	38.64
Water Volume charged to tenant	0.00	0.00	0.00

TOTAL DUE \$ **179.53** **0.00** **179.53**

Important Information

Account Not Yet Issued For Service And Volume Charges.

Our records show that a tenant is currently residing at this property, and responsible to pay the water volume charge. To assist in ensuring that accounts are issued correctly, would you please complete the attached letter, and return to us at your earliest convenience, advising whether that tenant will continue to occupy the property after settlement.

*** PLEASE NOTE:** Special Meter Readings may not be required for residential properties that are currently tenanted by a long term tenant, i.e. where the tenant has occupied the property for more than the last three months.

THE WATER METER WAS LAST READ ON 22/05/2018. AN APPLICATION FOR A SPECIAL METER READING CERTIFICATE WILL BE REQUIRED TO ENSURE ALL VOLUME CHARGES CAN BE ADJUSTED AT TIME OF SETTLEMENT. APPLICATION CAN BE MADE AT www.barwonwater.vic.gov.au UNDER "PROPERTY INQUIRY APPLICATIONS". PLEASE ALLOW 5 WORKING DAYS FOR THE APPLICATION TO BE PROCESSED AND A CERTIFICATE PRODUCED.

Roy Morris & Co Pty Ltd Lawyers C/- InfoTrack C/-
LANDATA
2 Lonsdale Street Melbourne



Biller Code: 585224
Ref Code: 6324 3470 1140 0977 2

Before settlement, please call the Customer Service Centre on 1300 656007 to verify total amounts outstanding, as further legal costs may be applicable.

In accordance with Section 275 of the Water Act 1989, a person who becomes the owner of a property must pay to Barwon Water at the time the person becomes the owner of the property, any amount that is due to Barwon Water as a charge on that property.

To effect a change of ownership, details of the sale are required by Notice of Disposition or Acquisition to Barwon Water, P.O. Box 659,

*** PLEASE NOTE:** *Verbal confirmation will not be given after 03/09/2018. Barwon Water will not be held responsible for information provided verbally. For settlement purposes another certificate should be obtained after 03/09/2018 and a fee will be payable.*

If the property to be purchased is vacant land, any proposed building will attract connection fees and/or contribution fees. To find out more detail on these fees please contact Barwon Water on 1300 656 007.

Manager Customer Support

Land Tax Clearance Certificate

Land Tax Act 2005



INFOTRACK / ROY MORRIS & CO PTY LTD LAWYERS

Your Reference: 180372

Certificate No: 23450852

Issue Date: 05 JUL 2018

Enquiries: ESYSPROD

Land Address: 45 ST ALBANS ROAD EAST GEELONG VIC 3219

Land Id	Lot	Plan	Volume	Folio	Tax Payable
7913094	2	129387	8259	312	\$342.94

Vendor: ROBERT BRZOZEK

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR ROBERT JOEL BRZOZEK	2018	\$220,000	\$342.94	\$0.00	\$342.94

Comments: Land Tax will be payable but is not yet due - please see note 5 on reverse.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
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Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.
To request an update for this certificate go to:
www.sro.vic.gov.au/certificates

Paul Broderick
Commissioner of State Revenue

CAPITAL IMP VALUE: \$385,000

SITE VALUE: \$220,000

AMOUNT PAYABLE: \$342.94

Land Tax Clearance Certificate - Remittance Advice

Certificate No: 23450852

Land ID: 7913094

Amount Payable: \$342.94

State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

Please return this section with your payment. For further information refer overleaf.
Do not mark below this line.

<0000034294<0000034294>023450852000<023450852000>424<424>

Notes to certificates under Section 105 of the *Land Tax Act 2005*



Certificate No: 23450852

1. Under Section 96 of the Land Tax Act 2005 (the Act), unpaid land tax (including special land tax and vacant residential land tax) is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
2. If land tax (including special land tax and vacant residential land tax) is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
3. The amount of land tax on this certificate relates to the amount of land tax (including special land tax and vacant residential land tax) due and payable as at the date of the application only and not to any future liability or the tax status of the land.
4. A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax or vacant residential land tax.
5. If land tax (including special land tax or vacant residential land tax) will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO within 28 days after settlement.
6. If the amount in 3. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from
 - a. the vendor, or
 - b. the purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO within 28 days after settlement.
7. If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
8. If an amount certified is excessively high (for example, because an exemption or concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
9. If no land tax (including special land tax or vacant residential land tax) is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
10. If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
11. The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax (including special land tax and vacant residential land tax).

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$0.00

Taxable Value = \$220,000

Calculated as \$0 plus (\$220,000 - \$0) multiplied by 0.000 cents.

Further information

Internet	www.sro.vic.gov.au
Email	sro@sro.vic.gov.au (Attn: Land Tax)
Phone	13 21 61 (local call cost)
Fax	03 9628 6853
Mail	State Revenue Office GPO Box 4376 MELBOURNE VIC 3001

Payment options

Make cheque payable to **State Revenue Office, Victoria** marked 'Not Negotiable' and return with the remittance advice to:



Payment by mail:

- State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

PROPERTY INFORMATION CERTIFICATE

Building Regulations 2018

Pursuant to Regulation 51(1)



Landata
PO BOX 500
EAST MELBOURNE VIC 8002

9 July 2018

PI: 217963
PIR-2018-4089
Telephone: 5272 4450
Your Ref 28892392-013-5

PROPERTY FOR WHICH INFORMATION WAS REQUESTED			
Property Address	45 St Albans Road, EAST GEELONG VIC 3219		
Title Information	371m2 Lot 2 LP 129387	Volume / Folio	CT-8259/312

Regulation 51(1) Building Regulation 2018, any person may request the relevant Council to provide in relation to any building or land:

1. Details of any Permit or Certificate of Final Inspection issued in the preceding 10 years:

Building Permit No.	2009/732	Date issued	10/03/2009
Certificate of Final Inspection		Date issued	17/04/2009
Description of work	Dwelling restump		

2. Details of any current statement issued under Regulation 64 (Combined Allotments) or Regulation 231 (Subdivision of existing buildings)

NIL

3. Details of any current Notice or Order issued by the Relevant Building Surveyor under the *Act*.

NIL

Please Note:

- While every effort is made to provide full and accurate information, the Council's records may be deficient because of limitations in the period the records have been kept and/or because of their accuracy in recording or failure to record other permits, orders, variations or revocations.
- In addition, the existence of permits or certificates does not indicate whether all construction on a property complies with approvals. Independent inquiries should be made if in any doubt or if any problem is anticipated or encountered.

Yours sincerely

A handwritten signature in black ink, appearing to read "Peter Larkins".

Peter Larkins
Technical Officer

BUILDING SERVICES
100 BROUGHAM STREET, GEELONG

Due diligence checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the [Due diligence checklist page on the Consumer Affairs Victoria website](http://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

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.

(04/10/2016)