

**VENDOR'S STATEMENT PURSUANT TO 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.

VENDOR **KERRIE MARIE HOWARD**

PROPERTY **17 The Vineyard, Waurin Ponds, 3216**

1. FINANCIAL MATTERS

1.1 Rates, Taxes, Charges or Other Similar Outgoings affecting the land and any interest payable, are as follows:

(a) Their amounts are as follows:

Authority	Amount	Interest (if any)
Greater Geelong City Council (01/07/2018 to 30/06/2019)	1,529.50	
Barwon Region Water Corporation (01/10/2018 to 31/12/2018)	179.53	

(b) 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 of, are as follows:

- (i) Note any water rates do not include volume charges.
- (ii) The purchaser will be liable for municipal, water, sewerage and drainage rates and charges from the date of settlement.
- (iii) The purchaser may also become liable for State Land Tax depending on the use to which the property is put and other properties owned by the purchaser.

1.2 Charges (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, are as follows:

Nil.

1.3 Mortgages (whether registered or unregistered) over the land, which will not be discharged before the purchaser becomes entitled to possession or to the receipt of rents and profits, are as follows:

Nil.

1.4 Terms Contract - where the purchaser is obliged to make 2 or more payments to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land, particulars are as follows:

Not applicable.

2. INSURANCE

- 2.1 **Damage and Destruction** - if the contract does not provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or to the receipt of rents and profits, particulars of any policy of insurance maintained by the vendor in respect of any damage to or destruction of the land are as follows:

Not applicable.

- 2.2 **Owner-Builder** - if 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, particulars of any required insurance under that Act applying to the residence are as follows:

Not applicable.

3. LAND USE

- 3.1 **Easements, Covenants or Other Similar Restrictions** affecting the land (whether registered or unregistered):

- (a) Are as set out in the attached copies of title documents.
- (b) Any implied easements or rights existing over parts of the said land in favour of any public service utility or authority or utility provider.
- (c) Particulars of any existing failure to comply with the terms of that easement, covenant or restriction are as follows:

To the best of the vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction.

- 3.2 **Designated Bushfire Prone Area** - the property is not in a bushfire prone area within the meaning of regulations made under the *Building Act 1993*.

- 3.3 **Road Access** - there is access to the property by road.

- 3.4 **Planning Scheme** - information concerning the planning scheme is as follows:

- (a) Name of planning scheme: Greater Geelong Planning Scheme
- (b) Name of responsible authority: Greater Geelong City Council
- (c) Zoning of the land: General Residential Zone - Schedule 1 (GRZ1)
- (d) Name of any planning overlay: Nil

4. NOTICES

4.1 **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 particulars are, where applicable, attached.

4.2 **Livestock Disease or Contamination by 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 are as follows:

Nil.

4.3 **Compulsory Acquisition** - particulars of any notice of intention to acquire served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

Nil.

BUT NOTE:

The vendor has no means of knowing of all decisions of Public Authorities and Government Departments affecting the property unless communicated to the vendor. There may also be proposed amendments to the Planning Scheme which may affect the property and the purchaser should make their own enquiries as to any proposed amendments.

5. BUILDING PERMITS

No building permits have been issued in the past 7 years under the *Building Act 1993* (required only where there is a residence on the land).

6. OWNERS CORPORATION

The land is not affected by an Owners Corporation within the meaning of the *Owners Corporations Act 2006*.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

The land is not affected by the GAIC. There is no work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*), certificate or notice relating to the GAIC applicable to the land.

8. NON-CONNECTED SERVICES

The following services are **not** connected to the land:

(a) telephone services

The purchaser should be aware that the occupier may terminate their account with a service provider before settlement and the purchaser will need to reconnect to the service.

9. TITLE

Attached are copies of the following documents concerning the title:

- (a) Register Search Statement of Certificate of Title Volume 10748 Folio 765
- (b) Plan of Subdivision & Covenant No. 509703D
- (c) Covenant No. AC824242R
- (d) Land.vic.gov.au Property Report
- (e) Department of Environment, Land, Water and Planning, Planning Property Report
- (f) Department of Environment, Land, Water and Planning, Bushfire Prone Area Report
- (g) Barwon Water, Drainage Plan
- (h) State Revenue Office, Land Tax Clearance Certificate

10. DISCLOSURE OF ENERGY EFFICIENCY INFORMATION

There is no certificate relating to Energy Efficiency Information applicable.

11. DUE DILIGENCE CHECKLIST

The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must ensure that a prescribed due diligence checklist is made available to any prospective purchasers from the time the land is offered for sale where that land 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's statement but has been attached as a matter of convenience.

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

Date of this Statement: / /

Signature of the vendor:
Kerrie Marie Howard

The purchaser acknowledges being given a duplicate of this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Date of this Acknowledgment: / /

Signature of the purchaser:



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

Page 1 of 1

VOLUME 10748 FOLIO 765

Security no : 124074143851L
Produced 27/09/2018 02:10 PM

LAND DESCRIPTION

Lot 36 on Plan of Subdivision 509703D.
PARENT TITLE Volume 10706 Folio 305
Created by instrument PS509703D 10/09/2003

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
KERRIE MARIE HOWARD of 19 MANIFOLD STREET CAMPERDOWN VIC 3260
AJ447495A 24/01/2012

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS509703D 10/09/2003

COVENANT AC824242R 28/04/2004

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 PS509703D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

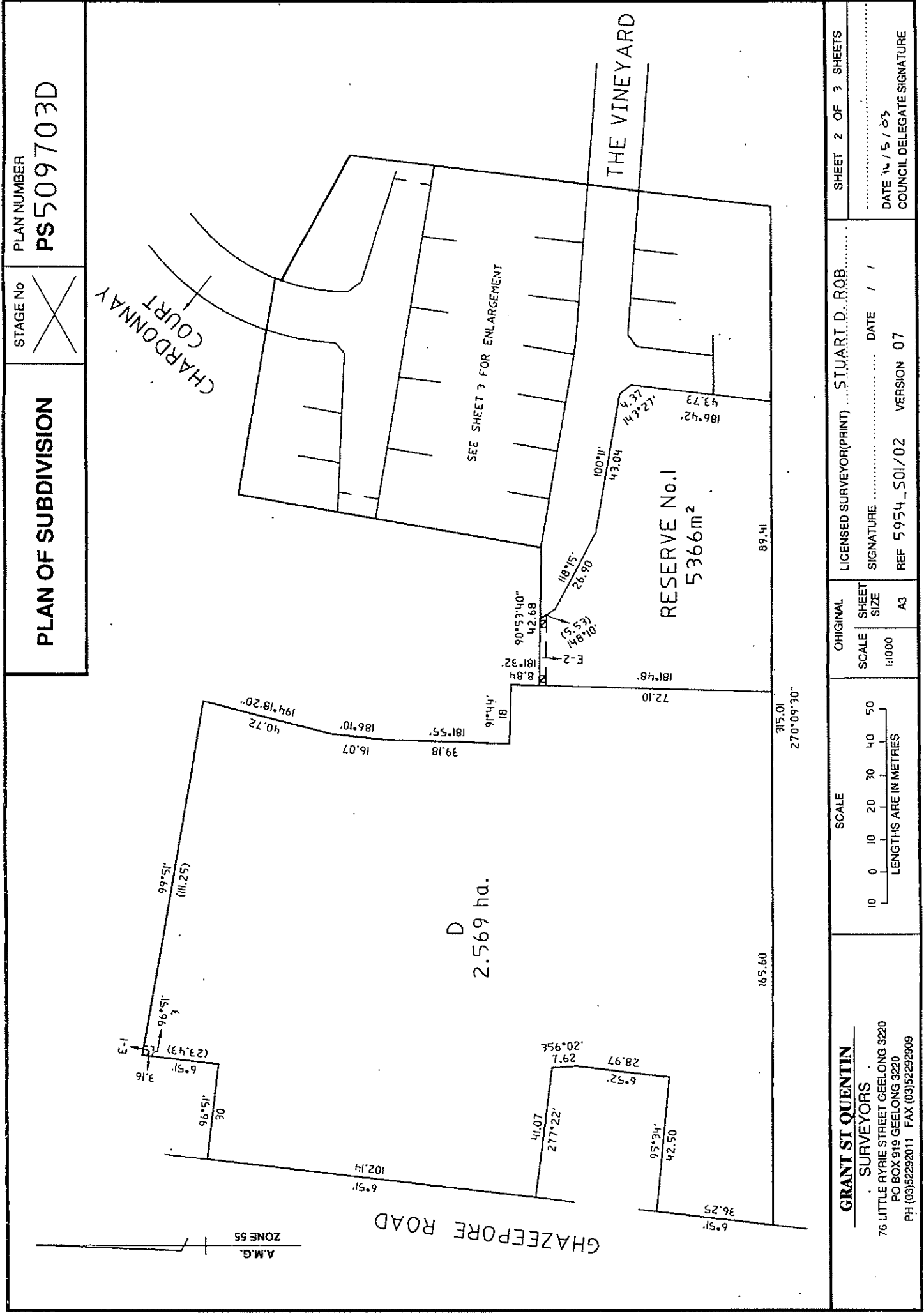
-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 17 THE VINEYARD WAURN PONDS VIC 3216

DOCUMENT END

PLAN OF SUBDIVISION		STAGE No 	LR EDITION 1	PLAN NUMBER PS509703D
LOCATION OF LAND PARISH: DUNEED TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 16 (PART) TITLE REFERENCES: LAST PLAN REFERENCE/S: PS 509700K (LOT C) POSTAL ADDRESS: GHAZEPORE ROAD (At time of subdivision) GROVEDALE 3216 AMG Co-ordinates (of approx centre of land in plan) E 263 900 ZONE:55 N 5 767 300		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: CITY OF GREATER GEELONG REF: 6016 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 16/5/03 Re-certified under Section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER ROADS R1 RESERVE No.1 RESERVE No.2 RESERVE No.3	COUNCIL/BODY/PERSON CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG	STAGING This is is not a staged subdivision Planning permit No. DEPTH LIMITATION DOES NOT APPLY THE LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES. LOTS 1-34 HAVE BEEN OMITTED FROM THIS PLAN.		
Creation of Restriction: Upon registration of this plan the following restriction is to be created. Land to benefit : All lots on this plan. Land to be burdened : Lots 35-54. Description of Restriction : The development of multi-dwellings & subdivision of lots 35-54 is prohibited unless otherwise approved by the responsible authority.		Creation of Restriction: Upon registration of this plan the following restriction is to be created. Land to benefit : All lots on this plan. Land to be burdened : Lots 36, 37, 43-45, 50 & 53. Description of Restriction : The owner/s of lots 36, 37, 43-45, 50 & 53 shall not develop the land other than in accordance with an approved Neighborhood Design Plan & Schedule.		
SURVEY THIS PLAN IS IS NOT BASED ON SURVEY IN PS 509700K THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s) IN PROCLAIMED SURVEY AREA No				
EASEMENT INFORMATION				LR
Legend: E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A - Appurtenant Easement R - Encumbering Easement (Road)				STATEMENT OF COMPLIANCE EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE 1/9/03
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE & SEWERAGE	SEE PLAN	PS 309298A	GEELONG & DISTRICT WATER BOARD
E-2	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-2	SEWERAGE	SEE PLAN	THIS PLAN	BARWON REGION WATER AUTHORITY
E-3	SEWERAGE	2	THIS PLAN	BARWON REGION WATER AUTHORITY
GRANT ST QUENTIN SURVEYORS 76 LITTLE RYRIE STREET GEELONG 3220 PO BOX 919 GEELONG 3220 PH (03)52292011 FAX (03)52292909				LICENSED SURVEYOR (PRINT) STUART D. ROB SIGNATURE DATE / / REF 5954_501/02 VERSION 07
DATE 16/5/03 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3				SHEET 1 OF 3 SHEETS



PLAN OF SUBDIVISION

STAGE No

PLAN NUMBER

PS509703D

A.M.G.
ZONE 55

RESERVE No.3
74m²

RESERVE No.2
65m²

CHARDONNAY

CHARDONNAY
COURT

COURT

THE
VINEYARD

THE
VINEYARD

RESERVE No.1

SEE SHEET 2

GRANT ST QUENTIN

SURVEYORS

76 LITTLE RYRIE STREET GEELONG 3220
PO BOX 919 GEELONG 3220
PH (03)52292011 FAX (03)52292909

ORIGINAL

SCALE SHEET
1 : 600 SIZE
A3

LICENSED SURVEYOR(PRINT) STUART D. ROB

SIGNATURE DATE / /

REF 5954_S01/02 VERSION 07

SHEET 3 OF 3 SHEETS

DATE 16 / 5 / 03

COUNCIL DÉLEGATE SIGNATURE

6 0 6 12 18 24 30
LENGTHS ARE IN METRES

32-2152-
TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by: **BRUNO & CO**
Name:
Phone: **52214588**
Address: **32 MYRES ST. GEELONG**



AC824242R



Ref: **SM**
Customer Code: **0550L**

MADE AVAILABLE / CHANGE CONTROL

Land Titles 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 10748 Folio 765

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

all its estate and interest in fee simple

Consideration:



DACB24242R-1-6

Transferor: (full name)

PAISLEY MANOR PTY LTD ACN 006 648 362

Transferee: (full name and address including postcode)

MARAN INVESTMENTS PTY LTD ACN 106 814 206 of 26 Dane Avenue, Bell Post Hill 3215

Directing Party: (full name)

Creation and/or Reservation and/or Covenant :

The transferees, with the intention that the benefit of this covenant will be annexed to and run at law and in equity with each of the lots comprised in Plan of Subdivision No. 509703D and the land hereby transferred and that the burden of this covenant will be annexed to and run at law and in equity with the land hereby transferred and every part or parts thereof, do hereby for themselves their successors and transferees COVENANT with the transferor its successors and assigns the registered proprietor or proprietors for the time being of each of the lots comprised in Plan of Subdivision No. 509703D (or any part or parts thereof), other than the land hereby transferred:

- (a) that the transferees will not build, construct or erect or cause to be built, constructed or erected or allow to remain on the land more than one dwelling (unless such dwelling stands on a separate title due to further subdivision of the land) and such dwelling shall be constructed with external walls of brick,

Continued on T2 Page 2

Approval No: 1751018A

ORDER TO REGISTER
Please register and issue title to

STAMP DUTY USE ONLY

T2



Signed

Cust. Code:

Original Transfer of Land
Stamped with: **[REDACTED]**
Trn: 1777179 22-APR-2004
SRO Victoria Duty, RMP3

*Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED

7/11/2004

- brick veneer, fibre cement, stone, concrete, glass or timber or any combination of those materials provided that timber or fibre cement shall not be used in external walls except as infill panels in conjunction with all or any of the other beforementioned materials and the proportion of timber and/or fibre cement used in relation to the total external wall area shall not exceed 25% excluding glass;
- (b) that there will not be brought onto the land nor allowed to remain on the land any transportable or relocatable dwelling or any dwelling other than one which was constructed on the land;
- (c) any outbuildings will be constructed of exterior surfaces comprising brick, brick veneer, coloured steel, masonry or glass unless the outbuilding is a single garden shed with a floor area of less than 6 square metres;

AND IT IS AGREED that this covenant will be noted and appear on every future certificate of title to the land hereby transferred or any part thereof.

Dated: 23 January 2004.

Execution and attestation



Seal.

THE COMMON SEAL of PAISLEY MANOR PTY)
LTD was affixed in the presence of authorised)
persons:)

Secretary	<i>X</i>	<i>J. L. Wellam</i>	Director	<i>X</i>	<i>L. E. Wellam</i>
Full name		John Lewis Wellam	Full name		Lillian Elsie Wellam
Usual address		12 Swanston Street	Usual address		12 Swanston Street
		Geelong 3200			Geelong 3200



DAC824242R-2-4

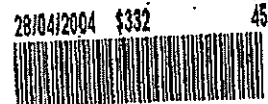
Approval No:

T2 Page 2



* Law Perfect Pty Ltd

AC824242R



THE BACK OF THIS FORM MUST NOT BE USED

ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1
Victorian Land Titles Office

This is page 3 of *Approved Form T2* dated 23/1/04 between PAISLEY MANOR PTY LTD ACN 006 648 362 AND MARAN INVESTMENTS PTY LTD ACN 106 814 206

Signatures of the parties

Panel Heading

THE COMMON SEAL of MARAN INVESTMENTS PTY LTD was affixed in the presence of authorised persons



Director

Secretary

Full name

Full name

Usual address

Usual address

[Signature]

MARCO STEVANIA

26 DANE AVE

REIL POST HILL 3215

[Signature]

ANNA STEVANIA

26 Dane Ave

Reil Post Hill



DRC824242R-3-2

Approval No: 1751018A

A1



* Law Perfect Pty Ltd

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. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.



Lot / Plan: Lot 36 PS509703

SPI (Standard Parcel Identifier): 36\PS509703

Local Government (Council): GREATER GEELONG Council Property Number: 320650

Directory Reference: Melway 464 K9

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 36 PS509703	36\PS509703

State Electorates

Legislative Council: WESTERN VICTORIA

Legislative Assembly: SOUTH BARWON

Utilities

Rural Water Corporation: Southern Rural Water

Urban Water Corporation: Barwon 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 1 (GRZ1)

Planning Overlay: None

Further Planning Information

Planning scheme data last updated on 21 September 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 abut the land.

To obtain a **Planning Certificate** go to [Titles and Property Certificates](#)

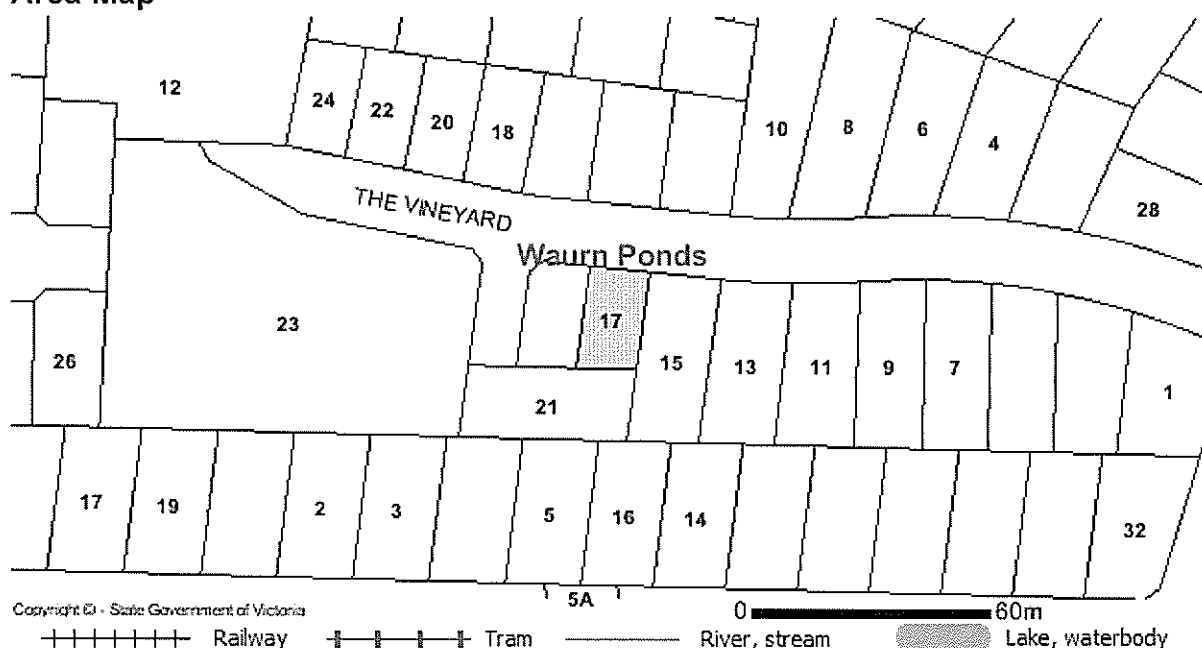
The Planning Property Report includes separate maps of zones and overlays

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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Department of
Environment, Land,
Water and Planning

Planning Property Report

From www.planning.vic.gov.au on 26 September 2018 02:46 PM

Address: 17 THE VINEYARD WAURN PONDS 3216

Lot / Plan: Lot 36 PS509703

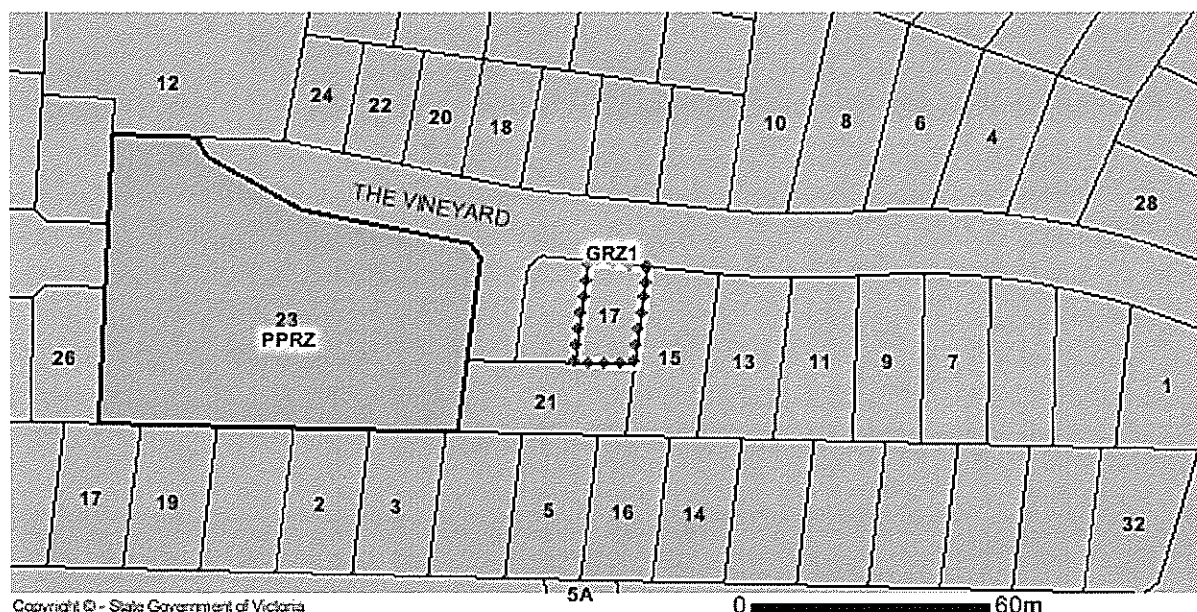
Local Government (Council): GREATER GEELONG **Council Property Number:** 320650

Directory Reference: Melway 464 K9

Planning Zone

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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

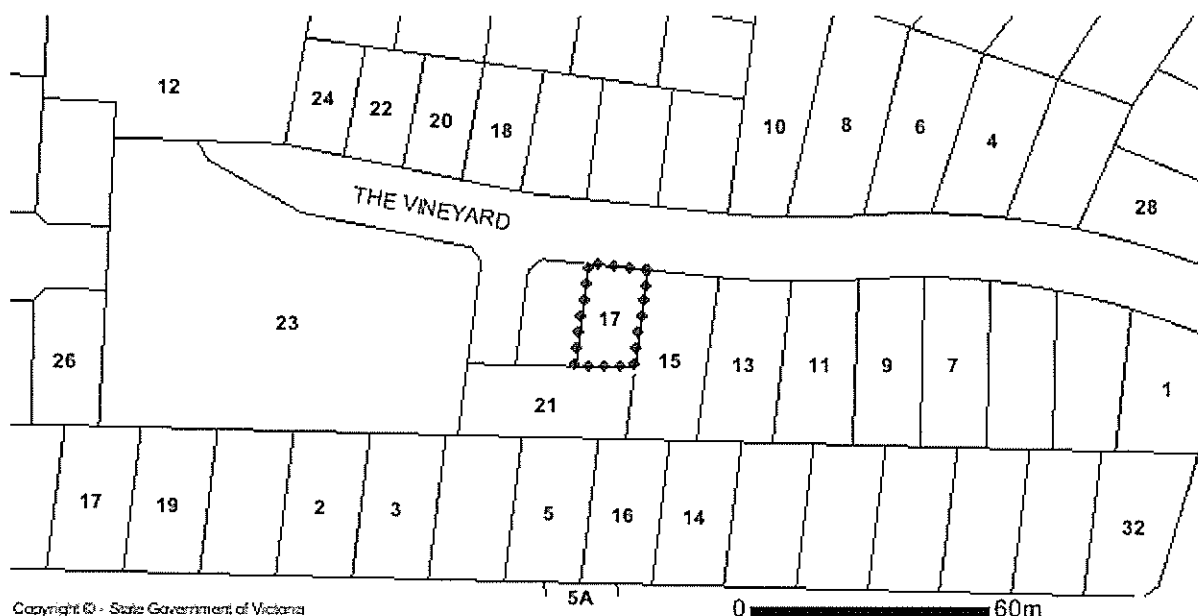
+---+ Tram

———— River, stream

Lake, waterbody

Planning Overlay

None affecting this land



Overlays Legend

	AEO - Airport Environs		IPO - Incorporated Plan
	BMO - Bushfire Management		LSIO - Land Subject to Inundation
	CLPO - City Link Project		MAE01 - Melbourne Airport Environs 1
	DCPO - Development Contributions Plan		MAE02 - Melbourne Airport Environs 2
	DDO - Design & Development		NCO - Neighbourhood Character
	DDOPT - Design & Development Part		PO - Parking
	DPO - Development Plan		PAO - Public Acquisition
	EAO - Environmental Audit		RO - Restructure
	EMO - Erosion Management		RCO - Road Closure
	ESO - Environmental Significance		SBO - Special Building
	FO - Floodway		SLO - Significant Landscape
	HO - Heritage		SMO - Salinity Management
	ICPO - Infrastructure Contributions Plan		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 September 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](#)

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It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.

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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 [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

Department of
Environment, Land,
Water and Planning

Bushfire Prone Area Report

From www.planning.vic.gov.au on 26 September 2018 02:47 PM

Address: 17 THE VINEYARD WAURN PONDS 3216

Lot / Plan: Lot 36 PS509703

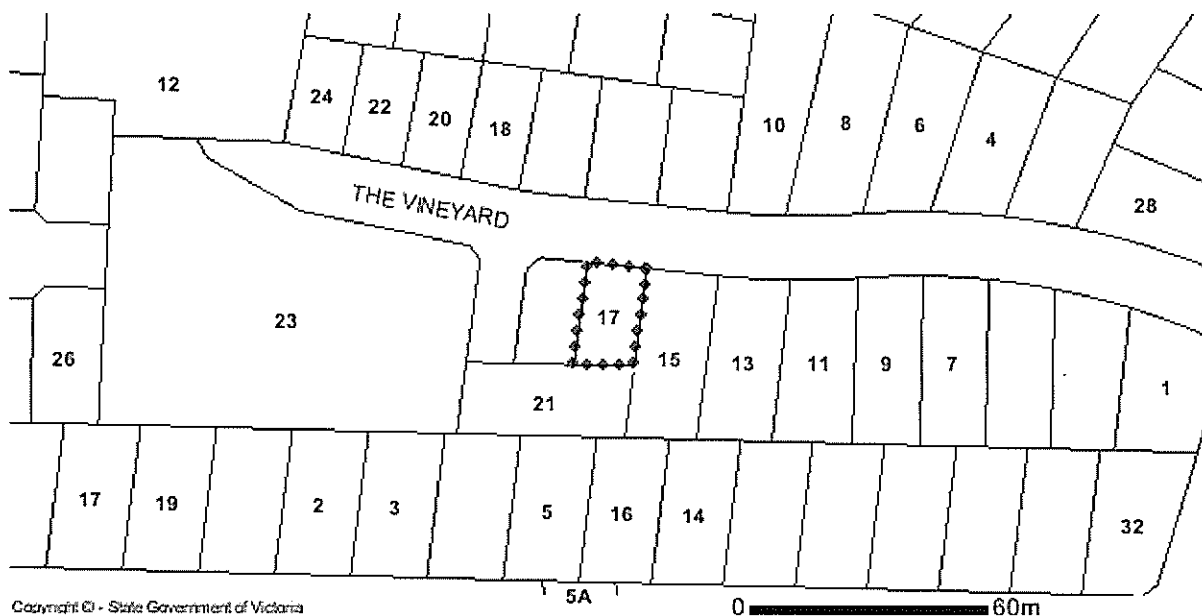
Local Government (Council): GREATER GEELONG **Council Property Number:** 320650

Directory Reference: Melway 464 K9

This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend

- Bushfire Prone Area
- Selected Land
- Railway
- Tram
- River, stream
- Lake, waterbody

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011,

as amended by gazette notices on 25 October 2012, 8 August 2013, 30 December 2013, 3 June 2014, 22 October 2014,

29 August 2015, 21 April 2016, 18 October 2016, 2 June 2017, 6 November 2017 and 16 May 2018.

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 via the Bushfire Prone Areas Map Service at <http://services.land.vic.gov.au/maps/bushfire.jsp> 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 in the Building Commission section of 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 in Victoria visit [Planning Schemes Online](#)

For Planning Scheme provisions for this property return to the GetReports list and select the Planning Property Report

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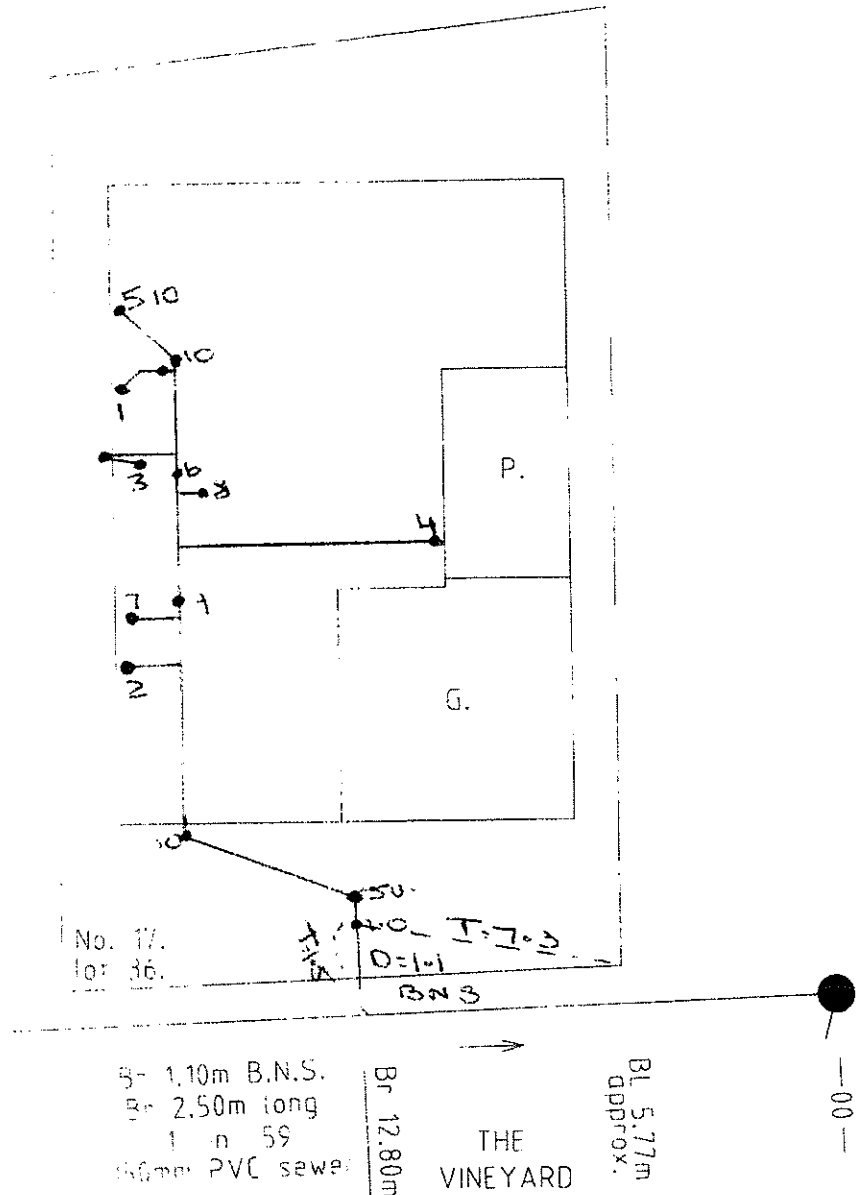
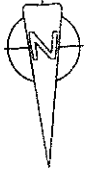
Environment,
Land, Water
and Planning

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 32(2)(dc) of the Sale of Land 1962 (Vic).



Barwon
Water

P.O. BOX GEELONG 3220 Ph: 1300 656 007 Fax: 03 5229 3495



5 0 5 10 15 20 SCALE 1:200

SCALE

FIXTURES	
Closet	12
Bath	3
Sink	4
Trough	5
Basin	67
Shower	39
Washing Machine	10

Compliance Cert. No: 5660348

Plumber/Drainer: P. S. S. S.

Lic. No: 24326

Phone: 0418 522471

Date: 2-2-04

WARNING

ENTRY INTO ANY MANHOLE OR NEW CONNECTION TO A LIVE SEWER IS CONTROLLED BY CONFINED SPACE REGULATIONS. REFER TO CLAUSE 6 - LETTER OF CONSENT.

BARWON WATER DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION AND WILL ACCEPT NO LIABILITY ARISING FROM ITS USE.

DRAINAGE PLAN NO: SB20092 A4

F.B / S.E No: 96577
PIC Consent No: 422255

Land Tax Clearance Certificate

Land Tax Act 2005



INFOTRACK / SLM LAW

Your Reference: 366258-12

Certificate No: 24155382

Issue Date: 27 SEP 2018

Enquiries: ESYSPROD

Land Address: 17 THE VINEYARD WAURN PONDS VIC 3216

Land Id	Lot	Plan	Volume	Folio	Tax Payable
30774398	36	509703	10748	765	\$0.00

Vendor: KERRIE HOWARD

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MRS KERRIE MARIE HOWARD	2018	\$180,000	\$0.00	\$0.00	\$0.00

Comments:

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: \$365,000

SITE VALUE: \$180,000

AMOUNT PAYABLE: \$0.00

Land Tax Clearance Certificate - Remittance Advice

Certificate No: 24155382

Land ID: 30774398

Amount Payable: \$0.00

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.

<0000000000<0000000000>024155382000<024155382000>424<424>

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



Certificate No: 24155382

- 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.
- 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.
- 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.
- 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.
- 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.
- 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
 - the vendor, or
 - the purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO within 28 days after settlement.
- 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.
- 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.
- 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.
- 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.
- 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 = \$180,000

Calculated as \$0 plus (\$180,000 - \$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

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.

DATED

2018

KERRIE MARIE HOWARD

VENDOR'S STATEMENT

Property
17 The Vineyard, Waurin Ponds, 3216

SLM LAW
119 Murray Street
COLAC VIC 3250
DX 25004 COLAC
Tel: 03 5231 9400
Fax: 03 5231 3616
Ref: MJC:KIA:366258-12