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	19 High Street, Healesville 3777	
Vendor's name	David Alan Binns	**Date** / /
Vendor's signature		
Vendor's name	Dianne Elizabeth Thompson	**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) Their amounts are:

	Authority		Amount		Interest (if any)
(1)	Yarra Ranges Council	(1)	$1,444.95	(1)	
(2)	Yarra Valley Water	(2)	638.76 + usage	(2)	
(3)	State Land Tax	(3)	Contained in attached certificate	(3)	
(4)		(4)		(4)	

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.

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**

The required specified information is as follows:

Name of planning scheme	Yarra Ranges Planning Scheme
Name of responsible authority	Yarra Ranges Council
Zoning of the land	Neighbourhood Residential Zone - Schedule 2
Name of planning overlay	Bushfire Management Overlay -Schedule 1, Design And Development Overlay - Schedule 6 And Significant Landscape Overlay - Schedule 22

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):

Are contained in the attached certificate.

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 ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	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)

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

VOLUME 11334 FOLIO 603

Security no : 124069073218T
Produced 14/11/2017 01:29 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 627230M.
PARENT TITLE Volume 04182 Folio 210
Created by instrument PS627230M 21/02/2012

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
DAVID ALAN BINNS
DIANNE ELIZABETH THOMPSON both of 109 HODGES ROAD CHUM CREEK VIC 3777
PS627230M 21/02/2012

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AH475505J 04/09/2010
WESTPAC BANKING CORPORATION

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 PS627230M 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: 19 HIGH STREET HEALESVILLE VIC 3777

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION (14)
Effective from 23/10/2016

DOCUMENT END

Imaged Document Cover Sheet

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

Document Type	**plan**
Document Identification	**PS627230M**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**14/11/2017 13:32**

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The document is invalid if this cover sheet is removed or altered.

Delivered by LANDATA®. Land Use Victoria timestamp 14/11/2017 13:32 Page 1 of 2

PLAN OF SUBDIVISION

Stage No. /

LR use only

EDITION 1

PS627230M

13/02/2012 09:19:30 PS

M

Location of Land

Parish: GRACEDALE
Township: HEALESVILLE
Section E
Crown Allotment: 9
Crown Portion:
Title References:
VOL 4182 FOL 210

Last Plan Reference: TP 268101
Postal Address:
19 HIGH STREET,
HEALESVILLE 3777.

MGA94 Co-ordinates : E 368810
(Of approx. centre of plan) N 5831320 Zone 55

Vesting of Roads or Reserves

Identifier	Council/Body/Person
Nil	Nil

Council Certification and Endorsement

Council Name: SHIRE OF YARRA RANGES Ref: 10171

1. This plan is certified under section 6 of the Subdivision Act 1988.
2. ~~This plan is certified under section 11(7) of the Subdivision Act 1988.~~
~~Date of original certification under section 6 / /~~
3. ~~This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

Open Space

(i) A requirement for public open space under section 18 Subdivision Act 1988 ~~has~~ / has not been made.

(ii) ~~The requirement has been satisfied.~~

(iii) ~~The requirement is to be satisfied in Stage~~

Council Delegate
~~Council seal~~

Date 14 / 11 / 2011

Re-certified under section 11(7) of the Subdivision Act 1988

Council Delegate .....
Council Seal .....
Date ..... / ..... / .....

Notations

Depth Limitation: Does not apply

Staging This is not a staged subdivision.
Planning Permit No. YR-2010/1489

Survey:- This plan is based on survey.

To be completed where applicable.

This survey has been connected to permanent marks no(s). 60 & 99.

In proclaimed Survey Area no.

Easement Information

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

SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND CONTAINED IN THIS PLAN.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	2m	THIS PLAN	SHIRE OF YARRA RANGES
E-1, E-2	SEWERAGE	SEE PLAN	THIS PLAN	YARRA VALLEY WATER LTD.

LR use only

Statement of Compliance / Exemption Statement

Received ✓

Date 13 / 02 / 2012

LR use only

PLAN REGISTERED

TIME 12:52pm

DATE 21 / 02 / 2012

SN
Assistant Registrar of Titles

Sheet 1 of 2 Sheets

THOMAS & GEORGE
LICENSED SURVEYORS
PO BOX 66, WARBURTON, 3799.
PH: 03 5966-9966 FAX: 03 5966-2710
PO BOX 4222, CROYDON HILLS, 3136.
PH& FAX: 03 9722-9906
EMAIL: mail@tgsurveys.com.au www.tgsurveys.com.au

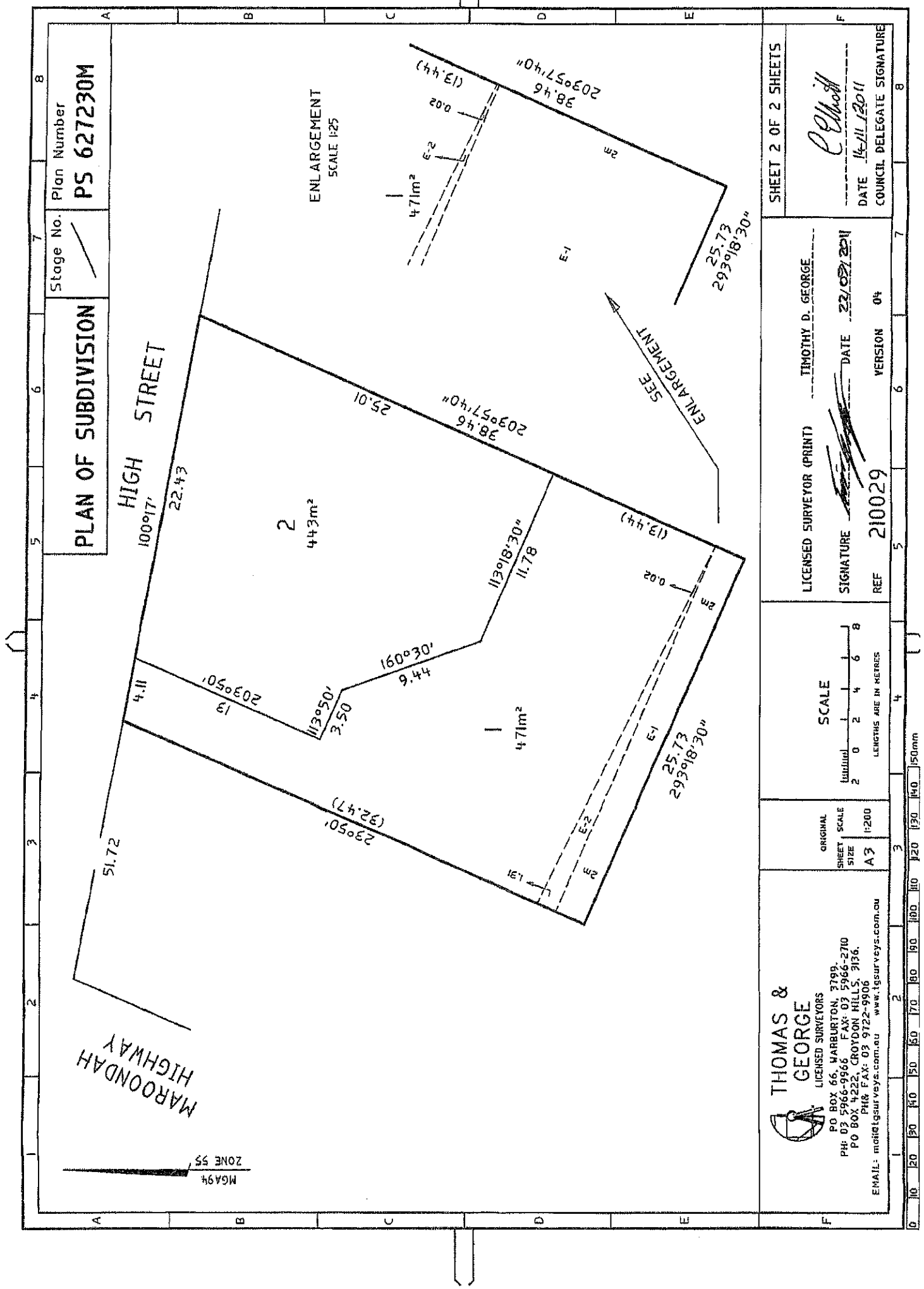
LICENSED SURVEYOR (PRINT) TIMOTHY DAVID GEORGE

SIGNATURE ..... DATE 22/09/2011

REF 210029 VERSION 04

DATE 14 / 11 / 2011
COUNCIL DELEGATE SIGNATURE

Original sheet size A3


PLAN OF SUBDIVISION
Stage No.
Plan Number
PS 627230M
HIGH STREET
MAROONDAH HIGHWAY
ZONE 55
MGA94
ENLARGEMENT
SCALE 1:25
SEE ENLARGEMENT
1
471m²
2
443m²
E-1
E-2
E-3
2m
0.02
(13.44)
38.46
203°57'40"
25.73
293°18'30"
25.01
22.43
100°17'
4.11
203°50'
13
3.50
113°50'
160°30'
9.44
113°18'30"
11.78
51.72
23°50'
(92.47)
SHEET 2 OF 2 SHEETS
LICENSED SURVEYOR (PRINT) TIMOTHY D. GEORGE
SIGNATURE
DATE 22/09/2011
REF 210029
VERSION 04
DATE 14/11/2011
COUNCIL DELEGATE SIGNATURE
SCALE
LENGTHS ARE IN METRES
ORIGINAL SHEET SIZE A3
SCALE 1:200
THOMAS & GEORGE
LICENSED SURVEYORS
PO BOX 66, WARBURTON, 3799.
PH: 03 5966-9966 FAX: 03 5966-2710
PO BOX 4222, CROYDON HILLS, 3136.
PH& FAX: 03 9722-9906
EMAIL: mail@tgsurveys.com.au www.tgsurveys.com.au

BUILDING SURVEYING

Form 2
Building Act 1993
Building Regulations 2006 : Regulation 313

BUILDING PERMIT BS-U16734/20110300/0

TO: **OWNER** David Binns
109 Hodges Road
Chum Creek 3777

AGENT David Binns
109 Hodges Road
Chum Creek 3777

ADDRESS FOR SERVING OF NOTICES
Name David Binns Hodges Road Chum Creek 3777
Ph1 0403 169 044 Ph2 Fax no:

PROPERTY DETAILS: 19 High Street Healesville 3777
Allotment area m2: **Title details** CA9 Vol:04182 Fol:210

Municipal District: Yarra Ranges Shire Council
Builder: David Binns 109 Hodges Road Prop
Chum Creek 3777

DETAILS OF BUILDING WORK INSURANCE:
The issuer or provider of the required insurance policy is:

DETAILS OF RELEVANT PLANNING (if applicable)
Planning Permit No: Planning Permit Date:

STAGES OF WORK All
Project estimated value: $5,000.00

NATURE OF BUILDING **Construction of double carport**
Building details:

Class:	10a	Persons accommodated for:	0
No of storeys	1	Allowable live load:	0
Area (m2):	0	New floor area,m2	0

MANDATORY INSPECTIONS
Inspection of pad holes
Inspection of framework
Inspection for Final Certificate

OCCUPATION/USE OF A **A Final Certificate is required**
COMMENCEMENT AND COMPLETION This building work must commence by 21/07/2012 and must be completed by 21/07/2013

PERMIT CONDITIONS

- Ensure that a Building site sign is provided and installed on site at all times during the construction of works.
- The Building Work as described in the plans approved for the Building Permit must not be altered in any way.
- Ensure that a copy of approved building permit and approved documents are on site at all times during construction.
- Provide a minimum of 24 hours notice for mandatory building inspections.
- Ensure all timbers that externally provided and exposed to the weather are durable timbers in accordance with AS 1684.

RELEVANT BUILDING SURVEYOR: **Damian Pisotek**

Date of issue: 21/07/2011
Registration No: BS-U16734 **Page 1 of 1**

NOTE: No alteration to or variation from the stamped Plans and Specifications may be made without written consent of the Building Surveyor. This building approval is granted ONLY in respect of building work to be carried out in accordance with the Building Act 1993 and the Building Regulations 2006. Before building work is commenced additional permits or approvals may need to be obtained under other Acts or other regulations - including the Planning and Environment Act 1987. Domestic builders carrying out domestic building work forming part of this Permit (where contract price for that work > $12,000) must be covered by an insurance policy as required under Section 135 of the Building Act 1993.

634 Ringwood-Warrandyte Rd Park Orchards 3114
P.O. Box 514 Ringwood 3134 | M. 0407 735 233 | T. 03 9876 1703 | F. 03 9876 1405 | www.protekbs.com.au

Bullas Building Consultants Pty Ltd

Owner Builder Report

For

Mr David Binns

Time & Date:	8.30am Wednesday 15th November 2017
Ref. Number:	OB-8065
Clients Name:	Mr David Binns
Clients Address:	19 High Street, Healesville Vic 3777
Contact Number:	0403 169 044
Inspection Address:	19 High Street, Healesville Vic 3777
Weather Conditions:	Fine
Inspector:	Graham Bullas

Form 137 B

Government Gazetted "recognised person" for owner builder inspections.

Graham Bullas Manager Director
Ass.Dip.App.Sci.Bldg.
Consultant, Adv.Dip.Bldg Inspection: Dip.Bldg.Construction

Building Permit:	BS-U16734/20110300/0 Issued 21st July 2011
Certificate of Final Inspection:	———————

Legend:

Please refer to the legend below for the following pages.

No Fault Evident	✓	Defects Evident	✗
Unable to Test	UT	Not Complete Work	N/C
Not Applicable	N/A	Not relevant	—

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Government Gazetted "recognised person" for Owner-Builder inspections –
Building Practitioner Reg No. IN-L20932
9 Savanna Drive, Mooroolbark, Victoria, Australia, 3138, Phone: (03) 9727 0311, Fax: (03) 9727 2702, Mobile: 0418 539 777
Email: enquiry@bbconsultants.com.au Website: www.bbconsultants.com.au

Descriptive Summary of Dwelling

Description of Works

This inspection report covers single carport only which has been built to comply with the Building Code of Australia.

Construction

Posts:	**Treated Pine**	Wall Structure:	**Treated Pine**
Roof Pitch:	**27 Degrees**	Wall Lining:	**Cement Sheets**
Roof Frame:	**MGP 12 Trusses**	Wall Cladding:	**Rendered AC Sheet**
Roof Cladding:	**Galvanised Corrugated Iron**	Second Hand Material	**Nil**
Attached Structures:	**Carport**	Areas Not Accessible:	**Nil**

Front & Right Side

Letter Box:	—	—	Pergola/Patio:	—	✔	Fences:	✔	✔
Retaining Wall:	✔	✔	Paving:	—	—			

Garage

Structure:	✔		Walls:	✔		Roof:	✔	
Floor:	—		Electrical:	—		Spoutings & D.Pipes:	✔	
Doors:	—		Ceiling:	—		Roof Drainage:	✔	

Roof

Covering:	✔		Gutters:	✔		Ridges:	✔	
Structure:	✔		Valleys:	—		Down Pipes:	✔	
Flashing:	✔		Vents:	—		Skylights:	—	

In – Roof

Structure:	✔		Insulation:	—		Electrical:	—	
Plumbing:	—		Sisalation:	✔		Heating Ducts:	—	
Vermin:	✔		Access	✔				

Front Wall

Structure:	✔		Doors:	—		Quality:	✔	
Windows:	—		Eaves:	—		Balcony:	—	
Fly Screen:	—		Fascia:	✔		Brickwork/Cladding:	✔	

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Email: enquiry@bbconsultants.com.au Website: www.bbconsultants.com.au

Left Side Wall

Structure:	✔		Doors:	—		Quality:	✔	
Windows:	—		Eaves:	—		Sub Vents:	—	
Fly Screen:	—		Fascia:	✔		Cladding/Brickwork:	—	

Right Side Wall

Structure:	✔		Doors:	—		Quality:	✔	
Windows:	—		Eaves:	—		Sub Vents:	—	
Fly Screen:	—		Fascia:	✔		Cladding/Brickwork:	✔	

Rear Wall

Structure:	✔		Doors:	—		Quality:	✔	
Windows:	—		Eaves:	—		Sub Vents:	—	
Fly Screen:	—		Fascia:	✔		Cladding/Brickwork:	✔	

Defects

The following defects will not be covered under a policy issued by the selected Insurer, pursuant to the provisions of S137B of the Building Act 1993 and the Ministerial Order S82 dated 20th May 2002 and invoked on the 1st July 2002

No defects were evident at the time of inspection.

Condition & Status of Incomplete Work

This is a description of works not completed, and are excluded from the cover provided under the policy required to be issued pursuant to the Building Act 1993. (If Applicable)

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Email: enquiry@bbconsultants.com.au Website: www.bbconsultants.com.au

Second Hand Materials Declaration

THIS FORM MUST BE COMPLETED BY OWNER

The Building Act requires that owner builder's list in their contract of sale, all materials used that were not new.

1/We Mr David Binns (owner builders)

Carried out building works at

Address 19 High Street, Healesville Vic 3777

And declare that the following is a complete list of materials that were not new when installed in these building works (sign and date below)

Only new materials were installed in these buildings works | Yes

OR

- Please list all second hand materials.

For the purposes of the list, "materials" means al building products, fixtures, fittings, appliances, paving's etc - in effect anything installed by the owner builder or his/her contractors, subcontractors, employees etc.

SECOND HAND MATERIALS

NIL

SIGN: **DATE: 15th November 2017**

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Email: enquiry@bbconsultants.com.au Website: www.bbconsultants.com.au

Conditions of Inspection

This report is prepared by Bullas Building Consultants Pty Ltd ("Bullas" - who is registered with the Building Practitioners Board and the holder of Builders Registration numbers CB -U 5489, IN-L20932 only for the client identified herein ("The client"). No responsibility is taken for the contents of this report should it be used by a person other than the client.

Bullas will take all reasonable care in the preparation of this report and in conducting the inspection upon which this report is based in accordance with the Australian Standards ordinarily exercised by building inspectors who practice in the locality of the premises. No liability shall arise by reason of a failure to exercise a degree of care beyond such reasonable care.

This report is prepared only on the following terms and conditions. No other terms of conditions shall be incorporated or implied unless specifically agreed in writing or required by statute.

1. This report is based on observed conditions at the date shown here on.

2. This report is prepared only on inspection of those aspects of the premises, which were reasonably accessible to the inspector at the time of inspection. Any areas inaccessible at that time are not the subjects of this report.

3. While Bullas has taken all care to indicate potential defects, this report is based on the present observable condition of the property. Bullas will not be responsible for future defects.

4. While all care is taken, this report is a professional opinion only, based on the experience of our inspector. It is not a guarantee as to the structural integrity of the premises.

5. Bullas' liability is limited to matters contained within or arising out of this report.

6. Minor defects such as hairline cracks in plaster, ill-fitting doors and windows or the like are covered only generally in this report.

7. Unless otherwise stated and specifically requested by the client, Bullas has not undertaken searches of relevant authorities having jurisdiction with respect to construction of the premises.

8. Bullas recommends that any matters requiring attention noted in the inspection notes of this report be actioned as early as possible as failure to do so may lead to premature deterioration of the premises.

9. Bullas has no liability for or in relation to any work performed by any other person including any person engaged at Bullas' suggestions.

10. The client acknowledges that it will not permit this report to be passed on or seen by to any third party without the written consent of Bullas Building Consultants unless accompanied by these terms.

11. The client agrees to indemnify Bullas with respect to any claim by a third party arising out of reliance by that third party upon this report.

12. Bullas Building Consultants are not registered pest exterminators, Bullas inspects with all care wherever it is reasonable accessible but it is not a guarantee that termites are not in the structure.

13. The inspector will test and report on condition of the appliances, if the electrical and or gas is operational, Bullas will take no responsibility if the appliances malfunction after the day of inspection.

Note

These terms and conditions have been prepared as the basis upon which Bullas is prepared to undertake consulting services. We would be pleased to discuss any aspect of these terms and to attempt to resolve any concern that may arise in their interpretation.

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Building Practitioner Reg No. IN-L20932
9 Savanna Drive, Mooroolbark, Victoria, Australia, 3138, Phone: (03) 9727 0311, Fax: (03) 9727 2702, Mobile: 0418 539 777
Email: enquiry@bbconsultants.com.au Website: www.bbconsultants.com.au

Land Tax Clearance Certificate

Land Tax Act 2005

STATE REVENUE OFFICE VICTORIA
ABN 76 775 195 331
SRO - ISO 9001 Quality Certified

INFOTRACK / DE GRAAF LEGAL

Your Reference: 17680
Certificate No: 17502714
Issue Date: 17 NOV 2017
Enquiries: ESYSPROD

Land Address: 19 HIGH STREET HEALESVILLE VIC 3777

Land Id	Lot	Plan	Volume	Folio	Taxable Value	Tax Payable
39618604	2	627230	11334	603	$175,000	$0.00

Vendor: DIANNE THOMPSON & DAVID BINNS
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax Details	Year	Proportional Tax	Penalty/Interest	Total
MR DAVID ALLAN BINNS	2017	$235.87	$0.00	$0.00

Arrears of Tax	Year	Proportional Tax	Penalty/Interest	Total

Comments: Land Tax of $235.87 has been assessed for 2017, an amount of $235.87 has been paid.

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

TAXABLE VALUE:	$175,000
AMOUNT PAYABLE:	**$0.00**

Land Tax Clearance Certificate - Remittance Advice

Certificate No: 17502714
Land ID: 39618604
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>017502714000<017502714000>424<424>

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

STATE REVENUE OFFICE VICTORIA
ABN 76 775 195 331
SRO - ISO 9001 Quality Certified

Certificate No: 17502714

1. Under Section 96 of the Land Tax Act 2005 (the Act), 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 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 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.

5. If 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 a principal residence 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 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.

For Information Only

SINGLE OWNERSHIP CALCULATION BASED ON A TAXABLE VALUE OF $175,000

Land Tax = $0.00

Calculated as $0 plus ($175,000 - $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 Report from www.land.vic.gov.au on 20 November 2017 01:00 PM

Address: 19 HIGH STREET HEALESVILLE 3777
Lot and Plan Number: Lot 2 PS627230
Standard Parcel Identifier (SPI): 2\PS627230
Local Government (Council): YARRA RANGES **Council Property Number:** 203858
Directory Reference: Melway 278 B1

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

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

State Electorates

Legislative Council: NORTHERN VICTORIA
Legislative Assembly: EILDON

Utilities

Rural Water Business: Southern Rural Water
Metro Water Business: Yarra Valley Water Ltd
Melbourne Water: inside drainage boundary
Power Distributor: AUSNET (Information about choosing an electricity retailer)

Planning Zone Summary

Planning Zone: NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)
NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 2 (NRZ2)

Planning Overlays: BUSHFIRE MANAGEMENT OVERLAY (BMO)
BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 1 (BMO1)
DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 6 (DDO6)
SIGNIFICANT LANDSCAPE OVERLAY (SLO)
SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22 (SLO22)

Planning scheme data last updated on 15 November 2017.

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 this land can be obtained by contacting the local council or by visiting Planning Schemes Online

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

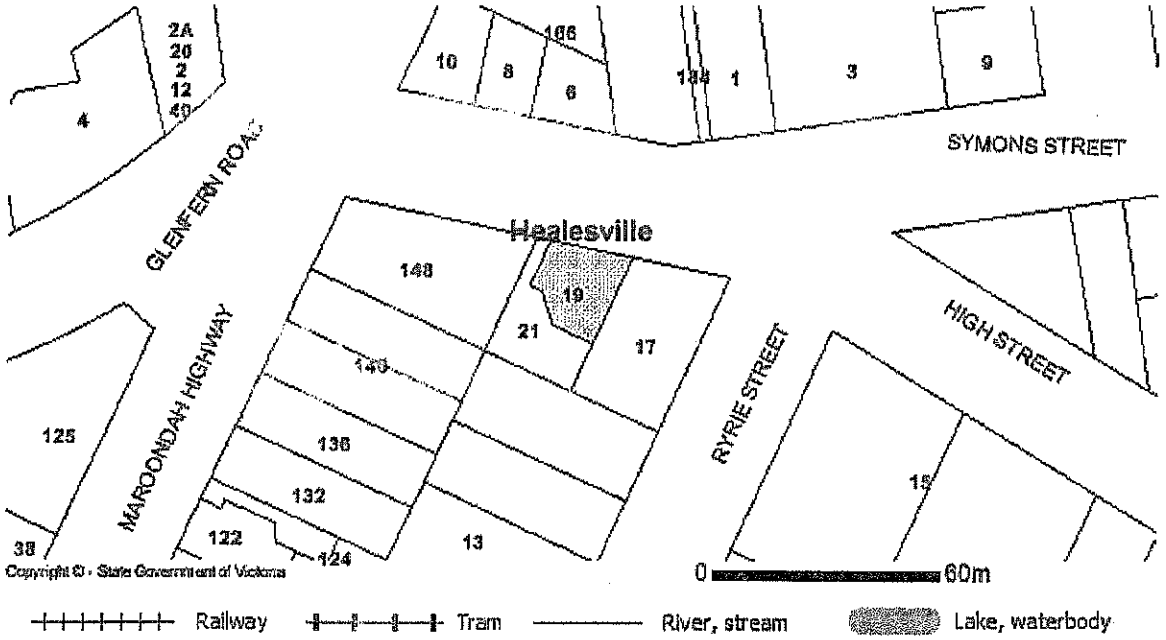
To view planning zones, overlay and heritage information in an interactive format visit Planning Maps Online

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

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Area Map



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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.

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 2017

DAVID ALAN BINNS AND DIANNE ELIZABETH THOMPSON

VENDORS STATEMENT

Property: **19 High Street, Healesville 3777**

De Graaf Legal
Solicitors
234 Maroondah Highway
Healesville VIC 3777
Tel: 5962 4877
Fax: 5962 4762
Ref: WDG:LK:17680