

SECTION 32

STATEMENT

PURSUANT TO DIVISION 2 OF PART II
SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

Vendor:	Denis Parker
Property:	801 Edwards Road MARONG VIC 3515

VENDORS REPRESENTATIVE

O'Sullivan Johanson Lawyers

PO Box 1278
Bendigo Central VIC 3552

Tel: (03) 5440 2900
Fax: (03) 5440 2999
Email: info@osjlaw.com.au

Ref: 31495

32A FINANCIAL MATTERS

Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is as follows-

Their total does not exceed \$8,750.00

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- None to the Vendors knowledge

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

32B INSURANCE

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable

32C LAND USE

(a) RESTRICTIONS

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/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 affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

(b) BUSHFIRE

This land is in a designated bushfire- prone area under section 192A of the *Building Act* 1993.

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme:

Responsible Authority: Greater Bendigo City Council

Zoning:

Planning Overlay/s: See attached certificate

32D NOTICES

The Vendor is not aware of any Notices, Declarations, Property Management Plans, Reports, Recommendations or Orders in respect of the land issued by a Government Department or Public Authority or any approved proposal directly and currently affecting the land however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor.

32E BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):- No such Building Permit has been granted to the Vendors knowledge.

32F OWNERS CORPORATION

The Land is NOT affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006*.

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

(1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –

- land that is to be transferred under the agreement.
- land on which works are to be carried out under the agreement (other than Crown land).
- land in respect of which a GAIC is imposed

32H SERVICES

Service	Status
Electricity supply	Connected
Gas supply	Not Connected
Water supply	Not Connected
Sewerage	Not Connected
Telephone services	Connected

SECTION 32 STATEMENT
801 EDWARDS ROAD MARONG VIC 3515

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate any account with a service provider before settlement, and the purchaser may need to have the service reconnected.

32I TITLE

Attached are the following document/s concerning Title:

A copy of the Register Search Statement and the document, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.

ATTACHMENTS

Attached to this Section 32 Statement please find:-

- All documents noted as attached within this Section 32 Statement
- **Due Diligence Checklist**

DATE OF THIS STATEMENT

17 / 12 /20 20

Name of the Vendor

Denis Parker

Signature/s of the Vendor

x 

The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract.

The Purchaser further acknowledges being directed to the DUE DILIGENCE CHECKLIST.

DATE OF THIS ACKNOWLEDGMENT

/ /20

Name of the Purchaser

Signature/s of the Purchaser

x

Register Search Statement - Volume 9772 Folio 921

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

VOLUME 09772 FOLIO 921

Security no : 124087123196B
Produced 14/12/2020 12:46 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 209008L.
PARENT TITLE Volume 09764 Folio 709
Created by instrument LP209008L

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
DENNIS PARKER
CARMEL THERESE PARKER both of RMB 2905 NUMURKAH 3636
N730050G 27/09/1988

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE W462690J 13/12/1999
AUSTRALIA AND NEW ZEALAND BANKING GROUP 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 LP209008L 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: 801 EDWARDS ROAD MARONG VIC 3515

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS
Effective from 23/10/2016

DOCUMENT END

The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State of Victoria to provide this information
via LANDATA® System. Delivered at 14/12/2020, for Order Number 65659963. Your reference: 31495.

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OFFICE USE ONLY	8	7	6	5	4	3	2	1	0
LP209008 L EDITION 1 PARISH / TOWNSHIP / CHART DEPTH LIMITATION 15.24M NOTATIONS LAND SUBJECT TO EASEMENT E-1 WATER SUPPLY VIDE L.P. 124888,9 LAND APPROPRIATED OR SET APART E-2 WATER SUPPLY LOT 3 AND THE CONNECTION 98° 32' 280.36 ONLY ARE BASED ON THIS SURVEY. LOTS 1&2 HAVE BEEN OMITTED FROM THIS PLAN. THE AREA OF LOT A HAS BEEN OBTAINED BY DEDUCTION FROM TITLE. TO BE COMPLETED WHERE APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS: IN PROCLAIMED SURVEY AREA NO. THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES TITLE REF: VOL 9764 FOL 709 LAST PLAN REF: CP 165473K PLAN OF SUBDIVISION COUNTY BENDIGO PARISH MARONG SECTION 1 CROWN ALLOTMENT 5 (PART) NUMBER OF SHEETS IN PLAN : NUMBER OF THIS SHEET : SCALE 100 50 0 100 200 LENGTHS ARE IN METRES ORIGINAL SHEET SIZE A3 1:5000 LP209008 L VICTORIA									
WATERWAY NOTATION: LOT 3 IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE 209008L									
OFFICE USE ONLY APPROVED PLAN APPROVED AT ON 8 OCT 87 (ASSISTANT) REGISTRAR OF TITLES									
CERTIFICATION BY SURVEYOR I, PAUL THOMAS TOMKINSON of 107 BAXTER STREET, BENDIGO, 3550, certify that this plan has been prepared in accordance with my immediate direction and supervision, in accordance with the Surveyors Act 1978 and completed on 2nd April 1987 that this plan is accurate and truly represents the adopted boundaries and the classification of the survey is CS Date: 7th April 1987 Licensed Surveyor, Surveyors Act 1978.									
CERTIFICATE OF MUNICIPAL CLERK MUNICIPALITY SHIRE OF MARONG COUNCIL REF. CERTIFICATE A THIS PLAN ACCORDS WITH A PLAN SEAL BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON CONFIRMED BY THE PLANNING APPEALS BOARD ON AND A REQUIREMENTING REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE DATE MUNICIPAL CLERK									
CERTIFICATE B THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION 191 OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY THE COUNCIL ON THE PLANNING APPEALS BOARD ON DATE MUNICIPAL CLERK									
AMENDMENTS SURVEYORS REF. 2498 TOMKINSON & ASSOCIATES SURVEYORS, ENGINEERS & PLANNING CONSULTANTS 107 BAXTER ST., BENDIGO, 3550 0541 42 1033 87 RODEN ST., WEST MELBOURNE, 3003 (03) 328 2807 5 HAMILTON ST., GISBORNE, 3437 (054) 28 3146									

ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED
DELETE WORDS NOT APPLICABLE

Application by surviving proprietor
Section 50 Transfer of Land Act 1958

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by

Name:

Phone:

Address:

Reference:

Customer code:

The applicant applies to be registered as the proprietor of the estate and interest in the land held jointly with the deceased.

Land: (volume and folio, and if applicable mortgage, charge or lease no.)

VOLUME 9772 FOLIO 921

Applicant: (full name and address, including postcode)

DENIS PARKER OF 801 EDWARDS ROAD MARONG 3515

Deceased: (full name)

CARMEL THERESE PARKER

Signing:

35271702A

50TLA

Page 1 of 2

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: www.delwp.vic.gov.au/property>Contact us

Application by surviving proprietor
Section 50 Transfer of Land Act 1958

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Certifications

- 1.The Certifier has taken reasonable steps to verify the identity of the applicant.
- 2.The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
- 3.The Certifier has retained the evidence supporting this Registry Instrument or Document.
- 4.The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of DENIS PARKER

Signer Name MICHELLE KAYE O'SULLIVAN

Signer Organisation O'SULLIVAN JOHANSON LAWYERS

Signer Role AUSTRALIAN LEGAL PRACTITIONER

Signature



Execution Date 17/12/2020

35271702A

50TLA

Page 2 of 2

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: www.delwp.vic.gov.au/property>Contact us

Property Report

 from www.land.vic.gov.au on 08 December 2020 05:03 PM

Address: 801 EDWARDS ROAD MARONG 3515

Lot and Plan Number: Lot 3 LP209008

Standard Parcel Identifier (SPI): 3LP209008

Local Government (Council): GREATER BENDIGO **Council Property Number:** 198947

Directory Reference: VicRoads 44 D6

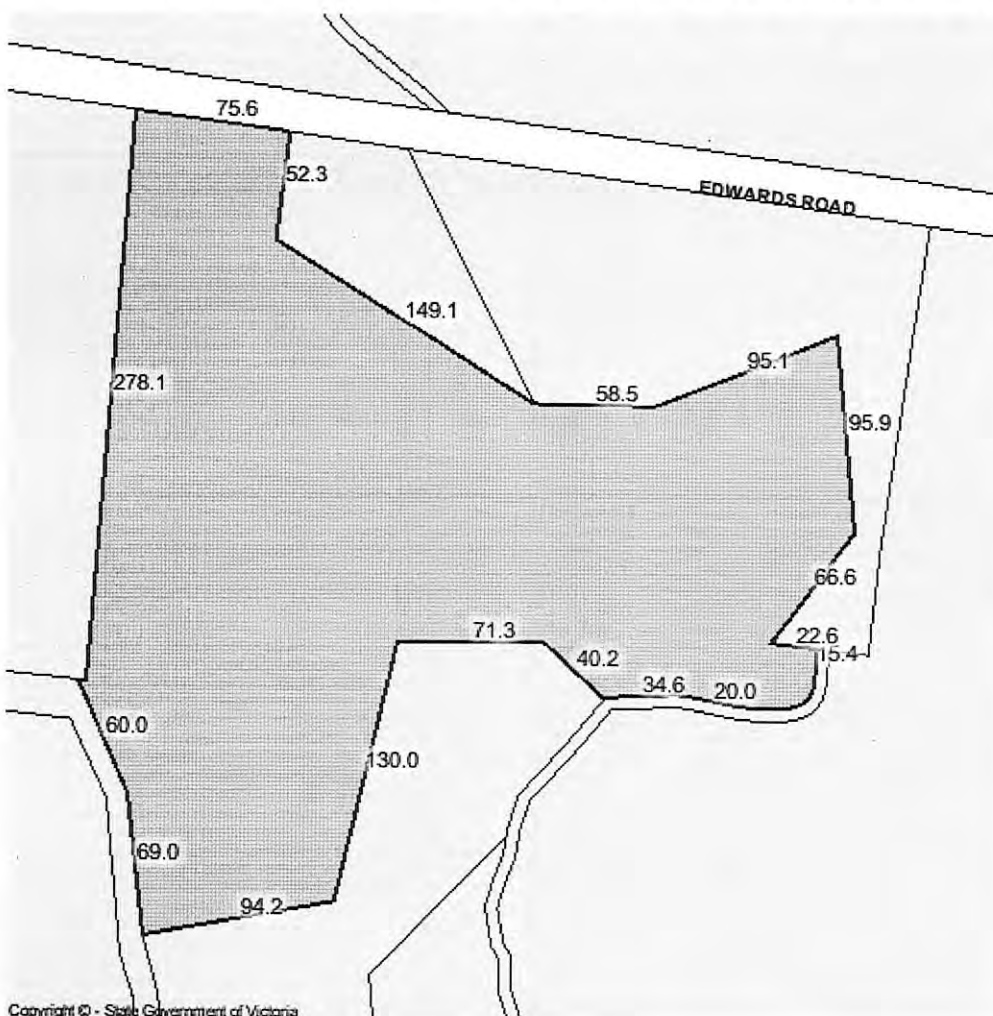
This property is in a designated bushfire prone area.

Special bushfire construction requirements apply. Planning provisions may apply.

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

Site Dimensions

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



Area: 77377 sq. m
(7.7 ha)

Perimeter: 1489 m

For this property:

- Site boundaries
- Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

17 dimensions shorter than 8m not displayed

Calculating the area from the dimensions shown may give a different value to the area shown above - which has been calculated using all the dimensions.

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

State Electorates

Legislative Council: NORTHERN VICTORIA

Legislative Assembly: BENDIGO WEST

Utilities

Rural Water Corporation: Goulburn-Murray Water

Urban Water Corporation: Coliban Water

Melbourne Water: outside drainage boundary

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

Planning Zone Summary

Planning Zone: [FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay: [ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 \(ESO1\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity:

All or part of this property is an 'area of cultural heritage sensitivity'.

Planning scheme data last updated on 4 December 2020.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.

It does not include information about exhibited planning scheme amendments, or zonings that may 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

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

Areas of Aboriginal Cultural Heritage Sensitivity

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

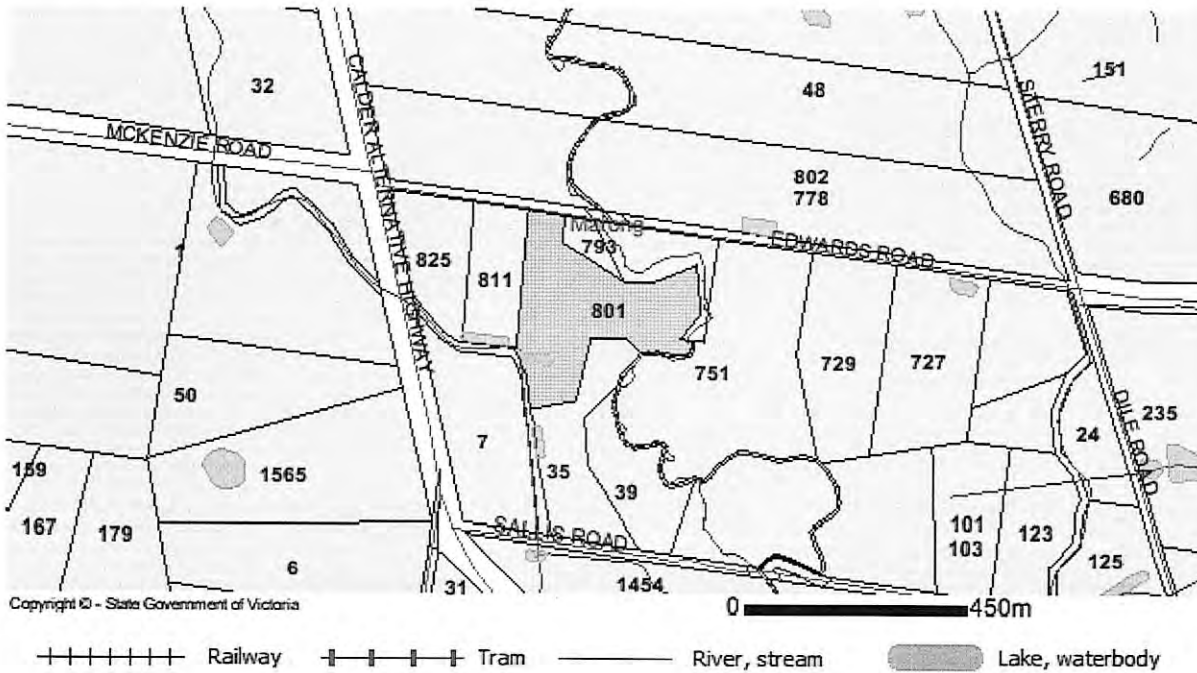
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>

Area Map



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PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au on 08 December 2020 05:04 PM

PROPERTY DETAILS

Address: **801 EDWARDS ROAD MARONG 3515**
Lot and Plan Number: **Lot 3 LP209008**
Standard Parcel Identifier (SPI): **3\LP209008**
Local Government Area (Council): **GREATER BENDIGO**
Council Property Number: **198947**
Planning Scheme: **Greater Bendigo**
Directory Reference: **VicRoads 44 D6**

www.bendigo.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/greaterbendigo

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
Urban Water Corporation: **Coliban Water**
Melbourne Water: **outside drainage boundary**
Power Distributor: **POWERCOR**

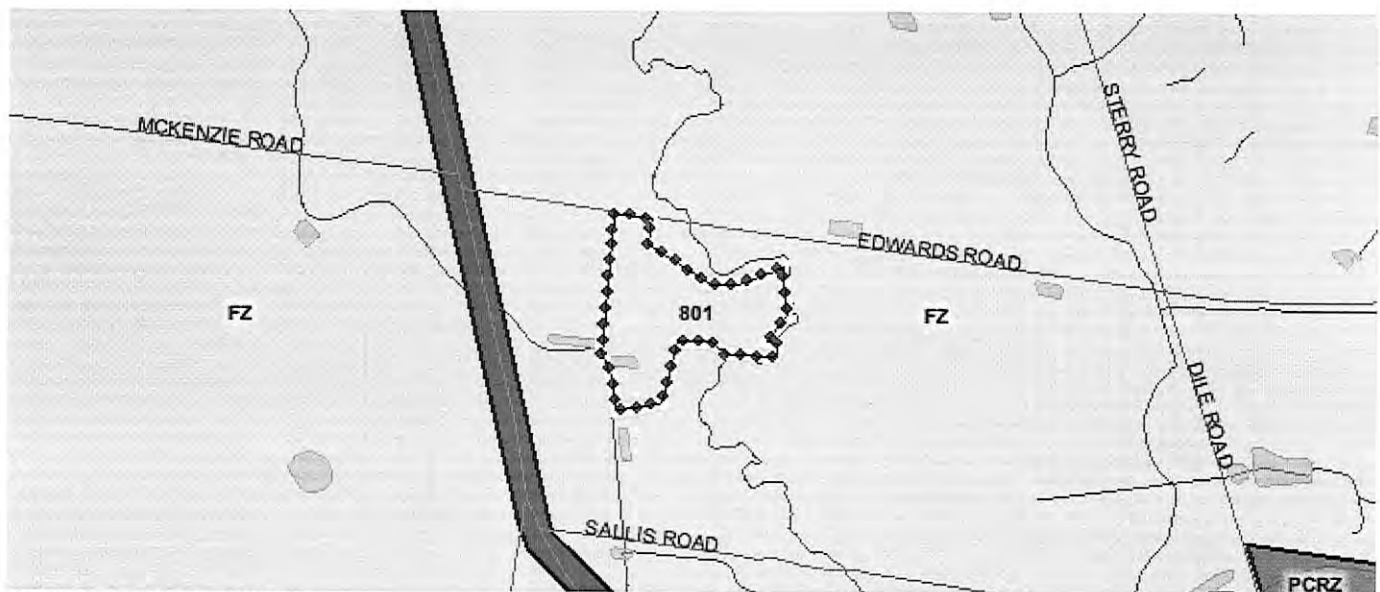
STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **BENDIGO WEST**

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



Copyright © - State Government of Victoria

FZ - Farming

PCRZ - Public Conservation & Resource

RDZ1 - Road - Category 1

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

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

PLANNING PROPERTY REPORT: 801 EDWARDS ROAD MARONG 3515

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Planning Overlay

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



Copyright © - State Government of Victoria

ESO - Environmental Significance

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

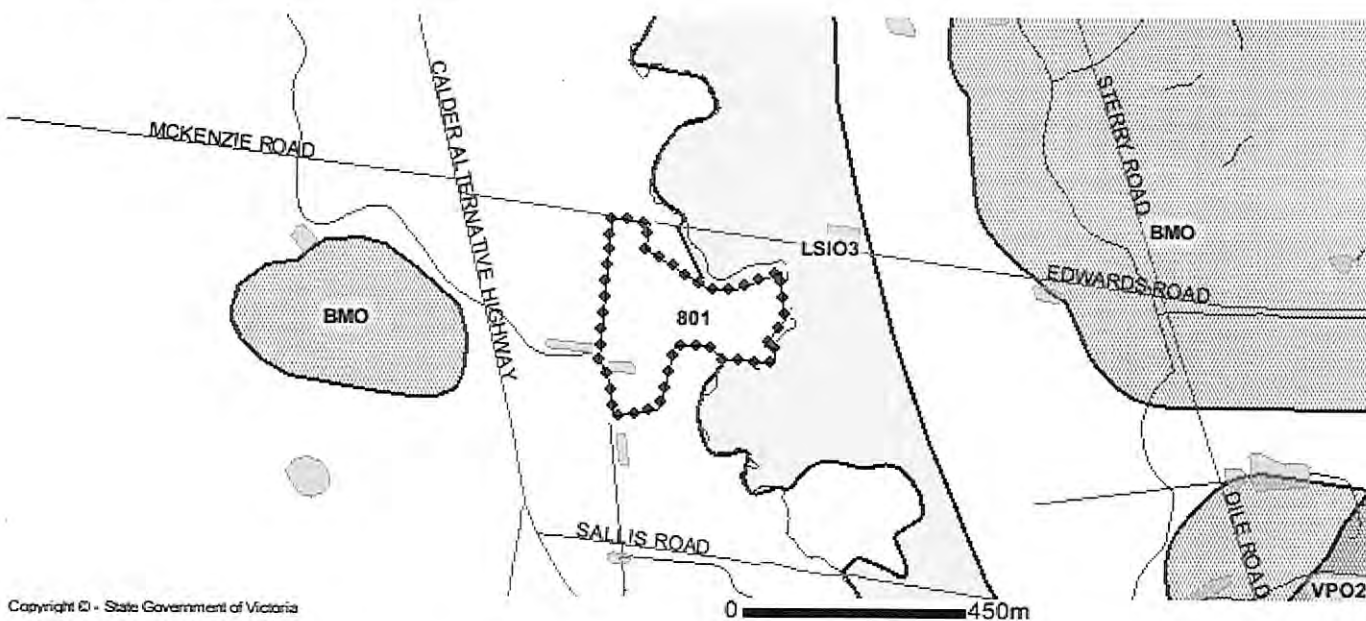
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

VEGETATION PROTECTION OVERLAY (VPO)



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BMO - Bushfire Management

LSIO - Land Subject to Inundation

VPO - Vegetation Protection

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

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PLANNING PROPERTY REPORT: 801 EDWARDS ROAD MARONG 3515

Areas of Aboriginal Cultural Heritage Sensitivity

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'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

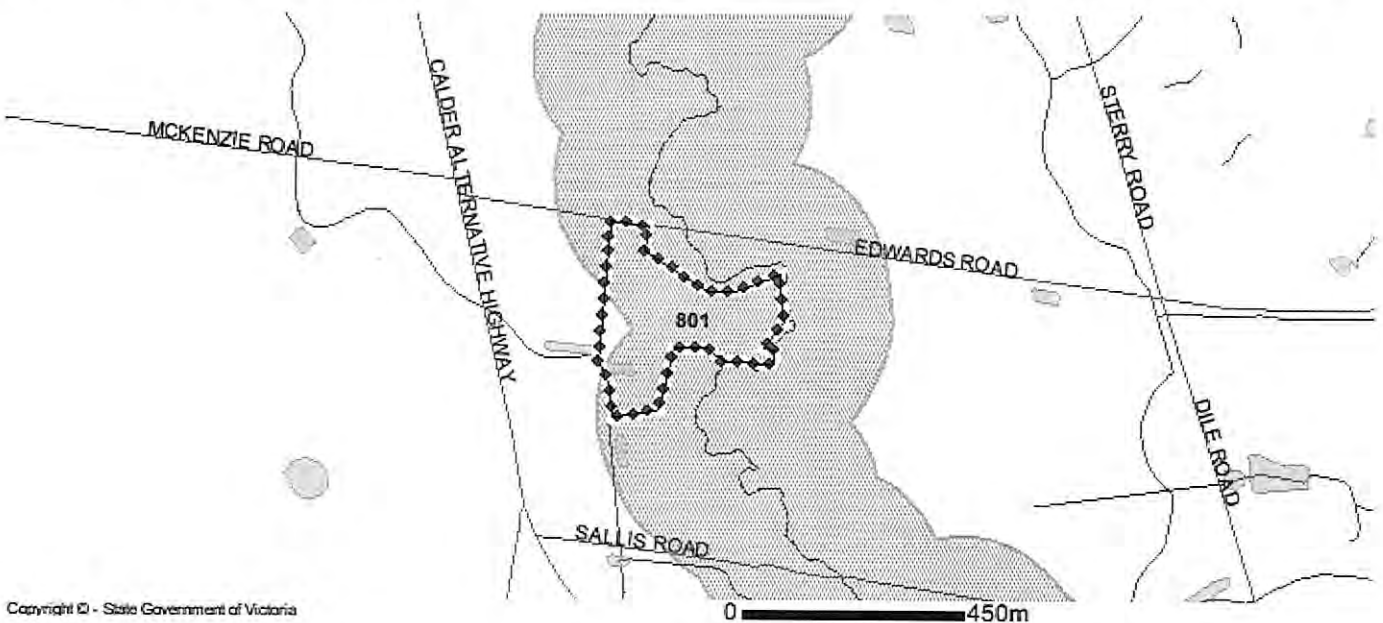
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If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.oav.nrms.net.au/oavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>



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Aboriginal Heritage

Further Planning Information

Planning scheme data last updated on 4 December 2020.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.

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

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

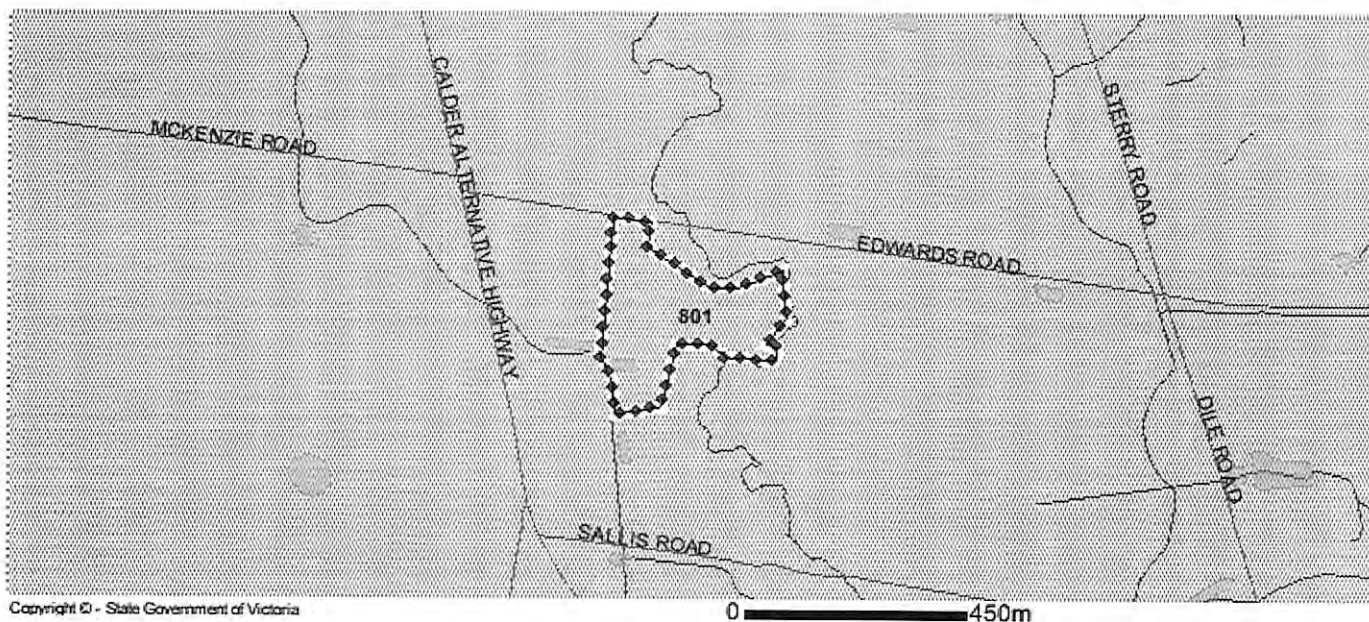
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Area

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



Designated Bushfire Prone Area

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

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

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

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

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

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

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

Rate instalment notice



033 01997

Internal use only



D J Parker and C T Parker
801 Edwards Rd
MARONG VIC 3515

Tax invoice

Assessment no. **102091 6**

Notice date **4 November 2020**

Rate enquiries

8.30am to 5pm, Monday to Friday

Website www.bendigo.vic.gov.au/rates

Email ratesenquiries@bendigo.vic.gov.au

Phone (03) 5434 6000

For emailed notices
go to erates@bendigo.vic.gov.au

Property	801 Edwards Road, MARONG 3515
Legal description	Lot 3 LP 209008
Capital Improved Value	\$530,000
Site value	\$280,000
Net Annual Value	\$26,500
Valued as at	1 January 2020

DUE DATE

30 November 2020

AMOUNT DUE

\$582.00

Information

Second instalment

\$582.00

Please see the back of the notice for
2020/21 instalment dates



BPAY
Bill code: 1933
Ref. no: 1020916



BPOINT
Bill code: 1933
Ref. no: 1020916



Total Rate *360 001020916

BPAY this payment via internet or phone banking.
BPAY View® View and pay this bill using internet banking.
BPAY View Registration No. 1020916

Bill code: 0360 Ref. no: 1020916
Pay in store at Australia Post, phone
13 16 16 or go to www.postbillpay.com.au

Regular fortnightly or monthly
payments can make it easier to
manage your rates.

See payment methods over page.



Bendigo and Adelaide Bank Limited, The Bendigo Centre, Bendigo, VIC

Ratepayers name: D J Parker and C T Parker
Property: 801 Edwards Road, MARONG 3515
Assessment no: 102091 6

Internal use only



Teller's stamp
and initials

Name

Paid in by (signature)

No. of cheques

Drawer

Bank

Branch

TELLER USE

\$100
\$50
\$20
\$10
\$5

Date

Notes

Coins

Cheques

TOTAL \$

For CREDIT of CITY OF GREATER BENDIGO RATE NOTICE

CREDIT

Do not pin or staple cheques to deposit slip



ABN 96 549 082 360

O'Sullivan Johanson Lawyers via SAI Global Property
MELBOURNE VIC 3000

Information Statement

Service Address: 801 Edwards Road, Marong, VIC, 3515

Owner(s):	Title(s):
Denis Parker	Lot 3, Lodged Plan, Plan Number 209008L, Volume 09772, Folio 921, Parish of Marong
Account Calculation:	
Fees and Charges	\$0.00
Scheme Arrears	\$0.00
Total amount in arrears:	\$0.00
Calculated charges from last billing date to 31-03-2021 as detailed on the following page/s.	\$1482.53
Amount Due:	\$1482.53



1300 363 200
www.coliban.com.au
PO Box 2770 BENDIGO DC
Victoria 3554

Information Statement Issue Date:

16 December 2020

Your Reference:

65659963:100328720

Settlement Date:

31 March 2021

Information Statement Number:

ISN-0000015349

Property Number:

LOC-000037399

Settlement Payment Reference:

2000000373997

Amount Due:

\$1482.53

For information on the Victorian
Government's *Target Your Water Use*
program visit www.targetyourwateruse.vic.gov.au

In accordance with Section 275 (1) of the Water Act (1989), the person /s who becomes the owner of the property must pay any amount that is a change on that property under Section 274 (4A).

Unless prior consent has been obtained, the Water Act (1989) prohibits:

The erection and/or placement of any building, wall, bridge, embankment, fill or removal of earth, machinery or other structure on land over which an easement exists, or within one (1) metre laterally, of any works of Coliban Water.

Property Number: LOC-000037399

Service Address: 801 Edwards Road, Marong, VIC, 3515

Details for Services provided and their tariffs:

SERVICE FEE - CHANNEL

Service Number	Date From	Date To	Days	Rate per day	Amount
SP-000036197	02-10-2020	31-03-2021	181	\$ 1.3112	\$237.32

OUTLET FEE

Date From	Date To	Days	Rate per day	Amount
02-10-2020	31-03-2021	181	\$ 0.0750	\$13.56

INFRASTRUCTURE CHARGE

Date From	Date To	Days	Rate per day	Amount
01-10-2020	31-03-2021	182	\$ 0.4515	\$862.77

UNMODERNISED RURAL WATER CONSUMPTION FEE

Service Number	From Date	To Date	Consumption (Kilolitres)	Rate per kL	Amount
SP-000036197	01-10-2020	31-03-2021	631.87	\$ 0.2601	\$164.37
SP-000036197	01-10-2020	31-03-2021	786.18	\$ 0.2601	\$204.51

Encumbrances and other information:

* This property is classified as having non-potable water and is therefore not recommended for human consumption. For more information on the uses of non-potable water please refer to our website www.coliban.com.au

* Rural Water Licence currently held by Vendor is 10500 Kilolitres.

* Rural water existing Bundled Entitlement Entity number. BEE068736

* Not Sewered.

* Rural Administration Fee (Licence Transfer) if approved is \$65.00.

* This water supply is now subject to a fifteen year water licence to be negotiated with Coliban Water.

* To enable the transfer of the Rural Water Licence the attached New Water Licence application must be completed in full and signed by both the vendor and applicant. The application should be lodged along with the Rural Administration fee.

* The Infrastructure charge is applied to the full licence volume regardless of the season's allocations.

* Could the applicant please phone for an update on this certificate prior to settlement.

* Please note that all properties require a Special Meter Read unless the property is tenanted, is unconnected vacant land or for Section 32 purposes. Coliban Water no longer provides estimated water consumption and this Information Statement does not include water consumption charges since the property was last invoiced. Should a Special Meter Read not be conducted at the property any charges associated with water consumption from the last invoiced date up to the property settlement date will become the responsibility of the new property owner in accordance with the Water Act 1989 - Section 275.

* Information Statements are valid for a period of 90 days from application date.

* If you are making a settlement payment via PEXA, please use the biller code 39156 and the settlement payment reference number detailed on page 1. Once settlement is complete to ensure all the required information under the Water Act 1989, Section 159 continues to be provided to us during the property settlement process. Please advise all of the following details on the Notice of Acquisition/Disposition (with the relevant ownership details i.e. lot number/s, plan of subdivision number/s, volume number/s, folio number/s. The version of information being provided to the State Revenue Office (SRO) is adequate for our requirements.

This form is to be completed by a person who would like to apply for a water licence. The applicant must have access to a Coliban Water rural channel and a property that can be serviced.

Prior to the completion of this application you must read and understand the licence terms and conditions to "Take and Use" water from the Coliban Water rural system.

Licences are issued for a maximum of 15 years.

A \$65.00 transfer fee applies to each application approved.

If you have any questions or concerns please contact our Rural Customer Service team on 1300 363 200.

Purchasing a water volume

Current licence holder whom purchase is from: _____

Vendor's BEE: (Bundled Entitlement Entity) _____

Vendor's signature: _____ Date: _____

Please print name: _____

And what volume are you planning on purchasing _____ mega litres (ML).

Please note: The minimum volume on a licence is one mega litre (ML).

Amount paid per ML \$ _____

*State the payment amount per unit. For example, if the total payment is \$10,000 for 10ML, the monetary consideration per ML is \$1,000. **Please disclose the true agreed amount.***

or

Total consideration paid \$ _____

*State the total consideration. For example, if 10 ML is being transferred at \$1,000 per ML the total monetary consideration is \$10,000. **Please disclose the true agreed amount.***

Please tick all boxes that describes the transaction: (check box with multiple responses possible)

- ☐ The transfer was part of an arrangement that included other items (such as land, other water products or services)
- ☐ The transfer did not involve a change of ownership
- ☐ The transferor and transferee were related or associated at the date of transfer
- ☐ The transfer was a gift, partial gift, barter or bequest

Date price was agreed _____ (DD/MM/YYYY)

Name of applicant

(If more than two individual licensees please attach on a separate page, all parties listed must sign the declaration on this form.)

Given names: _____ Surname: _____

Given names: _____ Surname: _____

Or

Company / business / trading name: _____

ABN: _____ Company contact person: _____

Contact details

Postal address: _____

Town: _____ State: _____ Postcode: _____

Telephone: _____ Mobile: _____

Fax: _____ Email: _____

Property details

- Please attach a copy of the current Certificate of Title/s (Registered Search Statement and Plan) produced within the last three months or Notice of Acquisition/Disposition for all land/s.
- Please attach a map showing the general location of the property, boundaries, diversion points and dams. This can be a VicRoads, Melways or CFA map.

Property description

Property address: _____

Town: _____ State: _____ Postcode: _____

Lot number(s): _____ Plan number(s): _____

Crown Allotment(s): _____ Section(s): _____

Parish: _____

Volume: _____ Folio: _____

Service points / outlet numbers: _____

Purpose (please tick)

- | | | |
|---|---|---------------------------------------|
| ☐ Irrigation | ☐ Dairy | ☐ Urban supply |
| ☐ Domestic supply | ☐ Stock watering | |
| ☐ Commercial (please specify) _____ | | |
| ☐ Industrial supply (please specify) _____ | | |
| ☐ Other (please specify) _____ | | |

Approvals / declarations

- ☐ I/we understand that the information provided on this form is true and correct. I/we are aware that it is an offence to supply false or misleading information.
- ☐ I/we are aware that Coliban Water may release information contained in this application, at the discretion of Coliban Water to relevant parties and organisations in accordance with the relevant legislation. Coliban Water protects your privacy by collecting and handling information in accordance with the requirements of the *Information Privacy Act 2000*.

Applicants signature: _____ Date: _____

Please print name: _____

Applicants signature: _____ Date: _____

Please print name: _____

Submitting the form

Please mail the completed and any required attachments:

Rural Customer Service Team
Coliban Water
PO Box 2770
BENDIGO DC VIC 3554

Check list:

- Complete all sections of the form.
- Payment of \$65.00 administration fee.
- A current Certificate of title/s or Notice of Acquisition/Disposition for all land/s.
- A map showing the general location of the property, boundaries, diversion points and dams. This can be a VicRoads, Melways or CFA map.



Coliban

WATER

ABN 96 549 082 360

TAX INVOICE



033

D J & C T Parker
801 Edwards Rd
MARONG VIC 3515



Untreated Water Supply



1300 363 200

www.coliban.com.au

Date of Issue: 16 Jan 2020

Next Scheduled Reading: 31 Mar 2020

Account Number

90-9030-0250-01-4

Invoice Number

8357453

Amount Due

\$1,554.75

Pay By

13 February 2020

Service Address: Wilsons Hill, Rural Property
Classification: Residential

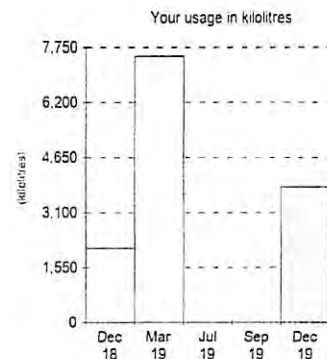
See over the page for payment options

Opening Balance	\$556.38
Total Payments Received up to 15 Jan 2020	\$556.38 CR
Balance	\$0.00

*Concession has not been applied
(refer over for eligibility).*

Current Charges	
Service Fee - Channel	\$120.39
Infrastructure Charge	\$435.22
Outlet Fee	\$6.88
Rural Water Consumption	\$992.26
Total	\$1,554.75

Total Amount Due	\$1,554.75
Total includes GST of	\$0.00



Av. Daily Use 41.435 kL/day
Av. Daily Cost \$16.90/day

pd 22/1/20

Untreated Water Supply. Not suitable for drinking or food preparation without further treatment.

Licences are maintained on the water register. Most of the information in the water register is available to the public either on-line - www.waterregister.vic.gov.au - or through formal Freedom of Information requests.

Bushfire readiness and your local water supply

*Make sure your fire plan does not rely on
town water to defend your property*



To find out why click on the Bushfire readiness link on our website
www.coliban.com.au or to plan and prepare go to the CFA website www.cfa.vic.gov.au

Coliban Water Invoice Details

RURAL SERVICE FEE

Service No.		Date From	Date To	Days	Rate	Amount
RS100258	Channel	30/09/19	31/12/19	92	@ \$1.3086 per day	\$120.39
RS100258	Ent: 10500	30/09/19	31/12/19	92	@ \$4.7307 per day	\$435.22
RS100258	Outlets: 2	30/09/19	31/12/19	92	@ \$0.0748 per day	\$6.88
						\$562.49

WATER CONSUMPTION

Service No.		Date From	Date To	Volume	Rate	Amount
OL115424		30/09/19	31/12/19	3812.000kL	@ \$0.2603/kL	\$992.26
OL115425		30/09/19	31/12/19	0.000kL	@ \$0.2603/kL	\$0.00
						3812.000kL \$992.26



Receive your bill electronically: You can now receive your bill electronically using BPAY View®. To register for BPAY View, or for more information, visit our website. Click on 'Your Account' then 'Pay Your Bill'.



Change of Address: If your postal address has changed, please contact us within 14 days.



Concessions: If you think you may be eligible for a concession please contact us. Centrelink Pension, Healthcare Card and Department of Veteran Affairs Gold Cards may be eligible. In contacting us you are authorising us to confirm your eligibility with Centrelink or DVA. This consent is ongoing until you contact us to revoke it.



Payment Difficulties: Please contact us about a payment arrangement or to discuss rebates and concessions.



Interpreter Service: If you are hearing or speech impaired or need an interpreter call Telephone Interpreter Service (TIS) on 13 14 50. Also provided is a free interpreter service; contact the Translation & Interpreter Service on 13 14 50

HOW TO PAY

Direct Debit: Download an application form at www.coliban.com.au or contact us.

BPAY: Contact your financial institution to pay from your savings, credit or cheque account.
Biller Code: 39156 Ref: 9090 3002 5001 4

Credit Card/Internet: Using BPoint
www.bpoint.com.au, phone 1300 276 468 or 1300 BPOINT.
Biller Code: 39156 Ref: 9090 3002 5001 4

In Person: Australia Post outlets.



*367 09090300250014

Centrepay: Contact Centrelink to arrange regular deductions from your Centrelink payment, or contact us if you would like us to send you a form.
Centrepay Reference Number: 555 057 363A

Mail: Tear off the Payment Slip and mail with your cheque to -
 Coliban Water
 PO Box 2770
 Bendigo Delivery Centre, Vic 3554



PAYMENT SLIP

Account Number

90-9030-0250-01-4

Invoice Number

8357453

Amount Due

\$1,554.75

Pay By

13 February 2020

Amount Being Paid

City of Greater Bendigo

15 Hopetoun Street, Bendigo VIC 3550

Email: poools@bendigo.vic.gov.au

Phone: 61 354 34 6000

PAYMENT RECEIPT

Date: 14 December 2020

TAX INVOICE

Applicant:	Denis Parker
Applicants Address:	801 Edwards Rd Marong VIC 3515 Australia
Applicants Email	twosisterscatering1@outlook.com
Property Address:	801 Edwards Rd Marong VIC 3515
Permit App No:	PP2004074

Description	Receipt Type	GST	Amount (inc GST)
Registration Fee	59398444974	\$0.00	\$31.80
Information Search Fee	59398444974	\$0.00	\$47.20
Total			\$79.00

If you are deaf, hearing or speech impaired,
please call us via the National Relay Service
on 133 677 or www.relayservice.com.au

Greater Bendigo City Council
Address: 15 Hopetoun Street, Bendigo VIC 3550
Postal Address: PO Box 733, Bendigo Vic 3552
T: (03) 5434 6000
F: (03) 5434 6200
E: poools@bendigo.vic.gov.au



HISTORIC MINING ACTIVITY

Form No. 692

08 December, 2020

Property Information:

Address: 801 EDWARDS ROAD MARONG 3515

It is advised that:

Our records do not indicate the presence of any mining activity on this site, and the site appears to be outside any known mined area. (4)

NOTE: Historic Mining activity information is provided from plans and records that may be incomplete and may not be entirely free from errors. It is provided for information only and should not be relied upon as definitive of the status of any area of land. It is provided on the basis that all persons accessing it undertake responsibility for assessing the relevance and accuracy of its content.

The State of Victoria and its officers, agents or employees do not guarantee that the work is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this work.

For queries, contact:

Department of Jobs, Precincts and Regions
E-mail: erd_info@ecodev.vic.gov.au

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.

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.