AUSTRALIAN INSTITUTE OF CONVEYANCERS VIC DIVISION INC

Vendors Statement to the Purchaser of Real Estate Pursuant to Section 32 of the Sale of Land Act ("the Act")

Vendor: JASON PATRICK AMARANT

Property: 177 LOWES ROAD CHUM CREEK 3777 being the land in Plan of Consolidation 165127F comprised in Certificate of Title Volume 9758 Folio 252

1. Financial matters in respect of the land

Information concerning the amount of Rates, Taxes, Charges and other similar outgoings affecting the property and interest (if any) payable thereon (including any Owners Corporation Charges and Interest):

(a) are contained in the attached certificate/s.
are as follows :

Authority

1. YARRA RANGES COUNCIL
2. YARRA VALLEY WATER (DRAINAGE)

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:

a. Their total should not exceed $2,500.00.

b. The particulars of any Charge (whether registered or not) over the property imposed by or under any Act to secure an amount due under that Act are as follows:

2. Insurance details in respect of the land

(a) if the contract provides that the land does not remain at the Vendor's risk before the purchaser is entitled to possession or receipt of rents and profits:

Property remains at risk of the Vendor until settlement.

(b) 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:

Not applicable.

3. Matters relating to land use

(a) Information concerning any easement, covenant or similar restriction affecting the property, registered or unregistered, are as follows:

i. Description:
ii. Particulars of any existing failure to comply with the terms of that 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 other 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) This land is within a bushfire prone area within the meaning of the regulations made under the *Building Act 1993.*

(c) There is access to the property by road.

(d) in the case of land to which a planning scheme applies a statement specifying—
(i) name of the planning scheme:
(ii) name of the responsible authority:
(iii) zoning of the land:
(iv) name of any planning overlay affecting the land:

Are contained in the attached Planning Property Report.

4. Notices made in respect of land

(a) Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the property of which the vendor might reasonably be expected to have knowledge:

(b) whether there are 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:

(c) particulars of any notice of intention to acquire served under section 6 of the ***Land Acquisition and Compensation Act 1986***.

None to the knowledge of the Vendor but the Vendor has no means of knowing of all decisions of public authorities and government departments unless communicated directly to the Vendor.

5. Building permits

Particulars of any building permit issued during the past seven years under the *Building Act 1993* (where the property includes a Residence):

No such Building permit has been granted to the Vendor's knowledge.

6. Information relating to any 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

There is not a work-in-kind agreement (within the meaning of Part 9B of the ***Planning and Environment Act 1987***).

Not applicable.

8. Disclosure of non-connected services

The following services **are/not** connected to the land:
(a) electricity supply – not connected – solar off grid
(b) gas supply – not connected – bottled gas
(c) water supply – not connected – tank water
(d) sewerage – not connected – septic system
(e) telephone services ~~not~~ connected

9. 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.

10. Evidence of title

Attached are copies of the following document/s concerning Title:

(a) in the case of land under the ***Transfer of Land Act 1958***, a copy of the Register Search Statement and the document, or part of the document, referred to as the diagram location in the Register Search Statement that identifies the land and its location;

(b) in any other case, a copy of—

(i) the last conveyance in the chain of title to the land; or

(ii) any other document which gives evidence of the vendor's title to the land;

(c) if the vendor is not the registered proprietor of the land or the owner of the estate in fee simple in the land, evidence of the vendor's right or power to the sell the land;

(d) in the case of land that is subject to a subdivision—

(i) if the plan of subdivision has not been registered, a copy of the plan of subdivision which has been certified by the relevant municipal council; or

(ii) if the plan of subdivision has not yet been certified, a copy of the latest version of the plan;

(e) In the case of land that is part of a staged subdivision within the meaning of Section 37 of the **Subdivision Act 1988** –

(i) If the land is in the second or a subsequent stage, a copy of the plan for the first stage; and

(ii) Details of any requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with; and

(iii) Details of any proposals relating to subsequent stages that are known to the vendor; and

(iv) A statement of the contents of any permit under the **Planning and Environment Act 1987** authorising the staged subdivision.

(f) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the **Subdivision Act 1988** is proposed -

(i) If the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or

(ii) If the later plan has not yet been certified, a copy of the latest version of the plan.

The day of this Statement is the 16 **day of** 3 MARCH **2017**

Signed by the Vendor.....

J P AMARANT

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

The day of this Acknowledgement is the .....day of.....2017

Signed by the Purchaser.....

IMPORTANT NOTICE – ADDITIONAL DISCLOSURE REQUIREMENTS:

Where the property is to be sold subject to a Mortgage that is not to be discharged by the date of possession (or receipt of rents and profits) of the property and/or sold on Terms – the Vendor must provide an additional Statement containing the particulars specified in Schedules 1 and 2 of the Act.

Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two 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, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the Sale of Land Act 1962.

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

VOLUME 09758 FOLIO 252

Security no : 124064765128A
Produced 28/02/2017 11:10 am

LAND DESCRIPTION

Land in Plan of Consolidation 165127F.
PARENT TITLES :
Volume 08473 Folio 621 to Volume 08473 Folio 624
Created by instrument CP165127F 16/07/1987

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JASON PATRICK AMARANT of 29 AUBURN RD HEALESVILLE 3777
X289897W 31/01/2001

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG097553M 22/09/2008
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 CP165127F 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: 177 LOWES ROAD CHUM CREEK VIC 3777

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 23/10/2016

DOCUMENT END

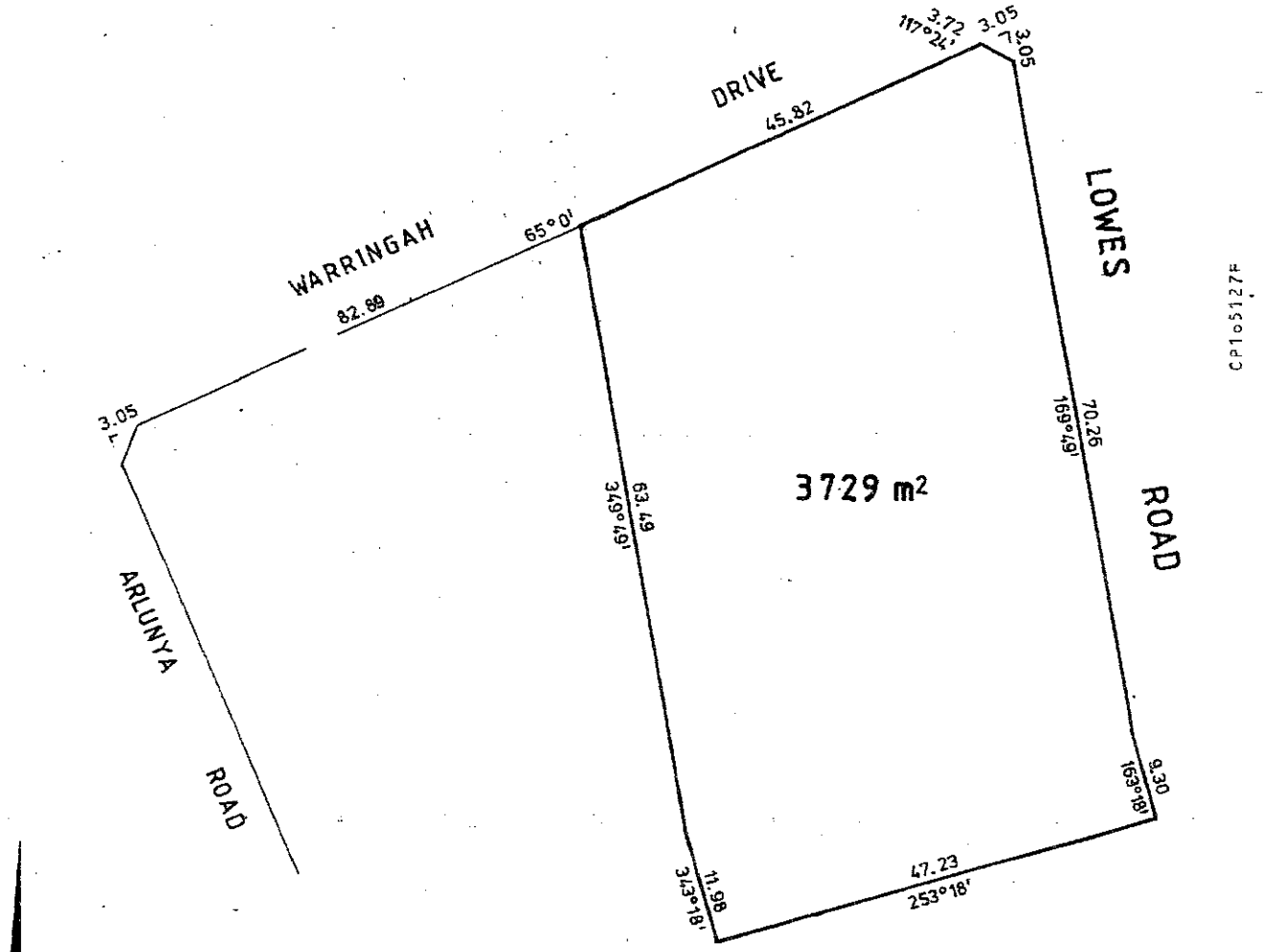
Imaged Document Cover Sheet

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Document Type	**plan**
Document Identification	**CP165127F**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**28/02/2017 11:11**

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OFFICE USE ONLY

CP165127 F

NOTATIONS

DEPTH LIMITATION: 15·24m

CERTIFICATION BY SURVEYOR

PARISH 1

PLAN APPROVED

(ASSISTANT) REGISTRAR OF TITLES 16-7-87

THE LAND TO BE CONSOLIDATED IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES

TITLE REF	VOL. 8473	FOL. 621
	8473	622
LAST PLAN REF L.P. 58766	8473	623
	8473	624

PLAN OF CONSOLIDATION

COUNTY EVELYN

PARISH TARRAWARRA

PT. C.A. 77 G

SCALE 10 5 0 10 20 LENGTHS ARE IN METRES

ORIGINAL SCALE 1:500 SHEET SIZE A3

OFFICE USE ONLY

CP165127 F

VICTORIA

SEAL AND ENDORSEMENT OF MUNICIPALITY

MUNICIPALITY

COUNCIL REF

Sealed Pursuant to the provisions of Sec. 569AB of the Local Gov. Act

The Council of the Shire of Healesville, hereby consents to this Plan and affixes its Common Seal this 24th day of February 1987 in the presence of

PRESIDENT

COUNCILLOR

SHIRE SECRETARY

RES. H2— LOT 29

MINISTRY FOR PLANNING AND ENVIRONMENT LAND INFORMATION BRANCH

SURVEYORS REF

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm

Delivered by LANDATA®. Land Victoria timestamp 28/02/2017 11:11 Page 1 of 1

Department of
Environment, Land,
Water and Planning

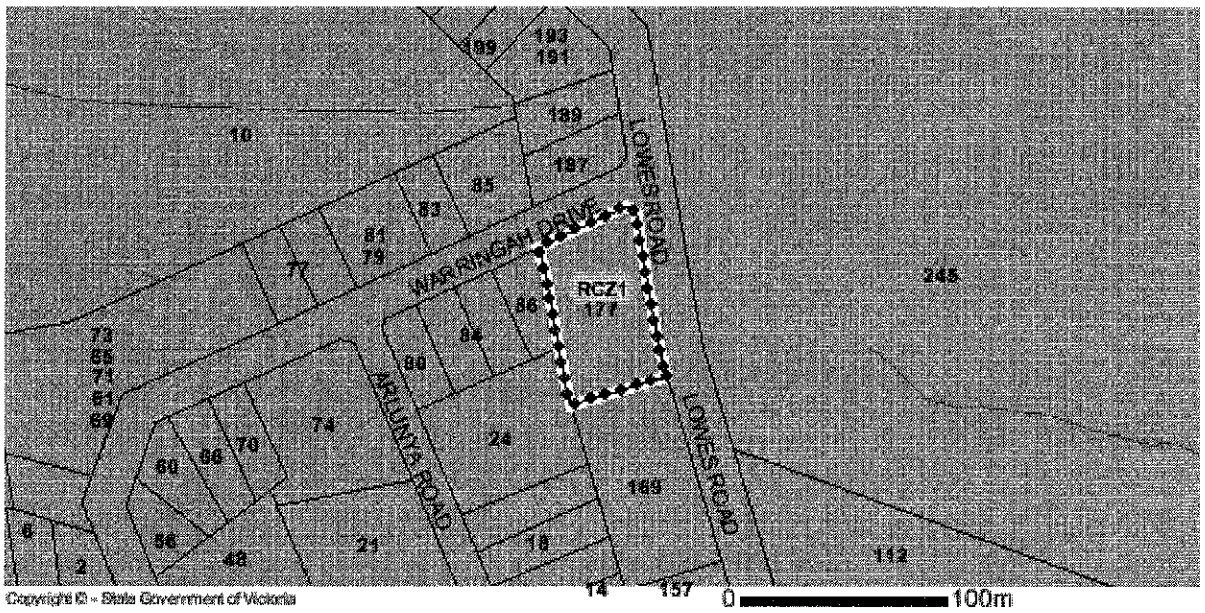
Planning Property Report

From www.delwp.vic.gov.au/planning on 28 February 2017 11:12 AM

Address: 177 LOWES ROAD CHUM CREEK 3777
Lot / Plan: Plan CP165127
Local Government (Council): YARRA RANGES **Council Property Number:** 204036
Directory Reference: Melway 270 B4

Planning Zone

RURAL CONSERVATION ZONE - SCHEDULE 1 (RCZ1)
SCHEDULE TO THE RURAL CONSERVATION ZONE - SCHEDULE 1



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

Zones Legend

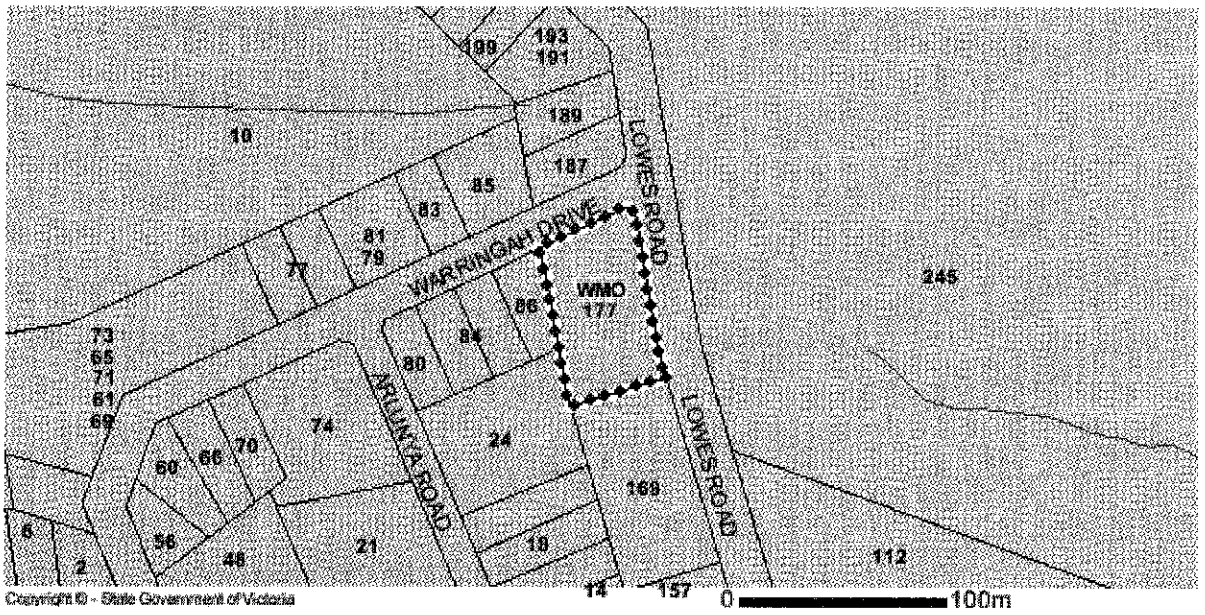
- ACZ - Activity Centre
- B1Z - Commercial 1
- B2Z - Commercial 1
- B3Z - Commercial 2
- B4Z - Commercial 2
- B5Z - Commercial 1
- C1Z - Commercial 1
- C2Z - Commercial 2
- CA - Commonwealth Land
- CCZ - Capital City
- CDZ - Comprehensive Development
- DZ - Dockland
- ERZ - Environmental Rural
- FZ -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

Urban Growth Boundary

Railway Tram River, stream Lake, waterbody

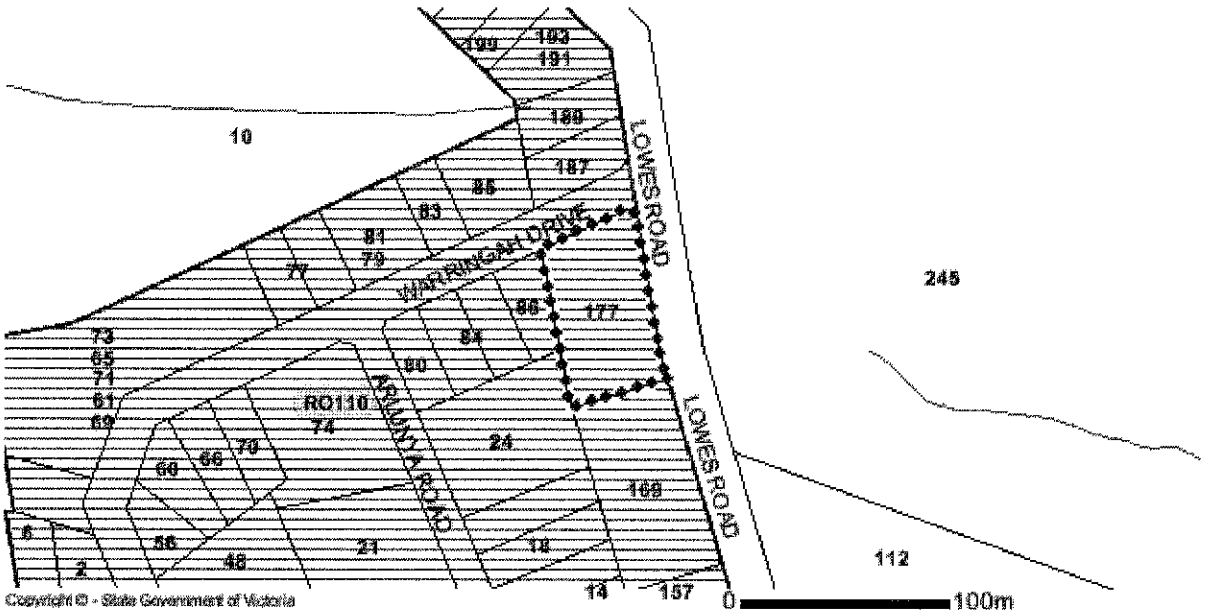
Planning Overlays

WILDFIRE MANAGEMENT OVERLAY (BMO OR WMO)



RESTRUCTURE OVERLAY (RO)

RESTRUCTURE OVERLAY - SCHEDULE 110 (RO110)

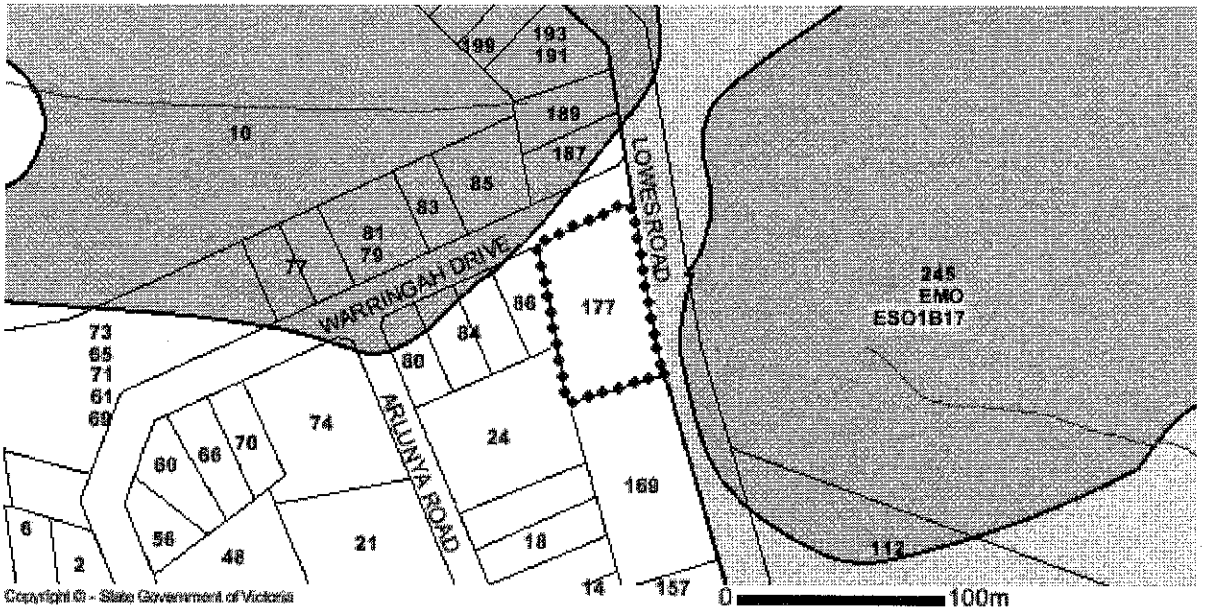


OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

EROSION MANAGEMENT OVERLAY (EMO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



Overlays Legend

- AEO - Airport Environs
- BMO - Bushfire Management (also WMO)
- CLPO - City Link Project
- DCPO - Development Contributions Plan
- DDO - Design & Development
- DDOPT - Design & Development Part
- DPO - Development Plan
- EAO - Environmental Audit
- EMO - Erosion Management
- ESO - Environmental Significance
- FO - Floodway
- HO - Heritage
- IPO - Incorporated Plan
- LSIO - Land Subject to Inundation
- MAEO1 - Melbourne Airport Environs 1
- MAEO2 - Melbourne Airport Environs 2
- NCO - Neighbourhood Character
- PO - Parking
- PAO - Public Acquisition
- RO - Restructure
- RCO - Road Closure
- SBO - Special Building
- SLO - Significant Landscape
- SMO - Salinity Management
- SRO - State Resource
- VPO - Vegetation Protection

Railway | Tram | River, stream | Lake, waterbody

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

Further Planning Information

Planning scheme data last updated on 23 February 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 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

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.delwp.vic.gov.au/planning

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Department of
Environment, Land,
Water and Planning

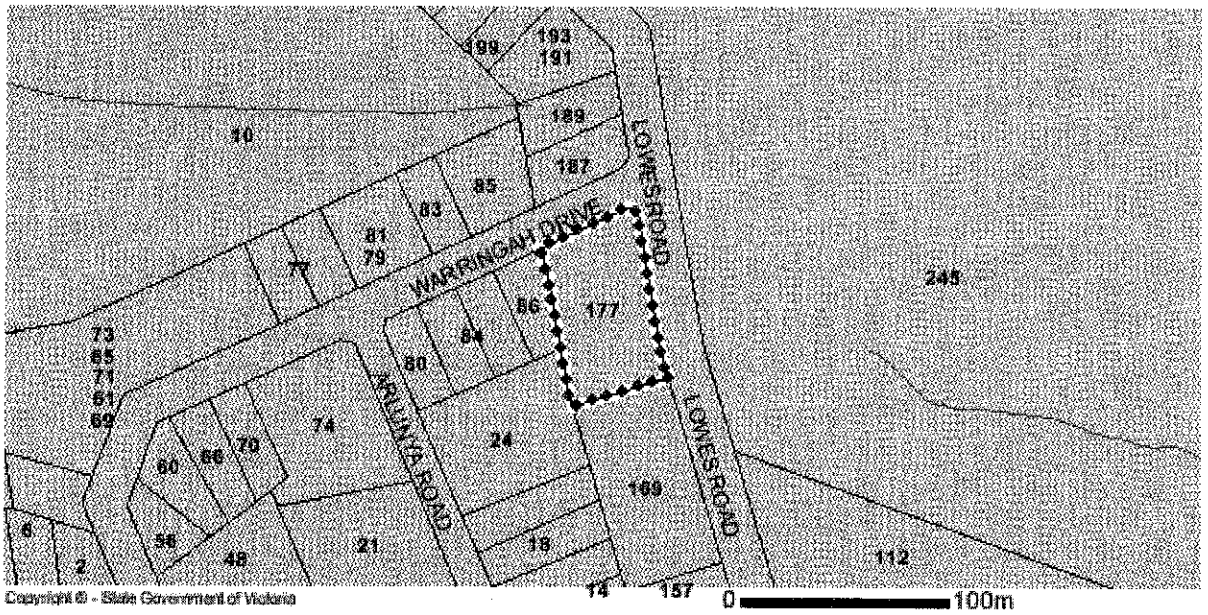
Bushfire Prone Area Report

From www.delwp.vic.gov.au/planning on 28 February 2017 11:12 AM

Address: 177 LOWES ROAD CHUM CREEK 3777
Lot / Plan: Plan CP165127
Local Government (Council): YARRA RANGES **Council Property Number:** 204036
Directory Reference: Melway 270 B4

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

Designated Bushfire Prone Area Map



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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 and 18 October 2016.

The Building Regulations 2006 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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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).

Yarra Ranges Council

2016-17 Courtesy Rate Reminder

PO Box 105 Lilydale VIC 3140
PH 1300 368 333
www.yarraranges.vic.gov.au
mail@yarraranges.vic.gov.au
ABN: 21 973 226 012



Mr J P Amarant
177 Lowes Road
CHUM CREEK VIC 3777

Issue Date: 20 January 2017

I017581

Your property details

Assessment Number: 40654/3

177 Lowes Road, Chum Creek VIC 3777

Rates & charges 1 July 2016 - 30 June 2017

Balance Due by 15 February 2017 $1,862.10

How can I pay?

yarraranges.vic.gov.au/payments
Reference: 406543
(Visa or MasterCard payments only)

BPAY
Biller code: 8979 Reference: 406543
BPAY View Reference: 406543

Post Billpay
Billpay code: 0335
Ref: 406543
Pay in person at any post office, call 13 18 16 or visit postbillpay.com.au

POST billpay

*335 406543

You can also pay in person at our Community Links, pay by cheque in the mail quoting above reference, or arrange direct debit payments. Visit our website for more information.

Amount due
$1,862.10

Due by
15 February 2017

Internal use only

Yarra Valley Water ABN 93 066 902 501

Yarra Valley Water

Quarterly Bill

Enquiries 1300 304 688
Faults 13 2762 (24 hrs)

Account Number	**02 1358 0000**
Invoice Number	**0213 5337 95490**

Total Due	**$107.96cr**
Due Date	Not Applicable,

Your account is in credit, no payment is required.

MR J AMARANT
PO BOX 1427
HEALESVILLE VIC 3777

Copy Tax Invoice Issued 19 Dec 2016

ACCOUNT SUMMARY

177 LOWES RD, CHUM CREEK
Property Number 1418 487, CP 165127 INCLUDES - LTS 14/17 LP 58766

Product/Service	Amount
Yarra Valley Water Total	**$0.00**
Other Authority Charges	
Waterways Charge on behalf of Melbourne Water	$13.41
TOTAL (GST does not apply)	**$13.41**

PAYMENT SUMMARY

Last Account	$121.37 cr
Paid/Adjusted	$0.00
Balance	$121.37 cr
Total this Account	+$13.41
Amount Due	**$107.96 cr**

WATER USAGE

No Water Usage has been charged on this account.

Yarra Valley Water

177 LOWES RD, CHUM CREEK

If you'd like to receive your bills via email, simply text your account number and email address to 0417 364 906.

Payment Slip

Account Number	**02 1358 0000**
Invoice Number	**0213 5337 95490**

Total Due	**$107.96cr**
Due Date	Not Applicable,

Your account is in credit, no payment is required.

ACCOUNT DETAILS

Waterways Charge from 01 Oct 16 to 31 Dec 16.
This charge, based on a daily rate, is collected on behalf of Melbourne Water and used to manage and improve waterways, regional drainage and flood protection. A lower rural rate is charged to reflect reduced drainage and flood protection services compared to urban customers. Information about the charge and projects it funds in your region, visit melbournewater.com.au/yarravalleywater.

ADDITIONAL INFORMATION

If you are buying or selling a property, you don't need to contact us. Your conveyancer or solicitor will manage your water account through the settlement process.

Payment Assistance is available if you are having difficulty paying your account, call 1800 994 789.

Large Print and Braille accounts call 1300 304 688.

Hearing Impaired Customers contact the National Relay Service on 133 677 or visit www.relayservice.gov.au. This is a 24 hour service for TTY customers.

Privacy Statement Yarra Valley Water collects personal information for the purposes of providing water and related services and products, promoting such services and products and market research. We may disclose your personal information to our contractors for these purposes and other third parties including Melbourne Water and the Minister for Environment and Water relating to Parks Victoria services. You may request access to your personal information that we hold by writing to the Privacy Officer at Private Bag 1, Mitcham VIC 3132. Please note we may charge you the reasonable cost of providing you with access to your personal information.

For language assistance

العربية	1300 914 361	Ελληνικά	1300 931 364
廣東話	1300 921 362	普通话	1300 927 363

For other language assistance, please call ezispeak.

Македонски	1300 976 224	Hrvatski	1300 976 224
한국어	1300 976 224	Српски	1300 976 224
فارسی	1300 976 224	Türkçe	1300 976 224
Italiano	1300 976 224	Tiếng Việt	1300 976 224

Yarra Valley Water is pleased to help you if you have a concern about water services. Please call **1300 304 688** or visit our website at www.yvw.com.au or e-mail enquiry@yvw.com.au

Have a complaint? If you would like to talk to us about an unresolved issue, call **1800 051 379**

CHG612100021353379549O/ccb_ebil_qu_20161219224527_001.dat

HOW TO PAY

Account Number: 02 1358 0000 **Invoice Number: 0213 5337 9549O**

YARRA VALLEY ONLINE WATER

Manage your account easier, faster and more securely than ever before. Register your account at yvw.com.au/online

BPAY

Biller Code: 344366
Ref: 021 3580 0004

MyPOST

MyPost Digital Mailbox
Receive and pay this account online. Visit digitalmailbox.com.au

Direct Debit your account automatically, call 1300 304 688 or visit yvw.com.au/directdebit

Pay by credit card via yvw.com.au/paying or on 1300 362 332. To get an email receipt, pay via your online account. MasterCard VISA

POST billpay

BillPay Code: 3042
Ref: 0213 5337 95490

Pay In Person at any post office (Cash or Cheque), phone 13 1816 or go to postbillpay.com.au

Use Centrepay to arrange regular deductions from your Centrelink payment. Call Yarra Valley Water on **1300 304 688** to discuss how to setup a payment arrangement.

Mail a Cheque with this portion of the account to: **Yarra Valley Water, GPO Box 2753 Melbourne VIC 3001**

Check your account balance or **request more time to pay** yvw.com.au/extend or on 1300 304 688.

Amount Due	$107.96cr	Amount Paid		Date Paid		Receipt Number	

Due Diligence Checklist

What you need to know before buying a residential property

Consumer Affairs Victoria

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 **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.

Vendor:

JASON PATRICK AMARANT

Vendor's Section 32 Statement

Property:

177 LOWES ROAD CHUM CREEK 3777

Vendor's Conveyancer:

BOWERS CONVEYANCING SERVICES
P O BOX 221
WARRAGUL 3820

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