

DATED

2020

RITCHIE DEVAN BARBER AND SHAUNA RUTH BARBER

VENDORS SECTION 32 STATEMENT

Property: 97 Dunbar Road, Traralgon VIC

goodmove
CONVEYANCING

DX 84436
TRARALGON VIC
Tel: 03 5174 6862
Fax: 03 5174 4670
Ref: JM:AB:20-7121

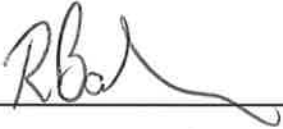
Vendor Statement

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	97 DUNBAR ROAD, TRARALGON VIC 3844
-------------	------------------------------------

Vendor's name	Ritchie Devan Barber	Date
Vendor's signature		26 / 6 / 20
Vendor's name	Shauna Ruth Barber	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 total does not exceed: \$3,500.00

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

Not Applicable

1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable

2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):

☒ Is in the attached copies of title document/s

(b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

Not Applicable

3.2 Road Access

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

☐

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act* 1993 if the square box is marked with an 'X'

☒

3.4 Planning Scheme

☒ Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable

4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

NIL

4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

NIL

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act 1993* in the preceding 7 years (required only where there is a residence on the land):

Not Applicable

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act 1987*.

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*.

- (a) ☐ Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:

NIL

- (d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:

NIL

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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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.

Vendor GST Withholding Notice

Pursuant to Section 14-255 Schedule 1 Taxation Administration Act 1953 (Cwlth)

From: Ritchie Devan Barber and Shauna Ruth Barber, 99 Dunbar Road, Traralgon VIC 3844

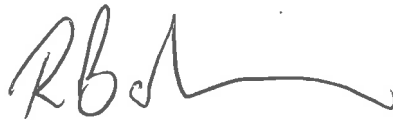
Property Address: 97 Dunbar Road, Traralgon VIC 3844

Lot: 56 Plan of subdivision: 519242H

The Purchaser is not required to make a payment under Section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwlth) in relation to the supply of the above property

Dated: 26-6-20

Signed by Ritchie Barber and Shauna Barber:

A handwritten signature in dark ink, appearing to be 'RBA' followed by a long horizontal flourish.

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

VOLUME 11822 FOLIO 332

Security no : 124083973618G

Produced 26/06/2020 11:53 AM

LAND DESCRIPTION

Lot 56 on Plan of Subdivision 519242H.
PARENT TITLE Volume 10765 Folio 532
Created by instrument PS519242H 26/09/2016

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
RITCHIE DEVAN BARBER
SHAUNA RUTH BARBER both of 7-9 POPLAR AVENUE TRARALGON VIC 3844
AN222956K 27/10/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN222958F 27/10/2016
MECU LTD

COVENANT AN222956K 27/10/2016

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 PS519242H 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: 99 DUNBAR ROAD TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

AQ530786P NOMINATION TO PAPER INST. 08/12/2017
eCT Nominated to Caveat TO Bank Australia Limited

eCT Control 13091U BANK AUSTRALIA LTD
Effective from 27/10/2016

DOCUMENT END

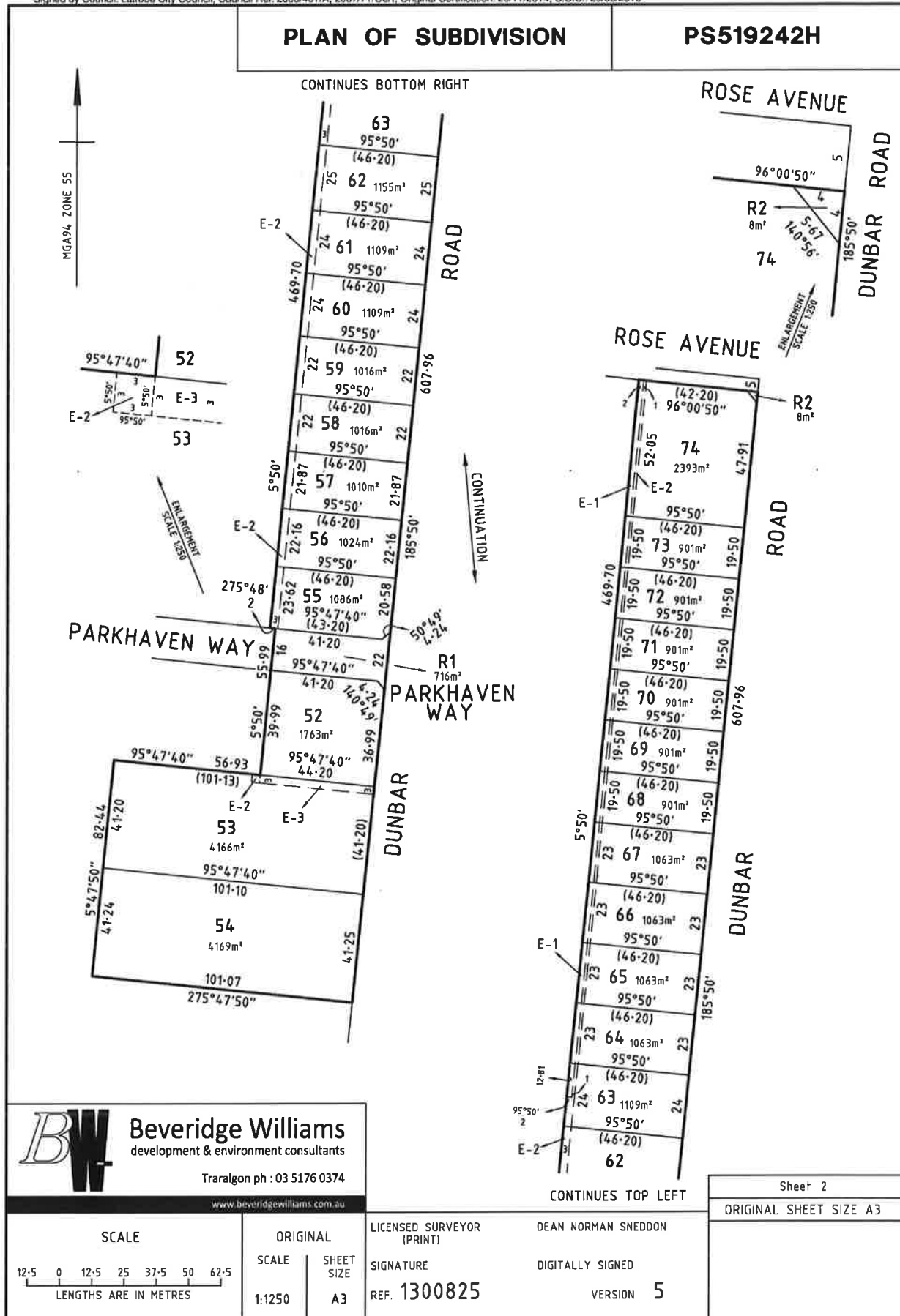
Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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Signed by Council: Latrobe City Council, Council Ref: 2006/401/A, 2007/71/Cert, Original Certification: 20/11/2014, S.O.C.: 29/08/2016

PLAN OF SUBDIVISION				LRS use only EDITION 1		PS519242H	
LOCATION OF LAND Parish: TRARALGON Township: TRARALGON Section: — Crown Allotment: 94 (PART) Crown Portion: — Title Reference: VOL10765 FOL 532 Last Plan Reference: PS506510G LOT C Postal Address: DUNBAR ROAD (at time of subdivision) TRARALGON 3844 MGA Co-ordinates E 459 150 ZONE: 55 (of approx. centre of land in plan) N 5770 800				Council Name: LATROBE CITY COUNCIL			
Vesting of Roads and / or Reserves				Notations			
Identifier		Council/Body/Person		Staging This is not a staged subdivision Planning Permit No. 2006/401/A			
ROAD R1		LATROBE CITY COUNCIL		Depth Limitation DOES NOT APPLY THIS IS A SPEAR PLAN. LOTS 1-51 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. SURVEY THIS PLAN IS BASED ON SURVEY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 44, 46, 48 & 365 IN PROCLAIMED SURVEY AREA No. —			
ROAD R2		LATROBE CITY COUNCIL					
Notations							
EASEMENT INFORMATION							
Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)							
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	LRS use only		
E-1	PIPELINE AND ANCILLARY PURPOSES	2	PS431811G - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY	Statement of Compliance/Exemption Statement		
E-2	PIPELINE AND ANCILLARY PURPOSES	SEE DIAG	PS506510G - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY	Received ☒		
E-3	PIPELINE OR ANCILLARY PURPOSES	3	THIS PLAN - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION	Date 2/09/16		
					LRS use only Plan Registered Time 12:49 PM Date 29/09/16 G. ANGELINI Assistant Registrar of Titles		
					Sheet 1 of 2 Sheets		
					ORIGINAL SHEET SIZE A3		
 Beveridge Williams development & environment consultants Traralgon ph : 03 5176 0374 www.beveridgewilliams.com.au			LICENSED SURVEYOR (PRINT) DEAN NORMAN SNEDDON SIGNATURE DIGITALLY SIGNED REF. 1300825 VERSION 5				

Signed by Council: Latrobe City Council, Council Ref: 2008/401/A, 2007/71/Cert, Original Certification: 20/11/2014, S.O.C.: 29/08/2016





Plan of Subdivision PS519242H
Certification of plan by Council (Form 2)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S040481A
Plan Number: PS519242H
Responsible Authority Name: Latrobe City Council
Responsible Authority Reference Number 1: 2006/401/A
Responsible Authority Reference Number 2: 2007/71/Cert
Surveyor's Plan Version: 5

Certification

☐ This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

☐ Has been made and the requirement has not been satisfied at Certification

☐ Has been made and the requirement has been satisfied at Statement of Compliance (Document updated 29/08/2016)

Digitally signed by Council Delegate: Karen Egan
Organisation: Latrobe City Council
Date: 20/11/2014

Signed by: Karen Egan (Latrobe City Council) 20/11/2014

AN222956K

Privacy Collection Statement
The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

TRANSFER OF LAND

Creating an Easement and/or Restrictive Covenant

Section 45 Transfer of Land Act 1958

Lodged by

Name:

Phone:

Address:

Bank Australia

Reference:

Code 13091U

Customer Code:

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio)

Certificate of Title

Volume

Folio

11822

331 + 332

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

All its estate in fee simple

Consideration:

\$430,000.00

Transferor: (full name)

HARMAUR PTY LTD (ACN 007 064 155)

Transferee: (full name and address including postcode)

RITCHIE DEVAN BARBER AND SHAUNA RUTH BARBER of 7-9 Poplar Avenue TRARALGON VIC 3844
as Joint Proprietors

Directing Party: (full name)

Creation and/or Reservation of Easement and/or Restrictive Covenant

The Transferees for themselves and their successors in title, the registered proprietor or proprietors for the time being of the land hereby transferred and each and every part thereof DO HEREBY COVENANT with the transferor, its successors in title, the registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision PS519242H and each and every part thereof (other than the land hereby transferred) that we shall not without the written consent of the Vendor first had and obtained for a period of 15 years from the registration of the plan:

30800812A

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THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Duty Use Only

347 936

AN222956K

TRANSFER OF LAND
Creating an Easement and/or
Restrictive Covenant
Section 45 Transfer of Land Act 1958

- (a) Erect or allow to be erected upon the lot hereby sold any outbuildings using materials other than vertical lapped treated pine palings;
- (b) Erect or allow to be erected upon the lot hereby sold any side or rear fence consisting otherwise than of vertical lapped treated pine palings, and;
- (c) Erect or allow to be erected upon the lot hereby sold any fence which does not comply with the following requirements:
 - Side fences: Not to exceed 1 metre in height over a 2.8 meter distance from the front boundary of the lot hereby sold, thereafter angular grading over a distance of 2.5 meters to 1.8 meters in height.
 - Rear fences: Not to exceed 1.8 meters in height.
 - Corner lots: As approved or directed by the Vendor.

AND IT IS HEREBY AGREED that the benefit of the foregoing covenants shall be attached to and run at law and in equity with the land comprised on the Plan of Subdivision so that the burden thereof shall be annexed to and run at law and in equity with the lot hereby transferred and that the same shall be noted and appear on every future Certificate of Title for the Lot as an encumbrance affecting the same and every part thereof.

12411305A

T2

Page 2 of 3

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Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Duty Use Only

AN222956K

TRANSFER OF LAND
Creating an Easement and/or
Restrictive Covenant
Section 45 Transfer of Land Act 1958

Dated:

17/10/16

Execution and attestation:

Executed by Harmaur Pty Ltd ACN 007 064 155 in accordance with Section 127 of the Corporations Act 2001 by its Attorney David Bathurst Reese-Hackford as per Power of Attorney dated 5 October, 2016:

DB Reese-Hackford

Signed by the Transferee

In the presence of:

Witness...

RD Barber

SR Barber

12411305A

Duty Use Only

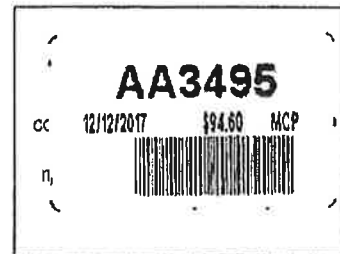
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Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Memorandum of common provisions
Section 91A Transfer of Land Act 1958



Lodged by

Name: MASON BLACK LAWYERS
Phone: 8635 2300
Address: 10/333 COLLINS STREET, MELBOURNE 3000
Reference: 3102942
Customer code: 16227E

This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

Provisions:

1. THE FOLLOWING RESTRICTIVE COVENANT AFFECTS LOT 56 ON PLAN OF SUBDIVISION PS519242H IN CERTIFICATE OF TITLE VOLUME 11822 FOLIO 332 ("THE LAND AFFECTED") AND IS FOR THE BENEFIT OF THE PROPRIETOR FOR THE TIME BEING OF LOT 55 ON PLAN OF SUBDIVISION PS519242H IN CERTIFICATE OF TITLE VOLUME 11822 FOLIO 331 ("THE LAND BENEFITED").
2. THE TRANSFEREES FOR THEMSELVES AND THEIR SUCCESSORS IN TITLE, THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF THE LAND AFFECTED AND EACH AND EVERY PART THEREOF DO HEREBY COVENANT WITH THE TRANSFERORS, THE SUCCESSORS IN TITLE, THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF THE LAND BENEFITED AND EACH AND EVERY PART THEREOF THAT THEY SHALL NOT ERECT OR ALLOW TO BE ERECTED UPON THE LAND AFFECTED ANY BUILDING OTHER THAN A SINGLE STOREY DWELLING ON A CONCRETE SLAB WITH A ROOF PITCH OF NO MORE THAN 25 DEGREES.

AND IT IS HEREBY AGREED THAT THE BENEFIT OF THE FOREGOING COVENANT SHALL BE ATTACHED TO AND RUN AT LAW AND IN EQUITY WITH THE LAND AFFECTED SO THAT THE BURDEN THEREOF SHALL BE ANNEXED TO AND RUN AT LAW AND IN EQUITY WITH THE LAND AFFECTED AND THE SAME SHALL BE NOTED AND APPEAR ON EVERY FUTURE CERTIFICATE OF TITLE FOR THE LAND AFFECTED AS AN ENCUMBRANCE AFFECTING THE SAME AND EVERY PART THEREOF.

Signing:

35271702A

91ATLA

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments and plans.

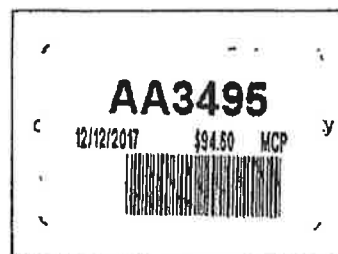
Page 1 of 2

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

InfoTrack

Memorandum of common provisions
Section 91A Transfer of Land Act 1958



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

Signer Name BARRY RABOY
Signer Organisation MASON BLACK LAWYERS
Signer Role AUSTRALIAN LEGAL PRACTITIONER

Signature

A handwritten signature in black ink, appearing to be 'B. Raboy', written over a horizontal line.

Execution Date 8-12-17

35271702A

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments and plans.

91ATLA

Page 2 of 2

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

Property Report from www.land.vic.gov.au on 26 June 2020 11:31 AM

Address: 97 DUNBAR ROAD TRARALGON 3844

Lot and Plan Number: This property has 2 parcels. See table below.

Standard Parcel Identifier (SPI): See table below.

Local Government (Council): LATROBE **Council Property Number:** 55570

Directory Reference: VicRoads 696 G9

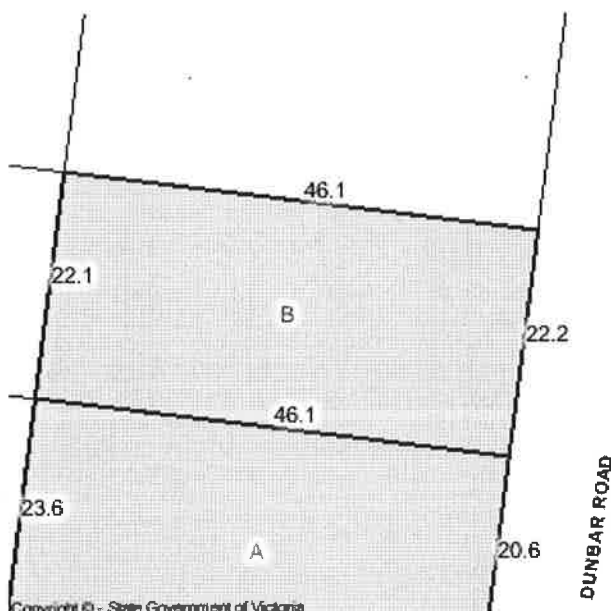
This property is in a designated bushfire prone area.

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: 2105 sq. m

Perimeter: 137 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.

2 dimensions shorter than 1m 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**

Parcel Details

Letter in first column identifies parcel in diagram above

	Lot/Plan or Crown Description	SPI
A	Lot 55 PS519242	55\PS519242
B	Lot 56 PS519242	56\PS519242

State Electorates

Legislative Council: EASTERN VICTORIA

Legislative Assembly: MORWELL

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Utilities

Rural Water Corporation: Southern Rural Water

Urban Water Corporation: Gippsland Water

Melbourne Water: outside drainage boundary

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

Planning Zone Summary

Planning Zone: [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[GENERAL RESIDENTIAL ZONE - SCHEDULE 3 \(GRZ3\)](#)

Planning Overlay: None

Planning scheme data last updated on 10 June 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](#)

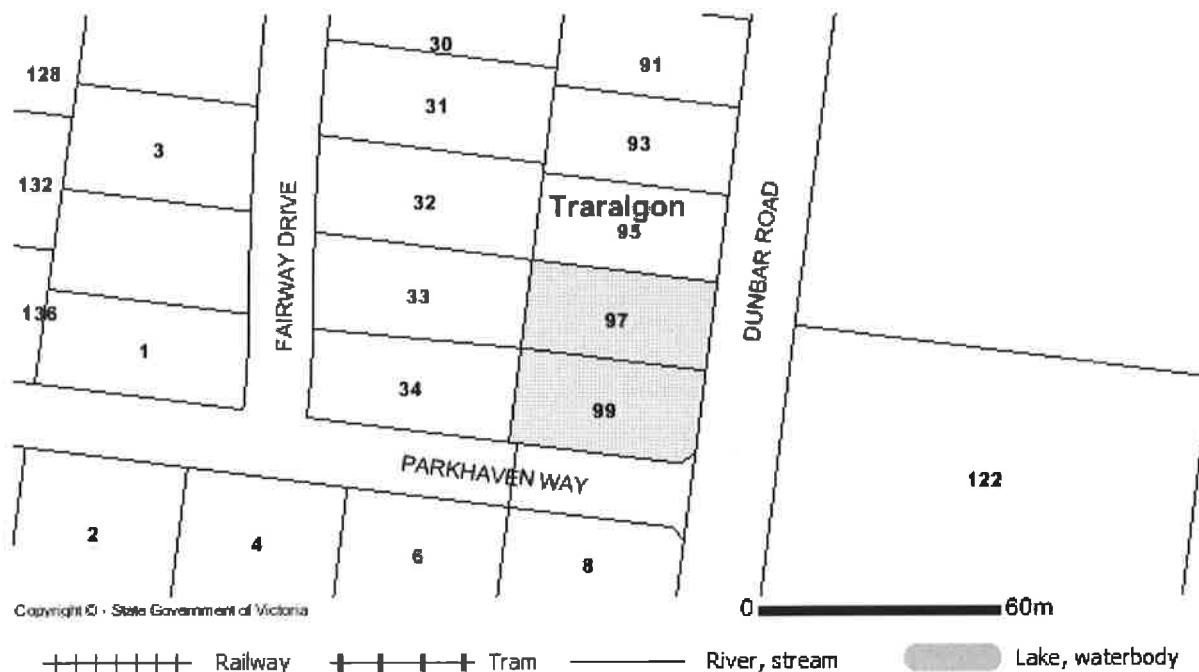
The Planning Property Report includes separate maps of zones and overlays

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

Area Map



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PLANNING PROPERTY REPORT



State
Government

Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 26 June 2020 11:32 AM

PROPERTY DETAILS

Address: **97 DUNBAR ROAD TRARALGON 3844**
Lot and Plan Number: **Lot 56 PS519242**
Standard Parcel Identifier (SPI): **56\PS519242**
Local Government Area (Council): **LATROBE**
Council Property Number: **55570**
Planning Scheme: **Latrobe**
Directory Reference: **Vicroads 696 G9**

www.latrobe.vic.gov.au

[Planning Scheme - Latrobe](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Gippsland Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **AUSNET**

[View location in VicPlan](#)

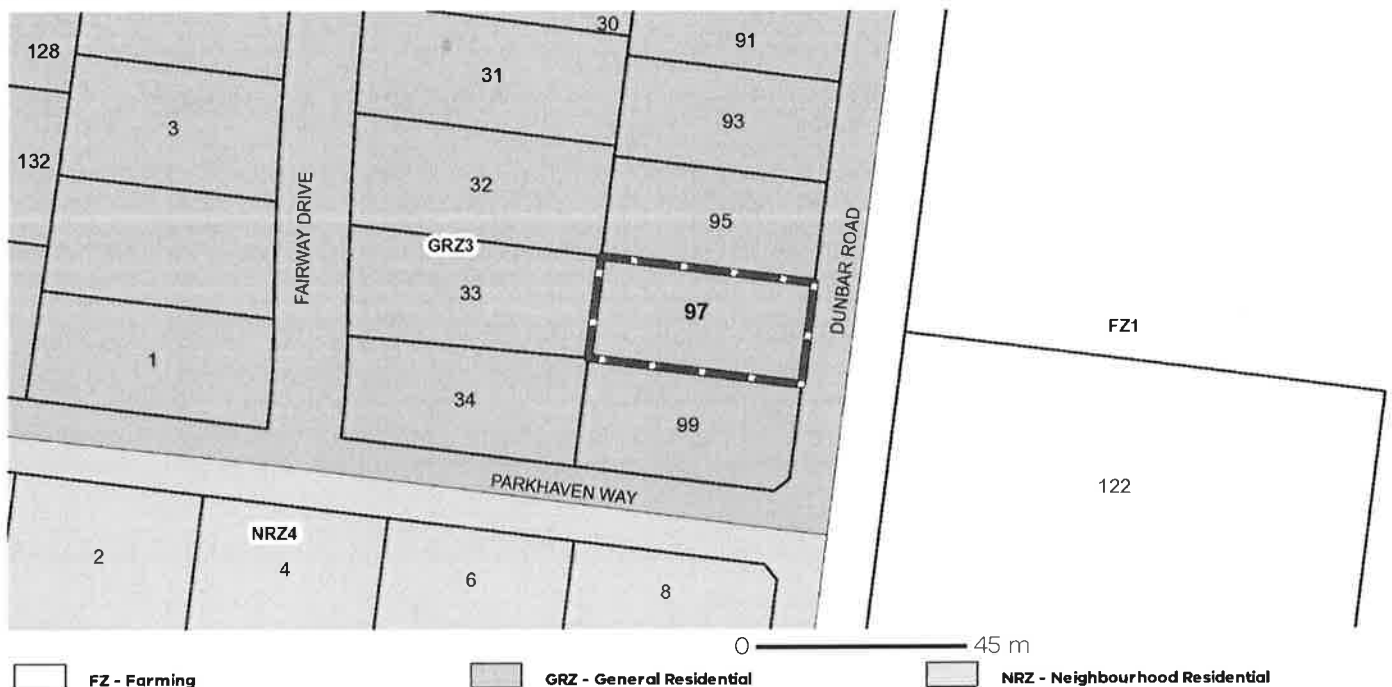
STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **MORWELL**

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

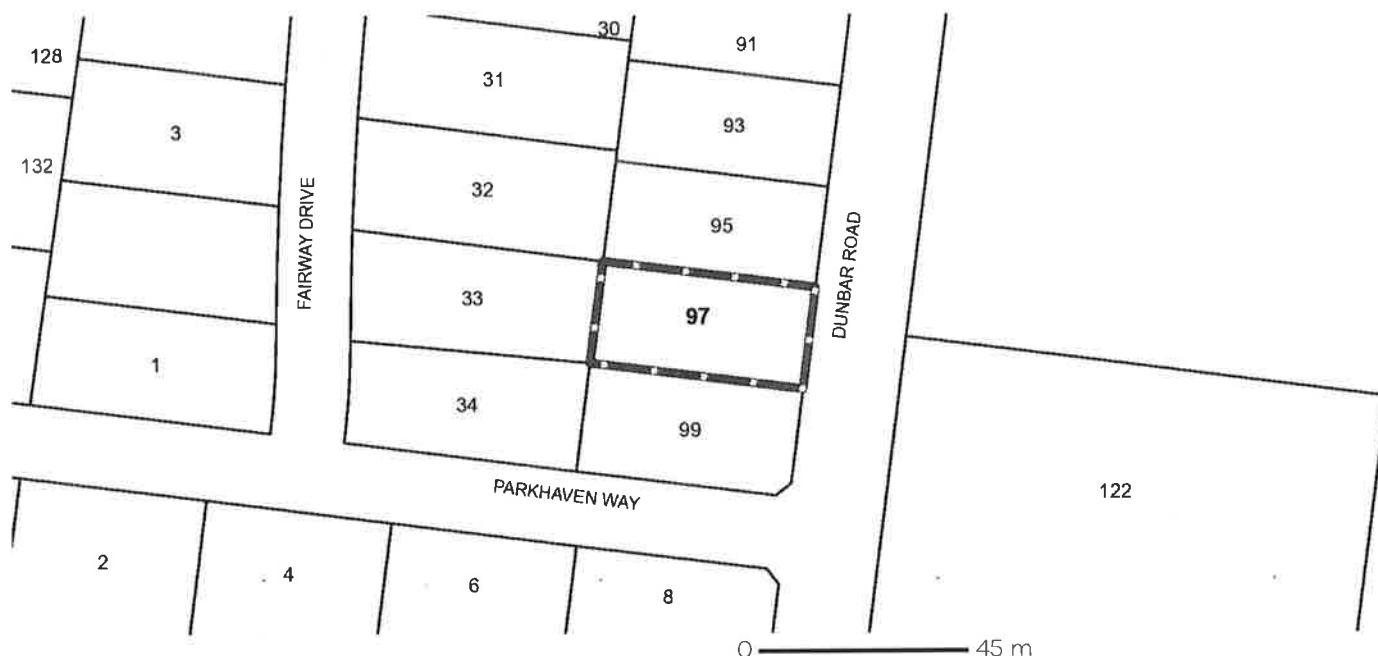
GENERAL RESIDENTIAL ZONE - SCHEDULE 3 (GRZ3)



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

Planning Overlays

No planning overlay found



Further Planning Information

Planning scheme data last updated on 17 June 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

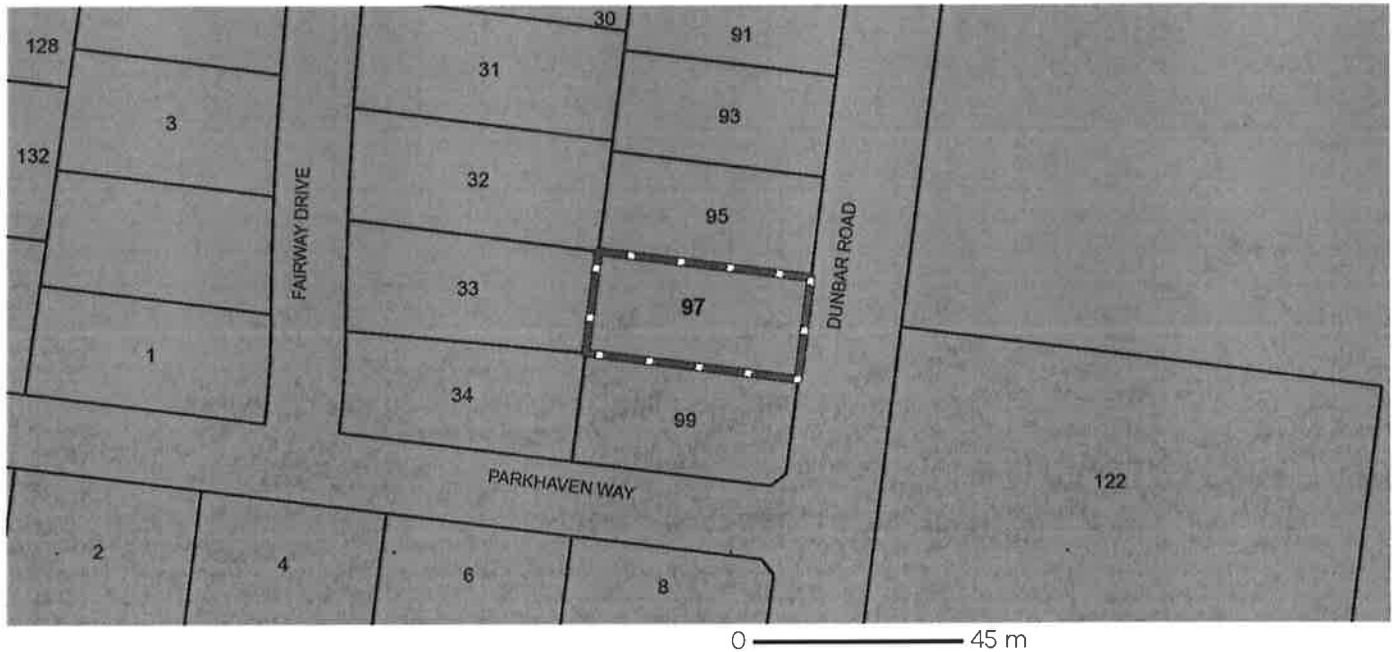
<https://mapshare.maps.vic.gov.au/vicplan>

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

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area.

Special bushfire construction requirements apply. Planning provisions may apply.



 Designated Bushfire Prone Areas

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 <https://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 <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

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



GIPPSLAND WATER

55 Hazelwood Road, PO Box 348, Traralgon Vic 3844 ABN 75 830 750 413

Customer Enquiries 1800 050 500

Customers outside Victoria (03) 5177 4600

Service Faults 24hrs 1800 057 057

Email: contactus@gippswater.com.au

Website: www.gippswater.com.au



R Barber & S Barber
99 Dunbar Rd
TRARALGON VIC 3844

034
R0_110050

Account Number: 0010609402

Amount Due: **\$164.89**

Current Charges Pay By: **23/06/2020**

Invoices are issued **3** times per year.
Approximate next meter reading:
14/09/2020

Account Summary

97 Dunbar Rd Traralgon Vic 3844

Tax invoice number 5598166
Service charge period 01/03/2020 to 30/06/2020

Water Service Charge Not Connected \$29.45
Wastewater Service Charge Not Connected \$135.44

TOTAL CURRENT CHARGES \$164.89

Total account \$164.89
Total price includes GST of \$0.00

**Indicates taxable supply*

Payment Summary

Last account \$164.89
Thank you for your payment \$164.89CR

Balance Due \$0.00
Current Charges \$164.89

AMOUNT DUE \$164.89

Total includes GST \$0.00

Payments made on or after 26/05/2020
will not be shown on this account.

Compare Your Usage

No water usage has been charged
on this invoice

Your Charges Explained

WATER USAGE: The charge for the amount of water used at the property as recorded by the water meter.

WATER SERVICE AND WASTEWATER SERVICE: The charges for Gippsland Water to maintain water quality, to undertake maintenance and construction of water and wastewater mains, and responsibly dispose of the wastewater from your property with the exception of properties serviced by septic tank systems.

Payment Slip



* 368 00106094028

R Barber & S Barber

GST Inclusive Amount Due: \$164.89

Account Number: 0010609402
Tax Invoice Number: 5598166
Date of Issue: 26/05/2020
Current Charges Pay By: 23/06/2020

Payment Assistance

We understand there are times customers have difficulty in meeting bill payment. Our Customer Care Program is designed to assist you at such times. Please call **1800 050 500** and speak to our Customer Contact team. We look forward to assisting you.