

**VENDORS STATEMENT TO THE
PURCHASER OF REAL ESTATE
PURSUANT TO SECTION 32 OF THE
SALE OF LAND ACT 1962**

Vendor: Paul Maxwell Campbell and Michael James Campbell and Vikki Maree Paul

Property: 550 Havilah Road, HAVILAH

Knox Legal incorporating Lane Amazon

Suite 14, 249 Stud Road Wantirna, 3152

Phone: 9800 4422

Fax: 9801 0599

Ref: JC:JM:4722

Knox Legal incorporating Lane Amazon

Suite 14, 249 Stud Road
Wantirna, 3152Tel: 9800 4422
Fax: 9801 0599

**VENDORS STATEMENT TO THE PURCHASER OF REAL ESTATE
AS REQUIRED BY SECTION 32 OF THE SALE OF LAND ACT 1962**

Vendor: Paul Maxwell Campbell and Michael James Campbell and Vikki Maree Paul

Property: 550 Havilah Road, HAVILAH

IMPORTANT NOTICE TO PURCHASERS

The Purchaser acknowledge that this Statement has been prepared in accordance with instructions and information as provided by the Vendor, and that it is in no way a statement of representation by Knox Legal incorporating Lane Amazon as to the above property.

1. Financial matters in respect of the land

Information regarding the amount of rates, taxes, charges or similar outgoings affecting the property and interest (if any) payable thereon (including any Owners Corporation Charges and Interest):

are as follows:

Authority	Amount	Interest
Alpine Shire Council Land Tax		

- a. Their total per annum does not exceed \$1,700.00
- 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: - Nil

Any amounts (including any proposed Owners Corporation levy) for which the Purchaser may become liable in consequence of the purchase of the Property, are as follows - Nil, other than as disclosed in the attached Owners Corporation Certificate/s, save for the usual adjustment of rates to be made at settlement. Land tax may be applicable if unimproved value exceeds \$250,000.00.

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: - Not Applicable.
- (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: as set out in attached copies of documents
 - ii. Particulars of any existing failure to comply with the terms of that easement, covenant and/or restriction are as follows: - None to the Vendor's knowledge
- (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 -
- (i) name of the planning scheme: - Alpine Shire Council Planning Scheme
 - (ii) name of the responsible authority: - Alpine Shire Council / Department of Infrastructure
 - (iii) zoning of the land: - As attached
 - (iv) name of any planning overlay affecting the land: - As attached

The property may be identified as land subject to uncontrolled overland drainage where Council recommends that no site cuts be carried out on the land unless a minimum floor level of 600mm above

the lowest ground level on the land is achieved. The Purchaser/s should satisfy themselves by making the appropriate enquiries of the relevant authorities prior to entering into a contract, as the Vendor/s give no warranties whatsoever in regard to same.

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: Nil
- (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: Nil
- (c) particulars of any notice of intention to acquire served under section 6 of the ***Land Acquisition and Compensation Act 1986***. Are as follows: - Nil

Termites

The property may be in an area prone to termites. The purchaser should make their own enquiries and indemnifies the vendor in this regard.

Warning

The Vendor has no means of knowing of all decisions of public authorities and Government departments affecting the property unless communicated 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

The purchaser acknowledges that:

- 5.1 any failure of any building improvements on the land to comply with any planning, health, environmental, building or other legislation, regulations, by-laws or any planning permit and any encroachment by or on the land does not constitute a defect in the Vendor's title and the purchaser shall not make any objection, requisition or claim any compensation from the Vendor on any such ground; and
- 5.2 the Purchaser accepts the land and improvements on and services on and to the land in their present condition, position and state of repair and subject to all faults and defects both latent and patent.

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

Not applicable

8. Disclosure of non-connected services

The services which are marked with an 'X' in the accompanying square box are **NOT** connected to the land.

electricity supply gas supply telephone services water supply sewerage

The Purchaser is on notice that each Authority may require payment of connection fees prior to supply to this property of the service for which it is responsible. The Vendor accepts no responsibility for any delays or costs which might be experienced by the Purchaser in arranging any such connection with the service authority.

9. 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 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.

10. GST Withholding Notice – Notice to Purchaser

Pursuant to Section 14-255 Schedule 1 of the Taxation Administration Act 1953 (Cth) (Act) – Purchaser withholding obligations - The vendor hereby gives Notice that the vendor warrants and confirms that in relation to the supply of the property, that it is not new residential premises or potential residential land as defined in Section 14-250 of the Act and the purchaser has no GST withholding obligations.

The purchaser IS NOT required to withhold an amount under the Cth Act

11. Attached Documents

Attached are copies of the following:-

- Register Search Statement & Plan of Subdivision
- Land Property Report
- Property Planning Report
- Planning Certificate
- Roads Certificate
- Alpine Shire Land Information Certificate
- State Revenue Office Land Tax Certificate
- Due Diligence Checklist

IMPORTANT NOTE:

Safety of existing swimming pools/spas

If the property should include a swimming pool or spa, all swimming pools and spas are required to comply with the minimum standards of the current Building Regulations. More information may be obtained from your Council.

Swimming Pool or Spa No

If 'yes' Swimming Pool or Spa Registered


Current Certificate of Pool and Spa Carrier Compliance


If the above is applicable it shall become the purchaser's responsibility.

02/09/23

DATE OF THIS STATEMENT

Signature/s of the Vendor/s  **Paul Maxwell Campbell**

DocuSigned by:

Michael James Campbell

DocuSigned by:

Vikki Maree Paul

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

DATE OF THIS ACKNOWLEDGEMENT / /

Signature/s of the Purchaser/s _____

Register Search Statement - Volume 4133 Folio 572

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 04133 FOLIO 572

Security no : 124103702124D
Produced 06/02/2023 10:55 AM

LAND DESCRIPTION

Crown Allotment 1B Section 27 Parish of Tawanga.
PARENT TITLE Volume 02295 Folio 806
Created by instrument 0858597 08/07/1918

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 3 equal undivided shares

Sole Proprietor

VIKKI MAREE PAUL of BACK CREEK ROAD BUFFALO RIVER VIC 3737

As to 1 of a total of 3 equal undivided shares

Sole Proprietor

MICHAEL JAMES CAMPBELL of MUMMERY ROAD MYRTLEFORD VIC 3737

As to 1 of a total of 3 equal undivided shares

Sole Proprietor

PAUL MAXWELL CAMPBELL of 41 ARBRODH STREET WANTIRNA SOUTH VIC 3152
AH103906T 19/03/2010

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP528912X 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: HAVILAH ROAD HAVILAH VIC 3737

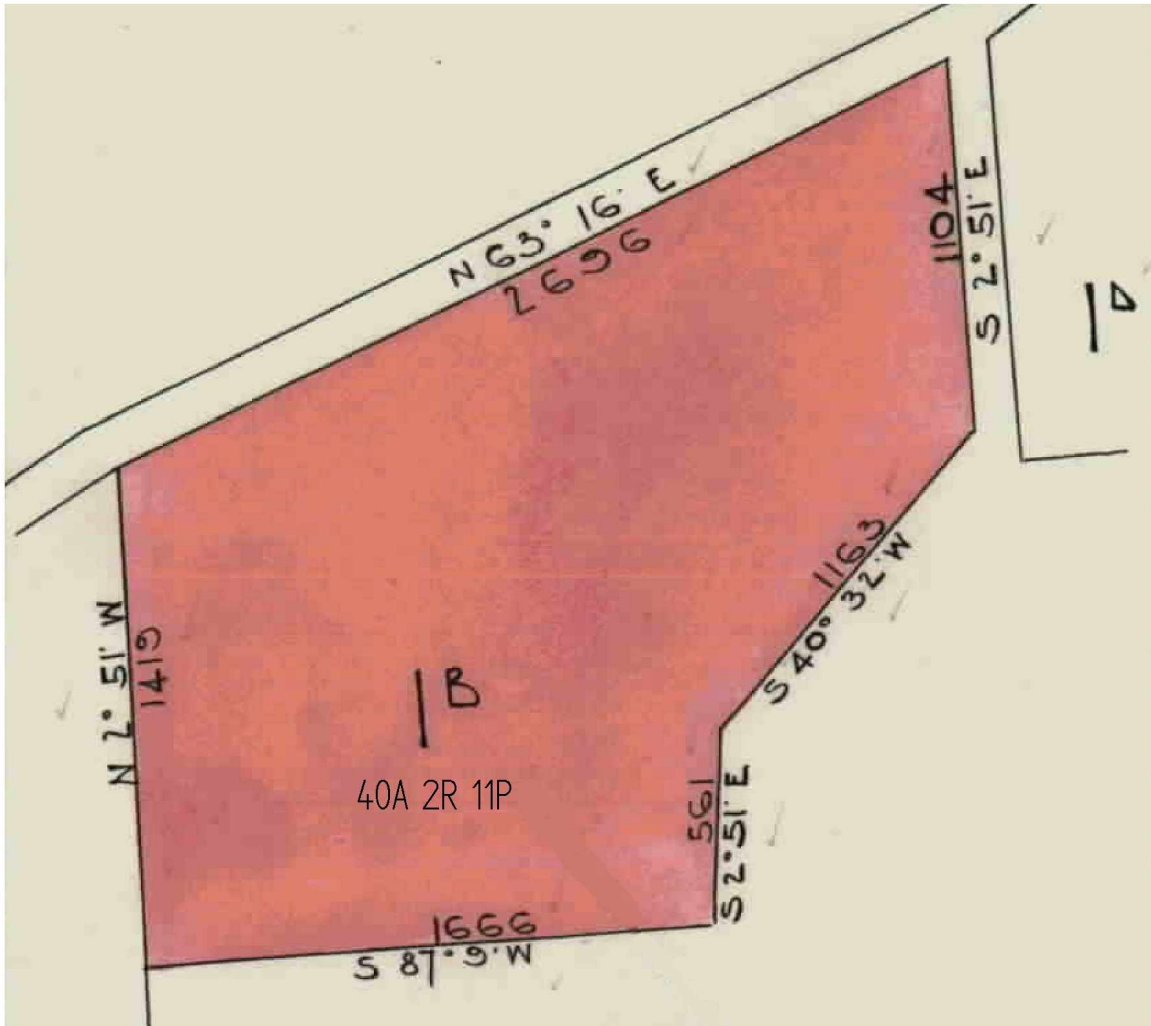
DOCUMENT END

The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 06/02/2023, for Order Number 78054694. Your reference: JC:JM:4722 Campbell and Paul.

TITLE PLAN		EDITION 1	TP 528912X
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<p>Location of Land</p> <p>Parish: TAWANGA Township: Section: 27 Crown Allotment: 1B Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 4133 FOL 572 Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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Description of Land / Easement Information	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 25/05/2000 VERIFIED: BH</p>
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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 06 February 2023 10:51 AM

PROPERTY DETAILS

Address: **HAVILAH ROAD HAVILAH 3737**

Crown Description: **Allot. 1B Sec. 27 PARISH OF TAWANGA**

Standard Parcel Identifier (SPI): **1B-27\PP3568**

Local Government Area (Council): **ALPINE**

Council Property Number: **5865**

Planning Scheme: **Alpine**

Directory Reference: **Vicroads 49 G3**

www.alpineshire.vic.gov.au

[Planning Scheme - Alpine](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**

Urban Water Corporation: **North East Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**

Legislative Assembly: **OVENS VALLEY**

OTHER

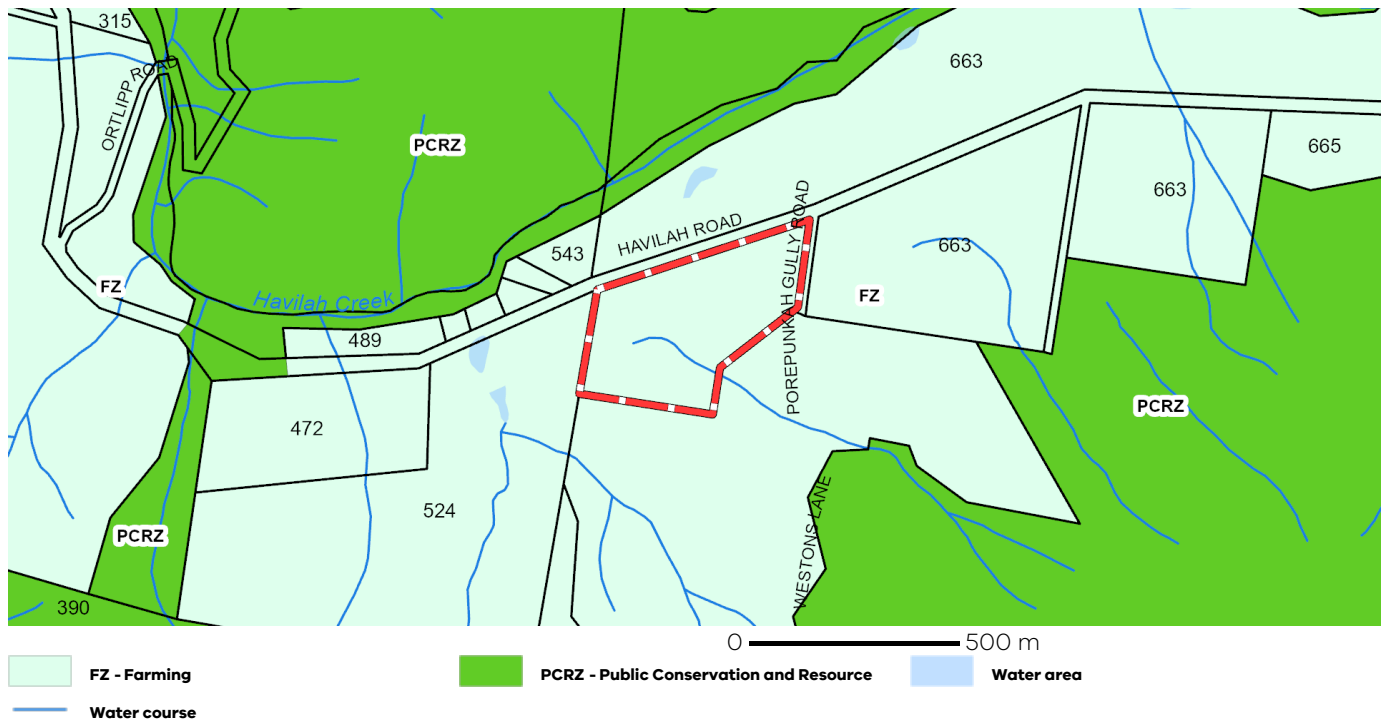
Registered Aboriginal Party: **None**

[View location in VicPlan](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

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



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

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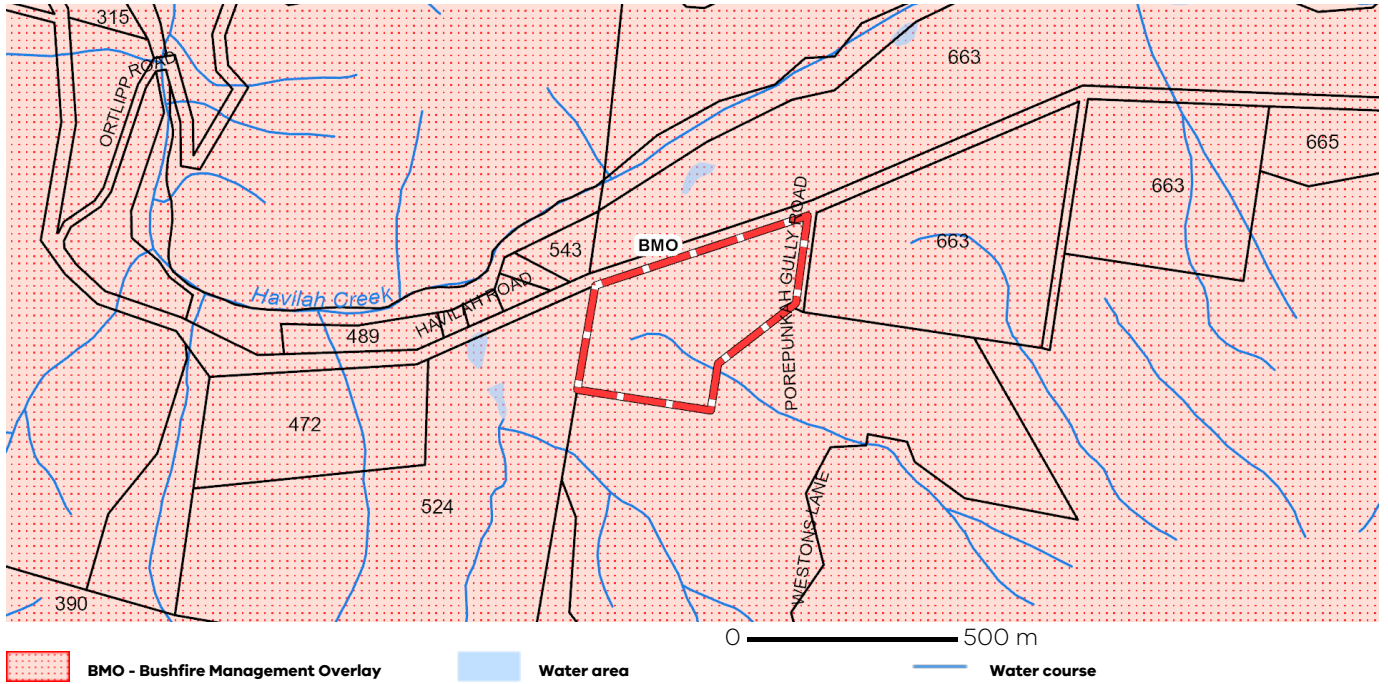
Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



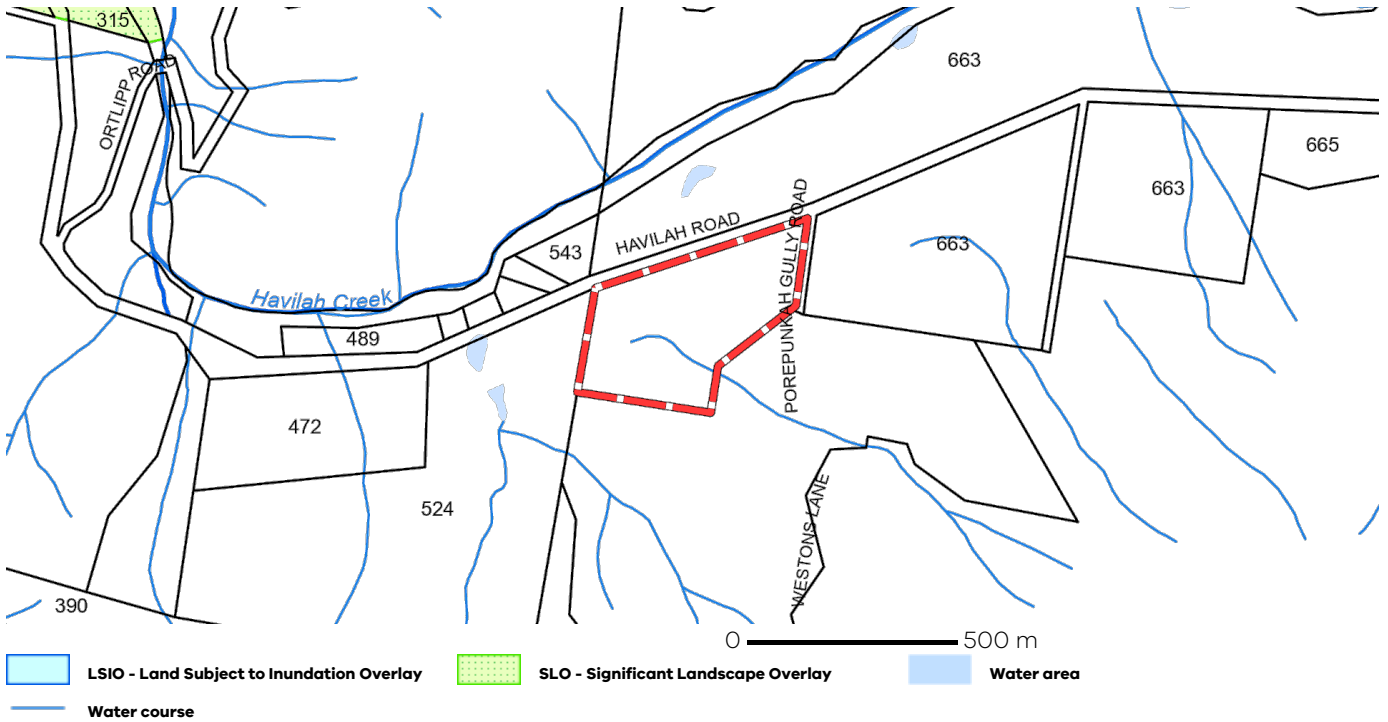
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

SIGNIFICANT LANDSCAPE OVERLAY (SLO)



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

Further Planning Information

Planning scheme data last updated on 2 February 2023.

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>

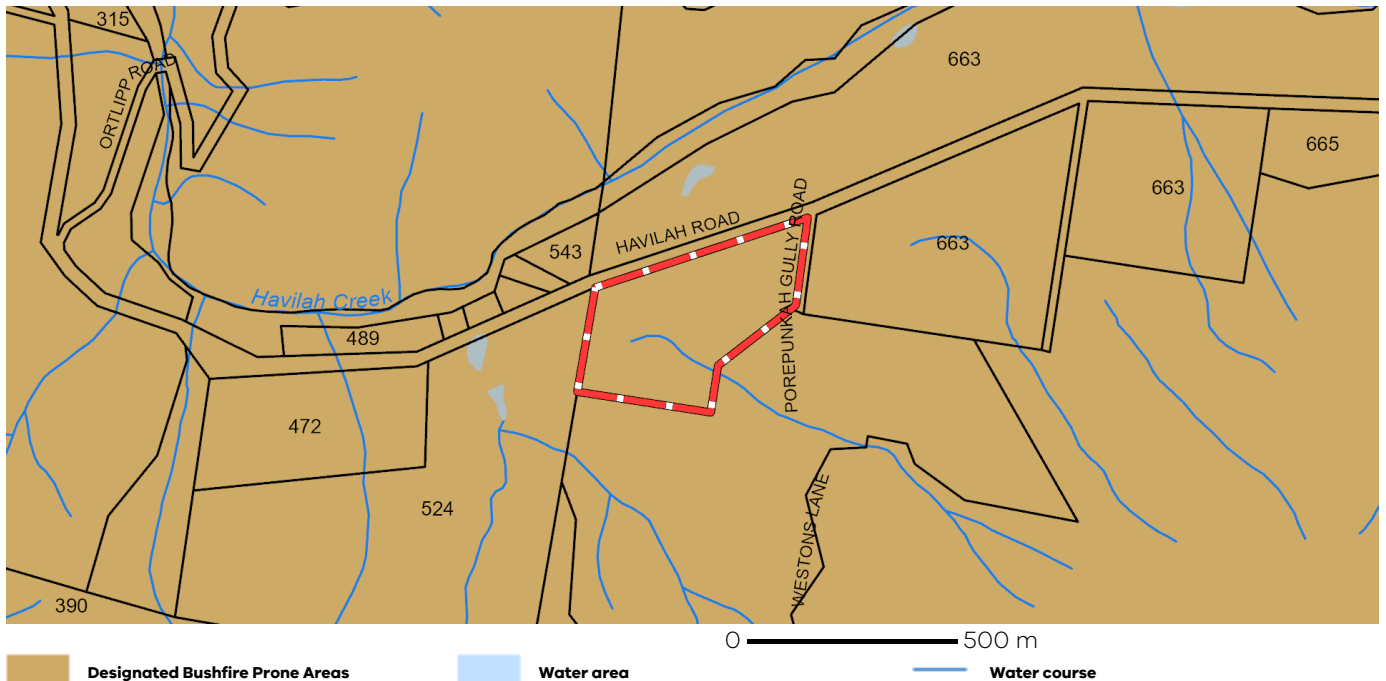
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

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>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](http://Native%20vegetation%20(environment.vic.gov.au)) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](http://NatureKit%20(environment.vic.gov.au))

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PROPERTY REPORT

From www.planning.vic.gov.au at 06 February 2023 10:50 AM

PROPERTY DETAILS

Address: **HAVILAH ROAD HAVILAH 3737**
 Crown Description: **Allot. 1B Sec. 27 PARISH OF TAWANGA**
 Standard Parcel Identifier (SPI): **1B-27\PP3568**
 Local Government Area (Council): **ALPINE**
 Council Property Number: **5865**
 Directory Reference: **Vicroads 49 G3**

www.alpineshire.vic.gov.au

SITE DIMENSIONS

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



Area: 146599 sq. m (14.66 ha)

Perimeter: 1661 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.

1 overlapping dimension label is not being displayed

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
 Urban Water Corporation: **North East Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **OVENS VALLEY**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

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

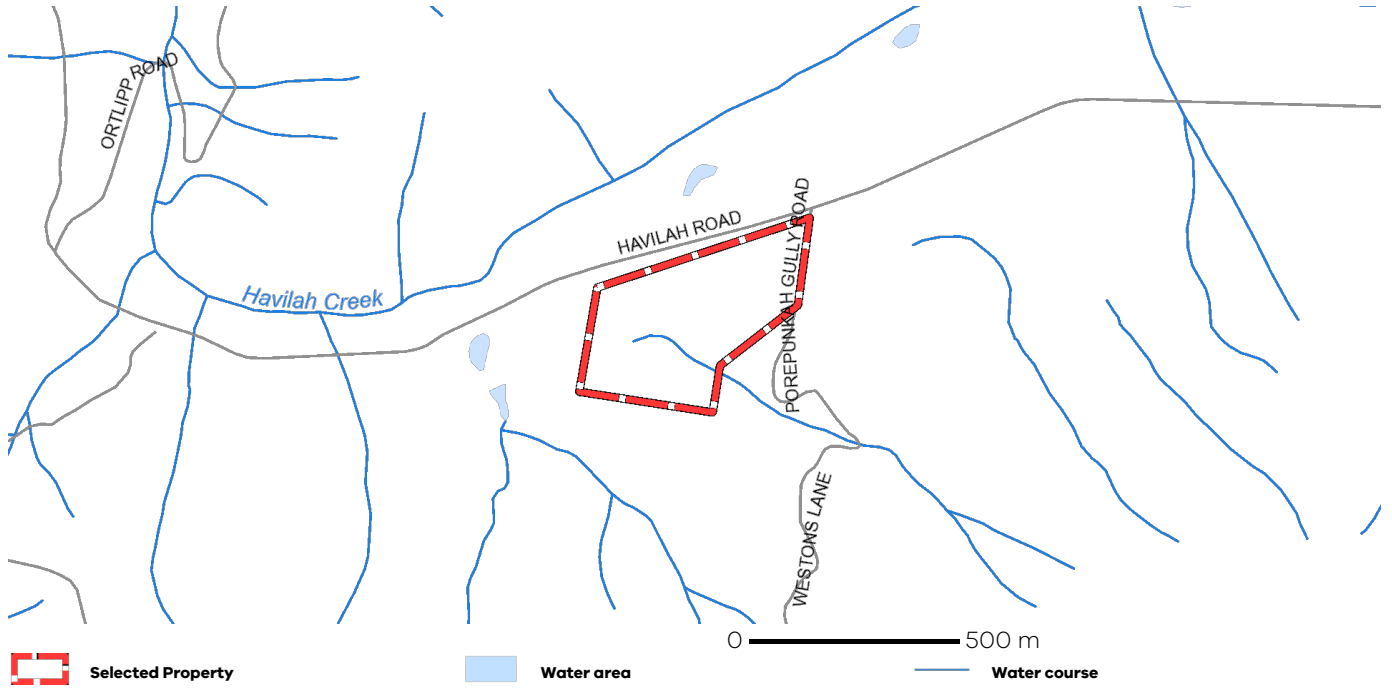
Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

PROPERTY REPORT



Environment,
Land, Water
and Planning

Area Map



Planning Certificate



PROPERTY DETAILS

Property Address: C.A.1B Section 27, HAVILAH ROAD HAVILAH VIC 3737
Title Particulars: Vol 4133 Fol 572
Vendor: VIKKI MAREE PAUL, MICHAEL JAMES CAMPBELL,
PAUL MAXWELL CAMPBELL
Purchaser: N/A

Certificate No: 116701781

Date: 06/02/2023

Matter Ref: JC:JM:4722

Client: Campbell and Paul
Knox Legal



MUNICIPALITY

ALPINE



PLANNING SCHEME

ALPINE PLANNING SCHEME



RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

ALPINE SHIRE COUNCIL



ZONES

FARMING ZONE



ABUTTAL TO A TRANSPORT ZONE / PUBLIC ACQUISITION OVERLAY FOR A PROPOSED ROAD OR ROAD WIDENING

NOT APPLICABLE



APPLICABLE OVERLAYS

BUSHFIRE MANAGEMENT OVERLAY

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Disclaimer: Information within this certificate has been obtained via the Landchecker Platform. Strategies, policies and provisions detailed in these sections of the Planning Scheme may affect the development and use of the land. Due diligence checks should be undertaken to understand other factors that may impact the use of the property.

 **PROPOSED PLANNING SCHEME AMENDMENTS**

NOT APPLICABLE

 **ADDITIONAL INFORMATION**

STATE-WIDE PROVISIONS IF AN APARTMENT DEVELOPMENT - SEE PLANNING SCHEME CLAUSE 55.07 AND CLAUSE 58

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 **PLANNING ZONES MAP**



ZONING

- FZ - FARMING ZONE
- PCRZ - PUBLIC CONSERVATION AND RESOURCE ZONE

This map extract is sourced from data maintained by the State of Victoria and is provided for information purposes only. No representation is made as to the accuracy of the content, and Dye & Durham Property Pty Ltd does not accept any liability to any person for the information provided.

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**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Dye and Durham Dye and Durham
gpo box 2746
BRISBANE 4001

Client Reference: 78055383 116701782

NO PROPOSALS. As at the 7th February 2023, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

HAVILAH ROAD, HAVILAH 3737
ALPINE SHIRE

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 7th February 2023

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 67803198 - 67803198093918 '78055383
116701782'



2 Churchill Avenue,
Bright VIC 3741
ABN 14 821 390 281

03 5755 0555
info@alpineshire.vic.gov.au
www.alpineshire.vic.gov.au

LAND INFORMATION CERTIFICATE

Assessment Number: **5865** | Certificate Number: **20986** | Issue 08 February 2023

Dye & Durham Property Pty Ltd
PO Box A2151
NSW 1235
NSW

Your
Reference
Our Reference
Processed By

78055383:116701783

leannes

This certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the Local Government Act 1989, Local Government Act 1958 or under a Local Law of the Council. This certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

Property Location: Havilah Road, Havilah
Title: PRT: Y SEC: 27 CA: 1B Psh: TAWANGA
Capital Improved Value.....: \$350,000.00
Site Value.....: \$329,000.00
Net Annual Value.....: \$17,500.00
Valuation Effective Date
For Rating Purposes: 01 July 2022
APVCC.....:103 - Vacant Residential Rural/Rural Lifestyle (FSPL:Residential)AVPCC
Level Of Value Date: 01 Jan 2022

1. RATES CHARGES AND OTHER MONIES:

Current Rates and Charges:	
General Date Levied 01/07/2022 :	\$702.80
Special Rate Date Levied 01/07/2022 :	\$0.00
Waste Management Date Levied 01/07/2022 :	\$0.00
Recycling Date Levied 01/07/2022 :	\$0.00
FSPL Date Levied 01/07/2022 :	\$135.55
Other Rates and Charges:	
Rate Arrears:	\$0.00
Interest to 08/02/2023:	\$0.00
Costs	\$0.00
Debtors	\$0.00
Less Pensioner Rebates:	\$0.00
Less Payments:	-\$418.35
Fire Hazard Removal Charges Outstanding	\$0.00
Total Due:	\$420.00

BPAY PAYMENT DETAILS

Rates		Fire Hazard Removal Charges	
BPAY Biller Code	10397	BPAY Biller Code	390575
BPAY Customer Reference Number	58657	BPAY Customer Reference Number	
Amount Due	\$420.00	Amount Due	\$0.00



2 Churchill Avenue,
Bright VIC 3741
ABN 14 821 390 281

03 5755 0555
info@alpineshire.vic.gov.au
www.alpineshire.vic.gov.au

LAND INFORMATION CERTIFICATE

Assessment Number: **5865** | Certificate Number: **20986** | Issue 08 February 2023

2. OUTSTANDING OR POTENTIAL LIABILITY/SUBDIVISIONAL REQUIREMENT:

There is no money owed for works under the Local Government Act 1958
There is no potential liability for rates under the Cultural and Recreational Land Act 1963
There is no potential liability for land to become ratable under Section 173 or 174A of the Local Government Act 1989
There is no money owed in relation to the land under section 94(5) of the Electricity Industry Act 2000
There is no outstanding amount required to be paid for recreational purposes or any transfer of land to the Council for recreational purposes Under Section 18 of the Subdivision Act 1988 or the Local Government Act 1958
There is no money owed under Section 227 of the Local Government Act 1989
There no environmental upgrade charge in relation to the land which is owed under section 181C of the Local Government Act 1989.

3. NOTICES AND ORDERS:

The following notices and orders on the land have continuing application under the Local Government Act 1958 or under a Local Law of the Council: NO ORDERS APPLICABLE

4. SPECIFIED FLOOD LEVEL:

Council has not specified flood levels as provided under Regulation 6.2 of the Building Regulations 1994. Information on flood prone land can be obtained from North East Catchment Management Authority or Alpine Shire Building Department.

5. RATES AND CHARGES:

Rates and Charges for financial year 1 July 2022 to 30 June 2023. All Rates and Charges due by four (4) instalments due on 30 September 2022, 30 November 2022, 28 February 2023 and 31 May 2023.

6. OTHER INFORMATION:

NIL

7. INTEREST, ARREARS AND COSTS

Any arrears amount(s) shown on the reverse of this certificate will continue to accrue interest on a daily basis, at the prescribed rate until paid in full. Arrears may also incur legal costs. An updated balance should be obtained prior to payment being made.

A verbal update of information in this certificate will be provided for up to two (2) months after date of issue. Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the council is authorized to bind Council by the giving of such verbal information.

For settlement purposes, after two (2) months, a new certificate must be applied for. Please note that payments are subject to clearance.

A handwritten signature in black ink, appearing to be the name of an authorized officer.

Authorised Officer

Property Clearance Certificate

Taxation Administration Act 1997



KNOX LEGAL VIA DYE & DURHAM PROPERTY PTY LTD
LEVEL 20, 535 BOURKE STREET
MELBOURNE VIC 3000

Your Reference: 78055383:116701784

Certificate No: 59669073

Issue Date: 08 FEB 2023

Enquiries: MXC15

Land Address: 550 HAVILAH ROAD HAVILAH VIC 3737

Land Id	Lot	Plan	Volume	Folio	Tax Payable
31964556	1B	528912	4133	572	\$433.00

Vendor: VIKKI PAUL, MICHAEL CAMPBELL & 1 OTHER(S)

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MS VIKKI MAREE PAUL	2023	\$329,000	\$433.00	\$0.00	\$433.00

Comments: Land Tax will be payable but is not yet due - please see notes on reverse.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
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Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMP VALUE: \$350,000

SITE VALUE: \$329,000

AMOUNT PAYABLE: \$433.00

Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

Certificate No: 59669073

Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
 - Land tax that has been assessed but is not yet due,
 - Land tax for the current tax year that has not yet been assessed, and
 - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$433.00

Taxable Value = \$329,000

Calculated as \$375 plus (\$329,000 - \$300,000) multiplied by 0.200 cents.

Property Clearance Certificate - Payment Options

BPAY




Billers Code: 5249
Ref: 59669073

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD



Ref: 59669073

Visa or Mastercard

Pay via our website or phone 13 21 61. A card payment fee applies.

sro.vic.gov.au/paylandtax

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.