

EDWINA MARGARET CLARK

VENDOR

VENDOR STATEMENT

PROPERTY

292 GREAT ALPINE ROAD, HARRIETVILLE VIC 3741

ABRAHAMS MEESE
LAWYERS
LEVEL 15
385 BOURKE STREET
MELBOURNE VIC 3000
TEL.: +61 3 9605 0300
EMAIL: info@aml.law
REF.: 22469

VENDOR STATEMENT

Instructions for completing this document

Words in *italics* are generally for instruction or information only.

Where marked "+" below, the authority of a person signing under a power of attorney, as a director or a corporation or as an agent authorized in writing must be added in the vendor or purchaser's name name or signature box. A corporation's ACN or ABN should also be included.

Delete as appropriate wherever an asterisk (*) appears "Nil" may be written in any of the rectangular boxes if appropriate.

Additional information may be added to section 13 where there is insufficient space.

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 might sign by electronic signature.

The purchaser acknowledges being give this statement by the vendor with the attached documents before the purchaser signed any Contract.

Land THE LAND IN CERTIFICATE OF TITLE VOLUME 9679 FOLIO 429 (BEING LOT 1 ON REGISTERED PLAN OF SUBDIVISION 202965W)

Property Address: 292 GREAT ALPINE ROAD, HARRIETVILLE VIC 3741

Vendor's name EDWINA MARGARET CLARK

Vendor's signatureDated / /
Edwina Margaret Clark

Purchaser's name

Purchaser's signature.....**Dated** / /

.....Dated / /

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;
AND
- (b) Are contained in the attached certificates.

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.

NONE TO THE VENDOR'S KNOWLEDGE

1.3 Terms Contract

This section 1.3 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.

Particulars of any such policy of insurance in respect of any damage to or destruction of the land are as follows:-

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.

Particulars of any required insurance under the Building Act 1993 are as follows:

NOT APPLICABLE

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

- 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.

3.2 Road Access

There is access to the property by road.

- 3.3** The land is 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".

X

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notices, 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:

Are as follows

NONE TO THE VENDOR'S KNOWLEDGE

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:-

NONE TO THE VENDOR'S KNOWLEDGE

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:

NONE TO THE VENDOR'S KNOWLEDGE

5. **BUILDING PERMITS**

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

Are contained in the attached certificate.

6. **OWNERS CORPORATION**

This section only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporation 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

7.2. **GAIC Recording**

This section 7.2 only applies if there is a GAIC recording.

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

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)*

- 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
- 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):

Are as follows:

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.)

13. ATTACHMENTS

- 13.1 Register Search Statement for Certificate of Title Volume 9679 Folio 429.
- 13.2 Copy Plan of Subdivision 202965W.
- 13.3 VicRoads Roads Property Certificate.
- 13.4 Planning Certificate.
- 13.5 Planning Property Report.
- 13.6 Alpine Shire Council Property Information Statement.
- 13.7 Alpine Shire Council Property Information Certificate under Regulation 51(1) of the Building Regulations 2018.
- 13.8 Alpine Shire Council Property Information Certificate under Regulation 51(2) of the Building Regulations 2018.
- 13.9 North East Water Land Information Statement.
- 13.10 State Revenue Office Property Clearance Certificate.
- 13.11 Due Diligence Checklist.



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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

Page 1 of 1

VOLUME 09679 FOLIO 429

Security no : 124100280700S
Produced 14/09/2022 10:00 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 202965W.
PARENT TITLE Volume 08033 Folio 095
Created by instrument LP202965W

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

EDWINA MARGARET CLARK of 292 GREAT ALPINE ROAD HARRIETVILLE VIC 3741
AS815405B 16/12/2019

ENCUMBRANCES, CAVEATS AND NOTICES

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 LP202965W 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: 292 GREAT ALPINE ROAD HARRIETVILLE VIC 3741

ADMINISTRATIVE NOTICES

NIL

eCT Control 21827Y ACM CONVEYANCING
Effective from 16/12/2019

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP202965W
Number of Pages (excluding this cover sheet)	1
Document Assembled	14/09/2022 10:05

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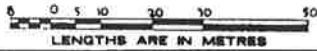
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The document is invalid if this cover sheet is removed or altered.

LP 202965W

EDITION 1
TOWNSHIP

PLAN OF SUBDIVISION OF: CROWN ALLOTMENT 15 SECTION F TOWNSHIP: HARRIETVILLE PARISH: HARRIETVILLE COUNTY: DELATITE
--



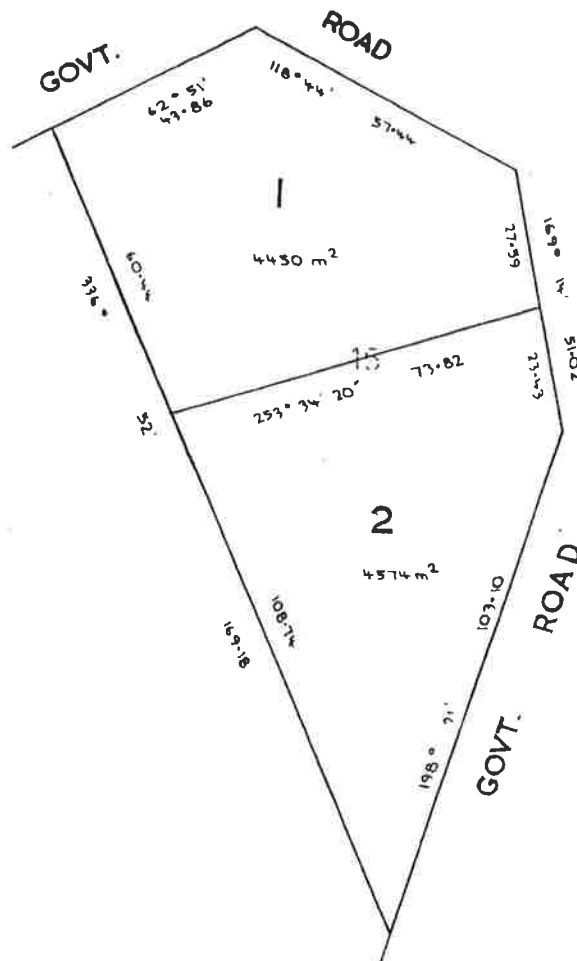
Vol. 8033 Fol. 095

APPROVED 22/5/86

APPROPRIATIONS

ENCUMBRANCES & OTHER NOTATIONS

DEPTH LIMITATION 15.24M





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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Abrahams Meese Lawyers C/- InfoTrack
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 356277

NO PROPOSALS. As at the 14th September 2022, 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®.

292 GREAT ALPINE ROAD, HARRIETVILLE 3741
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: 14th September 2022

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 66054425 - 66054425100657 '356277'

PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

873394

APPLICANT'S NAME & ADDRESS

ABRAHAMS MEESE LAWYERS C/- INFOTRACK C/- LANDATA
MELBOURNE

VENDOR

CLARK, EDWINA

PURCHASER

N/A, N/A

REFERENCE

356277

This certificate is issued for:

LOT 1 PLAN LP202965 ALSO KNOWN AS 292 GREAT ALPINE ROAD HARRIETVILLE
ALPINE SHIRE

The land is covered by the:

ALPINE PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a TOWNSHIP ZONE
- is within a BUSHFIRE MANAGEMENT OVERLAY
- and abuts a TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

A detailed definition of the applicable Planning Scheme is available at :

<http://planningschemes.dpcd.vic.gov.au/schemes/alpine>

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:

<http://vhd.heritage.vic.gov.au/>

14 September 2022

Hon. Richard Wynne MP
Minister for Planning

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be checked carefully.

The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

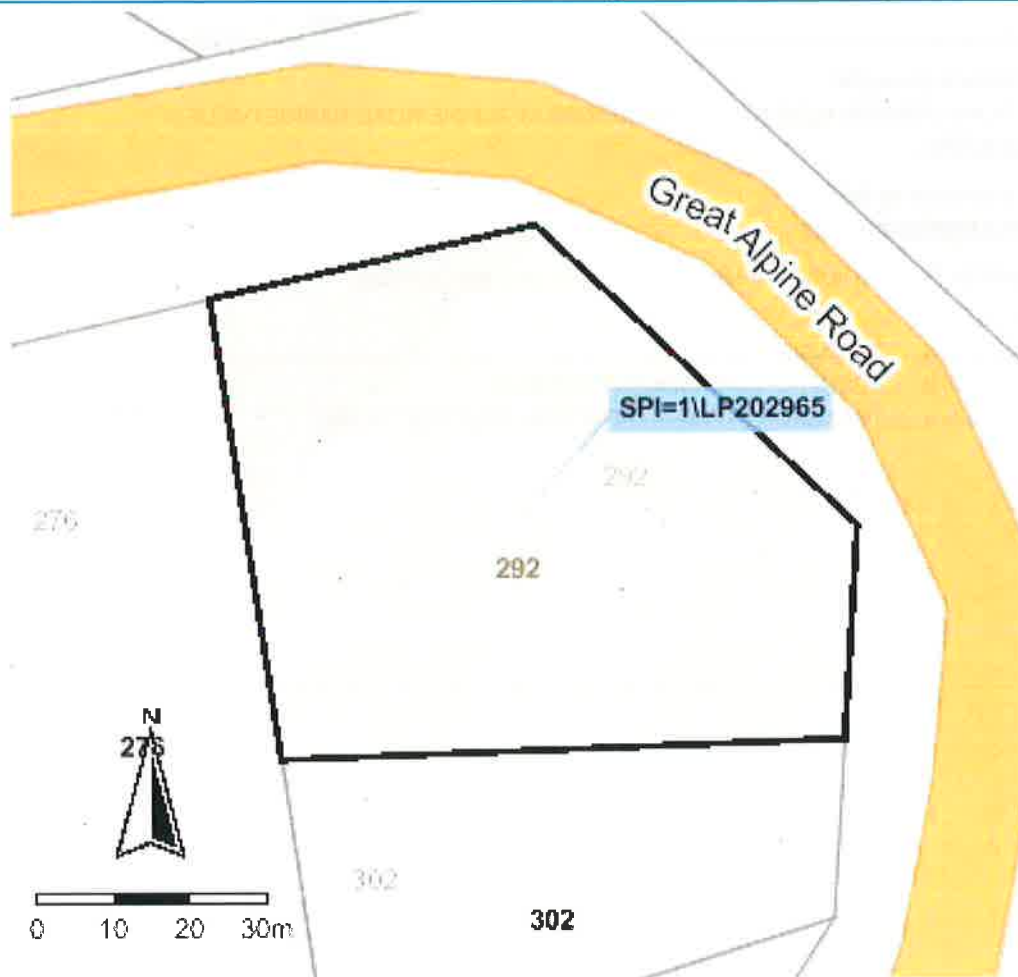
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



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Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 14 September 2022 10:08 AM

PROPERTY DETAILS

Address: **292 GREAT ALPINE ROAD HARRIETVILLE 3741**
Lot and Plan Number: **Lot 1 LP202965**
Standard Parcel Identifier (SPI): **1\LP202965**
Local Government Area (Council): **ALPINE**
Council Property Number: **6544**
Planning Scheme: **Alpine**
Directory Reference: **Vicroads 662 C4**

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

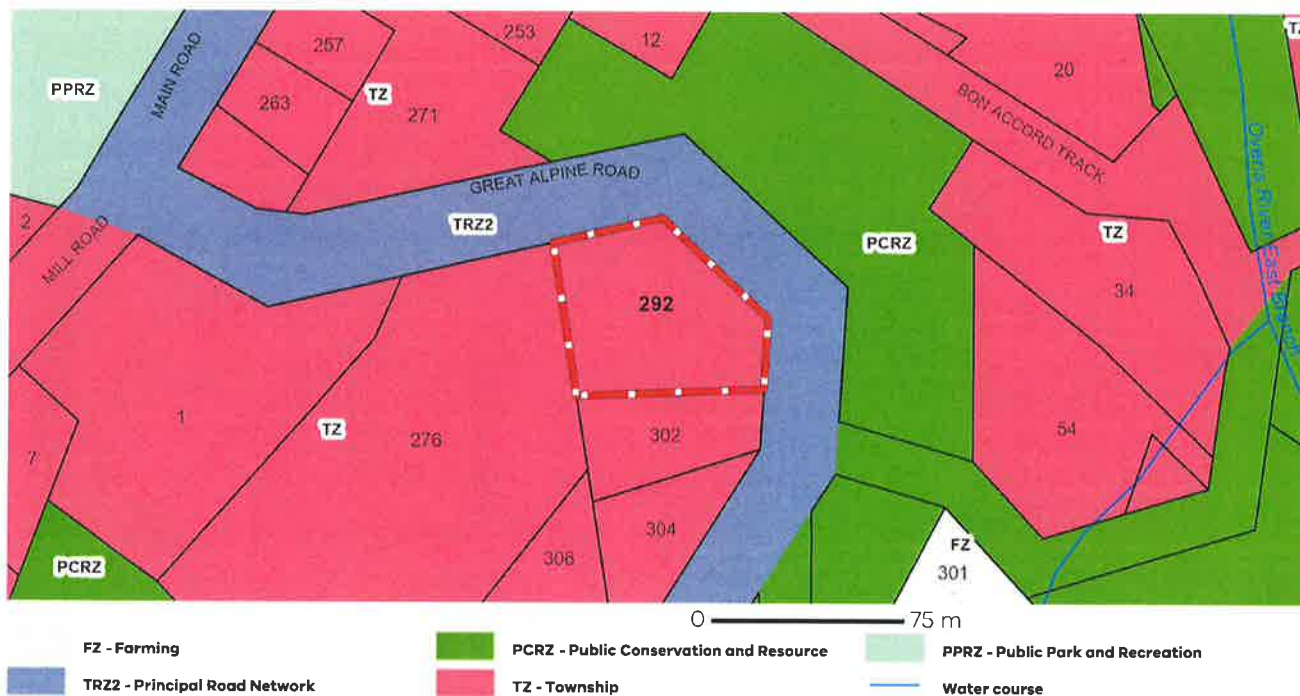
Registered Aboriginal Party: **Taungurung Land and Waters
Council Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[TOWNSHIP ZONE \(TZ\)](#)

[SCHEDULE TO THE TOWNSHIP ZONE \(TZ\)](#)



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

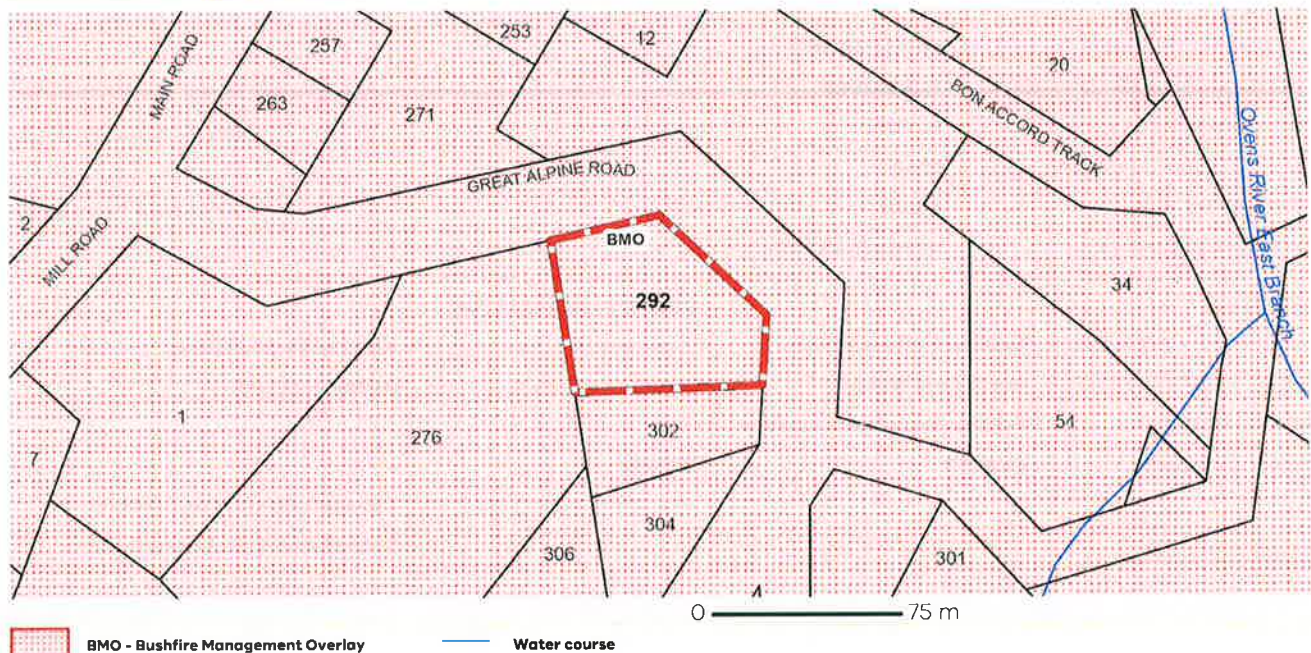
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)



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Areas of Aboriginal Cultural Heritage Sensitivity

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

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

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

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

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

For further information about whether a Cultural Heritage Management Plan is required go to

<http://www.gov.nrms.net.au/govQuestion1.aspx>

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



Further Planning Information

Planning scheme data last updated on 9 September 2022.

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>

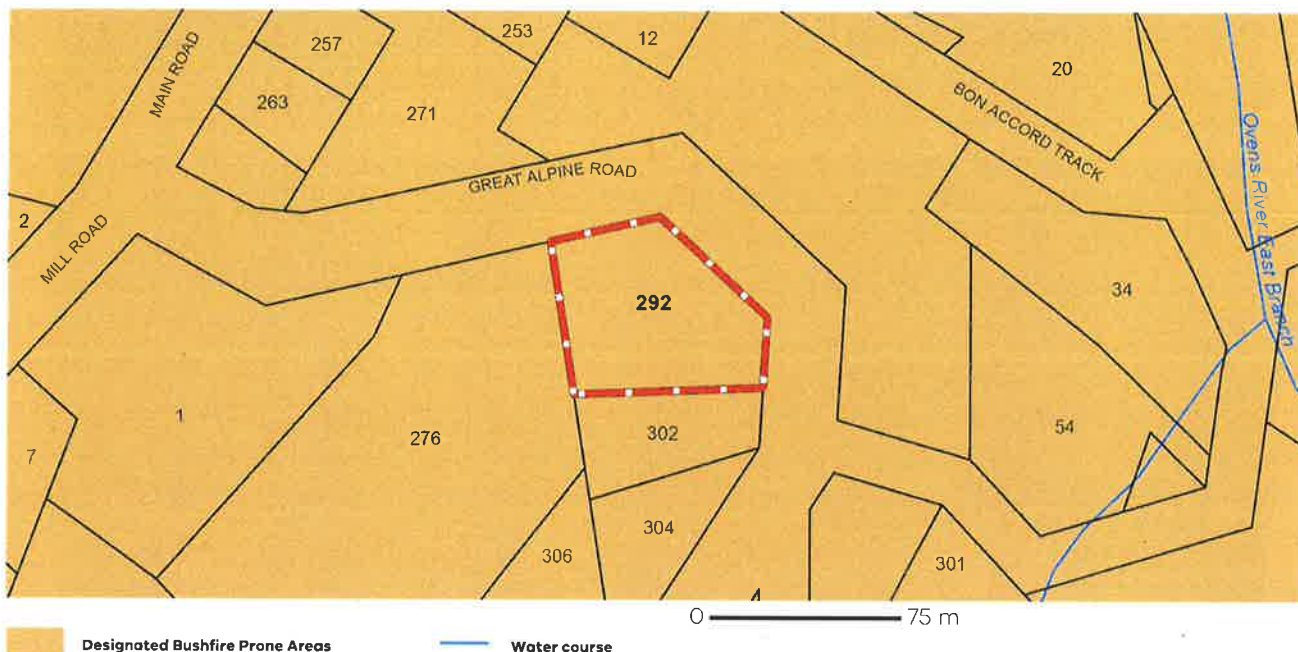
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply 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 \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

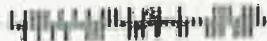
Rates and valuation notice

Invoice issued on: 15/04/2022
14 821 390 281

Enquiries?

1300 5755 0555

info@alpineshire.vic.gov.au
www.alpineshire.vic.gov.au



054 3741 14100

E M Clark
292 Great Alpine Road
HARRIETVILLE VIC 3741

Property Number
6544

Outstanding Balance
\$1,171.72

+

This Instalment
\$544.04

=

Total Due
\$1,715.76
Due 30 September 2022

account

from 01/07/2022 - 30/06/2023

Rate (non Farming or Comm'nd) 0.00275

Charge - 80L weekly

management Charge

Charge - 240L fortnightly

rental

0.000053

\$1,595.00

\$231.30

\$95.00

\$107.00

\$147.74

\$2,176.04

Your property

Address: 292 Great Alpine Road, Harriettville

Capital Improved Value: **\$580,000**

Site Value: **\$270,000**

Net Annual Value: **\$29,000**

Valuation at: **1 January 2022**

Valuation effective from: **1 July 2022**

Description: LOT: 1 SEC: F LP: 202965

FSPL: 110.3 - Detached Dwelling (Existing)

Inst 1
\$5.76
2022

+

Instalment 2
\$544.00
30/11/2022

+

Instalment 3
\$544.00
28/02/2023

+

Instalment 4
\$544.00
31/05/2023

=

Balance
\$3,347.76

pay

Bill Code: 10397
Ref: 65447

Pay by internet or phone banking
Visit www.alpineshire.vic.gov.au
or call 1300 5755 0555



SPONSOR
The Regional

Bill code: 10397

Ref: 65447

PHONE 1300 276 468

Registered to
Commonwealth Bank of Australia
ABN 48 123 123 124



Payment by the internet:

Pay over the internet at
Visit www.alpineshire.vic.gov.au
paymyrates

Payment can be made by Visa or
Mastercard.



Council office: Pay with
eftpos, Visa, MasterCard,
cash or cheque at any
branch of the Alpine Shire



Mail: Detach and return this
section with a cheque to:
PO Box 139 Bright VIC 3741



10397 65447

PROPERTY INFORMATION CERTIFICATE

Wednesday, 14 September 2022

Our Ref:KE:3672

Your Ref:66054425-014-1

VICTORIAN LAND REGISTRY SERVICES PTY LTD
By email.

Dear Sir/Madam,

**292 GREAT ALPINE ROAD HARRIETVILLE
LOT: 1 SEC: F LP: 202965**

I refer to your recent request for information under Regulation 51 (1) of the Building Regulations 2018 and wish to advise as follows:-

Details of any Building Permit, Occupancy Permit or Certificate of Final Inspection issued in the preceding 10 years.

Nil

Details of any current determination made under Regulation 64(1) or exemption granted under Regulation 231(2) and details of any current Notice or Order issued by the Relevant Building Surveyor under the Act.

Nil

Yours faithfully,



**Christopher Biviano
Building Surveyor
Planning & Amenity Department**

PROPERTY INFORMATION CERTIFICATE

Wednesday, 14 September 2022

Our Ref:KE:3672
Your Ref:66054425-015-8

VICTORIAN LAND REGISTRY SERVICES PTY LTD
By email.

Dear Sir/Madam,

292 GREAT ALPINE ROAD HARRIETVILLE (2)
LOT: 1 SEC: F LP: 202965

I refer to your recent request for information under Regulation 51 (2) of the Building Regulations 2018 and wish to advise as follows:-

Special Areas

- * The land **is not** in an area which is liable to flooding within the meaning of Regulation 153.
- * The land **is** in an area which is designated under Regulation 150 as an area in which buildings are likely to be subject to attack by termites.
- * The land **is not** in an area which is designated under Regulation 152 as likely to be subject to significant snowfalls.
- * The land **is not** in an area of designated land or works within the meaning of regulation 154.
- * The land **is not** in an area for which a bushfire attack level has been specified in a planning scheme. (within the meaning of regulation 156).

Yours faithfully,



Christopher Biviano
Building Surveyor
Planning & Amenity Department



North East Water Information Statement

Tariffs and Charges due or paid up to the Quarter Ending 15/09/2022
Certificate Number 167908
Consumer Number 12106-414-12
Date 15/09/2022
Your Reference 66054425-022-6

Name ABRAHAMS MEESE LAWYERS
Address SECURE ELECTRONIC REGISTRIES VICTORIA PTY LTD, LOCKED BAG 20005, MELBOURNE VIC 3001
Property Location 292 GREAT ALPINE ROAD, HARRIETVILLE VIC 3741
Lot No. L1 LP202965W
Owner/Vendor E M CLARK
Purchaser Name UNKNOWN

Statement of Charges for the Period Ending - 15/09/2022

Arrears	\$343.78
Charges	
Water Usage Harrietville 4 kls @ 252.57 c/kl	\$10.10
Water Service Charge 20mm Harrietville 28 days @ 69.6c x 1	\$19.49
Miscellaneous Charges	
Trade Waste	
Private Scheme (incl. Interest to statement date)	\$0.00
Other	
TOTAL OUTSTANDING	\$373.37

Encumbrance Clauses

Other Information (Section 158(4) Water Act 1989):

- Water is available. There is a water main available to which this property can connect.:
- Serviced with water. A service pipe has been installed for this property.:
- Connected to water.:
- Sewerage not available. There is no sewer main available to which this property can connect.:
- Not serviced with sewerage. A connection point has not been installed for this property.:
- Not connected to the sewerage system.:
- A special meter reading is recommended due to inconsistent or insufficient consumption history.:
- Assessed by: CW:

HOW TO PAY

The corresponding BPAY reference numbers for this property are listed below:

Billers Code: **3004**
BPAY Ref No: **12106414126**

ADDITIONAL INFORMATION

This statement has been prepared in accordance with Section 158 of the Water Act 1989.

Please contact our office on 1300 361 633 prior to settlement to receive a verbal update on charges. Updates will only be provided within 3 months from the date of this statement. A new application is required for any updates outside this period.

We recommend an actual meter reading occur prior to settlement. Unless otherwise stated, any consumption charges on this statement are estimations based on historical information. North East Water will take no responsibility for any variances incurred due to estimated consumption charges. Any variance in consumption charges will be transferred to the purchaser in full at settlement.

If you have any questions or require any further information, please contact us on 1300 361 633.

Authorised Officer

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

Huw Brokensha
Manager Customer Experience

Property Clearance Certificate

Taxation Administration Act 1997



INFOTRACK / ABRAHAMS MEESE LAWYERS

Your Reference: 22469 CLARK

Certificate No: 57583920

Issue Date: 14 SEP 2022

Enquiries: ESYSPROD

Land Address: 292 GREAT ALPINE ROAD HARRIETVILLE VIC 3741

Land Id	Lot	Plan	Volume	Folio	Tax Payable
19679101	1	202965	9679	429	\$0.00

Vendor: EDWINA CLARK

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MS EDWINA MARGARET CLARK	2022	\$182,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

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:	\$458,000
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SITE VALUE:	\$182,000
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AMOUNT PAYABLE:	\$0.00
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Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

Certificate No: 57583920

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 = \$0.00

Taxable Value = \$182,000

Calculated as \$0 plus (\$182,000 - \$0) multiplied by 0.000 cents.

Property Clearance Certificate - Payment Options

BPAY



Billers Code: 5249
Ref: 57583920

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: 57583920

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.