

# 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	23 Compass Way, Mount Duneed 3217	
Vendor's name	Alexander Maurice Gear	Date / /
Vendor's signature		
Vendor's name	Jenna Kate Gear	Date / /
Vendor's signature		
Purchaser's name		Date / /
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

1.

## 1. FINANCIAL MATTERS

### 1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

- (a) Are contained in the attached certificate/s.

### 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

	To	
Other particulars (including dates and times of payments):		

### 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 documents.

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

### 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 under section 192A of 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*.

6.1 The Owners Corporation certificate has been ordered and will be provided when available. As an indication of the Owners Corporation fees that have been incurred previously, attached is a statement of such fees as has been received and paid by the Vendor.

## 7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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 <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
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## 9. TITLE

Attached are copies of the following documents:

9.1 (a) **Registered Title**

9.2 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*.

Not Applicable.

#### 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 1000m<sup>2</sup>; (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.)*

- ☐ Vacant Residential Land or Land with a Residence
- ☒ Attach Due Diligence Checklist (this will be attached if ticked)

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

Page 1 of 2

VOLUME 11637 FOLIO 124

Security no : 124084558212D  
Produced 27/07/2020 03:22 PM

### LAND DESCRIPTION

Lot 2923 on Plan of Subdivision 709524N.

PARENT TITLES :

Volume 11637 Folio 012 to Volume 11637 Folio 030

Created by instrument PS709524N/D2 24/02/2016

### REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

ALEXANDER MAURICE GEAR

JENNA KATE GEAR both of 204 GROVE ROAD GROVEDALE VIC 3216

AN262756S 10/11/2016

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN262757Q 10/11/2016

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT PS731545D 24/02/2016

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 PS709524N 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: WHITES ROAD MOUNT DUNEED VIC 3217

### ADMINISTRATIVE NOTICES

NIL

eCT Control 15314Q ANZ RETAIL BANKING  
Effective from 10/11/2016

### OWNERS CORPORATIONS

The land in this folio is affected by



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

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Page 2 of 2

OWNERS CORPORATION 1 PLAN NO. PS709524N

DOCUMENT END

# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>PS709524N</b>
Number of Pages (excluding this cover sheet)	<b>96</b>
Document Assembled	<b>27/07/2020 16:37</b>

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<b>PLAN OF SUBDIVISION</b>		LV USE ONLY <b>EDITION 48</b>	<b>PS 709524N</b>
<b>LOCATION OF LAND</b>  PARISH: DUNEED TOWNSHIP: - SECTION: 12 CROWN ALLOTMENT: K & M & PARTS OF A, B, D, E, F, G, & N CROWN PORTION: 14 (PART)  TITLE REFERENCE: V.8598 F.569, V.8614 F.580, V.9405 F.172, V.10966 F.440, V.11089 F.589, V.11032 F.798, V.11119 F.206 & V.11636 F.692  LAST PLAN REFERENCE: TP405538H LOTS 1 & 2, PS 709601W LOT 1, TP940160V LOT 1, TP892797J LOT 2, TP943196G, LP71534 LOT 2 & PS 600336V LOT 2  POSTAL ADDRESS: 50A WHITES ROAD (AT TIME OF SUBDIVISION) MOUNT DUNEED 3217  MGA94 CO-ORDINATES: E 266 280 ZONE 55 (OF APPROX CENTRE OF LAND IN PLAN) N 5 765 900 GDA 94		CITY OF GREATER GEELONG	
<b>VESTING OF ROADS AND OR RESERVES</b>		<b>NOTATIONS</b>	
SEE SHEET 2 FOR VESTING INFORMATION		RESTRICTIONS HAVE BEEN CREATED IN THIS PLAN. SEE SHEETS 4-6.	
<b>NOTATIONS</b>			
DEPTH LIMITATION: DOES NOT APPLY			
STAGING: THIS IS A STAGED SUBDIVISION. PLANNING PERMIT No. 496/2012  SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No(s) N/A IN PROCLAIMED SURVEY AREA No. N/A			
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. SEE OWNERS CORPORATION SEARCH REPORT(S) FOR DETAIL			
<b>EASEMENT INFORMATION</b>			
SEE SHEET 3 FOR EASEMENT INFORMATION			
 LICENSED LAND SURVEYORS & ENGINEERS CALIBRE CONSULTING (MELB) PTY LTD Level 2, 55 Southbank Boulevard Southbank VIC 3008 T 03 9203 9000 F 03 9203 9099 www.calibregroup.com		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 92 SHEETS
ZIOIS ARAVANIS, LICENSED SURVEYOR		THIS IS A LAND USE VICTORIA COMPILED PLAN FOR DETAILS SEE MODIFICATION TABLE HEREIN	
REF: M100611/COMP VERSION:		QL 3/6/20	



**PS 709524N****VESTING OF ROADS AND OR RESERVES**

IDENTIFIER	COUNCIL/BODY/PERSON	IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-1 & R-57 ROADS R-2 TO R-20, R-23, R-28 TO R-32, R-34 & R-37	ROADS CORPORATION CITY OF GREATER GEELONG	RESERVE No.1 RESERVE No.2 RESERVE No.3 RESERVE No.4 RESERVE No.5 RESERVE No.6 RESERVE No.7 RESERVE No.8 RESERVE No.9 RESERVE No.10 RESERVE No.11 RESERVE No.12 RESERVE No.13 RESERVE No.15 RESERVE No.14 RESERVE No.16 RESERVE No.17 RESERVE No.20 RESERVE No.21 RESERVE No.22 RESERVE No.23 RESERVE No.24 RESERVE No.99 RESERVE No.100 RESERVE No.350	POWERCOR AUSTRALIA LIMITED CITY OF GREATER GEELONG POWERCOR AUSTRALIA LIMITED POWERCOR AUSTRALIA LIMITED CITY OF GREATER GEELONG CITY OF GREATER GEELONG POWERCOR AUSTRALIA LIMITED CITY OF GREATER GEELONG POWERCOR AUSTRALIA LIMITED POWERCOR AUSTRALIA LIMITED CITY OF GREATER GEELONG POWERCOR AUSTRALIA LIMITED POWERCOR AUSTRALIA LIMITED POWERCOR AUSTRALIA LIMITED CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG CITY OF GREATER GEELONG POWERCOR AUSTRALIA LIMITED POWERCOR AUSTRALIA LIMITED BARWON REGION WATER CORPORATION



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ORIGINAL SHEET  
SIZE: A3

SHEET 2

ZOIS ARAVANIS, LICENSED SURVEYOR

REF: M100611/COMP VERSION:

QL 3/6/20

**PS 709524N**
**EASEMENT INFORMATION**

A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)

NONE OF THE EASEMENTS AND RIGHTS MENTIONED IN SUB-SECTION (2) OF SECTION 12 OF THE SUBDIVISION ACT 1988 ARE IMPLIED OVER ANY OF THE LAND IN THIS PLAN

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1 & E-3	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-2, E-3 & E-38	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-4 & E-6	DRAINAGE	SEE PLAN	PS 731544F	CITY OF GREATER GEELONG
E-5 & E-6	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 731544F - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-7 & E-9	DRAINAGE	SEE PLAN	PS 731545D	CITY OF GREATER GEELONG
E-8 & E-9	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 731545D - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-10 & E-38	WATER SUPPLY	SEE PLAN	AJ034456P	BARWON REGION WATER CORPORATION
E-11 & E-13	DRAINAGE	SEE PLAN	PS 731535G	CITY OF GREATER GEELONG
E-12 & E-13	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 731535G - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-15	DRAINAGE	SEE PLAN	PS 731544F	CITY OF GREATER GEELONG
E-14 & E-15	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 731544F - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-16 & E-18	DRAINAGE	SEE PLAN	PS 741827L	CITY OF GREATER GEELONG
E-17 & E-18	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 741827L - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-19	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 741855F - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-20	CARRIAGEWAY	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-21 & E-23	DRAINAGE	SEE PLAN	PS 731543H	CITY OF GREATER GEELONG
E-22 & E-23	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 731543H - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-24	DRAINAGE	SEE PLAN	PS 741855F	CITY OF GREATER GEELONG
E-25	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 741855C - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-26 & E-28	DRAINAGE	SEE PLAN	PS 749789X	CITY OF GREATER GEELONG
E-27 & E-28	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 749789X - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-29 & E-31	DRAINAGE	SEE PLAN	PS 749790P	CITY OF GREATER GEELONG
E-30 & E-31	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 749790P - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-32 & E-34	DRAINAGE	SEE PLAN	PS 749795D	CITY OF GREATER GEELONG
E-33 & E-34	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 749795D - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-35 & E-37	DRAINAGE	SEE PLAN	PS 749794F	CITY OF GREATER GEELONG
E-36 & E-37	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 749794F - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-38	DISTRIBUTION AND/OR TRANSMISSION OF GAS	SEE PLAN	PS 709524N - Section 146 Gas Industry Act 2001	AUSNET GAS SERVICES PTY LTD
E-39 & E-41	DRAINAGE	SEE PLAN	PS 816009H	CITY OF GREATER GEELONG
E-40 & E-41	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 816009H - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-42 & E-44	DRAINAGE	SEE PLAN	PS 749796B	CITY OF GREATER GEELONG
E-43 & E-44	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 749796B - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-45	DRAINAGE	SEE PLAN	PS 822699S	CITY OF GREATER GEELONG
E-46	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 822699S - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION
E-47 & E-49	DRAINAGE	SEE PLAN	PS 816023P	CITY OF GREATER GEELONG
E-48 & E-49	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS 816023P - Section 136 Water Act 1989	BARWON REGION WATER CORPORATION



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**ZOIS ARAVANIS, LICENSED SURVEYOR**
**ORIGINAL SHEET  
SIZE: A3**
**SHEET 3**
**REF: M100611/COMP VERSION:**
**GL 3/6/20**

**PS 709524N**

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 SIZE: A3**

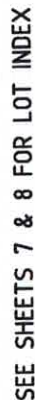
**SHEET 7**

**ZOIS ARAVANIS, LICENSED SURVEYOR**

REF: **M100611/COMP** VERSION:

GL 3/6/20







## Information Statement Part A

In accordance with Section 158 of the Water Act 1989  
(Should be Read in Conjunction with Part B)

**INSTALLATION NUMBER:** 40006897      **APPLICATION NUMBER:** 326716      **DATE:** 27/07/2020  
**PROPERTY ADDRESS:** 23 COMPASS WAY, MOUNT DUNEED, VIC 3217  
**YOUR REFERENCE:** 360615  
**OWNER:** A M & J K Gear  
**COMMENTS:** Comments

The following service charges are applicable for the abovenamed property for the period 01/07/2020 to 30/09/2020. These charges are itemised separately to allow a pro-rata adjustment, and will not appear as due and payable below if they have already been paid.

	Value	GST	Price
Sewerage Service Charge	141.73	0.00	141.73
Water Service Charge	36.16	0.00	36.16
Total Service Charge	\$ 177.89	0.00	177.89

Barwon Region Water Corporation hereby certifies that the following Charges and Interest are due and payable to it in respect of the abovenamed property.

### Charges Due & Payable

	Value	GST	Price
Sewerage Service Charge	141.73	0.00	141.73
Water Service Charge	36.16	0.00	36.16
<b>TOTAL DUE</b>	\$ 177.89	0.00	177.89

### Important Information

Account Not Yet Issued For Service And Volume Charges.

THE WATER METER WAS LAST READ ON 12/05/2020. AN APPLICATION FOR A SPECIAL METER READING CERTIFICATE WILL BE REQUIRED TO ENSURE ALL VOLUME CHARGES CAN BE ADJUSTED AT TIME OF SETTLEMENT. APPLICATION CAN BE MADE AT [www.barwonwater.vic.gov.au](http://www.barwonwater.vic.gov.au) UNDER "PROPERTY INQUIRY APPLICATIONS". PLEASE ALLOW 5 WORKING DAYS FOR THE APPLICATION TO BE PROCESSED AND A CERTIFICATE PRODUCED.

Before settlement, please call the Customer Service Centre on 1300 656007 to verify total amounts outstanding, as further legal costs may be applicable.

In accordance with Section 275 of the Water Act 1989, a person who becomes the owner of a property must pay to Barwon Water at the time the person becomes the owner of the property, any amount that is due to Barwon Water as a charge on that property.

To effect a change of ownership, details of the sale are required by Notice of Disposition or Acquisition to Barwon Water, P.O. Box 659, Geelong Vic 3220.

**\* PLEASE NOTE:** Verbal confirmation will not be given after 25/09/2020. Barwon Water will not be held responsible for information provided verbally. For settlement purposes another certificate should be obtained after 25/09/2020 and a fee will be payable.

If the property to be purchased is vacant land, any proposed building will attract connection fees and/or contribution fees. To find out more detail on these please contact Barwon Water on 1300 656 007.

Manager Customer Centre

# *Information Statement Part B*

*In accordance with Section 158 of the Water Act 1989  
(Should be Read in Conjunction with Part A)*

27-07-2020

Van Beveren & Associates C/- InfoTrack C/- LANDATA  
2 Lonsdale Street  
Melbourne

Property: 23 COMPASS WAY MOUNT DUNEED 3217

I refer to your application received at this office on 27/07/2020. I wish to advise encumbrances which may not be shown on Certificate of Title presently exist in respect of the above property, and are set out below.

Encumbrances: A sewer main vested in Barwon Water is laid as per attached copy of plan.

The plan shows the location of sewers vested in Barwon Water. This information has been obtained from plans kept by Barwon Water for its own purposes. The plans may show the position of such underground water and sewerage services and other structures and equipment relative to fences, buildings, levels, and the like as these existed at the time such plant was installed. The plans have not necessarily been amended to take account of any subsequent change in any matter. Barwon Water does not warrant or hold out that the plans show more than the presence or absence of the services and will accept no liability arising from use of the information shown on the plans.

No Notices served in respect of the property at present remain outstanding, relative to the connection of water supply and/or sewerage services.

It should be noted the erection of any building, wall, bridge, fence, or other structure over, under, or within one metre laterally of any sewer vested in Barwon Water is prohibited by the Water Act 1989, unless the written consent of Barwon Water is first obtained.

Should you have any inquiries, please contact Barwon Water on 1300 656 007.

**Our Ref:** EC326716

**Your Ref:** 360615

**Agent Ref:** 39345659-026-4

Yours faithfully.

Manager Customer Centre





## 23 COMPASS WAY MOUNT DUNEED

Scale: 1:500

Created: 27/07/2020

### Legend

Gravity Sewer  
Pressure Sewer  
Portable Water  
Recycled Water



DISCLAIMER: Barwon Water does not provide any warranty, express or implied, as to the accuracy, completeness, currency or reliability of plans provided. Furthermore, Barwon Water does not provide a warranty that the scale of the plans is accurate, or that they are suitable for a specific purpose. These plans are intended for general information only. Barwon Water is not responsible and does not accept liability for any loss, expense or damage (direct or indirect) which has arisen from reliance on any plans provided by Barwon Water. It is the responsibility of users of the plans to ensure the accuracy of the plans by independent means and to take care when undertaking works that have the potential to damage Barwon Water assets.

# PLANNING PROPERTY REPORT



**VICTORIA**  
State  
Government

Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 27 July 2020 04:33 PM

## PROPERTY DETAILS

Address: 23 COMPASS WAY MOUNT DUNEED 3217  
Lot and Plan Number: Lot 2923 PS709524  
Standard Parcel Identifier (SPI): 2923\PS709524  
Local Government Area (Council): GREATER GEELONG  
Council Property Number: 360758  
Planning Scheme: Greater Geelong  
Directory Reference: Melway 465 G12

[www.geelongaustralia.com.au](http://www.geelongaustralia.com.au)

[planning-schemes.delwp.vic.gov.au/schemes/greatergeelong](http://planning-schemes.delwp.vic.gov.au/schemes/greatergeelong)

## UTILITIES

Rural Water Corporation: Southern Rural Water  
Urban Water Corporation: Barwon Water  
Melbourne Water: outside drainage boundary  
Power Distributor: POWERCOR

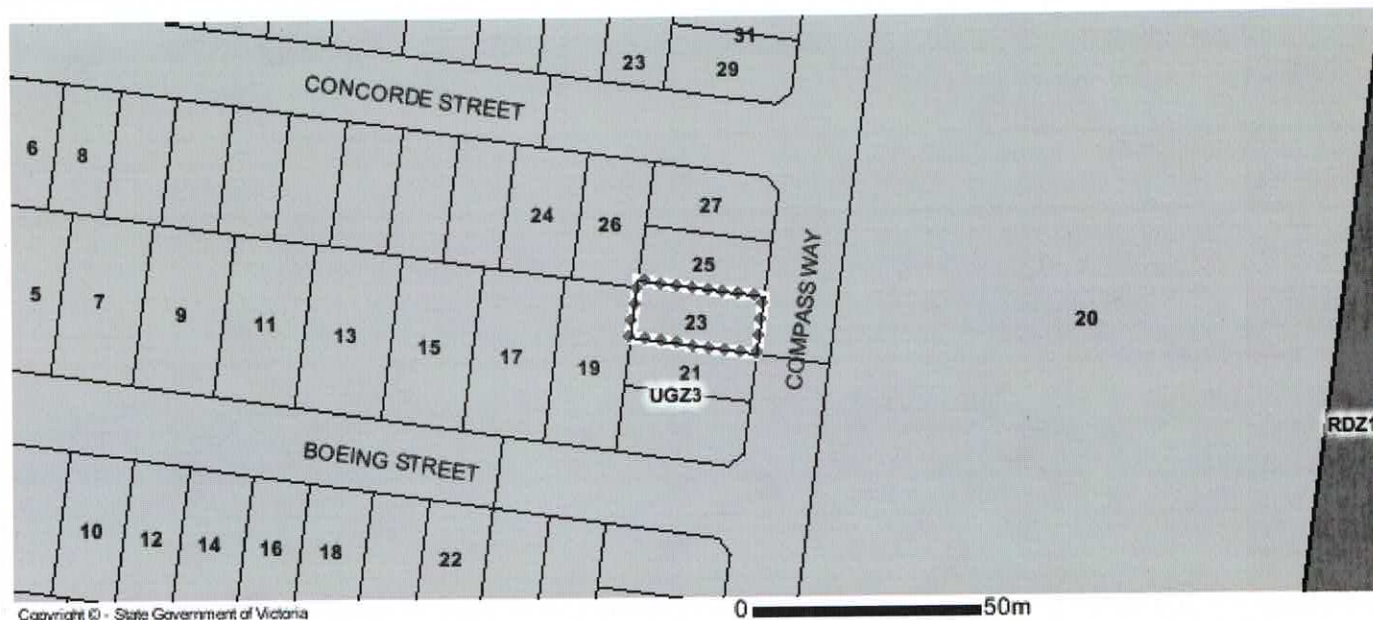
## STATE ELECTORATES

Legislative Council: WESTERN VICTORIA  
Legislative Assembly: SOUTH BARWON

## Planning Zones

URBAN GROWTH ZONE (UGZ)

URBAN GROWTH ZONE - SCHEDULE 3 (UGZ3)



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0 50m

RDZ1 - Road - Category 1

UGZ - Urban Growth

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

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

PLANNING PROPERTY REPORT: 23 COMPASS WAY MOUNT DUNEED 3217

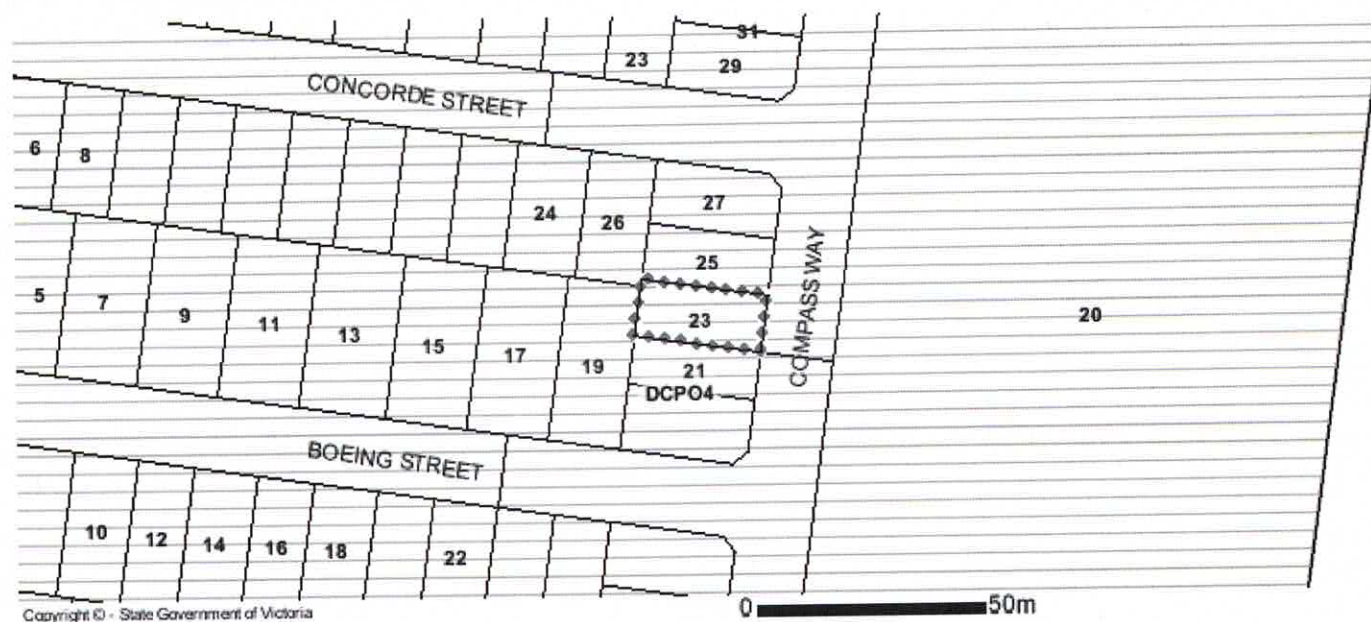
Page 1 of 3



## Planning Overlay

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 4 (DCPO4)



DCPO - Development Contributions Plan

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

## Further Planning Information

Planning scheme data last updated on 22 July 2020.

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

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

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

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

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

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

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

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

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

## Designated Bushfire Prone Area

This property is not in a designated bushfire prone area.  
No special bushfire construction requirements apply. Planning provisions may apply.



Designated Bushfire Prone Area

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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

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



## LAND INFORMATION CERTIFICATE

In accordance with Section 229 of the Local Government Act 1989

Date of Issue: **28-Jul-2020**

Certificate No: **170604**

Applicants Ref:

**39345659-015-8:130448**

**Assessment Number: 919921**

Property Address: **23 Compass Way, MOUNT DUNEED VIC 3217**

Property Description: **350m2 Lot 2923 PS 709524**

Ratepayer as per

Council Records: **A M Gear and J Gear**

Applicant:

**Landata**

**PO BOX 500**

**EAST MELBOURNE VIC 8002**

Operative Valuation Date: **01-Jul-2020**

Level of Valuation Date: **01-Jan-2020**

Capital Improved Value: **440,000**

Site Value: **235,000**

Net Annual Value: **22,000**

This certificate provides information regarding Valuation, Rates, Charges, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a local law or By-Law of the Council and specified flood level by the Council (if any).

This certificate is not required to include information regarding Planning, Building, Health, Land Fill, Land Slip, other Flooding Information or Service Easements. Information regarding these matters may be available from the Council or the relevant Authority. A fee may be charged for such information.

Particular of Rates & Charges, Outstanding Notices and Works for which a charge has been made:

- ♦ The current rating year is for the period **01/07/2020 to 30/06/2021**. Lump sum payment - due by **15/02/2021** or by instalment **30/09/2020, 30/11/2020, 28/02/2021 and 31/05/2021**. Interest is chargeable after these dates on any outstanding amount.
- ♦ Interest on outstanding charges and additional payments or charges may have affected the balance, please check with this office at time of settlement for an update amount. Telephone ☎ **03 5272 5272**.

**Please Note: Council has no involvement in the settlement process. Therefore, any overpayment of rates at settlement will be refunded to the payee.**

Confirmation of any variation to this certificate will only be given for up to 90 days from the date of issue (ie. **26-Oct-2020**) and within the current financial year.

The Local Government Act 1989 requires a Notice of Acquisition be submitted to ensure Purchasers correct name and address details are held by Council. Council cannot accept liability for incorrect addresses when notification in writing has not been supplied.

# CITY OF GREATER GEELONG LAND INFORMATION CERTIFICATE (cont.)

In accordance with Section 229 of the  
Local Government Act 1989

Date of Issue: **28-Jul-2020**

Certificate No: **170604**

eService

Property Address: **23 Compass Way, MOUNT DUNEED VIC 3217**

Assessment Number: **919921.7**

	<u>Rate, Charges &amp; Other Monies</u>	<u>Amount \$</u>
<b>Arrears:</b>	Balance Brought Forward	0.00
	Legal Fees Arrears	0.00
<b>Current:</b>	General Rates	1,048.05
	State Government Levies	136.75
	Municipal Charge	0.00
	Waste Management	360.95
	Refunds	0.00
	Concession Rebates	0.00
	Interest Arrears	0.00
	Interest Current	0.00
	Legal Fees	0.00
<b>Other:</b>	Special Charges ( <i>subject to Final Costs</i> )	0.00
	Sundry Charges	0.00
<b>Payment:</b>	Amount Received	0.00
	Overpayment	0.00
<b>All Overdue amounts should be paid at settlement.</b> The purchaser is liable for all outstanding rates and charges after transfer and settlement.		
<b>Total Due:</b>		<b>1,545.75</b>

**General Notes:** Supplementary Valuations are conducted by Council when a property's characteristics change. Examples of this (but not exclusive) are: A building is altered, erected, or demolished. A property is amalgamated, subdivided, rezoned, part sold, or affected by road construction. As a result of this, an Adjusted Valuation may be returned in due course and a subsequent rate adjustment may be levied within the financial year.

**Condition:**

I hereby certify that as the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the **City of Greater Geelong** together with any Notices pursuant to the Local Government Act 1989, Local Laws or any other legislation.



**Authorised Officer**



**Biller Code: 17475**

**Reference: 100009199217**

Payment via internet or phone banking,  
from your cheque or savings account.

**Your Ref: 39345659-015-8:130448**

**Page 2 of 2**

**Sec 229 LGA**





# Department of Environment, Land, Water & Planning

## Owners Corporation Search Report

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Produced: 27/07/2020 04:34:01 PM

**OWNERS CORPORATION 1**  
**PLAN NO. PS709524N**

The land in PS709524N is affected by 1 Owners Corporation(s)

### Land Affected by Owners Corporation:

Common Property 1, Lots 50, 101 - 140, 201 - 226, 301 - 322, 401 - 436, 501 - 528, 601 - 617, 631 - 639, 641 - 649, 700 - 735, 801 - 853, 901 - 942, 1001 - 1036, 1101 - 1147, 1201 - 1218, 1301, 1701 - 1781, 1801 - 1862, 1901 - 1949, 1964, 2001 - 2049, 2101 - 2144, 2201 - 2278, 2301 - 2363, 2401 - 2449, 2501 - 2585, 2801 - 2873, 2901 - 2946, 3001 - 3039, 3101 - 3138, 3201 - 3218, 3232 - 3245, 3401 - 3423, 3901 - 3960, 4049 - 4052, 4801 - 4826, S2, S23, S44, S48, S51, S54, S58, S500, S699, S702, ZZ.

### Limitations on Owners Corporation:

Unlimited

### Postal Address for Services of Notices:

PS709524N/S37 28/08/2018

### Owners Corporation Manager:

NIL

### Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

### Owners Corporation Rules:

1. AR831189W 07/05/2019

### Additional Owners Corporation Information:

OC020866V 24/01/2014

### Notations:

NIL

### Entitlement and Liability:

NOTE - Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 50	100	100
Lot 101	100	100
Lot 102	100	100
Lot 103	100	100
Lot 104	100	100



# Department of Environment, Land, Water & Planning

## Owners Corporation Search Report

Produced: 27/07/2020 04:34:01 PM

OWNERS CORPORATION 1  
PLAN NO. PS709524N

### Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 2868	100	100
Lot 2869	100	100
Lot 2870	100	100
Lot 2871	100	100
Lot 2872	100	100
Lot 2873	100	100
Lot 2901	100	100
Lot 2902	100	100
Lot 2903	100	100
Lot 2904	100	100
Lot 2905	100	100
Lot 2906	100	100
Lot 2907	100	100
Lot 2908	100	100
Lot 2909	100	100
Lot 2910	100	100
Lot 2911	100	100
Lot 2912	100	100
Lot 2913	100	100
Lot 2914	100	100
Lot 2915	100	100
Lot 2916	100	100
Lot 2917	100	100
Lot 2918	100	100
Lot 2919	100	100
Lot 2920	100	100
Lot 2921	100	100
Lot 2922	100	100
Lot 2923	100	100



# Land Tax Clearance Certificate

## Land Tax Act 2005



INFOTRACK / VAN BEVEREN & ASSOCIATES

Your Reference:	20/1885
Certificate No:	39557816
Issue Date:	28 JUL 2020
Enquiries:	ESYSPROD

Land Address: 23 COMPASS WAY MOUNT DUNEED VIC 3217

Land Id	Lot	Plan	Volume	Folio	Tax Payable
42795627	2923	709524	11637	124	\$0.00

Vendor: JENNA KATE GEAR & ALEXANDER MAURI GEAR

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR ALEXANDER MAURICE GEAR	2020	\$235,000	\$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
-------------------------------------	------	---------------	------------------	------------------	-------

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
---------------------	------	------------------	------------------	-------

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: \$440,000

SITE VALUE: \$235,000

AMOUNT PAYABLE: \$0.00

# Notes to Certificates Under Section 105 of the *Land Tax Act 2005*

Certificate No: 39557816

1. Under Section 96 of the *Land Tax Act 2005* (the Act), unpaid land tax (including special land tax and vacant residential land tax) is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
2. A purchaser who has obtained a Certificate is only liable to a charge on the land to the amount of unpaid land tax as certified by a Certificate. A purchaser must obtain the Certificate from the Commissioner. They cannot rely on the Certificate obtained by the vendor.
3. If land tax (including special land tax and vacant residential land tax) is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
4. The amount of land tax on this certificate relates to the amount of land tax (including special land tax and vacant residential land tax) due and payable as at the date of the application only and not to any future liability or the tax status of the land.
5. A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax or vacant residential land tax.
6. If land tax (including special land tax or vacant residential land tax) will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO.
7. If the amount in 4. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from the:
  - a. vendor, or
  - b. purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO.
8. If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
9. If an amount certified is excessively high (for example, because an exemption or concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
10. If no land tax (including special land tax or vacant residential land tax) is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
11. If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
12. The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax (including special land tax and vacant residential land tax).
13. You can request a free update of a Land Tax Clearance Certificate via our website if:
  - there is no change to the parties involved in the transaction, and
  - the request is within 90 days of the original certificate being issued.

## For Information Only

### LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$0.00

Taxable Value = \$235,000

Calculated as \$0 plus ( \$235,000 - \$0) multiplied by 0.000 cents.

## Land Tax Clearance Certificate - Payment Options

### BPAY



Billers Code: 5249  
Ref: 39557816

### 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](http://www.bpay.com.au)

### CARD



Ref: 39557816

### Visa or Mastercard.

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

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)





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

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Van Beveren & Associates C/- InfoTrack  
135 King St  
SYDNEY 2000  
AUSTRALIA

Client Reference: 360615

NO PROPOSALS. As at the 28th July 2020, 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®.

23 COMPASS Way, MOUNT DUNEED 3217  
CITY OF GREATER GEELONG

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: 28th July 2020

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 39345659 - 39345659162907 '360615'

# 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.



## **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.



## OWNER STATEMENT

Issued 07/04/2020 on behalf of the owners of:

Owners Corporation 709524N

ABN 76807328284

Armstrong

1/101 Unity Drive

MOUNT DUNEED VIC 3217

Alexander Maurice & Jenna Kate Gear  
23 Compass Way  
MOUNT DUNEED VIC 3217for Lot 2923 Unit Elevate  
Alexander Maurice & Jenna Kate Gear  
Elevate/23 Compass Way  
MOUNT DUNEED VIC 3217

Date	Details	Amount due (incl. GST)	Amount paid	Interest accrued*	Interest paid	Amount outstanding
01/10/2018	Opening Balance	2,227.50	2,227.50	2.37	2.37	0.00
01/01/2019	O/C Contributions from 01/01/19 to 31/03/19	247.50	247.50	0.00	0.00	0.00
01/04/2019	O/C Contributions from 01/04/19 to 30/06/19	247.50	247.50	0.00	0.00	0.00
12/05/2019	Lot 2923: Function Room Cleaning - Booking	200.00	200.00	0.00	0.00	0.00
01/07/2019	O/C Contributions from 01/07/19 to 30/09/19	247.50	247.50	0.00	0.00	0.00
01/10/2019	O/C Contributions from 01/10/19 to 31/12/19	247.50	247.50	0.00	0.00	0.00
01/01/2020	O/C Contributions from 01/01/20 to 31/03/20	247.50	247.50	0.00	0.00	0.00
01/04/2020	O/C Contributions from 01/04/20 to 30/06/20	247.50	247.50	0.00	0.00	0.00
* Interest calculated to 07/04/2020		\$3,912.50	\$3,912.50	\$2.37	\$2.37	\$0.00

Total amount outstanding \$0.00 Cheques should be made payable to 'Owners Corporation 709524N'

This is a courtesy email to advise you that your levies are overdue. Please kindly arrange payment at your earliest convenience.  
Should you require a payment plan arrangement due to financial hardship, please email [finance@enginepropertygroup.com.au](mailto:finance@enginepropertygroup.com.au).

Please disregard this email if payment has been processed.



\*Registration is required for payments from cheque or savings accounts. Please complete a registration form available at [www.deft.com.au](http://www.deft.com.au) or call 1800 672 162. You do not need to re-register for the internet service if already registered for phone payment. Registration is not required for credit card payments.

Alexander Maurice & Jenna Kate Gear  
Owners Corporation 709524N  
Lot 2923 Unit Elevate



\*442 227059706 90000116752



Billers code 96503



Pay over the Internet by DEFT  
Online from your \*pre-registered  
bank account at [www.deft.com.au](http://www.deft.com.au)



Pay by DEFT Phonepay from your  
\*pre-registered bank account.  
Call 1300 301 090 or  
International +612 8232 7395



Credit card payments can be made  
over the Internet. Log onto  
[www.deft.com.au](http://www.deft.com.au) or call 1300 301  
090 and follow the instructions. A  
surcharge will be applicable if you  
use this option.



Pay by mailing this payment slip with  
your cheque to:  
DEFT Payment Systems  
GPO Box 2174, Melbourne VIC 3001



Pay in person at any post office by  
cash, cheque or Eftpos.  
Payments made at Australia Post will  
incur a \$2.75 DEFT processing fee.

Contact your participating financial institution to make a BPAY payment  
from your cheque or savings account. Enter the biller code and your  
DEFT reference number. To use the QR code, use the reader within your  
mobile banking app. More info: [www.bpay.com.au](http://www.bpay.com.au)

Engine Property Group Pty Ltd

DEFT Reference Number

227059706 90000116752

Amount Due

\$0.00

Due Date

07/04/2020

Amount Paid

\$

+227059706 90000116752&lt;

000000000&lt;3+