

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

Vendor PETER ANDREW COLLOPY AND MARJA LENA COLLOPY

Property 19 GREAT OCEAN ROAD, MARENGO

1. Title

- (a) A copy of the Register Search Statement/s (commonly referred to as the “title/s”) and a copy of the accompanying diagram location (commonly referred to as the “plan”) are attached.

2. Financial Matters

- (a) the amount of rates, taxes, charges or other similar outgoings affecting the Land (and any interest for which the Purchaser may become liable) does not exceed - \$5,000
- (b) there are no charges over the Land; and any mortgage(s) will be discharged at settlement.

3. Building Permits

- (a) No Building Permits have been issued in relation to the Land in the last seven (7) years.

4. Owner-Builder Insurance Details

- (a) No Building Permit issued in relation to the Land in the last six (6) years was issued to the Registered Proprietor as an Owner Builder.

5. Land Use

- (a) A certificate that identifies the name of the Planning Scheme, the name of the Responsible Authority, the Zoning of the Land, any Planning Overlay affecting the Land and a statement whether the Land is in a bushfire prone area, is attached.
- (b) Any easements, covenants or other similar restrictions affecting the Land are set out in the attachments, and the Vendor is not aware of any failure to comply with the terms of same.

6. Owners Corporations

- (a) The Land is not affected by an Owners Corporation within the meaning of the *Owners Corporations Act 2006 (Vic)*.

7. Services

(a) In respect of the services to the property, they are connected **unless** a 'tick' appears in the adjacent box in this table:

Electricity Supply	
Gas Supply	
Water Supply	
Sewerage	
Telephone Services	

8. Other Disclosures

Are there any notices, orders, declarations, reports or recommendations of a public authority or Government Department or approved proposal directly and currently affecting the Land of which the vendor might reasonably be expected to have knowledge?	No
Are there 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?	No
Has any notice to acquire any part of the Land been served on the Vendor?	No
Is there a GAIC* recording on the Land?	No
Is the Land affected by a "work-in-kind" agreement under the <i>Planning and Environment Act 1987</i> ?	No
* GAIC means "Growth Area Infrastructure Contribution", it is a levy on subdividable land.	

Peter A Colley Anne Colley

Signature/s of Vendor/son **17 / 02 / 2016**

Prior to signing below and prior to signing any Contract for Sale of Land, the Purchaser acknowledges:

- having received a signed Section 32 Statement (together with attachments); and
- having received a "Due Diligence Checklist";

Signature/s of Purchaser/son **17 / 02 / 2016**

Due Diligence Checklist

What you need to know before buying a residential property

Before buying a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting consumer.vic.gov.au/duediligencechecklist.

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things on 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.

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

VOLUME 09320 FOLIO 969

Security no : 124058165828B
Produced 07/12/2015 04:56 pm

LAND DESCRIPTION

Lot 1 on Title Plan 192417B.
PARENT TITLE Volume 07166 Folio 052
Created by instrument H375731 17/01/1979

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
PETER ANDREW COLLOPY
MARJA LENA COLLOPY both of 19 GREAT OCEAN ROAD MARENGO VIC 3233
AH441256U 19/08/2010

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AH441257S 19/08/2010
COMMONWEALTH BANK OF AUSTRALIA

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 TP192417B 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: 19 GREAT OCEAN ROAD MARENGO VIC 3233

DOCUMENT END

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TITLE PLAN	EDITION 1	TP 192417B						
Location of Land Parish: KRAMBRUK Township: Section: Crown Allotment: 1 (PT) Crown Portion: Last Plan Reference: LP18432 Derived From: VOL 9320 FOL 069 Depth Limitation: 15.24 m		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN						
Description of Land / Easement Information ENCUMBRANCES REFERRED TO AS to the land shown marked A - - - - - THE EASEMENTS (if any) existing over -- the same by virtue of Section 98 of the Transfer of Land Act - - - - -		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 19/10/1999 VERIFIED: EWA						
<table border="1" style="margin: auto;"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">WARNING Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 6A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = LOT 2 ON LP18432</td> </tr> </table>			TABLE OF PARCEL IDENTIFIERS		WARNING Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 6A of the Sale of Land Act 1962		PARCEL 1 = LOT 2 ON LP18432	
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WARNING Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 6A of the Sale of Land Act 1962								
PARCEL 1 = LOT 2 ON LP18432								
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						

Property Report from www.land.vic.gov.au on 07 December 2015 04:40 PM

Address: 19 GREAT OCEAN ROAD MARENGO 3233

Lot and Plan Number: Lot 1 TP192417

Standard Parcel Identifier (SPI): 1\TP192417

Local Government (Council): COLAC OTWAY Council **Property Number:** 18767

Directory Reference: VicRoads 519 S11

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

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

State Electorates

Legislative Council: WESTERN VICTORIA

Legislative Assembly: POLWARTH

Utilities

Regional Urban Water Business: Barwon Water

Rural Water Business: Southern Rural Water

Meibourne Water: outside drainage boundary

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

Planning Zone Summary

Planning Zone: [NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1 \(NRZ1\)](#)
[SCHEDULE TO THE NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1](#)

Planning Overlay: [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 7 \(DDO7\)](#)

Planning scheme data last updated on 3 December 2015.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#)

The Planning Property Report includes separate maps of zones and overlays

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

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit www.delwp.vic.gov.au/planning

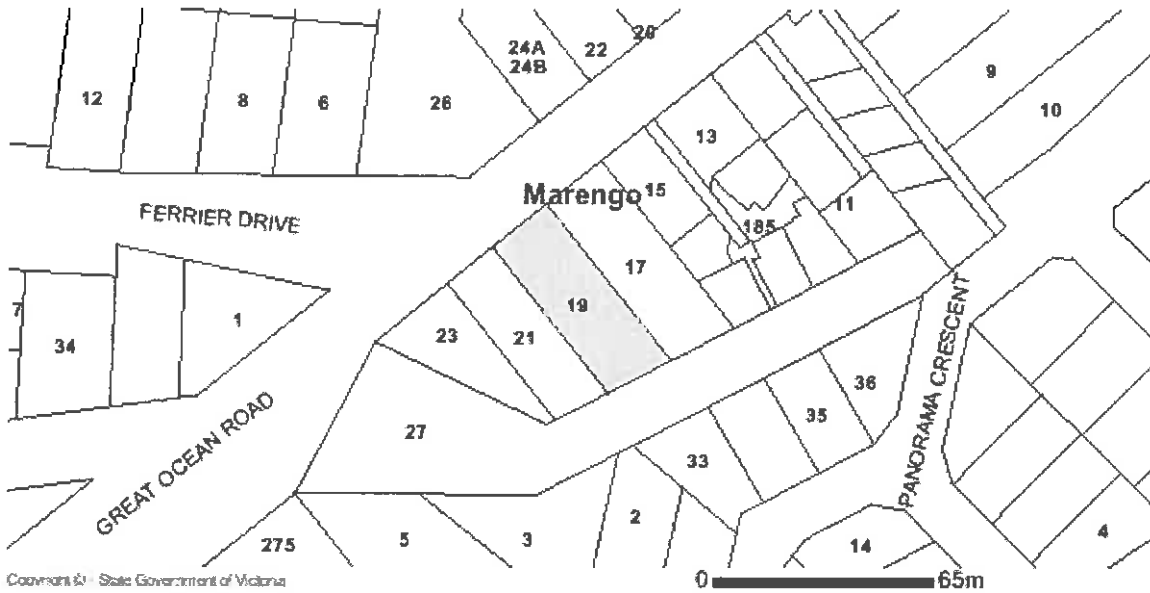
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Area Map



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Planning Property Report

from www.dtpli.vic.gov.au/planning on 07 December 2015 04:40 PM

Address: 19 GREAT OCEAN ROAD MARENGO 3233

Lot and Plan Number: Lot 1 TP192417

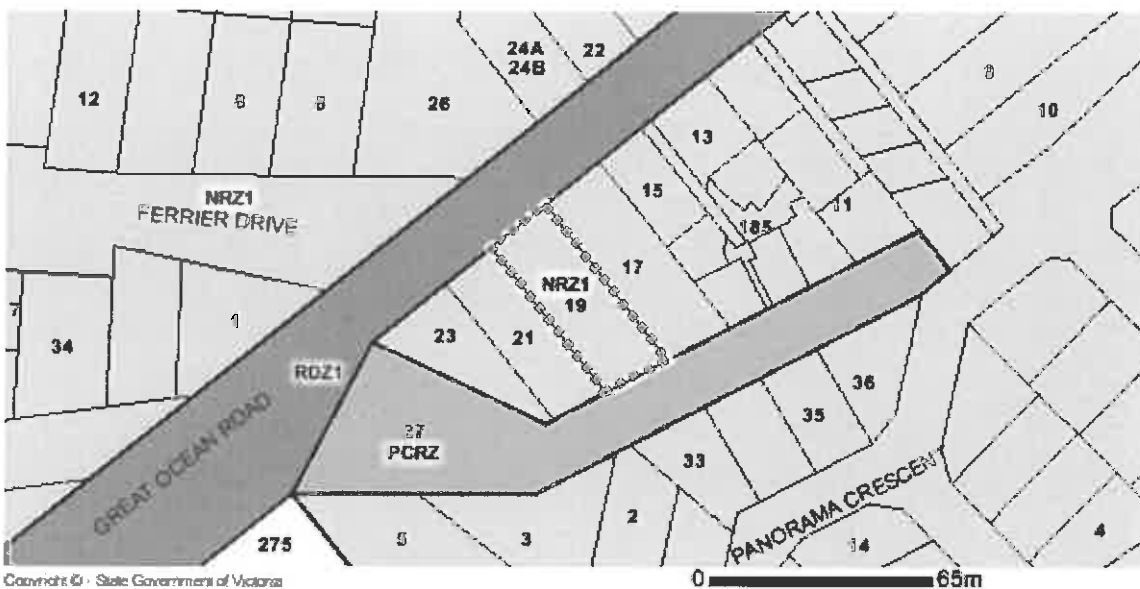
Local Government (Council): COLAC OTWAY Council **Property Number:** 18767

Directory Reference: VicRoads 519 S11

Planning Zone

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1 (NRZ1)

SCHEDULE TO THE NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1



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

Zones Legend

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

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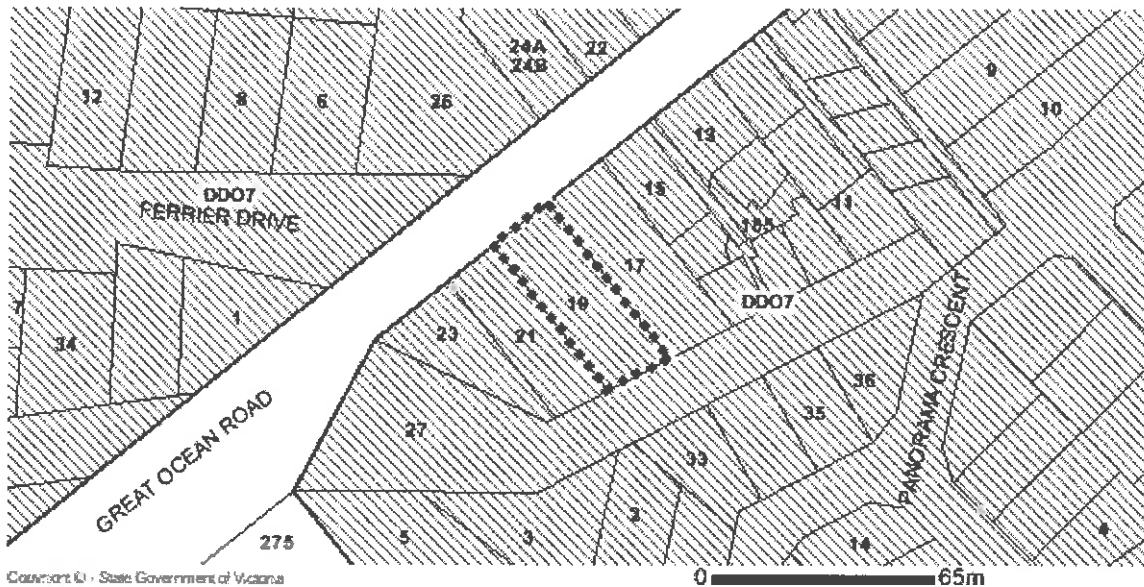
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Planning Overlay

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 7 (DDO7)



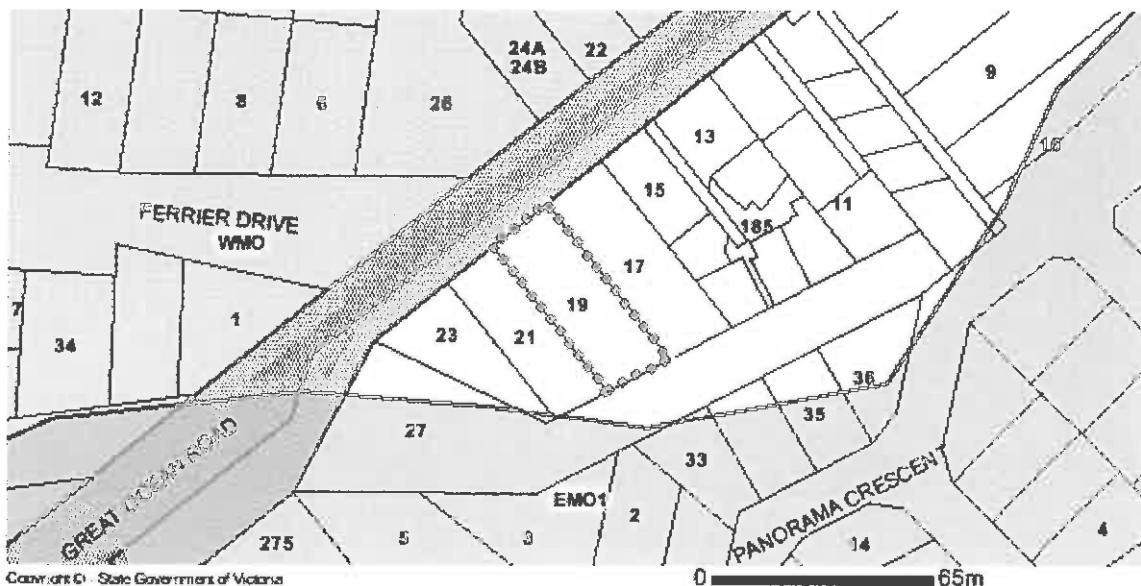
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

EROSION MANAGEMENT OVERLAY (EMO)

HERITAGE OVERLAY (HO)

BUSHFIRE MANAGEMENT OVERLAY (BMO OR WMO)



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






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Planning Overlays Legend

Overlays Legend

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

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

Further Planning Information

Planning scheme data last updated on 3 December 2015.

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Designated Bushfire Prone Areas

from www.dtpli.vic.gov.au/planning on 07 December 2015 04:41 PM

Address: 19 GREAT OCEAN ROAD MARENGO 3233

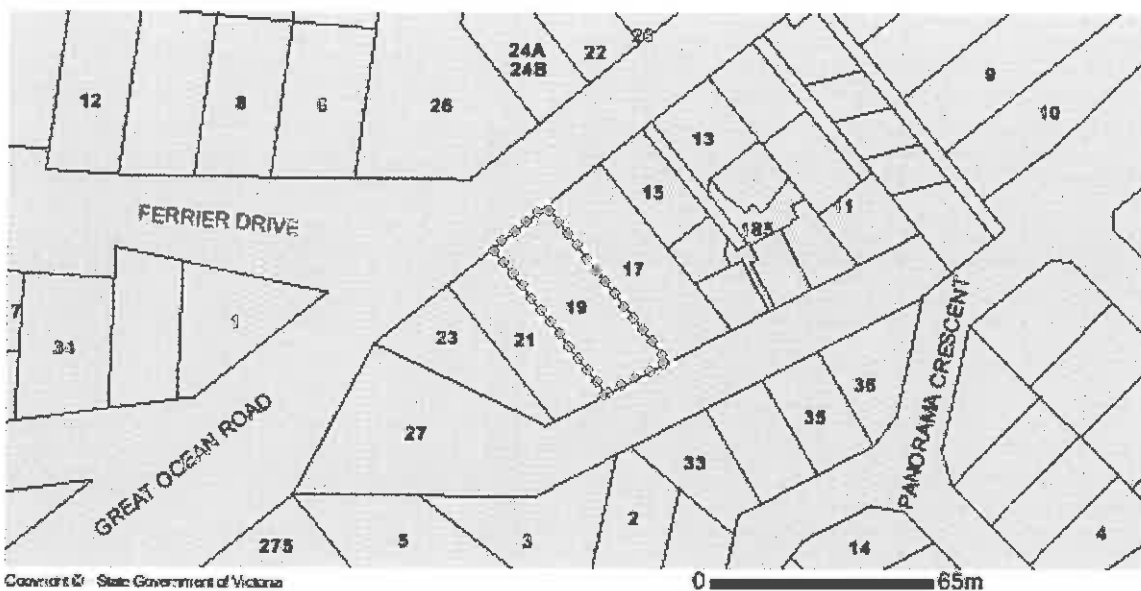
Lot and Plan Number: Lot 1 TP192417

Local Government (Council): COLAC OTWAY Council **Property Number:** 18767



Directory Reference: VicRoads 519 S11

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

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend

 Bushfire Prone Area  Selected Land

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011, as amended by gazette notices on 25 October 2012, 8 August 2013, 30 December 2013, 3 June 2014, 22 October 2014, and 19 August 2015.

The Building Regulations 2006 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed via the Bushfire Prone Areas Map Service at services.land.vic.gov.au/maps/bushfire.jsp or at the relevant local council.

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

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit [Planning Schemes Online](#)

For Planning Scheme Provisions for this property return to the GetReports list and select the Planning Property Report.

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32(2)(dc) of the Sale of Land 1962 (Vic).



Melbourne Airport Environs Overlay Report

from www.land.vic.gov.au on 07 December 2015 04:40 PM

Address: 19 GREAT OCEAN ROAD MARENGO 3233

Lot and Plan Number: Lot 1 TP192417

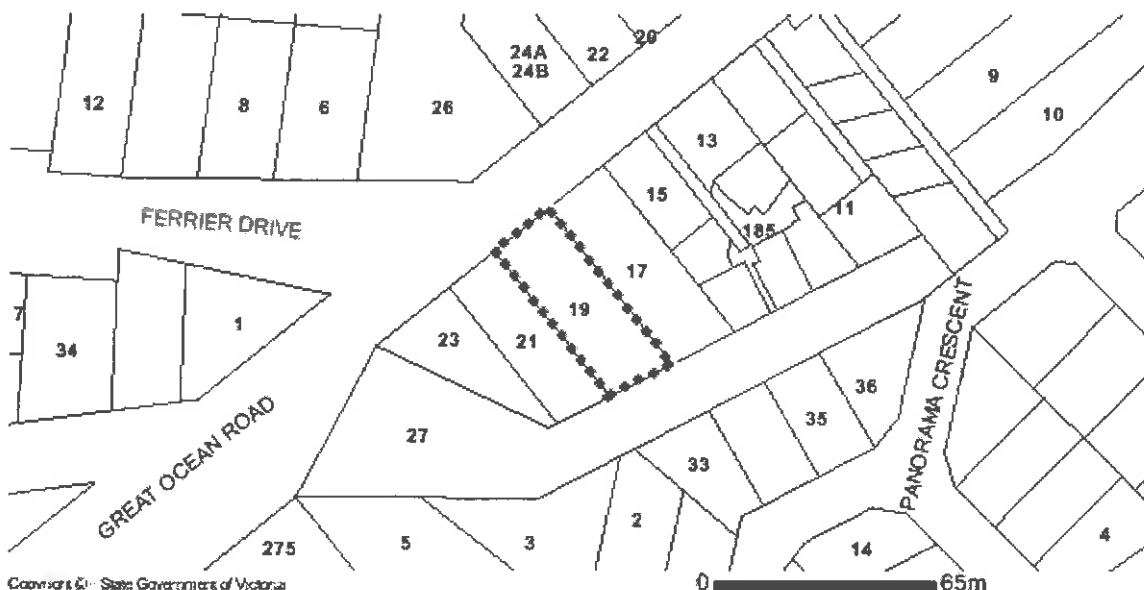
Local Government (Council): COLAC OTWAY Council **Property Number:** 18767

Directory Reference: VicRoads 519 S11

Planning Zone: NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1 (NRZ1)
SCHEDULE TO THE NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1

This property is **not** affected by the Melbourne Airport Environs Overlay.

Airport Overlays Map



Airport Overlays Melbourne Airport Environs 1 Melbourne Airport Environs 2

Note - this map shows only the Melbourne Airport Environs Overlays 1 and 2

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