

VENDOR'S STATEMENT PURSUANT TO 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.

VENDOR **PURL BAY PTY LTD ACN 614 180 031**
 AS TRUSTEE FOR PURL BAY SUPERANNUATION FUND

PROPERTY **1/2, 9-11 Mortimer Street, Drysdale 3222**

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, are as follows:

Nil.

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 vendor's 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:

Are, where applicable, contained in the attached certificates and/or statements.

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.

BUT NOTE:

The vendor has no means of knowing of all decisions of Public Authorities and Government Departments affecting the property unless communicated to the vendor. There may also be proposed amendments to the Planning Scheme which may affect the property and the purchaser should make their own enquiries as to any proposed amendments.

5. BUILDING PERMITS

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

Not Applicable.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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 checked="" 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 concerning the title:

9.1 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 1000m²; (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)

- (a) Register Search Statement of Certificate of Title Volume 9681 Folio 056
- (b) Plan of Subdivision 147636W
- (c) Land.vic.gov.au Property Report
- (d) Department of Environment, Land, Water and Planning, Planning Property Report
- (e) Planning Certificate
- (f) City of Greater Geelong, Land Information Certificates
- (g) City of Greater Geelong, Property Information Certificates
- (h) Barwon Water, Information Statements & Certificates
- (i) Barwon Water, Drainage Plan
- (j) State Revenue Office, Land Tax Clearance Certificates
- (k) Vic Roads, Roads Property Certificate
- (l) Extract of EPA Priority Site Register

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.

Vendor's name	Russell Frank Pickett and Glenda Lee Galbraith as Directors of Purl Bay Pty Ltd ACN 614 180 031 as trustee for Purl Bay Superannuation Fund	Date 17/06/2022
Vendor's signature	 	

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

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

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

VOLUME 09681 FOLIO 056

Security no : 124097941590D
Produced 30/05/2022 10:07 AM

LAND DESCRIPTION

Lot 9 on Plan of Subdivision 147636W.
PARENT TITLE Volume 09669 Folio 992
Created by instrument LP147636W 30/05/1986

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PURL BAY PTY LTD of 55-57 PEARL BAY PASSAGE ST LEONARDS VIC 3223
AN168921E 11/10/2016

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 LP147636W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

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Document Type	Plan
Document Identification	LP147636W
Number of Pages (excluding this cover sheet)	1
Document Assembled	09/06/2022 08:03

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WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER

LP147636W

EDITION 1
APPROVED 30/5/86

PLAN OF SUBDIVISION OF
PART OF CROWN
PORTION 39 BLOCK 2
PARISH OF BELLARINE
COUNTY OF GRANT

16 8 0 16 32
LENGTHS ARE IN METRES

LENGTHS ARE IN METRES

V. 9669. F. 992

APPROPRIATIONS

BLUE - DRAINAGE AND SEWERAGE
BROWN - CARRIAGeway, DRAINAGE AND SEWERAGE

ENCUMBRANCES AND OTHER NOTATIONS

PART OF BROWN FURTHER ENCUMBERED FOR DRAINAGE
AND SEWERAGE VIDE LP 147635

PART OF BLUE FURTHER ENCUMBERED FOR DRAINAGE
AND SEWERAGE VIDE LP 147635 & LP 147634
LOTS 4 & 5 (HAVE BEEN OMITTED FROM PLAN)

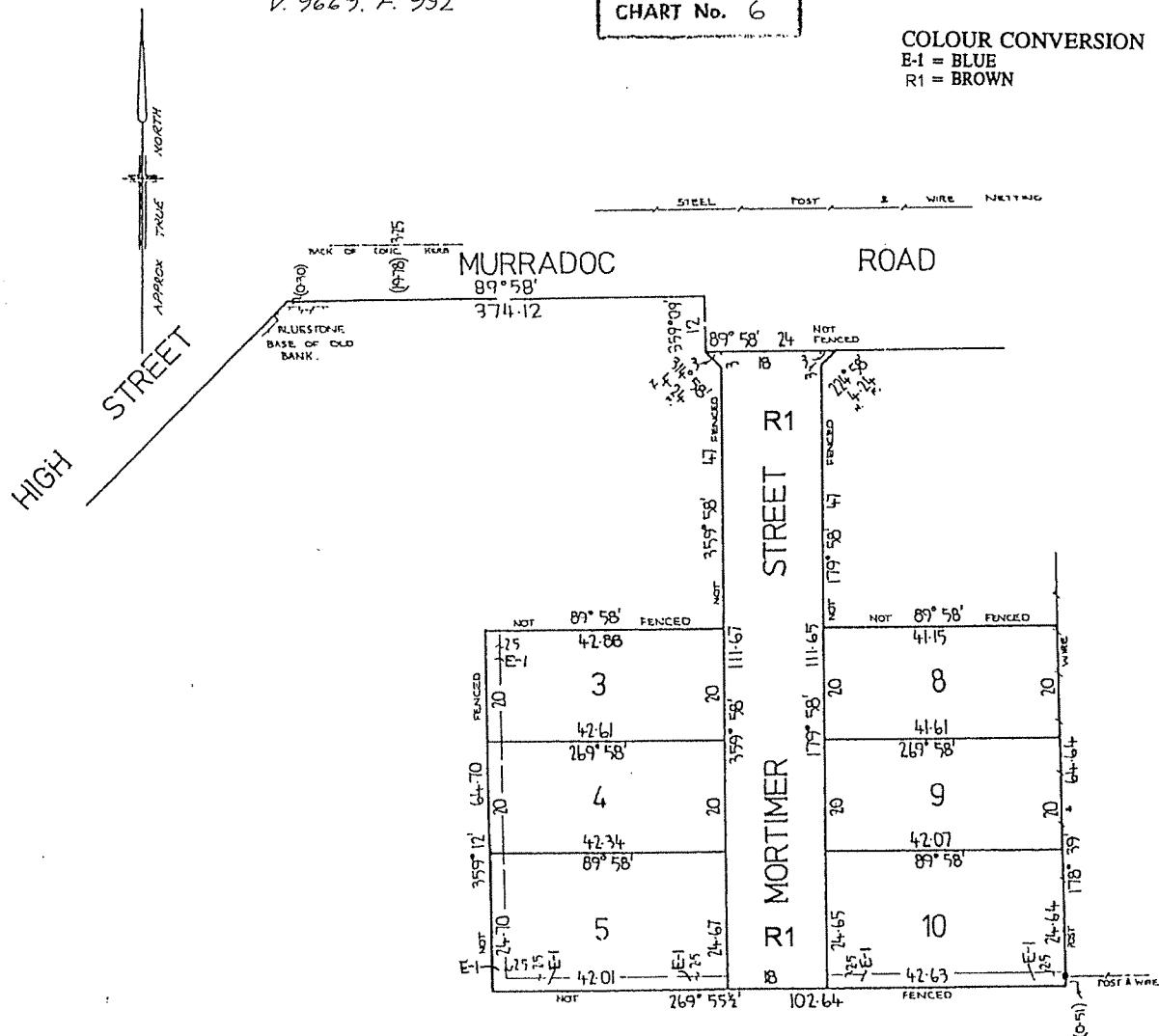
LOIS 1,2,67 HAVE BEEN OMITTED FROM PEX

CHART No. 6

COLOUR CONVERSION

E-1 = BLUE

R1 = BROWN



PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 15 June 2022 04:05 PM

PROPERTY DETAILS

Address: **1/9-11 MORTIMER STREET DRYSDALE 3222**

Lot and Plan Number: **Lot 9 LP147636**

Standard Parcel Identifier (SPI): **9\LP147636**

Local Government Area (Council): **GREATER GEELONG**

www.geelongaaustralia.com.au

Council Property Number: **269694**

Directory Reference: **Melway 457 A11**

Note: There are 2 properties identified for this site.

These can include units (or car spaces), shops, or part or whole floors of a building.

Dimensions for these individual properties are generally not available.

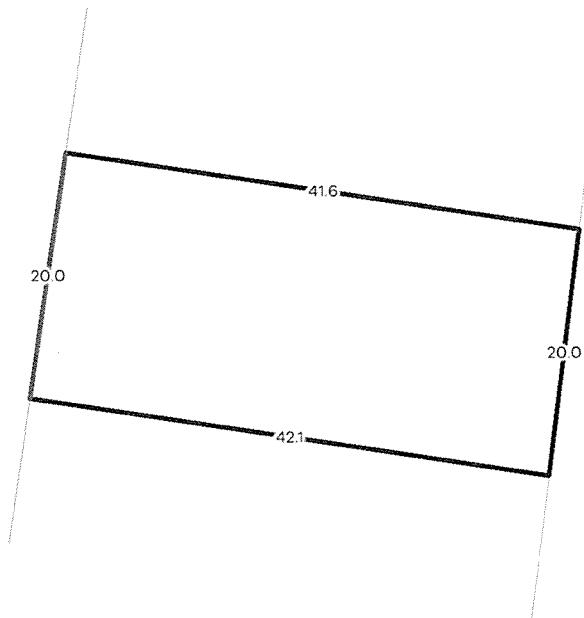
This property is not in a designated bushfire prone area.

No 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 on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

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



Area: 837 sq. m

Perimeter: 124 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

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

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

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Barwon Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

PLANNING INFORMATION

Planning Zone: [COMMERCIAL 2 ZONE \(C2Z\)](#)

[SCHEDULE TO THE COMMERCIAL 2 ZONE \(C2Z\)](#)

Planning Overlay: [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 32 \(DDO32\)](#)

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **BELLARINE**

PROPERTY REPORT



Environment,
Land, Water
and Planning

Planning scheme data last updated on 8 June 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 abut 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>

Area Map



PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 15 June 2022 04:04 PM

PROPERTY DETAILS

Address: **1/9-11 MORTIMER STREET DRYSDALE 3222**
Lot and Plan Number: **Lot 9 LP147636**
Standard Parcel Identifier (SPI): **9\LP147636**
Local Government Area (Council): **GREATER GEELONG** www.geelongaustralia.com.au
Council Property Number: **269694**
Planning Scheme: **Greater Geelong** [Planning Scheme - Greater Geelong](#)
Directory Reference: **Melway 457 A11**

UTILITIES

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

STATE ELECTORATES

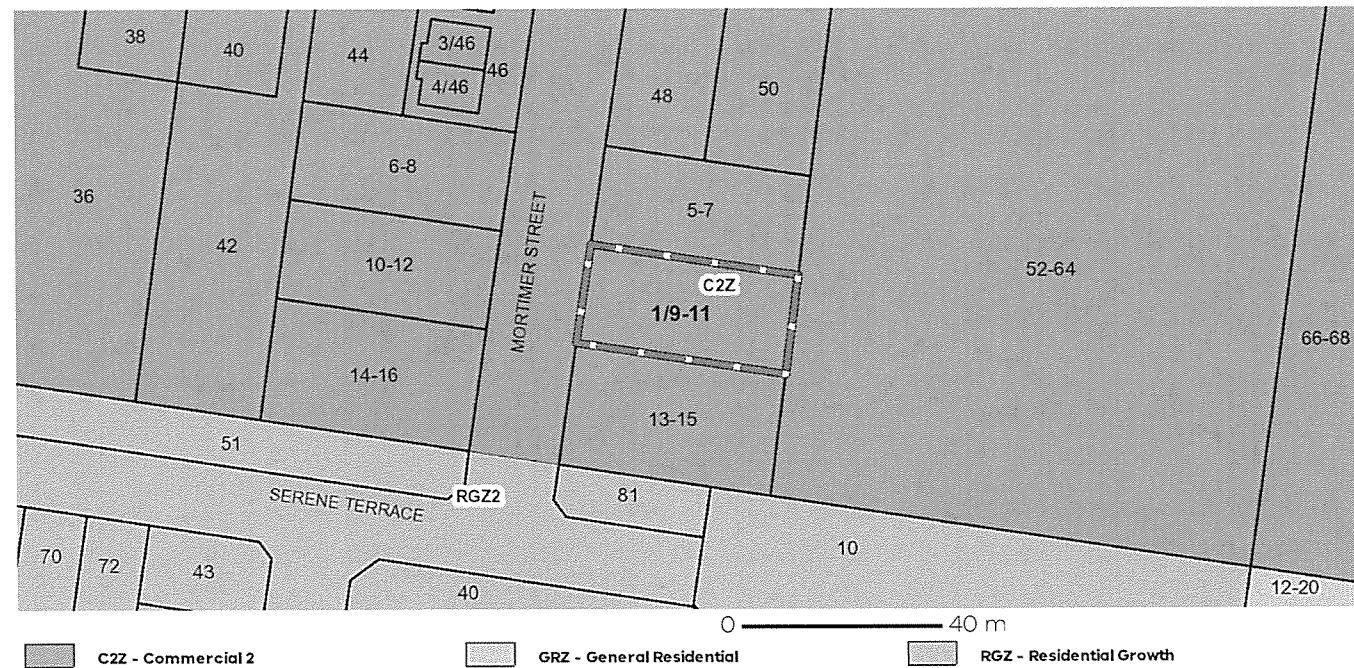
Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **BELLARINE**
Registered Aboriginal Party: **Wadawurrung Traditional Owners Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

COMMERCIAL 2 ZONE (C2Z)

SCHEDULE TO THE COMMERCIAL 2 ZONE (C2Z)



PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 32 (DDO32)



PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Further Planning Information

Planning scheme data last updated on 8 June 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 abut the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

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



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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

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

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

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 \(environment.vic.gov.au\)](#)

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

849750

APPLICANT'S NAME & ADDRESS

SLM LAW C/- INFOTRACK C/- LANDATA
MELBOURNE

VENDOR

PURL BAY SUPERANNUATION FUND

PURCHASER

N/A, N/A

REFERENCE

353878

This certificate is issued for:

LOT 9 PLAN LP147636 ALSO KNOWN AS 1/9 - 11 MORTIMER STREET DRYSDALE
GREATER GEELONG CITY

The land is covered by the:

GREATER GEELONG PLANNING SCHEME

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

The land:

- is included in a COMMERCIAL 2 ZONE
- is within a DESIGN AND DEVELOPMENT OVERLAY SCHEDULE 32

A detailed definition of the applicable Planning Scheme is available at :
<http://planningschemes.dpcd.vic.gov.au/schemes/greatergeelong>

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

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

09 June 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

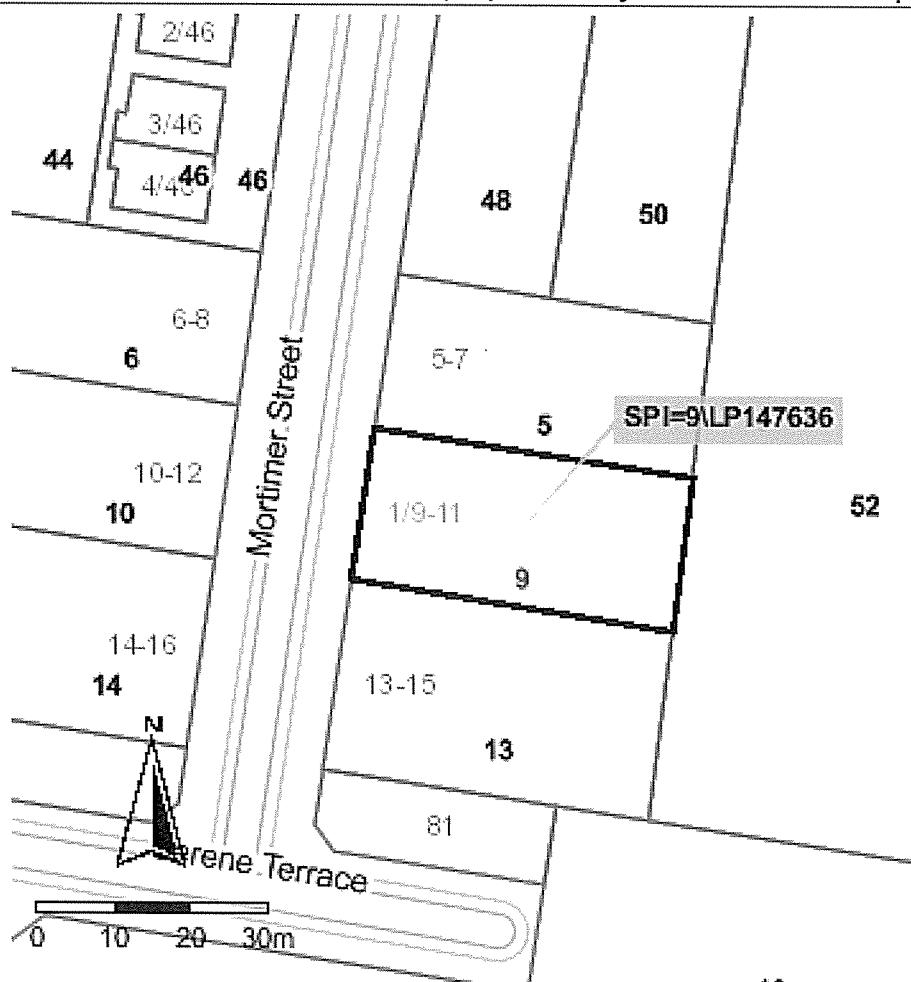


The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

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.

CITY OF GREATER GEELONG

PO Box 104,
Geelong VIC 3220
DX 22063 Geelong

P: 03 5272 5272
E: contactus@geelongcity.vic.gov.au
www.geelongaustralia.com.au



LAND INFORMATION CERTIFICATE

In accordance with Section 121 of the Local Government Act 2020

Date of Issue: 10-Jun-2022

Certificate No: 195931

Applicants Ref:

64721995-012-4:161447

Assessment Number: 62903

Property Address: 1/9-11 Mortimer Street, DRYSDALE VIC 3222

Property Description: 1/2 Share of 836.9m2 Lot 9 LP 147636

Ratepayer as per

Council Records: Purl Bay Pty Ltd

Applicant:

Landata
PO BOX 500
EAST MELBOURNE VIC 8002

Operative Valuation Date:	01-Jul-2021
Level of Valuation Date:	01-Jan-2021
Capital Improved Value:	215,000
Site Value:	210,000
Net Annual Value:	11,500

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, Local Government Act 2020 or under a local law or By-Law of the Council.

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 01/07/2021 to 30/06/2022. Lump sum payment - due by 15/02/2022 or by instalment 30/09/2021, 30/11/2021, 28/02/2022 and 31/05/2022. 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. On request any overpayment of rates at settlement will be refunded to the payee, with a \$30 fee being applicable.

Confirmation of any variation to this certificate will only be given for up to 90 days from the date of issue (ie. 08-Sep-2022) and within the current financial year.

The Local Government Act 2020 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.

Notices can be emailed to: transfers@geelongcity.vic.gov.au

CITY OF GREATER GEELONG

LAND INFORMATION CERTIFICATE (cont.)

In accordance with Section 121 of the
Local Government Act 2020

eService

Date of Issue: 10-Jun-2022

Certificate No: 195931

Property Address: 1/9-11 Mortimer Street, DRYSDALE VIC 3222

Assessment Number: 62903.0

<u>Rate, Charges & Other Monies</u>		<u>Amount \$</u>
Arrears:	Balance Brought Forward	0.00
	Legal Fees Arrears	0.00
Current:	General Rates	1,250.90
	State Government Levies	426.05
	Municipal Charge	0.00
	Refunds	0.00
	Concession Rebates	0.00
	Interest Arrears	0.00
	Interest Current	0.00
	Legal Fees	0.00
Other:	Special Charges (<i>subject to Final Costs</i>)	0.00
	Sundry Charges	0.00
Payment:	Amount Received	-1,676.95
	Overpayment	0.00

All Overdue amounts should be paid at settlement. The purchaser is liable for all outstanding rates and charges after transfer and settlement.

Total Due: 0.00

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: 100000629030

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

Your Ref: 64721995-012-4:161447

Page 2 of 2

Standard Property
Sec 121 LGA 2020

CITY OF GREATER GEELONG

PO Box 104, P: 03 5272 5272
 Geelong VIC 3220 E: contactus@geelongcity.vic.gov.au
 DX 22063 Geelong www.geelongaustralia.com.au



LAND INFORMATION CERTIFICATE

In accordance with Section 121 of the Local Government Act 2020

Date of Issue: 10-Jun-2022

Certificate No: 195932

Applicants Ref:

64722120-012-5:161438

Assessment Number: 62904

Property Address: 2/9-11 Mortimer Street, DRYSDALE VIC 3222
 Property Description: 1/2 Share of 836.9m2 Lot 9 LP 147636

Ratepayer as per
 Council Records: Purl Bay Pty Ltd

Applicant:

Landata
 PO BOX 500
 EAST MELBOURNE VIC 8002

Operative Valuation Date:	01-Jul-2021
Level of Valuation Date:	01-Jan-2021
Capital Improved Value:	210,000
Site Value:	205,000
Net Annual Value:	11,000

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, Local Government Act 2020 or under a local law or By-Law of the Council.

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 01/07/2021 to 30/06/2022. Lump sum payment - due by 15/02/2022 or by instalment 30/09/2021, 30/11/2021, 28/02/2022 and 31/05/2022. 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. On request any overpayment of rates at settlement will be refunded to the payee, with a \$30 fee being applicable.

Confirmation of any variation to this certificate will only be given for up to 90 days from the date of issue (ie. 08-Sep-2022) and within the current financial year.

The Local Government Act 2020 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.

Notices can be emailed to: transfers@geelongcity.vic.gov.au

CITY OF GREATER GEELONG

LAND INFORMATION CERTIFICATE (cont.)

In accordance with Section 121 of the
Local Government Act 2020

eService

Date of Issue: 10-Jun-2022

Certificate No: 195932

Property Address: 2/9-11 Mortimer Street, DRYSDALE VIC 3222

Assessment Number: 62904.8

<u>Rate, Charges & Other Monies</u>		<u>Amount \$</u>
Arrears:	Balance Brought Forward	0.00
	Legal Fees Arrears	0.00
Current:	General Rates	1,221.80
	State Government Levies	421.55
	Municipal Charge	0.00
	Refunds	0.00
	Concession Rebates	0.00
	Interest Arrears	0.00
	Interest Current	0.00
	Legal Fees	0.00
Other:	Special Charges (<i>subject to Final Costs</i>)	0.00
	Sundry Charges	0.00
Payment:	Amount Received	-1,643.35
	Overpayment	0.00
All Overdue amounts should be paid at settlement. The purchaser is liable for all outstanding rates and charges after transfer and settlement.		Total Due: 0.00

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: 100000629048

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

Your Ref: 64722120-012-5:161438

Page 2 of 2

Standard Property
Sec 121 LGA 2020

PROPERTY INFORMATION CERTIFICATE

Building Regulations 2018

Pursuant to Regulation 51(1)



Landata
PO BOX 500
EAST MELBOURNE VIC 8002

10 June 2022

Pl: 269694

PIR-2022-4330

Telephone: 5272 4450

Your Ref 64721995-013-1

PROPERTY FOR WHICH INFORMATION WAS REQUESTED

Property Address	1/9-11 Mortimer Street, DRYSDALE VIC 3222		
Title Information	1/2 Share of 836.9m2 Lot 9 LP 147636	Volume / Folio	CT-9681/056

Regulation 51(1) *Building Regulation 2018*, any person may request the relevant Council to provide in relation to any building or land:

1. Details of any Permit or Certificate of Final Inspection issued in the preceding 10 years:

Nil

2. Details of any current statement issued under Regulation 64 (Combined Allotments) or Regulation 231 (Subdivision of existing buildings)

Nil

3. Details of any current Notice or Order issued by the Relevant Building Surveyor under the Act.

Nil

Please Note:

- While every effort is made to provide full and accurate information, the Council's records may be deficient because of limitations in the period the records have been kept and/or because of their accuracy in recording or failure to record other permits, orders, variations or revocations.
- In addition, the existence of permits or certificates does not indicate whether all construction on a property complies with approvals. Independent inquiries should be made if in any doubt or if any problem is anticipated or encountered.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Wendy Dias'.

Wendy Dias
Technical Officer

BUILDING SERVICES
100 BROUGHAM STREET, GEELONG

PROPERTY INFORMATION CERTIFICATE

Building Regulations 2018

Pursuant to Regulation 51(1)



Landata
PO BOX 500
EAST MELBOURNE VIC 8002

10 June 2022

PI: 269695

PIR-2022-4332

Telephone: 5272 4450

Your Ref 64722120-013-2

PROPERTY FOR WHICH INFORMATION WAS REQUESTED

Property Address	2/9-11 Mortimer Street, DRYSDALE VIC 3222		
Title Information	1/2 Share of 836.9m2 Lot 9 LP 147636	Volume / Folio	CT-9681/056

Regulation 51(1) *Building Regulation 2018*, any person may request the relevant Council to provide in relation to any building or land:

1. Details of any Permit or Certificate of Final Inspection issued in the preceding 10 years:

Nil

2. Details of any current statement issued under Regulation 64 (Combined Allotments) or Regulation 231 (Subdivision of existing buildings)

Nil

3. Details of any current Notice or Order issued by the Relevant Building Surveyor under the Act.

Nil

Please Note:

- While every effort is made to provide full and accurate information, the Council's records may be deficient because of limitations in the period the records have been kept and/or because of their accuracy in recording or failure to record other permits, orders, variations or revocations.
- In addition, the existence of permits or certificates does not indicate whether all construction on a property complies with approvals. Independent inquiries should be made if in any doubt or if any problem is anticipated or encountered.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Wendy Dias'.

Wendy Dias
Technical Officer

**BUILDING SERVICES
100 BROUGHAM STREET, GEELONG**

Information Statement Part A

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

INSTALLATION NUMBER. 16731477 **APPLICATION NUMBER:** 420793 **DATE:** 08/06/2022
PROPERTY ADDRESS: UNIT 1/9-11 MORTIMER ST, DRYSDALE, VIC 3222
YOUR REFERENCE: 353878
OWNER: RF PICKETT & GL GALBRAITH
COMMENTS: *Comments*

The following service charges are applicable for the abovenamed property for the period 01/04/2022 to 30/06/2022. 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	85.09	0.00	85.09
Water Service Charge	35.00	0.00	35.00
Total Service Charge	\$ 120.09	0.00	120.09

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	85.09	0.00	85.09
Water Service Charge	35.00	0.00	35.00
TOTAL DUE	\$ 120.09	0.00	120.09

Important Information

THERE ARE NO METERS AFFIXED TO THIS PROPERTY.

Account Not Yet Issued For Service And Volume Charges.

THE WATER METER WAS LAST READ ON 21/03/2022. 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 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 07/08/2022. Barwon Water will not be held responsible for information provided verbally. For settlement purposes another certificate should be obtained after 07/08/2022 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)*

08-06-2022

SLM Law C/- InfoTrack C/- LANDATA
Two Melbourne Quarter, Level 13, 697 Collins Street
Docklands

Property: UNIT 1, 9-11 MORTIMER STREET DRYSDALE 3222

I refer to your application received at this office on 08/06/2022. I wish to advise no encumbrances or easements related to Barwon Water works exist in respect of the above property, other than those that may be revealed by normal Title search, and no Notices or Orders presently remain outstanding relative to the connection of water supply and/or sewerage services.

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

Our Ref: EC420792

Your Ref: 353878

Agent Ref: 64721995-024-7

Yours faithfully,

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)*

08-06-2022

SLM Law C/- InfoTrack C/- LANDATA
Two Melbourne Quarter, Level 13, 697 Collins Street
Docklands

Property: 9 MORTIMER ST DRYSDALE 3222

I refer to your application received at this office on 08/06/2022. I wish to advise no encumbrances or easements related to Barwon Water works exist in respect of the above property, other than those that may be revealed by normal Title search, and no Notices or Orders presently remain outstanding relative to the connection of water supply and/or sewerage services.

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

Our Ref: EC420793

Your Ref: 353878

Agent Ref: 64722120-023-1

Yours faithfully,

Manager Customer Centre

Information Statement Part A

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

INSTALLATION NUMBER. 16778024 **APPLICATION NUMBER:** 420793 **DATE:** 08/06/2022
PROPERTY ADDRESS: UNIT 2/9-11 MORTIMER ST, DRYSDALE, VIC 3222
YOUR REFERENCE: 353878
OWNER: RF PICKETT & GL GALBRAITH
COMMENTS: *Comments*

The following service charges are applicable for the abovenamed property for the period 01/04/2022 to 30/06/2022. 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	85.09	0.00	85.09
Water Service Charge	35.00	0.00	35.00
Total Service Charge	\$ 120.09	0.00	120.09

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	85.09	0.00	85.09
Water Service Charge	35.00	0.00	35.00
TOTAL DUE	\$ 120.09	0.00	120.09

Important Information

THERE ARE NO METERS AFFIXED TO THIS PROPERTY.

Account Not Yet Issued For Service And Volume Charges.

THE WATER METER WAS LAST READ ON 21/03/2022. 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 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 07/08/2022. Barwon Water will not be held responsible for information provided verbally. For settlement purposes another certificate should be obtained after 07/08/2022 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

SLM Law C/- InfoTrack C/- LANDATA
Two Melbourne Quarter, Level 13, 697 Collins Street Docklands

 Biller Code: 585224
Ref Code: 6050 6922 1677 8024 4

Information Statement Part B

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

08-06-2022

SLM Law C/- InfoTrack C/- LANDATA
Two Melbourne Quarter, Level 13, 697 Collins Street
Docklands

Property: UNIT 2, 9-11 MORTIMER STREET DRYSDALE 3222

I refer to your application received at this office on 08/06/2022. I wish to advise no encumbrances or easements related to Barwon Water works exist in respect of the above property, other than those that may be revealed by normal Title search, and no Notices or Orders presently remain outstanding relative to the connection of water supply and/or sewerage services.

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

Our Ref: EC420793

Your Ref: 353878

Agent Ref: 64722120-023-1

Yours faithfully,

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)*

08-06-2022

SLM Law C/- InfoTrack C/- LANDATA
Two Melbourne Quarter, Level 13, 697 Collins Street
Docklands

Property: 9 MORTIMER ST DRYSDALE 3222

I refer to your application received at this office on 08/06/2022. I wish to advise no encumbrances or easements related to Barwon Water works exist in respect of the above property, other than those that may be revealed by normal Title search, and no Notices or Orders presently remain outstanding relative to the connection of water supply and/or sewerage services.

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

Our Ref: EC420792

Your Ref: 353878

Agent Ref: 64721995-024-7

Yours faithfully,

Manager Customer Centre

Sewer Drainage Plan Request

10-06-2022

SLM Law C/- InfoTrack C/- LANDATA
Two Melbourne Quarter, Level 13, 697 Collins Street
Docklands

19 11 MORTIMER ST DRYSDALE 3222

In accordance with your application dated 08/06/2022 please find attached our response to your Sewers and Drains Plan request.

The plan shows the location of sewers vested in Barwon Water, and the sewer drain connecting the premises to Barwon Water's sewers. 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.

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.

Our Ref: EC420791

Your Ref: 353878

Agent Ref: 64721995-026-1

Yours faithfully,

Manager Customer Centre

GEELONG AND DISTRICT WATER BOARD

~~F.B.~~ OFF D.P.

S.E.....

Detail Plan No. D86 Municipality Bellarine Drainage Plan No D974

PLAN OF DRAINAGE FOR

N.R. BARLEY

B.T. Boundary Trap	G.V. Ground Vent
C.I.P. Cast Iron Pipe	H.C.D. House Connection Drain
D.G. Disconnector Gully	I.C. Inspection Chamber
D.V. Drainage Vent	I.O. Inspection Opening
F.G. Floorwaste Gully	J.U. Jump Up
G.I.T. Grease Interceptor Trap	O.R.G. Overflow Relief Gully

P.V.C. Poly Vinyl Chloride Pipe
S.V.P. Stack Vent Pipe
T.I.T. Triple Interceptor Trap
V.C.P. Vitrified Clay Pipe
Y.G. Yard Gully
Y.D.G. Yard Disconnector Gully

(See By-Law No. 144 G. & D.W.B.
and Victorian Water Supply and
Sewerage Plumbing Regulations)

Scale 1:500.

Fixtures Fee \$ 35.00

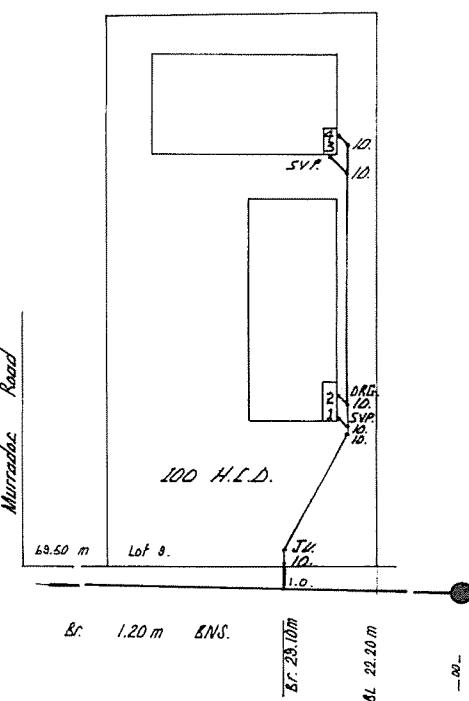
1. Closet
Bath
Sink
Trough
2. Basin
Shower
Washing Machine } To be connected to
comply with By-Laws
and Regulations.

—Amendment— Fee \$ 75.00 —

3. Closet

4 Basin

drain to be laid to amended plan as shown.
Rmdt J.S. 27.5.88 *Yellow*
Chkd ~~AM~~ 27.5.88. - *Engineer*



Mortimer

Street

Examined John Hanby

Date 22527 3/15/2028

Engineer

Received		Revised		Plotted		Traced		Sewer Details		Designed		Checked	
P.W.	17.2.87			L.B.	8.5.87	L.B.	8.5.87	L.B.	8.5.87	J.S.	20.5.87	A.B.B.	21-5-87

Property Clearance Certificate

Taxation Administration Act 1997



INFOTRACK / SLM LAW

Your Reference: 22-2512

Certificate No: 56481646

Issue Date: 09 JUN 2022

Enquiries: KXA2

Land Address: UNIT 1, 9-11 MORTIMER STREET DRYSDALE VIC 3222

Land Id	Lot	Plan	Volume	Folio	Tax Payable
26505800	9	147636	9681	56	\$0.00

Vendor: PURL BAY SUPERANNUATION FUND

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
PURL BAY PTY LTD	2022	\$210,000	\$0.00	\$0.00	\$0.00

Comments:

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: \$215,000

SITE VALUE: \$210,000

AMOUNT PAYABLE: \$0.00

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

Certificate No: 56481646

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 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 = \$210,000

Calculated as \$0 plus (\$210,000 - \$0) multiplied by 0.000 cents.

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.

Property Clearance Certificate - Payment Options

BPAY



Biller Code: 5249
Ref: 56481646

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: 56481646

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Taxation Administration Act 1997



INFOTRACK / SLM LAW

Your Reference: 22-2512
Certificate No: 56553469
Issue Date: 16 JUN 2022
Enquiries: AXH7

Land Address: UNIT 2, 9 -11 MORTIMER STREET DRYSDALE VIC 3222

Land Id	Lot	Plan	Volume	Folio	Tax Payable
26505834	9	147636	9681	56	\$0.00

Vendor: PURL BAY SUPERANNUATION FUND

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
PURL BAY SUPERANNUATION FUND	2022	\$205,000	\$0.00	\$0.00	\$0.00

Comments:

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: \$210,000

SITE VALUE: \$205,000

AMOUNT PAYABLE: \$0.00

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

Certificate No: 56553469

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 a 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 = \$205,000

Calculated as \$0 plus (\$205,000 - \$0) multiplied by 0.000 cents.

Property Clearance Certificate - Payment Options

BPAY	 Biller Code: 5249 Ref: 56553469
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: 56553469
Visa or Mastercard	
Pay via our website or phone 13 21 61. A card payment fee applies.	
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:

SLM Law C/- InfoTrack
135 King St
SYDNEY 2000
AUSTRALIA

Client Reference: 353878

NO PROPOSALS. As at the 10th June 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®.

UNIT 2, 9-11 MORTIMER STREET, DRYSDALE 3222
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: 10th June 2022

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 64722120 - 64722120171539 '353878'

Extract of EPA Priority Site Register

Page 1 of 2

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

PROPERTY INQUIRY DETAILS:

STREET ADDRESS: UNIT 2, 9-11 MORTIMER STREET
SUBURB: DRYSDALE
MUNICIPALITY: GREATER GEELONG
MAP REFERENCES: Melways 40th Edition, Street Directory, Map 457 Reference A11

DATE OF SEARCH: 8th June 2022

PRIORITY SITES REGISTER REPORT:

A search of the Priority Sites Register for the above map references, corresponding to the address given above, has indicated that this site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register at the above date.

IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER:

You should be aware that the Priority Sites Register lists only those sites for which:

Priority Sites are sites for which EPA has issued a:

- Clean Up Notice pursuant to section 62A) of the Environment Protection Act 1970
- Pollution Abatement Notice pursuant to section 31A or 31B (relevant to land and/or groundwater) of the Environment Protection Act 1970
- Environment Action Notice pursuant to Section 274 of the Environment Protection Act 2017
- Site Management Order (related to land and groundwater) pursuant to Section 275 of the Environment Protection Act 2017
- Improvement Notice (related to land and groundwater) pursuant to Section 271 of the Environment Protection Act 2017
- Prohibition Notices (related to land and groundwater) pursuant to Section 272 of the Environment Protection Act 2017 on the occupier or controller of the site to require active management of these sites, or where EPA believes it is in the community interest to be notified of a potential contaminated site and this cannot be communicated by any other legislative means. Sites are removed from the Priority Sites Register once all conditions of a Notice have been complied with.

The Priority Sites Register does not list all sites known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register. Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA may not be aware of the presence of contamination. EPA has published information advising of potential contaminating land uses. Council and other planning authorities hold information about previous land uses, and it is advisable that such sources of information should also be consulted.

The Environment Protection Authority does not warrant the accuracy or completeness

[Extract of Priority Sites Register] # 64722120 - 64722120171539
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Extract of EPA Priority Site Register

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of information in this Extract and any person using or relying upon such information does so on the basis that the Environment Protection Authority shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Users of this site accept all risks and responsibilities for losses, damages, costs and other consequences resulting directly or indirectly from use of this site and information from it. To the maximum permitted by law, the EPA excludes all liability to any person directly or indirectly from using this site and information from it.

For sites listed on the Priority Sites Register, a copy of the relevant Notice, detailing the reasons for issue of the Notice, and management requirements, is available on request from EPA through the contact centre (details below). For more information relating to the Priority Sites Register, refer to the EPA website at: <https://www.epa.vic.gov.au/for-community/environmental-information/land-groundwater-pollution/priority-sites-register>

Environment Protection Authority Victoria
200 Victoria Street
Carlton VIC 3053
1300 EPA VIC (1300 372 842)

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 (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.

(04/10/2016)