

VENDORS STATEMENT TO THE PURCHASER OF REAL ESTATE PURSUANT  
TO SECTION 32 OF THE SALE OF LAND ACT 1962 ["THE ACT"]

VENDOR: D.D. & W. PTY LTD A C N120179713

PROPERTY: 26 LISA PLACE, COOLAROO 3048

IMPORTANT NOTICE TO PURCHASER

The use to which you propose to put the Property may be prohibited by planning or building controls applying to the locality or may require consent or permit of the municipal council or other responsible authority. It is in your interest to undertake proper investigation of permitted land use before you commit yourself to buy. You should check with the appropriate authorities as to the availability (and cost) of providing any essential services not connected to the Property.

- \*1. RESTRICTIONS: Information concerning any easement, covenant or other similar restriction affecting the Property (registered or unregistered)

1.1 Description -

\*As set out in the attached copies of title documents

1.2 Particulars of any existing failure to comply with their terms are as follows:

NIL

- \*2. PLANNING & ROAD ACCESS - Information concerning any planning instrument - Is contained in the attached Certificate

There is access to the property by road

3. OUTGOINGS & STATUTORY CHARGES - Information concerning any rates, taxes, charges or other similar outgoings (including Body Corporate charges) AND any interest payable on any part of them -

3.1 Their amounts are as follows:

Hume City Council	\$761.40
Yarra Valley Water	\$121.00 plus usage (approx)

Any amounts (including any body corporate levy) for which the purchaser may become liable in consequence of the purchase of the property, are as follows:

Such amounts as may be payable upon adjustment of rates.

\*3.2 Their total does not exceed: \$1,500

\*3.3 The amount owing under any other registered or unregistered statutory charge that secures an amount due under any other legislation is - NIL

4. SERVICES

Information concerning the supply of the following services:

4.1 Electricity	* Not connected	
4.2 Gas	* Not Connected	
4.3 Water	* Not connected	Yarra Valley Water
4.4 Sewerage	* Not Connected	Yarra Valley Water
4.5 Telephone	* Not Connected	

5. **BUILDING APPROVALS/AND INSURANCE**

Particulars of any building approval granted in the past 7 years under the Building Control Act 1981 or the Building Act 1993 (required only where the property includes a residence) \* Not applicable

Particulars of any guarantee issued in the past 7 years under the House Contracts Guarantee Act 1987 (required where the property includes a residence constructed by an owner-builder) \* Not applicable

Particulars of any required insurance effected in the past six years & six months under the Building Act 1993 (required where the property includes a residence to which s.137B Building Act 1993 applies) \* Not Applicable

6. **NOTICES**- Particulars of any notice order declaration report or recommendation of a public authority or government department or approved proposal affecting the property of which the vendor might reasonably be expected to have knowledge, including any:

**\*6.1** affecting the Body Corporate and any liabilities (whether contingent, proposed or otherwise) where the property is in a subdivision containing a Body Corporate, including any relating to the undertaking of any repairs to property;

**\*6.2** quarantine or stock order imposed under the Stock Diseases Act 1968 (whether or not the quarantine or order is still in force)

**\*6.3** notice pursuant to section 6 of the Land Acquisition and Compensation Act 1986-

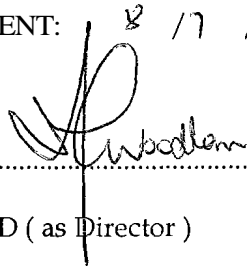
\*Are as follows: None, to the Vendor's knowledge

7. **TITLE**- Attached are copies of the following documents concerning the title :

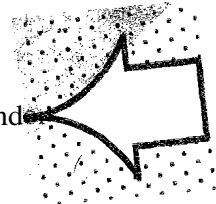
**\*7.1** Certificate of Title Volume 9860 Folio 623

**\*7.2** Copy of Title Plan of Subdivision 210937G

DATE OF THIS STATEMENT: 17 / 7 / 2009



.....Vendor  
FOR & ON BEHALF OF:  
D. D. & W. PTY LTD ( as Director )



**SIGN  
HERE**

The purchaser acknowledges being given a duplicate of this statement signed by the vendor before the purchaser signed any contract.

.....Purchaser/s

DATE OF THIS ACKNOWLEDGEMENT: / / 2007

PLEASE NOTE that where the property is to be sold on terms pursuant to Section 32(2)(f) of the Act and/or sold subject to a mortgage that is not to be discharged by the date of possession (or receipt of rents and profits) of the property pursuant to Section 32(2)(a) of the Act-then the vendor must provide an additional statement containing the particulars specified in Schedules 1 and 2 of the Act.



Volume 09860 Folio 623

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Produced 03/11/2006

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14:42 hr

**CERTIFICATE OF TITLE - VICTORIA**

**Under the Transfer of Land Act 1958**

■ certify that the registered proprietor is the proprietor of the estate and interest in the land subject to the encumbrances, caveats and notices described



REGISTRAR OF TITLES

LAND DESCRIPTION

Lot 27 on Plan of Subdivision 210937G.  
PARENT TITLE Volume 09852 Folio 057  
Created by instrument LP210937G 10/02/1989

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
D.D. & W. NOMINEES PTY LTD of 40 LYNCH STREET HAWTHORN VIC 3122  
AE707543N 03/11/2006

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.

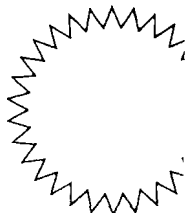
DIAGRAM LOCATION

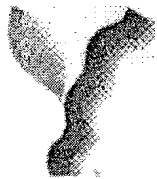
SEE LP210937G FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE



THIS CERTIFICATE CONTAINS INFORMATION CORRECT AT THE TIME OF PRINTING  
CURRENT INFORMATION SHOULD BE OBTAINED BY A SEARCH OF THE REGISTER.





Yarra Valley Water Ltd. ABN 93 066 302 501

Yarra Valley Water



15453 16A48LL00170UPE003442/P006985/41



D D & W NOMINEES PTY LTD  
40-42 LYNCH ST  
HAWTHORN VIC 3122

### Quarterly Account

Enquiries 13 1721  
Faults 13 2762 (24 hrs)

Account Number 1592 287  
Invoice Number 822 5343 0813

**Total Due** \$15.50

**Due Date** 22 June 2009

### Tax invoice Issued 02 Jun 2009

#### Account Summary

26 LISA PL, COOLAROO  
Property Number 2431 5656, LOT 27 PLAN 210937

Product/Service	Description	Amount
	Waterways and Drainage Charge on behalf of Melbourne Water	\$15.52
<b>TOTAL (GST does not apply)</b>		<b>\$15.52</b>

#### Payment Summary

Last Account	\$15.50
Paid/Adjusted	-\$15.50
Balance	\$0.00
Total this Account	+\$15.52
<b>Amount Due</b>	<b>\$15.50</b>

#### Water Usage

No Water Usage  
has been charged  
on this account.



030-3122

**D D 8 W NOMINEES PTY LTD**  
 40 LYNCH ST  
 HAWTWORN VIC 3:22

 CASHIER HOURS (ALL OFFICES)  
 8.15 a.m to 4.45 p.m

Reference	Property Number	Rating Period	Date Declared	Date of Issue	Date Due
9438623	520997	1.7.2008 to 30.6.2009	23.6.2008	5.9.2008	15.2.2009

Description and Location of Property	Site Value	Capital Improved Value	Net Annual Value
26 LISA PL TOOLAROO VIC 3048 Lot 27 LP 210937G Vol 9860 Fol 623	203,000	203,000	10,150

Date Valuation Operative for Rating Purposes is 01/07/2008  
Level of Value Date is 01/01/2008

Merri Ward

All late payments will be charged an interest penalty. See over for further details.

Rates and Charges		
General Rate	3751c in the \$ CIV	781.40
<b>Net Amount Due</b>		<b>761.40</b>

1st INSTALMENT	2nd INSTALMENT	3rd INSTALMENT	4th INSTALMENT	PAYMENT OPTIONS	2 FULL PAYMENT
\$191.40	\$190.00	\$190.00	\$190.00	OR	\$761.40
PAYABLE BY 08/09/2008	PAYABLE BY 30/11/2008	PAYABLE BY 28/02/2009	PAYABLE BY 31/05/2009		PAYABLE BY 15/02/2009

LP210937G  
 EDITION 2  
 PARISH / FOWNSHIRE / CHART

NOTATIONS

- LAND SUBJECT TO EASEMENT
- E-1 DRAINAGE VOID L.P. 54989
- E-2, E-3 SEWERAGE VOID L.P. 54989
- E-3 DRAINAGE & SEWERAGE VOID L.P. 54989
- LAND APPROPRIATED OR SET APART
- E-4, E-5 DRAINAGE & SEWERAGE

ROAD WITHIN THE THICK LINES FOR WAY DRAINAGE SEWERAGE AND SUPPLY OF WATER ELECTRICITY, TELEPHONE AND GAS

LOTS 1 TO 22 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

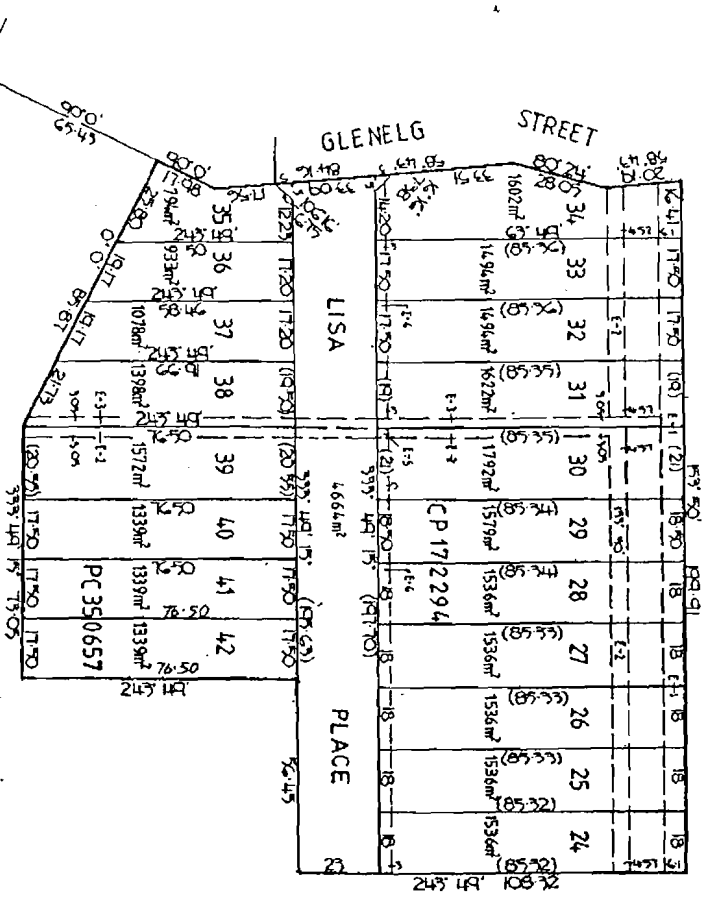
TO ALL CONVEYANCEES AND APPLICANTS THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS IN PROCLAIMED SURVEY AREA INCL. NOTE: THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES. TITLE REF: V. 7415, F. 013. LOT 1, L.P. 2003. J. L.S. PLAN REF:

PLAN OF SUBDIVISION

COUNTY: BOURKE  
 PARISH: YIRROUPE  
 SECTION: 5  
 GROWN PORTION: H (PART)

NUMBER OF SHEETS IN PLAN: 1  
 NUMBER OF THIS SHEET: 1  
 SCALE: ORIGINAL  
 SCALE: SHEET SIZE: 1:1000  
 SCALE: A2

LP 210937G



CERTIFICATION BY SURVEYOR

1. GEORGE BERRY of 101B SYDNEY ROAD BROMSWICK certifies that this plan has been prepared from a survey made and conducted in accordance with the provisions of the Survey Act 1978 and contained on and that this plan is accurate and correctly represents the adopted boundaries and the characteristics of the survey.

Licensed Surveyor  
 Surveyors Act 1978

DI HASE, BERRY & CO. PTY. LTD.  
 LICENSED SURVEYORS,  
 101B SYDNEY ROAD, BROMSWICK, M355  
 TELEPHONE 387 7575

SALEYONS REF  
 S3431/4

LIST OF MODIFICATIONS

LAND	MODIFICATION	DEALING NO.	DATE	A.R.T.	EDN. NO.
LOTS 28, 29	CLOSED ROAD	GAZ1991 NO7 P.335			2
LOTS 41, 42	CONSOLIDATION	CP 172294			2
	CONSOLIDATION	PC 350657			2

ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED  
 \* OTHER WORKS NOT APPLICABLE

DATE