

BRENDAN JAMES CLIFFORD and CARLA LYN CLIFFORD

(Vendor)

8 JORDAN PLACE, WARRNAMBOOL 3280

(Property)

SECTION 32 STATEMENT

REF: IMK:TMJ:210833

DIRECTORS:

J.M. McCormack LL.B, BCom.
J.M. Ryan LL.B, BCom, GDLP

LAWYERS:

L.K. Doherty LL.B, B.A.
E.K. Ward LL.B, B.A.
I.T. Mahoney-Kendall LL.B
J.I. Lee LL.B, B.A.

CONSULTANTS:

A.B. Robinson B.A., LL.B
C.S. Coolahan LL.B

ACCREDITED SPECIALISTS:

- CRIMINAL LAW
- FAMILY LAW



Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act* 1962.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

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

Land	8 Jordan Place, Warrnambool 3280
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Vendor's name	Brendan James Clifford	Date / /
Vendor's signature		

Vendor's name	Carla Lynne Clifford	Date / /
Vendor's signature		

Purchaser's name		Date / /
Purchaser's signature		

Purchaser's name		Date / /
Purchaser's signature		

1. FINANCIAL MATTERS

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

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

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

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

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable.

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable.

2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the *Building Act 1993* applies to the residence.

Not Applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered): -

Is in the attached copies of title documents.

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

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

There is NO access to the property by road if the square box is marked with an 'X'

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act 1993* if the square box is marked with an 'X'

3.4 **Planning Scheme**

Attached is a certificate with the required specified information.

4. **NOTICES**

4.1 **Notice, Order, Declaration, Report or Recommendation**

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Not Applicable.

4.2 **Agricultural Chemicals**

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

Nil.

4.3 **Compulsory Acquisition**

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

Nil.

5. **BUILDING PERMITS**

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

Not Applicable.

6. **OWNERS CORPORATION**

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

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

Attached are copies of the following documents:

9.1 (a) **Registered Title**

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10. **SUBDIVISION**

10.1 **Unregistered Subdivision**

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable.

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)

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

Page 1 of 1

VOLUME 12094 FOLIO 645

Security no : 124091489248T
Produced 29/07/2021 09:10 AM

LAND DESCRIPTION

Lot 160 on Plan of Subdivision 802670G.
PARENT TITLE Volume 11609 Folio 686
Created by instrument PS802670G 25/06/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
BRENDAN JAMES CLIFFORD
CARLA LYNNE CLIFFORD both of 48 MEMBERY WAY WARRNAMBOOL VIC 3280
AS363302D 18/07/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS363303B 18/07/2019
COMMONWEALTH BANK OF AUSTRALIA

COVENANT PS802670G 25/06/2019
Expiry Date 01/01/2035

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 PS802670G 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: 8 JORDAN PLACE WARRNAMBOOL VIC 3280

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA
Effective from 19/07/2019

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS802670G
Number of Pages (excluding this cover sheet)	3
Document Assembled	29/07/2021 09:15

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<h1>PLAN OF SUBDIVISION</h1>	EDITION 1	<h1>PS 802670G</h1>
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<p>LOCATION OF LAND</p> <p>PARISH: WANGOOM</p> <p>TOWNSHIP: _____</p> <p>SECTION: A</p> <p>CROWN ALLOTMENT: 29 (PART)</p> <p>CROWN PORTION: _____</p> <p>TITLE REFERENCE: VOL. 11609 FOL. 686</p> <p>LAST PLAN REFERENCE: LOT 197 PS 641497N</p> <p>POSTAL ADDRESS: MORTLAKE ROAD (at time of subdivision) WARRNAMBOOL, 3280</p> <p>MGA CO-ORDINATES: E: 631 280 ZONE: 54 (of approx centre of land N: 5 753 430 GDA 94 in plan)</p>	<p>Council Name: Warrnambool City Council</p> <p>Council Reference Number: Sub2017-013 Planning Permit Reference: PP2016-148 SPEAR Reference Number: S103466T</p> <p>Certification</p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 15/05/2019</p> <p>Statement of Compliance</p> <p>This is a statement of compliance issued under section 21 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Julie Michele Perry for Warrnambool City Council on 18/06/2019</p>
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VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	This plan is subject to a creation of restriction, see sheet 3 for details.
ROAD R-1	WARRNAMBOOL CITY COUNCIL	
NOTATIONS		
DEPTH LIMITATION: Does not apply.		
<p>SURVEY: This plan is based on survey.</p> <p>STAGING: This is not a staged subdivision. Planning Permit No.</p> <p>This survey has been connected to permanent marks No(s). 599, 756, 763, 764, 785 & 786 In Proclaimed Survey Area No. 23 Warrnambool</p>		

EASEMENT INFORMATION

LEGEND: A – Appurtenant Easement E – Encumbering Easement R – Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	3	THIS PLAN	WANNON REGION WATER CORPORATION WARRNAMBOOL CITY COUNCIL
E-1	DRAINAGE	3	THIS PLAN	

<p>JOSEPH LAND SURVEYING PTY LTD ABN 27 744 943 042 P.O.BOX 5113, WARRNAMBOOL 3280 PHONE (03) 5562 2066</p>	<p>SURVEYORS REF: 657 657_PS_V3.DWG 657_MGA.SEE VERSION 3</p> <p>Digitally signed by: Trevor Wayne McDowell, Licensed Surveyor, Surveyor's Plan Version (3), 18/06/2019, SPEAR Ref: S103466T</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 3</p>
<p>PLAN REGISTERED TIME: 1:54 pm DATE: 25/06/2019 H.L. Assistant Registrar of Titles</p>			

PS 802670G

CREATION OF RESTRICTION

Reg. 14 Subdivision (Registrar's Requirements) Regulations 2011

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restrictive covenant with the intent that the burden of the restrictive covenant runs with and binds the burdened land and the benefit of the restrictive covenant is annexed to and runs with the benefited land.

Burdened Land: Lots 150 to 165 (both inclusive)


Benefited Land: Lots 150 to 165 (both inclusive)

Restrictive Covenant:

1. The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not, without the permission of the Responsible Authority, construct or permit to be constructed:-
 - (a) any building or buildings previously constructed or occupied for human habitation;
 - (b) any building other than a single private dwelling house together with appropriate outbuildings with the single private dwelling house having an internal floor area including garages but excluding verandas pergolas and outbuildings of not less than 200 square metres, however this restriction shall not apply to Lots 157 and 165 on Plan of Subdivision No 802670G;
 - (c) any dwelling house other than a dwelling house using new materials with not less than fifty percent of the exterior walls (excluding windows) of brick, brick veneer or rendered cement finishes and the brick shall consist of an oven fired clay brick and no mud brick or bricks shall be used in the construction of any dwelling house or structure on the land;
 - (d) any garage shed or outbuildings which shall be built of any materials other than new materials and the exterior walls of such garage shed or outbuildings must be constructed in double sided colorbond panels, brick, brick veneer or rendered finishes so as to be substantially similar to the external walls of the dwelling house;
 - (e) a detached garage shed or other outbuilding having a combined area in excess of 60 square metres or a wall height exceeding 2.7 metres;
 - (f) any dividing fence other than of new materials consisting of treated pine paling and rails with a 150 millimetre plinth and such dividing fences shall be no less than 1.20 metres high or more than 1.8 metres in height save and except that the height of the dividing fences for the first 3 metres from the street boundary shall not exceed 1 metre with the exception of the side boundary of any corner Lot which may be fenced for a maximum distance of eighty percent of the length. No dividing fence may be constructed of colorbond or any other metal product;
 - (g) a dwelling on the land unless a rainwater tank (minimum of 2000 Litres) is installed on the land and remains connected to the dwelling.

2. The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened must not breach the following standards which apply to each Lot on Plan of Subdivision No 802670G:-
 - (a) No more than two dogs are to be kept on the land;
 - (b) Caravans or boats may not be stored or parked on the land between the road frontage and the dwelling house;
 - (c) External television antennae and other aerials must not extend vertically more than 1 metre above the roof line of the dwelling house;
 - (d) Any satellite dish must be situated below the ridge line of the dwelling house;
 - (e) Any clothes lines must not be visible from the street frontage of the land;
 - (f) Any air-conditioners must be located below the dwelling house eaves and must not be visible from the street frontage of the land;
 - (g) Any external plumbing on a two storey dwelling house must not be on the front wall of the dwelling house.

Expiry Date: 1 January 2035

JOSEPH LAND SURVEYING PTY LTD ABN 27 744 943 042 P.O.BOX 5113, WARRNAMBOOL 3280 PHONE (03) 5562 2066	SCALE n/a  LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
Digitally signed by: Trevor Wayne McDowell, Licensed Surveyor, Surveyor's Plan Version (3), 18/06/2019, SPEAR Ref: S103466T		Digitally signed by: Warrnambool City Council, 18/06/2019, SPEAR Ref: S103466T	



PO Box 198, WARRNAMBOOL
Victoria 3280

TELEPHONE: (03) 55594800
FACSIMILE: (03) 55594900

LAND INFORMATION CERTIFICATE

WARRNAMBOOL
CITY COUNCIL

In accordance with Section 229 of the Local Government Act 1989

Applicant: Victorian Land Registry Services Pty Ltd
2 Lonsdale St
MELBOURNE VIC 3000

Date Issued: 30 July 2021
Certificate No: **CeR/D008242**

Applicants Ref: 59339

This certificate provides information regarding Valuations, Rates, Charges and other monies owing and any orders and notices made under The Local Government Act 1958, The Local Government Act 1989 or under a local law or By-law of the Warrnambool City 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.

Property Number: 151547
Property Address: 8 Jordan PI WARRNAMBOOL VIC 3280
Property Description: ALLOT Lot 160 PS 802670G PSH WAN TSH WARR
Improvements: Vacant Residential Dwelling Site/Surveyed Lot

Statement of Rates and Charges for **THE YEAR ENDING 30th June 2022** declared by the Council on 1st July 2021

Estimated Rates and Charges 2021/22

Rate Category	
Current Year's General Rates	\$914.37
Current Year's Garbage Charge	\$0.00
Current Year's Fire Service Levy	\$122.56
Current Year's Fire Hazard	\$0.00
Current Year's Municipal Charge	\$281.29
Special Rate & Charges	\$0.00
Cultural & Recreation Land Rates	\$0.00
Current Rates Year's Charges - SUB TOTAL	\$1,318.22
Current Rates Year Adjustments\Payments	
Arrears	\$0.93
Payments Received	\$-337.93
Current Rates Year Adjust\Payments - SUB TOTAL	\$-337.00
TOTAL BALANCE OUTSTANDING	\$981.22

PROPERTY NO: 151547

PROPERTY VALUATIONS:	SITE VALUE	\$145,000
	CAPITAL IMPROVED VALUE	\$145,000
	NET ANNUAL VALUE	\$7,250
	DATE OF VALUATION	01/01/2021
	OPERATIVE DATE OF VALUATION	01/07/2021

****** PLEASE NOTE ******

1. Amounts outstanding on this Certificate are valid as at the date issued. For Settlement purposes another Certificate should be obtained after 60 days.

IT IS RECOMMENDED THAT AN UPDATED BALANCE BE CONFIRMED NO EARLIER THAN 3 BUSINESS DAYS PRIOR TO SETTLEMENT TO OBTAIN THE EXACT BALANCE OUTSTANDING. PLEASE CALL COUNCIL'S REVENUE DEPARTMENT ON PHONE 5559 4804.

FOR PROPERTIES SUBJECT TO SUBDIVISION OR CONSOLIDATION - IF YOU HAVE ANY QUERIES REGARDING THE CURRENT STATUS AND APPLICABLE BALANCE, PLEASE DO NOT HESITATE TO CONTACT COUNCIL'S REVENUE DEPARTMENT ON PHONE 03 5559 4804.

OTHER INFORMATION:

1. There ARE NO notices or orders on the land that have been served by Council under the Local Government Act 1958, Local Government Act 1989, any other Act or Regulation, or under a Local Law of the Council, which have a continuing application at the date of the Certificate.
2. A special Flood Level HAS NOT been determined pursuant to the Building Regulations 1994.
3. There ARE NO monies owed for works under The Local Government Act 1958.
4. There IS NO potential liability for the land to become rateable under Section 173, 174A, of The Local Government Act 1989.
5. There ARE NO outstanding amounts required to be paid, and/or transfers to be made to Council, for Recreational purposes under Section 18 of The Subdivision Act 1988 or The Local Government Act 1958.
6. There ARE NO monies owed under Section 227 of The Local Government Act 1989.

I hereby certify that as at 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 Warrnambool City Council together with any Notices pursuant to The Local Government Act 1989, Local Laws or any other legislation.

I acknowledge having received the payment for this certificate.



Authorised Officers

PEXA Details

Biller Code: 94276

Cust Ref No: 1515477

Email: contact@warrnambool.vic.gov.au



Wannon Region Water Corporation
ABN 94 007 404 851

Dwyer Legal Warrnambool Pty Ltd
Victorian Land Registry Services Pty Ltd
Landata.Online@victorianlrs.com.au

Information Statement

(as per Section 158, Water Act 1989)

8 Jordan Pl, Warrnambool VIC 3280



1300 926 666

www.wannonwater.com.au

PO Box 1158, Warrnambool 3280

Information Statement Issue Date

29 July 2021

Solicitors Reference

51876916-029-8

Settlement Date

29 July 2021

Information Statement No

95467

Account Number

52-1380-0425-01-9

Amount Payable (to Settlement

\$62.06

Owner(s):

Clifford, Brendan James
Clifford, Carla Lynne

Property Title(s):

Lot 160, Plan of Subdivision 802670G, Volume 12094, Folio 645

Service Availability

Water Service: Available but NOT Connected
Sewerage Service: Available but NOT Connected

Account Details:

Fees and Charges (including interest)	\$0.00
Scheme	\$0.00

Total amount in arrears: \$0.00

Calculated charges from last billing date to 29 July 2021 as detailed on the following page/s (Note: Pension rebates or concessions not included) \$62.06

Total Amount Due: \$62.06

In accordance with Section 275 (1) of the Water Act 1989, the person/s who becomes the owner of a property must pay any amount that is a charge on that property under Section 274 (4A).

Unless prior consent has been obtained, the Water Act PROHIBITS:

The erection and/or placement of any building, wall, bridge, embankment, fill or removal of earth, machinery or other structure on land over which an easement exists, or within one (1) metre laterally, of any works of Wannon Water.

Electronic Payment Option:

Make this payment via internet or phone banking.



Bill Code: 566455

Ref: 5213 8004 2501 9

Property No: 52-1380-0425

Property Address: 8 Jordan Pl, Warrnambool VIC 3280

Details of Services provided and the related tariffs

AVAILABILITY SERVICE: 65323

Sewerage Service Charge: From 31/05/21 To 01/07/21 = 31 days @ 59.41¢ per day =
\$18.42

Sewerage Service Charge: From 01/07/21 To 29/07/21 = 28 days @ 58.07¢ per day =
\$16.26

Water Service Charge: From 31/05/21 To 01/07/21 = 31 days @ 46.58¢ per day =
\$14.44

Water Service Charge: From 01/07/21 To 29/07/21 = 28 days @ 46.22¢ per day =
\$12.94

Encumbrances and other information:

* This information statement is valid for a period of three (3) months from the date of issue. A new application must be submitted if updated information is required after the three month period.

* Wannon Water does not receive any change of ownership details from PEXA.

To enable us to keep our records up to date, can you please continue to send Notice of Acquisitions / Dispositions to us via email info@wannonwater.com.au or mail PO Box 1158, Warrnambool Vic 3280.

* A plan showing the locations of the Wannon Water sewer and / or water assets is attached.

Comments:

There are no Comments applicable to this property









Signed













Andrew Cheeseman
Customer Relations Coordinator

Map Legend

Sewer

-  Gravity Main
-  Rising Main
-  Private Main
-  Manhole / SAP
-  Junction
-  Lamphole
-  End Cap
-  Service Connection



Water

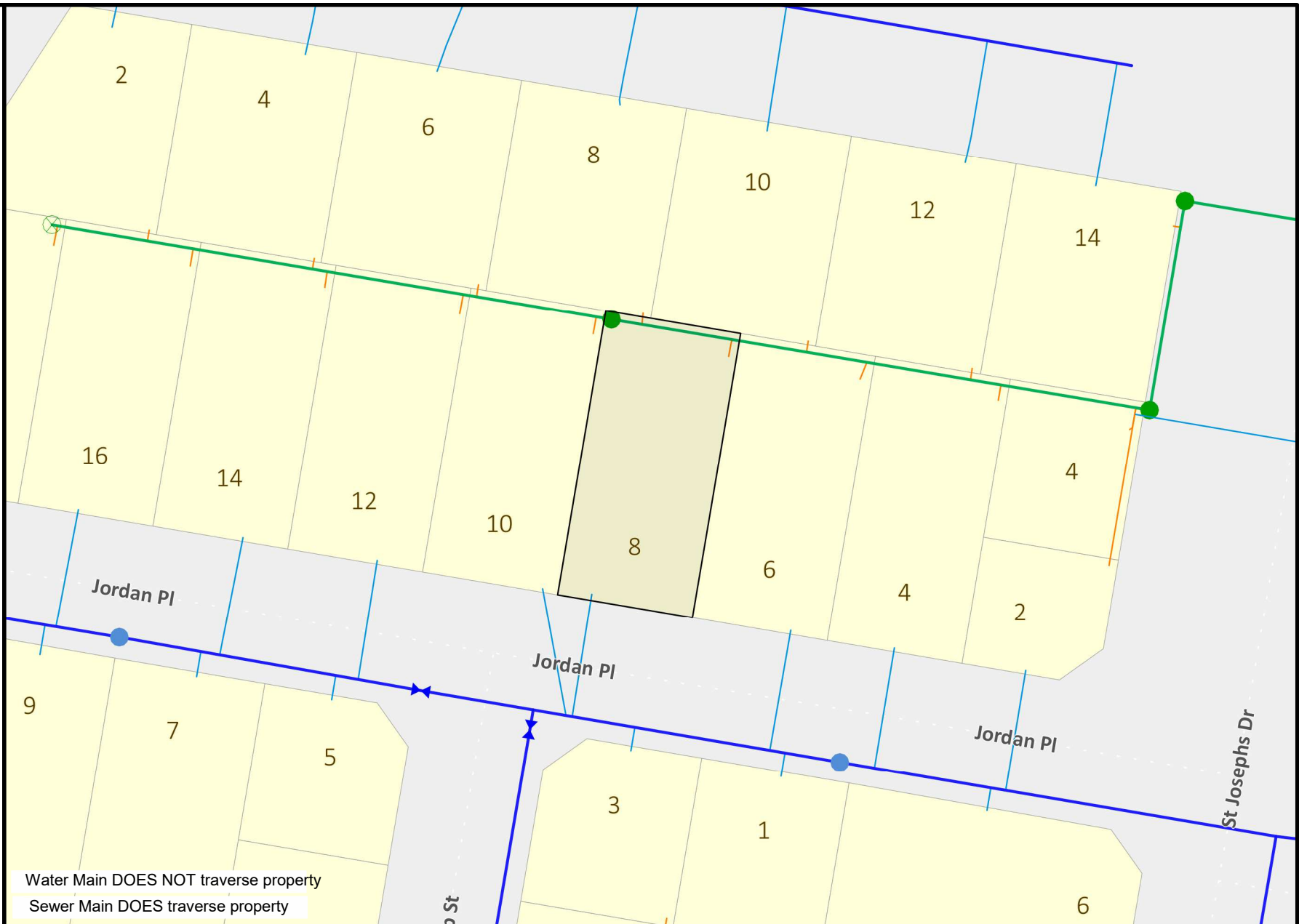
-  Water Main
-  Private Main
-  Hydrant (Fire Plug)
-  Valve
-  Cross Over
-  Junction
-  End Cap
-  Service Connection
-  Raw Water Main
-  Recycled Water Main

Roofwater

-  Trunk Main
-  Gravity Collection Main
-  Pressure Main
-  Maintenance Shaft
-  Inspection Shaft

Land

-  Parcel Boundary
-  Parcel of Interest



A4 Sheet

Address: 8 Jordan Place Warrnambool VIC 3280

Property Number: 52-1380-0425

Date: 29-07-2021

Scale 1: 724

Information Statement Map



Wannon Region Water Corporation
 PO Box 1158, Warrnambool VIC 3280
 Ph. 1300 926 666
 Fax. (03) 5565 6050
 info@wannonwater.com.au
 www.wannonwater.com.au

Disclaimer: Wannon Water provides this plan/map without any warranty as to accuracy or currency. It is for the user to satisfy themselves that the plan is appropriate for the proposed use and to satisfy themselves of the accuracy of the plan/map. Wannon Water will bear no responsibility or liability in relation to the use of this plan/map

Property Clearance Certificate

Taxation Administration Act 1997



INFOTRACK / DWYER LEGAL WARRNAMBOOL PTY LTD

Your Reference: 210833
Certificate No: 48280963
Issue Date: 29 JUL 2021
Enquiries: ESYSPROD

Land Address: 8 JORDAN PLACE WARRNAMBOOL VIC 3280

Land Id	Lot	Plan	Volume	Folio	Tax Payable
46312154	160	802670	12094	645	\$0.00

Vendor: CARLA LYN CLIFFORD & BRENDAN JAMES CLIFFORD

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR BRENDAN JAMES CLIFFORD	2021	\$154,000	\$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: \$154,000

SITE VALUE: \$154,000

AMOUNT PAYABLE: \$0.00

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

Certificate No: 48280963

Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
 - Land tax that has been assessed but is not yet due,
 - Land tax for the current tax year that has not yet been assessed, and
 - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$0.00

Taxable Value = \$154,000

Calculated as \$0 plus (\$154,000 - \$0) multiplied by 0.000 cents.

Property Clearance Certificate - Payment Options

BPAY



Billers Code: 5249
Ref: 48280963

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: 48280963

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Dwyer Legal Warrnambool Pty Ltd C/- InfoTrack
135 King St
SYDNEY 2000
AUSTRALIA

Client Reference: 59339

NO PROPOSALS. As at the 29th July 2021, 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®.

8 JORDAN PLACE, WARRNAMBOOL 3280
CITY OF WARRNAMBOOL

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: 29th July 2021

Telephone enquiries regarding content of certificate: 13 11 71

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

765555

APPLICANT'S NAME & ADDRESS

DWYER LEGAL WARRNAMBOOL PTY LTD C/- INFOTRACK
C/- LANDATA
MELBOURNE

VENDOR

CLIFFORD, BRENDAN JAMES

PURCHASER

N/A, N/A

REFERENCE

59339

This certificate is issued for:

LOT 160 PLAN PS802670 ALSO KNOWN AS 8 JORDAN PLACE WARRNAMBOOL
WARRNAMBOOL CITY

The land is covered by the:

WARRNAMBOOL PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- is within a DEVELOPMENT PLAN OVERLAY - SCHEDULE 7

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

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian
Heritage Register at:
(<http://vhd.heritage.vic.gov.au/>)

29 July 2021

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®
2 Lonsdale Street
Melbourne VIC 3000
Tel: (03) 9194 0606

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) 9194 0606 or email landata.enquiries@delwp.vic.gov.au.

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



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.

Property Report

from www.land.vic.gov.au on 29 July 2021 10:18 AM

Address: 8 JORDAN PLACE WARRNAMBOOL 3280

Lot and Plan Number: Lot 160 PS802670

Standard Parcel Identifier (SPI): 160\PS802670

Local Government (Council): WARRNAMBOOL **Council Property Number:** 151547

Directory Reference: VicRoads 515 O2

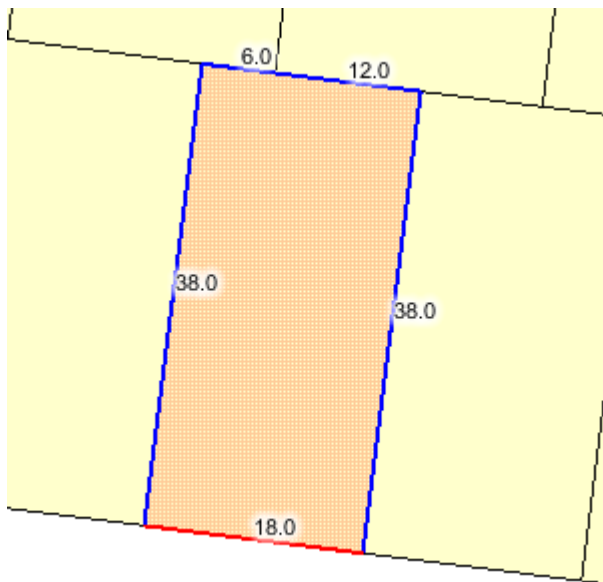
This property is not in a designated bushfire prone area.

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 in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Site Dimensions

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



Area: 684 sq. m

Perimeter: 112 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.

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

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State Electorates

Legislative Council: WESTERN VICTORIA

Legislative Assembly: SOUTH-WEST COAST

Utilities

Rural Water Corporation: Southern Rural Water

Urban Water Corporation: Wannon Water

Melbourne Water: outside drainage boundary

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

Planning information continued on next page

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Planning Zone Summary

- Planning Zone:** GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)
- Planning Overlay:** DEVELOPMENT PLAN OVERLAY (DPO)
DEVELOPMENT PLAN OVERLAY - SCHEDULE 7 (DPO7)

Planning scheme data last updated on 21 July 2021.

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 [Planning Schemes Online](#)

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

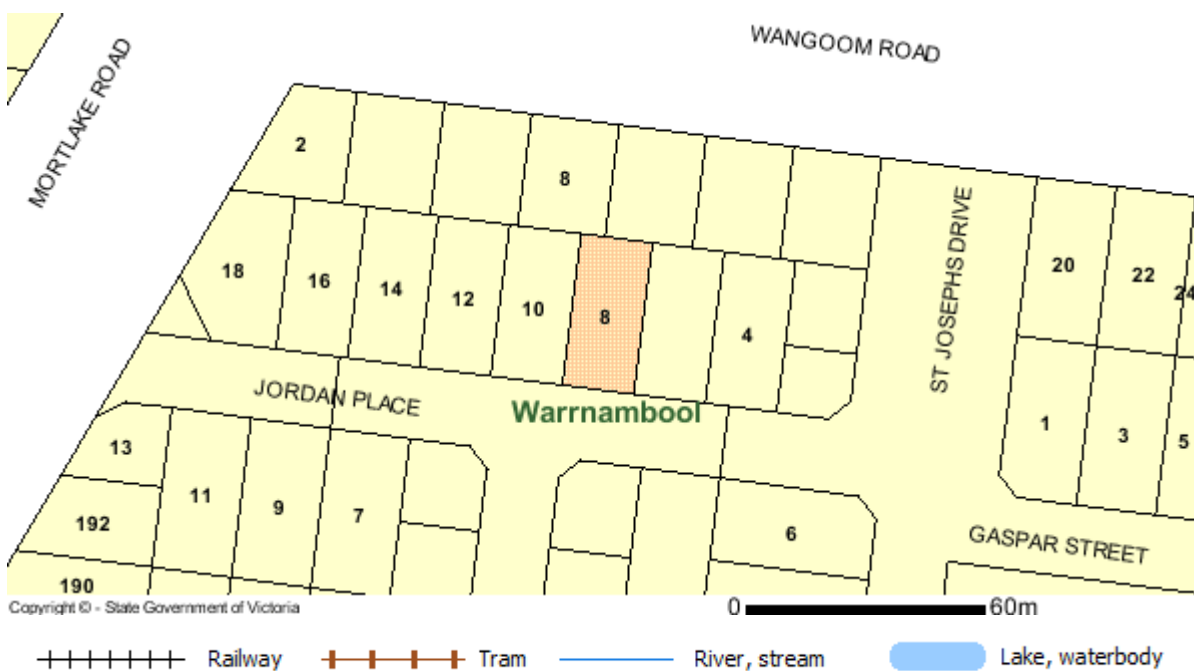
The Planning Property Report includes separate maps of zones and overlays

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.planning.vic.gov.au

Area Map



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From www.planning.vic.gov.au on 29 July 2021 10:18 AM

PROPERTY DETAILS

Address: **8 JORDAN PLACE WARRNAMBOOL 3280**
Lot and Plan Number: **Lot 160 PS802670**
Standard Parcel Identifier (SPI): **160\PS802670**
Local Government Area (Council): **WARRNAMBOOL**
Council Property Number: **151547**
Planning Scheme: **Warrnambool**
Directory Reference: **VicRoads 515 O2**

www.warrnambool.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/warrnambool

UTILITIES

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

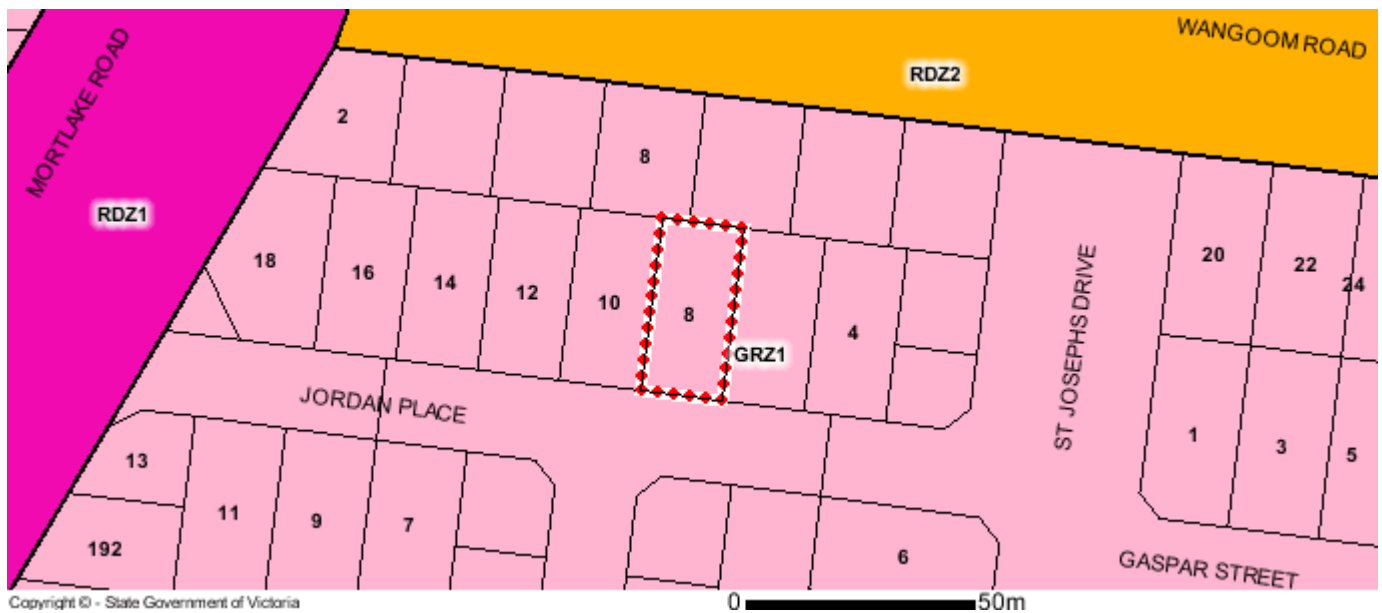
STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **SOUTH-WEST COAST**

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



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GRZ - General Residential

RDZ1 - Road - Category 1

RDZ2 - Road - Category 2

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

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

Planning Overlay

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[DEVELOPMENT PLAN OVERLAY - SCHEDULE 7 \(DPO7\)](#)



 DPO - Development Plan

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

Further Planning Information

Planning scheme data last updated on 21 July 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

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

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

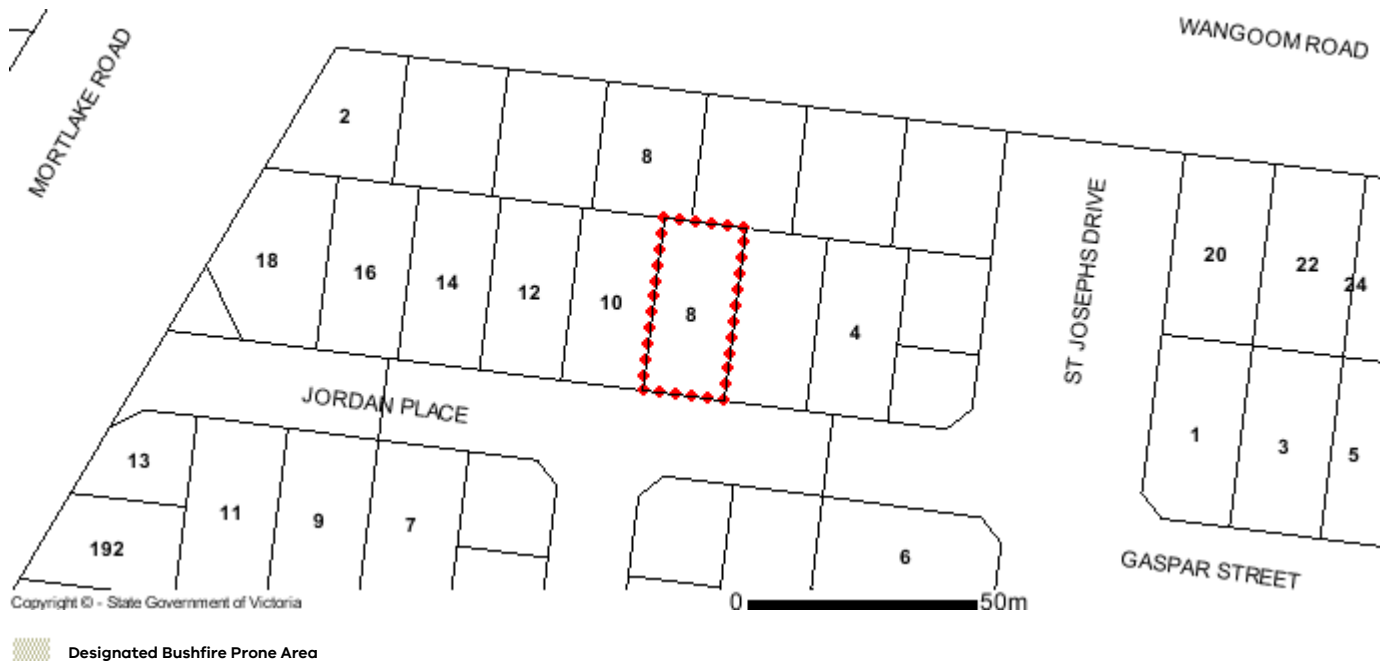
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Designated Bushfire Prone Area

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



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

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

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

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

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

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

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

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

(04/10/2016)