



Vendors Statement to the Purchaser of Real Estate Pursuant to Section 32 of the Sale of Land Act ("the Act")

Vendor: Leonard Clive Campbell

Property: 6 Petrie Street FRANKSTON VIC 3199

1. Financial matters in respect of the land

Information concerning the amount of Rates, Taxes, Charges and other similar outgoings affecting the property and interest (if any) payable thereon (including any Owners Corporation Charges and Interest):

(a) are as follows :

- | | |
|--------------------------------|----------------------|
| 1. Frankston City Council | \$2,459.25 per annum |
| 2. South East Water (parks) | \$75.85 per annum |
| 3. South East Water (Drainage) | \$24.78 per quarter |
| 4. South East Water (water) | \$30.27 per quarter |
| 5. South East Water (sewerage) | \$96.12 per quarter |
| 6. | \$ |

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows: None to the vendors knowledge

- a. Their total does not exceed \$3,500.00
- b. The particulars of any Charge (whether registered or not) over the property imposed by or under any Act to secure an amount due under that Act are as follows: None to the vendors knowledge

2. Insurance details in respect of the land

- (a) if the contract provides that the land does not remain at the vendor's risk before the purchaser is entitled to possession or receipt of rents and profits:

No such insurance has been effected

- (b) if there is a residence on the land which was constructed within the preceding 6 years and section 137B of the **Building Act 1993** applies to the residence:

No such insurance has been effected.

3. Matters relating to land use

- (a) Information concerning any easement, covenant or similar restriction affecting the property, registered or unregistered, are as follows:

- i. Description: As per attached documents
- ii. Particulars of any existing failure to comply with the terms of that easement, covenant and/or restriction are as follows: None to the Vendors knowledge

- (b) This land is not*within a bushfire prone area within the meaning of the regulations made under the *Building Act 1993*
 - (c) There is access to the property by road.
 - (d) in the case of land to which a planning scheme applies a statement specifying—
 - (i) name of the planning scheme: Frankston Planning Scheme
 - (ii) name of the responsible authority: Frankston City Council
 - (iii) zoning of the land: General residential zone schedule 1 (GRZ1)
 - (iv) name of any planning overlay affecting the land:
 - Heritage Overlay schedule (HO57)
- Area of aboriginal cultural Heritage Sensitivity This property is within or affected by one or more areas of cultural heritage sensitivity

4. Notices made in respect of land

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

Is as follows: None, to the Vendors knowledge

- (b) whether there are any notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes:

Is as follows: None, to the Vendors knowledge

- (c) particulars of any notice of intention to acquire served under section 6 of the ***Land Acquisition and Compensation Act 1986***.

Is as follows: None, to the Vendors knowledge

5. Building permits

Particulars of any building permit issued during the past seven years under the *Building Act 1993* (where the property includes a Residence):

No such Building permit has been granted to the Vendor's knowledge

6. Information relating to any owners corporation

The land is not affected by an Owners Corporation within the meaning of the *Owners Corporations Act*

7. Growth areas infrastructure contribution

There is not a work-in-kind agreement (within the meaning of Part 9B of the ***Planning and Environment Act 1987***) – (*delete as appropriate)

Particulars of work-in-kind agreement: None to the vendors knowledge

8. Disclosure of non-connected services

The following services are **not** connected to the land: Nil

9. Evidence of title

Attached are copies of the following document/s concerning Title:

- (a) in the case of land under the **Transfer of Land Act 1958**, a copy of the Register Search Statement and the document, or part of the document, referred to as the diagram location in the Register Search Statement that identifies the land and its location;
- (b) in any other case, a copy of—
 - (i) the last conveyance in the chain of title to the land; or
 - (ii) any other document which gives evidence of the vendor's title to the land;
- (c) if the vendor is not the registered proprietor of the land or the owner of the estate in fee simple in the land, evidence of the vendor's right or power to sell the land;
- (d) in the case of land that is subject to a subdivision—
 - (i) if the plan of subdivision has not been registered, a copy of the plan of subdivision which has been certified by the relevant municipal council; or
 - (ii) if the plan of subdivision has not yet been certified, a copy of the latest version of the plan;
- (e) In the case of land that is part of a staged subdivision within the meaning of Section 37 of the **Subdivision Act 1988** –
 - (i) If the land is in the second or a subsequent stage, a copy of the plan for the first stage; and
 - (ii) Details of any requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with; and
 - (iii) Details of any proposals relating to subsequent stages that are known to the vendor; and
 - (iv) A statement of the contents of any permit under the **Planning and Environment Act 1987** authorising the staged subdivision.
- (f) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the **Subdivision Act 1988** is proposed -
 - (i) If the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
 - (ii) If the later plan has not yet been certified, a copy of the latest version of the plan.

The day of this Statement is theday of20

Signed by the Vendor.....

The Purchaser acknowledges being given a duplicate of this Statement signed by the Vendor before the Purchaser signed any Contract.

The day of this Acknowledgement is theday of.....20

Signed by the Purchaser.....

IMPORTANT NOTICE – ADDITIONAL DISCLOSURE REQUIREMENTS:

Where the property is to be 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 and/or sold on Terms – the Vendor must provide an additional Statement containing the particulars specified in Schedules 1 and 2 of the Act.

Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the Sale of Land Act 1962.

Register Search Statement - Volume 2597 Folio 356

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

VOLUME 02597 FOLIO 356

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Produced 09/10/2017 03:00 pm

LAND DESCRIPTION

Lot 34 on Plan of Subdivision 001007.
PARENT TITLE Volume 02394 Folio 739
Created by instrument 0366538 24/01/1896

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
LEONARD CLIVE CAMPBELL
JANICE ANN CAMPBELL both of 6 PETRIE ST FRANKSTON
R537053E 11/09/1991

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 LP001007 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AQ188508Y (E)	NOMINATION OF ECT TO LC	Completed	30/08/2017
AQ188518V (E)	DISCHARGE OF MORTGAGE	Registered	30/08/2017

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 6 PETRIE STREET FRANKSTON VIC 3199

DOCUMENT END

Delivered from the Landata® System by SAI Global Property Division Pty Ltd
Delivered at 09/10/2017, for Order Number 47043415. Your reference: 17/0324.

PLAN OF SUBDIVISION OF CROWN ALLOTMENTS 5 & 5A SECTION C TOWNSHIP AND PARISH OF FRANKSTON COUNTY OF MORNINGTON

APPURTENANCIES

AS TO LOTS 12, 13, 15, 23, 29, 32, 38, 42, 43, 49,
50, 68, 76, 78, 93, 97, 99, 100, 101, 105 AND 108
TOGETHER WITH A RIGHT OF CARRIAGEWAY
OVER THE ROADS COLOURED BROWN ON THIS
PLAN OF SUBDIVISION

LP 1007

EDITION 5

Stamp
23-2-1886

2 SHEETS
SHEET 1

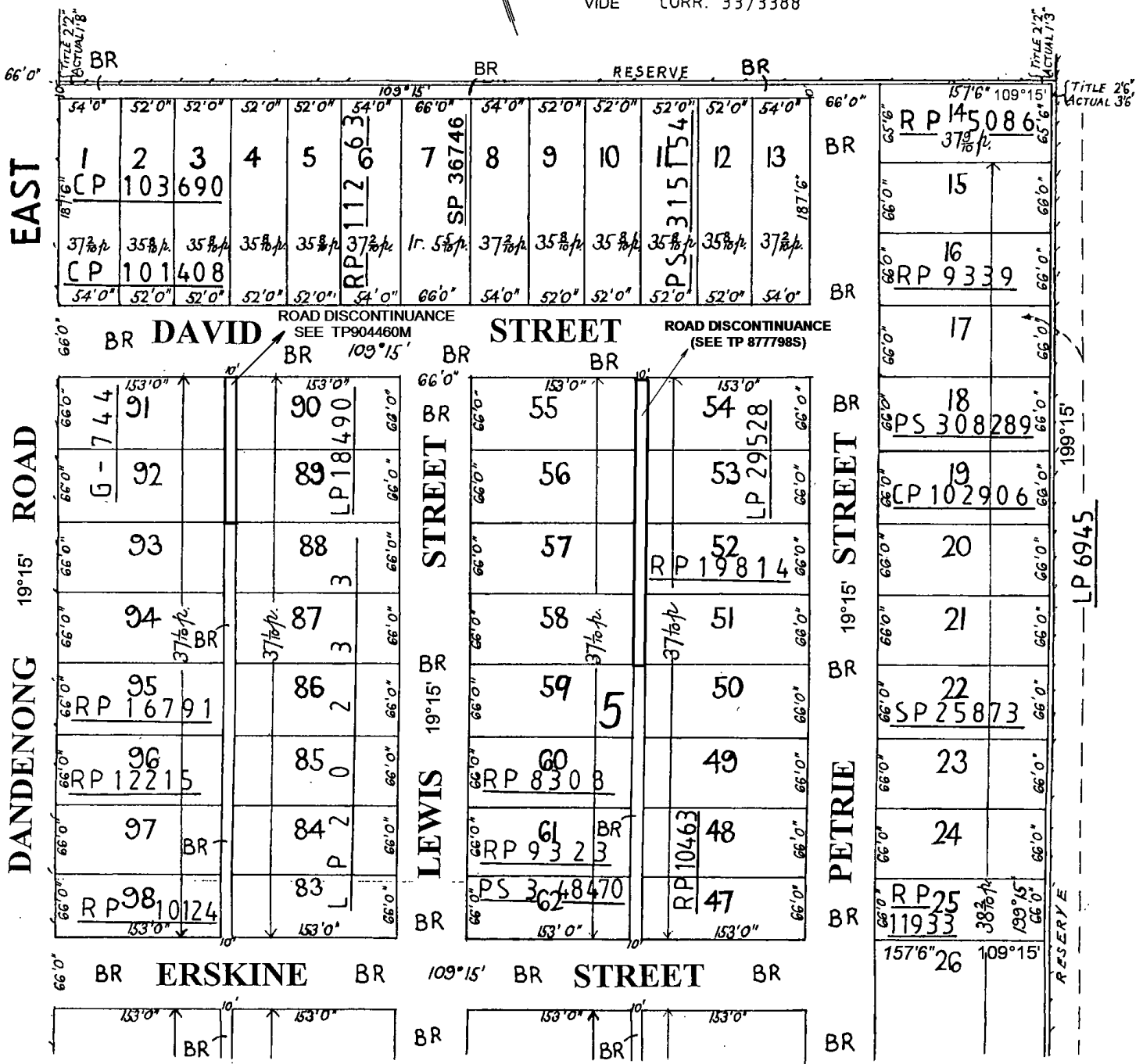
COLOUR CODE

BL=BLUE G=GREEN
BR=BROWN P=PURPLE
Y=YELLOW R=RED
H=HATCH CH=CROSS HATCH

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

STREET NAME AMENDED
FROM BEACH ROAD
TO BEACH STREET
VIDE CORR. 28/19643

STREET NAME AMENDED
FROM DANDENONG ROAD
TO DANDENONG ROAD EAST
VIDE CORR. 33/3388



SEE SHEET 2

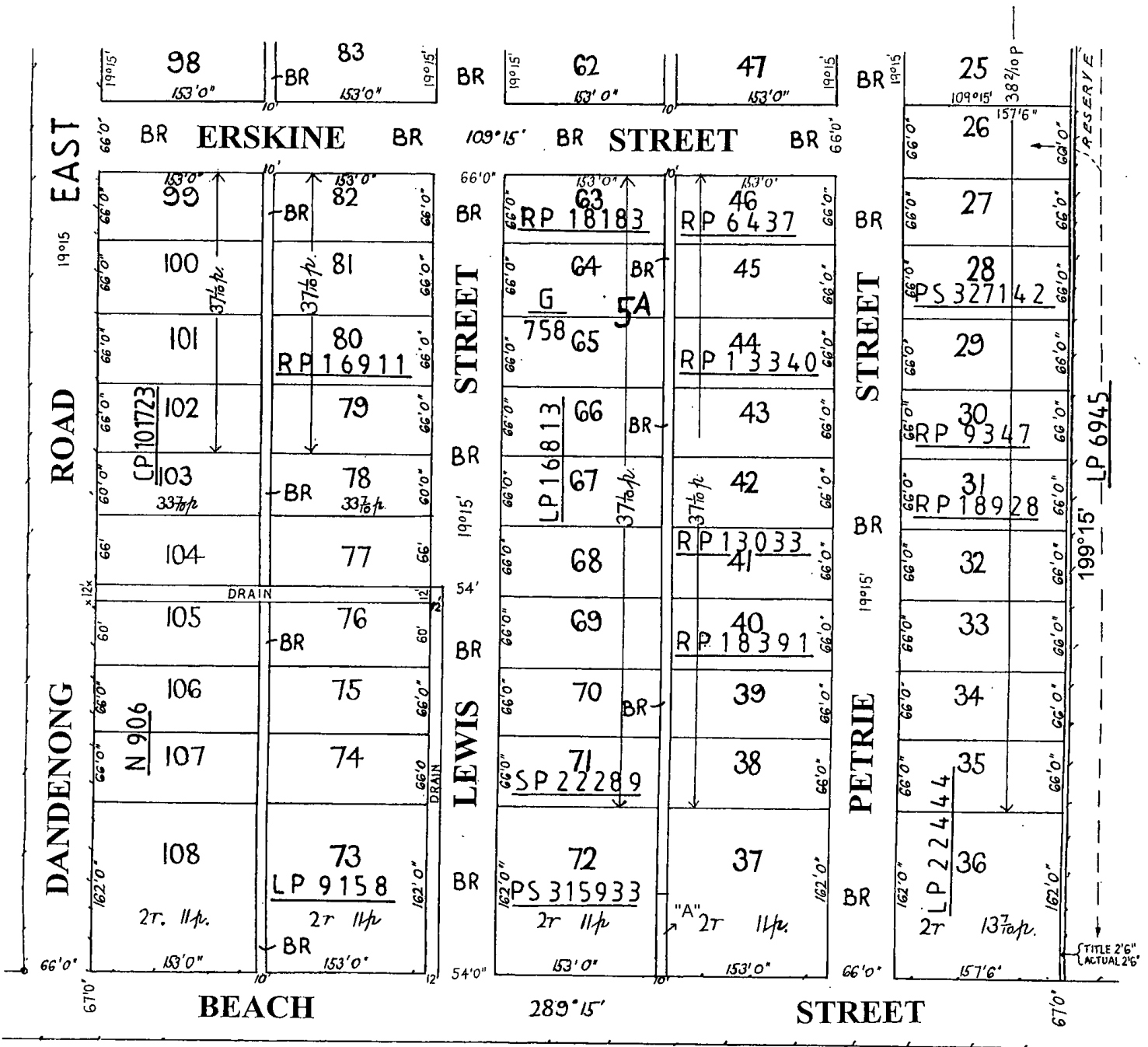
WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

LP 1007

2 SHEETS
SHEET 2



SEE SHEET 1



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 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.



Vendor:

Leonard Clive Campbell

Vendor's Section 32 Statement

Property:

6 Petrie Street FRANKSTON

Vendor's Conveyancer:

Double Bay Conveyancing
7 Apollo Court,
FRANKSTON. 3199
Phone: 9789 7352
Fax: 9776 5034
Mobile: 0403 435 706