SALE OF LAND ACT (the Act) - SECTION 32

## VENDOR'S STATEMENT TO THE PURCHASER OF REAL ESTATE

VENDOR:

PROPERTY: 9 ALBER ROAD, UPPER BEACONSFIELD 3808

## IMPORTANT NOTICE TO PURCHASERS

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 the consent or permit of the municipal council or other responsible authority. It is in your interest to undertake a 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.

The property may be located in an area where commercial agricultural production activity may affect your enjoyment of the property. It is therefore in your interest to undertake an investigation of the possible amenity and other impacts from nearby properties and the agricultural practices and processes conducted there.

You may be liable to pay a growth areas infrastructure contribution when you purchase this property. The instrument of transfer cannot be lodged for registration with the Registrar of Titles until the contribution is paid in full or an exemption from, or reduction of, the whole or part of the liability to pay the contribution is granted and any remainder of the contribution is paid or there has been a deferral of the whole or part of the liability to pay the contribution. The transfer may also be exempted from the growth areas infrastructure contribution in certain situations. It is in your interest to obtain legal advice as to any potential liability before you commit yourself to buy.

1. RESTRICTIONS - Details of any registered or unregistered easement, covenant, caveat or other similar restriction affecting the property are set out in the attached copies of Title documents.

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant, caveat or similar restriction.

2. PLANNING AND ROAD ACCESS - Details of any planning instruments affecting the land are attached.

There is access to the property by road.

3. OUTGOINGS AND STATUTORY CHARGES - Details concerning any rates, taxes or other similar outgoings (including any Owners Corporation charges) and any interest payable to Cardinia Shire Council and South East Water attached.

Amounts for which the purchaser may become liable in consequence of the sale:

The Purchaser/s will become liable for the proportionate adjustment of rates and taxes and outgoings in consequence of the sale.

Total outgoings do not exceed \$2,900.00

Amount owing under any other registered or unregistered statutory charge that secures an amount due under any other legislation: Nil

4.	SERV	VICES	Avail.	Connected	Authority
	4.1	Electricity	Yes	Yes	Purchasers Choice
	4.2	Gas	No	No	
	4.3	Water	Yes	Yes	South East Water
	4.4	Sewerage	Yes	No	
	4.5	Telephone	Yes	Yes	Purchasers Choice

- 5.1 BUILDING APPROVALS No building permit has been granted during the past seven years under the Building Control Act 1981 or Building Act 1993.
- 5.2 GUARANTEE Details of an owner-builder under the House Contracts Guarantee Act 1987 in the preceding seven years.

Nil.

5.3 INSURANCE - Details in the preceding six years in the case of a residence to which s137B of the Building Act 1993 applies.

Nil.

- 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 be reasonably expected to have knowledge, including:
  - 6.1 if there is a Owners Corporation, affecting it and its contingent, proposed or other liabilities, including those relating to repairs;
  - 6.2 quarantine or stock order imposed under the Agricultural and Veterinary Chemicals (Control of Use) Act 1992 (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;

None.

**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.

- 7. OWNERS CORPORATION If the land is affected by an owners corporation within the meaning of the **Owners Corporations Act 2006**.
  - (a) a copy of the current owners corporation certificate issued in respect of the land under the **Owners Corporation Act 2006**; and
  - (b) a copy of the documents required to accompany the owners corporation certificate under section 151(4)(b) of the **Owners Corporations Act 2006**.

Not applicable.

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TP 584724G **EDITION 1** TITLE PLAN Notations Location of Land GEMBROOK Pansh: Township 0 Section: Crown Allotment Crown Portion: ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN Last Plan Reference VOL 4133 FOL 533 Derived From Depth Limitation: THIS PLAN HAS BEEN PREPARED Description of Land / Easement Information FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT 31-07-2000 COMPILED: VERIFIED: AD Sheet 1 of 1 sheets Metres = 0.3048 x Feel LENGTHS ARE IN Metres = 0.201168 x Links

## **Planning Property Report**

From www.dpcd.vic.gov.au/planning on 01 June 2012 07:09 PM

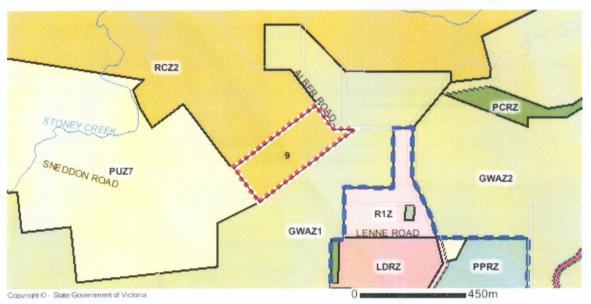
Address: 9 ALBER ROAD BEACONSFIELD UPPER 3808 Crown Description: Allot. 23 Sec. D PARISH OF GEMBROOK

Local Government (Council): CARDINIA Council Property Number: 1010850201

Directory Reference: Melway 210 H9

## **Planning Zone**

RURAL CONSERVATION ZONE - SCHEDULE 2 (RCZ2) SCHEDULE TO THE RURAL CONSERVATION ZONE - SCHEDULE 2



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

			_			
Zor		nes Legend		IN1Z - Industrial 1		R1Z - Residential 1
		3		IN2Z - Industrial 2		R2Z - Residential 2
		B1Z - Business 1		IN3Z - Industrial 3		R3Z - Residential 3
		B2Z - Business 2		LDRZ - Low Density Residential		RAZ - Rural Activity
		B3Z - Business 3		MUZ - Mixed Use		RCZ - Rural Conservation
		B4Z - Business 4		PCRZ - Public Conservation & Resource		RDZ1 - Road - Category 1
		B5Z - Business 5		PDZ - Priority Development		RDZ2 - Road - Category 2
		CA - Commonwealth Land		PPRZ - Public Park & Recreation		RLZ - Rural Living
		CCZ - Capital City		PUZ1 - Public Use - Service & Utility		RUZ - Rural
		CDZ - Comprehensive Development		PUZ2 - Public Use - Education		SUZ - Special Use
		DZ1 - Dockland		PUZ3 - Public Use - Health Community		TZ - Township
		ERZ - Environmental Rural		PUZ4 - Public Use - Transport		UFZ - Urban Floodway
		FZ - Farming		PUZ5 - Public Use - Cemetery / Crematorium		UGZ - Urban Growth
	GWAZ - Green Wedge A			PUZ6 - Public Use - Local Government		
		GWZ - Green Wedge		PUZ7 - Public Use - Other Public Use	-	Urban Growth Boundary

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