

CONTRACT OF SALE

Vendor: A.J. Vallance Nominees Pty Ltd ATF The AJ Vallance
Family Trust ACN 005060088
AND
A.J. Vallance Nominees Pty Ltd ATF The AJ Vallance
Family Trust ACN 005060088

Property: 391-519 Queenscliff Road, Portarlington 3223

VENDORS REPRESENTATIVE

Strategy Property Law

Tel: 0417371815

Email: jdevrome@strategypropertylaw.com.au



**WARNING TO ESTATE AGENTS
DO NOT USE THIS CONTRACT FOR SALES OF 'OFF THE PLAN' PROPERTIES
UNLESS IT HAS BEEN PREPARED BY A LEGAL PRACTITIONER**

Contract of sale of land

The vendor agrees to sell and the purchaser agrees to buy the property, being the land and the goods, for the price and on the terms set out in this contract.

The terms of this contract are contained in the -

- particulars of sale; and
- special conditions, if any; and
- general conditions (which are in standard form: see general condition 6.1)

in that order of priority.

SIGNING OF THIS CONTRACT

WARNING: THIS IS A LEGALLY BINDING AGREEMENT. YOU SHOULD READ THIS CONTRACT BEFORE SIGNING IT.

Purchasers should ensure that they have received a section 32 statement from the vendor before signing this contract. In this contract, "section 32 statement" means the statement required to be given by a vendor under section 32 of the *Sale of Land Act 1962*.

The authority of a person signing -

- under power of attorney; or
- as director of a corporation; or
- as agent authorised in writing by one of the parties - must be noted beneath the signature.

Any person whose signature is secured by an estate agent acknowledges being given by the agent at the time of signing a copy of the terms of this contract.

SIGNED BY THE PURCHASER:

..... on / /2025

Print name(s) of person(s) signing:

State nature of authority, if applicable:

This offer will lapse unless accepted within [] clear business days (3 clear business days if none specified)
In this contract, "business day" has the same meaning as in section 30 of the *Sale of Land Act 1962*

SIGNED BY THE VENDOR:

A. J. VALLANCE NOMINEES PTY LTD ACN 005 060 088 AND A. J. VALLANCE NOMINEES PTY LTD ACN 005 060 088 AND

..... on / /2025

Print name(s) of person(s) signing: Trevor Alan Vallance Noel Robert Vallance

State nature of authority, if applicable: Directors of A.J Vallance Nominees Pty Ltd, and as Attorneys for Director Winifred Joyce Vallance pursuant to a Power of Attorney made 21st July 2015

The **DAY OF SALE** is the date by which both parties have signed this contract.

IMPORTANT NOTICE TO PURCHASERS – COOLING-OFF

Cooling-off period (Section 31 of the *Sale of Land Act 1962*)

You may end this contract within 3 clear business days of the day that you sign the contract if none of the exceptions listed below applies to you.

You must either give the vendor or the vendor's agent **written** notice that you are ending the contract or leave the notice at the address of the vendor or the vendor's agent to end this contract within this time in accordance with this cooling-off provision.

You are entitled to a refund of all the money you paid EXCEPT for \$100 or 0.2% of the purchase price (whichever is more) if you end the contract in this way.

EXCEPTIONS: The 3-day cooling-off period does not apply if:

- you bought the property at a publicly advertised auction or on the day on which the auction was held; or
- you bought the land within 3 clear business days before a publicly advertised auction was to be held; or
- you bought the land within 3 clear business days after a publicly advertised auction was held; or
- the property is used primarily for industrial or commercial purposes; or
- the property is more than 20 hectares in size and is used primarily for farming; or
- you and the vendor have previously signed a contract for the sale of the same land in substantially the same terms; or
- you are an estate agent or a corporate body.

*This contract is approved as a standard form of contract under section 53A of the *Estate Agents Act 1980* by the Law Institute of Victoria Limited. The Law Institute of Victoria Limited is authorised to approve this form under the *Legal Profession Uniform Law Application Act 2014*

Particulars of sale

Vendor's estate agent

HF Richardson Property Pty Ltd
5 Retreat Road, Newtown VIC 3220
Email: thyde@hfrichardson.com.au
Tel: 0401 736 136

Vendors

A.J. VALLANCE NOMINEES PTY LTD ACN 005 060 088 ATF The AJ Vallance Family Trust
AND
A. J. VALLANCE NOMINEES PTY LTD ACN 005 060 088 ATF The AJ Vallance Family Trust

Vendor's legal practitioner

Strategy Property Law

Email: jdevrome@strategypropertylaw.com.au
Mob: 0417371815 Ref: JD:2209

Purchaser

Name:
.....
Address:
ABN/ACN:
Email:

Purchaser's legal practitioner or conveyancer

Name:
Address:
Email:
Tel: Mob: Fax: Ref:

Land (general conditions 7 and 13)

The land is described in the table below –

Certificate of Title reference				being lot	on plan
Volume	07495	Folio	110	6, 7, & 8	PS004735
Volume	07996	Folio	200	1	TP574968H

If no title or plan references in the table, the land is as described in the section 32 statement or the register search statement and the document referred to as the diagram location in the register search statement attached to the section 32 statement

The land includes all improvements and fixtures.

Property address

The address of the land is: **391-519 Queenscliff Road, Portarlington 3223**

Goods sold with the land (general condition 6.3(f)) (list or attach schedule)

All fixed floor coverings, light fittings and window furnishings

Payment

Price	\$			
Deposit	\$	by	(of which \$	has been paid)
Balance	\$		payable at settlement	

Deposit bond

General condition 15 does not apply to this contract of sale.

Bank guarantee

General condition 16 does not apply to this contract of sale.

GST (general condition 19)

Subject to general condition 19.2, the price includes GST (if any) as this sale is of land on which a 'farming business' is carried on, which the parties consider meets requirements of section 38-480 of the GST Act. If, for any reason, the sale of the land does not satisfy the requirements of section 38-480 of the GST Act, the sale of the land will be the supply of a "going concern"

Settlement (general conditions 17 & 26.2)**is due on****Lease** (general condition 5.1).

At settlement the purchaser is entitled to vacant possession of the property.

Terms contract (general condition 30)

This contract is not intended to be a terms contract within the meaning of the *Sale of Land Act* 1962.

Loan (general condition 20)

This contract is subject to a loan being approved and the following details apply if the box is checked:

Lender:

(or another lender chosen by the purchaser)

Loan amount: no more than

Approval date:

Building report

General condition 21 does not apply to this contract of sale.

Pest report

General condition 22 does not apply to this contract of sale.

Vendor Notice pursuant to s14-255 Taxation Administration Act 1953 - New Residential Property or Potential Residential Land

The Vendor gives the Purchaser Notice as follows:

The property is a new residential property :- **No**

The property is potential residential land :- **No**

GST to be withheld and paid to Australian Tax Office **\$Nil**

Special Conditions

Special condition 1 – Windfall Gains Tax

1. DEFINITIONS AND INTERPRETATION

1.1. Definitions

Unless the context otherwise requires:

- 1.1.1. Capital Improved Value has the meaning given in the Valuation Act.
- 1.1.2. Claim means any and all claims, actions, disputes, differences, requisition, objection, demands, proceedings, accounts, interest, costs (whether or not the subject of a court order), expenses and debts or liabilities of any kind (including those which are prospective or contingent and those the amount of which is not ascertained) or whatever nature and however arising.
- 1.1.3. Day of Sale means the date by which both parties have signed this contract.
- 1.1.4. Land means the land described in the particulars of sale.
- 1.1.5. Responsible Authority means any authority exercising statutory rights, powers or duties with respect to the Land, services to the Land or any person exercising such rights, powers or duties.
- 1.1.6. Restricted Right means any:
 - 1.1.6.1. Claim;
 - 1.1.6.2. withholding or delayed payment of, or demand of a reduction in, the price; and
 - 1.1.6.3. delay or refusal to settle or complete the purchase pursuant to this contract, whether made or exercised directly by the purchaser or indirectly on behalf of the purchaser.
- 1.1.7. Residence has the meaning given in the WGT Legislation.
- 1.1.8. Residential Land has the meaning given in the WGT Legislation.
- 1.1.9. Rezoning has the meaning given in the WGT Legislation.
- 1.1.10. Sale of Land Act means the Sale of Land Act 1962.
- 1.1.11. Valuation Act means the Valuation of Land Act 1960 (Vic).
- 1.1.12. WGT means windfall gains tax as defined in the WGT Legislation.
- 1.1.13. WGT Assessment means a notice of assessment of WGT issued pursuant to the Taxation Administration Act 1997 (Vic), arising from a WGT Event in relation to the Land.
- 1.1.14. WGT Charge means a charge on the Land pursuant to section 42(1) of the WGT Legislation.
- 1.1.15. WGT Event has the meaning given in the WGT Legislation, with respect to the Land.
- 1.1.16. WGT Legislation means Windfall Gains Tax Act 2021 (Vic) and includes any regulations made pursuant to it.
- 1.1.17. WGT Liability means the WGT imposed on the Land (including any interest on WGT amount).

2. WGT

2.1. Application of WGT to the Land

- 2.1.1. The purchaser acknowledges that there is no "windfall gains tax liability" (as defined in section 10H of the Sale of Land Act) with respect to the Land at the Day of Sale.
- 2.1.2. Special conditions 2.2 and 2.3 apply to the extent that any Rezoning which is a WGT Event occurs after the Day of Sale.

2.2. Liability for WGT

- 2.2.1. The purchaser is liable for any WGT Liability whether it is incurred before or after settlement.
- 2.2.2. Subject to special condition 2.2.3, the purchaser must pay the WGT Liability to the Commissioner of State Revenue no later than the date that the WGT Liability is payable pursuant to the WGT Assessment.
- 2.2.3. If the payment date of the WGT Liability is before settlement, the vendor may (at its absolute discretion) defer payment of the WGT Liability to the extent it is lawfully able to do so in which case the purchaser must pay any interest which accrues pursuant to section 35 of the WGT Legislation.
- 2.2.4. The purchaser acknowledges that the vendor does not warrant or represent the sum of the WGT Liability which may be payable by the purchaser.
- 2.2.5. For the avoidance of doubt:
 - 2.2.5.1. the vendor is not required to pay, or contribute to, the WGT Liability; and
 - 2.2.5.2. the purchaser must not make any deduction from any sum payable to the vendor on account of the WGT Liability in relation to the Land.

2.3. Residential Land

- 2.3.1. To the extent that the Land includes Residential Land on the Day of Sale, the vendor must not demolish the Residence on the Residential Land.
- 2.3.2. If a WGT Event occurs prior to settlement and on that date the Land includes Residential Land, the vendor may (at its absolute discretion) make such application as is necessary pursuant to section 37 of the WGT Legislation.
- 2.3.3. Despite special condition 2.3.1 and 2.3.2:
 - 2.3.3.1. the vendor is not responsible for any destruction of the Residence which is outside the vendor's reasonable control (for instance as a result of a fire or vandalism);
 - 2.3.3.2. the vendor does not warrant or represent that any part of the Land may be exempt from WGT pursuant to section 37 of the WGT Legislation; and
 - 2.3.3.3. the purchaser shall not exercise any Restricted Right on the basis that any part of the Land is not exempt from WGT pursuant to section 37 of the WGT Legislation.

2.4. Objections

- 2.4.1. The vendor may, on the occurrence of a WGT Event or issuing of a WGT Assessment before settlement, object to the WGT Assessment.
- 2.4.2. The purchaser must not object to a WGT Assessment which relates to a WGT Event that occurs before settlement unless the vendor directs or approves the purchaser to make an objection or appeal.
- 2.4.3. The purchaser acknowledges and agrees that prior to settlement, the vendor may notify the relevant Responsible Authority, as determined under the Valuation Act, of the sale of the Land under this contract and the price under this contract, and seek that the site value and the Capital Improved Value of the Land, as determined at each valuation of the Land under the Valuation Act, are increased to the maximum extent possible.
- 2.4.4. For the avoidance of doubt, in respect of a WGT Event that occurs prior to settlement, the vendor may make an objection under this special condition at any time after the Day of Sale.

- 2.4.5. The purchaser must not object to the site value and the Capital Improved Value of the Land unless the vendor directs or approves the purchaser to make an objection or appeal.
- 2.5. WGT Charge or notification on title to the Land
- 2.5.1. This special condition 2.3 applies where a Rezoning occurs on or prior to settlement, but:
- 2.5.1.1. a WGT Assessment has not been issued; or
- 2.5.1.2. the WGT Liability has not been paid, by the date for settlement.
- 2.5.2. The purchaser acknowledges and agrees that:
- 2.5.2.1. any unpaid WGT may be a first charge on the Land pursuant to section 42(1) of the WGT Legislation;
- 2.5.2.2. notice of a WGT Charge may be lodged with the Registrar under section 106B of the Transfer of Land Act 1958; and
- 2.5.2.3. to the extent that there is a WGT Charge over the Land or notification on the title to the Land at settlement imposed by the WGT Legislation (including under section 106B of the Transfer of Land Act 1958), the purchaser shall not exercise any Restricted Right with respect to that WGT Charge or require the vendor to discharge the WGT Charge or procure removal of the notification on the title to the Land on or prior to settlement.
- 2.6. Indemnity
- The purchaser indemnifies the vendor against:
- 2.6.1. any liability imposed on the vendor or any Claim against the vendor on or after the Day of Sale relating to a WGT Event; and
- 2.6.2. any Claim against the vendor arising from or contributed to by a breach by the purchaser of its obligations pursuant to this special condition.
- This indemnity does not merge on settlement or termination of this contract.

Special condition 2 - Merger and severance

- 2.1 Any provision of this Contract which is capable of taking effect after completion of this Contract shall not merge on completion but shall continue in full force and effect.
- 2.2 Any provision in this Contract which is invalid or unenforceable in any jurisdiction is to read down for the purposes of that jurisdiction, if possible, so as to be valid and enforceable, and is otherwise severed to the extent of the invalidity or unenforceability, without affecting the validity or enforceability of that provision in any other jurisdiction.

Special condition 3 – Planning Schemes

The purchaser buys subject to any restrictions imposed by and to the provisions of the relevant planning scheme and planning permits and any other relevant planning controls and the purchaser is satisfied about the purposes for which the property may be used.

Special condition 4 - No representations

It is hereby agreed between the parties hereto that there are no conditions, warranties or other terms affecting this sale other than those embodied herein and the purchaser shall not be entitled to rely on any representations made by the vendor or the vendors legal representative or Agent except such as are made conditions of this contract and the purchaser relies entirely upon the purchaser's own independent inspection of and searches and enquiries made in connection with the property.

Special condition 5 – Buildings / Improvements / Dwelling

The land and buildings (if any) as sold hereby and inspected by the purchaser are sold on the basis of existing improvements thereon and the purchaser shall not make any requisition or claim any compensation for any deficiency or defect in the said improvements as to their suitability for occupation or otherwise including any requisition in relation to the issue or nonissue of Building Permits and/or completion of inspections by the relevant authorities in respect of any improvements thereon.. Further, the purchaser acknowledges that the purchaser has purchased the property as a result of the purchasers own enquiries and the purchaser shall not be entitled to make any objection or claim any compensation whatsoever in respect of the existence, state of repair and/or the condition of any buildings or structures or on the property. The purchaser acknowledges that any failure to comply with any law or regulation in relation to the construction, renovation, addition or repair to any structure on the property shall not be deemed to constitute a defect in the vendors title.

Special condition 6 - Stamp duty

The purchaser acknowledges that:

- (a) The vendor makes no warranty or representation as to the amount of stamp duty that may be assessed on the transfer of the property,
- (b) The purchaser has relied on the purchaser's own independent advice on all stamp duty related matters concerning the transfer of the property including the proportional holdings if there is more than one purchaser.

Special condition 7 - Delayed settlement

Without limiting any other rights of the vendor, if the purchaser fails to settle on the due date for settlement as set out in the particulars of sale to this contract, or requests an extension of the due date for settlement within 3 business days of the due date, the purchaser must pay to the vendors solicitors an amount of \$500.00 plus GST representing the vendors additional legal costs and disbursements payable by reason of the failure to settle or late request for an extension of the due date.

Special condition 8 - Identity of the land

The purchaser admits that the land as offered for sale and as inspected by the purchaser is identical to that described in the title particulars as the land being sold in the vendor statement. The purchaser will not make any requisition nor claim any compensation for any alleged misdescription of the land or any deficiency in the area or the measurements of the land, or call upon the vendor to move any fences, amend the title or bear all or any part of the cost of doing so.

Special condition 9 – Goods

The purchaser acknowledges having inspected the goods, fittings and appliances forming part of the contract and the purchaser is aware of their condition and any deficiencies. The purchaser shall not require the goods to be in working order at the date of settlement unless they were in working order on the date of sale and nor shall the purchaser claim any compensation in relation to any deficiencies in the goods, fittings, or appliances.

Special condition 10 - Guarantee

If a company purchases the property:

10.1 Any person who signs this contract will be personally responsible to comply with the terms and conditions of this contract; and

10.2 The directors of the company must sign the guarantee attached to this contract and deliver it to the vendor on the day of sale.

If the guarantee is not completed and signed on the day of sale, or any other time agreed to by the vendor, the vendor may end this contract by written notice to the purchaser.

Special condition 11 - FIRB Approval

11.1 The purchaser warrants that the provisions of the Foreign Acquisitions and Takeovers Act 1975 (C'th) do not require the purchaser to obtain consent to enter this contract.

11.2 If there is a breach of the warranty contained in this Special Condition (whether intentional or not) the purchaser must indemnify and compensate the vendor for any loss, damage or cost which the vendor incurs as a result of the breach;

11.3 This warranty and indemnity do not merge on settlement of this contract.

Special condition 12 - Loss or damage before settlement

General conditions 31.3 to 31.6 inclusive are deleted.

Special condition 13 – Adjustments -Existing Land Tax

General condition 23.1 is amended to specifically exclude land tax (if any) as a periodic outgoing payable by the vendor.

Special condition 14 - Plant and chattels

All plant and chattels of a working nature shall be delivered to the purchaser on the settlement date in the same state or working order and repair as at the date hereof subject to fair wear and tear, and the chattels and plant shall be taken by the purchaser subject to all damage and defects if any existing at the date hereof and the vendor makes no warranty of representation concerning the same.

Special condition 15 - Deposit Release

The purchaser agrees that General Conditions 6.3(a), 6.3(e) 17.1(b) and 31.2 will not be relied on by the purchaser as a bar to releasing the deposit paid herein and the purchaser agrees to sign a Section 27 Statement if so requested by the vendor subject to the conditions of Section 27 Sale of Land Act 1962.

Special Condition 16 - Deposit

General condition 35.4 (a) is amended by deleting the words "up to 10% of the price".
The parties agree that this is an essential term of this contract.

Special Condition 17 - Release of the Deposit

General condition 14.3 is deleted and replaced with the following:

14.3 The purchaser agrees to release the deposit to the vendor immediately upon the purchaser receiving:

14.3.1 Accurate particulars of the mortgage/s if any over the land the subject of the transaction in accordance with the particulars set out in Schedule 1 of the Sale of Land Act 1962 and

The total amount of the mortgage/s if any together with any amounts to be withheld in accordance with general conditions 24 and 25 does not exceed 80% of the sale price.

The parties agree that this is an essential term of this contract.

Special condition 18 - Farming

The purchaser acknowledges that:

18.1 The vendor does not warrant the livestock or carrying capacity, or the agricultural quality or capacity of the property or any part of it;

18.2 The vendor will farm and manage the property in a proper manner according to reasonable farming methods accepted throughout the district until settlement;

Special condition 19- Drains Fences Roads

The purchaser will make no requisition objection or claim for compensation and will not be entitled to rescind, terminate or delay completion by reason of the property being affected by;

- (a) any storm water channels, drains, pipes, mains or other installations on or passing over or under the property;
- (b) any of the fences, including any give and take fences, not being on the correct boundary lines, or being the subject of any agreement or any order of any Land Board or Court or other competent authority;
- (c) roads or reservations for roads traversing the property, including their location and area and any discrepancy from their location noted on the title deed or deeds;
- (d) any gates erected across any road traversing the property;
- (e) the lack of any permits or authorities to enclose roads within the boundaries of the property or to carry rabbit-proof or other fencing across any road dividing or adjoining the property;
- (f) the lack of any licence for any dam or bores sunk upon the property.

General Conditions

Contract signing

1. ELECTRONIC SIGNATURE

- 1.1 In this general condition "electronic signature" means a digital signature or a visual representation of a person's handwritten signature or mark which is placed on a physical or electronic copy of this contract by electronic or mechanical means, and "electronically signed" has a corresponding meaning.
- 1.2 The parties consent to this contract being signed by or on behalf of a party by an electronic signature.
- 1.3 Where this contract is electronically signed by or on behalf of a party, the party warrants and agrees that the electronic signature has been used to identify the person signing and to indicate that the party intends to be bound by the electronic signature.
- 1.4 This contract may be electronically signed in any number of counterparts which together will constitute the one document.
- 1.5 Each party consents to the exchange of counterparts of this contract by delivery by email or such other electronic means as may be agreed in writing.
- 1.6 Each party must upon request promptly deliver a physical counterpart of this contract with the handwritten signature or signatures of the party and all written evidence of the authority of a person signing on their behalf, but a failure to comply with the request does not affect the validity of this contract.

2. LIABILITY OF SIGNATORY

Any signatory for a proprietary limited company purchaser is personally liable for the due performance of the purchaser's obligations as if the signatory were the purchaser in the case of a default by a proprietary limited company purchaser.

3. GUARANTEE

The vendor may require one or more directors of the purchaser to guarantee the purchaser's performance of this contract if the purchaser is a proprietary limited company.

4. NOMINEE

The purchaser may no later than 14 days before the due date for settlement nominate a substitute or additional person to take a transfer of the land, but the named purchaser remains personally liable for the due performance of all the purchase's obligations under this contract.

Title

5. ENCUMBRANCES

- 5.1 The purchaser buys the property subject to:
 - (a) any encumbrance shown in the section 32 statement other than mortgages or caveats; and
 - (b) any reservations, exceptions and conditions in the crown grant; and
 - (c) any lease or tenancy referred to in the particulars of sale.
- 5.2 The purchaser indemnifies the vendor against all obligations under any lease or tenancy that are to be performed by the landlord after settlement.

6. VENDOR WARRANTIES

- 6.1 The vendor warrants that these general conditions 1 to 35 are identical to the general conditions 1 to 35 in the form of contract of sale of land published by the Law Institute of Victoria Limited and the Real Estate Institute of Victoria Pty Ltd in the month and year set out at the foot of this page.
- 6.2 The warranties in general conditions 6.3 and 6.4 replace the purchaser's right to make requisitions and inquiries.
- 6.3 The vendor warrants that the vendor:
 - (a) has, or by the due date for settlement will have, the right to sell the land; and
 - (b) is under no legal disability; and
 - (c) is in possession of the land, either personally or through a tenant; and
 - (d) has not previously sold or granted any option to purchase, agreed to lease or granted a pre-emptive right which is current over the land and which gives another party rights which have priority over the interest of the purchaser; and
 - (e) will at settlement be the holder of an unencumbered estate in fee simple in the land; and
 - (f) will at settlement be the unencumbered owner of any improvements, fixtures, fittings and goods sold with the land.
- 6.4 The vendor further warrants that the vendor has no knowledge of any of the following:
 - (a) public rights of way over the land;

- (b) easements over the land;
 - (c) lease or other possessory agreement affecting the land;
 - (d) notice or order directly or indirectly affecting the land which will not be dealt with at settlement, other than the usual rate notices and any land tax notices;
 - (e) legal proceedings which would render the sale of the land void or voidable or capable of being set aside.
- 6.5 The warranties in general conditions 6.3 and 6.4 are subject to any contrary provisions in this contract and disclosures in the section 32 statement.
- 6.6 If sections 137B and 137C of the *Building Act* 1993 apply to this contract, the vendor warrants that:
- (a) all domestic building work carried out in relation to the construction by or on behalf of the vendor of the home was carried out in a proper and workmanlike manner; and
 - (b) all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and
 - (c) domestic building work was carried out in accordance with all laws and legal requirements, including, without limiting the generality of this warranty, the *Building Act* 1993 and regulations made under the *Building Act* 1993.
- 6.7 Words and phrases used in general condition 6.6 which are defined in the *Building Act* 1993 have the same meaning in general condition 6.6.

7. IDENTITY OF THE LAND

- 7.1 An omission or mistake in the description of the property or any deficiency in the area, description or measurements of the land does not invalidate the sale.
- 7.2 The purchaser may not:
- (a) make any objection or claim for compensation for any alleged misdescription of the property or any deficiency in its area or measurements; or
 - (b) require the vendor to amend title or pay any cost of amending title.

8. SERVICES

- 8.1 The vendor does not represent that the services are adequate for the purchaser's proposed use of the property and the vendor advises the purchaser to make appropriate inquiries. The condition of the services may change between the day of sale and settlement and the vendor does not promise that the services will be in the same condition at settlement as they were on the day of sale.
- 8.2 The purchaser is responsible for the connection of all services to the property after settlement and the payment of any associated cost.

9. CONSENTS

The vendor must obtain any necessary consent or licence required for the vendor to sell the property. The contract will be at an end and all money paid must be refunded if any necessary consent or licence is not obtained by settlement.

10. TRANSFER & DUTY

- 10.1 The purchaser must prepare and deliver to the vendor at least 7 days before the due date for settlement any paper transfer of land document which is necessary for this transaction. The delivery of the transfer of land document is not acceptance of title.
- 10.2 The vendor must promptly initiate the Duties on Line or other form required by the State Revenue Office in respect of this transaction, and both parties must co-operate to complete it as soon as practicable.

11. RELEASE OF SECURITY INTEREST

- 11.1 This general condition applies if any part of the property is subject to a security interest to which the *Personal Property Securities Act* 2009 (Cth) applies.
- 11.2 For the purposes of enabling the purchaser to search the Personal Property Securities Register for any security interests affecting any personal property for which the purchaser may be entitled to a release, statement, approval or correction in accordance with general condition 11.4, the purchaser may request the vendor to provide the vendor's date of birth to the purchaser. The vendor must comply with a request made by the purchaser under this condition if the purchaser makes the request at least 21 days before the due date for settlement.
- 11.3 If the purchaser is given the details of the vendor's date of birth under condition 11.2, the purchaser must
- (a) only use the vendor's date of birth for the purposes specified in condition 11.2; and
 - (b) keep the date of birth of the vendor secure and confidential.
- 11.4 The vendor must ensure that at or before settlement, the purchaser receives –
- (a) a release from the secured party releasing the property from the security interest; or
 - (b) a statement in writing in accordance with section 275(1)(b) of the *Personal Property Securities Act* 2009 (Cth) setting out that the amount or obligation that is secured is nil at settlement; or
 - (c) a written approval or correction in accordance with section 275(1)(c) of the *Personal Property Securities Act* 2009

(Cth) indicating that, on settlement, the personal property included in the contract is not or will not be property in which the security interest is granted.

- 11.5 Subject to general condition 11.6, the vendor is not obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property -
- (a) that –
 - (i) the purchaser intends to use predominately for personal, domestic or household purposes; and
 - (ii) has a market value of not more than \$5000 or, if a greater amount has been prescribed for the purposes of section 47(1) of the *Personal Property Securities Act 2009* (Cth), not more than that prescribed amount; or
 - (b) that is sold in the ordinary course of the vendor's business of selling personal property of that kind.
- 11.6 The vendor is obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property described in general condition 11.5 if -
- (a) the personal property is of a kind that may be described by a serial number in the Personal Property Securities Register; or
 - (b) the purchaser has actual or constructive knowledge that the sale constitutes a breach of the security agreement that provides for the security interest.
- 11.7 A release for the purposes of general condition 11.4(a) must be in writing.
- 11.8 A release for the purposes of general condition 11.4(a) must be effective in releasing the goods from the security interest and be in a form which allows the purchaser to take title to the goods free of that security interest.
- 11.9 If the purchaser receives a release under general condition 11.4(a) the purchaser must provide the vendor with a copy of the release at or as soon as practicable after settlement.
- 11.10 In addition to ensuring a release is received under general condition 11.4(a), the vendor must ensure that at or before settlement the purchaser receives a written undertaking from a secured party to register a financing change statement to reflect that release if the property being released includes goods of a kind that are described by serial number in the Personal Property Securities Register.
- 11.11 The purchaser must advise the vendor of any security interest that is registered on or before the day of sale on the Personal Property Securities Register, which the purchaser reasonably requires to be released, at least 21 days before the due date for settlement.
- 11.12 The vendor may delay settlement until 21 days after the purchaser advises the vendor of the security interests that the purchaser reasonably requires to be released if the purchaser does not provide an advice under general condition 11.11.
- 11.13 If settlement is delayed under general condition 11.12, the purchaser must pay the vendor -
- (a) interest from the due date for settlement until the date on which settlement occurs or 21 days after the vendor receives the advice, whichever is the earlier; and
 - (b) any reasonable costs incurred by the vendor as a result of the delay -
as though the purchaser was in default.
- 11.14 The vendor is not required to ensure that the purchaser receives a release in respect of the land. This general condition 11.14 applies despite general condition 11.1.
- 11.15 Words and phrases which are defined in the *Personal Property Securities Act 2009* (Cth) have the same meaning in general condition 11 unless the context requires otherwise.

12. BUILDING WARRANTY INSURANCE

The vendor warrants that the vendor will provide at settlement details of any current builder warranty insurance in the vendor's possession relating to the property if requested in writing to do so at least 21 days before settlement.

13. GENERAL LAW LAND

- 13.1 The vendor must complete a conversion of title in accordance with section 14 of the *Transfer of Land Act 1958* before settlement if the land is the subject of a provisional folio under section 23 of that Act.
- 13.2 The remaining provisions of this general condition 13 only apply if any part of the land is not under the operation of the *Transfer of Land Act 1958*.
- 13.3 The vendor is taken to be the holder of an unencumbered estate in fee simple in the land if there is an unbroken chain of title starting at least 30 years before the day of sale proving on the face of the documents the ownership of the entire legal and equitable estate without the aid of other evidence.
- 13.4 The purchaser is entitled to inspect the vendor's chain of title on request at such place in Victoria as the vendor nominates.
- 13.5 The purchaser is taken to have accepted the vendor's title if:
- (a) 21 days have elapsed since the day of sale; and
 - (b) the purchaser has not reasonably objected to the title or reasonably required the vendor to remedy a defect in the title.
- 13.6 The contract will be at an end if:
- (a) the vendor gives the purchaser a notice that the vendor is unable or unwilling to satisfy the purchaser's objection or requirement and that the contract will end if the objection or requirement is not withdrawn within 14 days of the

- giving of the notice; and
 - (b) the objection or requirement is not withdrawn in that time.
- 13.7 If the contract ends in accordance with general condition 13.6, the deposit must be returned to the purchaser and neither party has a claim against the other in damages.
- 13.8 General condition 17.1 [settlement] should be read as if the reference to 'registered proprietor' is a reference to 'owner' in respect of that part of the land which is not under the operation of the *Transfer of Land Act 1958*.

Money

14. DEPOSIT

- 14.1 The purchaser must pay the deposit:
- (a) to the vendor's licensed estate agent; or
 - (b) if there is no estate agent, to the vendor's legal practitioner or conveyancer; or
 - (c) if the vendor directs, into a special purpose account in an authorised deposit-taking institution in Victoria specified by the vendor in the joint names of the purchaser and the vendor.
- 14.2 If the land is sold on an unregistered plan of subdivision, the deposit:
- (a) must not exceed 10% of the price; and
 - (b) must be paid to the vendor's estate agent, legal practitioner or conveyancer and held by the estate agent, legal practitioner or conveyancer on trust for the purchaser until registration of the plan of subdivision.
- 14.3 The deposit must be released to the vendor if:
- (a) the vendor provides particulars, to the satisfaction of the purchaser; that either
 - (i) there are no debts secured against the property; or
 - (ii) if there are any debts, the total amount of those debts together with any amounts to be withheld in accordance with general conditions 24 and 25 does not exceed 80% of the sale price; and
 - (b) at least 28 days have elapsed since the particulars were given to the purchaser under paragraph (a); and
 - (c) all conditions of section 27 of the *Sale of Land Act 1962* have been satisfied.
- 14.4 The stakeholder must pay the deposit and any interest to the party entitled when the deposit is released, the contract is settled, or the contract is ended.
- 14.5 The stakeholder may pay the deposit and any interest into court if it is reasonable to do so.
- 14.6 Where the purchaser is deemed by section 27(7) of the *Sale of Land Act 1962* to have given the deposit release authorisation referred to in section 27(1), the purchaser is also deemed to have accepted title in the absence of any prior express objection to title.
- 14.7 Payment of the deposit may be made or tendered:
- (a) in cash up to \$1,000 or 0.2% of the price, whichever is greater; or
 - (b) by cheque drawn on an authorised deposit-taking institution; or
 - (c) by electronic funds transfer to a recipient having the appropriate facilities for receipt.
- However, unless otherwise agreed:
- (d) payments may not be made by credit card, debit card or any other financial transfer system that allows for any chargeback or funds reversal other than for fraud or mistaken payment, and
 - (e) any financial transfer or similar fees or deductions from the funds transferred, other than any fees charged by the recipient's authorised deposit-taking institution, must be paid by the remitter.
- 14.8 Payment by electronic transfer is made when cleared funds are received in the recipient's bank account.
- 14.9 Before the funds are electronically transferred the intended recipient must be notified in writing and given sufficient particulars to readily identify the relevant transaction.
- 14.10 As soon as the funds have been electronically transferred the intended recipient must be provided with the relevant transaction number or reference details.
- 14.11 For the purposes of this general condition 'authorised deposit-taking institution' means a body corporate for which an authority under section 9(3) of the *Banking Act 1959* (Cth) is in force.

15. DEPOSIT BOND

- 15.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 15.2 In this general condition "deposit bond" means an irrevocable undertaking to pay on demand an amount equal to the deposit or any unpaid part of the deposit. The issuer and the form of the deposit bond must be satisfactory to the vendor. The deposit bond must have an expiry date at least 45 days after the due date for settlement.
- 15.3 The purchaser may deliver a deposit bond to the vendor's estate agent, legal practitioner or conveyancer within 7 days after

the day of sale.

- 15.4 The purchaser may at least 45 days before a current deposit bond expires deliver a replacement deposit bond on the same terms and conditions.
- 15.5 Where a deposit bond is delivered, the purchaser must pay the deposit to the vendor's legal practitioner or conveyancer on the first to occur of:
- (a) settlement;
 - (b) the date that is 45 days before the deposit bond or any replacement deposit bond expires;
 - (c) the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and
 - (d) the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.
- 15.6 The vendor may claim on the deposit bond without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the issuer satisfies the obligations of the purchaser under general condition 15.5 to the extent of the payment.
- 15.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract, except as provided in general condition 15.6.
- 15.8 This general condition is subject to general condition 14.2 [deposit].

16. BANK GUARANTEE

- 16.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 16.2 In this general condition:
- (a) "bank guarantee" means an unconditional and irrevocable guarantee or undertaking by a bank in a form satisfactory to the vendor to pay on demand any amount under this contract agreed in writing, and
 - (b) "bank" means an authorised deposit-taking institution under the *Banking Act 1959* (Cth).
- 16.3 The purchaser may deliver a bank guarantee to the vendor's legal practitioner or conveyancer.
- 16.4 The purchaser must pay the amount secured by the bank guarantee to the vendor's legal practitioner or conveyancer on the first to occur of:
- (a) settlement;
 - (b) the date that is 45 days before the bank guarantee expires;
 - (c) the date on which this contract ends in accordance with general condition 35.2 [default not remedied] following breach by the purchaser; and
 - (d) the date on which the vendor ends this contract by accepting repudiation of it by the purchaser.
- 16.5 The vendor must return the bank guarantee document to the purchaser when the purchaser pays the amount secured by the bank guarantee in accordance with general condition 16.4.
- 16.6 The vendor may claim on the bank guarantee without prior notice if the purchaser defaults under this contract or repudiates this contract and the contract is ended. The amount paid by the bank satisfies the obligations of the purchaser under general condition 16.4 to the extent of the payment.
- 16.7 Nothing in this general condition limits the rights of the vendor if the purchaser defaults under this contract or repudiates this contract except as provided in general condition 16.6.
- 16.8 This general condition is subject to general condition 14.2 [deposit].

17. SETTLEMENT

- 17.1 At settlement:
- (a) the purchaser must pay the balance; and
 - (b) the vendor must:
 - (i) do all things necessary to enable the purchaser to become the registered proprietor of the land; and
 - (ii) give either vacant possession or receipt of rents and profits in accordance with the particulars of sale.
- 17.2 Settlement must be conducted between the hours of 10.00 a.m. and 4.00 p.m. unless the parties agree otherwise.
- 17.3 The purchaser must pay all money other than the deposit in accordance with a written direction of the vendor or the vendor's legal practitioner or conveyancer.

18. ELECTRONIC SETTLEMENT

- 18.1 Settlement and lodgment of the instruments necessary to record the purchaser as registered proprietor of the land will be conducted electronically in accordance with the Electronic Conveyancing National Law. This general condition 18 has priority over any other provision of this contract to the extent of any inconsistency.
- 18.2 A party must immediately give written notice if that party reasonably believes that settlement and lodgment can no longer be conducted electronically. Special condition 18 ceases to apply from when such a notice is given.
- 18.3 Each party must:

- (a) be, or engage a representative who is, a subscriber for the purposes of the Electronic Conveyancing National Law,
 - (b) ensure that all other persons for whom that party is responsible and who are associated with this transaction are, or engage, a subscriber for the purposes of the Electronic Conveyancing National Law, and
 - (c) conduct the transaction in accordance with the Electronic Conveyancing National Law.
- 18.4 The vendor must open the electronic workspace ("workspace") as soon as reasonably practicable and nominate a date and time for settlement. The inclusion of a specific date for settlement in a workspace is not of itself a promise to settle on that date or at that time. The workspace is an electronic address for the service of notices and for written communications for the purposes of any electronic transactions legislation.
- 18.5 This general condition 18.5 applies if there is more than one electronic lodgment network operator in respect of the transaction. In this general condition 18.5 "the transaction" means this sale and purchase and any associated transaction involving any of the same subscribers.
- To the extent that any interoperability rules governing the relationship between electronic lodgment network operators do not provide otherwise:
- (a) the electronic lodgment network operator to conduct all the financial and lodgment aspects of the transaction after the workspace locks must be one which is willing and able to conduct such aspects of the transaction in accordance with the instructions of all the subscribers in the workspaces of all the electronic lodgment network operators after the workspace locks;
 - (b) if two or more electronic lodgment network operators meet that description, one may be selected by purchaser's incoming mortgagee having the highest priority but if there is no mortgagee of the purchaser, the vendor must make the selection.
- 18.6 Settlement occurs when the workspace records that:
- (a) there has been an exchange of funds or value between the exchange settlement account or accounts in the Reserve Bank of Australia of the relevant financial institutions or their financial settlement agents in accordance with the instructions of the parties; or
 - (b) if there is no exchange of funds or value, the documents necessary to enable the purchaser to become registered proprietor of the land have been accepted for electronic lodgment
- 18.7 The parties must do everything reasonably necessary to effect settlement:
- (a) electronically on the next business day; or
 - (b) at the option of either party, otherwise than electronically as soon as possible –
- if, after the locking of the workspace at the nominated settlement time, settlement in accordance with special condition 18.6 has not occurred by 4.00 pm, or 6.00 pm if the nominated time for settlement is after 4.00 pm.
- 18.8 Each party must do everything reasonably necessary to assist the other party to trace and identify the recipient of any missing or mistaken payment and to recover the missing or mistaken payment.
- 18.9 The vendor must before settlement:
- (a) deliver any keys, security devices and codes ("keys") to the estate agent named in the contract,
 - (b) direct the estate agent to give the keys to the purchaser or the purchaser's nominee on notification of settlement by the vendor, the vendors subscriber or the electronic lodgment network operator,
 - (c) deliver all other physical documents and items (other than the goods sold by the contract) to which the purchaser is entitled at settlement, and any keys if not delivered to the estate agent, to the vendor's subscriber or, if there is no vendor's subscriber, confirm in writing to the purchaser that the vendor holds those documents, items and keys at the vendor's address set out in the contract, and
- give, or direct its subscriber to give, all those documents and items and any such keys to the purchaser or the purchaser's nominee on notification by the electronic lodgment network operator of settlement.

19. GST

- 19.1 The purchaser does not have to pay the vendor any amount in respect of GST in addition to the price if the particulars of sale specify that the price includes GST (if any).
- 19.2 The purchaser must pay to the vendor any GST payable by the vendor in respect of a taxable supply made under this contract in addition to the price if:
- (a) the particulars of sale specify that GST (if any) must be paid in addition to the price; or
 - (b) GST is payable solely as a result of any action taken or intended to be taken by the purchaser after the day of sale, including a change of use; or
 - (c) the particulars of sale specify that the supply made under this contract is of land on which a 'farming business' is carried on and the supply (or part of it) does not satisfy the requirements of section 38-480 of the GST Act; or
 - (d) the particulars of sale specify that the supply made under this contract is of a going concern and the supply (or a part of it) does not satisfy the requirements of section 38-325 of the GST Act.
- 19.3 The purchaser is not obliged to pay any GST under this contract until a tax invoice has been given to the purchaser.

- 19.4 If the particulars of sale specify that the supply made under this contract is of land on which a 'farming business' is carried on:
- (a) the vendor warrants that the property is land on which a farming business has been carried on for the period of 5 years preceding the date of supply; and
 - (b) the purchaser warrants that the purchaser intends that a farming business will be carried on after settlement on the property.
- 19.5 If the particulars of sale specify that the supply made under this contract is a 'going concern':
- (a) the parties agree that this contract is for the supply of a going concern; and
 - (b) the purchaser warrants that the purchaser is, or prior to settlement will be, registered for GST; and
 - (c) the vendor warrants that the vendor will carry on the going concern until the date of supply.
- 19.6 If the particulars of sale specify that the supply made under this contract is a 'margin scheme' supply, the parties agree that the margin scheme applies to this contract.
- 19.7 In this general condition:
- (a) 'GST Act' means *A New Tax System (Goods and Services Tax) Act 1999* (Cth); and
 - (b) 'GST' includes penalties and interest.

20. LOAN

- 20.1 If the particulars of sale specify that this contract is subject to a loan being approved, this contract is subject to the lender approving the loan on the security of the property by the approval date or any later date allowed by the vendor.
- 20.2 The purchaser may end the contract if the loan is not approved by the approval date, but only if the purchaser:
- (a) immediately applied for the loan; and
 - (b) did everything reasonably required to obtain approval of the loan; and
 - (c) serves written notice ending the contract, together with written evidence of rejection or non-approval of the loan, on the vendor within 2 clear business days after the approval date or any later date allowed by the vendor; and
 - (d) is not in default under any other condition of this contract when the notice is given.
- 20.3 All money must be immediately refunded to the purchaser if the contract is ended.

21. BUILDING REPORT

- 21.1 This general condition only applies if the applicable box in the particulars of sales is checked.
- 21.2 The purchaser may end this contract within 14 days from the days of sale if the purchaser:
- (a) obtains a written report from a registered building practitioner or architect which discloses a current defect in a structure on the land and designates it as a major building defect;
 - (b) gives the vendor a copy of the report and a written notice ending this contract; and
 - (c) is not in then in default.
- 21.3 All money paid must be immediately refunded to the purchaser if the contract ends in accordance with this general condition.
- 21.4 A notice under this general condition may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.
- 21.5 The registered building practitioner may inspect the property at any reasonable time for the purpose of preparing the report.

22. PEST REPORT

- 22.1 This general condition only applies if the applicable box in the particulars of sale is checked.
- 22.2 The purchaser may end this contract within 14 days from the day of sale if the purchaser:
- (a) obtains a written report from a pest control operator licensed under Victorian law which discloses a current pest infestation on the land and designates it as a major infestation affecting the structure of a building on the land;
 - (b) gives the vendor a copy of the report and a written notice ending this contract; and
 - (c) is not then in default.
- 22.3 All money paid must be immediately refunded to the purchaser if the contract ends in accordance with this general condition.
- 22.4 A notice under this general condition may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.
- 22.5 The pest control operator may inspect the property at any reasonable time for the purpose of preparing the report.

23. ADJUSTMENTS

- 23.1 All periodic outgoings payable by the vendor, and any rent and other income received in respect of the property must be apportioned between the parties on the settlement date and any adjustment paid and received as appropriate.
- 23.2 The periodic outgoings and rent and other income must be apportioned on the following basis:
- (a) the vendor is liable for the periodic outgoings and entitled to the rent and other income up to and including the day of settlement; and
 - (b) the land is treated as the only land of which the vendor is owner (as defined in the *Land Tax Act 2005*); and
 - (c) the vendor is taken to own the land as a resident Australian beneficial owner; and
 - (d) any personal statutory benefit available to each party is disregarded in calculating apportionment.
- 23.3 The purchaser must provide copies of all certificates and other information used to calculate the adjustments under general condition 23, if requested by the vendor.

24. FOREIGN RESIDENT CAPITAL GAINS WITHHOLDING

- 24.1 Words defined or used in Subdivision 14-D of Schedule 1 to the *Taxation Administration Act 1953* (Cth) have the same meaning in this general condition unless the context requires otherwise.
- 24.2 Every vendor under this contract is a foreign resident for the purposes of this general condition unless the vendor gives the purchaser a clearance certificate issued by the Commissioner under section 14-220 (1) of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The specified period in the clearance certificate must include the actual date of settlement.
- 24.3 The remaining provisions of this general condition 24 only apply if the purchaser is required to pay the Commissioner an amount in accordance with section 14-200(3) or section 14-235 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) ("the amount") because one or more of the vendors is a foreign resident, the property has or will have a market value not less than the amount set out in section 14-215 of the legislation just after the transaction, and the transaction is not excluded under section 14-215(1) of the legislation.
- 24.4 The amount is to be deducted from the vendor's entitlement to the contract consideration. The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.
- 24.5 The purchaser must:
- (a) engage a legal practitioner or conveyancer ("representative") to conduct all legal aspects of settlement, including the performance of the purchaser's obligations under the legislation and this general condition; and
 - (b) ensure that the representative does so.
- 24.6 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests and instructions that the representative must:
- (a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition if the sale of the property settles;
 - (b) promptly provide the vendor with proof of payment; and
 - (c) otherwise comply, or ensure compliance with, this general condition;
- despite:
- (d) any contrary instructions, other than from both the purchaser and the vendor; and
 - (e) any other provision in this contract to the contrary.
- 24.7 The representative is taken to have complied with the requirements in special condition 24.6 if:
- (a) the settlement is conducted through an electronic lodgement network; and
 - (b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.
- 24.8 Any clearance certificate or document evidencing variation of the amount in accordance with section 14-235(2) of Schedule 1 to the *Taxation Administration Act 1953* (Cth) must be given to the purchaser at least 5 business days before the due date for settlement.
- 24.9 The vendor must provide the purchaser with such information as the purchaser requires to comply with the purchaser's obligation to pay the amount in accordance with section 14-200 of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The information must be provided within 5 business days of request by the purchaser. The vendor warrants that the information the vendor provides is true and correct.
- 24.10 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of late payment of the amount.

25. GST WITHHOLDING

- 25.1 Words and expressions defined or used in Subdivision 14-E of Schedule 1 to the *Taxation Administration Act 1953* (Cth) or in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) have the same meaning in this general condition unless the context requires otherwise. Words and expressions first used in this general condition and shown in italics and marked with an asterisk are defined or described in at least one of those Acts.

- 25.2 The purchaser must notify the vendor in writing of the name of the recipient of the *supply for the purposes of section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) at least 21 days before the due date for settlement unless the recipient is the purchaser named in the contract.
- 25.3 The vendor must at least 14 days before the due date for settlement provide the purchaser and any person nominated by the purchaser under general condition 4 with GST withholding notice in accordance with section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth), and must provide all information required by the purchaser or any person so nominated to confirm the accuracy of the notice.
- 25.4 The remaining provisions of this general condition 25 apply if the purchaser is or may be required to pay the Commissioner an *amount in accordance with section 14-250 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) because the property is *new residential premise or *potential residential land in either case falling within the parameters of that section, and also if the sale attracts the operation of section 14-255 of the legislation. Nothing in this general condition 25 is to be taken as relieving the vendor from compliance with section 14-255.
- 25.5 The amount is to be deducted from the vendor's entitlement to the contract *consideration and is then taken to be paid to the vendor, whether or not the vendor provides the purchaser with a GST withholding notice in accordance with section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The vendor must pay to the purchaser at settlement such part of the amount as is represented by non-monetary consideration.
- 25.6 The purchaser must:
- (a) engage a legal practitioner or conveyancer ("representative") to conduct all the legal aspects of settlement, including the performance of the purchaser's obligations under the legislation and this general condition; and
 - (b) ensure that the representative does so.
- 25.7 The terms of the representative's engagement are taken to include instructions to have regard to the vendor's interests relating to the payment of the amount to the Commissioner and instructions that the representative must:
- (a) pay, or ensure payment of, the amount to the Commissioner in the manner required by the Commissioner and as soon as reasonably and practicably possible, from moneys under the control or direction of the representative in accordance with this general condition on settlement of the sale of the property;
 - (b) promptly provide the vendor with evidence of payment, including any notification or other document provided by the purchaser to the Commissioner relating to payment; and
 - (c) otherwise comply, or ensure compliance, with this general condition;
- despite:
- (d) any contrary instructions, other than from both the purchaser and the vendor; and
 - (e) any other provision in this contract to the contrary.
- 25.8 The representative is taken to have complied with the requirements of general condition 25.7 if:
- (a) settlement is conducted through the electronic lodgement network; and
 - (b) the amount is included in the settlement statement requiring payment to the Commissioner in respect of this transaction.
- 25.9 The purchaser may at settlement give the vendor a bank cheque for the amount in accordance with section 16-30 (3) of Schedule 1 to the *Taxation Administration Act 1953* (Cth), but only if:
- (a) so agreed by the vendor in writing; and
 - (b) the settlement is not conducted through an electronic lodgement network.
- However, if the purchaser gives the bank cheque in accordance with this general condition 25.9, the vendor must:
- (c) immediately after settlement provide the bank cheque to the Commissioner to pay the amount in relation to the supply; and
 - (d) give the purchaser a receipt for the bank cheque which identifies the transaction and includes particulars of the bank cheque, at the same time the purchaser gives the vendor the bank cheque.
- 25.10 A party must provide the other party with such information as the other party requires to:
- (a) decide if an amount is required to be paid or the quantum of it, or
 - (b) comply with the purchaser's obligation to pay the amount,
- in accordance with section 14-250 of Schedule 1 to the *Taxation Administration Act 1953* (Cth). The information must be provided within 5 business days of a written request. The party providing the information warrants that it is true and correct.
- 25.11 The vendor warrants that:
- (a) at settlement, the property is not new residential premises or potential residential land in either case falling within the parameters of section 14-250 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) if the vendor gives the purchaser a written notice under section 14-255 to the effect that the purchaser will not be required to make a payment under section 14-250 in respect of the supply, or fails to give a written notice as required by and within the time specified in section 14-255; and
 - (b) the amount described in a written notice given by the vendor to the purchaser under section 14-255 of Schedule 1 to the *Taxation Administration Act 1953* (Cth) is the correct amount required to be paid under section 14-250 of the legislation.

- 25.12 The purchaser is responsible for any penalties or interest payable to the Commissioner on account of non-payment or late payment of the amount, except to the extent that:
- (a) the penalties or interest arise from any failure on the part of the vendor, including breach of a warranty in general condition 25.11; or
 - (b) the purchaser's reasonable belief that the property is neither new residential premises nor potential residential land requiring the purchaser to pay an amount to the Commissioner in accordance with section 14-250 (1) of Schedule 1 to the *Taxation Administration Act 1953* (Cth)

The vendor is responsible for any penalties or interest payable to the Commissioner on account of non-payment or late payment of the amount if either exception applies.

Transactional

26. TIME & CO OPERATION

- 26.1 Time is of the essence of this contract.
- 26.2 Time is extended until the next business day if the time for performing any action falls on a day which is not a business day.
- 26.3 Each party must do all things reasonably necessary to enable this contract to proceed to settlement and must act in a prompt and efficient manner.
- 26.4 Any unfulfilled obligation will not merge on settlement.

27. SERVICE

- 27.1 Any document required to be served by or on any party may be served by or on the legal practitioner or conveyancer for that party.
- 27.2 A cooling off notice under section 31 of the *Sale of Land Act 1962* or a notice under general condition 20 [loan approval], 21 [building report] or 22 [pest report] may be served on the vendor's legal practitioner, conveyancer or estate agent even if the estate agent's authority has formally expired at the time of service.
- 27.3 A document is sufficiently served:
 - (a) personally; or
 - (b) by pre-paid post; or
 - (c) in any manner authorised by law or by the Supreme Court for service of documents, including any manner authorised for service on or by a legal practitioner; whether or not the person serving or receiving the document is a legal practitioner, or
 - (d) by email.
- 27.4 Any document properly sent by:
 - (a) express post is taken to have been served on the next business day after posting, unless proved otherwise;
 - (b) priority post is taken to have been served on the fourth business day after posting, unless proved otherwise;
 - (c) regular post is taken to have been served on the sixth business day after posting, unless proved otherwise;
 - (d) email is taken to have been served at the time of receipt within the meaning of section 13A of the *Electronic Transactions (Victoria) Act 2000*.
- 27.5 In this contract 'document' includes 'demand' and 'notice', 'serve' includes 'give' and 'served' and 'service' have corresponding meanings.

28. NOTICES

- 28.1 The vendor is responsible for any notice, order, demand or levy imposing liability on the property that is issued or made before the day of sale, and does not relate to periodic outgoings.
- 28.2 The purchaser is responsible for any notice, order, demand or levy imposing liability on the property that is issued or made on or after the day of sale that does not relate to periodic outgoings.
- 28.3 The purchaser may enter the property to comply with that responsibility where action is required before settlement.

29. INSPECTION

The purchaser and/or another person authorised by the purchaser may inspect the property at any reasonable time during the 7 days preceding and including the settlement day.

30. TERMS CONTRACT

30.1 If this is a 'terms contract' as defined in the *Sale of Land Act 1962*:

- (a) any mortgage affecting the land sold must be discharged as to that land before the purchaser becomes entitled to possession or to the receipt of rents and profits unless the vendor satisfies section 29M of the *Sale of Land Act 1962*; and
- (b) the deposit and all other money payable under the contract (other than any money payable in excess of the amount required to so discharge the mortgage) must be paid to a legal practitioner or conveyancer or a licensed estate agent to be applied in or towards discharging the mortgage.

30.2 While any money remains owing each of the following applies:

- (a) the purchaser must maintain full damage and destruction insurance of the property and public risk insurance noting all parties having an insurable interest with an insurer approved in writing by the vendor;
- (b) the purchaser must deliver copies of the signed insurance application forms, the policies and the insurance receipts to the vendor not less than 10 days before taking possession of the property or becoming entitled to receipt of the rents and profits;
- (c) the purchaser must deliver copies of any amendments to the policies and the insurance receipts on each amendment or renewal as evidence of the status of the policies from time to time;
- (d) the vendor may pay any renewal premiums or take out the insurance if the purchaser fails to meet these obligations;
- (e) insurance costs paid by the vendor under paragraph (d) must be refunded by the purchaser on demand without affecting the vendor's other rights under this contract;
- (f) the purchaser must maintain and operate the property in good repair (fair wear and tear excepted) and keep the property safe, lawful, structurally sound, weatherproof and free from contaminations and dangerous substances;
- (g) the property must not be altered in any way without the written consent of the vendor which must not be unreasonably refused or delayed;
- (h) the purchaser must observe all obligations that affect owners or occupiers of land;
- (i) the vendor and/or other person authorised by the vendor may enter the property at any reasonable time to inspect it on giving 7 days written notice, but not more than twice in a year.

31. LOSS OR DAMAGE BEFORE SETTLEMENT

31.1 The vendor carries the risk of loss or damage to the property until settlement.

31.2 The vendor must deliver the property to the purchaser at settlement in the same condition it was in on the day of sale, except for fair wear and tear.

31.3 The purchaser must not delay settlement because one or more of the goods is not in the condition required by general condition 31.2, but may claim compensation from the vendor after settlement.

31.4 The purchaser may nominate an amount not exceeding \$5,000 to be held by a stakeholder to be appointed by the parties if the property is not in the condition required by general condition 31.2 at settlement.

31.5 The nominated amount may be deducted from the amount due to the vendor at settlement and paid to the stakeholder, but only if the purchaser also pays an amount equal to the nominated amount to the stakeholder.

31.6 The stakeholder must pay the amounts referred to in general condition 31.5 in accordance with the determination of the dispute, including any order for payment of the costs of the resolution of the dispute.

32. BREACH

A party who breaches this contract must pay to the other party on demand:

- (a) compensation for any reasonably foreseeable loss to the other party resulting from the breach; and
- (b) any interest due under this contract as a result of the breach.

Default

33. INTEREST

Interest at a rate of 2% per annum plus the rate for the time being fixed by section 2 of the *Penalty Interest Rates Act 1983* is payable at settlement on any money owing under the contract during the period of default, without affecting any other rights of the offended party.

34. DEFAULT NOTICE

34.1 A party is not entitled to exercise any rights arising from the other party's default, other than the right to receive interest and the right to sue for money owing, until the other party is given and fails to comply with a written default notice.

34.2 The default notice must:

- (a) specify the particulars of the default; and
- (b) state that it is the offended party's intention to exercise the rights arising from the default unless, within 14 days of

the notice being given-

- (i) the default is remedied; and
- (ii) the reasonable costs incurred as a result of the default and any interest payable are paid.

35. DEFAULT NOT REMEDIED

- 35.1 All unpaid money under the contract becomes immediately payable to the vendor if the default has been made by the purchaser and is not remedied and the costs and interest are not paid.
- 35.2 The contract immediately ends if:
- (a) the default notice also states that unless the default is remedied and the reasonable costs and interest are paid, the contract will be ended in accordance with this general condition; and
 - (b) the default is not remedied and the reasonable costs and interest are not paid by the end of the period of the default notice.
- 35.3 If the contract ends by a default notice given by the purchaser:
- (a) the purchaser must be repaid any money paid under the contract and be paid any interest and reasonable costs payable under the contract; and
 - (b) all those amounts are a charge on the land until payment; and
 - (c) the purchaser may also recover any loss otherwise recoverable.
- 35.4 If the contract ends by a default notice given by the vendor:
- (a) the deposit up to 10% of the price is forfeited to the vendor as the vendor's absolute property, whether the deposit has been paid or not; and
 - (b) the vendor is entitled to possession of the property; and
 - (c) in addition to any other remedy, the vendor may within one year of the contract ending either:
 - (i) retain the property and sue for damages for breach of contract; or
 - (ii) resell the property in any manner and recover any deficiency in the price on the resale and any resulting expenses by way of liquidated damages; and
 - (d) the vendor may retain any part of the price paid until the vendor's damages have been determined and may apply that money towards those damages; and
 - (e) any determination of the vendor's damages must take into account the amount forfeited to the vendor.
- 35.5 The ending of the contract does not affect the rights of the offended party as a consequence of the default.

Guarantee and Indemnity

I/We, of

.....

and of

.....

being the **Sole Director / Directors** of ACN
 (called the "Guarantors") IN CONSIDERATION of the Vendor selling to the Purchaser at our request the Land described in this Contract of Sale for the price and upon the terms and conditions contained therein **DO** for ourselves and our respective executors and administrators **JOINTLY AND SEVERALLY COVENANT** with the said Vendor and their assigns that if at any time default shall be made in payment of the Deposit Money or residue of Purchase Money or interest or any other moneys payable by the Purchaser to the Vendor under this Contract or in the performance or observance of any term or condition of this Contract to be performed or observed by the Purchaser I/we will immediately on demand by the Vendor pay to the Vendor the whole of the Deposit Money, residue of Purchase Money, interest or other moneys which shall then be due and payable to the Vendor and indemnify and agree to keep the Vendor indemnified against all loss of Deposit Money, residue of Purchase Money, interest and other moneys payable under the within Contract and all losses, costs, charges and expenses whatsoever which the Vendor may incur by reason of any default on the part of the Purchaser. This Guarantee shall be a continuing Guarantee and Indemnity and shall not be released by:-

- (a) any neglect or forbearance on the part of the Vendor in enforcing payment of any of the moneys payable under the within Contract;
- (b) the performance or observance of any of the agreements, obligations or conditions under the within Contract;
- (c) by time given to the Purchaser for any such payment performance or observance;
- (d) by reason of the Vendor assigning his, her or their rights under the said Contract; and
- (e) by any other thing which under the law relating to sureties would but for this provision have the effect of releasing me/us, my/our executors or administrators.

IN WITNESS whereof the parties hereto have set their hands and seals

this day of 20.....

SIGNED SEALED AND DELIVERED by the said)
)
 Print Name.....)

in the presence of:) Director (Sign)
)
 Witness.....)

SIGNED SEALED AND DELIVERED by the said)
)
 Print Name.....)

in the presence of:) Director (Sign)
)
 Witness.....)

Vendor Statement

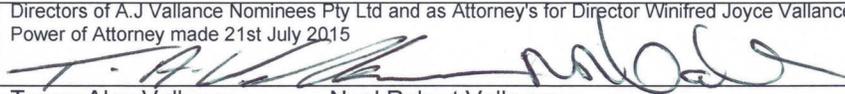
The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

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	391-519 Queenscliff Road, Portarlington 3223
-------------	--

Vendors names	A. J. Vallance Nominees Pty Ltd ACN 005 060 088 and A. J. Vallance Nominees Pty Ltd ACN 005 060 088.	Date 25/7/2025
Vendors signatures	Directors of A.J Vallance Nominees Pty Ltd and as Attorney's for Director Winifred Joyce Vallance pursuant to a Power of Attorney made 21st July 2015	
	 Trevor Alan Vallance Noel Robert Vallance	

Vendor's name		Date / /
Vendor's signature	Director/Secretary	

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	
Other particulars (including dates and times of payments):		

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.

1.5 Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 530
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> 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 Report 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:

Not Applicable.

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:

Not Applicable.

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 Tank water	Sewerage Septic System	Telephone services <input type="checkbox"/>
---	--	----------------------------	---------------------------	---

9 TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

Register Search Statements 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

Register Search Statements
Plans and Planning Property Report
Land Information Certificate
Heritage Certificate
Concept Plan
VicRoads Certificate
Land Tax Certificate
Due Diligence Checklist

CITY OF GREATER GEELONG

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



2024-2025 LAND INFORMATION CERTIFICATE

In accordance with Section 121 of the Local Government Act 2020

Date of Issue: **20-Jun-2025**

Certificate No: **232456**

Applicants Ref:

77143178-019-8:204365

Assessment Number: **66460**

Property Address: **391-519 Queenscliff Road, PORTARLINGTON
VIC 3223**

Property Description: **5766.6m2 Pt Lot 5 LP 4735, 651455.2m2 Lot 6 LP
4735, 405540.3m2 Lot 7 LP 4735, 1267573.5m2
Lot 8 LP 4735**

AVPCC / Land Use: **530 - Mixed farming and grazing-Normally more
than 20Ha**

Ratepayer as per
Council Records: **A J Vallance Nominees Pty Ltd and A J Vallance
and W J Vallance**

Applicant:

**Secure Electronic Registries Victoria Pty Ltd
PO BOX 500
EAST MELBOURNE VIC 8002**

Operative Valuation Date:	01-Jul-2024
Level of Valuation Date:	01-Jan-2023
Capital Improved Value:	3,950,000
Site Value:	3,650,000
Net Annual Value:	197,500

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 **01/07/2024 to 30/06/2025**. Lump sum payment – due by **15/02/2025** or by instalment **30/09/2024, 30/11/2024, 28/02/2025 and 31/05/2025**. 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. **18-Sep-2025**) 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.

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

CITY OF GREATER GEELONG
2024-2025 LAND INFORMATION CERTIFICATE (cont.)

In accordance with Section 121 of the
Local Government Act 2020

Date of Issue: **20-Jun-2025**

eService

Certificate No: **232456**

Property Address: **391-519 Queenscliff Road, PORTARLINGTON VIC 3223**

Assessment Number: **66460.7**

	<u>Rate, Charges & Other Monies</u>	<u>Amount \$</u>
Arrears:	Balance Brought Forward	0.00
	Legal Fees Arrears	0.00
Current:	General Rates	3,990.10
	State Government Levies	1,400.65
	Waste Management	473.25
	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>)	
	Sundry Charges	
Payment:	Amount Received	-5,864.00
	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



Reference: 10000664607

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

Your Ref: 77143178-019-8:204365

Page 2 of 2

Standard Property
Sec 121 LGA 2020



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

Page 1 of 1

VOLUME 07996 FOLIO 200

Security no : 124125457145R
Produced 18/06/2025 05:42 PM

LAND DESCRIPTION

Lot 1 on Title Plan 574968H.
PARENT TITLE Volume 03155 Folio 939
Created by instrument 2597153 02/11/1953

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
A.J. VALLANCE NOMINEES PTY LTD of 395 QUEENSCLIFF ROAD PORTARLINGTON VIC
3223
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
A.J. VALLANCE NOMINEES PTY LTD of 395 QUEENSCLIFF ROAD PORTARLINGTON VIC
3223
AW769543G 27/04/2023

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP574968H 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: 391-519 QUEENSCLIFF ROAD PORTARLINGTON VIC 3223

ADMINISTRATIVE NOTICES

NIL

eCT Control 18776H HARWOOD ANDREWS
Effective from 27/04/2023

DOCUMENT END



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

VOLUME 07495 FOLIO 110

Security no : 124125457144S
Produced 18/06/2025 05:42 PM

LAND DESCRIPTION

Lots 6,7 and 8 on Plan of Subdivision 004735.
PARENT TITLES :
Volume 03453 Folio 454 Volume 04120 Folio 990
Created by instrument 2372044 21/12/1950

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
 A.J. VALLANCE NOMINEES PTY LTD of 395 QUEENSCLIFF ROAD PORTARLINGTON VIC
 3223
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
 A.J. VALLANCE NOMINEES PTY LTD of 395 QUEENSCLIFF ROAD PORTARLINGTON VIC
 3223
 AW769543G 27/04/2023

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 LP004735 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 18776H HARWOOD ANDREWS
Effective from 27/04/2023

DOCUMENT END

Imaged Document Cover Sheet

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Document Identification	TP574968H
Number of Pages (excluding this cover sheet)	1
Document Assembled	25/04/2025 16:08

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TITLE PLAN	EDITION 1	TP 574968H
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Location of Land

Parish: PAYWIT
 Township:
 Section:
 Crown Allotment:
 Crown Portion: 21 (PT)
 BLOCK 1
 Last Plan Reference: LP 4735
 Derived From: VOL 7996 FOL 200
 Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 26/07/2000
 VERIFIED: AK

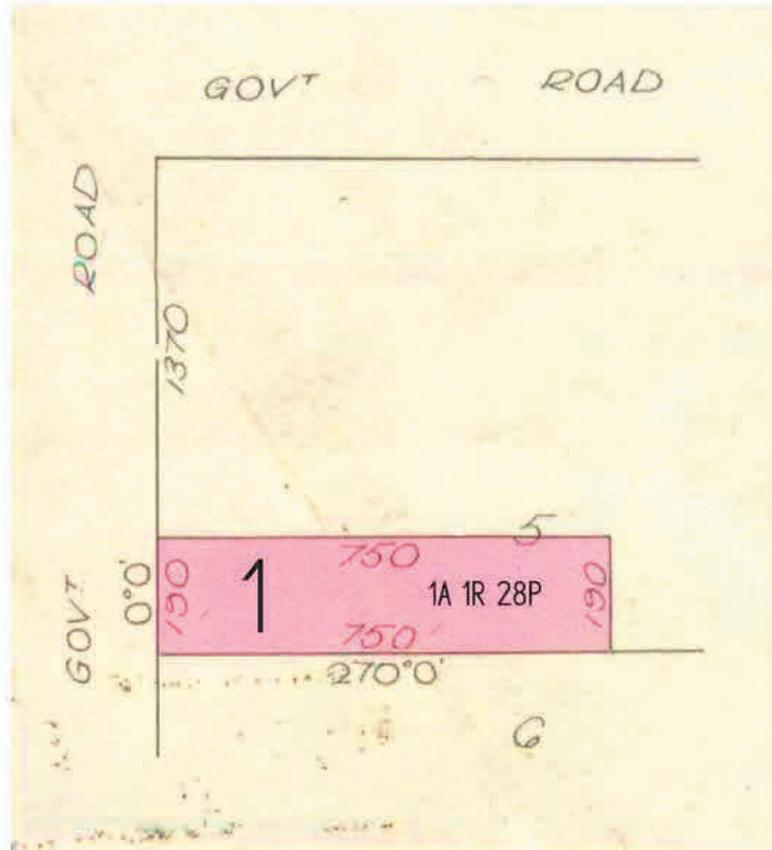


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 5 (PT) ON LP 4735

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP004735
Number of Pages (excluding this cover sheet)	3
Document Assembled	25/04/2025 16:08

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Plan of Subdivision of

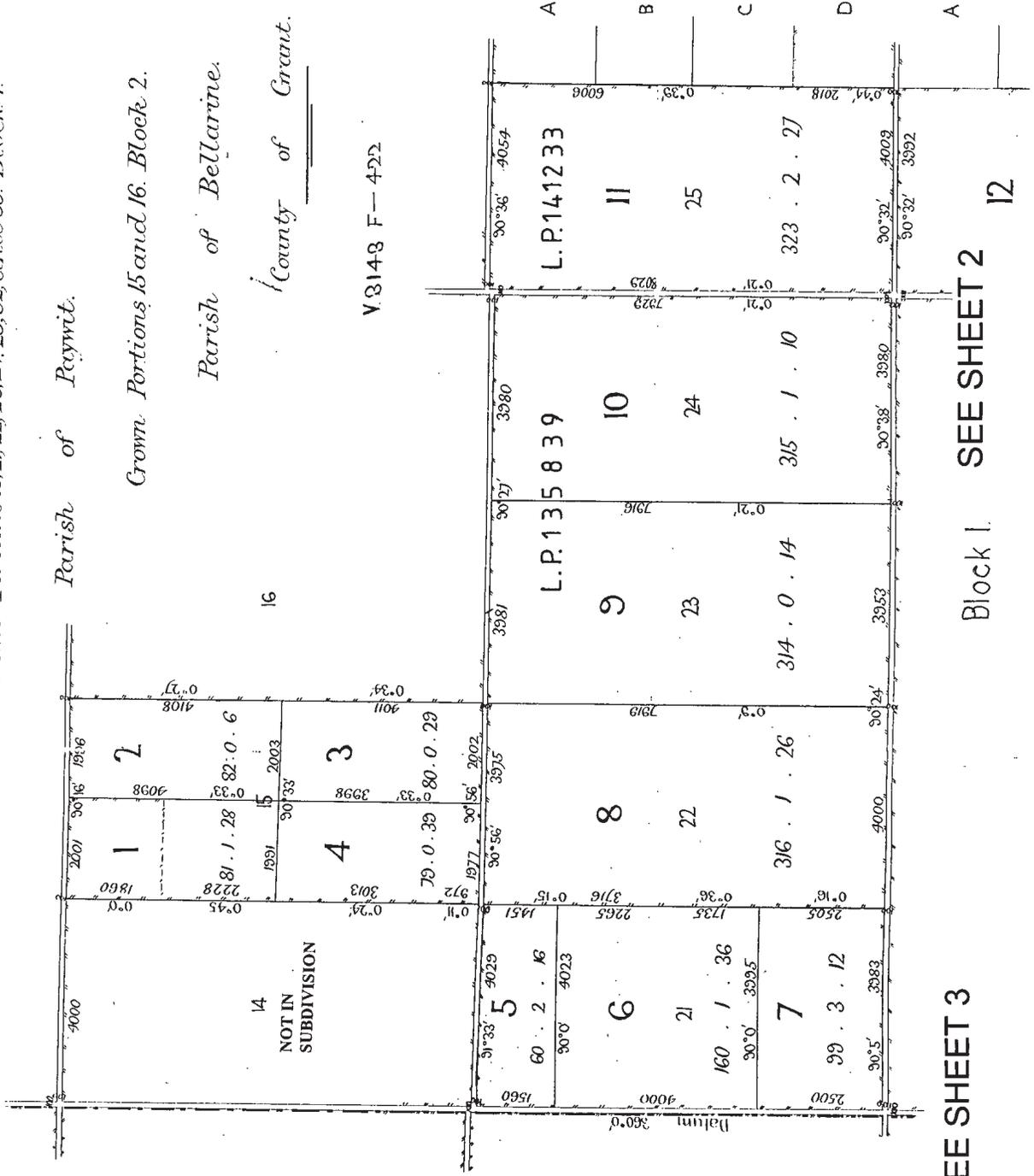
Crown Portions 15, 21, 22, 23, 24, 25, 32, and 39, Block 1.

LP 4735
EDITION 1
PLAN MAY BE LODGED
4-9-06

Parish of Poywit.
Crown Portions 15 and 16, Block 2.
Parish of Bellarine,
County of Grant.

3 SHEETS
SHEET 1

STREET NAME AMENDED
FROM GOVT ROAD
TO BLUFF ROAD
VIDE CORR 86-09882
STREET NAME ADDED
TO: MURRADOC ROAD
VIDE: Corres. 1988/21644



SEE SHEET 3

Block 1

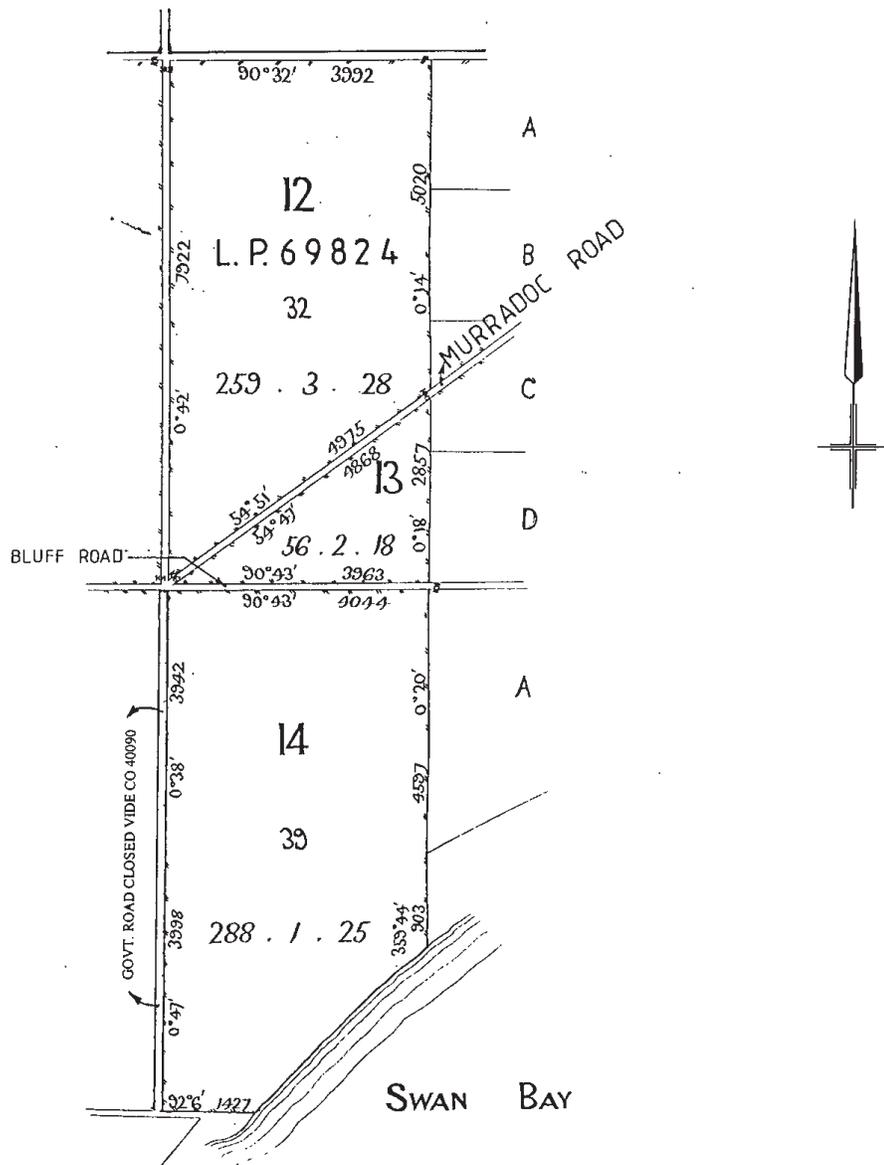
SEE SHEET 2

12

LP 4735

3 SHEETS
SHEET 2

SEE SHEET 1



LP 4735

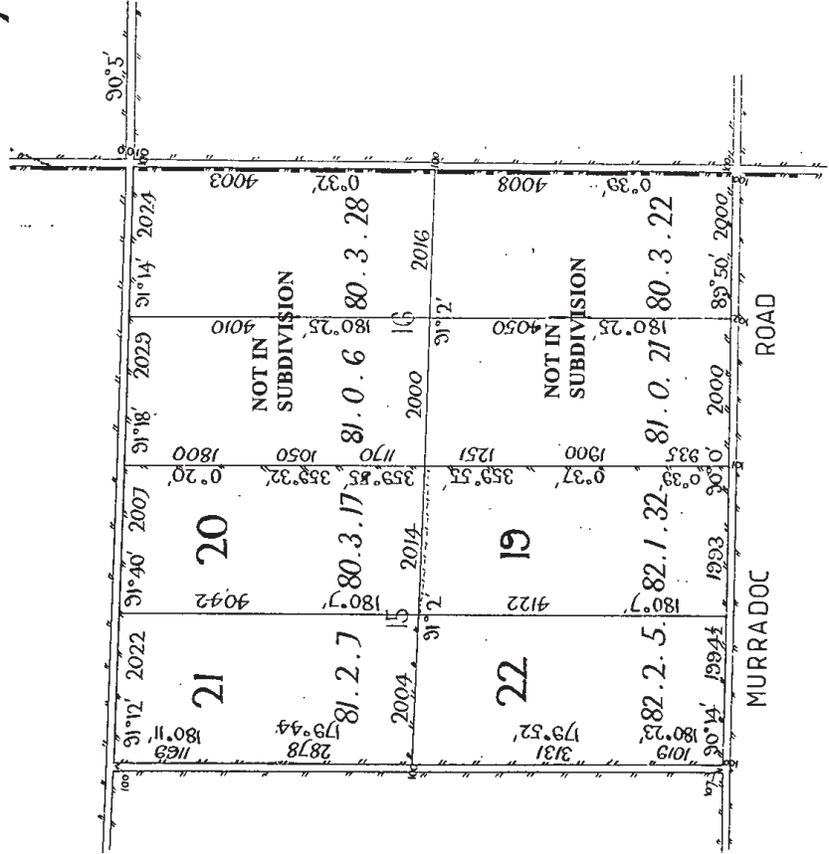
3 SHEETS
SHEET 3

BELLARINE

SEE SHEET 1

7

Block 2.



From www.planning.vic.gov.au at 22 April 2025 01:11 PM

PROPERTY DETAILS

Address: **391-519 QUEENSCLIFF ROAD PORTARLINGTON 3223**

Lot and Plan Number: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

Local Government Area (Council): **GREATER GEELONG** www.geelongaustralia.com.au

Council Property Number: **258715**

Planning Scheme: **Greater Geelong** [Planning Scheme - Greater Geelong](#)

Directory Reference: **Melway 458 G5**

This property has 4 parcels. For full parcel details get the free Property report at [Property Reports](#)

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**

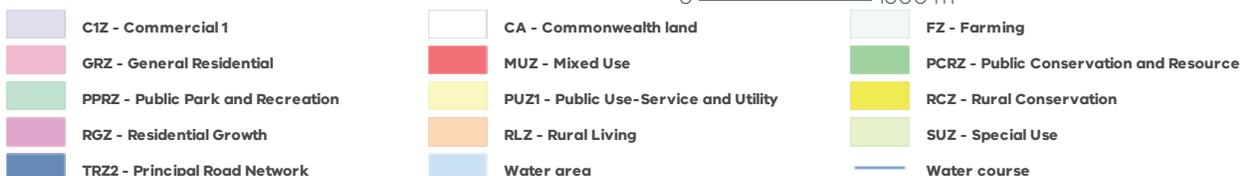
OTHER

Registered Aboriginal Party: **Wadawurrung Traditional Owners Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



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

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 Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

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

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

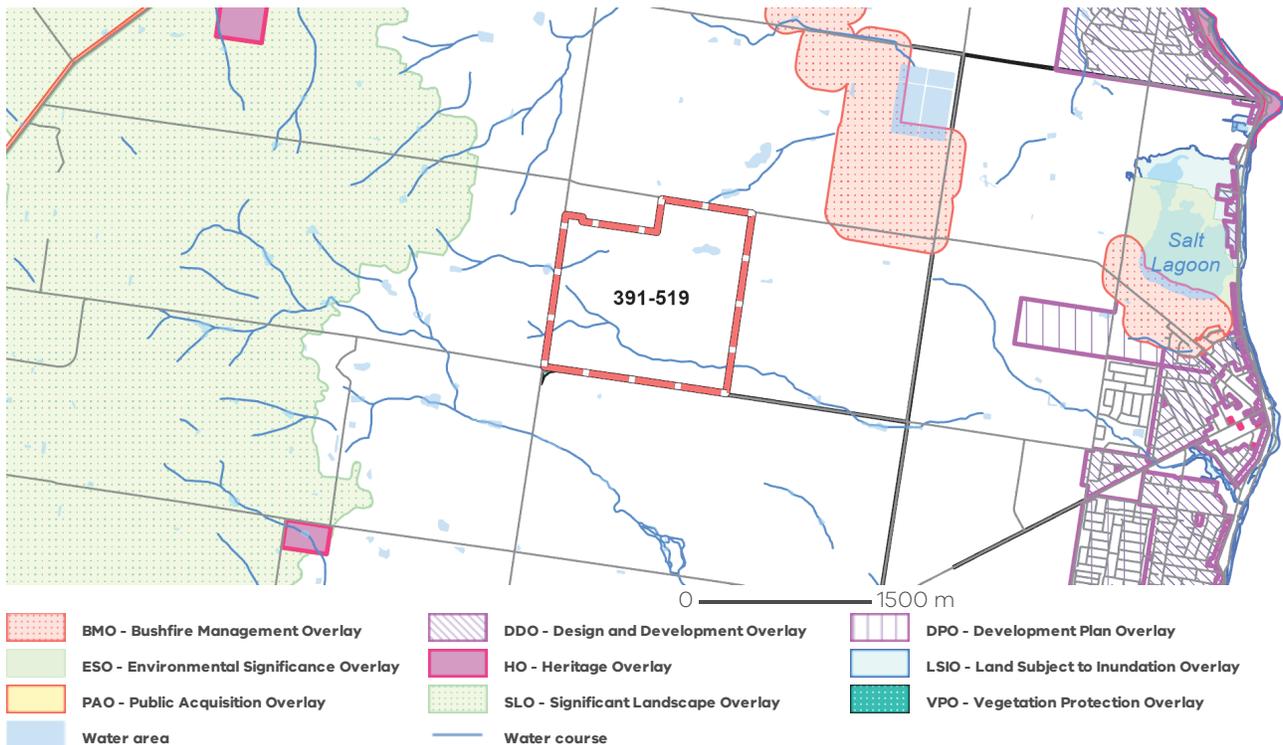
[HERITAGE OVERLAY \(HO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

[PUBLIC ACQUISITION OVERLAY \(PAO\)](#)

[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)



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

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

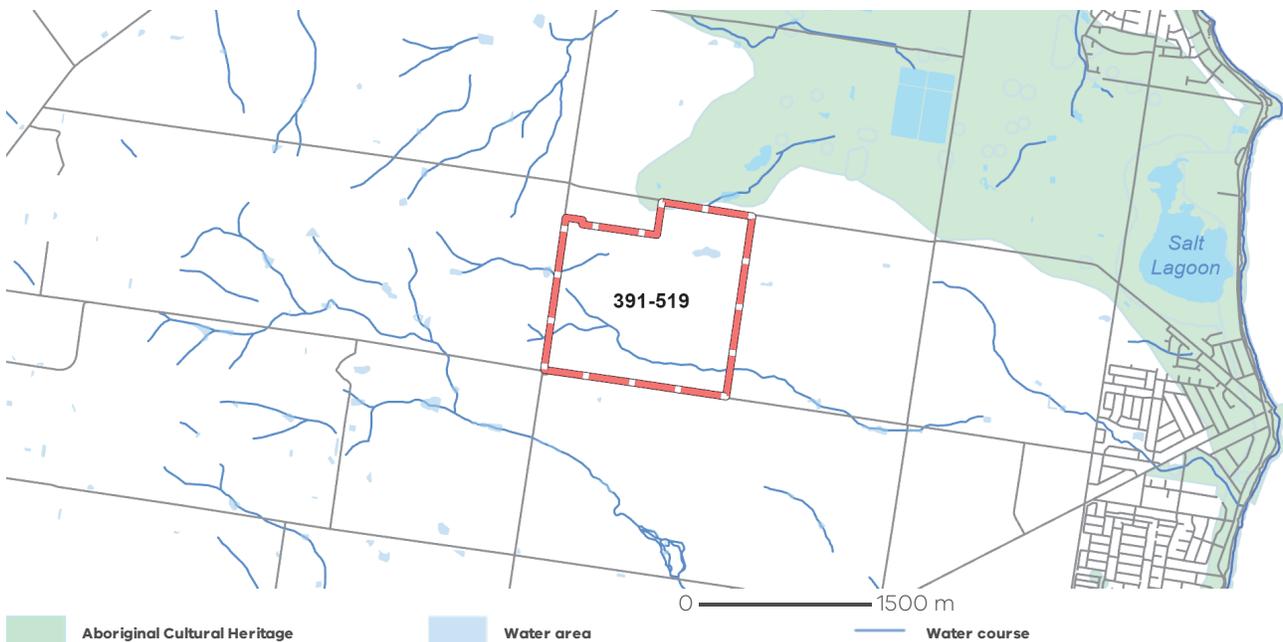
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 17 April 2025.

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 <https://mapshare.maps.vic.gov.au/vicplan>

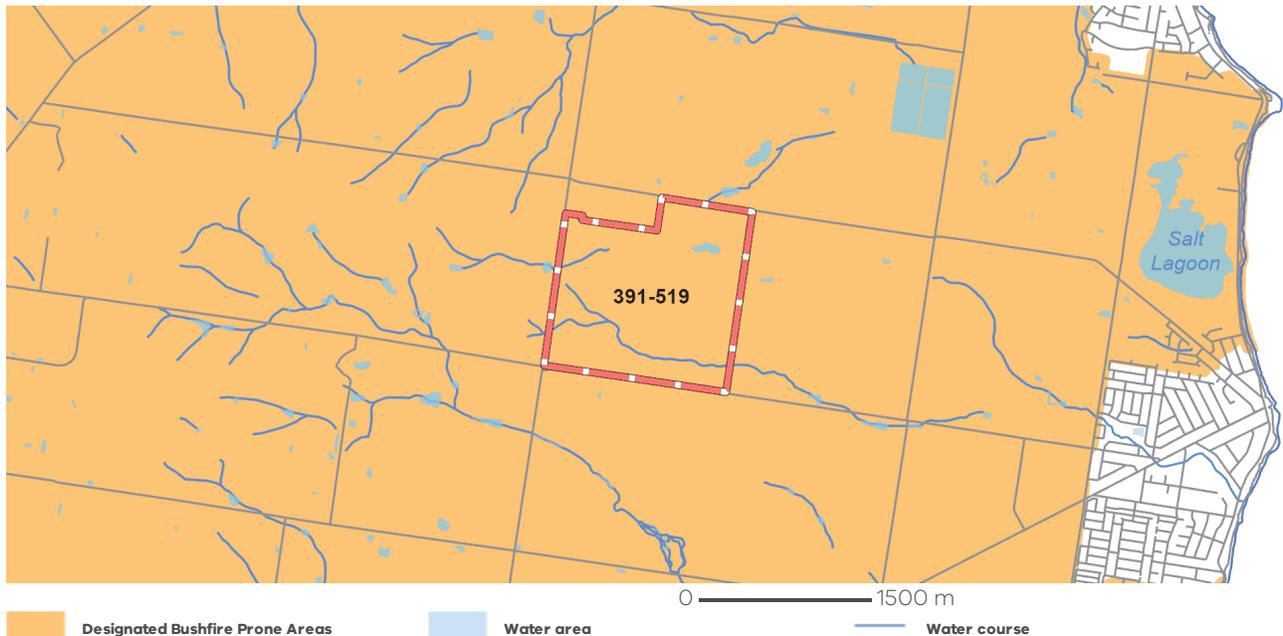
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

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

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

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

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CITY OF GREATER GEELONG

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



2024-2025 LAND INFORMATION CERTIFICATE

In accordance with Section 121 of the Local Government Act 2020

Date of Issue: **20-Jun-2025**

Certificate No: **232456**

Applicants Ref:

77143178-019-8:204365

Assessment Number: **66460**

Property Address: **391-519 Queenscliff Road, PORTARLINGTON
VIC 3223**

Property Description: **5766.6m2 Pt Lot 5 LP 4735, 651455.2m2 Lot 6 LP
4735, 405540.3m2 Lot 7 LP 4735, 1267573.5m2
Lot 8 LP 4735**

AVPCC / Land Use: **530 - Mixed farming and grazing-Normally more
than 20Ha**

Ratepayer as per
Council Records: **A J Vallance Nominees Pty Ltd and A J Vallance
and W J Vallance**

Applicant:

**Secure Electronic Registries Victoria Pty Ltd
PO BOX 500
EAST MELBOURNE VIC 8002**

Operative Valuation Date:	01-Jul-2024
Level of Valuation Date:	01-Jan-2023
Capital Improved Value:	3,950,000
Site Value:	3,650,000
Net Annual Value:	197,500

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 **01/07/2024 to 30/06/2025**. Lump sum payment – due by **15/02/2025** or by instalment **30/09/2024, 30/11/2024, 28/02/2025 and 31/05/2025**. 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. **18-Sep-2025**) 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.

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

CITY OF GREATER GEELONG
2024-2025 LAND INFORMATION CERTIFICATE (cont.)

In accordance with Section 121 of the
Local Government Act 2020

Date of Issue: **20-Jun-2025**

eService

Certificate No: **232456**

Property Address: **391-519 Queenscliff Road, PORTARLINGTON VIC 3223**

Assessment Number: **66460.7**

	<u>Rate, Charges & Other Monies</u>	<u>Amount \$</u>
Arrears:	Balance Brought Forward	0.00
	Legal Fees Arrears	0.00
Current:	General Rates	3,990.10
	State Government Levies	1,400.65
	Waste Management	473.25
	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>)	
	Sundry Charges	
Payment:	Amount Received	-5,864.00
	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



Reference: 10000664607

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

Your Ref: 77143178-019-8:204365

Page 2 of 2

Standard Property
Sec 121 LGA 2020

MPAA STUDIO

20 May 2025

Noel Vallance

By email: karinvallance@bigpond.com

Dear Noel

Planning Due Diligence & Subdivision Feasibility - 391-519 Queenscliff Road, Portarlington (Lots 6, 7, 8 on LP4735 and Lot 1 on TP574968)

We have undertaken a planning due diligence assessment for the above property in preparation for its potential sale. The purpose of this letter is to outline relevant planning controls, subdivision opportunities, and strategic considerations to support informed decision-making by both you and prospective purchasers.

1. Site Context

The land comprises four (4) titles with a total area of approximately 232 hectares. It enjoys significant road frontages, including approximately 1,300 metres to Queenscliff Road, 1,600 metres to Old St Leonards Road, and 800 metres to Coatsworth Road. The property is located approximately 3 km west of St Leonards, 3 km south-west of Indented Head, and 2.4 km west of the St Leonards Golf Club.

The property is improved with an existing dwelling, several outbuildings, farm infrastructure, and dams.

2. Planning Controls

The land is zoned **Farming Zone (FZ)** under the Greater Geelong Planning Scheme. There are no overlays affecting the site other than its inclusion in a Designated Bushfire Prone Area, which is typical of rural land across Victoria. A small portion of **Lot 8** is identified as an area of **Aboriginal Cultural Heritage Sensitivity**.

(03) 5562 9443
info@mpaastudio.co

1 Dispensary Lane
Level 1 (above Allee Espresso)
Warrnambool VIC 3280



There are no registered encumbrances affecting the land (e.g. covenants or easements).

3. Subdivision Potential

The Farming Zone sets a **minimum lot size of 30 hectares** in the Bellarine area. Based on the site's total area, there is potential for the land to be subdivided into up to **seven (7) new lots**, potentially eight if Council supports retention of a smaller lot for the existing dwelling.

Importantly, **each new lot exceeding 30 hectares would be entitled to a dwelling as-of-right**, without requiring a planning permit. This provides a strong basis for future rural living or lifestyle use, subject to building approvals.

4. Cultural Heritage Considerations

Subdivision into three or more lots would trigger the need for a Cultural Heritage Management Plan (CHMP) under the Aboriginal Heritage Regulations 2018, given the identified sensitivity on Lot 8. The cost of a CHMP for a holding of this size is typically in the range of \$30,000 to \$50,000, depending on the scale and extent of fieldwork required.

A two-lot subdivision, however, is exempt from the requirement to prepare a CHMP, and could be used strategically to 'release' the identified sensitivity and avoid this requirement in future stages.

5. Discretionary Use Opportunities

The Farming Zone provides for a number of discretionary uses that may be attractive to future purchasers. These include:

- **Camping and caravan park** - appropriate where designed to integrate with the rural landscape and managed to avoid land use conflict.
- **Group accommodation** - particularly where targeted to nature-based, wellness, or retreat markets.
- **Leisure and recreation** - including low-impact outdoor recreation aligned with Bellarine Peninsula tourism.
- **Place of assembly/function centre** - potential exists for a rural function venue subject to careful siting, landscape sensitivity, and traffic assessment.
- **Residential hotel** - boutique, eco-style accommodation could be appropriate where infrastructure and landscape integration are considered.

- **Restaurant** - especially in association with agricultural use or a winery, consistent with tourism and farm-to-table trends.
- **Primary or secondary school** - permissible but less likely to be supported unless catering to specialist education needs.
- **Winery** = strongly aligned with the zone and local policy, subject to appropriate agricultural viability and design.

These uses would be subject to Council approval and must demonstrate alignment with Clause 14.01-1L, which guides discretionary uses in rural areas and aims to protect agricultural activity and landscape character.

6. Planning Pathways

We have identified the following strategic options for your consideration:

Option 1 - Market “As-Is” with Planning Advice

Prepare the property for sale with this planning advice letter outlining subdivision potential and key opportunities. This keeps costs low while equipping purchasers with relevant context.

Option 2 - Lodge a Two-Lot Subdivision on Lot 8 (Recommended Option)

Applying for a two-lot subdivision of Lot 8 will remove the mapped area of Aboriginal Cultural Heritage Sensitivity from the balance of the land. This approach preserves future subdivision potential while avoiding the requirement for a CHMP, enhancing the site’s appeal to developers or land-bank purchasers.

Option 3 - Subdivision of Lot 6 and Lot 8 (Straight Forward Five-Lot Outcome)

Apply for separate two-lot subdivisions of Lots 6 and 8. When combined with Lot 7, this approach would result in five compliant 30-hectare lots without requiring a CHMP. The lot containing the existing dwelling (Lot 1) would likely need to be consolidated with Lot 6.

Option 4 - Full Subdivision into Seven or Eight Lots (Not recommended)

This would provide maximum certainty for purchasers but would require a CHMP and allow approximately 6 - 8 months for approval. This approach involves higher cost and risk and may be better suited for a purchaser post-sale.

7. Recommendation

We recommend pursuing **Option 2** prior to sale. This modest, strategic intervention would:

- Remove the CHMP trigger for future subdivision;
- Save an estimated **\$30,000–\$50,000** in investigation costs;
- Signal to the market that the property is **subdivision-ready** with limited further cost or risk;
- Maximise the saleability and value of the land (this assumption should be confirmed with your real estate agent).

8. Professional Fees and Timelines

Our fee to prepare, lodge and manage a two-lot subdivision application (Option 2) is \$6,160 plus GST. This includes preparation of a planning report, plan of subdivision, and full liaison with Council. The statutory Council application fee is \$220.50.

We estimate permit approval within 2-4 weeks from lodgement.

Should you wish to proceed with a planning application or have any further questions, please don't hesitate to get in touch. We would be pleased to support you through this process and can also assist in liaising with your sales agent to ensure the planning attributes of the property are clearly understood by the market.

Yours sincerely,



Steve Myers

Managing Director

MPAA Studio

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 1 TP574968
Lot. 6 LP4735
Lot. 7 LP4735
Lot. 8 LP4735

LOCAL GOVERNMENT (COUNCIL)

Greater Geelong

LEGAL DESCRIPTION

1\TP574968
6\LP4735
7\LP4735
8\LP4735

COUNCIL PROPERTY NUMBER

258715

LAND SIZE

2,339,733m² Approx

ORIENTATION

Unavailable

FRONTAGE

Unavailable

ZONES

FZ - Farming Zone

OVERLAYS

N/A

Property Sales Data

House

 2  -  -

SALE HISTORY

\$0

CONTRACT DATE

27/01/2023

SETTLEMENT DATE

27/04/2023

State Electorates

LEGISLATIVE COUNCIL

Western Victoria Region

LEGISLATIVE ASSEMBLY

Bellarine District

Schools

CLOSEST PRIVATE SCHOOLS

Christian College Bellarine (6374 m)
Saint Ignatius College Geelong (8116 m)
St Thomas Primary School (8172 m)

CLOSEST PRIMARY SCHOOLS

Portarlington Primary School (4288 m)

CLOSEST SECONDARY SCHOOLS

Bellarine Secondary College (8281 m)

Burglary Statistics

POSTCODE AVERAGE

1 in 90 Homes

STATE AVERAGE

1 in 76 Homes

COUNCIL AVERAGE

1 in 70 Homes

Council Information - Greater Geelong

PHONE

03 5272 4456 (Greater Geelong)

EMAIL

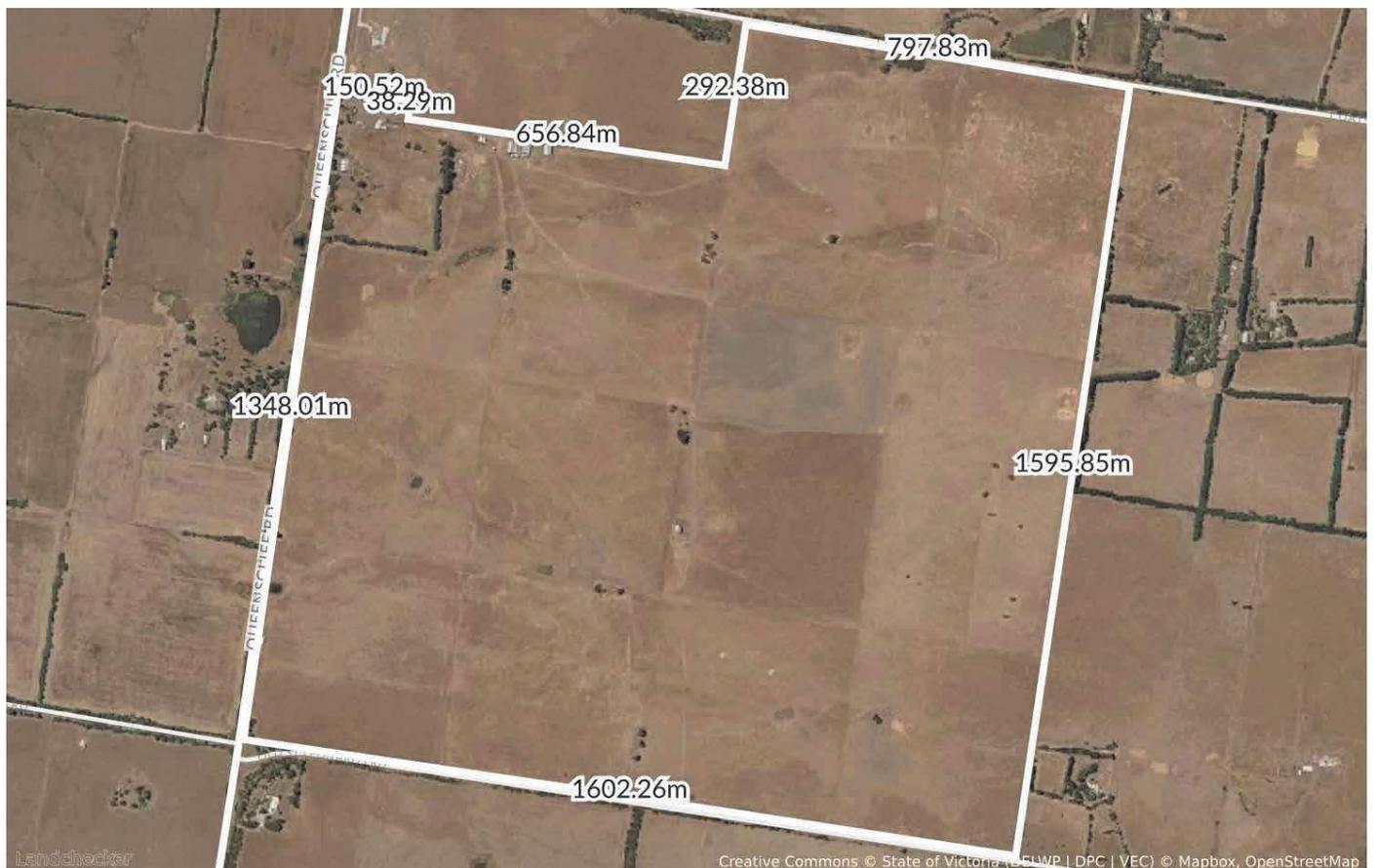
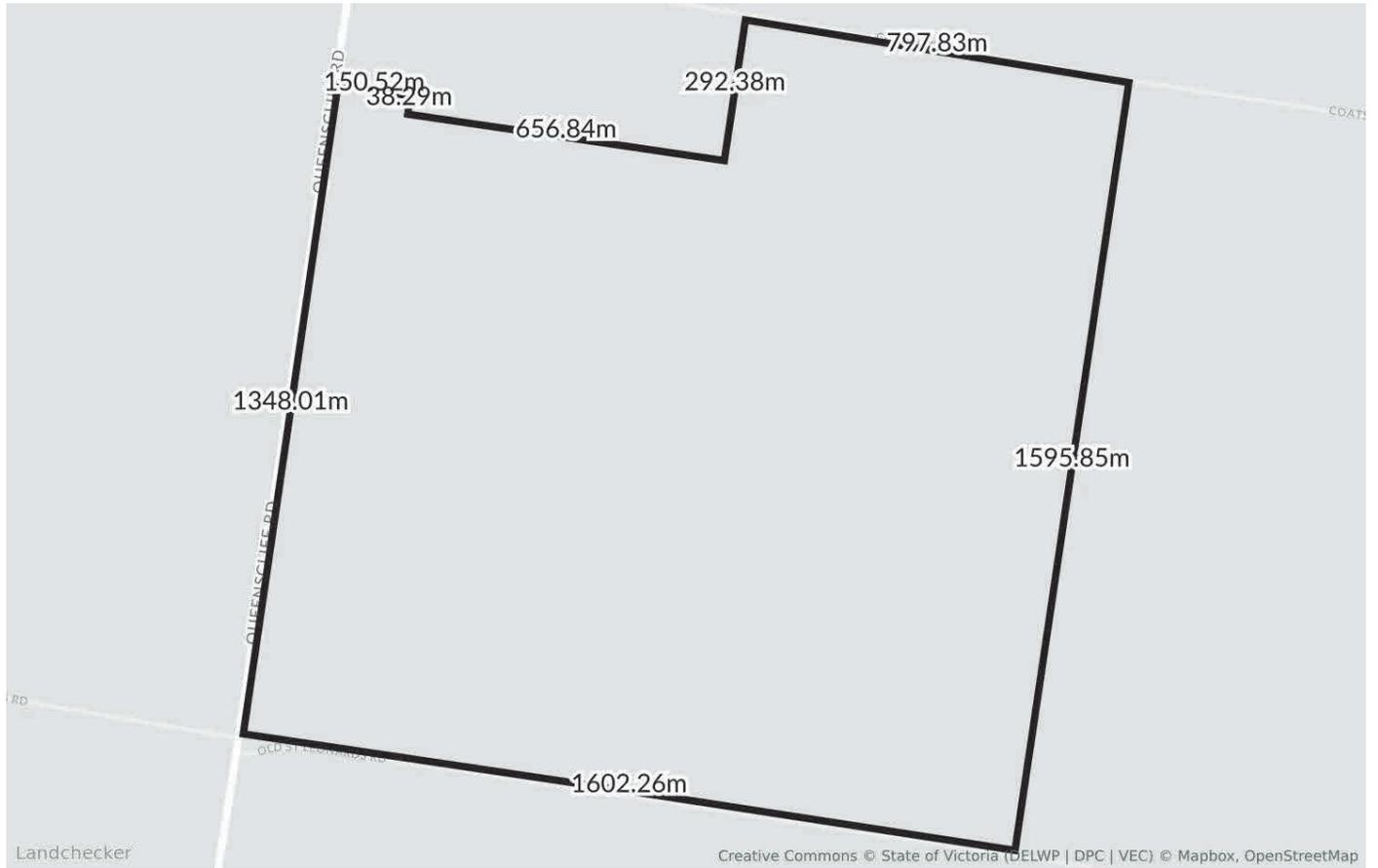
contactus@geelongcity.vic.gov.au

WEBSITE

<http://www.geelongaustralia.com.au/>

SITE DIMENSIONS

391-519 Queenscliff Road, Portarlington Vic 3223



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

391-519 Queenscliff Road, Portarlington Vic 3223

Status	Code	Date	Description
APPROVED	VC280	06/04/2025	Amendment VC280 introduces the Great Design Fast Track into the Victoria Planning Provisions and all planning schemes in Victoria. The Great Design Fast Track implements a new planning assessment pathway to facilitate the delivery of high-quality townhouse and apartment developments.
APPROVED	VC237	02/04/2025	The Amendment changes the VPP and all planning schemes in Victoria by introducing a permit exemption for a remote sellers packaged liquor licence under Clause 52.27, replacing references to EPAs Recommended Separation Distances for Industrial Residual Air Emissions document with the new Separation Distance Guideline and Landfill Buffer Guideline, replacing existing references to superseded state and regional waste and resource recovery plans with the new Victorian Recycling Infrastructure Plan, correcting typographical errors, updating formatting and ensuring language and references are accurate and up to date.
APPROVED	VC273	02/04/2025	Amendment VC273 makes changes to clause 52.20 to apply to housing development that are wholly or partly funded by the Victorian or Commonwealth governments.
APPROVED	VC269	02/04/2025	The amendment makes changes to the VPP and all planning schemes to improve the operation of clause 53.24 Future Homes.
APPROVED	VC276	01/04/2025	Amendment VC276 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to amend all residential zone schedules and Neighbourhood Character Overlay schedules to implement the new residential development planning assessment provisions and correct technical errors resulting from Amendment VC267.
APPROVED	VC263	19/03/2025	The Amendment makes changes to state policy relating to special water supply catchments and water quality, as well as improving references to the Catchment and Land Protection Act 1994 and updating references to policy documents
APPROVED	C397gee	12/03/2025	Rezone surplus government land at 174 Colac Road, Highton, from Farming Zone to General Residential Zone (GRZ4), apply a Development Plan Overlay (DPO47), and modify Clause 16.01-1L-02 (Increased Housing Diversity Areas)
APPROVED	VC267	05/03/2025	Amendment VC267 implements new residential development planning assessment provisions to boost housing construction to meet the housing needs of Victorians.
APPROVED	VC266	02/03/2025	The amendment extends the timeframe for the temporary planning provisions that allow for the use and development of land for a Dependent persons unit (DPU) by one year to 28 March 2026. The amendment also

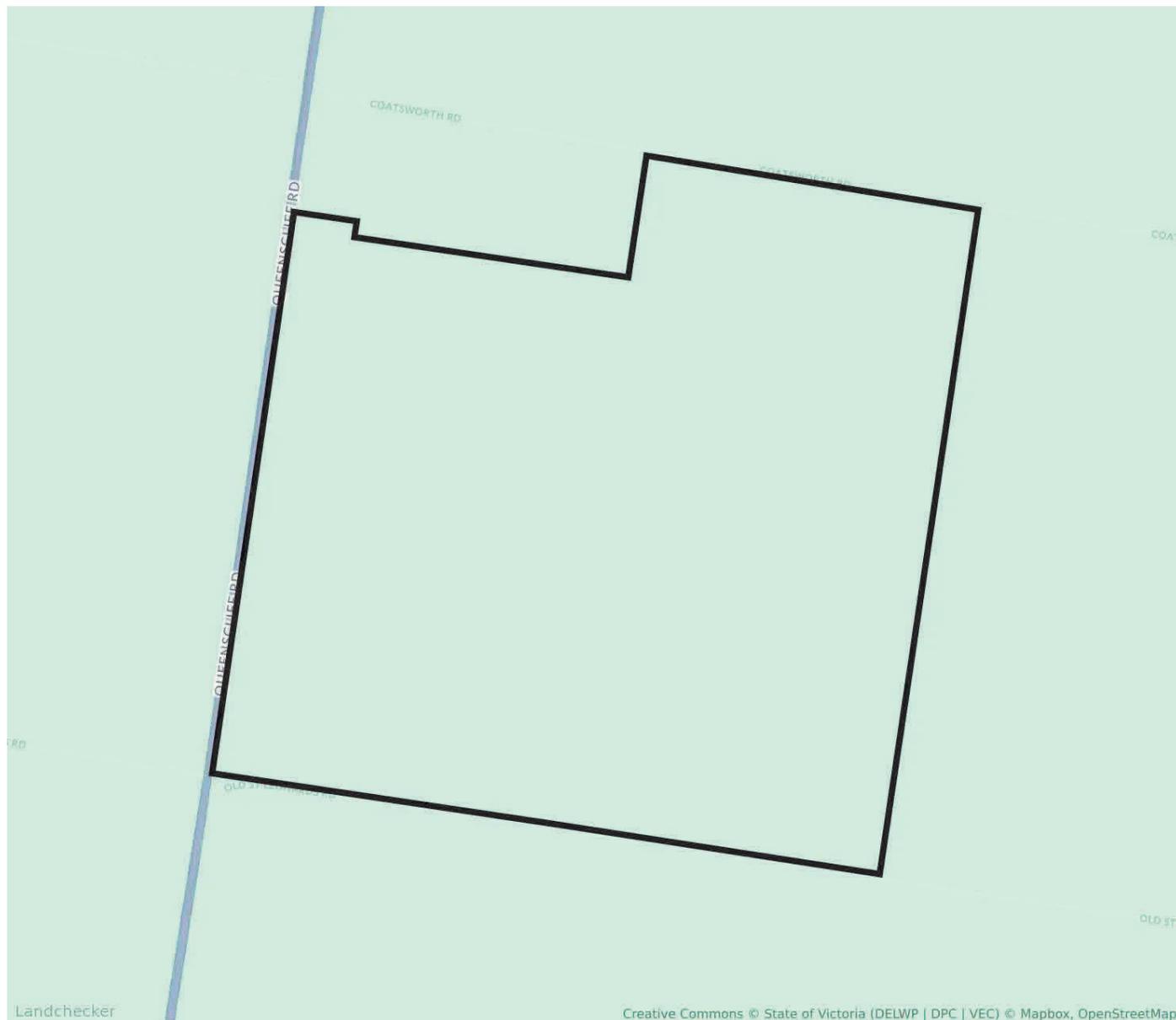
Status	Code	Date	Description
			updates the permit requirements for DPU proposals affected by particular overlays.
APPROVED	VC274	27/02/2025	Amendment VC274 introduces the Precinct Zone (PRZ) at Clause 37.10 to support housing and economic growth in priority precincts across Victoria in line with Victorias Housing Statement, The Decade Ahead 2024-2034 and the Victorian Governments vision for priority precincts, including Suburban Rail Loop precincts.
APPROVED	VC257	24/02/2025	Amendment VC257 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to introduce Clause 32.10 Housing Choice and Transport Zone (HCTZ) and Clause 43.06 Built Form Overlay (BFO) to support housing growth in and around activity centres and other well-serviced locations in line with Victorias Housing Statement, The Decade Ahead 2024-2034

PROPOSED PLANNING SCHEME AMENDMENTS

391-519 Queenscliff Road, Portarlington Vic 3223

Status	Code	Date	Description
PROPOSED	C432ggee	02/05/2025	Implements the South Geelong Urban Design Framework (April 2025) by introducing new planning policy for South Geelong at Clauses 11.03 and 16.01, rezoning land to Residential Growth Zone (RGZ), General Residential Zone (GRZ) and Mixed Use Zone (MUZ), applying two new Design and Development Overlays (DDO50 and DDO54) to Key Development Areas, applying a Heritage Overlay (HO) and Environmental Audit Overlay (EAO) to nominated properties, incorporating revised Heritage Design Guidelines and Statement of Significance for HO1641 City South Heritage Area, and making other associated changes to the Greater Geelong Planning Scheme.
PROPOSED	C465ggee	24/03/2025	The amendment rezones the land at 60-62 Morgan Street and the southeast portion of land at 43 The Boulevard, Norlane from Public Park and Recreation Zone (PPRZ) to a new Special Use Zone Schedule 18 (SUZ18), to facilitate the redevelopment of the land for the Wathaurong Aboriginal Cooperative (WAC) North Geelong Hub. The amendment also applies the Environmental Audit Overlay (EAO) to both sites. The draft planning permit seeks approval for the construction of the Wathaurong Aboriginal Cooperative hub and associated car parking at 60-62 Morgan Street, Norlane; development of a carpark in association with the Wathaurong Aboriginal Cooperative hub at 43 The Boulevard, Norlane; use of the land at 60-62 Morgan Street for a function centre; use and development of the land at 21 Birdwood Avenue Norlane for the purposes of a carpark in association with the Wathaurong Aboriginal Cooperative hub; reduction in car parking requirement; creation or alteration access to a road in a Transport Zone 2; and removal of native vegetation.
PROPOSED	C468ggee	12/03/2025	Identifies the South-West Geelong Investigation Area as a site for future investigation by introducing strategic directions in accordance with the recommendations of the South-West Employment Land Review (HillPDA, 2023) and by updating the incorporated document Armstrong Creek Urban Growth Plan Framework Plan, November 2008 (updated September 2012 and June 2015).
PROPOSED	C457ggee	26/02/2025	Implements the Highton Village Urban Design Framework (UDF) in the Greater Geelong Planning Scheme by rezoning two (2) Council car parks, the road reserves of Belle Vue Avenue, part of Taylor Court and the laneway east of Belle Vue Avenue, from General Residential Zone 4 to Commercial 1 Zone, inserting Clause 16.01-2L (Social and affordable housing), applying a new Schedule 52 to Clause 43.02 Design and Development Overlay and introducing the Highton Village January 2024 UDF as a Background Document.
PROPOSED	C278ggee	06/02/2025	Incorporates the Marshall Precinct Structure Plan (PSP), Development Contributions Plan and Native Vegetation Precinct Plan into the Greater Geelong Planning Scheme, applies the Urban Growth Zone Schedule 7

Status	Code	Date	Description
PROPOSED	C387ggee	20/12/2024	<p>(UGZ7) and Development Contributions Plan Overlay Schedule 10 (DCPO10) to all land within the precinct, applies an Environmental Audit Overlay (EAO) to potentially contaminated land, applies Design and Development Overlay Schedule 51 (DDO51) to 137 Barwarre Road, Marshall and makes other changes to the planning scheme to implement the directions of the PSP.</p> <p>Rezones land within the Jetty Road Urban Growth Area Stage 2, Curlewis from Farming Zone and Rural Living Zone to General Residential Zone (Schedule 1), applies Development Plan Overlay (Schedule 46) and Development Contributions Plan Overlay (Schedule 9) to the land and also applies the Environmental Audit Overlay to several parcels within the growth area. The Schedule to Clause 53.01 Public Open Space Contribution and Subdivision is amended and the Jetty Road Urban Growth Area (Stage 2) Development Contributions Plan is incorporated into the Greater Geelong Planning Scheme.</p>



FZ - Farming Zone

To implement the Municipal Planning Strategy and the Planning Policy Framework.
 To provide for the use of land for agriculture.
 To encourage the retention of productive agricultural land.
 To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
 To encourage the retention of employment and population to support rural communities.
 To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
 To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

[VPP 35.07 Farming Zone](#)

Map 1 to the Schedule to Clause 35.07

[LPP 35.07 Schedule To Clause 35.07 Farming Zone](#)

For confirmation and detailed advice about this planning zone, please contact GREATER GEELONG council on 03 5272 4456.

Other nearby planning zones

FZ - Farming Zone

- GRZ - General Residential Zone
- PCRZ - Public Conservation And Resource Zone
- PPRZ - Public Park And Recreation Zone
- PUZ - Public Use Zone
- RCZ - Rural Conservation Zone
- SUZ - Special Use Zone
- TRZ2 - Transport Zone

OVERLAYS ON THE PROPERTY

391-519 Queenscliff Road, Portarlington Vic 3223



There are no overlays for this property



- BMO - Bushfire Management Overlay
- DDO - Design And Development Overlay
- DPO - Development Plan Overlay
- ESO - Environmental Significance Overlay
- LSIO - Land Subject To Inundation Overlay
- SLO - Significant Landscape Overlay
- VPO - Vegetation Protection Overlay

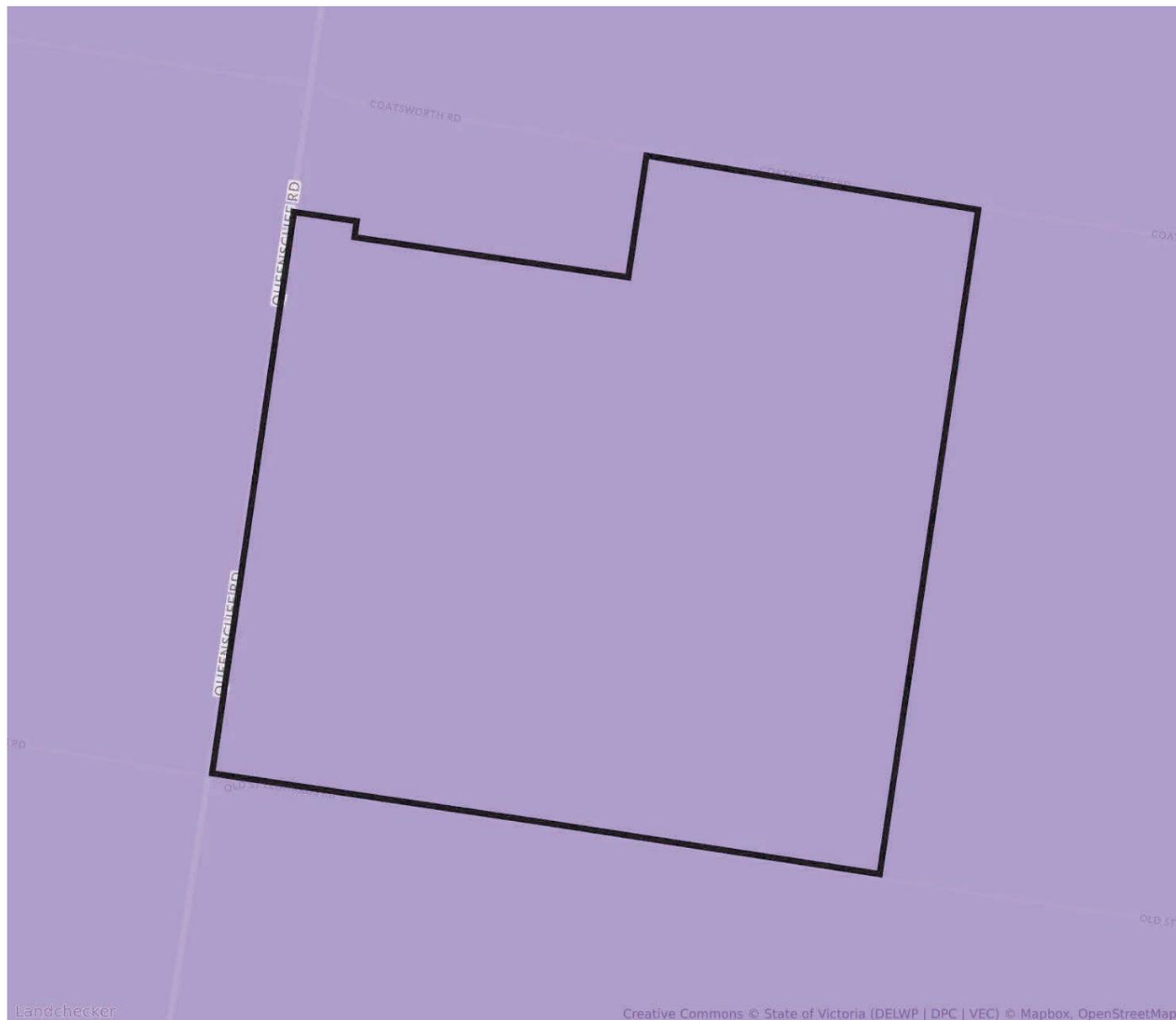
For confirmation and detailed advice about this planning overlay, please contact GREATER GEELONG council on 03 5272 4456.



Aboriginal Cultural Heritage Sensitivity

This property is within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

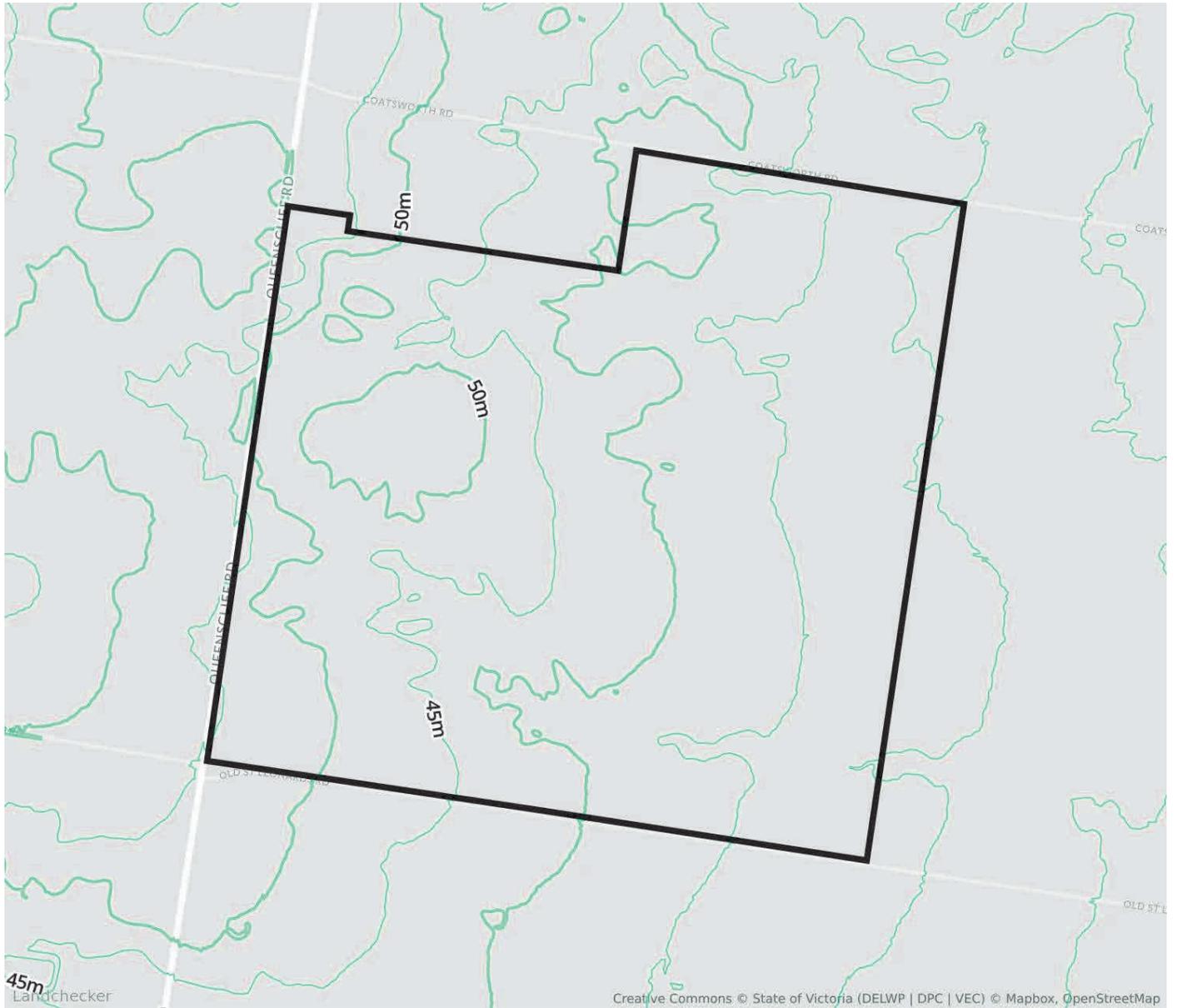
For confirmation and detailed advice about the cultural sensitivity of this property, please contact GREATER GEELONG council on 03 5272 4456.



Bushfire Prone Area

This property is within a zone classified as a bushfire prone area.

For confirmation and detailed advice about the bushfire prone area of this property, please contact GREATER GEELONG council on 03 5272 4456.



10 - 20m Contours

For confirmation and detailed advice about the elevation of the property, please contact GREATER GEELONG council on 03 5272 4456.



■ Easements

The easement displayed is indicative only and may represent a subset of the total easements.

For confirmation and detailed advice about the easement on or nearby this property, please contact GREATER GEELONG council on 03 5272 4456.



No planning permit data available for this property.



Status	Code	Date	Address	Description
APPROVED	PP-1026-2024	24/04/2025	65-67 Gamble Way,, St Leonards	Construction of a dwelling in a bushfire management overlay.
OTHER	PP-407-2022/A	27/02/2025	10 Bayse Street,, St Leonards	Construction of a dwelling.
APPROVED	PP-476-2024	14/02/2025	178-184 Scotchmans Road,, Drysdale	Use and development of a dwelling.
APPROVED	PP-1089-2024	06/01/2025	85 Blanche Street,, St Leonards	Construction of a dwelling in a bushfire management overlay.
APPROVED	PP-726-2024	11/12/2024	15 Paywit Street,, St Leonards	Construction of a dwelling in a bushfire management overlay.
APPROVED	PP-727-2024	11/12/2024	17 Paywit Street,, St Leonards	Construction of a dwelling in a bushfire management overlay.
APPROVED	PP-922-2024	21/11/2024	4 Weeroona Street,, St Leonards	Construction of a dwelling.

Status	Code	Date	Address	Description
APPROVED	PP-944-2024	11/11/2024	<u>5 Bayse Street,, St Leonards</u>	Construction of a dwelling in a bushfire management overlay.
APPROVED	PP-503-2024	15/10/2024	<u>1 Weeroona Street,, St Leonards</u>	Construction of a dwelling in a bushfire management overlay.
APPROVED	PP-628-2024	23/09/2024	<u>521-545 Founds Road,, Drysdale</u>	Construction of a shed.
APPROVED	PP-286-2024	03/09/2024	<u>121-159 Coatsworth Road,, Portarlington</u>	Use and development of a dwelling in the farming zone.
APPROVED	PP-1217-2023	22/08/2024	<u>401-449 Founds Road,, Drysdale</u>	Use & development of the land for group accommodation.
APPROVED	PP-190-2024	16/08/2024	<u>35 Lake View Crescent,, St Leonards</u>	Construction of a second dwelling and a two (2) lot subdivision.
OTHER	PP-247-2024	02/08/2024	<u>152-180 Old St Leonards Road,, St Leonards</u>	Use and development of the land for rural worker accommodation.
APPROVED	PP-506-2024	05/07/2024	<u>7 Arvon Court,, St Leonards</u>	Construction of a dwelling in a bushfire management overlay.
APPROVED	PP-241-2024	14/06/2024	<u>66 Harvey Road,, St Leonards</u>	Construction of a dwelling.
APPROVED	PP-1105-2023	13/05/2024	<u>281-299 Founds Road,, Drysdale</u>	Use and development of a winery and sale and consumption of liquor (producers licence).
APPROVED	PP-187-2024	09/05/2024	<u>2 Weeroona Street,, St Leonards</u>	Construction of a dwelling in a bushfire management overlay.
APPROVED	PP-1201-2023	30/04/2024	<u>62 Gamble Way,, St Leonards</u>	Construct a dwelling in a bushfire management overlay.
APPROVED	PP-223-2024	19/04/2024	<u>60 Gamble Way,, St Leonards</u>	Construction of a dwelling in a bushfire management overlay.
APPROVED	PP-224-2024	19/04/2024	<u>75 Gamble Way,, St Leonards</u>	Construction of a dwelling in a bushfire management overlay.
APPROVED	PP-1316-2023	09/04/2024	<u>87-89 Gamble Way,, St Leonards</u>	Construction of a dwelling.
APPROVED	PP-97-2024	28/02/2024	<u>421-439 Murradoc Road,, Drysdale</u>	Construction of a stable.
OTHER	PP-1199-2023	15/02/2024	<u>60 Gamble Way,, St Leonards</u>	Construct a dwelling in a bushfire management overlay.
OTHER	PP-1200-2023	15/02/2024	<u>75 Gamble Way,, St Leonards</u>	Construct a dwelling in a bushfire management overlay.
APPROVED	PP-1295-2023	09/02/2024	<u>121-159 Coatsworth Road,, Portarlington</u>	Use of the land associated with a producers licence (licensed premises).
APPROVED	PP-1318-2023	09/02/2024	<u>54 Gamble Way,, St Leonards</u>	Construction of a dwelling in a bushfire management overlay.
OTHER	PP-704-2023	02/02/2024	<u>52-80 Scotchmans Road,, Drysdale</u>	Use and development of a dwelling and two (2) lot subdivision.
APPROVED	PP-285-2023	27/06/2023	<u>42-44 Gamble Way,, St Leonards</u>	Construction of a dwelling in a bushfire management overlay.
APPROVED	PP-601-2023	27/06/2023	<u>481-499 Founds Road,, Drysdale</u>	Construct a shed.
APPROVED	PP-130-2023	12/05/2023	<u>66 Gamble Way,, St Leonards</u>	Construction of a dwelling in a bushfire management overlay.
OTHER	PP-280-2023	03/04/2023	<u>83 Countess Drive,, St Leonards</u>	Vehicle crossing.

Status	Code	Date	Address	Description
OTHER	PP-279-2023	31/03/2023	<u>83 Countess Drive,, St Leonards</u>	Vehicle crossing applicaton duplicated - refer to pp-280-2023 this needs to be deleted incorrectly lodged should be an eng vehicle crossing permit application.
APPROVED	PP-1434-2022	23/03/2023	<u>84 Harvey Road,, St Leonards</u>	Construction of a dwelling in a bushfire management overlay.
REJECTED	PP-135-2020	25/01/2023	<u>Unit 3/106 Harvey Road,, St Leonards</u>	Building and works associated with the conversion of a dwelling into five (5) dwellings.
APPROVED	PP-728-2022	09/01/2023	<u>10 Doongara Avenue,, St Leonards</u>	Construction of three (3) dwellings.
OTHER	1105/2023		<u>281-299 Founds Road, Drysdale</u>	Use and Development of a Winery and Sale and Consumption of Liquor (Producers Licence)
OTHER	1217/2023		<u>401-449 Founds Road, Drysdale</u>	Use & Development of the Land for Group Accommodation
OTHER	190/2024		<u>35 Lake View Crescent, St Leonards</u>	Construction of a Second Dwelling and a Two (2) Lot Subdivision
OTHER	241/2024		<u>66 Harvey Road, St Leonards</u>	Construction of a Dwelling
OTHER	247/2024		<u>152-180 Old St Leonards Road, St Leonards</u>	Use and Development of the Land for Rural Workers Accommodation
OTHER	476/2024		<u>178-184 Scotchmans Road, Drysdale</u>	Use and development of a dwelling.
OTHER	559/2020/A		<u>252-320 Coatsworth Road, Portarlington</u>	Use and development of a caretakers house associated with an existing equine agistment facility.
OTHER	704/2023		<u>52-80 Scotchmans Road, Drysdale</u>	Use and Development of a Dwelling and Two (2) Lot Subdivision
OTHER	PP-1289-2016/D		<u>186-266 Scotchmans Road,, Drysdale</u>	Use of land for a restaurant and the sale and consumption of liquor (variation to liquor licence #32606496), increase in the area that liquor is consumed or supplied, and buildings and works associated with a restaurant and cellar door, including the construction of a car park.
OTHER	PP-190-2024/A		<u>35 Lake View Crescent,, St Leonards</u>	Construction of a second dwelling and a two (2) lot subdivision.
OTHER	PP-452-2024		<u>61 Lake View Crescent,, St Leonards</u>	Three lot subdivision.
OTHER	PP-789-2024		<u>12-14 Paywit Street,, St Leonards</u>	Removal of native vegetation and variation of restriction a on lot 40 and 41 on ps903586g.
OTHER	PP-878-2008/H		<u>33-79 Becks Road,, Drysdale</u>	Use and development of a restaurant in conjunction with agriculture and primary produce sales and the sale and consumption of liquor associated with a cafe/restaurant liquor licence and construction of a fence greater than 1.2m in height.
OTHER	PP-944-2024/A		<u>5 Bayse Street,, St Leonards</u>	Construction of a dwelling in a bushfire management overlay.

For confirmation and detailed advice about this planning permits, please contact GREATER GEELONG council on 03 5272 4456.

PROPTRACK COMPARABLE SALES

391-519 Queenscliff Road, Portarlington Vic 3223

No comparable sales found nearby

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

Page 1 of 1

VOLUME 07495 FOLIO 110

Security no : 124123938775T
Produced 25/04/2025 04:08 PM

LAND DESCRIPTION

Lots 6,7 and 8 on Plan of Subdivision 004735.
PARENT TITLES :
Volume 03453 Folio 454 Volume 04120 Folio 990
Created by instrument 2372044 21/12/1950

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
 A.J. VALLANCE NOMINEES PTY LTD of 395 QUEENSCLIFF ROAD PORTARLINGTON VIC
 3223
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
 A.J. VALLANCE NOMINEES PTY LTD of 395 QUEENSCLIFF ROAD PORTARLINGTON VIC
 3223
 AW769543G 27/04/2023

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 LP004735 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 18776H HARWOOD ANDREWS
Effective from 27/04/2023

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP004735
Number of Pages (excluding this cover sheet)	3
Document Assembled	25/04/2025 16:08

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Plan of Subdivision of

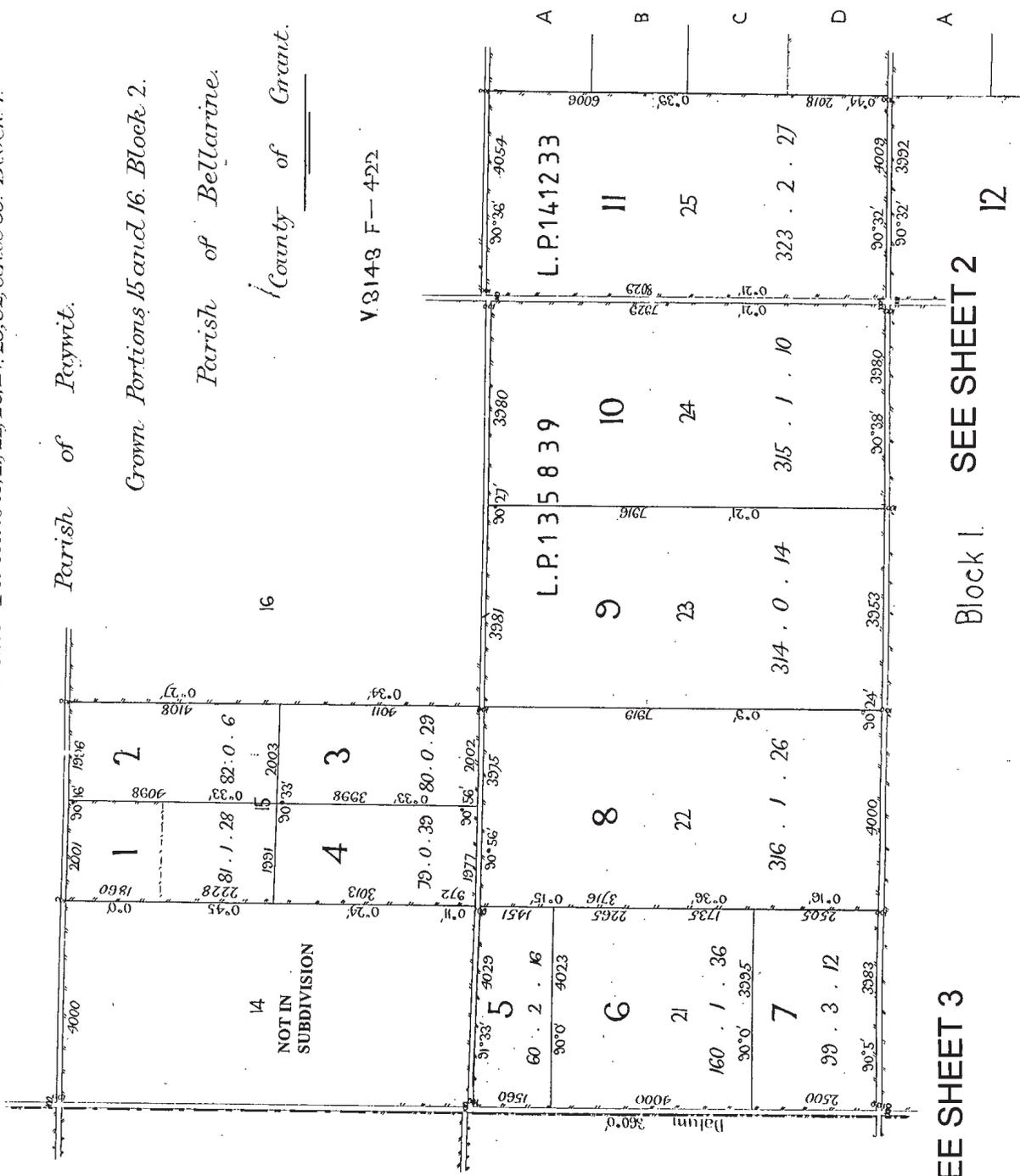
Crown Portions 15, 21, 22, 23, 24, 25, 32, and 39, Block 1.

LP 4735
EDITION 1
PLAN MAY BE LODGED
4-9-06

Parish of Poywit.
Crown Portions 15 and 16, Block 2.
Parish of Bellarine,
County of Grant.

3 SHEETS
SHEET 1

STREET NAME AMENDED
FROM GOVT ROAD
TO BLUFF ROAD
VIDE CORR 86-09882
STREET NAME ADDED
TO: MURRADOC ROAD
VIDE: Corres. 1988/21644



SEE SHEET 3

Block 1. SEE SHEET 2

12

LP 4735

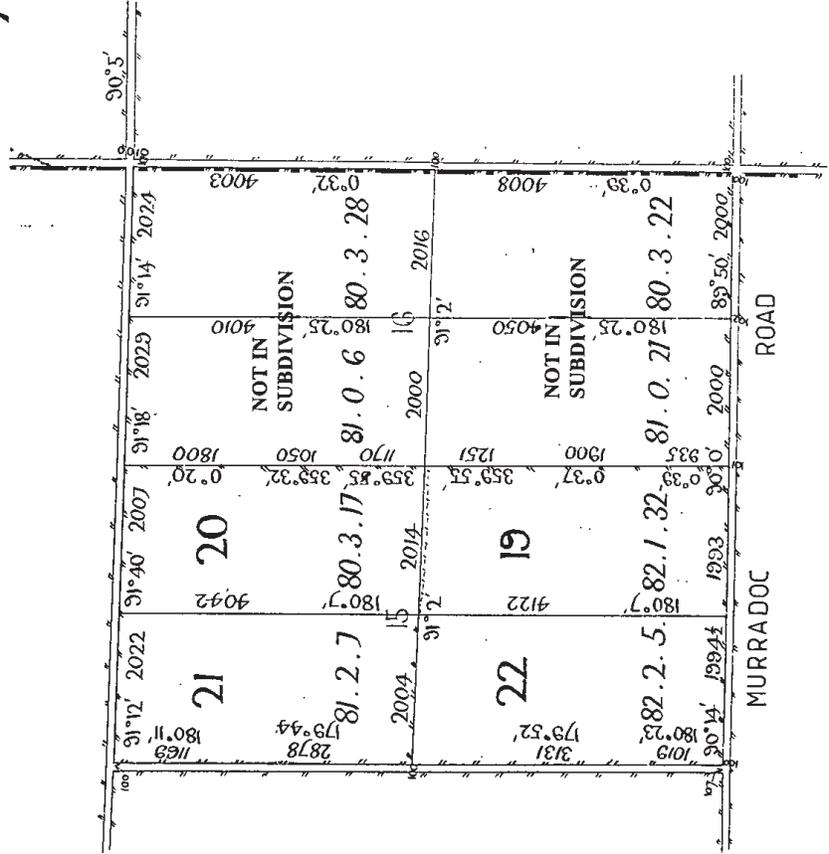
3 SHEETS
SHEET 3

BELLARINE

SEE SHEET 1

7

Block 2.





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

VOLUME 07996 FOLIO 200

Security no : 124123938776S
Produced 25/04/2025 04:08 PM

LAND DESCRIPTION

Lot 1 on Title Plan 574968H.
PARENT TITLE Volume 03155 Folio 939
Created by instrument 2597153 02/11/1953

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
 A.J. VALLANCE NOMINEES PTY LTD of 395 QUEENSCLIFF ROAD PORTARLINGTON VIC
 3223
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
 A.J. VALLANCE NOMINEES PTY LTD of 395 QUEENSCLIFF ROAD PORTARLINGTON VIC
 3223
 AW769543G 27/04/2023

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP574968H 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: 391-519 QUEENSCLIFF ROAD PORTARLINGTON VIC 3223

ADMINISTRATIVE NOTICES

NIL

eCT Control 18776H HARWOOD ANDREWS
Effective from 27/04/2023

DOCUMENT END

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Document Type	Plan
Document Identification	TP574968H
Number of Pages (excluding this cover sheet)	1
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TITLE PLAN	EDITION 1	TP 574968H
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Location of Land

Parish: PAYWIT
 Township:
 Section:
 Crown Allotment:
 Crown Portion: 21 (PT)
 BLOCK 1
 Last Plan Reference: LP 4735
 Derived From: VOL 7996 FOL 200
 Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 26/07/2000
 VERIFIED: AK

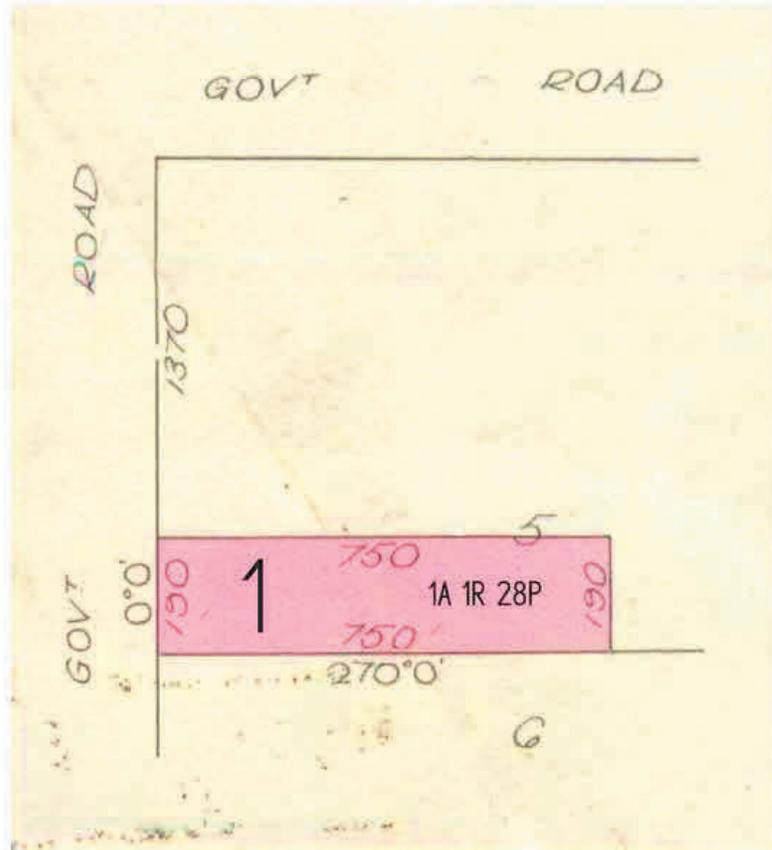
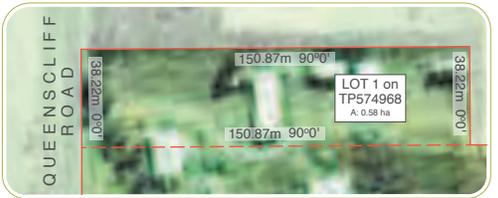


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 5 (PT) ON LP 4735



ENLARGEMENT
1:1500



EXISTING CONDITIONS PLAN
1:7500



Co.Lab, Dispensary Lane
Warrnambool VIC 3280
info@mpaastudio.co
Phone: (03) 5562 9443
ABN 532534114622

© MPAA 2023

revision: description: date:

NOT FOR CONSTRUCTION

project: PROPOSED SUBDIVISION AT 391-519 QUEENSLIFF ROAD PORTARLINGTON

client: NOEL VALLANCE

drawing title: EXISTING CONDITIONS PLAN

north:



date: JUNE, 2025

scale: AS SHOWN

designed by: SMJ/JH

drawn by: JH

project no.: 25-1530

rev.: /

dwg no: TP1 of TP2



CONCEPT PLAN OF SUBDIVISION
1:7500



Co.Lab, Dispensary Lane
Warrnambool VIC 3280
info@mpaastudio.co
Phone: (03) 5562 9443
ABN 53253414622

© MPAA 2023

revision:	description:	date:
NOT FOR CONSTRUCTION		

project:	PROPOSED SUBDIVISION AT 391-519 QUEENSCLIFF ROAD PORTARLINGTON
client:	NOEL VALLANCE
drawing title:	CONCEPT PLAN OF SUBDIVISION

north:	
--------	--

date:	JUNE, 2025	drawn by:	JH
scale:	AS SHOWN	project no.:	25-1530
designed by:	SM/JH	rev.:	/
		dwg no.:	TP2 of TP2

CERTIFICATE

Pursuant to Section 58 of the *Heritage Act 2017*

APPLICANT:

Strategy Property Law C/- InfoTrack (LEAP)

PROPERTY ADDRESS:

391-519 QUEENSCLIFF ROAD
PORTARLINGTON

CERTIFICATE NO:

77143178

PARCEL DESCRIPTION:

Lot 6 LP4735
Lot 7 LP4735
Lot 8 LP4735
Lot 1 TP574968H

1. The place or object is not included in the Heritage Register.
2. The place is not in a World Heritage Environs Area.
3. The place or object is not subject to an interim protection order.
4. A nomination has not been made for inclusion of the place or object in the Heritage Register.
5. An application for exclusion from the Victorian Heritage Register has not been made.
6. The site is not included in the Heritage Inventory.
7. A repair order is not in force in respect of the place or object.
8. There is not an order of the Supreme Court under Division 3 of Part 10 in force in respect of the place or object.
9. There is not a Governor in Council declaration made under section 227 in force against the owner of the place or object.
10. There is not a court order made under section 229 in force against a person in respect of the place or object.
11. There are no current proceedings for a contravention of this Act in respect of the place or object.
12. There has not been a rectification order issued in respect of the place or object.

Authorised by:

Steven Avery
Executive Director, Heritage Victoria

DATE AUTHORISED: 18/06/2025

Note: This Heritage Certificate is valid at the date of issue.



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Strategy Property Law C/- InfoTrack (LEAP)
135 King St
SYDNEY 2000
AUSTRALIA

Client Reference: 357987

NO PROPOSALS. As at the 18th June 2025, 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®.

391-519 QUEENSCLIFF ROAD, PORTARLINGTON 3223
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: 18th June 2025

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 77143178 - 77143178173956 '357987'

Property Clearance Certificate

Land Tax



INFOTRACK / STRATEGY PROPERTY LAW

Your Reference:	2209
Certificate No:	91848972
Issue Date:	19 JUN 2025
Enquiries:	PXS9

Land Address: 391 -519 QUEENSCLIFF ROAD PORTARLINGTON VIC 3223

Land Id	Lot	Plan	Volume	Folio	Tax Payable
26367553	6	4735	7495	110	\$0.00
	7	4735	7996	200	

Vendor: NOEL VALLANCE, A. J. VALLANCE NOMINEES PTY LTD & 2 OTHER(S)
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
A J VALLANCE FAMILY TRUST	2025	\$3,650,000	\$0.00	\$0.00

Comments: Property is exempt: LTX primary production land. This certificate also includes LOT/PLANS: 1/574968 and 8/4735.

Current Vacant Residential Land Tax	Year Taxable Value (CIV)	Tax Liability	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 IMPROVED VALUE (CIV):	\$3,950,000
SITE VALUE (SV):	\$3,650,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 91848972

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must 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. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge and Vacant Residential Land Tax Charge" overleaf. 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.

Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax including vacant residential land tax, interest and penalty tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

7. 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.
8. 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 = \$48,875.00

Taxable Value = \$3,650,000

Calculated as \$31,650 plus (\$3,650,000 - \$3,000,000) multiplied by 2.650 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$39,500.00

Taxable Value = \$3,950,000

Calculated as \$3,950,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billor Code:5249
Ref: 91848972

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: 91848972

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

Commercial and Industrial Property Tax



INFOTRACK / STRATEGY PROPERTY LAW

Your Reference:	2209
Certificate No:	91848972
Issue Date:	19 JUN 2025
Enquires:	PXS9

Land Address: 391 -519 QUEENSCLIFF ROAD PORTARLINGTON VIC 3223

Land Id	Lot	Plan	Volume	Folio	Tax Payable
26367553	6	4735	7495	110	\$0.00
	7	4735	7996	200	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
530	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$3,950,000
SITE VALUE:	\$3,650,000
CURRENT CIPT CHARGE:	\$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 91848972

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must 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 commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960*:
 - a general valuation of the land;
 - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
 - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
 - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
 - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
 - the date on which the land became tax reform scheme land;
 - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
 - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification

must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. 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 unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. 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.

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / STRATEGY PROPERTY LAW

Your Reference:	2209
Certificate No:	91848972
Issue Date:	19 JUN 2025

Land Address: 391 -519 QUEENSCLIFF ROAD PORTARLINGTON VIC 3223

Lot	Plan	Volume	Folio
6	4735	7495	110
7	4735	7996	200

Vendor: NOEL VALLANCE, A. J. VALLANCE NOMINEES PTY LTD & 2 OTHER(S)

Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		\$0.00	\$0.00	\$0.00	\$0.00

Comments: No windfall gains tax liability identified.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

A handwritten signature in black ink, appearing to read 'Paul Broderick'.

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00

Notes to Certificate - Windfall Gains Tax

Certificate No: 91848972

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must 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 in respect of the land described in the Certificate:
 - Windfall gains tax that is due and unpaid, including any penalty tax and interest
 - Windfall gains tax that is deferred, including any accrued deferral interest
 - Windfall gains tax that has been assessed but is not yet due
 - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
 - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, 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 unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

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

Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. 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.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

BPAY



Billers Code: 416073
Ref: 91848978

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: 91848978

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

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.