

VENDOR STATEMENT
PURSUANT TO SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC) ("The Act")

VENDOR: Andrew James Muirhead, Prudence Anne Muirhead and Somers Entertainment Pty Ltd

PROPERTY ADDRESS: 4 HARTLEY COURT MILDURA VIC 3500

1. FINANCIAL MATTERS

1.1 Particulars of any mortgage (whether registered or unregistered) over the land which is not to be discharged before the purchaser becomes entitled to possession or to receipt of rents and profits including the particulars specified in Schedule 1 of the Act:

See attached

OR

Provide Details:

Mortgage to Perpetual Ltd

1.2 Particulars of any charge (whether registered or unregistered) over the land imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge are as follows

See attached

OR

Provide Details:

1.3 Particulars of any rates, taxes, charges or other similar outgoings affecting the land and any interest on them which are unpaid are as follows:

See attached

OR

| Authority | Amount | Interest (if any) |
|---------------------------------------|----------------------|-------------------|
| (1) <u>Lower Murray Water</u> | (1) \$ <u>175.05</u> | (1) \$ _____ |
| (2) <u>Mildura Rural City Council</u> | (2) \$ <u>812.26</u> | (2) \$ _____ |
| (3) _____ | (3) \$ _____ | (3) \$ _____ |
| (4) _____ | (4) \$ _____ | (4) \$ _____ |

1.4 Particulars of any rates, taxes, charges or outgoings for which the purchaser may become liable in consequence of the sale and which the vendor might reasonably be expected to have knowledge are as follows:

See attached

OR

Provide Details:

Water charge of \$175.05 to be adjusted per quarter
Council rates of \$1,624.52 to be adjusted annually

1.5 The total of the amounts described in paragraphs 1.3 and 1.4 do not exceed
\$ 2,786.88

1.6 In the event that the sale of land is pursuant to a terms contract as defined in the Act, the information required by Schedule 2 of the Act is attached.

2. INSURANCE

2.1 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, particulars of any policy of insurance maintained by the vendor in respect of any damage to or destruction of the land are as follows:

Not applicable

OR

See attached

OR

Name of Insurance Company: _____

Type of Policy: _____

Policy Number: _____

Expiry Date: _____

Amount Insured: _____

2.2 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, particulars of any required insurance under that Act applying to the residence are as follows:

Not applicable

OR

See attached

OR

Name of Insurance Company: _____

Policy Number: _____

Expiry Date: _____

3. LAND USE

3.1 A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered) is as follows:

See attached copies of title document(s)

OR

Describe easement:

None per the attached Title.

3.2 Particulars of any existing failure to comply with any easement, covenant or other similar restriction described in paragraph 3.1:

Not applicable

OR

Describe failure to comply:

3.3 The land IS in a designated bushfire prone area within the meaning of regulations made under the **Building Act 1993**.

OR

The land IS NOT in a designated bushfire prone area within the meaning of regulations made under the **Building Act 1993**.

A certificate IS attached

OR

A certificate IS NOT attached

3.4 There is access to the property by road

OR

There IS NO access to the property by road

3.5 Details of the planning scheme that applies to the land are as follows:

Attached is a certificate with the name of the planning scheme, the name of the responsible authority, the zoning of the land and any planning overlay affecting the land.

OR

(a) Name of planning scheme: _____

(b) Name of responsible authority: _____

(c) Zoning of the land: _____

(d) Name of planning overlay _____

4. NOTICES

4.1 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 are as follows:

Not applicable

OR

See attached

OR

Provide Details:

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

Not applicable

OR

See attached

OR

Provide Details:

- 4.3 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

OR

See attached

OR

Provide Details:

5. BUILDING PERMITS

- 5.1 If there is a residence on the land, particulars of any building permit issued under the Building Act 1993 in the preceding 7 years are as follows:

Not applicable

OR

See attached

OR

Provide Details:

6. OWNERS CORPORATION

If the land is affected by an owners corporation within the meaning of the **Owners Corporations Act 2006**, the information prescribed for the purposes of section 151(4)(a) of the **Owners Corporation Act 2006** relating to the owners corporation is as follows:

See attached owners corporation certificate and documents required to accompany an owners corporation certificate

OR

The owners corporation is an inactive owners corporation. (NB. An inactive owners corporation includes an owners corporation that has not in the previous 15 months held an annual general meeting, fixed any fees and held any insurance.)

OR

Describe the prescribed information:

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the **Planning and Environment Act 1987**.

7.1 The land IS land that is to be transferred under a work-in-kind agreement;

OR

The land IS NOT land that is to be transferred under a work-in-kind agreement;

7.2 The land IS land on which works are to be carried out under a work-in-kind agreement (other than Crown land);

OR

The land IS NOT land on which works are to be carried out under a work-in-kind agreement (other than Crown land);

7.3 The land IS land on which in respect of which a growth areas infrastructure contribution is imposed under a work-in-kind agreement;

OR

The land IS NOT land on which in respect of which a growth areas infrastructure contribution is imposed under a work-in-kind agreement;

7.4 If the land is subject to a GAIC Recording, the following certificates or notices are attached:

Certificate of release from liability to pay a GAIC;

AND/OR

Certificate of deferral of liability to pay the whole or part of a GAIC;

AND/OR

Certificate of exemption from liability to pay a GAIC;

AND/OR

Certificate of staged payment approval;

AND/OR

Certificate of no GAIC liability;

AND/OR

Notice providing evidence of the grant of a reduction or exemption of the whole or part of the liability to pay a GAIC;

AND/OR

A GAIC certificate

8. SERVICES

The following services are not connected to the land:

Electricity supply

Gas supply

Water supply

Sewerage

Telephone services

(*Select the services that are not connected)

9. TITLE

9.1 Attached are copies of the following title documents:

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

OR

The last conveyance in the chain of title or other document which gives evidence of the vendor's title to the land.

9.2 If the vendor is not the registered proprietor of the land or the owner of the estate in fee simple of the land, evidence of the vendor's right or power to sell is as follows:

See attached

OR

Provide Details:

9.3 If the land is subject to a subdivision, the following is attached:

A copy of the plan of subdivision which has been certified by the relevant municipal council

OR

A copy of the latest version of the plan of subdivision which has not been certified by the relevant municipal council

9.4 If the land is part of a staged subdivision within the meaning of section 37 of the **Subdivision Act 1998**, the following are attached:

A copy of the plan for the first stage, if the land is in the second or subsequent stage;

AND/OR

Details of any requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with;

AND/OR

Details of any proposals relating to the subsequent stages that are known to the vendor;

AND/OR

A statement of the contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision

9.5 If the land is subject to a subdivision and in respect of which a further plan within the meaning of the **Subdivision Act 1988** is proposed, the following are attached:

A copy of the further plan that has been certified by the relevant municipal council;

OR

A copy of the latest version of the further plan which has not been certified by the relevant municipal council

Vendor's Signature: .. *Prudence Muirhead* Date 23/3/2021

Vendor's Signature: .. *Andrew Muirhead* Date 23/3/2021

Vendor's Signature: Date

Vendor's Signature: Date

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

Purchaser's Signature: Date

Purchaser's Signature: Date

Purchaser's Signature: Date

Purchaser's Signature: Date

4 HARTLEY COURT MILDURA VIC 3500

PO Box 1438 Mildura 3502
AUSDOC DX 50023
Tel: (03) 5051 3400 Fax: (03) 5051 3480

SWAN HILL

73 Beveridge Street Swan Hill 3585
PO Box 1447 Swan Hill 3585
AUSDOC DX 30184
Tel: (03) 5036 2150 Fax: (03) 5036 2180



WATER

ABN 18 475 808 826
www.lmw.vic.gov.au

58 Wellington Street Kerang 3579
PO Box 547 Kerang 3579
AUSDOC DX 57908
Tel: (03) 5450 3960 Fax: (03) 5450 3967

CW



24 Hour Supply Emergency
1800 808 830

Reference No. 010094

Amount Due \$175.05
URBAN ACCOUNT

Due Date 24-FEB-2021

MR AJ MUIRHEAD &
MRS PA MUIRHEAD
C/- BURNS & CO
PO BOX 2035
MILDURA VIC 3502

Date Of Issue 8/01/2021

Tariffs and Charges Notice
3rd Quarter 2020/21
01/01/2021 - 31/03/2021

POST *850 700100944

Property Address : 4 HARTLEY COURT MILDURA VIC 3500 (Prop:10094) - Urban Account
Lot 83 LP 202033A Bk E Sec 23 Vol 9661 Fol 092

| | Charge | Balance |
|-------------------------|--------|---------|
| Water Service Tariff | 52.09 | 52.09 |
| Sewerage Service Tariff | 122.96 | 122.96 |

TOTAL OWING \$175.05



LMW054G

Payments/Credits since last Notice \$175.05

Payment Slip - Methods of Payment

Online at lmw.vic.gov.au - Pay your Account

010094

4 HARTLEY COURT MILDURA VIC 3500 (Prop:10094) - Urban Account



Direct Debit

Please contact your local office.



Centrepay

Use Centrepay to arrange regular deductions from your Centrelink payment, simply call any Lower Murray Water Office.



*850 700100944

\$175.05

| | |
|--|----------------------------|
| BPAY | Billers Code: 78477 |
| | Ref: 7001 0094 4 |
| BPAY ® - Make this payment via internet or phone banking. | |
| BPAY View ® - Receive, view and pay this bill using internet banking. | |
| BPAY View Registration No: 7001 0094 4 | |

Amount Due **\$175.05**



Billpay Code: 0850

Ref: 7001 0094 4

Pay in person at any Post Office.



Billers Code: 78477

Ref: 7001 0094 4

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

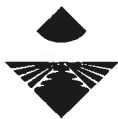


Payment Ref: 7001 0094 4

By Phone

Pay by phone (03) 8672 0582.
Standard call charges apply.

See reverse for In Person and By Mail options



Mildura Rural City Council



TAX INVOICE
ABN 42 498 937 037



Somers Entertainment Pty Ltd & Mr A J
& Mrs P A Muirhead
C/- Burns & Co
PO Box 2035
MILDURA VIC 3502



033
1008337
R1_19379

Rate Instalment Notice

1 July 2020 to 30 June 2021

Assessment No: 8729
Issue Date 12 November 2020

Property Location & Description
4 Hartley Court MILDURA VIC 3500
Lot 83 PS 202033A Sec 23 Bk E

RATING DETAILS

INSTALMENT 2 \$406.13

For full rating details refer to your annual Rate and Valuation Notice.



TOTAL DUE \$406.13

| | | |
|---|---|---|
| Instalment 2: Due 14 Dec 2020 \$406.13 | Instalment 3: Due 28 Feb 2021 \$406.13 | Instalment 4: Due 31 May 2021 \$406.13 |
|---|---|---|

Note: payments received after 5pm on the due date will be considered late.
Late payments will be charged interest at 10% p.a. from the date the instalment became due.

Payment Slip

Somers Entertainment Pty Ltd & Mr A J
4 Hartley Court MILDURA VIC 3500
Assessment No: 8729

INSTALMENT 2
AMOUNT DUE: \$406.13



Bill code: 93922
Ref: 87296



Instalment *41 87296



Post Billpay **Bill code:** 0041
Ref: 87296

Pay in person at any post office, phone 13 18 16 or go to postbillpay.com.au

Centrepay Ref:
555 054 730B

Internal Use Only



BPAY this payment via internet or phone banking.
BPAY View View and pay this bill using internet banking.
BPAY View Registration No.: 87296





Mildura Rural City Council

Internal Use Only



TAX INVOICE

ABN 42 498 937 037



Somers Entertainment Pty Ltd & Mr A J
& Mrs P A Muirhead
C/- Burns & Co
PO Box 2035
MILDURA VIC 3502



033
1016738
R3_299

Total Rates & Charges For this Year**\$1,624.52**

Refer below for payment options

Rate and Valuation Notice

1 July 2020 to 30 June 2021

Property Location & Description

4 Hartley Court MILDURA VIC 3500
Lot 83 PS 202033A Sec 23 Blk E

AVPCC: 110 - Detached Home

RATING DETAILS

| | | | |
|------------------|------------|--------|------------|
| Residential Rate | 0.00620605 | 172000 | \$1,067.44 |
| Waste Management | 434.79 | 1 | \$434.79 |

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

| | | | |
|----------------------------------|----------|--------|----------|
| Residential Fire Levy (Fixed) | 113.00 | 1 | \$113.00 |
| Residential Fire Levy (Variable) | 0.000054 | 172000 | \$9.29 |

**PAYMENT DEADLINES EXTENDED**

First instalment due by 14 October 2020.
Second instalment due by 14 December 2020.

COVID-19 SUPPORT

Relief options are available to assist ratepayers
experiencing financial hardship.
Visit mildura.vic.gov.au/coronavirus or call us for details.

TOTAL AMOUNT**\$1,624.52**

| | | | | | |
|--|----|---|---|---|---|
| Payment In full Due 15 Feb 2021 \$1,624.52 | Or | 1st Instalment Due 14 Oct 2020 \$406.13 | 2nd Instalment Due 14 Dec 2020 \$406.13 | 3rd Instalment Due 28 Feb 2021 \$406.13 | 4th Instalment Due 31 May 2021 \$406.13 |
|--|----|---|---|---|---|

Note: If full payment of the 1st Instalment isn't received by the due date, this account will automatically default to the Payment in Full option and you will not receive reminder instalment notices.
Please refer to the reverse side of this notice for information relating to penalties for late payment.

Payment Slip

Somers Entertainment Pty Ltd & Mr A J
4 Hartley Court MILDURA VIC 3500
Assessment No: 8729

Payment In Full: \$1,624.52
Or 1st Instalment: \$406.13



Bill code: 93922
Ref: 87296

BPAY this payment via Internet or phone banking.
BPAY View®. View and pay this bill using internet banking.
BPAY View Registration No.: 87296

POST billpay



Full Payment *41 87296



Post Bill code: 0041
Ref: 87296

Pay in person at any post office, phone
13 18 16 or go to postbillpay.com.au

Centrepay Ref:
555 054 730B

Internal Use Only





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| Document Identification | LP202033A |
| Number of Pages (excluding this cover sheet) | 2 |
| Document Assembled | 16/02/2021 14:40 |

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LP202033 A

EDITION 3

2 SHEETS

SHEET 1

NOTATIONS

LAND SUBJECT TO EASEMENT
E-B DRAINAGE & SEWERAGE VIDE LP 146716

LAND APPROPRIATED OR SET APART

E-1, E-4, E-5, E-7 & E-8 DRAINAGE

E-2, E-4, E-5, E-8 & E-5 SEWERAGE

E-3, E-4, E-6 & E-7 USE OF THE STATE ELECTRICITY COMMISSION OF VICTORIA FOR POWERLINE PURPOSES PURSUANT TO SECTION 103 B STATE ELECTRICITY COMMISSION ACT.

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

OTHER NOTATIONS

LOTS 1 TO 55 HAVE BEEN OMITTED FROM THIS PLAN.

DEPTH LIMITATION 15M

C.A.4 SEC.23 PORT.2 BLOCK 2

TO BE COMPLETED WHERE APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS: 107 AND 331 IN PROCLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES

TITLE REF: VOL. 9580 FOL. 253 (PART)
VOL. 3250 FOL. 312

LAST PLAN REF: LP 202032 (Lot 1)

PLAN OF SUBDIVISION

COUNTY OF KARKAROO

PARISH OF MILDURA

CROWN PORTION 2 (PART)

SEC 23 BLOCK E

CROWN ALLOTMENTS 4, 6, 7, 1 SEC 23, POR 2, BLOCK 2.

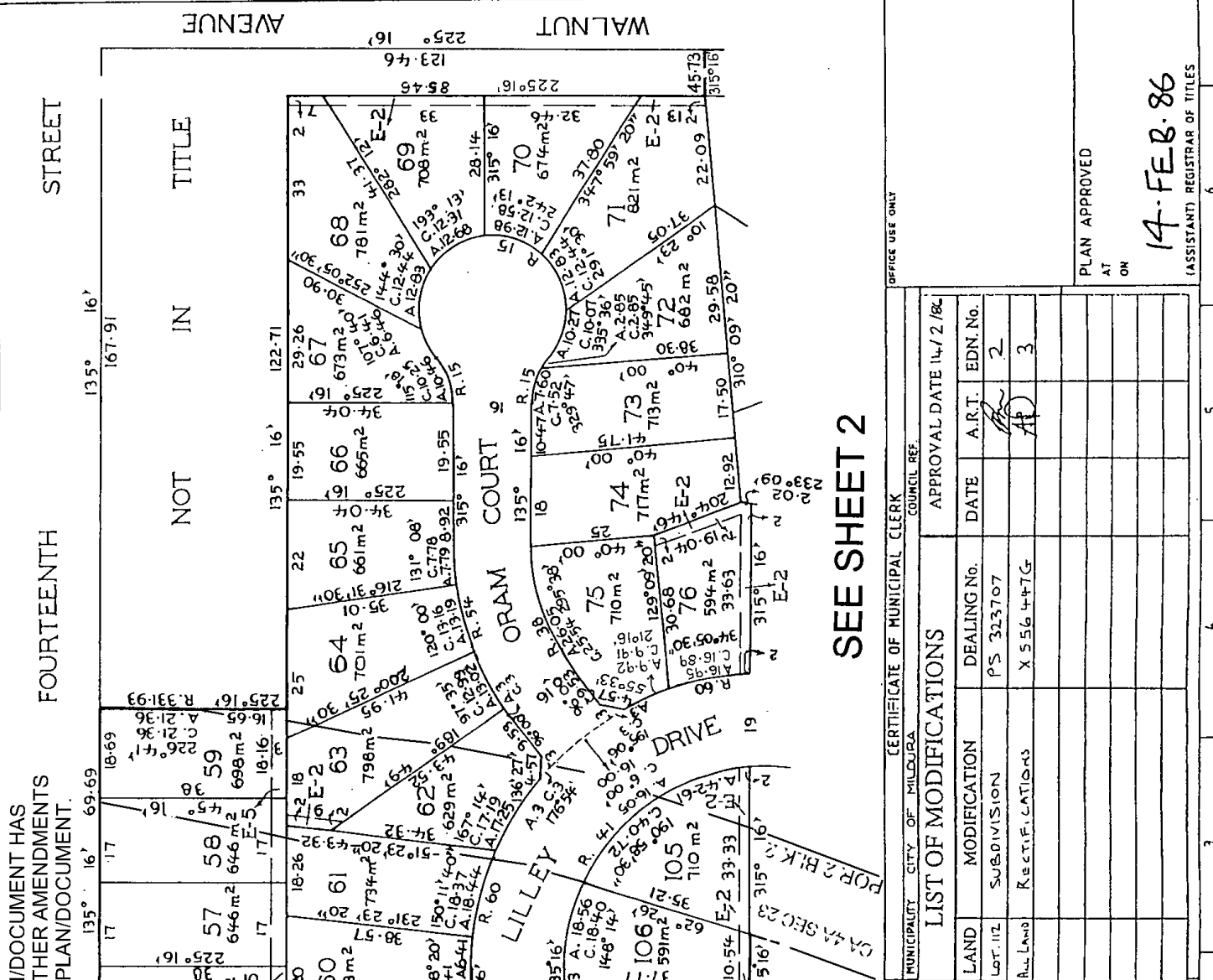
NUMBER OF SHEETS IN PLAN: 2
NUMBER OF THIS SHEET: 1

ORIGINAL SCALE SHEET SIZE: 1:800 A2

LENGTHS ARE IN METRES

L.P.202033A

VICTORIA



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

THE RESERVATIONS AND CONDITIONS CONTAINED IN TRANSFER 288360 AFFECTS LOTS 56, 57, 60, 65 TO 76 (B1), 106, ORAM COURT AND PARTS OF LOTS 88, 89, 91, 92, 93, 94 AND 105 ON THIS PLAN.

THE RESERVATIONS AND CONDITIONS CONTAINED IN TRANSFER 255117 AFFECTS LOTS 77 TO 84 (B1), 88 TO 97 (B1), 108 TO 112 (B1), HARTLEY COURT AND PARTS OF LOTS 98 TO 104 (B1) ON THIS PLAN.

THE RESERVATIONS AND CONDITIONS CONTAINED IN TRANSFER 255117 AND 288360 AFFECT LOTS 85 TO 87 & 107 & LILLEY DRIVE ON THIS PLAN.

CERTIFICATION BY SURVEYOR

MUNICIPALITY: CITY OF MILDURA

CERTIFICATE OF MUNICIPAL CLERK

| LIST OF MODIFICATIONS | | |
|-----------------------|--------------|---------------|
| LAND | MODIFICATION | APPROVAL DATE |
| Lot 112 | PS 323707 | 14/2/86 |
| Subdivision | X 55644TG | |
| Rectifications | | |

AMENDMENTS

202033 A

THOMSON & SINGLETON PTY. LTD.
61 DEAKIN AVE MILDURA 3500
TEL 050 - 231835

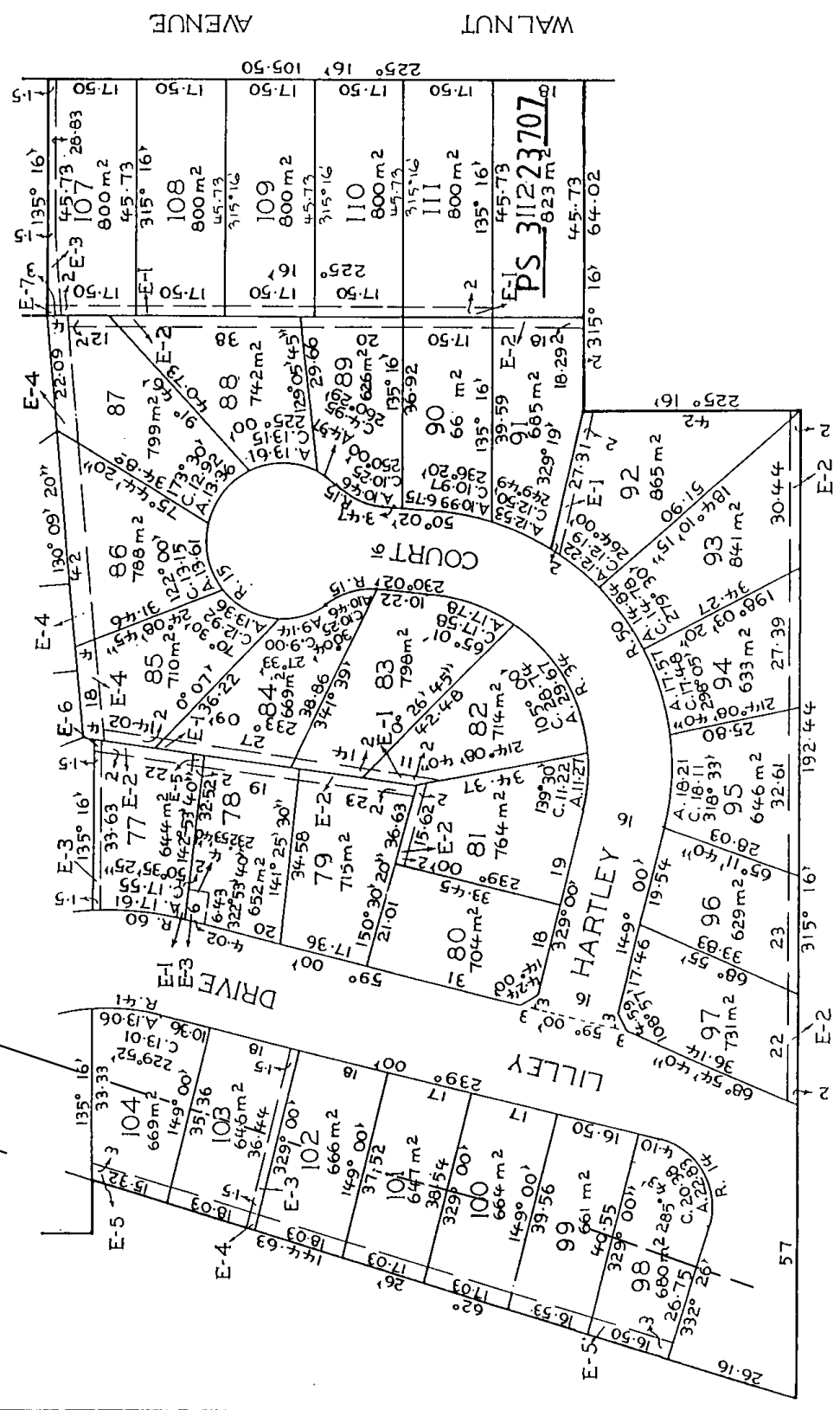
SURVEYORS REF. 3128 E
A/644/8

PLAN APPROVED AT ON 14-FEB-86 (ASSISTANT) REGISTRAR OF TITLES

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L.P.202033A
2 SHEETS
SHEET 2

SEE SHEET 1



PLAN OF SUBDIVISION

COUNTY OF KARKAROOO
PARISH OF MILDURA
CROWN PORTION 2 (PART)
SEC 23 BLOCK E
CROWN ALLOTMENTS 4, 6, 7, SEC 23
POR 2, BLOCK 2

NUMBER OF SHEETS IN PLAN : 2
NUMBER OF SHEETS IN THIS SHEET : 2

SCALE
ORIGINAL SHEET SIZE : 1:800
LENGTHS ARE IN METRES

OFFICE USE ONLY
L.P.202033A
VICTORIA

THOMSON & SINGLETON PTY. LTD.
81 DEAKIN AVE. MILDURA 3500
TEL. 050 - 23-1835

SURVEYORS REF.
3128 E
A/644/B

SIGNATURE OF SURVEYOR

SIGNATURE OF MUNICIPAL CLERK

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

VOLUME 09661 FOLIO 092

Security no : 124088151839M
Produced 16/02/2021 02:37 PM

LAND DESCRIPTION

Lot 83 on Plan of Subdivision 202033A.
PARENT TITLES :
Volume 09580 Folio 253 Volume 09650 Folio 216
Created by instrument LP202033A 14/02/1986

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 99 of a total of 100 equal undivided shares
Joint Proprietors
 ANDREW JAMES MUIRHEAD
 PRUDENCE ANNE MUIRHEAD both of 35 SOMERS STREET NORTH BRIGHTON SA 5048
As to 1 of a total of 100 equal undivided shares
Sole Proprietor
 SOMERS ENTERTAINMENT PTY LTD of 35 SOMERS STREET NORTH BRIGHTON SA 5048
 AE906626Y 20/02/2007

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AE906627W 20/02/2007
PERPETUAL LTD

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 LP202033A 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: 4 HARTLEY COURT MILDURA VIC 3500

DOCUMENT END