



Raymond Eric Mantle

Vendor's Statement

Property: 100 Clarkes Road, Anakie VIC

Vendor's Statement to the Purchaser of Real Estate Pursuant to Section 32 of the Sale of Land Act 1962 (act)

Vendor	Raymond Eric Mantle
Property	100 Clarkes Road, Anakie VIC

32A FINANCIAL MATTERS

Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is contained in the attached certificate/s and/or as follows-

Provider	Amount (& interest if any)	Period
City of Greater Geelong Council	Per the attached certificate	Per annum
Barwon Region Water	Per the attached certificate	Per quarter
Land Tax (if applicable)	TBA	Per annum

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

Their total does not exceed \$4,500.00

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

32A(b) The particulars of any Charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under the charge are as follows:- None to the Vendors Knowledge

32B INSURANCE

(a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - No such Insurance has been effected to the Vendors Knowledge.

(b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:-
Not Applicable

32C LAND USE

(a) RESTRICTIONS

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:-

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and

underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

(b) BUSH FIRE PRONE AREAS - as shown on the Certificate issued by the Department of Planning and Community Development attached to this Statement.

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme: City of Greater Geelong Council Planning Scheme

Responsible Authority: City of Greater Geelong Council

Zoning & Planning Overlay/s: See attached certificate/s

32D NOTICES

(a) Particulars of any Notice, Order, Declaration, Report or recommendation of a Public Authority or Government Department or approved proposal directly and currently affecting the land of which the Vendor might reasonably be expected to have knowledge are:- None to the Vendors knowledge however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor

(b) 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. None to the Vendors Knowledge

(c) Particulars of any Notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act, 1986* are: Not Applicable

32E BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):-

No such Building Permit has been granted to the Vendors knowledge.

32F OWNERS CORPORATION

The Land is NOT affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006*.

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

(1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*) is NOT -

- land that is to be transferred under the agreement.
- land on which works are to be carried out under the agreement (other than Crown land).
- land in respect of which a GAIC is imposed.

32H SERVICES

Service	If ticked – Service not connected
Electricity supply	<input type="checkbox"/>
Gas supply	<input checked="" type="checkbox"/>
Water supply	<input checked="" type="checkbox"/>
Sewerage	<input checked="" type="checkbox"/>
Telephone services	<input type="checkbox"/>

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate their account with the service provider before settlement, and the purchaser will have to have the service reconnected.

32I REPRESENTATIONS AND ACKNOWLEDGEMENTS

The Vendor makes no representations in relation to the condition of the property and the Purchaser relies upon the Purchaser's own enquiries and inspections. Where the property includes a swimming pool or spa the Purchasers acknowledge that the Purchasers have made their own enquiries in relations to the obligations of owners of pools and spas under the *Building Act 1993* and the *Building Regulations* created under the *Building Act 1993* and have not relied on any representations made by the Vendor or the Vendors Agent.

32J TITLE

Attached are the following document/s concerning Title:

- In the case of land under the *Transfer of Land Act 1958* a copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.

Certificate of Title Volume 8863 Folio 814

Plan of Subdivision Lot: 5 on LP090280.

32K TENANCY

Not Applicable

32L SUBDIVISION

32L (1) Unregistered Subdivision

This Section 32L(1) only applies if the land is subject to a subdivision which is not registered

Not Applicable

32L(2) Staged Subdivision

This Section 32L(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

32L(3) Further Plan of Subdivision

This Section 32L(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

32M DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required in Section 32 of the Sale of Land Act but may be included in this Vendor Statement for Convenience)

Details of any energy efficient information required to be disclosed regarding a disclosure affected building or disclosure 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 2000m², (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

32N DUE DILIGENCE CHECKLIST

(the Sale of Land Act 1962 provides that the Vendor or the Vendor's Licenced Estate Agent make a prescribed due diligence checklist available to the 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)

Is attached

32O SMOKE ALARMS

The Purchaser is to note that all dwellings and or units are required to be fitted with self-contained smoke alarms in accordance with Regulation 5.14 of the *Building Regulations* 1994 within 30 days after:

(a) In the case of a Contract of Sale other than a Terms Contract (as defined in Section 2 of the *Sale of Land Act* 1962) the date of completion of the Contract; and

(b) In the case of a Terms Contract, the Purchaser becomes entitled to possession or to the receipts and profits under the Contract.

32P SWIMMING POOLS AND SPAS

If the property includes a swimming pool and/or a spa (as defined by *Building Regulations* 1994) that requires the provision of suitable barriers pursuant to *Regulation 5.13* of the said Regulations, it is agreed that the Purchaser shall pay the cost of complying with such Regulation and shall indemnify and keep indemnified the Vendor against any such cost.

(a) In the case of a Contract of Sale other than a Terms Contract (as defined in Section 2 of the *Sale of Land Act* 1962) the date of completion of the Contract; and

(b) In the case of a Terms Contract, the Purchaser becomes entitled to possession or to the receipts and profits under the Contract.

Vendors Acknowledgement

Upon signing this Vendor Statement, I agree that this Section 32 statement and the documents contained here (including the Register Search Statement) must be updated at the expiration of six calendar months from the date of the Register Search Statement disclosed in this statement. I will not hold Regional Conveyancing, or any subsidiary of Regional Conveyancing, liable if the Vendors Statement has not been updated or if it is used by any Real Estate Agent other than the one to whom it is first forwarded to by Regional Conveyancing.

I confirm that this Statement has been printed solely in accordance with my instructions and from the information and documents provided or approved by me are true and correct. I undertake that I will exercise all possible diligence and provide full and honest disclosure or all relevant information of which I am aware or might reasonably be expected to be aware of. I am aware that Regional Conveyancing have only been retained to construct this document in accordance with my instructions and the information and documents provided to them or approved by me.

I certify that I am not aware of:-

- a) Any variation between the said land held in my proprietorship and the land described in the Certificate of Title/s;
- b) Any registered or unregistered encumbrances not disclosed in this document;
- c) Any failure to obtain any necessary planning, building or other permits;
- d) The property being affected by any environmental, landslip, mining, flooding, fill, latent defects, bushfire attack or historical significance issues;
- e) Any contingent or proposed liabilities affecting any Owners Corporation including any relating to the undertaking of repairs to the property;
- f) My occupation of any adjacent land which is not contained in the land being sold
- g) Any buildings erected over any easements;
- h) Any rights over any other land (ie: a roadway or walkway) other than those disclosed herein and;
- i) Any proposal in relation to any other land which may directly and currently affect the property being sold.

I acknowledge that I have read this statement, all documents and the representations and warranties given by me in lieu of requisitions and I accept sole responsibility for the accuracy of all the information and documents and for providing or omitting all or any of the information, conditions, Titles, notices or documents including, but without limiting the generality of the foregoing, any information, conditions, Titles or documents required or that later may be deemed to be required by Section 32 of the Sale of Land Act 1996 as amended and/or any other Act or regulation.

Insurance

I, the Vendor, undertake to keep the property and all improvements thereon, and therein, fully insured for their full replacement value (new for old) until the final settlement of any sale of the property.

DATE OF THIS STATEMENT

/ /20

Name of the Vendor

Raymond Eric Mantle

Signature/s of the Vendor

x

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

DATE OF THIS ACKNOWLEDGMENT

/ /20

Name of the Purchaser

Signature/s of the Purchaser

x

IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

Undischarged mortgages - S32A(a)

Where the land is to be sold subject to a mortgage (registered or unregistered) which is not to be discharged before the purchaser becomes entitled to possession or receipt of rents and profits, then the vendor must provide an additional statement including the particulars specified in Schedule 1 of the *Sale of Land Act 1962*.

Terms contracts - S32A(d)

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

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.

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.

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

VOLUME 08863 FOLIO 814

Security no : 124088149156D
Produced 16/02/2021 01:31 PM

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 090280.
PARENT TITLE Volume 08666 Folio 284
Created by instrument LP090280 05/02/1971

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
RAYMOND ERIC MANTLE
LYNETTE JOYCE MANTLE both of 175 ROBERT STREET YARRAVILLE
G478795 18/01/1977

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 LP090280 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: 100 CLARKES ROAD ANAKIE VIC 3213

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
Document Identification	LP090280
Number of Pages (excluding this cover sheet)	2
Document Assembled	16/02/2021 13:31

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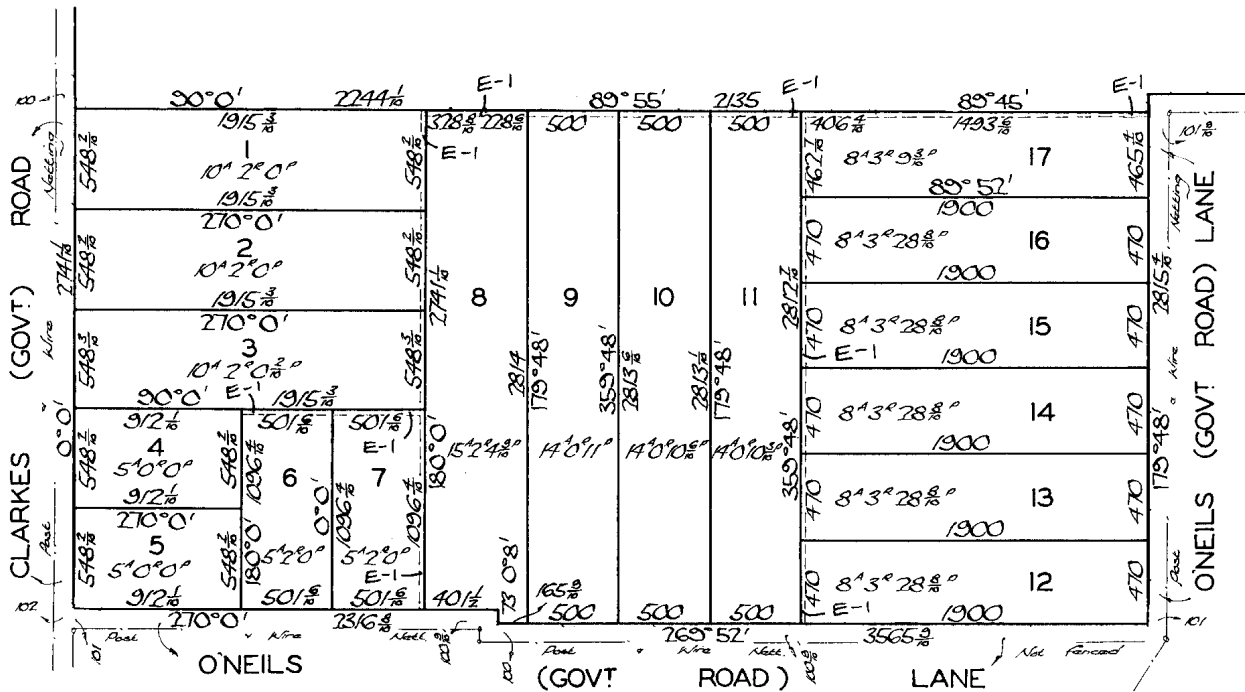
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PLAN OF SUBDIVISION CROWN ALLOTMENTS B. G. G ₁ , G ₂ & G ₃ . PARISH OF DURDIDWARRAH COUNTY OF GRANT	APPROPRIATIONS	ENCUMBRANCES
	The land coloured blue is set apart for drainage purposes and is 20 links wide.	



COLOUR CONVERSION
E-1 = BLUE



FOR APPROPRIATIONS, ETC,
SEE BACK HEREOF

CERTIFICATE OF TITLE V. 8666 F. 284
LODGED BY DOYLE & KERR
DEALING No. DATE 27.10.70
DECLARED BY J.W. HUMPHREYS 22.9.70
CONSENT OF COUNCIL SHIRE OF
CORIO
30.9.70
PLAN MAY BE LODGED 27.11.70 AT 12.30

LP 90280
BACK OF SHEET 1

THE LAND COLOURED BLUE
IS APPROPRIATED
OR SET APART FOR
EASEMENTS OF DRAINAGE

**Application by surviving proprietor
Section 50 Transfer of Land Act 1958**

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by

Name: REGIONAL CONVEYANCING

Phone: 03 5223 2222

Address: LEVEL 1, SUITE 5, 343 PAKINGTON STREET, NEWTOWN VIC 3220

Reference: RC:MG:21-3847

Customer code:

The applicant applies to be registered as the proprietor of the estate and interest in the land held jointly with the deceased.

Land: (volume and folio, and if applicable mortgage, charge or lease no.)

Volume 8863 Folio 814

Applicant: (full name and address, including postcode)

RAYMOND ERIC MANTLE OF 100 CLARKES ROAD, ANAKIE VIC 3213

Deceased: (full name)

LYNETTE JOYCE MANTLE

Signing:

35271702A

50TLA

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THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: www.delwp.vic.gov.au/property>Contact us

**Application by surviving proprietor
Section 50 Transfer of Land Act 1958**

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Certifications

1. The Certifier has taken reasonable steps to verify the identity of the applicant.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of RAYMOND ERIC MANTLE
Signer Name MURRAY GRILLS
Signer Organisation REGIONAL CONVEYANCING
Signer Role LICENSED CONVEYANCER

Signature



Murray Robert Grills
Licenced Conveyancer
No 000842L

Execution Date

35271702A

50TLA

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THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: www.delwp.vic.gov.au/property>Contact us

Statutory Declaration

in support of Application by Surviving Proprietor

Privacy Collection Statement
The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

I [FULL NAME] Raymond Eric Mantle
Of [ADDRESS] 100 Clarkes Road, Anakie
[OCCUPATION] Retired

make the following statutory declaration under the **Oaths and Affirmations Act 2018**:

1. Lynette Joyce Mantle died on 1 May 1995
2. The deceased was the/one of the registered proprietor(s) of the land in folio of the Register:
VOLUME 8863 FOLIO 814
3. My means of knowledge for making the above statements is:
I attended her funeral

I declare that the contents of this statutory declaration are true and correct and I make it knowing that making a statutory declaration that I know to be untrue is an offence.

Signature of person making this declaration [to be signed in front of an Authorised Witness]

Declared at [Place] _____
in the State of Victoria,
the _____ day of _____ 2021

I am an authorised statutory declaration witness and I sign this document in the presence of the person making the declaration:

Signature of authorised statutory declaration witness

the _____ day of _____ 2021

[FULL NAME OF AUTHORISED STATUTORY DECLARATION WITNESS IN LEGIBLE WRITING, TYPING OR STAMP] _____

[PERSONAL OR PROFESSIONAL ADDRESS OF AUTHORISED STATUTORY DECLARATION WITNESS IN LEGIBLE WRITING, TYPING OR STAMP] _____

[QUALIFICATION AS AN AUTHORISED STATUTORY DECLARATION WITNESS] _____

A person authorised under section 30(2) of the **Oaths and Affirmations Act 2018** to witness the signing of a statutory declaration.

* I confirm that reasonable modifications were used in preparing this statutory declaration and that the contents of this statutory declaration were read to the person making the statutory declaration in a way that was appropriate to the person's circumstances.

Signature of authorised statutory declaration witness: _____

. *strike out if not applicable

LAND INFORMATION CERTIFICATE

In accordance with Section 229 of the Local Government Act 1989

Date of Issue: **04-Mar-2021**

Certificate No: **178627**

Applicants Ref:

45994493-012-4:139869

Assessment Number: 77681

Property Address: **100 Clarkes Road, ANAKIE VIC 3213**

Property Description: **19751m2 Lot 5 LP 90280**

Ratepayer as per

Council Records: **R E Mantle**

Applicant:

**Landata
PO BOX 500
EAST MELBOURNE VIC 8002**

Operative Valuation Date:	01-Jul-2020
Level of Valuation Date:	01-Jan-2020
Capital Improved Value:	380,000
Site Value:	245,000
Net Annual Value:	19,000

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 or under a local law or By-Law of the Council and specified flood level by the Council (if any).

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 **01/07/2020 to 30/06/2021**. Lump sum payment - due by **15/02/2021** or by instalment **30/09/2020, 30/11/2020, 28/02/2021 and 31/05/2021**. 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. Therefore, any overpayment of rates at settlement will be refunded to the payee.

Confirmation of any variation to this certificate will only be given for up to 90 days from the date of issue (ie. **02-Jun-2021**) and within the current financial year.

The Local Government Act 1989 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.

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

CITY OF GREATER GEELONG LAND INFORMATION CERTIFICATE (cont.)

In accordance with Section 229 of the
Local Government Act 1989

Date of Issue: **04-Mar-2021**

eService

Certificate No: **178627**

Property Address: **100 Clarkes Road, ANAKIE VIC 3213**

Assessment Number: **77681.5**

	<u>Rate, Charges & Other Monies</u>	<u>Amount \$</u>
Arrears:	Balance Brought Forward	0.00
	Legal Fees Arrears	0.00
Current:	General Rates	905.10
	State Government Levies	133.50
	Waste Management	360.95
	Municipal Charge	0.00
	Refunds	0.00
	Concession Rebates	-291.00
	Interest Arrears	0.00
	Interest Current	0.00
	Legal Fees	0.00
Other:	Special Charges (<i>subject to Final Costs</i>)	0.00
	Sundry Charges	0.00
Payment:	Amount Received	-831.45
	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:	277.10

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



Bill Code: 17475

Reference: 100000776815

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

Your Ref: 45994493-012-4:139869

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Sec 229 LGA

PROPERTY INFORMATION CERTIFICATE

Building Regulations 2018
Pursuant to Regulation 51(1)



Landata
PO BOX 500
EAST MELBOURNE VIC 8002

10 March 2021
PI: 276410
PIR-2021-1873
Telephone: 5272 4450
Your Ref 45994493

PROPERTY FOR WHICH INFORMATION WAS REQUESTED			
Property Address	100 Clarkes Road, ANAKIE VIC 3213		
Title Information	19751m2 Lot 5 LP 90280	Volume / Folio	IT

Regulation 51(1) *Building Regulation 2018*, any person may request the relevant Council to provide in relation to any building or land:

1. Details of any Permit or Certificate of Final Inspection issued in the preceding 10 years:

Nil

2. Details of any current statement issued under Regulation 64 (Combined Allotments) or Regulation 231 (Subdivision of existing buildings)

Nil

3. Details of any current Notice or Order issued by the Relevant Building Surveyor under the Act.

Nil

Please Note:

- While every effort is made to provide full and accurate information, the Council's records may be deficient because of limitations in the period the records have been kept and/or because of their accuracy in recording or failure to record other permits, orders, variations or revocations.
- In addition, the existence of permits or certificates does not indicate whether all construction on a property complies with approvals. Independent inquiries should be made if in any doubt or if any problem is anticipated or encountered.

Yours sincerely

A handwritten signature in black ink, appearing to read "Wendy Dias".

Wendy Dias
Technical Officer

**BUILDING SERVICES
100 BROUGHAM STREET, GEELONG**

TAX INVOICE



ABN 18 374 210 672

Victorian Land Registry Services Pty Ltd
2 Lonsdale Street
MELBOURNE VIC 3000

Debtor No.	888480
Invoice Date	10-Mar-2021
Enquiries	03 5272 5272
Application No.	PIR-2021-1873
Location	100 Clarkes Road, ANAKIE VIC 3213
Your Ref	45994493

Invoice	Description	GST \$	Fee Amount \$
5663961	Building Info - Regulation 51 (1)	0.00	47.00

Payment terms 30 days from date of invoice please

PAYMENT OPTIONS



Biller Code: 17475
Ref: 500008884801

From your cheque, savings,
MasterCard or **Visa** accounts.
Please contact your financial
institution

ONLINE OR BY PHONE

Online: www.geelongaustralia.com.au

Phone: 1300 858 058

Ref: 888480

A payment processing fee of 0.59 per cent applies for MasterCard and Visa. Please Note If you pay via BPay you can avoid this fee.

IN PERSON

Pay at any Post Office



*880 500008884801

or visit us at 100 Brougham Street, Geelong.

Amount Due \$47.00

Debtor No. : 888480

Account Name : Victorian Land Registry Services Pty Ltd

Invoice Date : 10-Mar-2021



Council use barcode

Catchment and Land Protection (Section 90)

Regional Conveyancing C/- triSearch (Website)
135 KING STREET
SYDNEY 2000

CERTIFICATE

Pursuant to Section 90 of the *Catchment and Land Protection Act 1994*

YOUR REF: 563441

CERTIFICATE NO: **45994493**

This Certificate is issued for the following property:

PROPERTY ADDRESS:

100 Clarkes Road, Anakie

PROPERTY DESCRIPTION:

Lot/Plan:

Lot 5 LP90280

Crown Description:

Volume/Folio:

8863/814

Directory Reference:

V 77 E8

- | | |
|--|------------|
| 1. A regional catchment strategy applies to the land. | YES |
| 2. The land is in a special area. | No |
| 3. A special area plan applies to the land. | No |
| 4. A land use condition applies to the land. | No |
| 5. A land management notice is in force in relation to the land. | No |
| 6. A copy of the land management notice is attached. | No |

By Authority

Secretary to the Department of Environment, Land, Water & Planning

DATED: 02/03/2021

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

722859

APPLICANT'S NAME & ADDRESS

REGIONAL CONVEYANCING C/- TRISEARCH (WEBSITE) C/-
LANDATA

MELBOURNE

VENDOR

MANTLE, RAYMOND ERIC

PURCHASER

N/A, N/A

REFERENCE

563441

This certificate is issued for:

LOT 5 PLAN LP90280 ALSO KNOWN AS 100 CLARKES ROAD ANAKIE
GREATER GEELONG CITY

The land is covered by the:

GREATER GEELONG PLANNING SCHEME

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

The land:

- is included in a RURAL CONSERVATION ZONE - SCHEDULE 3
- is within a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 5
- and a BUSHFIRE MANAGEMENT OVERLAY

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

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian
Heritage Register at:

(<http://vhd.heritage.vic.gov.au/>)

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be
checked carefully.

The above information includes all
amendments to planning scheme maps
placed on public exhibition up to the date
of issue of this certificate and which are
still the subject of active consideration

Copies of Planning Schemes and
Amendments can be inspected at the
relevant municipal offices.

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

02 March 2021

Hon. Richard Wynne MP
Minister for Planning

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9194 0606 or email landata.enquiries@delwp.vic.gov.au.

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



Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.

Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.

Property Clearance Certificate

Taxation Administration Act 1997



INFOTRACK / REGIONAL CONVEYANCING

Your Reference: 21-3847 MANTLE

Certificate No: 43375925

Issue Date: 02 MAR 2021

Enquiries: ESYSPROD

Land Address: 100 CLARKES ROAD ANAKIE VIC 3213

Land Id	Lot	Plan	Volume	Folio	Tax Payable
36371017	5	90280	8863	814	\$0.00

Vendor: RAYMOND MANTLE

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR LYNETTE JOYCE MANTLE	2021	\$245,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
-------------------------------------	------	---------------	------------------	------------------	-------

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMP VALUE: \$380,000

SITE VALUE: \$245,000

AMOUNT PAYABLE: \$0.00

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

Certificate No: 43375925

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

General information

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

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$0.00

Taxable Value = \$245,000

Calculated as \$0 plus (\$245,000 - \$0) multiplied by 0.000 cents.

Property Clearance Certificate - Payment Options

BPAY




Billers Code: 5249
Ref: 43375925

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: 43375925

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Report

from www.land.vic.gov.au on 15 March 2021 09:33 AM

Address: 100 CLARKES ROAD ANAKIE 3213

Lot and Plan Number: Lot 5 LP90280

Standard Parcel Identifier (SPI): 5\LP90280

Local Government (Council): GREATER GEELONG **Council Property Number:** 276410

Directory Reference: VicRoads 77 E8

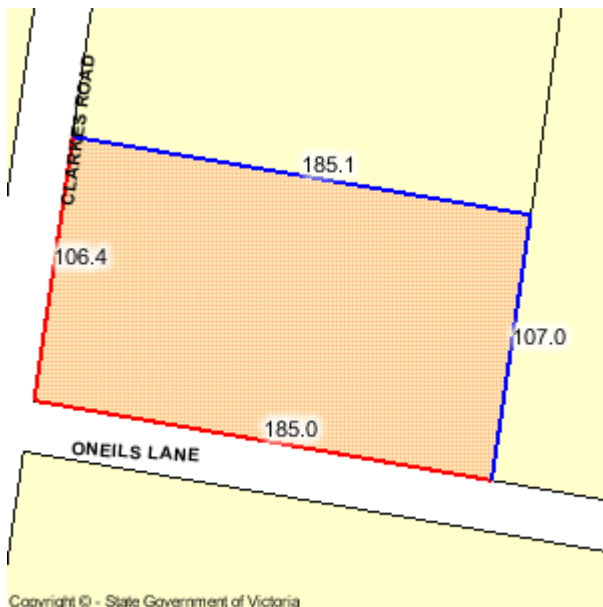
This property is in a designated bushfire prone area.

Special bushfire construction requirements apply. Planning provisions may apply.

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

Site Dimensions

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



Area: 19737 sq. m

(2.0 ha)

Perimeter: 584 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

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

State Electorates

Legislative Council: WESTERN VICTORIA

Legislative Assembly: LARA

Utilities

Rural Water Corporation: Southern Rural Water

Urban Water Corporation: Barwon Water

Melbourne Water: outside drainage boundary

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

Planning information continued on next page

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Planning Zone Summary

- Planning Zone:** RURAL CONSERVATION ZONE (RCZ)
RURAL CONSERVATION ZONE - SCHEDULE 3 (RCZ3)
- Planning Overlays:** BUSHFIRE MANAGEMENT OVERLAY (BMO)
SIGNIFICANT LANDSCAPE OVERLAY (SLO)
SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 5 (SLO5)

Planning scheme data last updated on 11 March 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

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

The Planning Property Report includes separate maps of zones and overlays

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

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

Area Map



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From www.planning.vic.gov.au on 15 March 2021 09:34 AM

PROPERTY DETAILS

Address: **100 CLARKES ROAD ANAKIE 3213**
Lot and Plan Number: **Lot 5 LP90280**
Standard Parcel Identifier (SPI): **5\LP90280**
Local Government Area (Council): **GREATER GEELONG**
Council Property Number: **276410**
Planning Scheme: **Greater Geelong**
Directory Reference: **VicRoads 77 E8**

www.geelongaustralia.com.au

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

UTILITIES

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

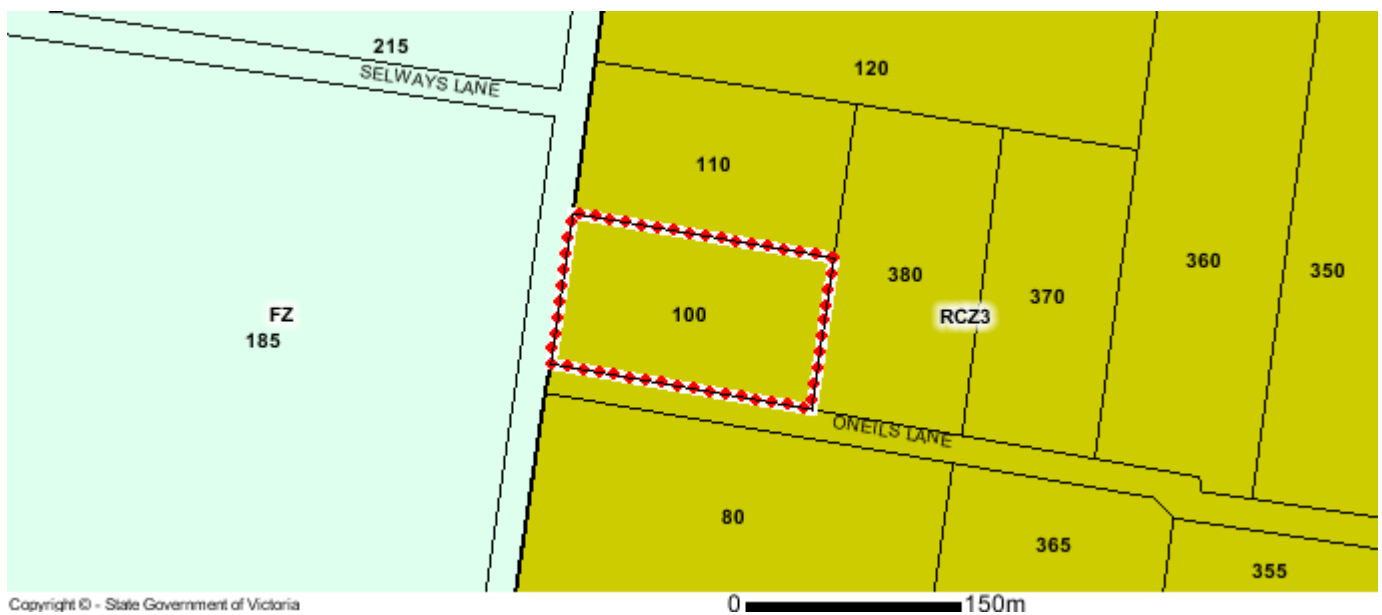
STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **LARA**


Planning Zones

[RURAL CONSERVATION ZONE \(RCZ\)](#)

[RURAL CONSERVATION ZONE - SCHEDULE 3 \(RCZ3\)](#)



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 FZ - Farming  RCZ - Rural Conservation

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

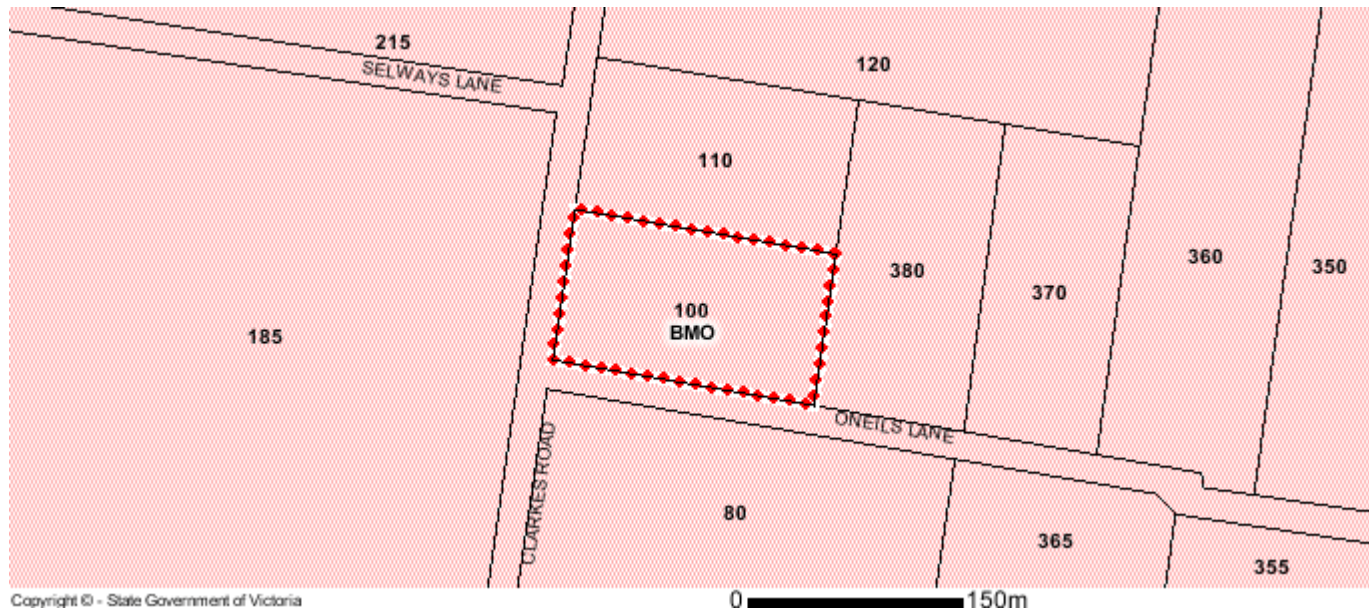
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



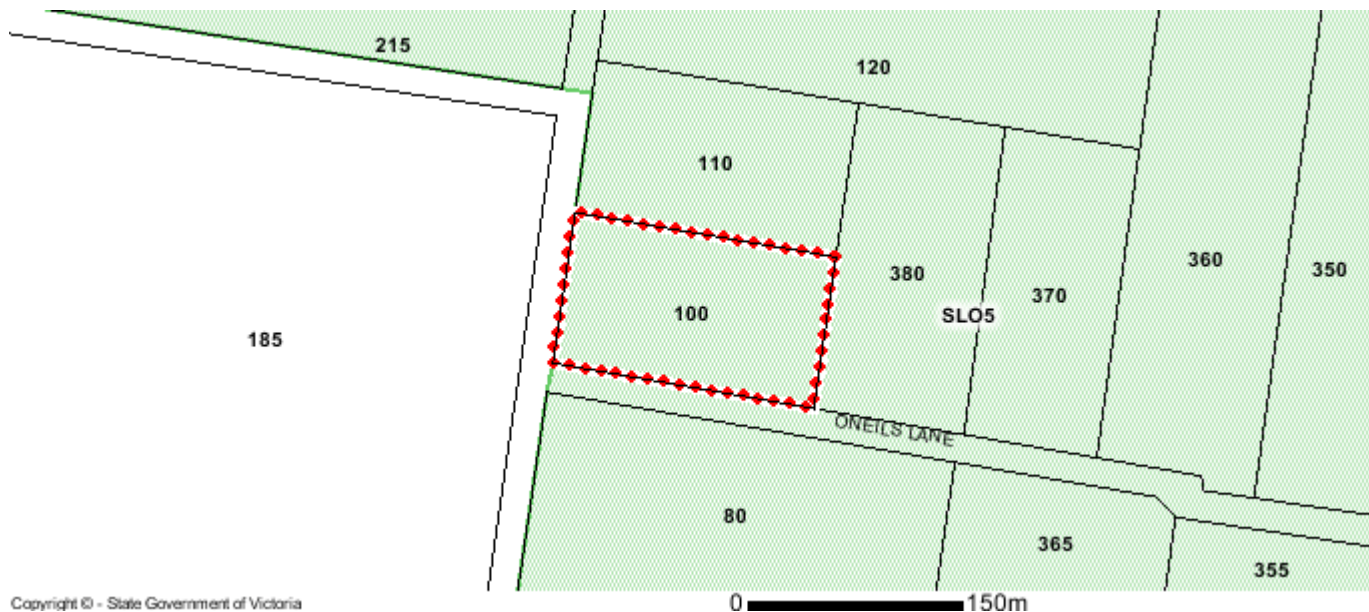
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BMO - Bushfire Management

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

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 5 (SLO5)



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SLO - Significant Landscape

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

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Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

VEGETATION PROTECTION OVERLAY (VPO)



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 VPO - Vegetation Protection

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

Further Planning Information

Planning scheme data last updated on 11 March 2021.

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

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

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

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

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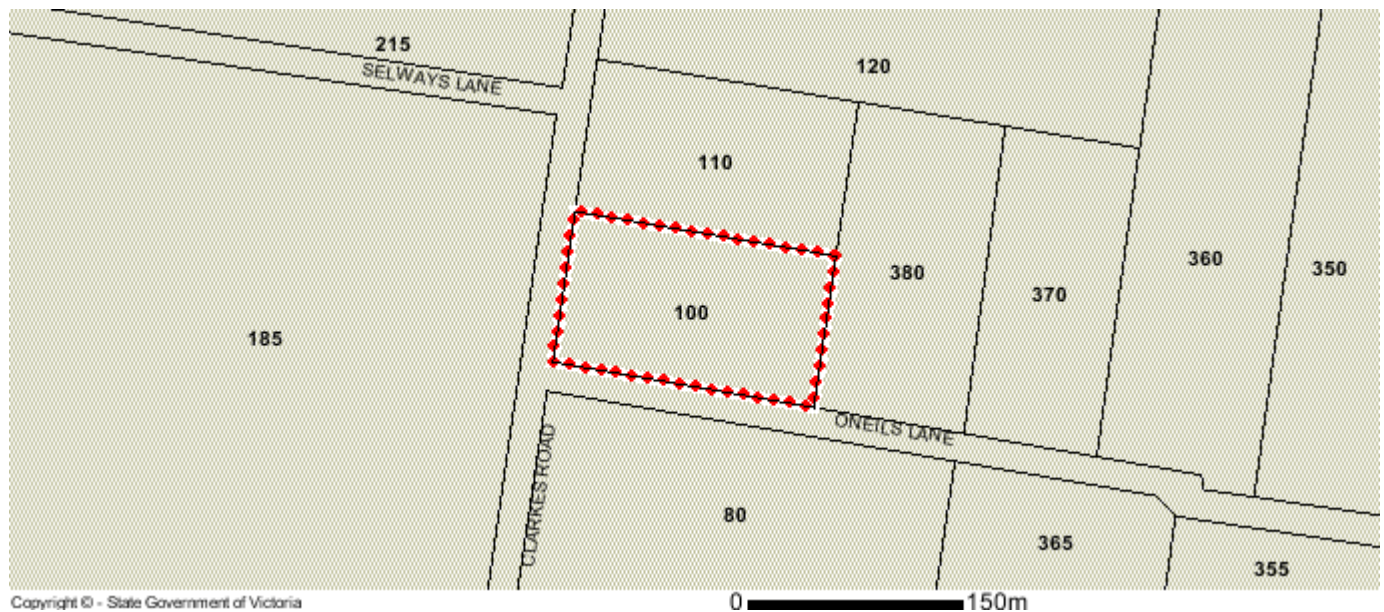
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Designated Bushfire Prone Area

This property is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.



 Designated Bushfire Prone Area

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

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

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

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

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

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

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