

**VENDORS STATEMENT**  
**SECTION 32 OF THE SALE OF LAND ACT 1962 ("the Act")**

**VENDOR:** Bell Post Hill Pty Ltd

**PROPERTY:** Lot \_\_\_\_\_ on PS806328W  
1-37 Rollins Rd & 40 Bingley Crt  
Bell Post Hill

DATE OF THIS STATEMENT. . . . . / . . . . . 2017

Signature of the Vendor \_\_\_\_\_  
Director Bell Post Hill Pty Ltd

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

DATE OF THIS ACKNOWLEDGEMENT BY THE PURCHASER.

. . . . . / . . . . . 2017

Signature of the Purchaser \_\_\_\_\_

Purchaser's name \_\_\_\_\_

Signature of the Purchaser \_\_\_\_\_

Purchaser's name \_\_\_\_\_

**1. FINANCIAL MATTERS**

RATES, TAXES, OUTGOINGS CHARGES or similar outgoings ( and interest if any)

**a.** ~~are contained in the attached certificates,~~

or

**b.** Their total does not exceed \$5,000. As at the date of this statement, the land is not assessed for rates. After registration of the proposed plan of subdivision PS806328W the purchaser will be solely responsible to payment of any

assessment of municipal rates, water charges and land tax. The vendor makes no representation or warranty as to the amount of any such rates or charges which may be assessed against the land at the time of settlement of any sale of the land, save that their total will not exceed \$5000.

c. *as follow:*

<b>Authority</b>	<b>Type</b>	<b>Amount \$</b>	<b>Interest, if any</b>
<i>Greater Geelong City Council</i>	<i>Rates</i>		
<i>Barwon Water</i>	<i>Rates</i>		
<i>State Revenue Office</i>	<i>Land tax</i>		

Any rates taxes and charges against the land at the time of settlement will be adjusted between the vendor and the purchaser in the usual manner.

## **2. LAND USE**

**2.1** Information concerning any easements, covenant or other similar restriction affecting the Property (registered or unregistered) –

- is in the attached copies of title documents

**2.2** Particulars of any existing failure to comply with their terms are as follows: - none to the Vendor's knowledge.

**2.3** Road Access: There is access to the property by road.

**2.4** Designated Bushfire Prone Area - ~~applicable~~/ not applicable

**2.5** Planning scheme:

Information concerning any planning instrument affecting the land is contained in the attached Planning Property Report ("PPR"), and

Name of Planning Scheme	Greater Geelong Planning Scheme
Name of Responsible Authority	City of Greater Geelong
Zoning of the land	See PPR
Name of planning overlay	See PPR

**3. NOTICES**

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal affecting the property of which the Vendor might reasonably be expected to have knowledge:

Are contained in the attached certificates and/or statements (if applicable)

Not applicable

Agricultural chemicals – there are no notices property management plans, reports or orders in respect of the land issued by 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.

Not applicable

Compulsory acquisition - the vendor has not been served with any notice of a intention to acquire under section 6 of the Land Acquisition and Compensation Act 1986 - Not applicable

**4. BUILDING PERMITS**

Particulars of any building permit issued under the Building Act 1993 in the preceding seven years.

Not applicable

**5. OWNERS CORPORATION**

The land will not be affected by an Owners Corporation:

**6. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION DETAILS**

Not applicable

**7. SERVICES**

The following services shown with an “x” are not connected to the property

Electricity supply	x
Water supply	x
Gas supply	x
Sewerage	x
Telephone	x

Utilities may not be connected at settlement; purchaser may be liable for re-connection fees.

**8. TITLE** - Attached are copies of the following title documents:

**Registered title**

Attached is a Register Search Statement and the document or part document referred to as the diagram location in that statement which identifies the land and its location.

**9. SUBDIVISION**

**Unregistered subdivision**

Where the land is subject of subdivision which is not registered:

~~Attached is a copy of the plan of subdivision certified by the relevant municipal council if the plan is not yet registered~~

or

Attached is a copy of the latest version of the plan (if the plan of subdivision has not been certified).

**DUE DILIGENCE CHECKLIST**

Attached is a copy of the due diligence checklist required under the Sale of Land Act 1962

**ATTACHMENTS**

- Certificates of title vol 11420 fol 686 and vol 11423 Fol 4443
- Proposed plan PS806328W
- Plan PC366290J
- Plan 713968A
- Section 173 agreement
- evidence of vendor's right to sell
- plan of design
- planning permit
- planning property report

