

# Sargeants – South Gippsland

Conveyancing and Property Transfer Specialists

**940 Korumburra South Road**

**Korumburra South 3950 Vic**

**Tel: 03 5657 3222**

**Fax: 03 5657 3121**

**Email: sgsargeants@outlook.com**

## SECTION 32 STATEMENT

**VENDOR:** Geoffrey Alan Kennedy

**STREET ADDRESS** 23 Ullathornes Road, Inverloch VIC 3996

**LAND BEING SOLD** The land which is presently fenced and/or occupied by the Vendor and contained only within the land described in Certificate of Title  
**Volume 10688 Folio 739**

### IMPORTANT NOTICES TO PURCHASER

The vendor makes this statement in respect of the land in accordance with Section 32 of the *Sale of Land Act* 1962. The statement must be signed by the vendor either personally or by his electronic signature.

### **FINANCIAL MATTERS**

Particulars of any rates, taxes, charges or other similar outgoings (and any interest on them) including any water usage, sewerage disposal charges or other charges based on a user pay system.

- (a) Their total does not exceed **\$3,800**
- (b) There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge, which are not included in the above amount.
- (c) 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 that charge are as follows:- **NOT APPLICABLE**

### **INSURANCE**

#### **Damage or Destruction**

The property remains at the risk of the vendor until the purchaser becomes entitled to possession or receipt of the rents and profits.

#### **Owner Builder**

Where there is a residence on the land which was constructed within the preceding 6 years and section 137B of the *Building Act* 1993 applies to the residence.

**NOT APPLICABLE**

## **LAND USE - RESTRICTIONS**

Information concerning any easement, covenant or other similar restriction affecting the land (registered or unregistered)

- (a) Easements affecting the land - as set out in the documents attached (if any)
- (b) Covenants affecting the land - as set out in the documents attached (if any)
- (c) Leases affecting the land - as set out in the documents attached (if any)
- (d) Other similar restrictions affecting the land - as set out in the documents attached (if any)

Particulars of any existing failure to comply with the terms of any Easement, Covenant, Lease or other similar restriction are :-

### **NONE TO THE VENDORS KNOWLEDGE**

However please note that underground electricity cables, water and gas pipes, sewers or drains may be laid outside registered easements.

## **ROAD ACCESS**

**There is access to the property by road**

## **BUSHFIRE - PRONE AREA**

- (1) The property is in a bushfire prone area within the meaning of the Regulations made under the *Building Act 1993* unless the attached Bushfire Prone Area Report states otherwise.
- (2) If the property is in a designated bushfire prone area the designation will be shown on the attached Bushfire Prone Area Report and special bushfire construction requirements, Planning provisions and Country Fire Authority requirements may apply. However you should conduct your own due diligence by searching the Victorian Government's [Land Channel website](#).

**PLANNING AND ROAD ACCESS** - Information concerning any planning instrument -

- (a) Name of planning scheme is : **Bass Coast Planning Scheme**
- (b) The name of the responsible authority is: **Bass Coast Shire Council**
- (c) The zoning of the land is: **General Residential Zone (GRZ)**
- (d) The name of any planning overlay affecting the land: **Vegetation Protection Overlay - Schedule 3 (VPO3)**

**The planning instrument does not prohibit the construction of a dwelling house on the land.**

Overlays - Landslip - Vegetation - Mining - or other General information - **AS ATTACHED** (if any)  
The Land may have been declared by a relevant authority to be in an area which is liable to flooding, mine subsidence, land slip or pest infestation.

**NOTICES** - Particulars of any notice, order, declaration, report, 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.

- (a) Any notice affecting the Owners Corporation and any liabilities (whether contingent, proposed or otherwise) where the property is in a subdivision that includes common property including any relating to the undertaking of repairs to the property
- (b) Any Quarantine or stock order imposed under the Stock Disease Act 1968 (whether or not the Quarantine Order it still in force)
- (c) **Agricultural chemicals**  
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 and any land use restriction notice given in relation to the land under the Agricultural and Veterinary Chemicals Act 1992

- (d) Particulars of any mining licence granted under the Mineral Resources Development Act 1990
- (e) **Compulsory acquisition**  
Particulars of any notice of intention to acquire served pursuant to Section 6 of *the Land Acquisition and Compensation Act 1986*.
- (f) Notice issued by the Environment Protection Authority
- (g) Any notice or order pursuant to the Domestic Building Contracts and Tribunal Act 1995

**NONE TO THE VENDORS KNOWLEDGE** save as disclosed herein or in any Owners Corporation Certificate.

The land is in a Municipal District specified by the Minister administering the Mineral Resources (Sustainable Development) Act 1990.

Particulars of any Mining Licences affecting the land are as follows :- **NOT APPLICABLE**

### **BUILDING APPROVALS**

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).

**NO SUCH BUILDING PERMIT HAS BEEN ISSUED TO THE VENDORS KNOWLEDGE**

### **OWNERS CORPORATION**

If the land is in a subdivision that has common property and there is thereby an owners corporation within the meaning of the Owners Corporation Act 2006 then included herewith (if they are relevant or available) is a copy of :-

- (a) A current Owners Corporation Certificate issued in respect of the land being sold;
- (b) The Owners Corporation Rules;
- (c) The Minutes of the most recent annual general meeting of the Owners Corporation and all resolutions made at that meeting;
- (d) The most recent accounts and balance sheet of the Owners Corporation and
- (e) A Statement of advice and information for prospective purchasers and lot owners.

**NOTE** - Not all Owners Corporations carry out all functions so therefore some documents may not be in existence.

### **GROWTH AREA INFRASTRUCTURE CONTRIBUTION**

**NOT APPLICABLE**

**SERVICES** - Information concerning the supply of the following services -

**THE FOLLOWING SERVICES ARE NOT CONNECTED**

**gas supply**  
**telephone services**

**THE FOLLOWING SERVICES ARE CONNECTED**

**electricity supply**  
**water supply**  
**sewerage**

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 the settlement and the purchaser will have to pay to have the service reconnected.

**TITLE**

Attached are copies of the following documents:

**Registered Title**

A Register Search Statement

The document or part of the document referred to as the "diagram location" in that statement which identifies the land and its location.

Evidence of the vendor's right or power to sell

(where the vendor is not the registered proprietor/the owner in fee simple)

**SUBDIVISION**  
**NOT APPLICABLE**

**DISCLOSURE OF ENERGY EFFICIENCY INFORMATION**  
**NOT APPLICABLE**

Signature of Vendor .....

DATE OF THIS STATEMENT ..... 2022

I agree that this Section 32 Statement and the documents herewith (including the Register Search Statement) must be updated at the expiration of six calendar months from the date of the Register Search Statement herewith. I will not hold Sargeants responsible if the Vendors Statement is not so updated or if it is used by any Real Estate Agent other than the one to whom it is first forwarded to by Sargeants.

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 and 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 Sargeants have only been retained to fill up this document in accordance with my said instructions and the information and documents provided or approved by me. I certify that I am not aware of :- (a) any variation between the land occupied by me and the land described in the Certificate/s of Title. (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 (i.e. a roadway or walkway) other than those disclosed herein and (h) any proposal in relation to any other land which may directly and currently affect the property being sold.

I acknowledge that I have read the statement, all the 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 forgoing, 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.

PURCHASER'S ACKNOWLEDGMENTS

The purchaser hereby acknowledges being given this statement signed by the vendor with all the attached documents and a **DUE DILIGENCE CHECKLIST** before the purchaser signed the contract

Signature of Purchaser .....

DATE OF ACKNOWLEDGMENT..... 2022

**NOTICE** The vendor gives notice to the purchaser that in the event that the purchaser fails to complete the purchase of the property on the due date specified in the contract between the vendor and the purchaser ("the contract") for the payment of the residue as defined in the contract ("the due date") or any other date for the payment of the residue, which date shall be deemed to be the due date, as a result of the alteration of the due date as specified in the contract, the vendor will or may suffer the following **reasonably foreseeable losses** and expenses which the purchaser shall be required to pay to the vendor in addition to any interest payable in accordance with the terms of the contract.

- (a) All costs associated with obtaining bridging finance to complete the vendor's purchase of another property or business and interest charged on such bridging finance;
- (b) Interest payable by the vendor under any existing mortgage over the property sold, calculated from the due date;
- (c) Accommodation and additional storage and removal expenses necessarily incurred by the vendor;
- (d) Costs and expenses as between vendor's conveyancer and/or solicitor and the vendor.
- (e) Penalties, interest or charges payable by the vendor to any third party as a result of any delay in the completion of the vendor's purchase, whether they are in relation to the purchase of another property, business or any other transaction dependent on the funds from the sale of the property.
- (f) all commissions, fees and advertising expenses payable to the vendor's Real Estate Agent.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 10688 FOLIO 739

Security no : 124099261899K  
Produced 28/07/2022 09:53 AM

LAND DESCRIPTION

Lot 13 on Plan of Subdivision 500207Q.  
PARENT TITLE Volume 10337 Folio 783  
Created by instrument PS500207Q 15/11/2002

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
GEOFFREY ALAN KENNEDY of 23 ULLATHORNES ROAD INVERLOCH VIC 3996  
AR905750Q 07/02/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AB787472J 03/01/2003

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 PS500207Q 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: 23 ULLATHORNES ROAD INVERLOCH VIC 3996

DOCUMENT END

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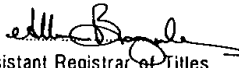

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Document Type	<b>Plan</b>
Document Identification	<b>PS500207Q</b>
Number of Pages (excluding this cover sheet)	<b>3</b>
Document Assembled	<b>28/07/2022 09:58</b>

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<b>PLAN OF SUBDIVISION</b>		Stage No. —	LTO use only <b>EDITION 2</b>	Plan Number <b>PS 500207Q</b>
<p style="text-align: center;">Location of Land</p> Parish: Kirrak Township: — Section: — Crown Allotment: 51 (Part) Crown Portion: —  LTO Base Record: Parish Plan (2889) Title Reference: Vol. 10337 Fol. 783  Last Plan Reference: Lot 11 P.S. 344902N  Postal Address: Ullathornes Road (at time of subdivision) Inverloch  AMG Co-ordinates: E 387 300 Zone: 55 (of approx. centre of land in plan) N 5 723 000		<p style="text-align: center;">Council Certificate and Endorsement</p> Council Name: Bass Coast Shire Ref: <b>620511001</b>  <del>1. This plan is certified under section 6 of the Subdivision Act 1988.</del> 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 <b>15 / 4 / 2002</b> <del>3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.</del> <p style="text-align: center;"><u>OPEN SPACE</u></p> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has <del>has not</del> been made. (ii) <del>The requirement has been satisfied.</del> (iii) <del>The requirement is to be satisfied in Stage.....</del> Council Delegate <del>Council Seal</del> Date <b>24 / 6 / 2002</b>  Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate <del>Council Seal</del> Date <b>26 / 6 / 2002</b>		
Vesting of Roads and/or Reserves				
Identifier	Council/Body/Person			
Nil	Nil			
Notations				
Staging		This <del>is</del> is not a staged subdivision Planning Permit No.		
Depth Limitation : 15.24 metres below the surface applies to all the land in this plan <b>LOTS 1-10 (BOTH INCLUSIVE) &amp; 17-99 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN</b>				
Survey This plan is <del>is not</del> based on survey This survey has been connected to permanent marks no(s) 36, 65, 98, 111 in Proclaimed Survey Area No. 31				
Easement Information				LTO use only
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				Statement of Compliance/ Exemption Statement  Received <input checked="" type="checkbox"/> Date <b>1 / 11 / 2002</b>
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-2	Drainage	3	P.S. 344902N	Land in P.S. 344902N
E-2	Sewerage	3	P.S. 344902N	South Gippsland Region Water Authority
E-3	Sewerage	2	P.S. 344902N	South Gippsland Region Water Authority
				LTO use only  PLAN REGISTERED  TIME <b>4:33 PM</b>  DATE <b>15 / 11 / 2002</b>  Assistant Registrar of Titles
				SHEET 1 OF 2 SHEETS
 <b>WATSONS PTY. LTD.</b> CHARTERED ENGINEERS LICENSED SURVEYORS TOWN PLANNERS 5 MAIN ST. MORNINGTON PH.(03) 5975 4844 LEVEL 2, 470 ST.KILDA RD, MELBOURNE PH.(03) 9820 8144		LICENSED SURVEYOR (PRINT) KAI HANSEN  SIGNATURE ..... DATE 5/9/2001  REF 31022 VERSION 2		DATE <b>24 / 6 / 2002</b>  COUNCIL DELEGATE SIGNATURE  ORIGINAL SHEET SIZE A3

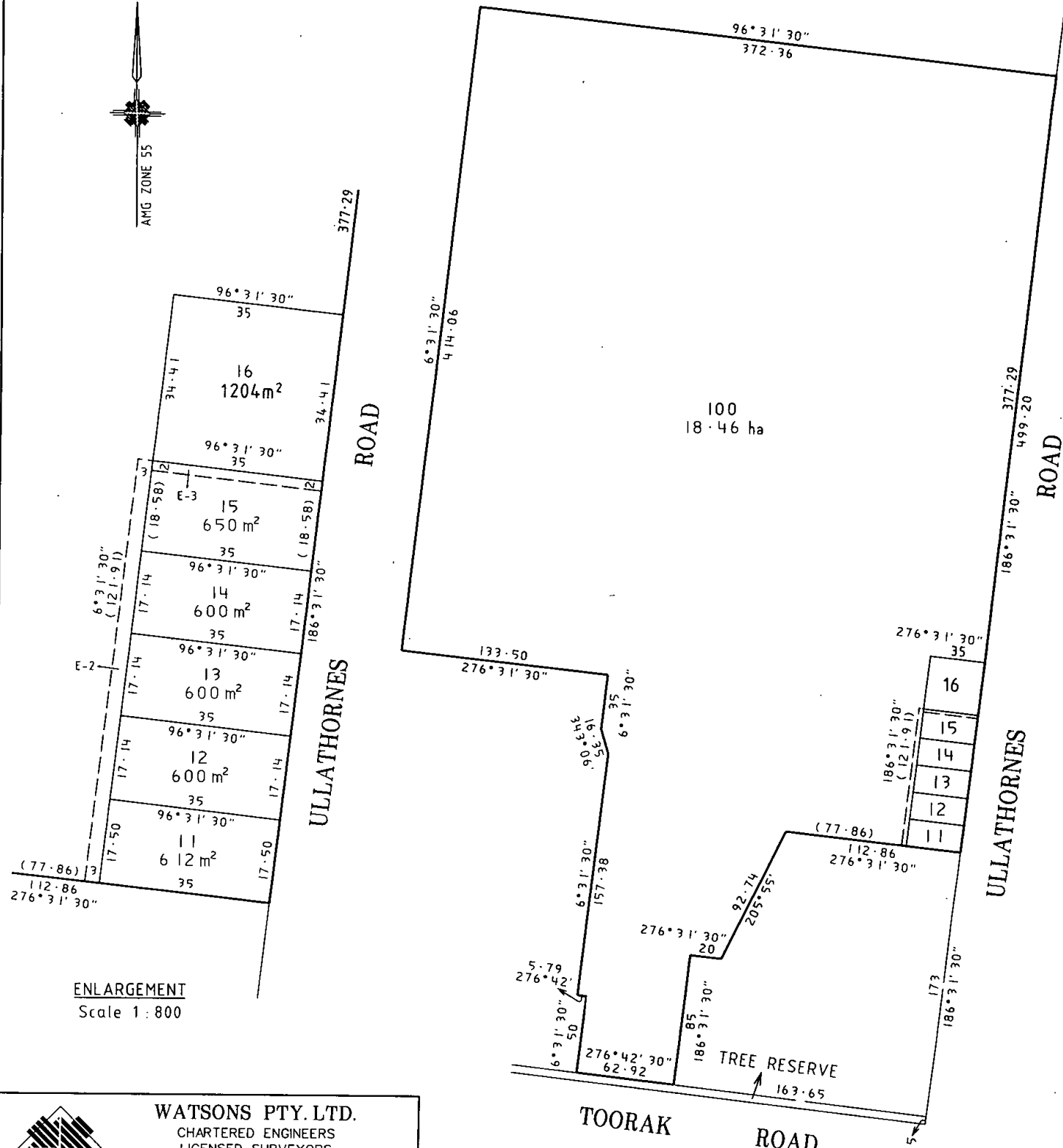


PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 500207Q



ENLARGEMENT  
Scale 1:800

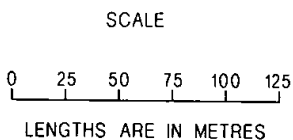


**WATSONS PTY. LTD.**

CHARTERED ENGINEERS  
LICENSED SURVEYORS  
TOWN PLANNERS

5 MAIN ST, MORNINGTON PH.(03) 5975 4644  
LEVEL 2, 470 ST.KILDA RD, MELBOURNE PH.(03) 9820 8144

ORIGINAL SCALE SHEET SIZE  
1:2500 A3



LICENSED SURVEYOR (PRINT) KAI HANSEN

SIGNATURE .....

DATE 5/9/2001

REF 31022

VERSION 2

SHEET 2 OF 2 SHEETS

DATE 24/6/2002

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3





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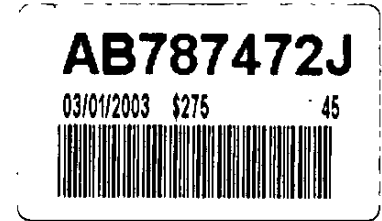
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# TRANSFER OF LAND

## Section 45 Transfer of Land Act 1958



Lodged by:  
Name: .....  
Phone: .....  
Address: **Scott Ashwood P/L** .....  
Ref.: **Code 15570** .....  
Customer Code: .....

MADE AVAILABLE / CHANGE CONTROL  
Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed—  
—together with any easements created by this transfer;  
—subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and  
—subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (*volume and folio reference*) Lot 13 on Plan of Subdivision No. 500207Q  
Certificate of Title Volume **10688** Folio **739**

Estate and Interest: (*e.g. "all my estate in fee simple"*)  
All our estate in fee simple

Consideration:  
SEVENTY FIVE THOUSAND DOLLARS (\$75,000.00)

Transferor: (*full name*) HEADMAC PROPRIETARY LIMITED ACN 005 331 859 and  
BARRY WESLEY HEADLAND both of 37 Pinnacle Court Robina Waters Qld 4226

Transferee: (*full name and address including postcode*)  
MEG GRIFFIN of 60 Glenfern Road, Ferntree Gully 3156

Directing Party: (*full name*)



### Creation and/or Reservation and/or Covenant:

The Transferee for herself, her heirs, executors, administrators and transferees HEREBY COVENANT with the said HEADMAC PROPRIETARY LIMITED and BARRY WESLEY HEADLAND their successors and transferees and others the registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision and each and every part thereof (other than the land hereby transferred) that they shall not at any time erect, place, permit licence or authorise or allow to remain on the land hereby transferred a building other than a dwelling house of not less than 11 squares metres of living area together with the usual outbuildings and such dwelling house and outbuildings shall be constructed of entirely new materials excluding all fibrous cement, hardiplank and other similar material from all external walls and

Continued on T2 Page 2

Approval No. 571967L      ORDER TO REGISTER  
Please register and issue title to  
**T2**  
Signed      Cust. Code:

STAMP OFFICE USE ONLY	
This stamp is	ACN 002 869 409      AP 414
SRO	Victorian Duty \$ <u>1600.00</u>
Property	Consideration / Advance \$ <u>75,000</u>
NOT TO BE COPIED	Victorian Assets % ..... Section .....
	Original / Counterpart / Collateral / Unstamped
	Transaction No: <u>4104133555199</u>
	Endorsing Date: <u>19/12/02</u>
	Signature: <u>[Signature]</u> No 4

OFFICE OF TITLES VICTORIA  
31/1/03



DAB787472J-2-1

shall have an exterior wall of at least 75% brick, brick veneer or timber and having a roof of slate, clay tile, cement tile or colour bond metal roofing only and the land shall be suitably landscaped with trees and shrubs.

Dated: 3/12/2002

Execution and attestation:

SIGNED by the said BARRY WESLEY HEADLAND in the presence of:

*Barry Wesley Headland* Barry

WITNESS *Linda Headland*

THE COMMON SEAL of HEADMAC PROPRIETARY LIMITED )  
ACN 005 331 859 was affixed in the presence of )  
the authorized persons: *B* )



SOLE SECRETARY AND WESLEY  
SOLE DIRECTOR *BARRY WESLEY HEADLAND*

Full NAME *Barry Wesley Headland*

Address *37 RIMNOCHE COURT ROBINA  
QND 4226*

SIGNED by the said MEG GRIFFIN in the presence of:

*M. Griffin*

*H J Griffin*

Approval No. 571967L

T2 Page 2

AB787472J

03/01/2003 \$275 45



## PROPERTY DETAILS

Address: **23 ULLATHORNES ROAD INVERLOCH 3996**  
Lot and Plan Number: **Lot 13 PS500207**  
Standard Parcel Identifier (SPI): **13\PS500207**  
Local Government Area (Council): **BASS COAST**  
Council Property Number: **28316**  
Directory Reference: **Vicroads 712 C3**

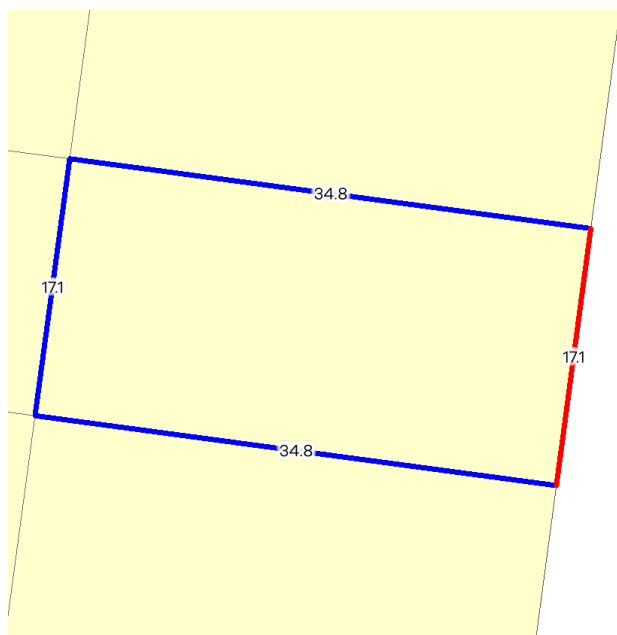
[www.basscoast.vic.gov.au](http://www.basscoast.vic.gov.au)

**This property is not in a designated bushfire prone area.  
No 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 on the Victorian Building Authority website <https://www.vba.vic.gov.au>

## SITE DIMENSIONS

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



**Area:** 596 sq. m

**Perimeter:** 104 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.

Calculating the area from the dimensions shown may give a different value to the area shown above

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

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
Urban Water Corporation: **South Gippsland Water**  
Melbourne Water: **Outside drainage boundary**  
Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
Legislative Assembly: **BASS**

## PLANNING INFORMATION

**Planning Zone** [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)  
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)

**Planning Overlay** [VEGETATION PROTECTION OVERLAY \(VPO\)](#)  
[VEGETATION PROTECTION OVERLAY - SCHEDULE 3 \(VPO3\)](#)

# PROPERTY REPORT

Planning scheme data last updated on 27 July 2022.

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 apply to 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.vic.gov.au/vicplan>

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

## Area Map



 Selected Property

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 28 July 2022 09:53 AM

## PROPERTY DETAILS

Address: **23 ULLATHORNES ROAD INVERLOCH 3996**  
 Lot and Plan Number: **Lot 13 PS500207**  
 Standard Parcel Identifier (SPI): **13\PS500207**  
 Local Government Area (Council): **BASS COAST**  
 Council Property Number: **28316**  
 Planning Scheme: **Bass Coast**  
 Directory Reference: **Vicroads 712 C3**

[www.basscoast.vic.gov.au](http://www.basscoast.vic.gov.au)

[Planning Scheme - Bass Coast](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Urban Water Corporation: **South Gippsland Water**  
 Melbourne Water: **Outside drainage boundary**  
 Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
 Legislative Assembly: **BASS**

## OTHER

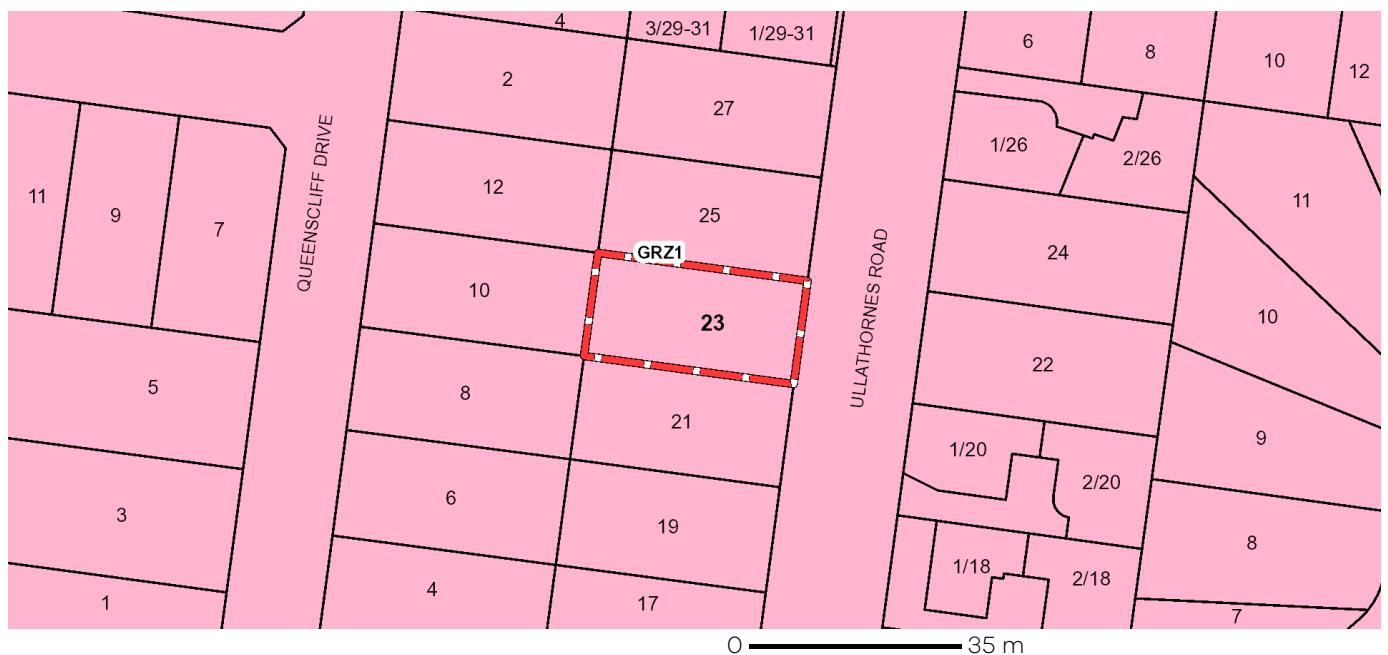
Registered Aboriginal Party: **Bunurong Land Council Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



GRZ - General Residential

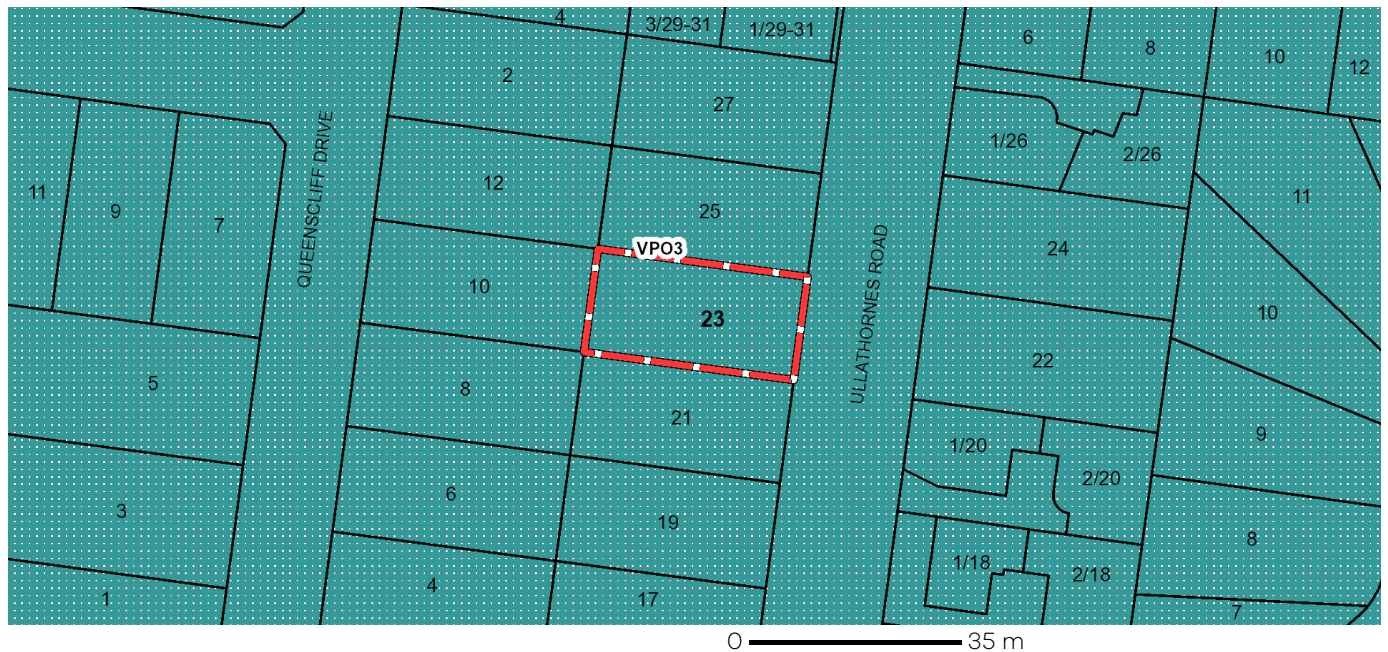
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.



## Planning Overlay

VEGETATION PROTECTION OVERLAY (VPO)

VEGETATION PROTECTION OVERLAY - SCHEDULE 3 (VPO3)



 VPO - Vegetation Protection Overlay

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 27 July 2022.

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 not in a designated bushfire prone area.**  
**No special bushfire construction requirements apply. Planning provisions may apply.**



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 <https://mapshare.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 <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 \(environment.vic.gov.au\)](https://www.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 \(environment.vic.gov.au\)](https://www.environment.vic.gov.au/)

11/07/2019  
C156basc**SCHEDULE 3 TO CLAUSE 42.02 VEGETATION PROTECTION OVERLAY**

Shown on the planning scheme map as VPO3 .

**INVERLOCH****1.0**11/07/2019  
C156basc**Statement of nature and significance of vegetation to be protected**

Inverloch is characterised by the retention of its native vegetation through earlier controls on vegetation clearing, making it an attractive area to both local residents and visitors. There are several species of State or regional significance within the town, in particular in the Screw Creek estuary environs. Conservation and enhancement of the natural environment is very important to, and supported by, the local community.

**2.0**11/07/2019  
C156basc**Vegetation protection objectives to be achieved**

To protect and enhance existing indigenous vegetation in Inverloch.

**3.0**11/07/2019  
C156basc**Permit requirement**

A permit is required to remove, destroy or lop any trees included in the following list:

Species	Common Name
Acacia melanoxylon	Blackwood
Acacia sophorae	Coast Wattle
Acacia stricta	Hop Wattle
Allocasuarina paludosa	Swamp She-oak
Allocasuarina stricta	Drooping She-oak
Banksia integrifolia	Coast Banksia
Bursaria spinosa	Sweet Bursaria
Eucalyptus kitsoniana	Bog Gum
Eucalyptus obliqua	Messmate Stringybark
Eucalyptus ovata	Swamp Gum
Eucalyptus pryoriana	Coastal Manna Gum
Eucalyptus radiata	Narrow-leaf Peppermint

Species	Common Name
Eucalyptus viminalis	Manna Gum
Exocarpus cupressiformis	Cherry Ballart
Leptospermum laevigatum	Coast Tea-tree
Melaleuca squarrosa	Scented Paperbark

A permit is not required for:

- The pruning of vegetation for maintenance.
- The removal, destruction or lopping of dead vegetation.

#### 4.0

11/07/2019  
C156basc

### Application requirements

None specified.

#### 5.0

11/07/2019  
C156basc

### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.02, in addition to those specified in Clause 42.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The significance of the native vegetation.
- The effect on the habitat value and long term viability of remnant vegetation in the locality.
- The significance of the vegetation, particularly if it forms part of a recognised wildlife corridor.
- The reason for any removal of native vegetation and whether an alternative option can be developed which conserves the vegetation.
- The purpose of the underlying zone.

### Background documents

*Inverloch Strategy Plan* (Shire of Woorayl 1993).

*Towards a Catchment Management Strategy for Inverloch* (Graduate School of Environmental Science, Monash University, 1995).

# Vendor GST Withholding Notice

Pursuant to Section 14-255 Schedule 1 Taxation Administration Act 1953 (Cwlth)

From: Geoffrey Alan Kennedy, 23 Ullathornes Road, Inverloch VIC 3996

Property Address: 23 Ullathornes Road, Inverloch VIC 3996

Lot: 13 Plan of subdivision: 500207Q

The above property is either an existing residential premises or commercial residential premises and therefore the purchaser is not required to withhold GST.

The Purchaser is not required to make a payment under Section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwlth) in relation to the supply of the above property

Dated: 28/7/2022

Signed for an on behalf of the Vendor: *Sargeants South Gippsland*

# 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.