

LLOYD ROBERT BORRETT

VENDOR'S STATEMENT

Property: 560 Kilmore-Glenaroua Road, Sugarloaf Creek

Still & Co.
Solicitors
32 Sydney Street
KILMORE 3764

Tel: 57821011
DX: 37305 Kilmore
Fax: 5782 2062
Ref: 60181

VENDOR'S STATEMENT TO THE PURCHASER OF REAL ESTATE

VENDOR LLOYD ROBERT BORRETT

PROPERTY 560 Kilmore-Glenaroua Road, Sugarloaf Creek being the whole of the land comprised in Certificate of Title Volume 9402 Folio 718

IMPORTANT NOTICE TO PURCHASERS

The use to which you propose to put the property may be prohibited by planning or building controls applying to the locality or may require the consent or permit of the municipal council or other responsible authority. It is in your interest to undertake a proper investigation of permitted land use before you commit yourself to buy. You should check with the appropriate authorities as to the availability (and cost) of providing any essential services not connected to the property.

The property may be located in an area where commercial agricultural production activity may affect your enjoyment of the property. It is therefore in your interest to undertake an investigation of the possible amenity and other impacts from nearby properties and the agricultural practices and processes conducted there.

1. RESTRICTIONS - Details of any registered or unregistered easement, covenant, caveat or other similar restriction affecting the property are set out in the attached copies of Title documents.

The Purchaser is to 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 (if applicable) laid outside registered easements.

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant, caveat or similar restriction.

2. PLANNING AND ROAD ACCESS - Details of any planning instruments affecting the land are as follows:

NAME	Mitchell Planning Scheme
RESPONSIBLE AUTHORITY	Mitchell Shire Council
ZONING/RESERVATION	Rural Zone

There is access to the property by road.

3. OUTGOINGS AND STATUTORY CHARGES - Details concerning any rates, taxes or other similar outgoings (including any Body Corporate charges) and any interest payable on any part of them are attached.

Amounts for which the purchaser may become liable in consequence of the sale: Nil

Total outgoings do not exceed \$1,500.00

Amount owing under any other registered or unregistered statutory charge that secures an amount due under any other legislation: Nil

4.	SERVICES	Avail.	Connected	Authority
4.1	Electricity	No	No	
4.2	Gas	No	No	
4.3	Water	No	No	
4.4	Sewerage	No	No	
4.5	Telephone	Yes	No	Telstra

The Purchasers should satisfy themselves as to the cost of maintaining, transferring or connecting services.

5.1 BUILDING APPROVALS - No building permit has been granted during the past seven years under the Building Control Act 1981 or Building Act 1993.

5.2 GUARANTEE - Details of an owner-builder under the House Contracts Guarantee Act 1987 in the preceding seven years.

- Nil.

5.3 INSURANCE - Details in the preceding six years in the case of a residence to which s137B of the Building Act 1993 applies.

- Nil.

6. 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 be reasonably expected to have knowledge, including:

6.1 if there is a Body Corporate, affecting it and its contingent, proposed or other liabilities, including those relating to repairs;

6.2 quarantine or stock order imposed under the Agricultural and Veterinary Chemicals (Control of Use) Act 1992 (whether or not the quarantine or order is still in force) -

6.3 notice pursuant to Section 6 of the Land Acquisition and Compensation Act 1986;

Nil to the vendor's knowledge.

BUT NOTE: The Vendor has no means of knowing of all decisions of Public Authorities and Government Departments affecting the property unless communicated to the Vendor.

7. TITLE - Copies of relevant Title documents are attached.

DATE OF STATEMENT: 8 September 2006

L. Borrett.

Vendor's Signature:

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

DATE OF ACKNOWLEDGMENT:

Purchaser's Signature:

PLEASE NOTE that where the property is to be sold on terms pursuant to Section 32(2)(f) of the Act and/or sold subject to a mortgage that is not to be discharged by the date of possession (or receipt of the rents and profits) of the property pursuant to Section 32(2)(a) of the Act - then the Vendor must provide an additional statement containing the particulars specified in Schedules 1 and 2 of the Act.

MITCHELL



SHIRE COUNCIL

Office Hours: 8.15am till 5.00pm Monday to Friday

Correspondence
Mitchell Shire Council
113 High Street
Broadford, 3658

Email: mitchell@mitchellshire.vic.gov.au

ABN 27 352 592 142

Mail Payments
Mitchell Shire Council
PO Box 1000
Broadford, Vic, 3658

Telephone
(03) 5734 6200
Facsimile
(03) 5734 6222

L R Borrett
35 Courtney Avenue
CRANBOURNE NORTH VIC 3977



1013070

Property Number

113180

Description and Location of Property

560 Kilmore Glenaroua Road
SUGARLOAF CREEK VIC 3659
156B

Issue Date 30th August 2006

RATE and VALUATION NOTICE - 1st July 2006 to 30th June 2007

Rating Details

Land Management Rebate		- \$87.70
Municipal Charge	1 CHGE @ \$180.00	\$180.00
Land Over Four Hectares with House	239000 @ .002588C	\$877.30

TOTAL AMOUNT DUE \$969.60

First Instalment due to be paid by	30/09/2006	\$243.60
Second Instalment due to be paid by	30/11/2006	\$242.00
Third Instalment due to be paid by	28/02/2007	\$242.00
Fourth Instalment due to be paid by	31/05/2007	\$242.00

Payments made after 23rd August 2006 have not been deducted off this account.

IMPORTANT

All late payments will be charged an Interest penalty of 11.00% per annum.

Operative Valuation Date

1st July 2006

Level of Valuation Date

1st January 2006

Site Value

226,000

Capital Improved Value

339,000

Net Annual Value

16,950

POSTAL DELAYS

POSTAL DELAYS
WILL NOT BE
ACCEPTED AS AN
EXCUSE FOR
LATE PAYMENT

ARREARS

ANY ARREARS
SHOWN ON THIS NOTICE
ARE DUE IMMEDIATELY
AND INTEREST WILL
ACCRUE UNTIL PAID

MITCHELL



SHIRE COUNCIL

If Paying in person, please keep this account intact

SEE REVERSE FOR PAYMENT OPTIONS

Property Number

113180

Amount Payable

\$243.60

Payment to be made by

30/09/2006



Biller Code: 93807
Ref No: 1131804



Bill ID: 413707
Ref: 1131804

Pay In Person at Newsagents



Billpay Code: 9190
Ref: 1131 8048

Billmanager™ Accepted.

To pay this bill or join Billmanager™ - one regular payment for your household bills - visit any Post Office, phone 13 18 16, or go to postbillpay.com.au.



Total Rate *71 190 113180 48

BUILDING CONTROL ACT 1981
VICTORIA BUILDING REGULATIONS 1983
 Regulation 6.3(4)

CERTIFICATE OF OCCUPANCY

No. 579 PYALONG MUNICIPAL OFFICES

To: L. Barrett & D. Cummings 19/11 1980

(Name and address of owner or agent of owner)

106 Adeney Ave. Kew 3101

This is to certify that the building/part of the building situated at 106 Adeney Ave. Kew
 has been approved on 19/11/80 (date) as suitable for occupation in accordance with the undermentioned terms of this Certificate.

Description of Building or part of Building to which this Certificate Applies	Class of Building	Abnormal Fire Hazard (pursuant to Schedule 6)	Maximum Permissible Live Load
<u>1a House</u>	<u>1a</u>	<u>-</u>	<u>-</u>

The use of any part of the building for any other classification or for any use of the same classification having a higher fire hazard or involving a greater live load than set out in this Certificate is an offence against these Regulations.

[Signature] Co-ordinator

Certificate type: titles Matter: 60181 borr-lr

Copyright State of Victoria. This publication is copyright.
No part may be reproduced by any process except in accordance with
the provisions of the Copyright Act or pursuant to a written
agreement. The information is only valid at the time and in the form
obtained from the LANDATA REGD TM System. The State of Victoria
accepts no responsibility for any subsequent release, publication or
reproduction of the information.

REGISTER SEARCH STATEMENT Land Victoria

Security no : 124017322113U

Volume 09402 Folio 718

Produced 27/03/2006 02:41

LAND DESCRIPTION

Crown Allotment 156B Parish of Moranding.
PARENT TITLE Volume 03091 Folio 180
Created by instrument J109246 13/08/1980

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

LLOYD ROBERT BORRETT of 560 KILMORE-GLENAROUA ROAD GLENAROUA VIC 3764
AC081699F 21/05/2003

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AC081700A 21/05/2003

COMMONWEALTH BANK OF AUSTRALIA

For details of any other encumbrances see the plan or imaged folio set
under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP276219P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

STATEMENT END

Delivered by LANDATA®. Land Registry timestamp 27/03/2006 14:42 Page 1 of 1
 © State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

TITLE PLAN		EDITION 1	TP 276219P
Location of Land Parish: MORANDING Township: Section: Crown Allotment: 156B Crown Portion: Last Plan Reference: Derived From: VOL 9402 FOL 718 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 18/01/2000 VERIFIED: BH	
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets