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This document is prepared from a precedent intended solely for use by legal practitioners with the knowledge, skill and qualifications required to use the precedent to create a document suitable to meet the vendor's legal obligation to give certain statements and documents to a purchaser before the purchaser signs a contract to purchase the land. This document is current as at 1 July 2024.

Section 32 Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*. This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature. The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchase signed any contract.

Land LOT 29 ON PLAN OF SUBDIVISION 509981X COMPRISED IN CERTIFICATE OF TITLE
VOLUME 10824 FOLIO 989

Property Address 19 SHIRLEY ROAD NEERIM SOUTH VIC 3831

Vendor's name ELIZABETH PAMELA REID

Signature Signed by: Elizabeth Reid Date 10 / 09 / 2025
165E416F6994440...

+ Vendor's name MITCHELL REID

+ Signature Signed by: Mitchell Reid Date 10 / 09 / 2025
165E416F6994440...

Purchaser's name _____

Signature _____ **Date** _____

Important information

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1. FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

☒ (a) Their total does not exceed: \$2,000.00
OR

☐ (b) Are contained in the attached certificate/s.
OR

☐ (c) Their amounts are:

Authority	Amount	Interest (If any)
(1) _____	(1) \$ _____	(1) \$ _____
(2) _____	(2) \$ _____	(2) \$ _____
(3) _____	(3) \$ _____	(3) \$ _____
(4) _____	(4) \$ _____	(4) \$ _____

☐ (d) 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 knowledge¹, which are not included in items 1.1(a), (b) or (c) above; other than any amounts described in this rectangular box.

\$

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

\$ _____ To _____

Other particulars (including dates and times of payments):

1.3 Terms Contract

This section 1.3 only applies if this section 32 statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

☐ Attached is a Law Institute of Victoria published "Additional Section 32 Statement".

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this section 32 statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

☐ Attached is a Law Institute of Victoria published "Additional Section 32 Statement".

1.5. Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No.
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒ NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR ☒ Not applicable

¹ Other than any GST payable in accordance with the contract.

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this section 32 statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

- ☐ (a) Attached is a copy or extract of any policy of insurance in respect of any damage to or destruction of the land.

OR

- ☐ (b) Particulars of any such policy of insurance in respect of any damage to or destruction of the land are as follows:

Name of insurance company: _____

Type of policy: _____ Policy no: _____

Expiry date: ____ / ____ / ____ Amount insured: _____

2.2 Owner-Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner - builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

- ☐ (a) Attached is a copy or extract of any policy of insurance required under the *Building Act 1993*.

OR

- ☐ (b) Particulars of any required insurance under the Building Act 1993 are as follows:

Name of insurance company: _____

Policy no: _____ Expiry date: ____ / ____ / ____

Note: There may be additional legislative obligations in respect of the sale of land on which there is a building or on which building work has been carried out.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

- (a) ☒ Is in the attached copies of title document/s.

OR

- ☐ Is as follows:

- (b) ☐ Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

3.2 Road Access

There is NO access to the property by road if the square box is marked with an "X"

☐

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act 1993* if the square box is marked with an "X"

☒

3.4 Planning Scheme

- ☒ Attached is a certificate with the required specified information.

OR

- ☐ The required specified information is as follows:

- (a) Name of planning scheme _____
- (b) Name of responsible authority _____
- (c) Zoning of the land _____
- (d) Name of planning overlay _____

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

☐ Are contained in the attached certificates and/or statements.

OR

☒ Are as follows:

None to the knowledge of the Vendors but the Vendors have no means of knowing of all
decisions of public authorities and government departments unless communicated directly to
the Vendors.

4.2 Agricultural Chemicals

There are NO 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. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

Not applicable.

4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

Not applicable.

~~5. BUILDING PERMITS~~

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):

☐ Are contained in the attached certificate.

OR

☐ Are as follows:

N/A

~~6. OWNERS CORPORATION~~

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

☐ 6.1 Attached is a current owners corporation certificate with its required accompanying documents and statements, issued in accordance with section 151 of the *Owners Corporations Act 2006*.

OR

☐ 6.2 Attached is the information prescribed for the purposes of section 151(4)(a) of the *Owner Corporations Act 2006* and the copy documents specified in section 151(4)(b)(i) and (iii) of that Act.

OR

☐ 6.3 The owners corporation is an inactive owners corporation.²

² An inactive owners corporation includes one that in the previous 15 months has not held an annual general meeting, not fixed any fees and not held any insurance.

~~7. *GROWTH AREA INFRASTRUCTURE CONTRIBUTION ("GAIC")~~

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

7.1 Work-in-Kind Agreement

This section 7.1 only applies if the land is subject to a work-in-kind agreement.

- (a) The land is NOT to be transferred under the agreement unless the square box is marked with an "X" ☐
- (b) The land is NOT land on which works are to be carried out under the agreement (other than Crown land) unless the square box is marked with an "X" ☐
- (c) The land is NOT land in respect of which a GAIC is imposed unless the square box is marked with an "X" ☐

7.2 GAIC Recording

This section 7.2 only applies if there is a GAIC recording.

Any of the following certificates or notices must be attached if there is a GAIC recording.

The accompanying boxes marked with an "X" indicate that such a certificate or notice that is attached:

- (a) Any certificate of release from liability to pay a GAIC ☐
- (b) Any certificate of deferral of the liability to pay the whole or part of a GAIC ☐
- (c) Any certificate of exemption from liability to pay a GAIC ☐
- (d) Any certificate of staged payment approval ☐
- (e) Any certificate of no GAIC liability ☐
- (f) Any notice providing evidence of the grant of a reduction of the whole or part of the liability for a GAIC or an exemption from that liability ☐
- (g) A GAIC certificate issued under Part 9B of the *Planning and Environment Act 1987* must be attached if there is no certificate or notice issued under any of sub-sections 7.2 (a) to (f) above ☐

8. SERVICES

The services which are marked with an "X" in the accompanying square box are NOT connected to the land:

- ☒ Electricity supply ☒ Gas supply ☒ Water supply ☒ Sewerage ☒ Telephone services

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

OR

☐ (b) General Law Title

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

- ☐ 9.2 Evidence of the vendor's right or power to sell (where the vendor is not the registered proprietor or the owner in fee simple).

~~10. SUBDIVISION~~

10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

- ☐ (a) Attached is a copy of the plan of subdivision certified by the relevant municipal council if the plan is not yet registered.
OR
- ☐ (b) Attached is a copy of the latest version of the plan if the plan of subdivision has not yet been certified.

10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

- ☐ (a) Attached is a copy of the plan for the first stage if the land is in the second or a subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with are as follows:

- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:

- (d) The contents of any permit under the *Planning and Environment Act 1987* authorising the staged subdivision are:

10.3 Further Plan of Subdivision

This section 10.3 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.

- ☐ (a) Attached is a copy of the plan which has been certified by the relevant municipal council (if the later plan has not been registered).
- OR
- ☐ (b) Attached is a copy of the latest version of the plan (if the later plan has not yet been certified).

~~11. *DISCLOSURE OF ENERGY INFORMATION~~

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this section 32 statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area 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 1000m²; (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):
- ☐ Are contained in the attached building energy efficiency certificate.
- OR
- ☐ Are as follows:

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to 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 section 32 statement but the checklist may be attached as a matter of convenience.)

- ☐ Vacant Residential Land or Land with a Residence
- ☒ Attach Due Diligence Checklist (this will be automatically attached if ticked)

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed, and additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is a Law Institute of Victoria published "Additional Section 32 Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

See General Annexure Item 1

GENERAL ANNEXURE

General Annexure Item 1

Register Search Statement Volume 10824 Folio 989

Plan of Subdivision 509981X

Covenant AD190980X

Baw Baw Shire Rate Notice

Gippsland Water Account

Planning Certificate

Planning Property Report

Due Diligence Checklist

South East Water (Drainage rate applicable).



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

Page 1 of 1

VOLUME 10824 FOLIO 989

Security no : 124127832879W
Produced 05/09/2025 02:31 PM

LAND DESCRIPTION

Lot 29 on Plan of Subdivision 509981X.

PARENT TITLES :

Volume 10744 Folio 845 Volume 10756 Folio 814

Created by instrument PS509981X 30/08/2004

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

ELIZABETH PAMELA REID

MITCHELL REID both of 225 MAIN NEERIM ROAD NEERIM SOUTH VIC 3831

AS486533V 30/08/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AD190980X 20/10/2004

Expiry Date 01/01/2050

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 PS509981X 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: 19 SHIRLEY ROAD NEERIM SOUTH VIC 3831

ADMINISTRATIVE NOTICES

NIL

eCT Control 23517E LODGEX LEGAL

Effective from 05/06/2020

DOCUMENT END



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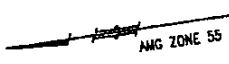
Document Type	Plan
Document Identification	PS509981X
Number of Pages (excluding this cover sheet)	2
Document Assembled	05/09/2025 14:31

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PLAN OF SUBDIVISION		Stage No. 	LTD use only EDITION 1	PLAN NUMBER PS 509981 X
Location of Land Parish: NEERIM Township: _____ Section: _____ Crown Allotment: 65(PART), 66 (PART) Crown Portion: _____ LTO base record: VICMAP DIGITAL PROPERTY (RURAL) Title References: VOL 10744 FOL 845 VOL 10756 FOL 814 Lost Plan Reference: LOT A PS 509980 A, & AP 122431 S60 Postal Address: POST OFFICE NEERIM SOUTH, 3831 AMG Co-ordinates: N 5791235 (Of approx. centre of plan) E 407860 Zone 55		Council Certification and Endorsement Council Name: BAW BAW SHIRE Ref: S 1229158 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 30/7/04 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council seat Date 25/8/04		
Vesting of Roads or Reserves				
Identifier		Council/Body/Person		
ROAD R-1		BAW BAW SHIRE		
ROAD R-2		BAW BAW SHIRE		
Notations				
Depth Limitation: Does not apply		Staging This is/is not a staged subdivision Planning Permit No. 02280		
LOT 31 - 48 BOTH INCLUSIVE HAVE BEEN OMITTED FROM THIS PLAN OTHER PURPOSE OF PLAN UPON REGISTRATION OF THIS PLAN EASEMENT E-6 SHOWN ON PS 509980 A IS TO BE RESCINDED VIDE PPERMIT 02280.		Survey:- This plan is / is not based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). 89 In proclaimed Survey Area no.		
Easement Information				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				LTD use only Statement of Compliance / Exemption Statement Received / Date 17/8/04
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of
E-1	WAY, DRAINAGE, SEWERAGE, GAS ELECTRICITY, TELEPHONE & DATA TRANSMISSION	SEE DIAG	PS 509980 A	LOTS ON PS 509980 A
E-2	DRAINAGE	SEE DIAG	PS 509980 A	LOTS ON PS 509980 A
E-2	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG	PS 509980A & SEC 136 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-3, E-7	DRAINAGE	SEE DIAG	THIS PLAN	LOTS ON THIS PLAN
E-3	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN & SEC 136 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-4	SEWERAGE	SEE DIAG	CE-V349837P	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-5	PIPELINE OR ANCILLARY PURPOSES	2.50	PS 509980A & SEC 136 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-6	WAY, DRAINAGE, SEWERAGE, GAS ELECTRICITY, TELEPHONE & DATA TRANSMISSION	SEE DIAG	THIS PLAN	LOTS ON THIS PLAN
ARIE CAFE & ASSOCIATES LICENSED SURVEYORS 26 DOMAIN CIRCUIT, BEACONSFIELD, 3807 210 WAGNERS ROAD, NEERIM SOUTH, 3831 PH 56 281 244 MOBILE 0428 396 795				LICENSED SURVEYOR (PRINT) JOHN ROBERT LEARED SIGNATURE _____ DATE 30/05/03 REF NS12838 VERSION A1
DATE 25/8/04 COUNCIL DELEGATE SIGNATURE Original sheet size A3				LTD use only PLAN REGISTERED TIME 3:22 PM DATE 30/8/2004  Assistant Registrar of Titles Sheet 1 of 2 Sheets





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Document Identification	AD190980X
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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: Mark Jamieson

Phone: _____

Address: _____

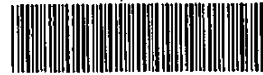
Ref: _____

Customer Code: 11693A



AD190980X

20/10/2004 \$258 45



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)

Certificate of Title Volume: 10824 Folio: 989

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

All its estate in fee simple

Consideration:

\$68,000.00



DAD190980X-1-6

Transferor: (full name)

James Leslie CUNLIFFE

Transferee: (full name and address including postcode)

Pavao ALAVANJA and Nevenka ALAVANJA

Both of 24 Tegans Close, Hallam. Vic. 3803 as joint proprietors

Directing Party: (full name)

Creation and/or Reservation and/or Covenant:

The Transferee with the intent that the benefit of this covenant shall be attached to and run at law and in equity with the whole of the land comprised in the proposed Plan of Subdivision (other than the land hereby transferred) (the Lot) and each and every part thereof save except this covenant does not apply to Lot 42 on Plan of Subdivision No. 509980A or Lot 25 on Plan of Subdivision No. 509981X. The following Covenants shall cease to be operative on the 1st day of January 2050 and that the burden of this Covenant shall be annexed to and run at law and in equity with the Lot and each and every part thereof as an encumbrance effecting the same **DOES HEREBY** for themselves their respective heirs executors administrators and transferees **COVENANT** with the Transferor his successors and Transferees and other registered proprietor or proprietors for the time being of the whole of the land comprised in the said proposed Plan of Subdivision (other than the Lot hereby transferred on the Proposed Plan of Subdivision) as follows :

Continued on T2 Page 2.

Approval No. 325955A

ORDER TO REGISTER

Please register and issue title to

T2

Signed

Cust. Code:



STAMP DUTY USE ONLY

Lawson Pty Ltd

This stamp is	ATN 82 C33 480 671	AP 411
SRO	Victorian Duty \$.....	14.32
Property	Consideration / Advance \$.....	68,000.00
NOT TO BE COPIED	Victorian Assets %.....	Section.....
	Original / Counterpart / Commercial / Upstamp	
	Transaction No:.....	17,848,2034
	Lodging Date: 18/10/04	
		No 1

THE BACK OF THIS FORM MUST NOT BE USED

The Transferees will not:-

(a) Erect, place, permit, licence or authorise on the Lot, any building other than the building being one single story dwelling house, such building to contain a floor area of not less than 160 square metres within the outer walls thereof (calculated by excluding the area of any carport, garage, terrace, pergola or verandah) and is built only of new materials (save for second hand bricks for the purpose of cement rendering) and has external walls of brick, brick veneer, timber weatherboard, masonry, stone or glass AND has no hardiplank, cement sheet or like materials on any external walls or roof (such materials being acceptable for eave lining, gable ends and in-fills) and having a roof slate, clay tile, cement tile or colourbond material.

(b) Erect, place, permit, licence or authorise on the Lot any outbuildings constructed other than of new materials of the same type and colour, as described above.

(c) Extract or remove or permit the extraction or removal of any soil, gravel or earth or other materials from the Lot except for the purpose of excavation for the foundations of a building, of a swimming pool, or for gardening, landscaping within the Lot or for construction of a tennis court or driveway within the Lot.

Dated: 17/9/2004

Execution and attestation:



AD190980X-2-4

Signed by the Transferor
in the presence of:

[Signature]
Witness

[Signature]
Transferor under Power of
Attorney dated 9 August
2004 given to JOLIE ANNE
BARWICK by JAMES LESLIE
COWLING

Signed by the Transferees
in the presence of

[Signature]
Witness

[Signature]
Transferee

[Signature]
Transferee

Approval No. 325955A

T2 Page 2



AD190980X



THE BACK OF THIS FORM MUST NOT BE USED

ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1
Victorian Land Titles Office

This is page 3 of Approved Form T2 dated 17/9/2004 between

Signatures of the parties *[Signature]* XPA
[Signature] XNA

Panel Heading

(d) Use or permit the use of the Lot for any offensive or noxious purpose AND shall not allow the building on the Lot to be used other than for private residential purposes.

(e) Permit the Lot or any part thereof to be used for the purpose of commercial breeding, boarding of, or training kennels for cats or dogs or for the purpose of keeping pigs, poultry or pigeons thereon or for the parking, garaging or servicing of any motor vehicle in excess of 5 tonnes gross vehicle mass (GVM) except for the purpose loading or unloading goods, unless the vehicle is a construction vehicle engaged in constructions works thereon:

(f) Permit or authorise any part of the Lot to be used for the purposes of drying of clothes, storage of garbage, housing of gas, fuel or water tanks or similar uses unless such areas are screened from view from the adjoining roadway and neighbours.

(g) Permit or authorise any part of the Lot to have planted any trees or shrubbery that would obstruct views of the neighbours property.

(h) Submit an application for a building permit to construct a house on the land, prior to submitting house plans and specifications (Plans and Specifications) to the land developer to enable the Plans and Specifications to be consented to by the said developer who shall have absolute discretion to approve or reject such plans that are not considered by the developer to be in harmony and be consistent with this covenant.

(i) Change the approved Plans and Specifications without the prior written approval of the developer except for minor change which would not have any affect on the outside perimeters of the house.

(j) That the buildings constructed on the land on the said Lot shall not exceed 6.4 metres in height from the lowest point of the land to the highest point of the roof line.

highest

AND IT IS REQUESTED that the foregoing covenant shall appear on the Certificate of Title to issue for the land hereby transferred.



0AD190980X-3-2

Approval No. 325955A

A1



1. If there is insufficient space to accommodate the required information in a panel of the Approved Form insert the words "See Annexure Page 2" (or as the case may be) Annexure Page under the appropriate panel heading. THE BACK (TO BE USED.
2. If multiple copies of a mortgage are lodged, original Annexure Page:
3. The Annexure Pages must be properly identified and signed by the is annexed.
4. All pages must be attached together by being stapled in the top left

AD190980X

20/10/2004 \$258 45





Baw Baw Shire Council

PO Box 304

Warragul VIC 3820

T: +61 3 5624 2411

E: rates@bawbawshire.vic.gov.au

ABN: 47 274 526 683

Rates & Valuation Notice First Instalment

Rating Year 1 July 2025 - 30 June 2026

TAX INVOICE

Property number
21231

Instalment amount
\$254.15

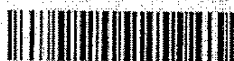
Payable by 30th September 2025



E P Reid & M Reid

PO Box 222

NEERIM SOUTH VIC 3831



034
1001057
DLX1_2419



To have your notices emailed
Register at bawbawshire.cenotices.com.au
Reference No: 5B907F99BZ

Date of Issue: 12/08/2025

Owner/s: E P Reid & M Reid

Property Location 19 Shirley Road NEERIM SOUTH VIC 3831
V10824 F989 | Lot 29 PS509981X | Neerim Parish | Land Classification: Residential

AVPCC 100 : Vacant Residential Site/Surveyed L

Effective Date	Valuation Date	Site Value	Capital Improved Value	Net Annual Value
01/07/2025	01/01/2025	\$310,000	\$310,000	\$15,500

Rate General	Rate in \$ 0.00266605 X \$310000	\$826.50
TOTAL COUNCIL RATES AND CHARGES		\$826.50
State Government ESVF	\$136.00 + (Rate in \$0.000173 x 310000)	\$189.65
TOTAL DUE		\$1,016.15



Council declared its Rates and Charges for 2025/2026 on 11th June 2025.

Note: Payments made after 1st August 2025 will not appear on this notice.

1st Instalment Due
30 September 2025
\$254.15

2nd Instalment Due
30 November 2025
\$254.00

3rd Instalment Due
28 February 2026
\$254.00

4th Instalment Due
31 May 2026
\$254.00

Online: Visit www.bawbawshire.vic.gov.au/PayingYourRates and quote the Council Bill Number on the front of this notice.

Direct Debit - Available for fortnightly, monthly and instalment payments. Complete an application online at www.bawbawshire.vic.gov.au/PayingYourRates.

In person - Present this notice at our Customer Service Centre, 33 Young Street, Drouin 3818 or Corner of Smith & Albert Street, Warragul (next to the West Gippsland Arts Centre booking office). Payments may be made by EFTPOS, VISA or Mastercard.



Bill Code: 5801
Ref: 000 002 815 959

BPAY® This payment via internet or phone banking
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 000 002 815 959
Please enter the BPAY ref number (next to BPAY logo left)

Council Bill Number: 2815959

Name: E P Reid & M Reid
Property: 19 Shirley Road
NEERIM SOUTH VIC
3831



Bill Code: 0889
Ref: 0000 0281 5959

Pay in-store at Australia Post,
online at auspost.com.au/postbillpay
or by phone 13 18 16.

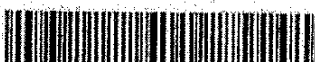
Property No.: 21231

Instalment Amount: \$254.15

Full Payment Amount: \$1,016.15



1st *889 0002815959



Total Rate *889 0002815959

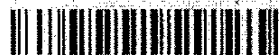
Transcode	User code	Customer reference number
831	062074	000000002815959



**Gippsland
Water**



M Reid & E Reid
PO Box 222
NEERIM SOUTH VIC 3831



034
1000608
R1_1251

Customer enquiries
1800 050 500

Faults & emergencies 24hrs
1800 057 057

www.gippswater.com.au

Account number:

0016479706

Amount due:

\$180.90

Pay by:

8 August 2025

Date of issue: 11 July 2025

Tax invoice: 7220517

Service address:

19 Shirley Rd Neerim South Vic 3831

Previous balance	\$178.03
Payments received up to 11 July 2025	\$178.03 CR
Balance	\$0.00
Current charges (over page)	\$180.90
Total amount due	\$180.90
<i>Total includes GST of</i>	<i>\$0.00</i>

Payment assistance is available

If you are having difficulty paying your bill, we can help. Call us on 1800 050 500.

Have you registered for a concession?

Contact us if you think you may be eligible for a concession and it has not been included in the total amount due.

We issue invoices three times per year.

How to pay



Direct Debit

To register for direct debit call us or visit www.gippswater.com.au/direct-debit



BPAY

Bill Code: 3475
Ref: 3680 0000 1647 9706 6



Services
Australia

Centrepay

Use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers.

Go to servicesaustralia.gov.au/centrepay for more information on how to set up your Centrepay deductions.



Online

Scan the QR code with your smartphone or go to my.gippswater.com.au/pay-now to pay with Visa or Mastercard.



Phone

Call 1800 050 500 and select Option 1.



Post Office

Pay in person at any Australia Post outlet



To mail your payment, detach the bottom section of the next page and mail with your cheque to:
PO Box 348 TRARALGON VIC 3844.

1800 050 500

Your current charges - 1 July 2025 to 31 October 2025

Water Service Charge Not Connected

\$32.30

Wastewater Service Charge Not Connected

\$148.60



If you are deaf or find it hard hearing or speaking with people on the phone visit relayservice.gov.au or call 1800 555 677 for the Telephone Typewriter Service (TTY).



For interpreter or translation services call 13 14 50.

Payment slip

Gippsland Water
PO Box 348 TRARALGON VIC 3844
ABN 75 830 750 413



*368 00164797066

Account number: 0016479706
M Reid & E Reid

Tax invoice number: 7220517

Amount Paid

Date Paid

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1175237

APPLICANT'S NAME & ADDRESS

LYNETTE ANNE SAUNDERS C/- LANDATA
MELBOURNE

VENDOR

REID, MITCHELL

PURCHASER

VENDOR STATEMENT, PURPOSES

REFERENCE

REID

This certificate is issued for:

LOT 29 PLAN PS509981 ALSO KNOWN AS 19 SHIRLEY ROAD NEERIM SOUTH
BAW BAW SHIRE

The land is covered by the:

BAW BAW PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- is within a DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1

A detailed definition of the applicable Planning Scheme is available at :

<http://planningschemes.dpcd.vic.gov.au/schemes/bawbaw>

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

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

05 September 2025

Sonya Kilkenny
Minister for Planning

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.

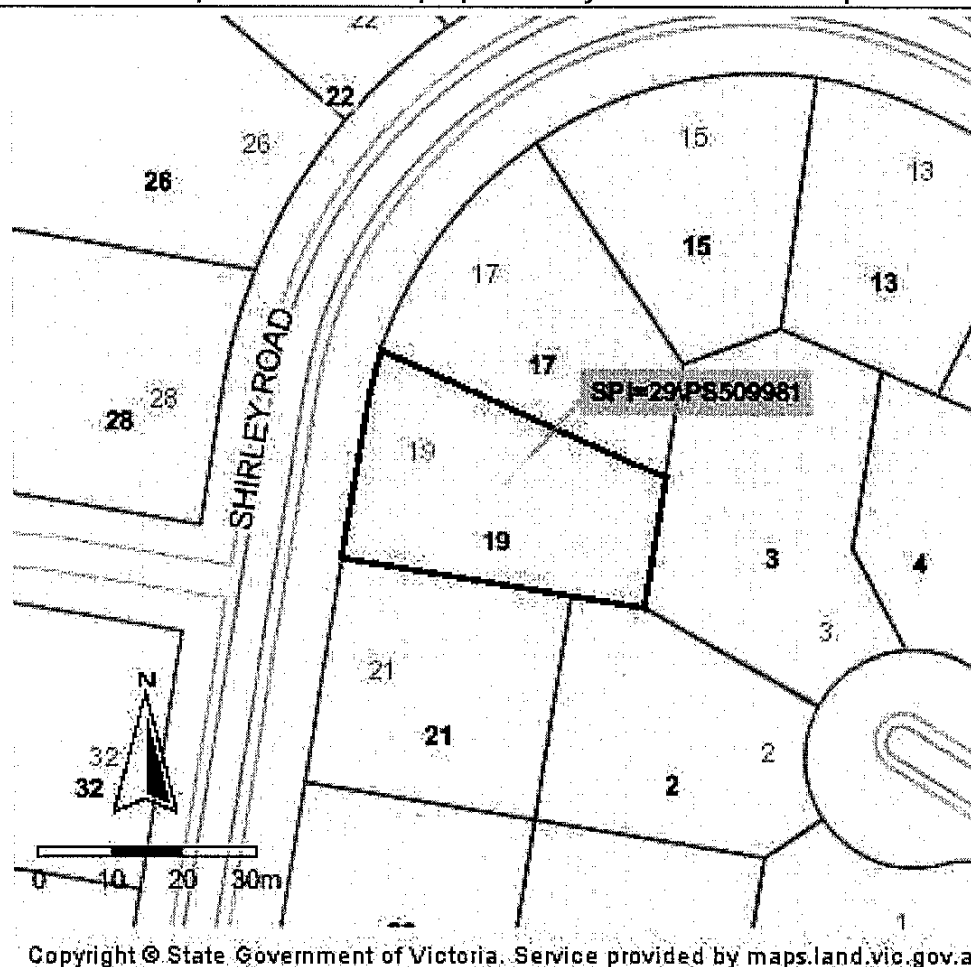
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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) 9102 0402 or email landata.enquiries@servictoria.com.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.



PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 05 September 2025 02:32 PM

PROPERTY DETAILS

Address: **19 SHIRLEY ROAD NEERIM SOUTH 3831**
 Lot and Plan Number: **Lot 29 PS509981**
 Standard Parcel Identifier (SPI): **29\PS509981**
 Local Government Area (Council): **BAW BAW**
 Council Property Number: **21231**
 Planning Scheme: **Baw Baw**
 Directory Reference: **Vicroads 707 S10**

www.bawbawshire.vic.gov.au

[Planning Scheme - Baw Baw](#)

UTILITIES

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

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **NARRACAN**

OTHER

Registered Aboriginal Party: **None**

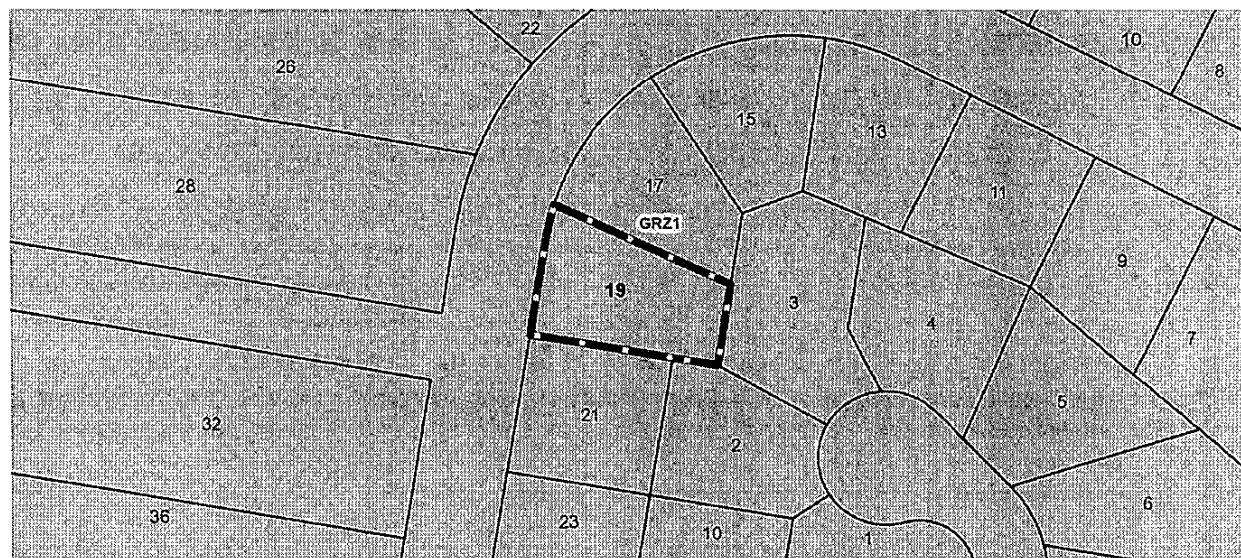
Fire Authority: **Country Fire Authority**

[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.

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Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

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 PROPERTY REPORT: 19 SHIRLEY ROAD NEERIM SOUTH 3831

Page 1 of 3

PLANNING PROPERTY REPORT

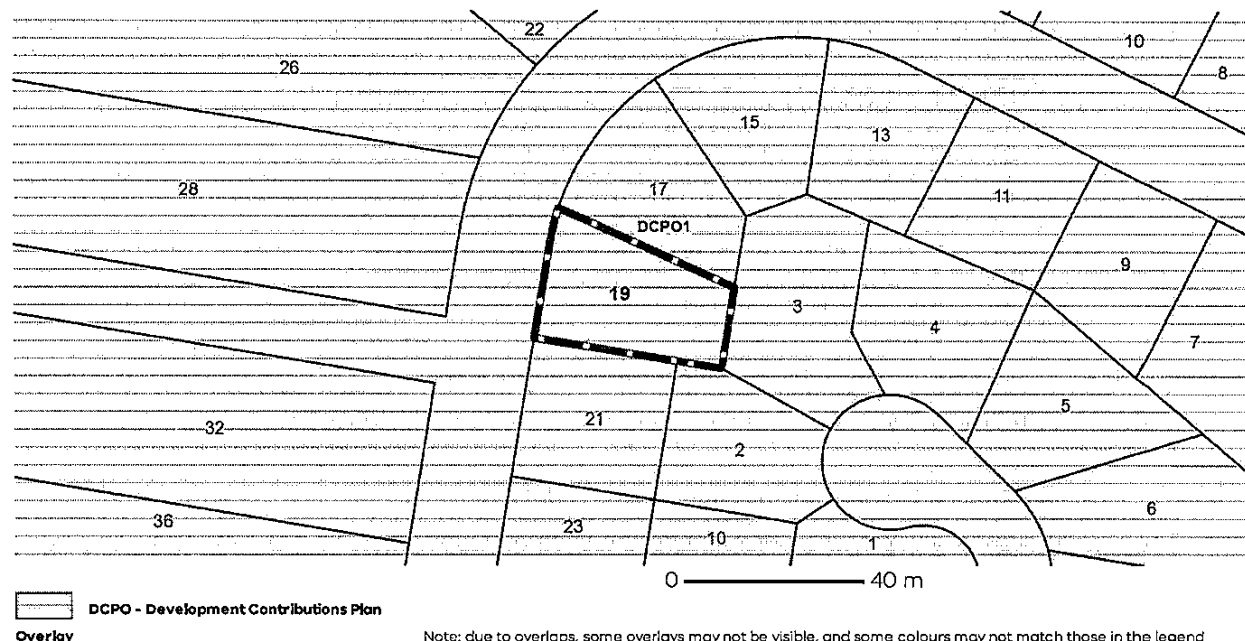


Department
of Transport
and Planning

Planning Overlay

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)



Further Planning Information

Planning scheme data last updated on 28 August 2025.

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>

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



 Designated Bushfire Prone Areas

Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

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://nvm.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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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.

Vendors:

ELIZABETH PAMELA REID & MITCHELL REID

Vendor's Section 32 Statement

Property:

19 SHIRLEY ROAD NEERIM SOUTH VIC 3831

Vendor's Conveyancer:

BOWERS CONVEYANCING SERVICES
SUITE 10, 21 SMITH STREET
(P O BOX 221)
WARRAGUL 3820
TEL:03 5622 0070

EMAIL: bowersconveyancing@gmail.com