



Casanova Pet Resort

Property
Profile



2223 Melba Highway, Dixons Creek (Yarra Glen), Victoria

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2223 Melba Highway, Dixons Creek (Yarra Glen), Victoria

Welcome to Casanova Pet Resort

Casanova Pet Resort is one of the finest pet care facilities in Australia and has been in operation for over 25 years. In recognition of the array of pet services it offers *Casanova* is recommended by many breeders and veterinary professionals.





2223 Melba Highway, Dixons Creek (Yarra Glen), Victoria

Location

Set on a picturesque 11 acres of easily managed freehold land adjoining the Kinglake National Park with its abundant wildlife, *Casanova* is ideally located on the Melba Highway tourist route of the Yarra Valley, home to some of Australia's finest wineries including De-Bortoli. *Casanova* enjoys the arterial link to the snow fields, not to mention the thriving boating activity of Eildon and Bonny Doon, and is a 7 minute leisurely drive to the main township of Yarra Glen, approximately 1 hour east of Melbourne CBD. In close proximity is the township of Lilydale and Healsville.





2223 Melba Highway, Dixons Creek (Yarra Glen), Victoria

Facilities



Casanova is capable of accommodating in excess of 100 dogs with emphasis given towards comfort in all weather conditions

and adequate grassy exercise yards.



“The Cool Cat”

Cattery is an adventure playground which can accommodate 50 treasured cats. The cattery is a separate dwelling and is safe, secure and fun for both the energetic kittens and those other felines wanting time to ‘put their paws up’.



There are 3 large separate sheds offering an ideal food preparation

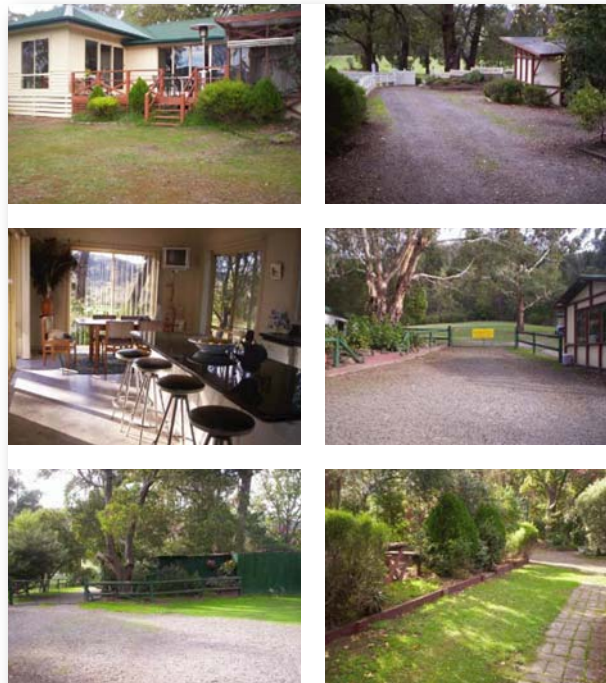


area complete with commercial cool room, refrigeration, pet bedding wash area, tac room, storage and adequate machinery to maintain the property with ease.



2223 Melba Highway, Dixons Creek (Yarra Glen), Victoria

The Residence



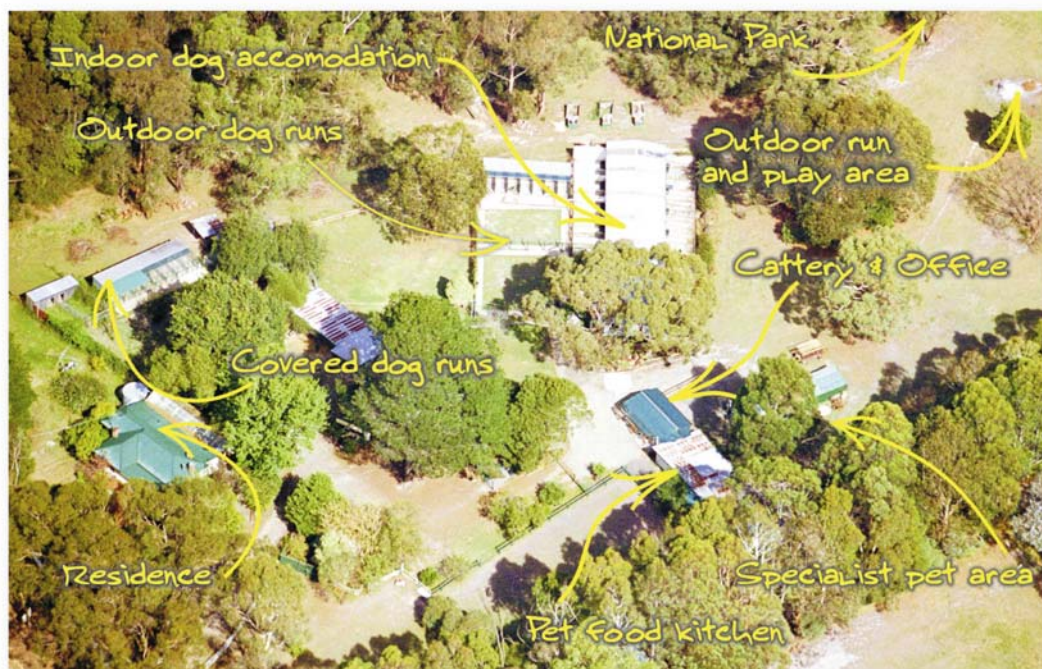
Very quaint and comfortable weatherboard residence with open plan living, ensuite, cosy fire place, modern kitchen opening on to a deck overlooking neighbouring mountain ranges and fully equipped and computerised private office. The home is enhanced by a tranquil water feature at the entry and is private yet accessible to undertake all business activities with professionalism.



2223 Melba Highway, Dixons Creek (Yarra Glen), Victoria

The Land

This beautifully maintained property includes strategic timber fencing to outline the residence, cleared lower paddock and entry, and farm grade wire fencing with cattle gates that secure the entire property including the huge upper paddock which provides a brilliant pet exercise area and contains 3 large water filled dams. Additionally, the proprietors have developed a driving range golf course on the property. For the equestrian, there is adequate room for several ponies.





2223 Melba Highway, Dixons Creek (Yarra Glen), Victoria

Inventory

The entire property is being sold as a going concern on a W.I.W.O (walk in walk out) basis, with the following inventory:-

Kitchen/Dining area

Ultra modern new kitchen:	ceiling fans
solid granite bench tops	downlights
glass cook top	television wall mount brackets
Westinghouse wall oven	vertical blinds
Sharp microwave oven	roller blind x1
Simpson dishwasher	dimmer switches

Kitchen/lounge balcony

Outdoor table setting	Lighting to all areas
Umbrella	

Bar/Lounge area

Fully tiled bar area	Fully carpeted
wall to wall book shelves	Modern drapes to windows
Air conditioning	ceiling fan
Ducted heating	Large Sahara Wood Heater w/3 spd fan

Master bedroom

Built in robes/mirror	ducted heating
Ceiling fans	ensuite completely tiled
television wall mount brackets	modern vanity
Modern drapes	3 in 1 ceiling fan/heater
roller blinds	glass doored shower recess
	toilet



2223 Melba Highway, Dixons Creek (Yarra Glen), Victoria

Residents Office

office desk	storage cupboard
computer desk/shelving	water feature including rockery
storage cupboard	garden plants
2 x filing cabinets	terracotta pots and roses
2 x large roller blinds	blinds
Commander phone system	Laundry includes vanity, toilet & shower
throughout resident and outside buildings	ample lighting and security lighting
Outdoor fernery/ pergola	* Data / client base to be transferred to purchasers
synthetic carpet	

Outside pet accommodation

2 separate powered catteries including feature plants & accessories	Gas BBQ
Wet N Dry Vax vacuum cleaner	Entertaining area tiled
Venetian blinds	open brick fireplace
Onsite van	gas BBQ
includes fridge, power, gas cylinder, water self contained	Table/chairs
furnished	umbrella
air conditioned	bird aviary including Ring Neck Parrots
BBQ table/chairs	security lighting
	dog run is weatherproof and secure

Main driveway feature

Waterfall and ponds include fish	ample water/hoses
extensive gardens with water features	security lighting



2223 Melba Highway, Dixons Creek (Yarra Glen), Victoria

Main driveway feature cont...

powered main garage including multiple garden tools and accessories work bench storage	various garden tools and electric fencing equipment wood shed
Large storage shed is powered	3 car carport powered outside cyclone pen - covered and secure
Tack room is powered	Horse kennels x 10 fully secured

Main car park area

water feature and established gardens	6 berth dog float - fully insulated
---------------------------------------	-------------------------------------

Meat room/office

freezer room - fully operational	melamine bench top
cook room - fully operational	storage cupboard
free standing freezer	storage filing cabinet
large commercial electric mincer	shelving
13x gas burners	Whirlpool front loading washing machine
hot water service to sinks incl. cleaning materials	hand trolley
	commercial scales

Admission office/cattery

1x desk/chairs	fridge
shelving	fans
plants/mats	hot water & washing facilities
Commander phone system	decorative feature
customer card filing system	storage containers
microwave	accommodation for up to 50 cats plus secure play areas



2223 Melba Highway, Dixons Creek (Yarra Glen), Victoria

Tractor/carport/storage & shedding - top paddock

TE Grey Ferguson tractor - excellent condition	plough discs
slasher	saddles
grader plane	6 x 4 farm trailer
carry all	ample water storage for livestock
harrows	

Top Paddock

3 x large dams - up to 1 megalitre licensed	Golf driving range 200 metres
New fire fighting pump including hosing to all areas of the property	Adequate fencing
Approx paddock size : 8 acres cleared	

Main Kennel Block (to hold up to 100 dogs)

30 x complete secure runs - inside and 7 outside	Heavy duty Simpson Auto Dishwasher
Fully concreted	Above-ground bath/grooming tables
Ample water provided	Serving Benches
Industrial pump	Microwave
All bedding off the ground	All 18mm hosing and connections
Ample hot water	Fire Extinguishers
Large industrial fridge/freezer	



2223 Melba Highway, Dixons Creek (Yarra Glen), Victoria

Tack Room / Storage Room

Ample shelving

Serving / Water Dishes

Grooming Table

Storage Bins

Spray Gun

Heated Pads

Dog Crates

Leads / Chains / Muzzles /
Harnesses

Towels / Blankets

Clock

Alarm System / Security Lighting





2223 Melba Highway, Dixons Creek (Yarra Glen), Victoria

Financials

To preserve the proprietors privacy, accountants tax figures will only be provided to a prospective purchaser once the essential terms of a proposed sale have been fulfilled (in principal) and at the proprietor's discretion. We can confirm that in the 05/06 financial year the declaration of gross income was approximately \$175,000.





2223 Melba Highway, Dixons Creek (Yarra Glen), Victoria

Contractual Documentation

A Section 32 'Vendors Statement' is attached overleaf.

A separate contract will be required for the business and freehold property based on agreed terms between the parties.

DE GRAAF & BIRKETT
SOLICITORS

**VENDORS STATEMENT TO THE PURCHASER
OF REAL ESTATE PURSUANT TO
SECTION 32 OF THE SALE OF LAND ACT 1962 (“the Act”)**

VENDORS: TERENCE JOHN STRINGER & ANGELA RUTH MENA

PROPERTY: 2223 Melba Highway, Dixons Creek

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 property 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** – Information concerning any easement, covenant or other similar restriction affecting the Property (registered or unregistered)-
 - 1.1 Description – As set out in the attached copies of title document/s.
 - 1.2 Particulars of any existing failure to comply with their terms are as follows-
None to the vendors' knowledge

2. **PLANNING & ROAD ACCESS** – Information concerning any planning instrument/s is contained in the attached certificate.
There is access to the property by road.

3. **OUTGOINGS AND STATUTORY CHARGES** – Information concerning any rates, taxes, charges or other similar outgoings (including any Body Corporate charges) AND interest payable on any part of them is contained in the attached certificates.
 - 3.1 Any amounts (including proposed Body Corporate levy) for which the Purchaser may become liable in consequence of the purchase of the Property, are as follows-
A proportion of the current rates as at the settlement date.
 - 3.2 The amount owing under any other registered or unregistered statutory charge that secures an amount due under any other legislation is – Nil

4. **SERVICES** – Information concerning the supply of the following services-

	Service	Status	Name of Authority
4.1	Electricity	Connected	TRUenergy
4.2	Gas	Not Connected	
4.3	Water	Not Connected	
4.4	Sewerage	Not Connected	
4.5	Telephone	Connected	Optus

5. **BUILDING APPROVALS** – Particulars of any building approval granted during the past seven years under the Building Control Act 1981 or the Building Act 1993 (required only where the Property includes a residence) – 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 including any –

- 6.1 affecting the Body Corporate and any liabilities (whether contingent, proposed or otherwise) where the Property is in a subdivision containing a Body Corporate, including any relating to the undertaking of any repairs to the Property-
- 6.2 quarantine or stock order imposed under the Stock Diseases Act 1968 (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 1968 -
None to the vendors' knowledge

7. **TITLE** – Attached are copies of the following documents concerning the title

- 7.1 Certificate of Title Volume 8857 Folio 456
- 7.2 Plan of Subdivision 089616

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

Signatures of the Vendors.....

The Purchasers acknowledge being given a duplicate of this statement signed by the Vendors before the Purchasers signed any Contract.

DATE OF THIS ACKNOWLEDGMENT...../...../.....

Signatures of the Purchasers.....

Certificate type: titles Matter: Stringer

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REGISTER SEARCH STATEMENT Land Victoria

Security no : 124020218293XVolume 08857 Folio 456
Produced 09/01/2007 09:30 amLAND DESCRIPTION

Lot 8 on Plan of Subdivision 089616.

PARENT TITLE Volume 08814 Folio 291

Created by instrument LP089616 25/11/1970

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

TERENCE JOHN STRINGER of 347 OLD WARRANDYTE RD NORTH RINGWOOD

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

ANGELA RUTH MENA of 347 OLD WARRANDYTE RD NORTH RINGWOOD
N610049F 01/08/1988ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE T816653X 11/08/1995

COMMONWEALTH BANK OF AUSTRALIA

MORTGAGE T992574X 08/12/1995

COMMONWEALTH BANK OF AUSTRALIA

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section
24 Subdivision Act 1988 and any other encumbrances shown or entered on the
plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION
-----~~SEE LP089616 FOR FURTHER DETAILS AND BOUNDARIES~~ACTIVITY IN THE LAST 125 DAYS

NIL

STATEMENT END

Delivered by LANDATA® Land Registry timestamp 09/01/2007 09:27 Page 1 of 1
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responsibility for any subsequent release, publication or reproduction of the information.

PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT 62^B
PARISH OF TARRAWARRA NORTH
COUNTY OF EVELYN

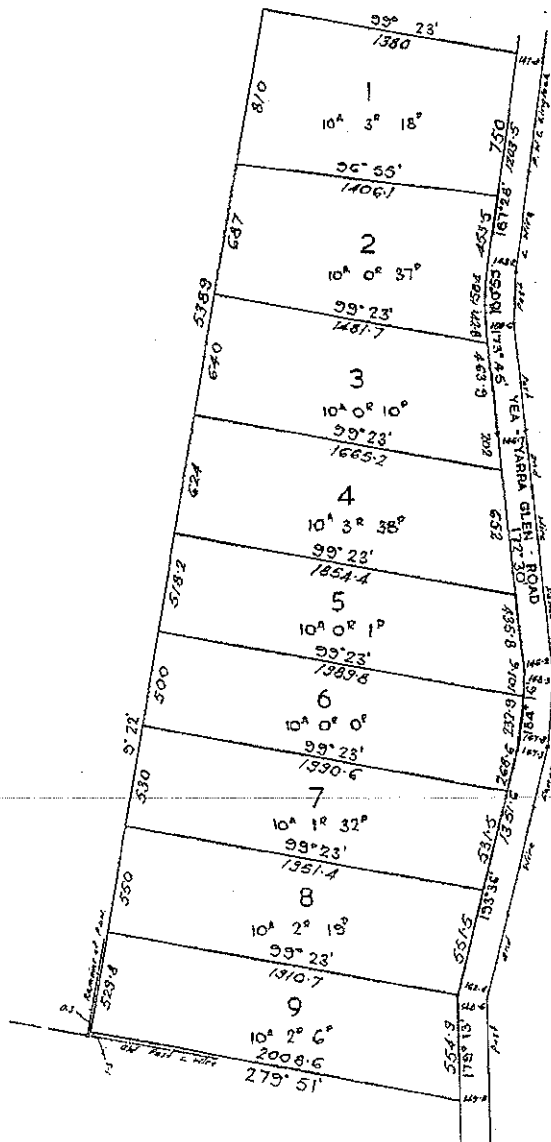
LP89616
EDITION 1
APPROVED 14/10/70

SCALE OF CHAINS
0 4 8 12 16

LINKS 400 0 400 800
METRES 100 50 0 40 80 120 160

V. 8814 F. 291

DEPTH LIMITATION: 50 FEET



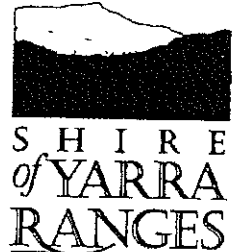
LAND INFORMATION CERTIFICATE

Section 229 Local Government Act 1989

Shire of Yarra Ranges
Anderson Street,
P.O. Box 105,
Lilydale 3140
DX 34051
ABN 21 973 226 012
Telephone 1300 368 333
Facsimile (03) 9735 4249
Email:
mail@yarraranges.vic.gov.au

Certificate Number: 36003
Issue Date: 10-Jan-2007
Applicant Reference: 6453424-011-0

De Graaf & Birkett
C/- Landata
DX 250639
MELBOURNE VIC



This certificate provides information regarding valuation, rates, charges, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a local law or by law of the council.

This certificate is not required to include information regarding planning, building, health, land fill, land slip, other flooding information or service easements. Information regarding these matters may be available from the council or the relevant authority. A fee may be charged for such information.

PROPERTY INFORMATION

Assessment Number: 39675/1
Property Address: 2223 Melba Highway, Dixons Creek VIC 3775
Property Description: Lot 8 LP89616 Ca 62B PTarrowarra North
Owner: Mr T J Stringer and Ms A R Mena

VALUATION INFORMATION

Current Level of Value Date: 1 January 2006
Operative Date of Value: 01-Jul-2006
Site Value: 295,000
Capital Improved Value: 385,000
Net Annual Value: 19,250

FINANCIAL INFORMATION

Rates and Charges Levied Year Ending 30 June 2007		Rates and Charges Summary	
Rate or Charge Type	Annual Charge	Description	Balance Outstanding
General Rates	1,151.25	Legal Charges Arrears	0.00
Garbage Charge	288.00	Legal Charges Current	0.00
		Arrears & Previous Year Interest	0.00
		Current Interest on Arrears	0.00
		Interest on Current Rates	0.00
		Current Year Rates	1,439.25
		Rebates	0.00
		Payments since 1 July 2006	-636.00
		Overpayment	0.00
		Other	0.00
		Total Rates Outstanding	803.25
		Chargeable Works	0.00
		Local Govt Act 1989-Section 227	0.00
Total Annual Charge	1,439.25	Balance Outstanding	\$803.25

Certificate Number: 36003
Issue Date: 10-Jan-2007
Applicant Reference: 6453424-011-0

NOTICES AND ORDERS: There are/are no outstanding notices or orders on the land served by Council under the Local Government (Miscellaneous) Act 1958, Local Government Act 1989 or a local law or by-law of Council which still apply as at the date of this Certificate.
Details of any Notice or Order Served.....
.....

FLOOD LEVEL: Council has not specified a flood level for this property. However, Council cannot warrant that this property may be/ is not subject to flooding. Melbourne Water may have additional information which is not held by Council, which may reveal this property is subject to flooding. Melbourne Water's flood information can be obtained from metropolitan water authorities. It is therefore recommended that you contact Yarra Valley Water/South East Water for more accurate and detailed information.

There is/is no potential liability for rates under the Cultural and Recreational Lands Act 1963.

There is/is no potential liability for land to become rateable under Section 173 of the Local Government Act 1989.

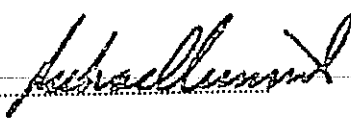
There is no outstanding amount, required to be paid for recreational purposes or any transfer of land required to Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act (Miscellaneous) Act 1958.

*The property is subject to the Yarra Ranges Planning Scheme.
Application for this certificate does not constitute notification of change of ownership.*

While Council does not impose a time limit as to when a certificate may be updated verbally, it should be noted that Council will not be held responsible for any information provided or confirmed verbally. A new certificate could be applied for if this is not satisfactory.

Prepared by: 

I hereby certify that as at the date of this certificate, the information given is true and correct for the property described.

Authorised Officer:  Date: 10-Jan-2007

MICHAEL CUMMINS
(Contact Property Rating Services on Direct 333 for any enquiries)
Corporate Services

Received the sum of 20.00 being fee for this Certificate.

YARRA RANGES PLANNING CERTIFICATE

Planning & Environment Act 1987

Certificate Number: 46797
Your reference: 6453424-015-08
Issue date: 15-Jan-2007

Shire of Yarra Ranges
Anderson Street,
P.O. Box 105,
Lilydale 3140
DX 34051
ABN 21 973 226 012
Telephone 1300 368 333
Facsimile (03) 9735 4249
Email:
mail@yarraranges.vic.gov.au

De Graaf & Birkett
C/- Landata
DX 250639
MELBOURNE VIC



Property Address: 2223 Melba Highway, Dixons Creek VIC 3775
Property Description: Lot 8 LP89616 Ca 62B PTarrawarra North
Assessment Number: 39675
Owner: Mr T J Stringer and Ms A R Mena

1. This land is covered by the Yarra Ranges Planning Scheme

2. The land:

Is included in:

Planning Zone

Green Wedge Zone(GWZ5-40HA)

Is within a:

Planning Overlay

ESO_Z12-Kinglake National Park and Paul Range, EMO-Erosion Management

And abuts on a

Road Zone Category

ROAD ZONE (CATEGORY 1)

3. The land is:

Outside the Urban Growth Boundary

4. The land is affected by:

Planning Scheme Amendment

Proposed Zone/Overlay

No

No

Additional site-specific controls may apply. The Planning Scheme Ordinance should be checked carefully. Copies are available from any Yarra Ranges Service Centres at Lilydale, Healesville, Upwey, Yarra Junction and Monbulk.

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

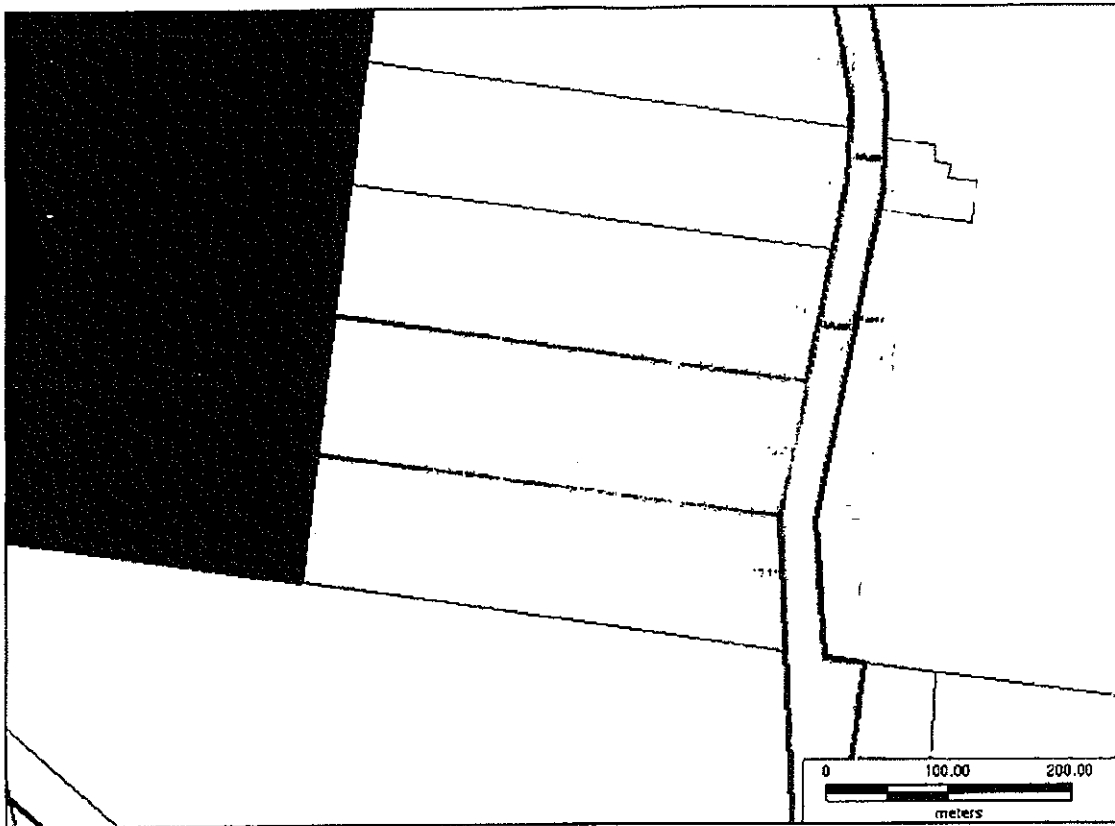
Signed by an authorised officer of Shire of Yarra Ranges.

See Map attached next Page for details of property boundary used for this certificate.

1/2
PTO

YARRA RANGES PLANNING CERTIFICATE

Planning & Environment Act 1987



The above property information was used to create the attached certificate.

Received the sum of \$16.80 on Receipt No: 0 for this certificate.



Yarra Valley Water | a fresh approach

YARRA VALLEY WATER LIMITED
(ABN 93 066 902 501)

STATEMENT UNDER SECTIONS 75,
WATER INDUSTRY ACT 1994 RELATING TO ENCUMBRANCES
MMBW ACT 1958 - STATEMENT UNDER SECTION 239G

Yarra Valley Water Ltd
ABN 93 066 902 501
Lucknow Street
Mitcham Victoria 3132
Private Bag 1
Mitcham Victoria 3132
DX 13204
Email: enquiry@yvw.com.au
Telephone: (03) 131 721

LANDATA
certificates@landata.vic.gov.au

Date of Issue: 9/01/2007
Information Statement No: 10505789
Conveyancing Account No: 9000415

Your Ref: LANDATA CER 6453424-017-2

Property: 2223 YEA ROAD DIXONS CREEK VIC 3775

THE FOLLOWING PARTICULARS RELATE TO SECTIONS 25 & 239G(1)

If Sewer mains are in existence they will be shown on the attached plan

ADDITIONAL INFORMATION RELATES TO SECTIONS 25 & 239G(2)

information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

AUTHORISED OFFICER:

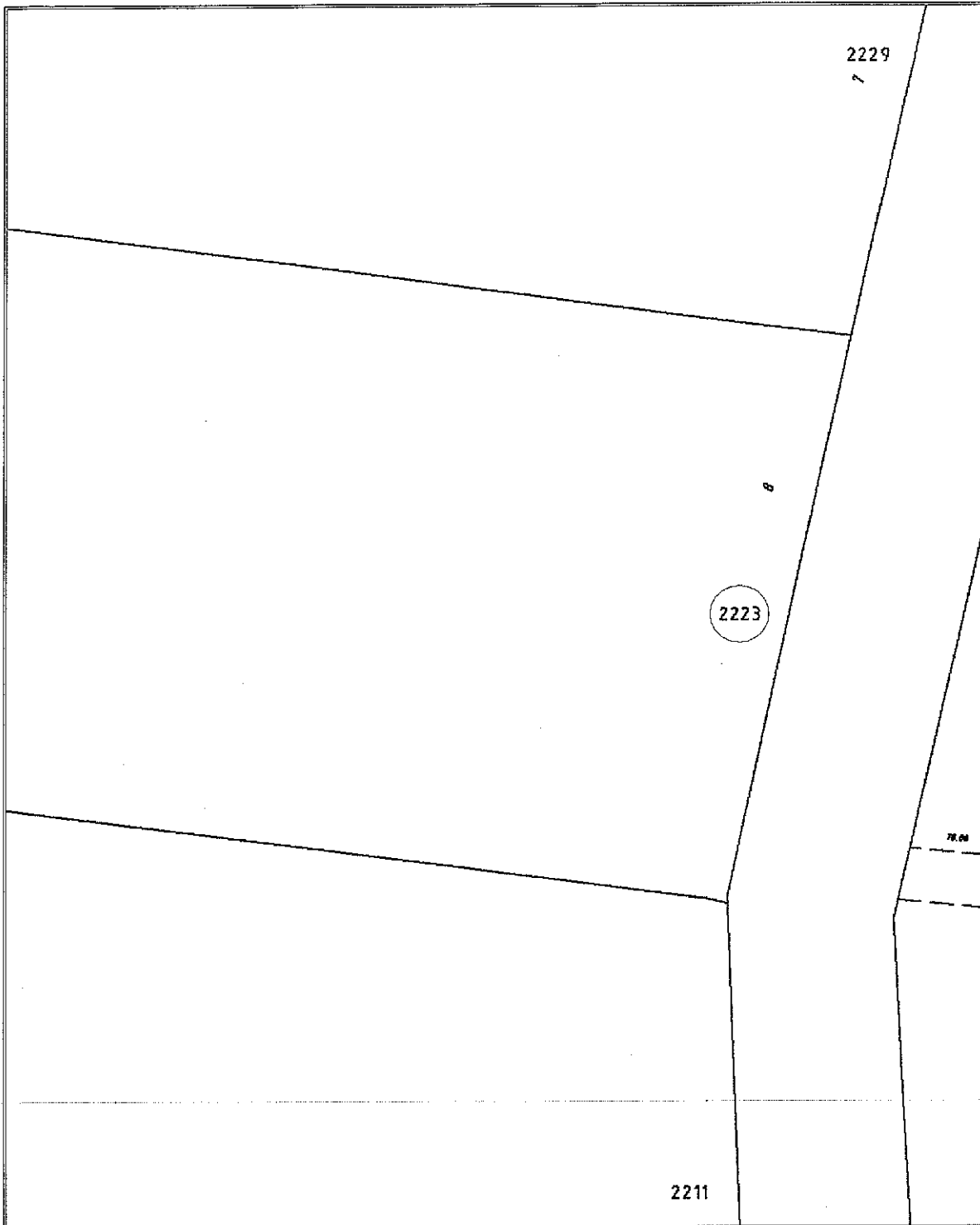
GENERAL MANAGER
CUSTOMER OPERATIONS

Please ensure all information provided to Yarra Valley Water for the request of a Propertyflow Statement is correct and verified prior to submitting. All incorrect requests will be required to be resubmitted and will be charged accordingly.

Yarra Valley Water provides information in this statement relating to waterways and drainage pursuant to Section 239G of the MMBW Act 1958, as an agent for Melbourne Water.

PLEASE NOTE: Unless prior consent has been obtained, both the MMBW and the WATER INDUSTRY Acts PROHIBIT:

1. the erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. the connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

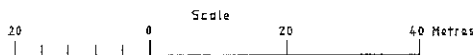


INFORMATION STATEMENT NO. 10505789

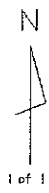
ADDRESS 2223 YEA ROAD, DIXONS CREEK

DATE 09/01/2007

SEWERS ARE INDICATED THUS
 SUBJECT PROPERTY IS INDICATED THUS



This information is supplied on the basis that Yarra Valley Water Ltd:
 * does not warrant the accuracy or completeness of the information supplied, including without limitation, the location of water and sewer assets;
 * does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information; and
 * recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly.



1 of 1



Yarra Valley Water | a fresh approach

Yarra Valley Water Ltd
 ABN 93 066 902 501
 Lucknow Street
 Mitcham Victoria 3132
 Private Bag 1
 Mitcham Victoria 3132
 DX 13204
 Email: enquiry@yvw.com.au
 Telephone: (03) 131 721

LANDATA
certificates@landata.vic.gov.au

RATES CERTIFICATE

Date of Issue: 9/01/2007

Customer No: a578931

Rate Certificate No: 10505789
 Your Ref: LANDATA CER 6453424-017-2

With reference to your request for details regarding property at 2223 YEA ROAD DIXONS CREEK VIC 3775 ref no: 22249712

This property incurs the following service charges:

	Charges	Outstanding
Quarterly Charges: Drainage 01/01/07 to 31/03/07	\$ 16.50	\$ 16.50
Annual Charges:		\$ 0.00
Arrears		\$ 16.50
Total Amount Due		\$33.00

Please note the cabulated annual charge for Section 32 purposes is: \$66.00

GENERAL MANAGER
 CUSTOMER OPERATIONS

Note:

- 1 Yarra Valley Water provides information in this statement relating to waterways and drainage pursuant to Section 239G of the MMBWA Act 1958, as an agent for Melbourne Water.
- 2 Information is also supplied under the following: Drainage and Parks charges - S75 Water Industry Act 1994.
- 3 On presenting your clients with the above information, please ensure that you inform them of their obligation to contact Yarra Valley Water (131 721) 2 working days prior to settlement. It is the vendor/purchaser's responsibility to book a final reading in order to determine the correct apportioning of water and sewer usage and/or service charges liable for each party.



**Melbourne
Water**

WATER ACT 1989

(Sections 51 (1A) and 67)

REGISTRATION LICENCE NO 465/643/5037

(Licence to take and use water)

Melbourne Water Corporation authorises:

Stringer T & Mena A
2223 Melba Highway
DIXONS CREEK VIC 3775

to take and use water from dam as specified in the First Schedule and in accordance with the conditions in the Second Schedule.

This licence remains in force for an unlimited period unless revoked, cancelled or surrendered.

Diversion Manager

Date

5/8/04

FIRST SCHEDULE

1. Waterway Catchment : Dixons Creek
2. Maximum amount of water that may be taken in each year of the licence : 2.0 megalitres
Number of dams : 3
3. Purpose for which water may be used : Domestic and Stock
4. Area irrigated if water is used for irrigation : 0.0 hectares
5. Description of land on which water is used : Casanova Boarding Kennels 2223 Melba Highway Dixons
Lot No. 8, Lodged Plan 89616,
Parish of Tarawarra North
6. Description of land on which the dam is located: Casanova Boarding Kennels 2223 Melba Highway Dixons
Lot No. 8, Lodged Plan 89616,
Parish of Tarawarra North
7. Dam Locality :
(Easting and Northing) E 359,805 N 5,841,830

STATE REVENUE OFFICE
Land Tax Act 2005
Land Tax Clearance Certificate



DE GRAAF & BIRKETT

Your Reference: LD:6453424.STRINGER
Certificate No.: 46637023
Date issued: 10 JAN 2007
Enquiries: DXR2

Land Identity 4282038	Land Address Details 2223 MELBA HIGHWAY DIXONS CREEK VIC 3775		
Lot Number 8	Plan Number 89616	Volume 8857	Folio 456

Vendor ANGELA MENA & TERENCE STRINGER

Purchaser FOR INFORMATION PURPOSES

Current Tax For 2007 MR TERENCE JOHN STRINGER MS ANGELA RUTH MENA	Proportional Tax \$0.00	Penalty/Interest \$0.00	Total \$0.00
Arrears of Tax	Years	Proportional Tax	Add. Tax/Interest
Comments Property is exempt: LTX Principal Place of Residence.			
Unimproved Value	\$295,000	Amount Payable	\$0.00

THIS CERTIFICATE IS SUBJECT TO THE NOTES THAT APPEAR ON THE BACK OF THE APPLICATION AND THAT THE APPLICANT SHOULD READ THESE NOTES CAREFULLY.

PAUL BRODERICK - Commissioner of State Revenue

PLEASE RETURN THIS PORTION WHEN MAKING PAYMENT - SEE OVERLEAF FOR FURTHER INFORMATION

LAND TAX CLEARANCE CERTIFICATE - REMITTANCE ADVICE

<u>Certificate Number</u>	<u>Land ID</u>	<u>Amount Payable</u>
46637023	4282038	\$0.00

PLEASE DO NOT MARK BELOW THIS LINE

<0000000000<0000000000>046637023000<046637023000>424<424>

NOTES TO CERTIFICATES UNDER SECTION 105 OF THE LAND TAX ACT 2005

1. Under Section 96 of the Land Tax Act 2005 (the Act), land tax is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
2. If land tax is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and unpaid on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
3. The amount of land tax on this certificate relates to the amount of land tax due and payable as at the date of the application only and not to any future liability or the tax status of the land.
4. A "Nil" Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax.
5. If land tax will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount as against the purchaser only if the amount is remitted to the SRO within 28 days after settlement.
6. If the amount in 3. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from
 - a. the vendor, or
 - b. the purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO within 28 days after settlement.
7. If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
8. If an amount certified is excessively high (for example, because a principal residence concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
9. If no land tax is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
10. If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
11. The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax.

(For Information Only)**SINGLE OWNERSHIP CALCULATION BASED ON AN UNIMPROVED VALUE OF \$295,000**

Land Tax = \$390.00

Calculated as \$200 plus (\$295,000 - \$200,000) multiplied by 0.200 cents).

Payments

Cheques, etc. must be made payable to
'Commissioner of State Revenue'
In Person Level 2
121 Exhibition Street
Melbourne 3000
By Post GPO Box 2961 DD
Melbourne 3001

Enquiries

Telephone 13 2161
Facsimile (03) 9628 6853 or (03) 9628 0038
Counter Level 2
121 Exhibition Street
Melbourne 3000
Correspondence GPO Box 1641N
Melbourne 3001

**Land Tax Clearance Certificates are now available via the SRO website.
Logon to www.sro.vic.gov.au and access LAND TAX CLEARANCE CERTIFICATES.**



**** Delivered by the LANDATA® System, Department of Sustainability and Environment ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

De Graaf & Birkett
PO Box 225
HEALESVILLE VIC 3777
AUSTRALIA

Client Reference: Stringer

NO PROPOSALS. As at the 9th January 2007, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied map reference described below, and electronically delivered by LANDATA®.

Map Ref: Vicroads Fifth Edition, Map 79 Reference H2

The Applicant, De Graaf & Birkett has identified this map reference as the correct reference for the property located at:

2223 MELBA HIGHWAY, DIXONS CREEK 3775
SHIRE OF YARRA RANGES

This certificate is issued in respect of a property that is located wholly within the map reference shown above. LANDATA® does not warrant that the property at the address shown above is located within the map reference shown above. The Applicant is responsible for ensuring that the property is wholly located within the map reference. LANDATA® and VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant failing to do so.

Date of issue: 9th January 2007

Telephone enquiries regarding delivery of certificate: (03)8636 2456
Telephone enquiries regarding content of certificate: (03)9854 2932

[Vicroads Certificate] # 6453424 - 6453424092820 'Stringer'



2223 Melba Highway, Dixons Creek (Yarra Glen), Victoria

Summary

Casanova is a thriving and stable business with a country lifestyle that would suit the pet loving family or couple. In addition, the potential to increase business activity and dwellings to suit individual needs is also available to the astute purchaser. There is no doubt you will be impressed by the many attributes that Casanova has to offer.

For a private viewing kindly contact

David Stringer - 0418 150 731

