

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 incorporates the requirements in section 32 of the *Sale of Land Act 1962* as at 30 October 2018.

# Vendor Statement

## 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 purchaser signed any contract.

Land	The land comprised in Crown Grants Volume 8060 Folio 010, Volume 8036 Folio 026, Volume 5856 Folio 020 and Volume 5856 Folio 021	
Property Address	5 BROOKE STREET TOWONG	
Vendor's name	CHRISTINE ANN MENADUE (formerly CHRISTINE ANN PIERCE)	
Signature	<u>P. A. Menadue</u>	Date <u>03/03/2021</u>
Purchaser's name	_____	
Signature	_____	Date _____
+ Purchaser's name	_____	
+ Signature	_____	Date _____

### Important information

Legal practitioners using this document should check for any subsequent changes in the law. The Law Institute of Victoria, its contractors and agents are not liable in any way, including, without limitation, in negligence, for the use to which this document may be put, for any errors or omissions in the precedent document, or any other changes in the law or understanding of the law, arising from any legislative instruments or the decision of any court or tribunal, whether before or after this precedent was prepared, first published, sold or used.

### Copyright

This document is copyright. This document may only be reproduced in accordance with an agreement with the Law Institute of Victoria Ltd ABN 32 075 475 731 for each specific transaction that is authorized. Any person who has purchased a physical copy of this precedent document may only copy it for the purpose of providing legal services for a sale by a specific vendor of specific land.

**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: \$ \_\_\_\_\_  
OR

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

(c) \*Their amounts are:

Authority	Amount	Interest (if any)
(1) <u>TOWONG SHIRE</u>	(1) \$ _____	(1) \$ _____
(2) <u>GOULBURN MURRAY WATER</u>	(2) \$ _____	(2) \$ _____
(3) <u>DELWP</u>	(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 knowledge<sup>1</sup>, which are not included 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):

NIL  
\_\_\_\_\_  
\_\_\_\_\_

**1.3 Terms Contract**

This section 1.3 only applies if this vendor 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 Vendor Statement".

**1.4 Sale Subject to Mortgage**

This section 1.4 only applies if this vendor 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 Vendor Statement".

<sup>1</sup> 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 vendor 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:

None known

\_\_\_\_\_

**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 KNOWN

---



---



---

**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:

---



---



---

**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:

---



---



---

**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:

NIL

---



---



---

~~**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.<sup>2</sup>

---

<sup>2</sup> 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 AREAS 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 vendor 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 1 000m<sup>2</sup>; (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 vendor 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 Vendor 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**

DUE DILIGENCE CHECKLIST

4 TITLES

4 TITLE PLANS

LAND INFORMATION CERTIFICATE

DELWP INFORMATION STATEMENT

GOULBURN MURRAY WATER INFORMATION STATEMENT

PLANNING CERTIFICATE

PROPERTY REPORT

PLANNING PROPERTY REPORT

---

# 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.

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 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) 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. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

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

VOLUME 08060 FOLIO 010

Security no : 124086961389E  
Produced 04/12/2020 01:36 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 1 Section A Township of Towong Parish of Towong.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

CHRISTINE ANN PIERCE of 4 BARTLETT ST. CORRYONG 3707  
AB596672P 01/10/2002

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP315585Y 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: 5 BROOKE STREET TOWONG VIC 3707

DOCUMENT END

The information supplied by Quayles has been obtained from GlobalX Pty Ltd by agreement between them. The information supplied has been obtained by GlobalX Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System.

<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 315585Y</b>
<p><b>Location of Land</b></p> <p>Parish: TOWONG                  Township: TOWONG                  Section: A                  Crown Allotment: 1                  Crown Portion:</p> <p>Last Plan Reference:                  Derived From: VOL 8060 FOL 010                  Depth Limitation: 50 FEET</p>	<p style="text-align: center;"><b>Notations</b></p> <p>SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 8060 FOL. 010 AND NOTED ON SHEET 2 OF THIS PLAN</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>	
<p><b>Description of Land / Easement Information</b></p>		<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 15/02/2000                  VERIFIED: AA</p> <p><b>COLOUR CODE</b>                  Y = YELLOW</p>
<p>LENGTHS ARE IN LINKS</p>	<p>Metres = 0.3048 x Feet                  Metres = 0.201168 x Links</p>	<p>Sheet 1 of 2 sheets</p>

TITLE PLAN

TP 315585Y

## LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

All THAT PIECE OF LAND in the said State containing two acres —  
one rood one perch and six-tenths of a perch more or less being Allotment one of Section A in the Township of —  
Towang Parish of Towang County of Benambra.

delimited with the measurements and abatals thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the *Mines Act 1928* in upon or under or within the boundaries of the land hereby granted AND reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted AND ALSO reserving to Us Our heirs and successors—

- (i) all petroleum as defined in the *Mines (Petroleum) Act 1935* on or below the surface of the said land and
- (ii) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and
- (iii) rights of way for access and for pipe-lines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land.

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act 1928*.  
AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act 1928* or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be paid to the said

GRANTEE

his executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

LENGTHS ARE IN  
LINKS

Metres = 0.3048 x Feet  
Metres = 0.201168 x Links

Sheet 2 of 2 sheets

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 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) 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. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

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

VOLUME 08036 FOLIO 026

Security no : 124086961386H  
Produced 04/12/2020 01:36 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 2 Section A Township of Towong Parish of Towong.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

CHRISTINE ANN PIERCE of 4 BARTLETT ST. CORRYONG 3707  
AB596672P 01/10/2002

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.  
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP315177Q 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: 5 BROOKE STREET TOWONG VIC 3707

DOCUMENT END

The information supplied by Quayles has been obtained from GlobalX Pty Ltd by agreement between them. The information supplied has been obtained by GlobalX Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System.

<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 315177Q</b>
Location of Land Parish: TOWONG Township: TOWONG Section: A Crown Allotment: 2 Crown Portion:		Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 8036 FOL. 026 AND NOTED ON SHEET 2 OF THIS PLAN  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
Last Plan Reference: Derived From: VOL 8036 FOL 026 Depth Limitation: 50 FEET		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 15/02/2000 VERIFIED: G.B.  COLOUR CODE Y = YELLOW
Description of Land / Easement Information		
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets

TITLE PLAN

TP 315177Q

### LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

*TH* WHAT PIECE OF LAND in the said State containing Two acres one rood and two perches more or less being Allotment two of Section A in the Township of Towong Parish of Towong County of Benamra ---

dimerses with the same, mines and minerals therein in the area shown in the margin of these orders and therein colored yellow. Proviso notwithstanding that the same shall be granted to such wells for water, not for the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land to mine and work all purposes as therein. It shall be lawful without restriction or restraint for the said grantees to enter into the said land and surrounding land and use the same minerals defined in the *Mines Act 1923* as upon or within the boundaries of the land hereby granted. Also reserving to Us Our heirs, executors, administrators and assigns full power and authority for us our heirs and assigns and Our and their licensees agents and servants at any time or times hereafter to cause to be done or to be done by us our heirs and assigns or by our licensees agents and servants of us our heirs and assigns all and singular such things that are necessary to be done for the work purposes of and carry on the said gold, silver and mineral's mine as upon or under the land hereby granted and for the purpose of the same to use and employ all such machinery and to carry on all such works and to employ other agents which may be necessary or usual in mining and work all other purposes that are necessary to be used for the getting of the said gold silver and mineral's and the working of all mines, works, lodes and deposits of minerals, gold, silver and mineral's upon or under the land hereby granted. Also reserving to Us the land hereby granted ---

and petroleum contained in the *Mines (Petroleum) Act 1953* or in force in the effect of the said law and

and to have full power for the purposes of exploration for and for the operation and obtaining such petroleum in any part or parts of the said land and

and to do all such things and for petroleum and other purposes necessary for drilling and borehole, such petroleum in the event of such petroleum being discovered in any part or parts of the said land.

These provisions of the said land grant shall be subject to be waived for mining purposes as for Section 148 of the *Land Act 1923*.

And that we do grant to the said land and well or subject to the rule of law having being the matter of a mine's right or of a mining area or mineral's mine under the *Mines Act 1923* or any corresponding statutory enactment to enter therein and to mine for gold silver or mineral's within the meaning of the said Act and to mine and work all purposes as therein shown in the same manner and under the same conditions and provisions as those to which such person could or the same being be entitled to mine for gold and silver in any open Crown lands. However that compensation shall be paid to the said

**GRANTEE**

his heirs, executors, administrators or assigns or transferee by such person for services done to or done to such land by reason of a mine's right or such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

LENGTHS ARE IN  
LINKS

Metres = 0.3048 x Feet  
Metres = 0.201168 x Links

Sheet 2 of 2 sheets

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 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) 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. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

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

VOLUME 05856 FOLIO 020

Security no : 124086961388F  
Produced 04/12/2020 01:36 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 13 Section A Township of Towong Parish of Towong.

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

CHRISTINE ANN PIERCE of 4 BARTLETT ST. CORRYONG 3707  
AB596672P 01/10/2002

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP753609R 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: 5 BROOKE STREET TOWONG VIC 3707

DOCUMENT END

The information supplied by Quayles has been obtained from GlobalX Pty Ltd by agreement between them. The information supplied has been obtained by GlobalX Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System.



<b>TITLE PLAN</b>		<b>EDITION 1</b>	<b>TP 753609R</b>
<b>Location of Land</b> Parish: TOWONG Township: TOWONG Section: A Crown Allotment: 13 Crown Portion:		<b>Notations</b> SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 5856 FOL. 020 AND NOTED ON SHEET 2 OF THIS PLAN	
<b>Last Plan Reference:</b> Derived From: VOL 5856 FOL 020 Depth Limitation: 50 FEET		ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
<b>Description of Land / Easement Information</b>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 04/11/2002 VERIFIED: AP  COLOUR CODE Y=YELLOW	
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets	

TITLE PLAN

TP 753609R

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS  
 CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

ALL THAT PIECE OF LAND in the said State  
 contains *one rood and thirty two perches more or less being Allotment Section of Section A in the Village of Louisa*  
*Parish of Louisa County of Brunswick*

delineated with the measurements and abatals thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though she held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the Mines Act 1928 in upon or under or within the boundaries of the land hereby granted AND ALSO reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted  
 PROVIDED ALWAYS that the said land is and shall be subject to be reamed for mining purposes under Section 168 of the Land Act 1928.

AND PROVIDED also that the said land is and shall be subject to the rights of any person being the holder of a miner's right or of a mining lease or mineral lease under the Mines Act 1928 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands. PROVIDED that compensation shall be paid to the said

GRANTEE

heirs executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

LENGTHS ARE IN  
LINKS

Metres = 0.3048 x Feet  
 Metres = 0.201168 x Links

Sheet 2 of 2 sheets

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 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) 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. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

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

VOLUME 05856 FOLIO 021

Security no : 124086961387G  
Produced 04/12/2020 01:36 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 14 Section A Township of Towong Parish of Towong.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

CHRISTINE ANN PIERCE of 4 BARTLETT ST. CORRYONG 3707  
AB596672P 01/10/2002

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP753638J 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: 5 BROOKE STREET TOWONG VIC 3707

DOCUMENT END

The information supplied by Quayles has been obtained from GlobalX Pty Ltd by agreement between them. The information supplied has been obtained by GlobalX Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System.

TITLE PLAN		EDITION 1	TP 753638J
------------	--	-----------	------------

Location of Land

Parish: TOWONG  
 Township: TOWONG  
 Section: A  
 Crown Allotment: 14  
 Crown Portion:

Notations

SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 5856 FOL. 021 AND NOTED ON SHEET 2 OF THIS PLAN

Last Plan Reference:

Derived From: VOL 5856 FOL 021  
 Depth Limitation: 50 FEET

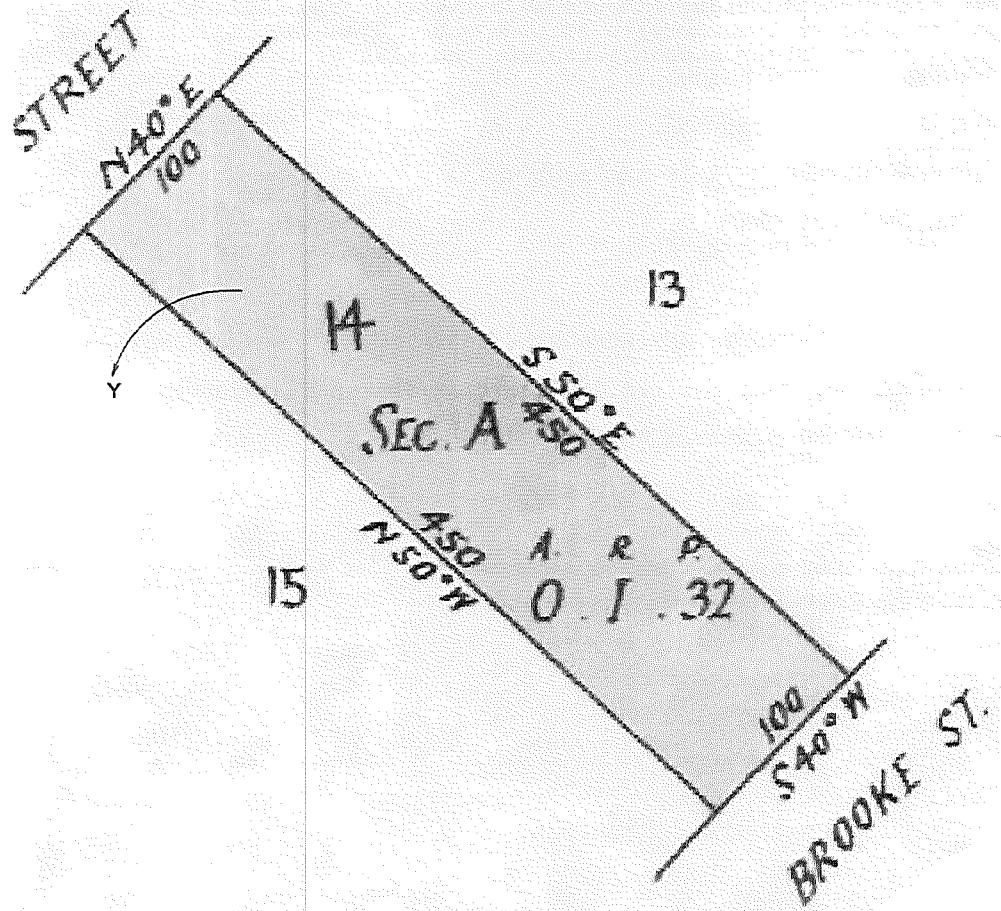
ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

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: 13/11/2002  
 VERIFIED: LW

COLOUR CODE  
 Y=YELLOW



LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet  
 Metres = 0.201168 x Links

Sheet 1 of 2 sheets

TITLE PLAN

TP 753638J

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS  
 CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

containing *one rood and thirteenth parts more or less being situate within of Section A in the Village of Towang*  
*Parish of Towang County of Queensland*

defined with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though she held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the Mines Act 1928 in upon or under or within the boundaries of the land hereby granted AND also reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 108 of the Land Act 1928.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the Mines Act 1928 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands. PROVIDED that compensation shall be paid to the said

GRANTEE

his heirs executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

## LAND INFORMATION CERTIFICATE

In accordance with Section 229 of The Local Government Act 1989

Certificate No: 5204

Date: 7 December 2020

### APPLICANT'S DETAILS

APPLICANT: Landata - Greg Long

Applicant's Ref: 43247292-026-3

Purchaser: K Kamba

Vendor: CA Menadue

This certificate provides information regarding Valuation, Rates, Charges, and other monies owing and any orders or notices made under the Local Government Act 1958, the Local Government Act 1989 or under a local law or by-law of the TOWONG SHIRE COUNCIL and specified flood level if any by the TOWONG SHIRE 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 DETAILS

Property Number: 177000

Owner(s) Christine Anne Menadue  
as per Rate Book:

Address: 5 Brooke Street  
Towong 3707

Area (Ha): 2.47

Description: CA 1, 13, 14, 2 SEC A TSH Towong PSH  
Towong



Billir Code: 21485  
Ref: 13664

### PROPERTY VALUATIONS

Land Valuation Date: 01/01/2020  
Operative Date of Valuation: 01/07/2020  
Site Value: \$90,000  
Capital Improved Value: \$200,000  
Net Annual value: \$10,000

### Statement of Rates and Charges for YEAR ENDING 30 June 2021

#### RATES AND CHARGES

#### BALANCE DUE

Rural residential rates @ 0.3889% of CIV	777.80
Municipal charge	310.00
Waste Facilities Management charge	101.00
Garbage (140L) and recycling (240L)	330.00
CFA Residential Charge	113.00
CFA Residential Levy Rate @ 0.000054 x CIV	10.80
Pension Rebate	(241.00)
FSPL Pension Rebate	(50.00)
Payments made against current year property rates	(639.08)
Payments made against current year FSPL rates	(10.92)

---

Total

\$701.60

*Any other monies due for this property are shown in the Other Information section on Page 2 of this Certificate.  
If this Certificate shows any unpaid rates, please contact this office for an update, prior to settlement.*

LAND INFORMATION CERTIFICATE No:

5204

Page 2

PROPERTY NO: 177000

**PLEASE NOTE:**

\* Verbal confirmation or variations will only be given for a period of 60 days from the date of issue. However, Council will not be held responsible for information provided verbally. For settlement purposes another certificate should be obtained after 60 days.

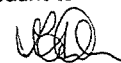
\* Amounts shown as paid on this Certificate may be subject to clearance by a Bank  
\* Overdue amounts accrue interest on a daily basis

**OTHER INFORMATION:**

1. There ARE NO notices or orders on the land that have been served by Council under the Local Government Act 1989 or any other Act or Regulation, or under a Local Law of the Council, which have a continuing application at the date of the Certificate, details being (if any) :
2. There ARE NO orders relevant to the standards of habitation for this property, details being (if any) :
3. A specified Flood Level HAS NOT been determined pursuant to the Victorian Building Regulations 1994. The specified Flood Level (if any) is :
4. There ARE NO monies owed for works under the Local Government Act 1989.
5. There IS NO potential liability for rates under the Cultural and Recreational Lands Act 1963.
6. There IS NO potential liability for the land to become rateable under Section 173 or 174A of the Local Government Act 1989.
7. There ARE NO outstanding amounts required to be paid, and/or transfers to be made to Council, for recreational purposes under Section 18 of the Subdivision of Land Act 1988 or The Local Government Act 1989.

---

I hereby certify that, as at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the TOWONG SHIRE COUNCIL, together with any Notices pursuant to The Local Government Act 1989, Local Laws or any other legislation.



I acknowledge having received the sum of \$27.00 being the fee for this certificate.

---

Authorised Officer





Department of Environment,  
Land, Water & Planning

Your Ref : 43247292-038-6  
Our Ref : 1109690

4 December 2020

Landata  
Email: [landata.online@delwp.vic.gov.au](mailto:landata.online@delwp.vic.gov.au)

Dear Sir/Madam

PO Box 879  
15 Hume and Hovell Road  
Seymour Vic 3660  
Telephone: (03) 5735 4300  
Facsimile: (03) 5792 3230  
[www.delwp.vic.gov.au](http://www.delwp.vic.gov.au)  
DX 218676

**RE: PROPERTY ENQUIRY - PIERCE C TO KAMBA K - ALLOTMENT 2 SECTION A TOWNSHIP OF TOWONG;ALLOTMENT 1 SECTION A TOWNSHIP OF TOWONG;ALLOTMENT 14 SECTION A TOWNSHIP OF TOWONG;ALLOTMENT 13 SECTION A TOWNSHIP OF TOWONG**

I refer to your recent property enquiry and advise that licence number 1109690 may be associated with 5 BROOKE STREET TOWONG. This licence is in the name of Pierce.

Please be advised that holding the above described licence does not give the licensee or proposed licensee exclusive use of the Crown Land that the licence is issued over, it only gives consent to use the Crown Land for a specified purpose as listed on the transfer form.

Transfer of this licence should not be used as a condition of sale as the transfer is not an automatic process and will be subject to approval of the land manager. Please advise prospective purchasers of this information.

Approval to transfer will be sought on receipt of the following information:

- **Enclosed transfer form completed by both parties.**
- **Payment of the transfer fee, being \$59.25 and any outstanding rental as detailed on the transfer form.**
- Payment of the transfer fee and outstanding rental (if applicable) can be made in the following ways:
  - **Cheque or Money Order** – Please make payment out to "Department of Environment, Land, Water & Planning" or "DELWP".
  - **Invoice for payment** – if you wish to opt for the transfer fee and any applicable rental to be invoiced and sent with the licence document following the transfer, please tick the box below the transfer fee on the enclosed form.
- **Copy of a "Notice of Acquisition of an interest in land", titles and/or Rates Notice to enable confirmation of the area to be transferred.**

*Please review the enclosed transfer form as it has changed.*

*The preferred method of sending out Licence documentation following a transfer will be via email. Unless otherwise advised, once the transfer has been completed, the licence document shall be signed electronically and emailed to the email address listed on the covering letter, under your reference. If no covering letter is included the documentation shall be sent to the email address listed on the transfer form. If you wish to discuss this change please email [transactioncentre@delwp.vic.gov.au](mailto:transactioncentre@delwp.vic.gov.au).*

Should you have any queries regarding this matter please contact [transactioncentre@delwp.vic.gov.au](mailto:transactioncentre@delwp.vic.gov.au).

Yours sincerely

*Transaction Centre*

Transaction Centre



Email: [transactioncentre@delwp.vic.gov.au](mailto:transactioncentre@delwp.vic.gov.au)

## TRANSFER OF LICENCE

Details of present licence holder/s

I/We CA PIERCE  
of 7 TOWONG ROAD, TOWONG, Victoria, 3707, Australia

being the holder(s) of Licence No: 1109690

granted under the provisions of the Land Act 1958 do hereby agree to transfer the said licence.

Signature/s: \_\_\_\_\_ Date: \_\_\_\_\_

### Required to be supplied with completed form:

1. Transfer fee of \$59.25 (GST exempt)

Please send an invoice for the Transfer fee and any outstanding rental (if applicable) with the Licence document following the transfer.

This section to be completed by proposed licence holder/s (Please Print)

I/We \_\_\_\_\_  
(Full Names or Company Name)

of \_\_\_\_\_  
(Proposed Residential Address)

Town: \_\_\_\_\_ P/Code: \_\_\_\_\_

\_\_\_\_\_ Town: \_\_\_\_\_ P/Code: \_\_\_\_\_  
(Address for future correspondence, if different to above)

- do hereby agree to accept the transfer of the said licence to me/us and supply the following information which is true and correct, and
- acknowledge this licence is issued for the purpose of GRAZING

Particulars of adjoining freehold land which is now occupied or owned (or in the process of purchase) by me / us are:

Allotment or Plan No.: \_\_\_\_\_ Section or Lot No.: \_\_\_\_\_

Parish: \_\_\_\_\_ Township: \_\_\_\_\_

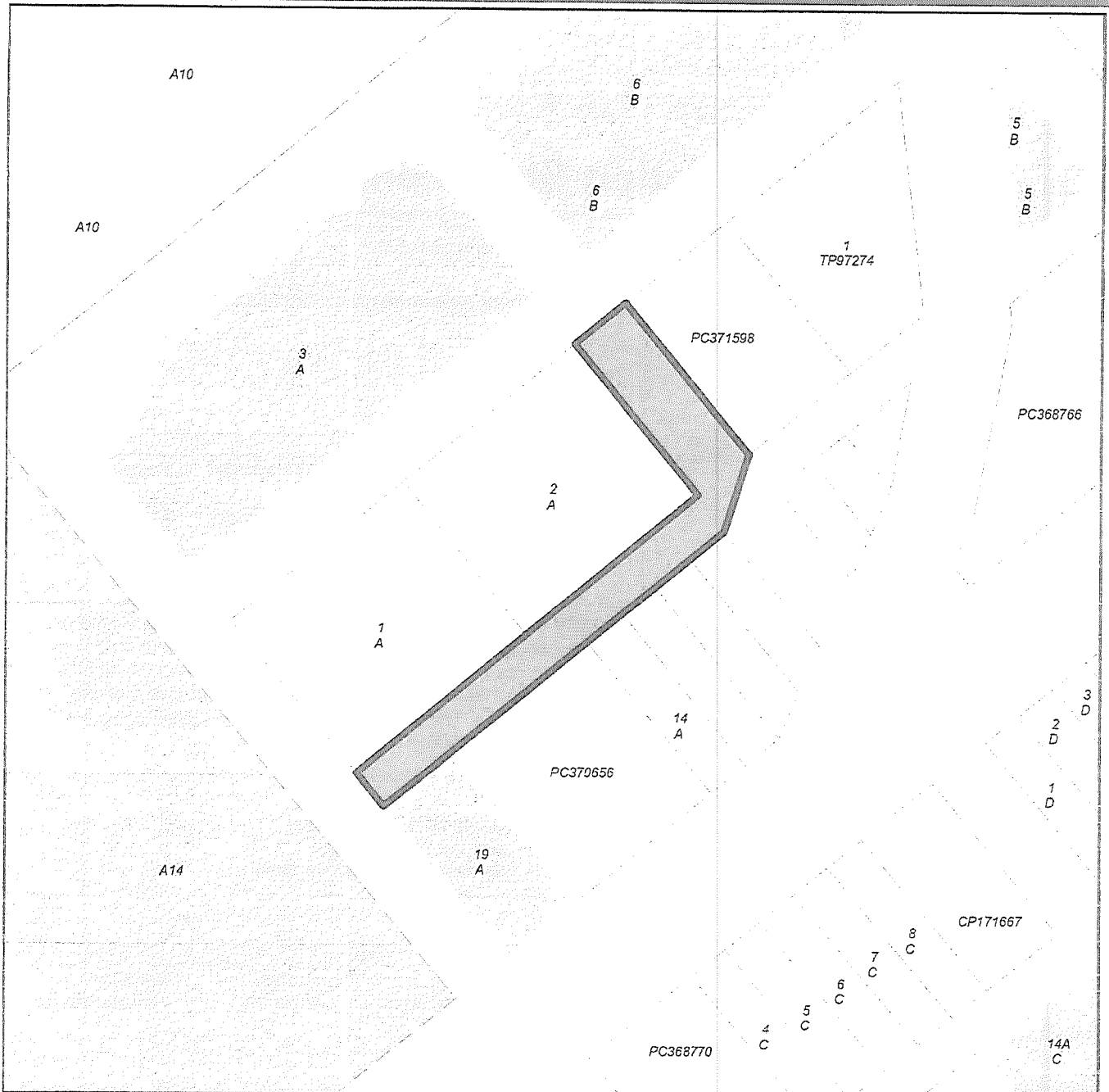
Council Property Number (from Rate Certificate): \_\_\_\_\_

Signature/s: \_\_\_\_\_ Date: \_\_\_\_\_

Preferred Contact phone no.: \_\_\_\_\_ Email: \_\_\_\_\_

### RENTAL INFORMATION

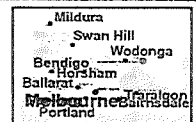
Licence No. 1109690 – (Unused Road)-Rental is \$ 151.20 has been paid for the period ending 1/10/2093



### Legend

Township	<b>Linear Tenure</b>	Lease	Government Road
Parish	Other Pipelines *	General Licence	Government Road
Parcel	Industrial Commercial licences	Delegated Lease	Dual Status Government Road
Crown Parcel	Recreation Amusement licences	Delegated Licence	
Crown Land	Occupancy licences	Grazing Licence	
Government Road	Radio TV Telecom site licences	Riparian Management Licence	
Plan Noting	Emergency Services Use licences	Water Frontage Licence	
Apiary	Water Supply licences	Unused Road Licence	
Temporary Apiary Rights	Miscellaneous General Licences	Delegated Management Reserve	
Bedlam and Range licences	Easements	Direct Management Reserve	
	Pump Consents		

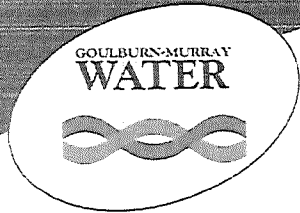
1:2,500



Overview Map

**Public Land Services**  
**HUME**  
Dept of Environment, Land, Water & Planning  
1 McKoy Street  
Wodonga  
02 6043 7900

Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of the data.



STMT2748-20

## Information Statement

Issued Pursuant to Section 158 of the Water Act (1989) showing Orders, Rates and Charges due to be paid to the authority with respect to the land hereunder

**Applicant:**  
 Greg Long  
 C/- Landata  
 DX 250639  
 MELBOURNE

**Applicant Reference:** 43247292-035-5

Account No:	Owner:	Description	Amount Payable:	Payment Ref:
1143328	Christine A Pierce	Surface Diversion	\$110.00	557066115

An Information Statement is a legal document provided by GMW outlining details relating to a particular parcel of land or account number. This document has been identified from your application using title particulars and/or account numbers provided. The detailed entities are currently associated with this account. If you intend on transferring the services below, you can request a prefilled Form 55 application to transfer the land and water. This application form combines multiple applications into one making it a great solution when changing ownership. This request can be made at <http://www.gmwater.com.au/customer-services/forms/> or by contacting us on 03 5826 3500.

The following payment methods are available:



Pay online via MyGMW  
<https://mygmw.gmwater.com.au>



Quote Biller Code 72801  
 and the 'Payment Ref'  
 displayed in the above table

### Water Services Charges 2020/2021:

Charge Description	Issue Date:	Charge Amount:	Balance Outstanding:
<b>Account No:1143328</b>			
Annual Rates and Charges 2020/2021			
Balance as at 30/06/2020			\$0.00
Fixed Land Related Charges			
Resource Management Fee - 2.00ML @ \$2.96/ML	22/07/2020	\$5.90	\$3.70
Service Fee - @ \$119.00 each	22/07/2020	\$119.00	\$37.10
Access Fee - 1.00 Service Point @ \$76.00 each	22/07/2020	\$76.00	\$24.30
Service Point - Unmetered - 1.00 @ \$144.00 each	22/07/2020	\$144.00	\$44.90
Sub-Total for 2020/2021		\$344.90	\$110.00
Total Payable as at 08/12/2020			\$110.00

Rates and charges listed in this table relate to **1st July 2020 - 30th June 2021**. All of these are annual rates and charges for the financial year.

**Entitlements(s):**

Account No:	Entitlement ID:	Volume:	Source Trading Zone:	Use Trading Zone:	Delivery System:	Reliability:
1143328	BEE000300	2.0	Not applicable	161 Upper Murray Main Stem	Murray River U/S Lake Hume	Seasonal

**Licence to Take and Use Water / Operate Works- Unregulated Surfacewater**

A licence to take and use water and operate works is associated with this property which authorises the licence holder to take water from an unregulated river/stream or dam for use on the land described within this information statement.

Specific information and conditions relating to this licence are available requesting a copy of the licence from GMW. Please note that an application to transfer a licence to take and use surface water is subject to assessment and approval by GMW upon receipt of the relevant application requirements.

The licence relating to this property covers multiple individual land titles. If any of the land titles are to be sold individually, an application must be lodged with GMW to amend or cancel and re-issue the licence. Please contact GMW for information about the requirements prior to settlement.

**Works Licence:**

Account No:	Works Licence ID:	Purpose:	Extraction Share:	Extraction Rate:	Type:	Expiry Date:
1143328	WLE015335	Operate	0.10	0.00	0	30/06/2027

The works licence relating to this property covers multiple individual land titles. If any of the land titles are to be sold individually, an application must be lodged with GMW to amend or cancel and re-issue the licence. Please contact GMW for information about the requirements prior to settlement.

**Works Licence to Operate a Bore or Pump**

A works licence is associated with this property which authorises the licence holder to operate a bore or pump located on the land.

Please note that these licences may incur a fixed bill each season whether the water is being used or not. Specific information and conditions relating to this works licence are available by requesting a copy of the record held in the Victorian Water Register online or from GMW.

Please note that the transfer of a works licence is subject to approval by GMW upon receipt of the relevant application requirements.

If the Works Licence is to expire within 18 months of the date you transfer it you have the option to renew the licence at the same time.

**Land Description of the Nominated Property**

Account No:	Vol:	Folio:	Lot:	Plan:	Crown Allotment/ Crown Portion:	Section/ Block	Parish	Area:
1143328	5856	020			13	A	Towong	0
1143328	5856	021			14	A	Towong	0
1143328	8036	026			2	A	Towong	0
1143328	8060	010			1	A	Towong	0

# PLANNING CERTIFICATE

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

## CERTIFICATE REFERENCE NUMBER

702485

## APPLICANT'S NAME & ADDRESS

GREG LONG C/- GXS  
MELBOURNE

## VENDOR

PIERCE, CHRISTINE

## PURCHASER

KAMBA, KRISTINE

## REFERENCE

Pierce

This certificate is issued for:

LAND CONTAINED IN VOLUME: 8036 FOLIO: 026 CROWN ALLOTMENT 2 SECTION A TOWNSHIP OF TOWONG  
PARISH OF TOWONG ALSO KNOWN AS 5 BROOKE STREET TOWONG  
TOWONG SHIRE

The land is covered by the:

TOWONG PLANNING SCHEME

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

The land:

- is included in a LOW DENSITY RESIDENTIAL ZONE
- is within a LAND SUBJECT TO INUNDATION OVERLAY
- and a RESTRUCTURE OVERLAY - SCHEDULE 13

A detailed definition of the applicable Planning Scheme is available at :  
(<http://planningschemes.dpcd.vic.gov.au/schemes/towong>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian  
Heritage Register at:  
(<http://vhd.heritage.vic.gov.au/>)

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@  
2 Lonsdale Street  
Melbourne VIC 3000  
Tel: (03) 9194 0606

04 December 2020

Hon. Richard Wynne MP  
Minister for Planning

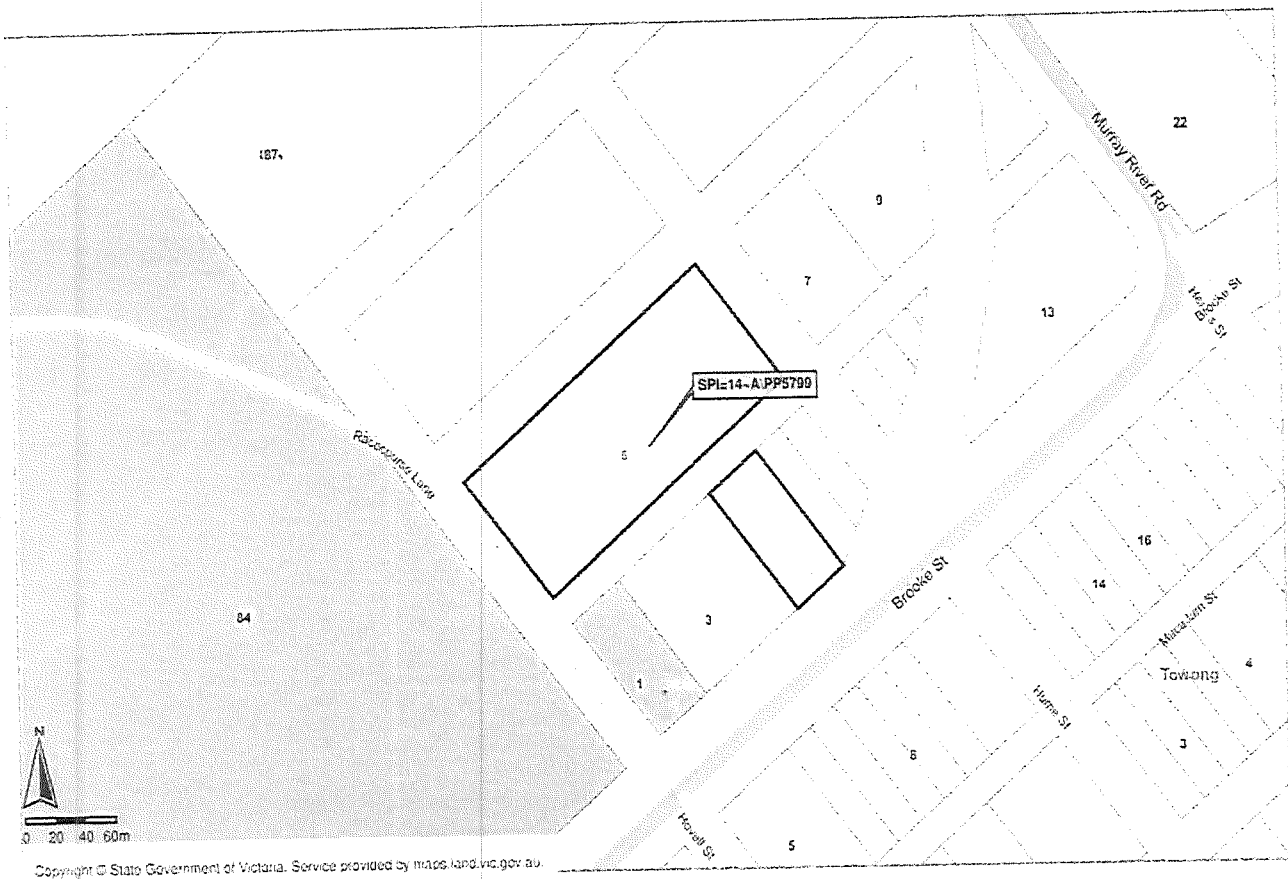


The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

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) 9194 0606 or email [landata.enquiries@delwp.vic.gov.au](mailto:landata.enquiries@delwp.vic.gov.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.





**Property Report** from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 12 December 2020 08:23 AM

**Address:** 5 BROOKE STREET TOWONG 3707  
**Lot and Plan Number:** This property has 4 parcels. See table below.  
**Standard Parcel Identifier (SPI):** See table below.  
**Local Government (Council):** TOWONG Council Property Number: 177000  
**Directory Reference:** VicRoads 644 B9

**This property is in a designated bushfire prone area. 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 in the Building Commission section of the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

**Site Dimensions**

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



Area: 21958 sq. m  
(2.2 ha)  
Perimeter: 847 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.

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

**Parcel Details**

Letter in first column identifies parcel in diagram above

	Lot/Plan or Crown Description	SPI
A	TOWNSHIP OF TOWONG Allot. 1 Sec. A	1~A\PP5799

	Lot/Plan or Crown Description	SPI
B	TOWNSHIP OF TOWONG Allot. 2 Sec. A	2~A\PP5799
C	Allot. 13 Sec. A	13~A\PP5799
D	Allot. 14 Sec. A	14~A\PP5799

**State Electorates**

**Legislative Council:** NORTHERN VICTORIA  
**Legislative Assembly:** BENAMBRA

**Copyright © - State Government of Victoria**

**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-disclaimer)

### Utilities

Rural Water Corporation: Goulburn-Murray Water

Urban Water Corporation: North East Water

Melbourne Water: outside drainage boundary

Power Distributor: AUSNET (Information about [choosing an electricity retailer](#))

### Planning Zone Summary

Planning Zone: LOW DENSITY RESIDENTIAL ZONE (LDRZ)  
SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE (LDRZ)

Planning Overlays: LAND SUBJECT TO INUNDATION OVERLAY (LSIO)  
LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)  
RESTRUCTURE OVERLAY (RO)  
RESTRUCTURE OVERLAY - SCHEDULE 13 (RO13)

Planning scheme data last updated on 9 December 2020.

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 [Planning Schemes Online](#)

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](#)

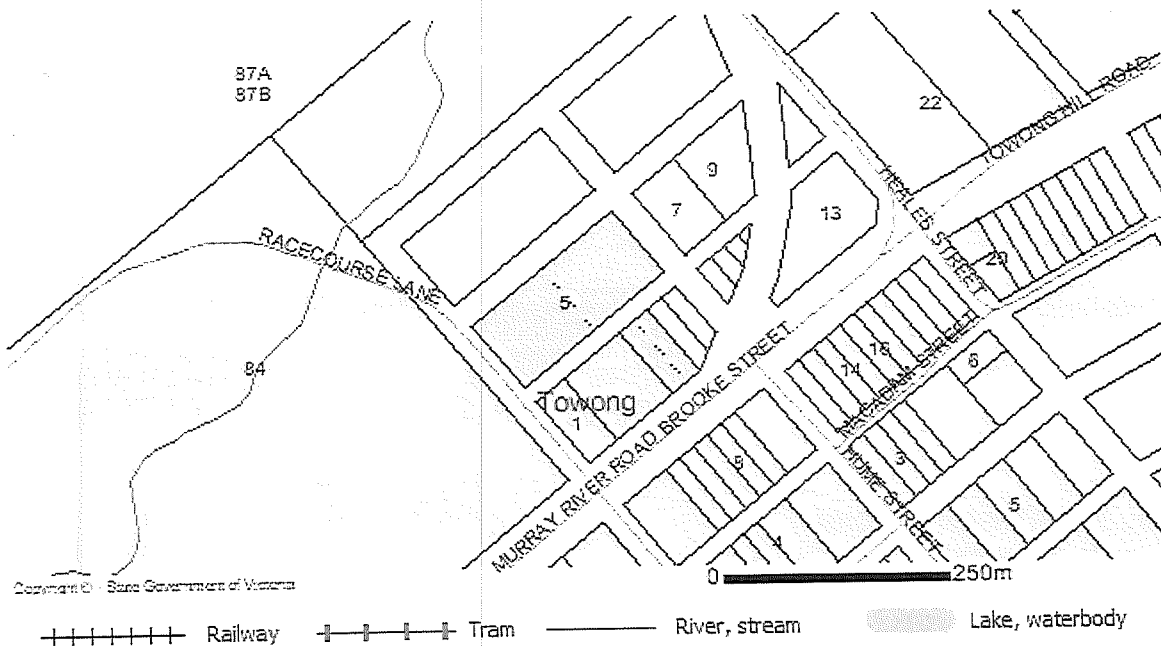
The Planning Property Report includes separate maps of zones and overlays

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 [Planning Maps Online](#)

For other information about planning in Victoria visit [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

### Area Map



**Copyright © - State Government of Victoria**

**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-disclaimer)

# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 12 December 2020 08:23 AM

## PROPERTY DETAILS

Address: **5 BROOKE STREET TOWONG 3707**  
Crown Description: **Allot. 1 Sec. A TOWNSHIP OF TOWONG**  
Standard Parcel Identifier (SPI): **1-A\PP5799**  
Local Government Area (Council): **TOWONG**  
Council Property Number: **177000**  
Planning Scheme: **Towong**  
Directory Reference: **VicRoads 644 B9**

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

[planning-schemes.delwp.vic.gov.au/schemes/towong](http://planning-schemes.delwp.vic.gov.au/schemes/towong)

This property has 4 parcels. For full parcel details get the free Basic Property report at [Property Reports](#)

## UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**  
Urban Water Corporation: **North East Water**  
Melbourne Water: **outside drainage boundary**  
Power Distributor: **AUSNET**

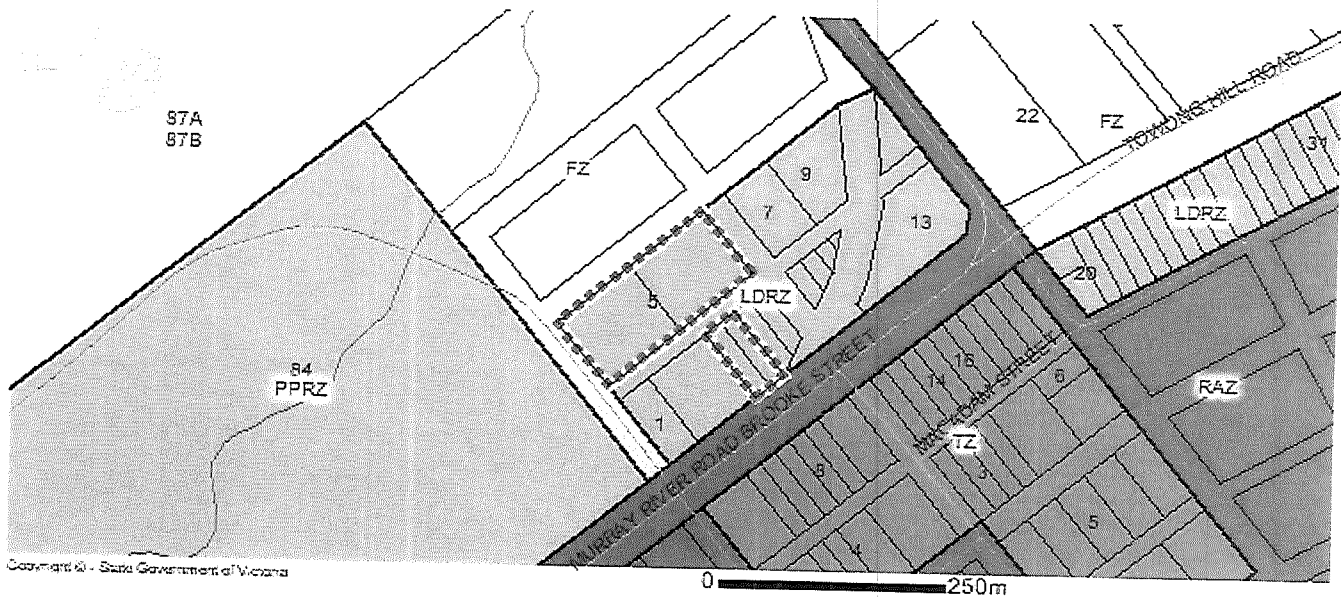
## STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**  
Legislative Assembly: **BENAMBRA**

## Planning Zones

LOW DENSITY RESIDENTIAL ZONE (LDRZ)

SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE (LDRZ)



Copyright © - State Government of Victoria

- |                      |                                |                                 |
|----------------------|--------------------------------|---------------------------------|
| FZ - Farming         | LDRZ - Low Density Residential | PPRZ - Public Park & Recreation |
| RAZ - Rural Activity | RDZ1 - Road - Category 1       | TZ - Township                   |

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

Copyright © - State Government of Victoria

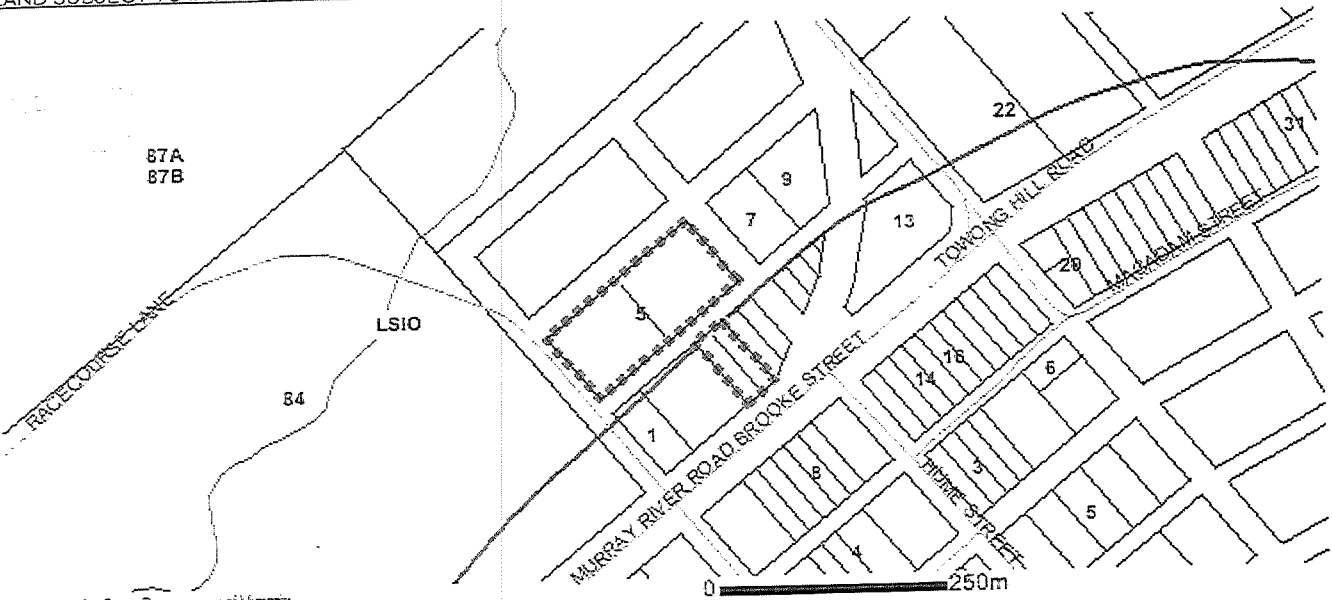
**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-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: 5 BROOKE STREET TOWONG 3707

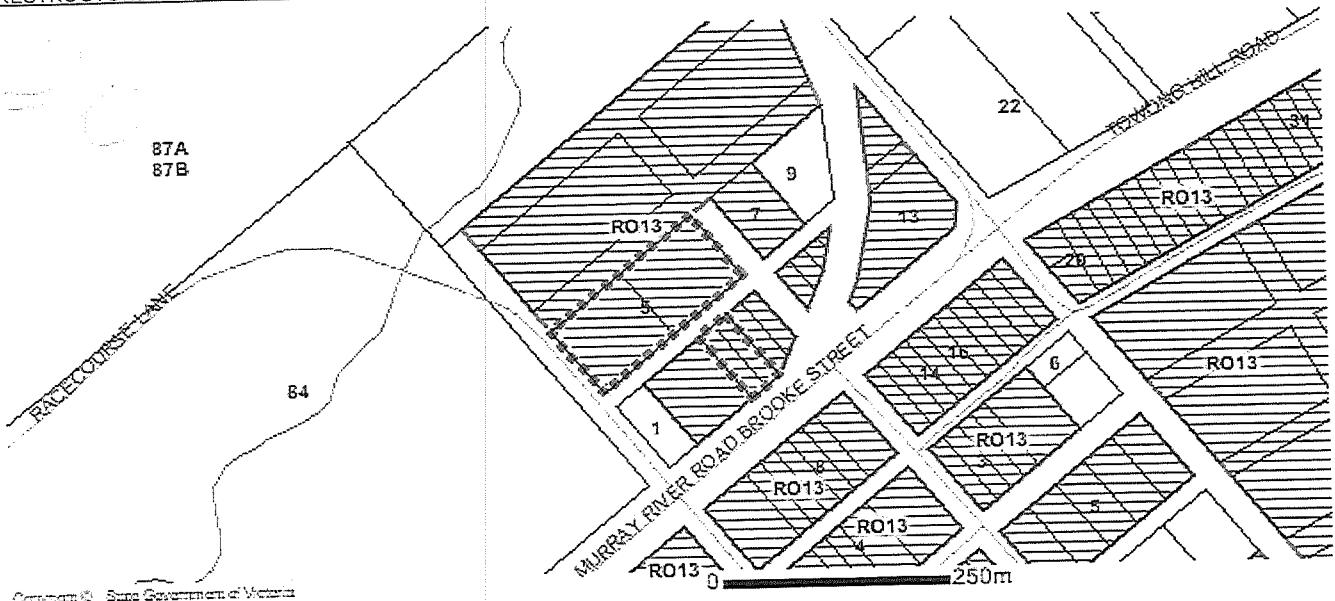
## Planning Overlays

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)  
LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



**LSIO - Land Subject to Inundation**  
 Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

RESTRUCTURE OVERLAY (RO)  
RESTRUCTURE OVERLAY - SCHEDULE 13 (RO13)



**RO - Restructure**  
 Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

Copyright © - State Government of Victoria  
 Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.  
 Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-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 Overlays

### OTHER OVERLAYS

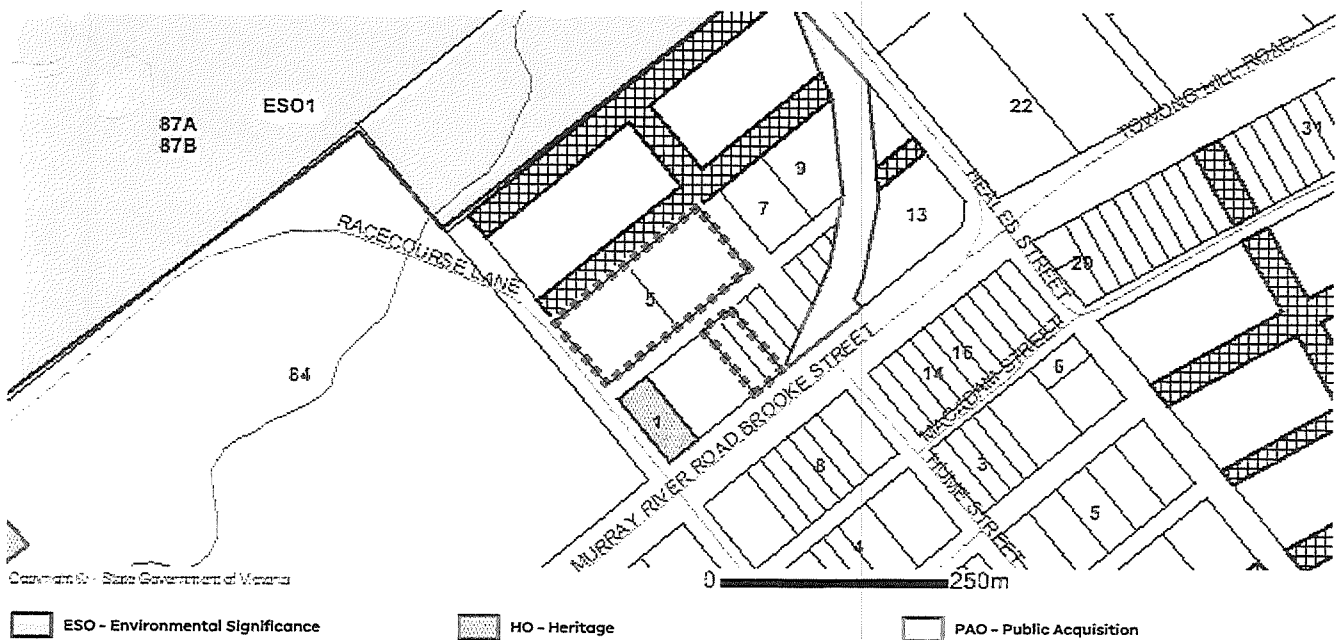
Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

HERITAGE OVERLAY (HO)

PUBLIC ACQUISITION OVERLAY (PAO)

ROAD CLOSURE OVERLAY (RXO)



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 9 December 2020.

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 <http://mapshare.maps.vic.gov.au/vicplan>

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

### Copyright © - State Government of Victoria

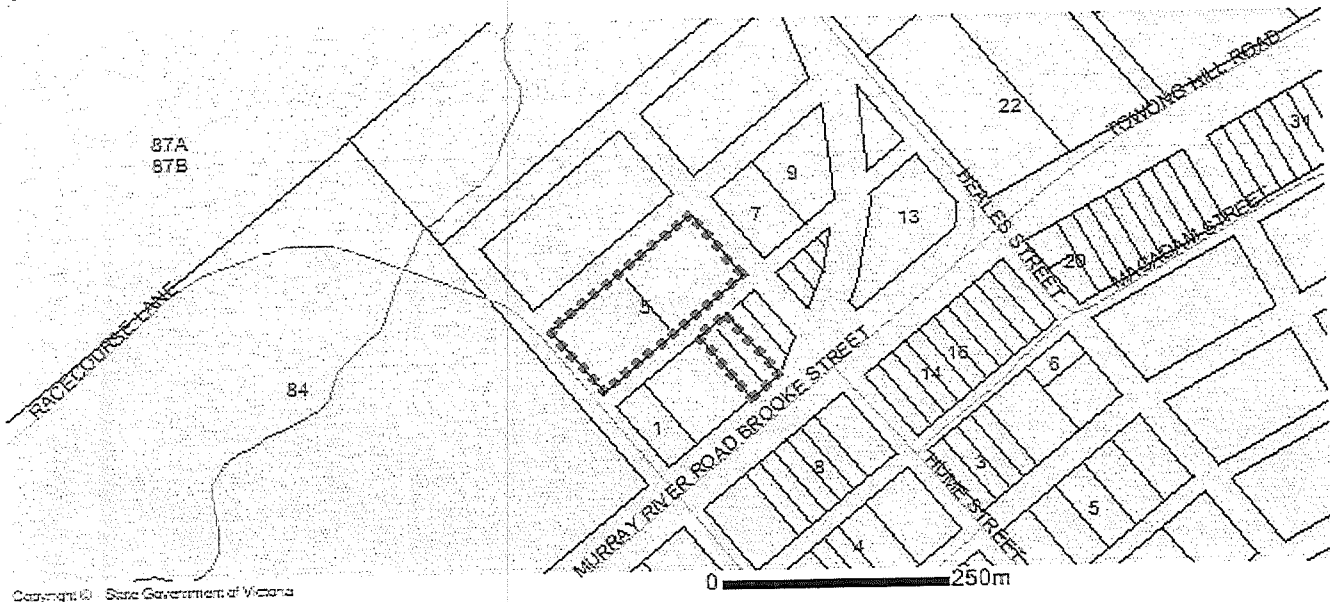
**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-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).

## Designated Bushfire Prone Area

This property is in a designated bushfire prone area.  
Special bushfire construction requirements apply. Planning provisions may apply.



Copyright © State Government of Victoria

Designated Bushfire Prone Area

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 <http://mapshare.maps.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 [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Copyright © - State Government of Victoria  
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.  
Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-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).