

Vendor 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	"LAKE MOKOAN CARAVAN PARK"/867 LAKE MOKOAN ROAD, CHESNEY VALE 3725	
Vendor's name	Barry Raymond Williams	Date
Vendor's signature		
Vendor's name	Heather Jean Williams	Date
Vendor's signature		
Purchaser's name		Date
Purchaser's signature		
Purchaser's name		Date
Purchaser's signature		

draft info purposes only

Important information

InfoTrack is 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 this document. It is advised you should also check for any subsequent changes in the law.

1. FINANCIAL MATTERS

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

Total does not exceed:

\$ 13000

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

\$ To \$

Other particulars (Including dates) and times of payments:

1.3 Terms of 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.

Not applicable.

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.

Not applicable.

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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.

Not applicable.

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.

Not applicable.

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

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

- *Is in the attached copies of title document/s.
- *Is as follows:

[Empty rectangular box for providing details of easements, covenants, or other similar restrictions.]

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

None to the Vendors knowledge

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

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:

Not applicable.

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:

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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.

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 Not applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

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

Electric Supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input type="checkbox"/>
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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.

10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

10.2 **Staged Subdivision**

Not applicable.

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.

Not Applicable

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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 2000m²; (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):

Not applicable.

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.)

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

Register Search Statement (Title) Volume 10659 Folio 384
Copy of Plan PS449537A
Benalla Rural City Council Rates Notice
Benalla: Building Approval 326 (1) - 10659/384
Goulburn-Murray Water: Water Information Statement - 10659/384
Water Share Statement - WEE028962
State Revenue Office Land Tax Statement
Vicroads: Vicroads Certificate - 10659/384

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Due diligence checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the [Due diligence checklist page on the Consumer Affairs Victoria website](https://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.

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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?

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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.

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VOLUME 10659 FOLIO 384

Security no : 124081617611J
Produced 13/02/2020 09:30 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 449537A.
PARENT TITLE Volume 09160 Folio 796
Created by instrument PS449537A 02/07/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
BARRY RAYMOND WILLIAMS
HEATHER JEAN WILLIAMS both of LAKE MOKOAN ROAD BENALLA VIC 3672
AC569556L 29/12/2003

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AC569557J 29/12/2003
NATIONAL AUSTRALIA BANK LTD

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

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DIAGRAM LOCATION

SEE PS449537A 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: 867 LAKE MOKOAN ROAD CHESNEY VALE VIC 3725

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED
Effective from 22/10/2016

DOCUMENT END

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Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
Document Identification	PS449537A
Number of Pages (excluding this cover sheet)	1
Document Assembled	10/01/2022 16:33

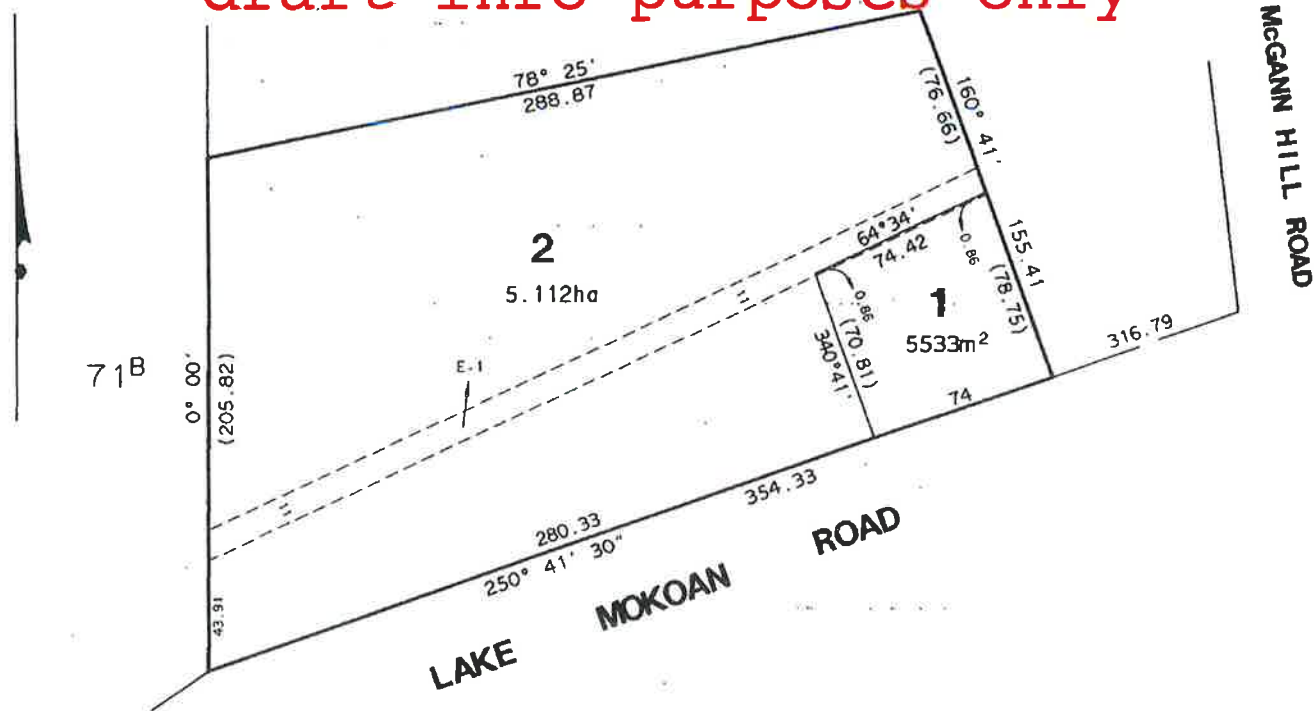
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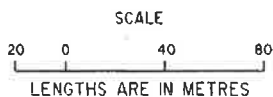
The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION		STAGE No. /	LTO USE ONLY EDITION 1	PLAN NUMBER PS 449537A
LOCATION OF LAND PARISH: MOKOAN TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT: 71A (PART) CROWN PORTION: _____ LTO BASE RECORD: DCMB TITLE REFERENCES: VOL 9160 FOL 796 LAST PLAN REFERENCE: LP 118667 (LOT 1) POSTAL ADDRESS: LAKE MOKOAN ROAD (at time of subdivision) CHESNEY VALE 3673 AMG Co-ordinates: E 416 820 ZONE: 55 (of approx. centre of plan) N 5 968 340		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: DELATITE SHIRE REF: S 2382 1. This plan is certified under section 6 of the Subdivision Act 1988 2. This plan is certified under section 11(7) of the Subdivision Act 1988 Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage		LTO USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE 20/6/02 LTO USE ONLY PLAN REGISTERED TIME 5:49 PM DATE: 2/07/02 Assistant Registrar of Titles
VESTING OF ROADS OR RESERVES IDENTIFIER COUNCIL/BODY/PERSON NIL NIL		Council Delegate Council Seal Date 5/10/2001 Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /		
EASEMENT INFORMATION				
LEGEND A - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A - Appurtenant Easement R - Encumbering Easement (Road)				
Subject Land	Purpose	Width (Metres)	Origin	Land Benefitted/In Favour Of
E-1	ELECTRICITY SUPPLY	11	LP 118667	LOTS ON LP 118667

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ESLER & ASSOCIATES
 SURVEYORS & ENGINEERS
 31 BAKER STREET WANGARATTA 3677
 PH (03) 57215688 FAX (03) 57216188



ORIGINAL SCALE SHEET SIZE
 1 : 2000 A3

LICENSED SURVEYOR (PRINT) JAMES PETER McCROHAN
 SIGNATURE DATE 23/8 / 2001
 REF 60875 /1289W VERSION 1

SHEET 1 OF 1 SHEETS

DATE 5/10/2001
 COUNCIL DELEGATE SIGNATURE

From www.planning.vic.gov.au at 10 January 2022 04:36 PM

PROPERTY DETAILS

Address: **867 LAKE MOKOAN ROAD CHESNEY VALE 3725**
Lot and Plan Number: **Lot 2 PS449537**
Standard Parcel Identifier (SPI): **2\PS449537**
Local Government Area (Council): **BENALLA**
Council Property Number: **A11663**
Directory Reference: **Vicroads 34 C8**

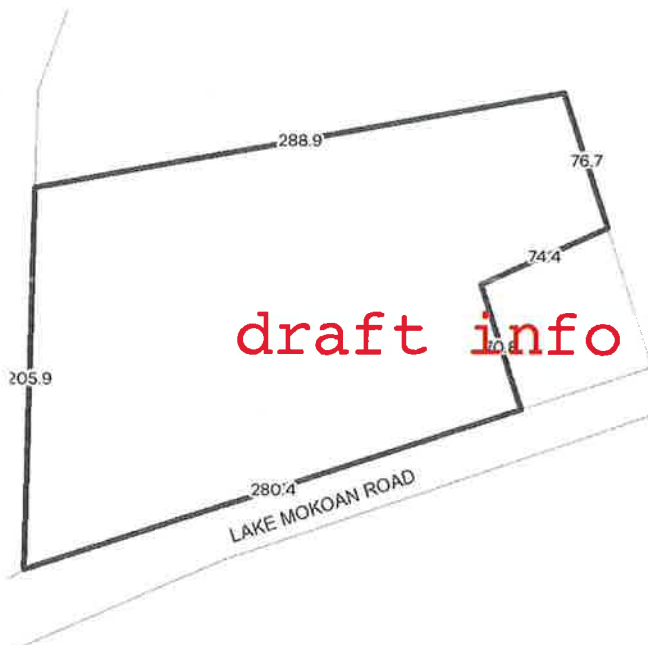
www.bendlla.vic.gov.au

**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 on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

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



Area: 51154 sq. m (5.12 ha)

Perimeter: 997 m

For this property:

- Site boundaries
- Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

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

For more accurate dimensions get copy of plan at Title and Property Certificates

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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: **EUROA**

PLANNING INFORMATION

Planning Zone: FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)

Planning Overlay: BUSHFIRE MANAGEMENT OVERLAY (BMO)

PROPERTY REPORT



Environment,
Land, Water
and Planning

Planning scheme data last updated on 23 December 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

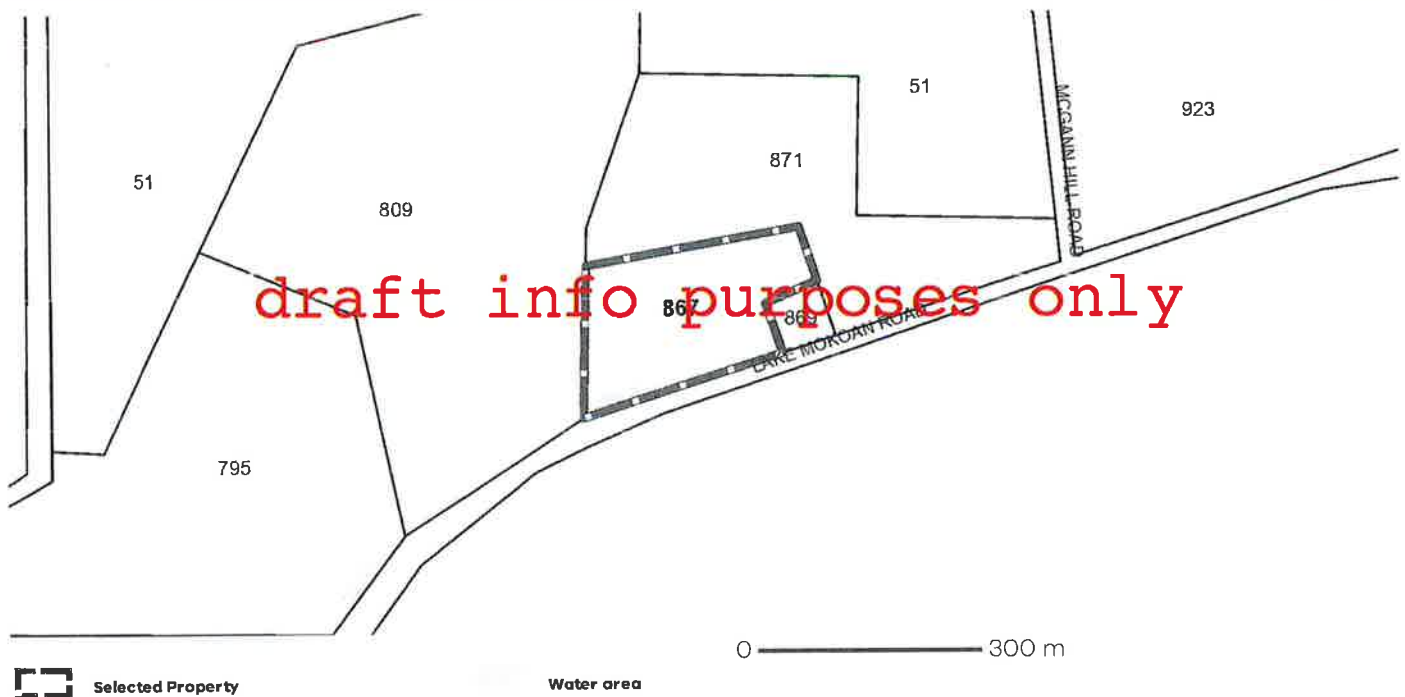
This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may apply to the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

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

Area Map



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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).

PROPERTY REPORT: 867 LAKE MOKOAN ROAD CHESNEY VALE 3725

From www.planning.vic.gov.au at 10 January 2022 04:36 PM

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Directory Reference: **Vicroads 34 C8**

www.benalla.vic.gov.au

[Planning Scheme - Benalla](#)

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OTHER

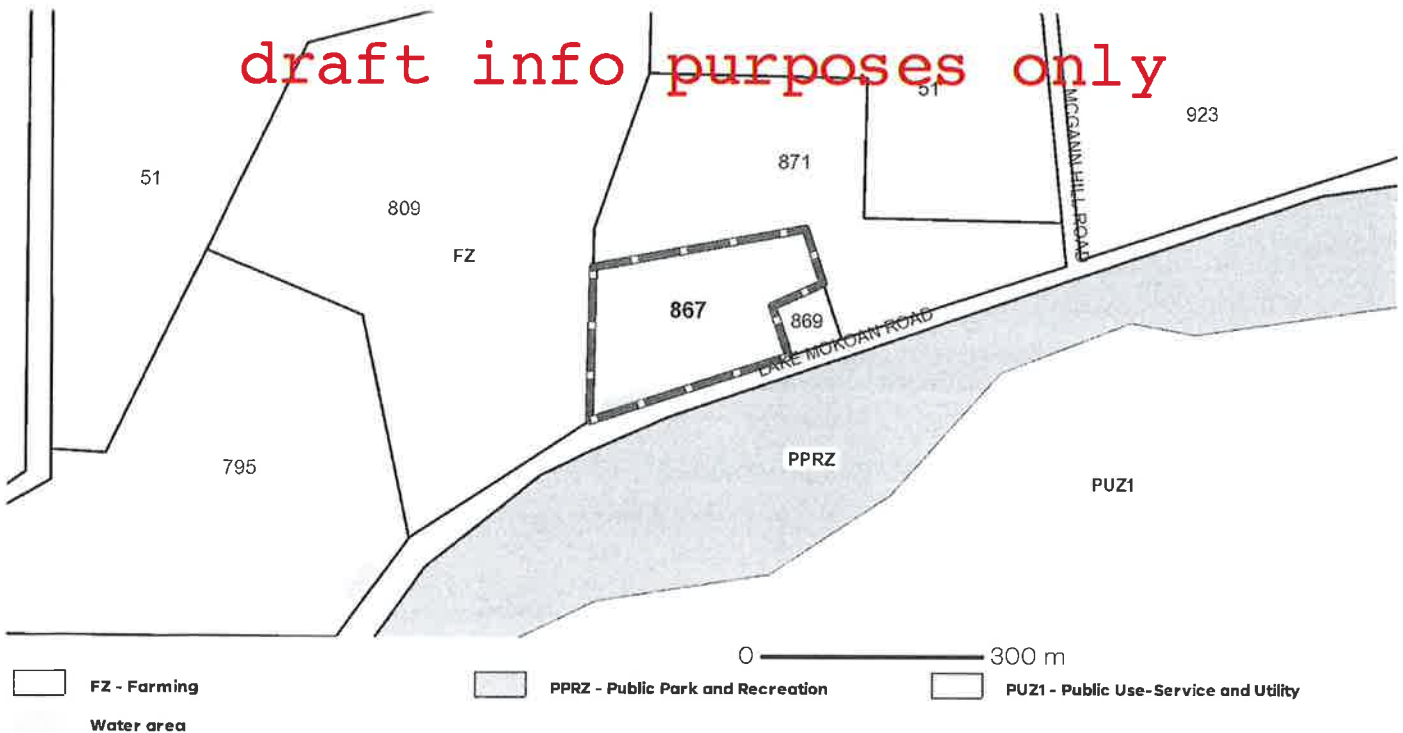
Registered Aboriginal Party: **Yorta Yorta Nation Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

FARMING ZONE (FZ)

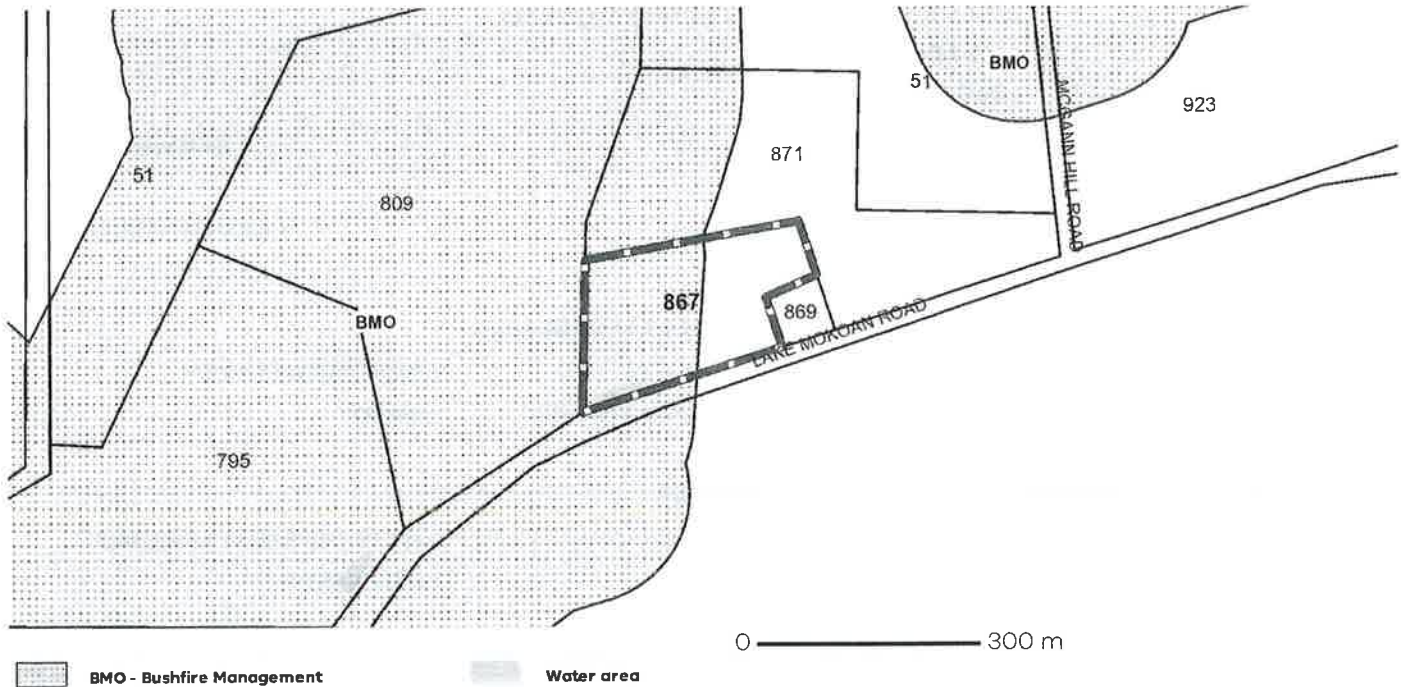
SCHEDULE TO THE FARMING ZONE (FZ)



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

Planning Overlay

BUSHFIRE MANAGEMENT OVERLAY (BMO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

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Planning scheme data last updated on 23 December 2021.

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>

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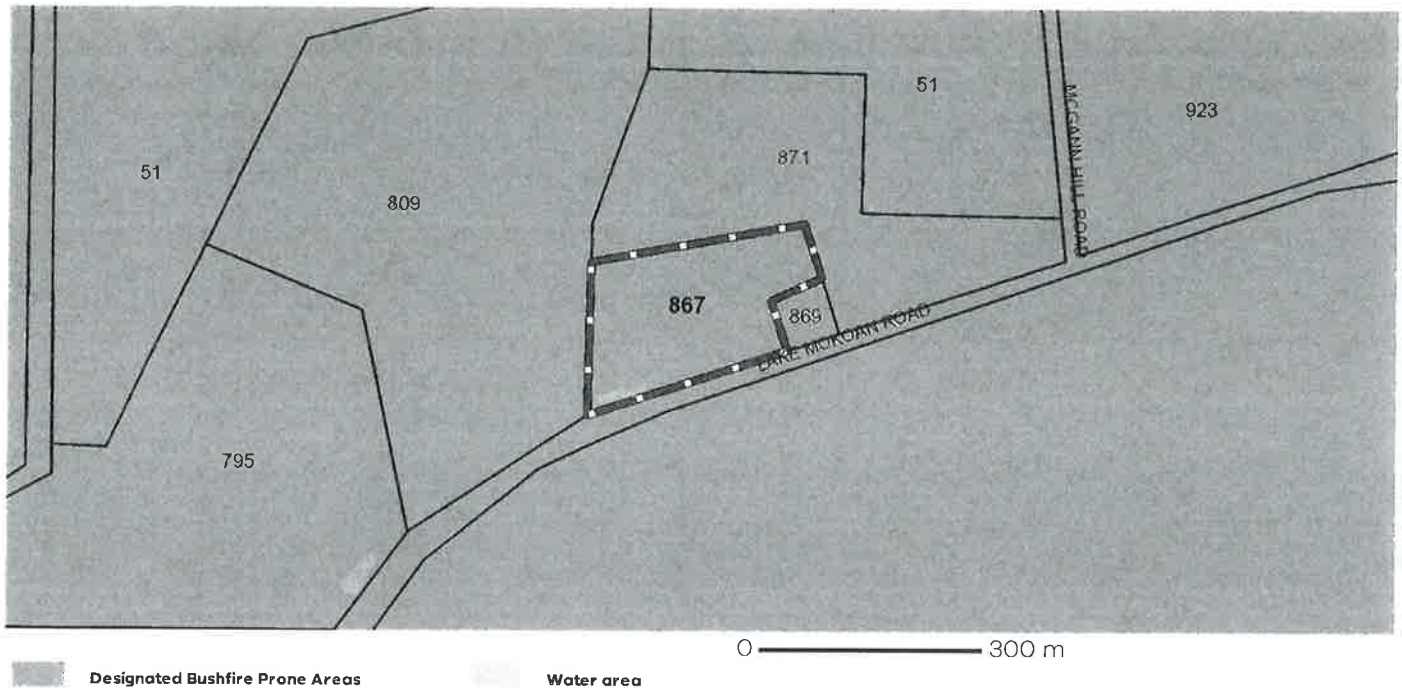
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To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

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

Designated Bushfire Prone Areas

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



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time. **draft info purposes only**

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <https://mapshare.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 <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

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

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on his property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au/) or please contact your relevant council.

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

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Benalla Rural City Council Valuation, Rate, Charge and Levy Notice

Invoice — ABN 42 379 380 529



Issued in accordance with the Local Government Act 1989, Fire Services Property Levy Act 2012 and Valuation of Land Act 1960 for the year ended 30 June 2022



034-3725 (5349)

Williams BR & HJ
867 Lake Mokoan Road
CHESNEY VALE VIC 3725

Customer Service Centre
1 Bridge Street East Benalla
PO Box 227
Benalla VIC 3671

Telephone (03) 5760 2600
Email council@benalla.vic.gov.au
Website www.benalla.vic.gov.au

Assess No.	Rating Year	Issue Date	Valuation Operative Date	Area
A11663	1/7/2021 - 30/6/2022	19/8/2021	1/7/2021	5.112 ha
Description and Location of Property		Site Value	Capital Improved Value	Net Annual Value
867 Lake Mokoan Road CHESNEY VALE Lot 2 PS 449537		\$90,000	\$359,000	\$17,950

COUNCIL RATING DETAILS	CIV	RATE IN \$	CURRENT	ARREARS
Business	\$359,000	0.006945	\$2,493.26	\$2,031.97
Municipal Charge	1	\$256.38	\$256.38	\$252.60
Rural - 120lt Waste plus Recycle Bin	1	\$514.50	\$514.50	\$490.00
Penalty Interest			\$0.00	\$31.96
TOTAL COUNCIL RATES AND CHARGES			\$3,264.14	\$2,806.53

FIRE SERVICES PROPERTY LEVY	CIV	RATE IN \$	CURRENT	ARREARS
Fixed Charge		\$233.00	\$233.00	\$0.00
Variable Charge	\$359,000	0.000658	\$236.22	\$448.13
FSPL - Penalty Interest			\$0.00	\$5.16
TOTAL FIRE SERVICES PROPERTY LEVY			\$469.22	\$453.29

AVPCC 234

Description Tourist Park/Caravan Park/Camping Ground

The Fire Services Property Levy is collected for the Victorian Government. It does not form part of Council revenue.

FSPL Land Use Category Commercial

GST-NIL

Total Payable

\$6,993.18

Instalment Payment Due Dates

Important Notice

1st Instalment
Due 30/09/2021 \$4,194.18

2nd Instalment
Due 30/11/2021 \$933.00

3rd Instalment
Due 28/02/2022 \$933.00

4th Instalment
Due 31/05/2022 \$933.00

Penalty Interest 10%

Please ensure your payments are received by the due dates or interest may apply.

Benalla Rural City Council



Billcode: 767657

Ref: 1000 1166 36

*Registered to BPAY Pty Ltd ABN 69 079 137 518

BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 1000116636



Billpay code: 3100

Ref: 1000 1166 36



*3100 1000116636

Invoice — ABN 42 379 380 529

Ratepayers Name Williams BR & HJ
867 Lake Mokoan Road CHESNEY VALE

Assess No A11663

Instalment 1 \$ 4,194.18

Payment Due
30/09/2021

Payments made after 11 August 2021 may not be reflected on this notice.

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INFORMATION STATEMENT



STMT0024-22

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:
HDC Legal Lawyers & Conveyancers
C/- Landata
GPO Box 527
MELBOURNE VIC 3001

Applicant Reference: 60141083-026-5
Date of Issue: 11 January 2022

Account No:	Owner:	Description	Amount Payable:	Payment Ref:
8012141	Heather J Williams & Barry R Williams	Surface Diversion	\$217.38CR	593035942

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, with the exception of any listed Occupation Agreements, 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.g-mwater.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 7280
and the 'Payment Ref'
displayed in the above table

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Water Services and/or Fee for Service Charges 2021/2022:

Charge Description	Issue Date:	Charge Amount:	Balance Outstanding:
Account No:8012141			
Annual Rates and Charges 2021/2022			
Balance as at 30/06/2021			\$0.00
Other			
Prepayment Charge	02/07/2021	\$0.00	\$217.38CR
Customer Fee			
Customer Fee - \$130.00 each	22/07/2021	\$130.00	\$0.00
Fixed Land Related Charges			
Access Fee - 1.00 Service Point @ \$202.00 each	22/07/2021	\$202.00	\$0.00
Service Point - Unmetered - 1.00 @ \$145.00 each	22/07/2021	\$145.00	\$0.00
Fixed Water Related Charges			
Entitlement Storage Fee - 8.40 ML Broken High Reliability @ \$9.83/ML	22/07/2021	\$82.55	\$0.00

Water Register Entitlement Fee			
Water Register Entitlement Fee - 1.00 @ \$13.62 each	22/07/2021	\$13.62	\$0.00
Sub-Total for 2021/2022		\$573.17	\$217.38CR
Total Credit as at 11/01/2022			\$217.38CR

Rates and charges listed in this table relate to **1st July 2021 - 30th June 2022**. All of these are annual rates and charges for the financial year.

Updates for the information statement are provided for 3 months from the Issue date and are only applicable to the applicant of the information statement. Please email your STMT number, property number and request for the update to informationstatements@gmwater.com.au

Additional information about the fees and charges are available from the Goulburn-Murray Water Website, <https://www.gmwater.com.au/customer-services/pricing/price-list>

Please note the balance relating to this account is currently in credit. This credit will remain against the property in the instance of a change of ownership. However the vendor can nominate if they would like this amount refunded or transferred to another property.

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Entitlements(s):

Account No:	Entitlement ID:	Volume:	Source Trading Zone:	Use Trading Zone:	Delivery System:	Reliability:
8012141	WEE028962	8.4	2 Broken	2 Broken	Lake Mokoan	High

Water Share(s) currently associated with this property

The water share(s) listed within this information statement are currently associated with this property. Please note the water share(s) may be in different ownership to the water use licence/ registration. Additional information about the water share(s) can be obtained by requesting a copy of the record(s) held in the Victorian Water Register at www.waterregister.vic.gov.au.

The transfer of a water share is subject to approval by GMW and recording by the Victorian Water Registrar upon receipt of the relevant application requirements.

Water Use Entities(s):

Account No:	Water Use ID:	Water Use Type:	Holding Limit:	Annual Use Limit:	Purpose:
8012141	WUL015153	Use licence	16.80	8.40	Irrigation (prior section 51 domestic & stock)

Water use licence/registration

The above water use licence/ registration relating to the land described in this information statement authorises the use of water on the land specified in this information statement.

The water use entity relating to this property covers multiple individual land titles. If any of the land titles are to be sold individually, the water use licence must be cancelled and new licence/s issued. For information on the requirements please contact GMW on (03) 5826 3500.

Works Licence:**draft info purposes only**

Account No:	Works Licence ID:	Purpose:	Extraction Share:	Extraction Rate:	Type:	Expiry Date:
8012141	WLE014332	Operate	0.08	0.00	0	30/06/2030

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 Pump or Other Works

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

Please note annual charges relating to this property are calculated using the extraction share (ML/day) listed below regardless of the volume of water shares. Specific information and conditions relating to this works licence are available by requesting a copy of the record held in the Victorian Water Register 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:
8012141	10659	384	2	PS449537A				0

draft info purposes only

COPY OF RECORD IN THE VICTORIAN WATER REGISTER

WATER SHARE

Water Act 1989

The information in this copy of record is as recorded at the time of printing. Current information should be obtained by a search of the register. The State of Victoria does not warrant the accuracy or completeness of this information and accepts no responsibility for any subsequent release, publication or reproduction of this information.

Water Share Description

Status	Active
Volume	8.4 megalitres
Water authority	Goulburn-Murray Water
Water system source	Broken
Water system type	Regulated
Reliability class	High
Trading zone source	2 Broken
Trading zone use	2 Broken
Delivery system	Lake Mokoan Ongoing
Tenure	
Tradability	Tradable
Carryover allowed	Yes

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Water Share Owner(s)

Sole Owner 1 of 1

BARRY RAYMOND WILLIAMS of 867 LAKE MOKOAN RD CHESNEYVALE VIC 3725
WEI024927 Lodged on : 01 Jul 2007 Recorded on : 01 Jul 2007

Current Year Allocation

Carryover at 1 July:	3.990 ML
Seasonal allocation since 1 July:	0.000 ML
Total allocation to date:	3.990 ML
Possible future allocation to 30 June:	4.410 ML

Water Share Association

Water use reference(s)

<i>Water use ID</i>	<i>Status</i>	<i>Type</i>	<i>Annual use limit (ML)</i>
WUL015153	Active	Use licence	8.4

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Land description

Volume 10659 Folio 384
 Lot 2 of Plan PS449537A

Recorded Interests**Mortgage**

<i>Priority</i>	<i>Reference</i>	<i>Recorded date</i>	<i>Mortgagee</i>
Nil			

Limited term transfer

<i>Reference</i>	<i>Start date</i>	<i>End date</i>	<i>Trading zone use</i>	<i>Delivery system</i>	<i>Water-use licence</i>	<i>Water authority</i>
Nil						

Notifications

<i>Reference</i>	<i>Recorded date</i>	<i>Notification details</i>
Nil		

Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
PTA023878	Address amendment	Recorded			24 Jan 2014
PTA018294	Address amendment	Recorded			10 Dec 2012
WEI024927	Issue	Recorded	01 Jul 2007	01 Jul 2007	01 Jul 2007

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END OF COPY OF RECORD

draft info purposes only

Land Tax Clearance Certificate

Land Tax Act 2005



INFOTRACK / HDC LEGAL

Your Reference: 204371-2
Certificate No: 34469165
Issue Date: 13 FEB 2020
Enquiries: ESYSPROD

Land Address: 867 LAKE MOKOAN ROAD CHESNEY VALE VIC 3725

Land Id	Lot	Plan	Volume	Folio	Tax Payable
REFER TO ATTACHMENT					

Vendor: BARRY RAYMOND WILLIAMS
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
REFER TO ATTACHMENT					

Comments: Refer to attachment

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
REFER TO ATTACHMENT					

Comments: Refer to attachment

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMP VALUE:	\$344,000
SITE VALUE:	\$85,000
AMOUNT PAYABLE:	\$0.00

draft info purposes only

Notes to Certificates Under Section 105 of the *Land Tax Act 2005*

Certificate No: 34469165

1. Under Section 96 of the *Land Tax Act 2005* (the Act), unpaid land tax (including special land tax and vacant residential 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. A purchaser who has obtained a Certificate is only liable to a charge on the land to the amount of unpaid land tax as certified by a Certificate. A purchaser must obtain the Certificate from the Commissioner. They cannot rely on the Certificate obtained by the vendor.
3. If land tax (including special land tax and vacant residential land tax) is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable 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.
4. The amount of land tax on this certificate relates to the amount of land tax (including special land tax and vacant residential 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.
5. A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax or vacant residential land tax.
6. If land tax (including special land tax or vacant residential 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 against the purchaser, only if the amount is remitted to the SRO.
7. If the amount in 4. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from the:
 - a. vendor, or
 - b. purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO.
8. 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.
9. If an amount certified is excessively high (for example, because an exemption or 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.
10. If no land tax (including special land tax or vacant residential 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.
11. 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.
12. The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax (including special land tax and vacant residential land tax).
13. You can request a free update of a Land Tax Clearance Certificate via our website if:
 - there is no change to the parties involved in the transaction, and
 - the request is within 90 days of the original certificate being issued.

draft info purposes only

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$0.00

Taxable Value = \$85,000

Calculated as \$0 plus (\$85,000 - \$0) multiplied by 0.000 cents.

Land Tax Clearance Certificate - Payment Options

BPAY



Billers Code: 5249
Ref: 34469165

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD



Ref: 34469165

Visa or Mastercard.

Pay via our website or phone 13 21 61. A card payment fee applies.

sro.vic.gov.au/paylandtax

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Land Tax Clearance Certificate

Land Tax Act 2005

Certificate No: 34469165

Land Address: 867 LAKE MOKOAN ROAD CHESNEY VALE VIC 3725

Land Id	Lot	Plan	Volume	Folio	Tax Payable
29775789	2	449537	10659	384	\$0.00

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR BARRY RAYMOND WILLIAMS	2020	\$85,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX Caravan Park. This land is exempt from Land Tax in accordance with Part 4 of the Land Tax Act. If this exemption should cease, immediately or within 60 days after a change of ownership, Special Land Tax will be charged on this land under the provisions of Sections 29-34 of the Land Tax Act.

Vacant Residential Land Tax Details	Year	Taxable Value	Tax Liability	Penalty/Interest	Total
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Comments:

Total Amount Payable for Property:	29775789	\$0.00
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Total: \$0.00

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Enquiries: Building Administration Officer
03 5760 2600

Our Ref: SF/489
Your Ref: 60141083-015-9

18 January 2022

Landata
DX 250639
MELBOURNE VIC 3001

Dear Sir/Madam

Property: 867 Lake Mokoan Road Chesney Vale

In response to your request for information on the above property, I can advise the following.

- The following permits have been issued.

Building Permit No.	Description	Issued
1350/04/0281	Dwelling & swimming pool	23/3/2004

- Records at this office indicate that the following certificate has been issued for the above building permit.

Building Permit No.	Description	Issued
1350/04/0281	Occupancy	14/10/2014

There are no current notices, orders or certificates issued under the *Building Regulations 2018* and *Building Act 1993*.

Yours sincerely



Jack Turner
Building Administration Officer

draft info purposes only



**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

HDC Legal C/- InfoTrack (InfinityLaw)
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 353882

NO PROPOSALS. As at the 10th January 2022, 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 address described below, and electronically delivered by LANDATA®.

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"LAKE MOKOAN CARAVAN PARK", 867 LAKE MOK, CHESNEY VALE 3725
RURAL CITY OF BENALLA

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 10th January 2022

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 60141083 - 60141083162551 '353882'

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