

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	463 Lucyvale Road, Lucyvale 3691
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Vendor's name	Christopher John Paul	Date / /
----------------------	-----------------------	--------------------

Vendor's signature	<small>DocuSigned by:</small>  <small>089C0808520947D</small>	1/12/2022
---------------------------	--	-----------

Purchaser's name		Date / /
-------------------------	--	--------------------

Purchaser's signature	
------------------------------	--

Purchaser's name		Date / /
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Purchaser's signature	
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1. FINANCIAL MATTERS

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

(a) Their total does not exceed:

\$5,000.00

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

	To	
--	----	--

Other particulars (including dates and times of payments):

1.3 Terms Contract

This section 1.3 only applies if this 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.

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.

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 documents.

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

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

The required specified information is as follows:

Name of planning scheme	Towong Planning Scheme
Name of responsible authority	Towong Shire Council
Zoning of the land	Farming Zone (Fz)
Name of planning overlay	None

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:

Nil.

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:

Nil.

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):

Not Applicable.

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*.

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:

Electricity supply <input type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input checked="" 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

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*.

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.

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 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

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.)

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

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
Copy of plan
Property report
Planning property report
Rates notice
Goulburn Murray Water licence
Due diligence checklist



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

Page 1 of 1

VOLUME 11893 FOLIO 906

Security no : 124094790131B
Produced 11/01/2022 02:45 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 807128A.
PARENT TITLE Volume 08657 Folio 003
Created by instrument PS807128A 27/06/2017

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CHRISTOPHER JOHN PAUL of 463 LUCYVALE ROAD LUCYVALE VIC 3691
PS807128A 27/06/2017

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS807128A 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: 463 LUCYVALE ROAD LUCYVALE VIC 3691

DOCUMENT END



Imaged Document Cover Sheet


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

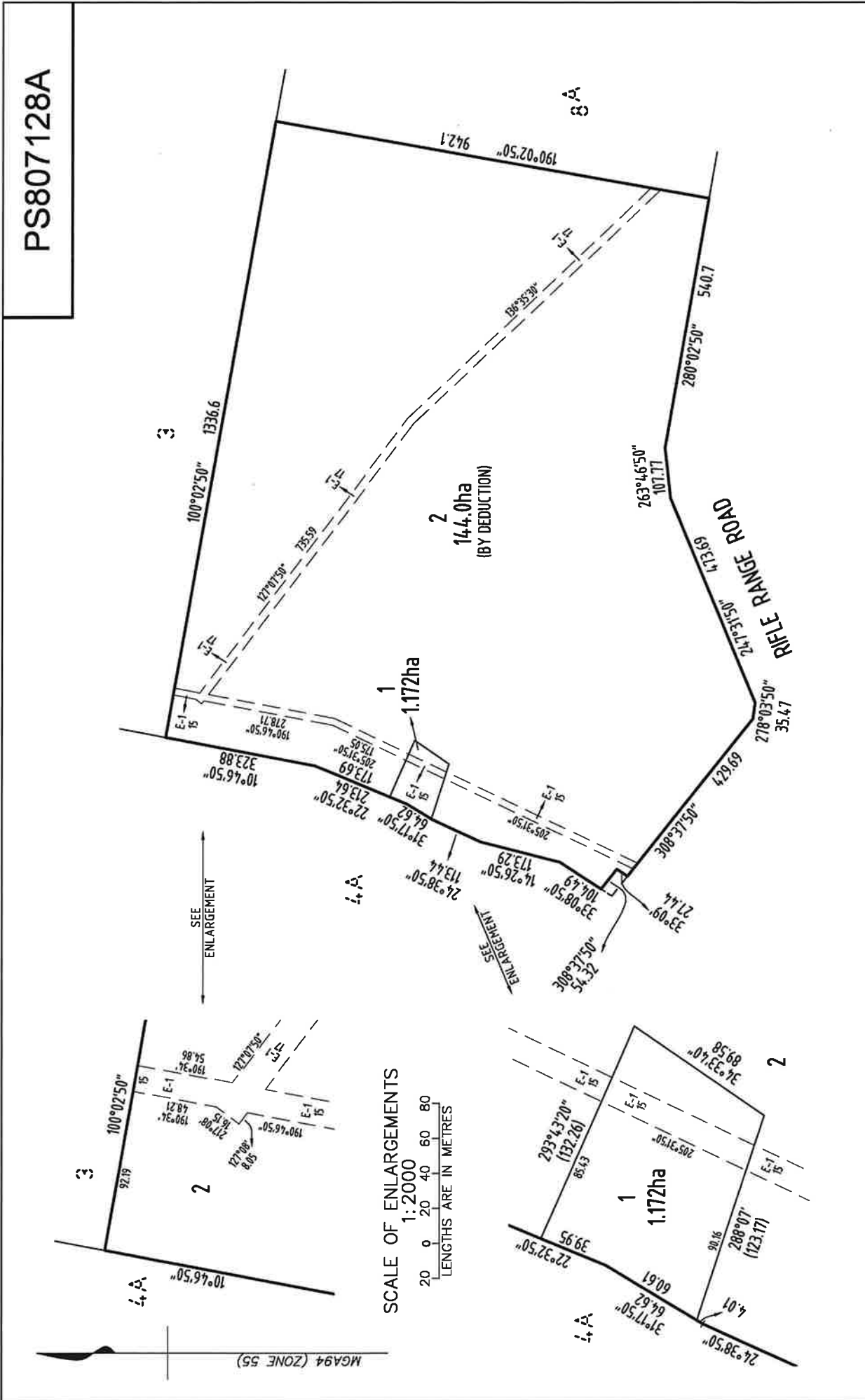
Document Type	Plan
Document Identification	PS807128A
Number of Pages (excluding this cover sheet)	2
Document Assembled	11/01/2022 14:47

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

PLAN OF SUBDIVISION		EDITION 1	PS807128A	
LOCATION OF LAND PARISH: WABBA TOWNSHIP: - SECTION: 7 CROWN ALLOTMENT: 4 (PT) CROWN PORTION: - TITLE REFERENCE: C/T V.8657 F.003 LAST PLAN REFERENCE: TP427418U POSTAL ADDRESS: 463 LUCYVALE ROAD (at time of subdivision) LUCYVALE 3691 MGA CO-ORDINATES: E: 558 100 ZONE: 55 (of approx centre of land in plan) N: 5 987 200		Council Name: Towong Shire Council Council Reference Number: 2016/081 Planning Permit Reference: 2016/081 SPEAR Reference Number: S098383P Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 19/04/2017 Statement of Compliance This is a statement of compliance issued under section 21 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Juliana Phelps for Towong Shire Council on 27/06/2017		
VESTING OF ROADS OR RESERVES		NOTATIONS		
Identifier	Council/Body/Person	LOT 1 & THE CONNECTION 22°32'50" 173.69, 10°46'50" 323.88 & DIMENSION 24°38'50" 113.44 ARE THE RESULT OF THIS SURVEY. THE AREA OF LOT 2 HAS BEEN DEDUCED FROM TITLE.		
NIL	NIL			
NOTATIONS		SURVEY: THIS PLAN IS BASED ON SURVEY. STAGING: THIS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT NO. 2016/081 DEPTH LIMITATION: 15.24m BELOW THE SURFACE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) WABBA PM20 IN PROCLAIMED SURVEY AREA NO. - THIS IS A SPEAR PLAN.		
SURVEY: THIS PLAN IS BASED ON SURVEY. STAGING: THIS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT NO. 2016/081 DEPTH LIMITATION: 15.24m BELOW THE SURFACE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) WABBA PM20 IN PROCLAIMED SURVEY AREA NO. - THIS IS A SPEAR PLAN.				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	ELECTRICITY	SEE DIAG	THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
 PO Box 2120 5 Telford Drive Shepparton Vic 3630 Tel (03) 5821 7171 Fax (03) 5821 2725		SURVEYOR REFERENCE NO: 3476 Digitally signed by: Anthony Martin Onley (Onley Consulting), Surveyor's Plan Version (02), 11/04/2017, SPEAR Ref: S098383P		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 2 PLAN REGISTERED TIME: 4:05 DATE: 27/06/2017 C. Venn Assistant Registrar of Titles



<p>SCALE 1:7500</p>	<p>SCALE 1:7500</p>	<p>SCALE 1:7500</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 2</p>
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PO Box 2120
5 Telford Drive
Shepparton Vic 3630
Tel (03) 5821 7171
Fax (03) 5821 2725



PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 11 January 2022 03:00 PM

PROPERTY DETAILS

Address: **463 LUCYVALE ROAD LUCYVALE 3691**
 Lot and Plan Number: **Lot 1 PS807128**
 Standard Parcel Identifier (SPI): **1\PS807128**
 Local Government Area (Council): **TOWONG**
 Council Property Number: **146900**
 Directory Reference: **Vicroads 37 C6**

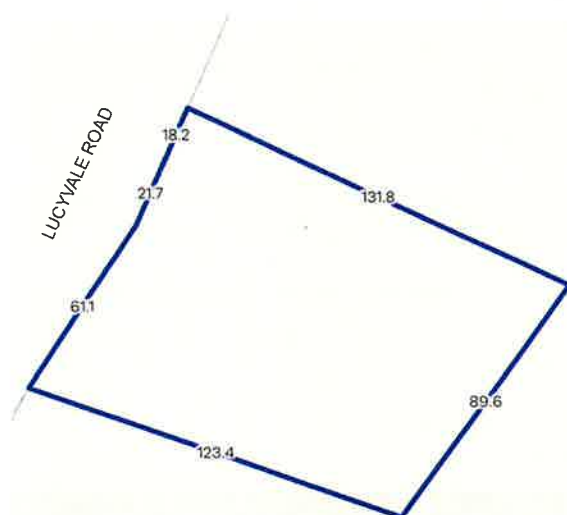
www.towong.vic.gov.au

**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: 11707 sq. m (1.17 ha)

Perimeter: 446 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](#)

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 INFORMATION

Planning Zone: [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay: None

Areas of Aboriginal Cultural Heritage Sensitivity:

All or part of this property is an 'area of cultural heritage sensitivity'.

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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



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 affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

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

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

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

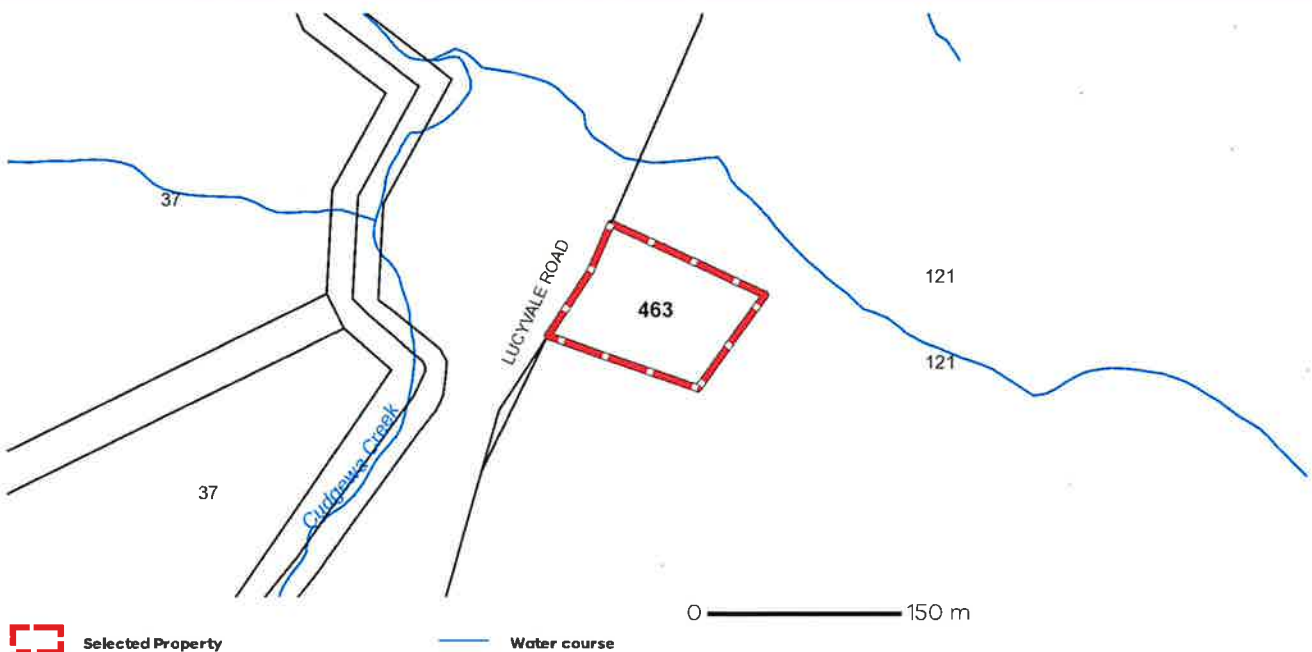
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.gov.nrms.net.au/govQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginal.vic.gov.au/aboriginal-heritage-legislation>

Area Map



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PROPERTY REPORT



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PLANNING PROPERTY REPORT



Environment,
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www.towong.vic.gov.au

[Planning Scheme - Towong](#)

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 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
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OTHER

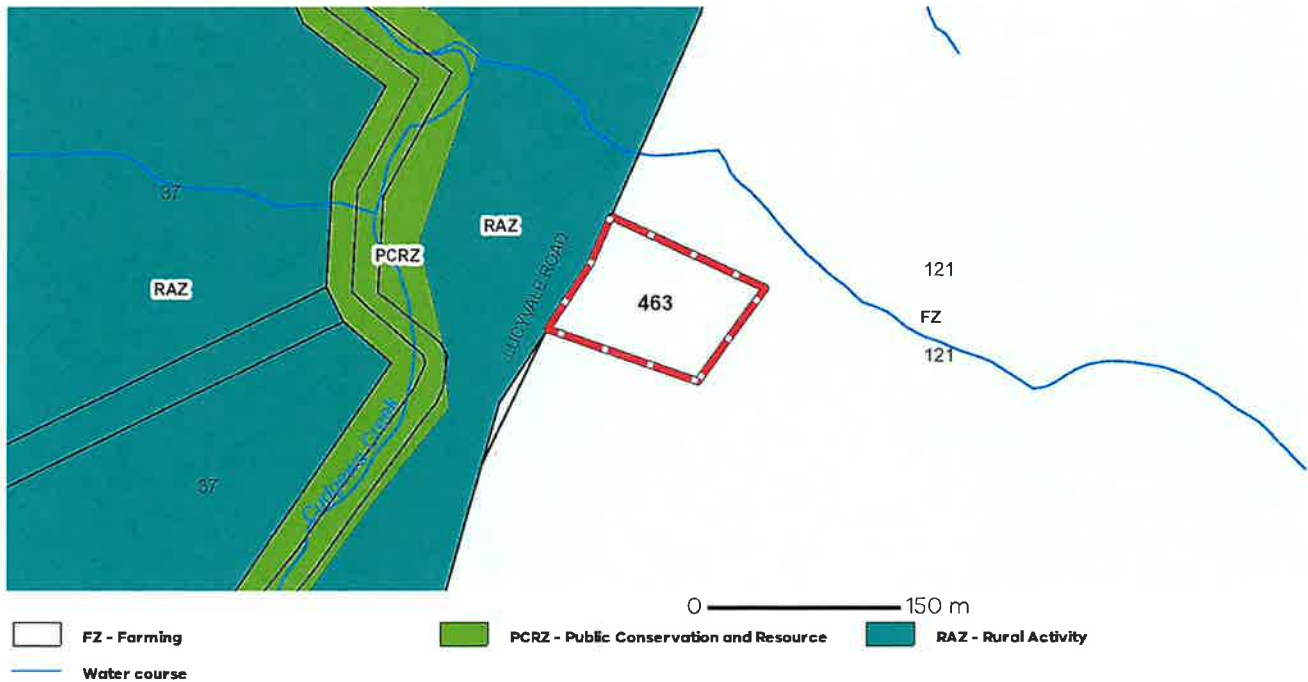
Registered Aboriginal Party: **None**

[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.

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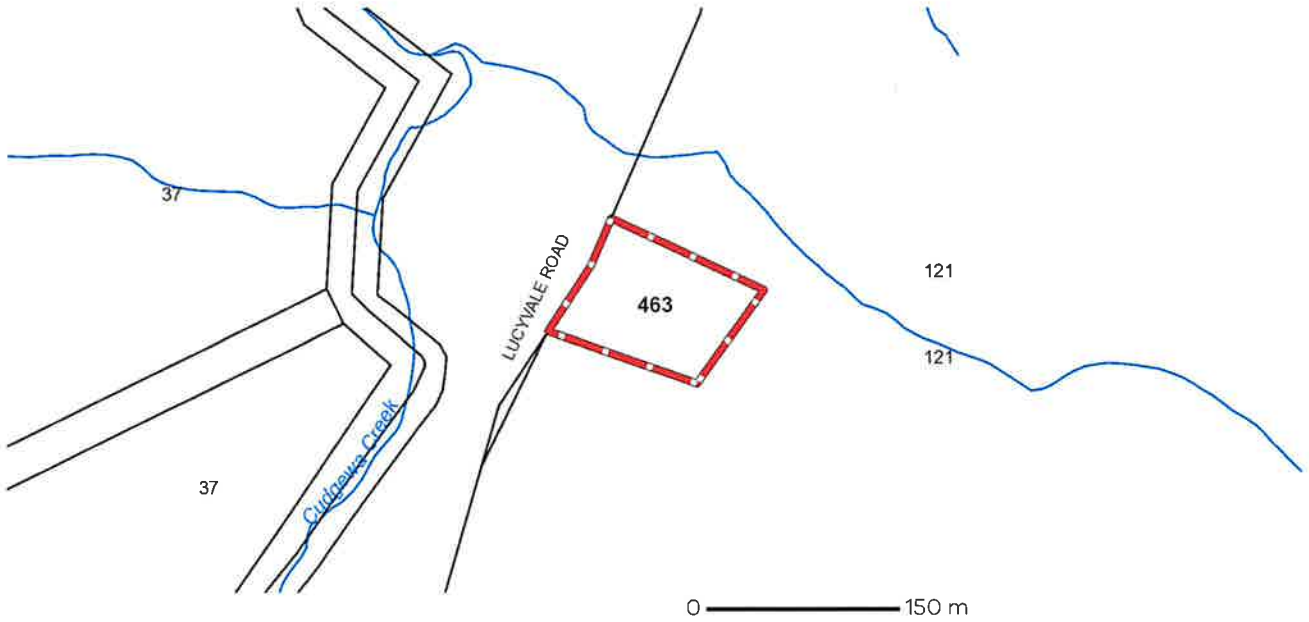
PLANNING PROPERTY REPORT



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Planning Overlays

No planning overlay found



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PLANNING PROPERTY REPORT

Areas of Aboriginal Cultural Heritage Sensitivity

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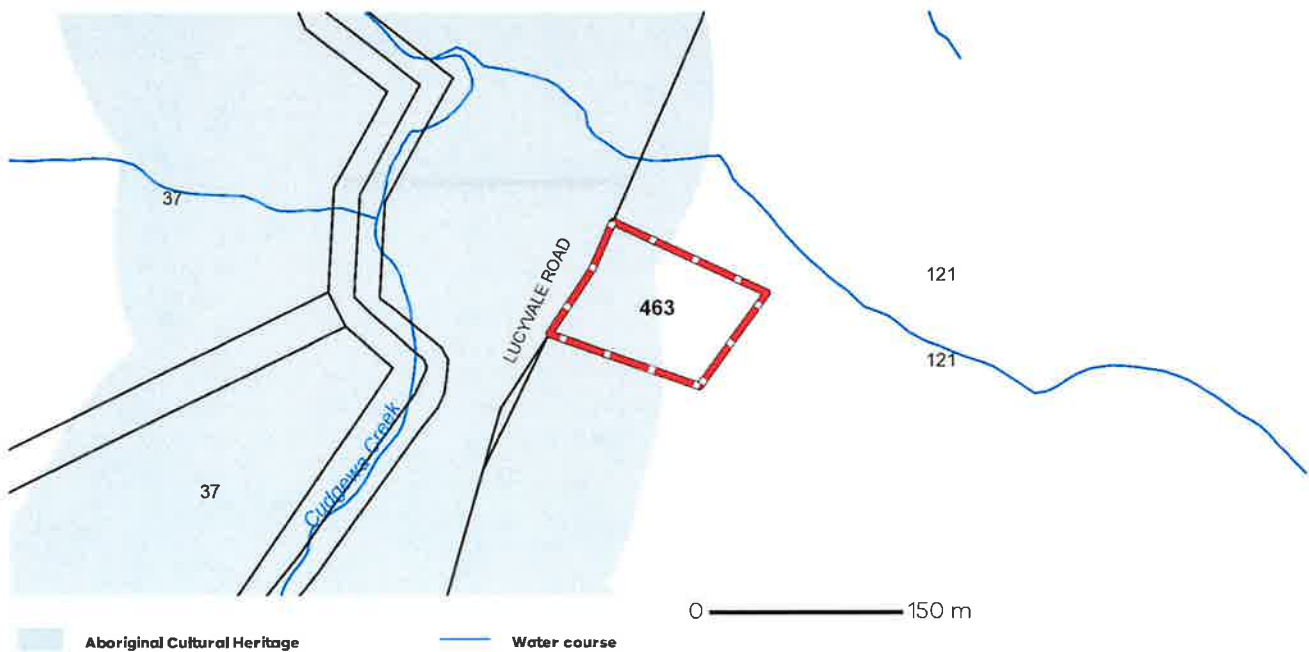
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a 'listed high impact activity' is proposed.

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Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

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PLANNING PROPERTY REPORT



Environment,
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Further Planning Information

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

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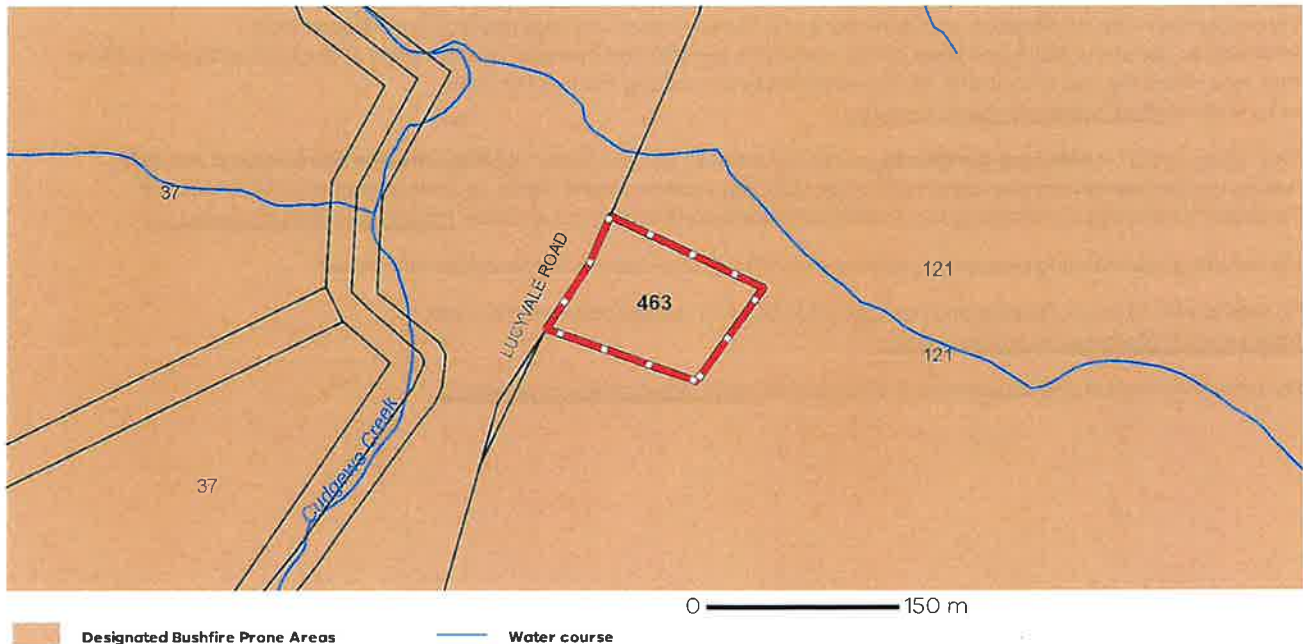
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PLANNING PROPERTY REPORT

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.

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

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

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Rates and Valuation Notice

Tax invoice issued on 26 September 2022
ABN 45 718 604 860

Enquiries?

02 6071 5100 or 1300 365 222
rates@towong.vic.gov.au
www.towong.vic.gov.au

156703/XT/000080 2
C J Paul
463 Lucyvale Road
LUCYVALE VIC 3691

Property Number
146900

Carried Forward Balance
\$0.00

+

This Instalment
\$390.50

=

Amount Payable
\$390.50
Due 28 Oct 2022

Your rates and charges

For 1 July 2022 to 30 June 2023

Rural rates @ 0.00242600 x CIV	\$635.61
Municipal charge	\$319.00
Garbage (140L) and recycling (240L)	\$374.00
Waste Facilities Management charge	\$101.00
CFA Residential @ 0.00005300 x CIV	\$130.89
Rates and charges	\$1,560.50

Your property

Address:	463 Lucyvale Road, Lucyvale
Area:	1.1707 Hectares
Valuation code (AVPCC):	117 - Residential Rural/Rural Lifestyle
Capital Improved Value:	\$262,000
Site Value:	\$96,000
Net Annual Value:	\$13,100
Valuation at:	1 January 2022
Valuation effective from:	1 July 2022

Description:
L1 807128 Parish of Wabba

Instalment 1 \$390.50 28 October 2022	+	Instalment 2 \$390.00 16 December 2022	+	Instalment 3 \$390.00 28 February 2023	+	Instalment 4 \$390.00 31 May 2023	=	Total \$1,560.50
--	---	---	---	---	---	--	---	----------------------------

How to pay



Billers code: 21485
Ref: 9610742

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



Billers code: 0883
Ref: 9610742

Visit www.postbillpay.com.au or phone 131 816 to pay with your Visa or Mastercard or pay in person at any Post Office with eftpos, Visa, MasterCard, cash or cheque.



*883 9610742



Pay in person: Pay with eftpos, Visa, Mastercard, cash or cheque at:

- 33-37 Towong Street, Tallangatta
- 76 Hanson Street, Corryong



Mail: Detach and return this section with a cheque to:

- PO Box 55 Tallangatta VIC 3700



Waste Disposal Voucher

Present this voucher to dispose up to one cubic metre (e.g. 6' x 4' trailer) of waste at the Corryong, Tallangatta or Wodonga waste facilities or at Council's periodic hard waste and green waste collections.

Expires: 30 September 2023 Property Number:  146900

Waste Disposal Voucher

Present this voucher to dispose up to one cubic metre (e.g. 6' x 4' trailer) of waste at the Corryong, Tallangatta or Wodonga waste facilities or at Council's periodic hard waste and green waste collections.

Expires: 30 September 2023 Property Number:  146900

This notice includes rates and charges determined by Council and the Fire Services Property Levy collected by Council on behalf of the Victorian Government.

Council has levied the amounts stated for the property described on this notice by applying a rate on its Capital Improved Value, together with a Municipal Charge, a Waste Facilities Management charge and waste collection charges on serviced properties.

The Victorian Government has specified a rate cap of 1.75%. The cap applies to the average annual increase of property rates and Municipal Charges. Council has adopted a 1.75% increase to general rates and municipal charges for 2022/23.

The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons -

- i) the valuation of your property relative to the valuation of other properties in the municipal district;
- ii) the application of any differential rate by Council;
- iii) the inclusion of other rates and charges not covered by the higher rates cap.

Rates and Charges

Information relating to rates (including differential rates) and charges are documented in the 2022/23 budget document and on our website.

Outstanding balance

Any outstanding balance amount shown on this notice includes arrears and interest accrued. Recent payments may not be reflected on this notice. For an up-to-date balance please contact Council.

Rates by instalments

Council rates are payable in four instalments. Instalment notices will be issued at least 14 days before each instalment is due. You can pay any or all instalments in advance of their due dates.

Fire Services Property Levy

The Fire Services Property Levy is collected by Council on behalf of the Victorian Government. This is itemised as the CFA Charge and/or CFA Levy on this notice. For further information please visit www.firelevy.vic.gov.au

Pension Rebate

A person holding a current Pension Concession Card may be entitled to a rebate towards their Council rates and the Fire Services Property Levy. For more information about the Pension Rebate or to apply please contact Council.

Penalties for failing to pay

Any instalment payment not received by Council by its due date will be charged interest from the due date of that instalment. Interest will continue to accrue until the outstanding amount and interest are paid in full. The interest rate to be charged is set under the Penalty Interest Rates Act 1983. The current penalty interest rate is 10%.

Objection to valuation

The property described on this notice has been valued for rating purposes. A person may lodge an objection to the valuation within two months of receiving the valuation notice under section 17 of the Valuation of Land Act 1960. For more information about valuations or to lodge an objection please contact Council.

Appeal against a rate or charge

A person who is aggrieved by a rate or charge imposed by Council, or by anything included or excluded from such a rate or charge, may appeal to the County Court under section 184 of the Local Government Act 1989 within 60 days from the date of issue on this notice.

Charge Exemptions for Single Farm Enterprise

An exemption from the Municipal Charge, Waste Facilities Management charge and the Fire Services Property Levy may apply if multiple properties form a Single Farm Enterprise. For more information or to apply please contact Council.

Waiver, deferral or concession

If you are having difficulty in making payment please contact Council to discuss your circumstances. You may apply for a waiver, deferral or concession of your Council rates and charges in accordance with sections 170 or 171 of the Local Government Act 1989. You may apply for a waiver, deferral or concession of your Fire Services Property Levy in accordance with sections 27 or 28 of the Fire Services Property Levy Act 2012.



Fixed Charges 2022/23

Tax Invoice

Date of Issue: 09/08/2022

PO Box 165
Tatura Victoria 3616

Enquiries: 1800 013 357
reception@gmwater.com.au

ABN 4676 1336 846



034-3691 (4074)

C J Paul & L J Paul
463 Lucyvale Rd
LUCYVALE VIC 3691

Account Number **7066422**

Amount Due Now **\$0.00**

Option 1: **AND**

Pay by 16/09/2022 with 2% discount **\$366.53**

Option 2:

Pay by 16/12/2022 with no discount **\$374.01**

Option 3:

Instalment 1 16-Sep-2022	Instalment 2 16-Oct-2022	Instalment 3 16-Nov-2022	Instalment 4 16-Dec-2022	Instalment 5 16-Jan-2023	Instalment 6 16-Feb-2023	Instalment 7 16-Mar-2023	Instalment 8 16-Apr-2023
\$45.01	\$47.00	\$47.00	\$47.00	\$47.00	\$47.00	\$47.00	\$47.00

Account Number: **7066422**

463 Lucyvale Rd LUCYVALE VIC 3691V 11893 F 906 Lot 1 Plan 807128A

Summary of Charges

Details of Entitlement and Fees at 01/07/2022

Customer Fee

Customer Fee - \$130.00 each \$130.00

Surface Water Licence

Service Point - Unmetered - 1.00 @ \$145.00 each \$145.00

Access Fee - 1.00 Service Point @ \$79.00 each \$79.00

Resource Management Fee - 2.00ML @ \$3.06/ML \$6.10

Water Register Entitlement Fee

Water Register Entitlement Fee - 1.00 @ \$13.91 each \$13.91

Total \$374.01

Payments and Adjustments

Total \$0.00

Total \$374.01

Paid total \$374.01

Ref. 9091 26/9/22

For more payment options please turn over. If you are having difficulties paying please contact Goulburn-Murray Water immediately.

Account No: **7066422**

Issue Date: **09/08/2022**

Total: **\$374.01**



Billor Code: 72801
Ref: 070664222

Post Billpay



BPAY View - View and pay this account
using internet banking
BPAY View Registration No. - Enter the BPAY

13312 070664222

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.

(04/10/2016)

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.

(04/10/2016)

APPLICATION FORM 93



Transfer of Ownership of a Licence to Take and Use and Operate Works

Suitable for use for both Surface Water and Groundwater properties

What is this application form for?

Use this form to make application to transfer the ownership with the option to renew a Licence to Take and use and to Operate Works upon sale of land.

This application combines the requirements for:

- A Licence to Take and Use Water section 51, 58 & 62 *Water Act 1989* (Vic) and
- A Licence to Operate Works section 72 & 74 *Water Act 1989* (Vic)

Application Check List

Complete the checklist. Incorrect information may result in your application being refused.
Your application will be returned if it is ineligible or incomplete.

- Read the accompanying explanatory notes and refer to the current fee schedule (which can be obtained by calling 1800 013 357 or downloaded from www.gmwater.com.au) before you fill out the form.
- Complete the form in full ensuring all relevant information is provided. The Application has been completed, signed by **ALL** persons listed on the land title/s, and title is attached.
- The current licence document is attached (if available)
- A copy of the current Company Extract produced within the last twelve months if applicant is a Company.
- Payment of any charges outstanding on the sellers account has been made. Please contact Accounts Receivable on 1800 013 357 to confirm charges or to obtain an Information Statement.
- Send or email the form, any required documentation and the application fee to: Goulburn-Murray Water, PO Box 165, TATURA, VIC 3616 or email to changeownership@gmwater.com.au

Application fee is attached. Goulburn-Murray Water accepts payment by cheque or credit card.

1. APPLICATION TYPE - Tick applicable box

- Transfer of Licence to Take and Use Water and Licence to Operate Works upon sale of land
- OR**
- Transfer/Renewal of Licence to Take and Use Water and Licence to Operate Works upon sale of land
- Groundwater Licence Surface water Licence

Please note: Renewal can only apply if the licence is due to expire within an 18 month period of receiving this application

2. LICENCE DETAILS

Licence No: BEE number if Known: BEE

Has all land currently listed on the licence been sold to the purchaser?

- Yes - go to Question 4
- No – I wish to change/remove land from the current licence - go to Question 3

**3. Complete only if NO ticked in question 2
ONLY INCLUDE LAND WHICH THE PURCHASER WISHES TO HAVE LISTED ON THE NEW LICENCE**

Property address:

Vol	Fol	Lot No.	Plan No.	Crown Allotments	Section	Parish

Note: If additional lands are required please attach a separate list to this application.

4. AGENTS DETAILS (Broker or Solicitor) for Seller

Contact person:

Postal Address:

..... Postcode:

Telephone number: () Mobile number:.....

Email:

4. AGENTS DETAILS (Broker or Solicitor) for Buyer

Contact person:
Postal Address:
..... Postcode:
Telephone number: () Mobile number:
Email:

5. APPLICANTS DETAILS & DECLARATION – SELLER/S

I confirm that the information supplied in this application is complete and correct to the best of my knowledge. I am aware that it is an offence to supply false or misleading information.
I acknowledge that GMW may release information contained in this application, at the discretion of GMW to relevant parties and organisations in accordance with relevant legislation. I approve GMW to have discussions with relevant third parties such as the Irrigation Designer, Engineers and Contractors as necessary. I acknowledge that I have read and understand the accompanying explanatory notes and accept the terms and conditions contained therein

Please list full names, initials are not acceptable

Applicant No 1: (Individual)
Date of Birth:
Postal Address:
..... Postcode:
Telephone number: () Mobile number:
Email:
Signature of applicant 1 **Date:**

Applicant No 2: (Individual)
Date of Birth:
Postal Address:
..... Postcode:
Telephone number: () Mobile number:
Email:
Signature of applicant 2 **Date:**

Applicant No 3: (Individual)

Date of Birth:.....

Postal Address:

..... Postcode:.....

Telephone number: () Mobile number:

Email:

Signature of applicant 3 Date:

DECLARATION OF COMPANY - SELLER

Please note: If the applicant is a Company, please ensure that the form is signed by two directors, alternatively one director and one secretary, unless there is a sole director and secretary of the company

Signed by Company (name) ACN
in accordance with section 127(1) of the Corporations Act 2001 by being signed by those persons duly authorised to sign on behalf of the company:

.....
Director (signature)

.....
Director/Secretary (signature)

.....
Name: (print)

.....
Name: (print)

Position:

Position:

Address:

Address:

.....

.....

.....

Date:

Protecting your privacy

Goulburn-Murray Water (GMW) protects your privacy by collecting and handling your personal information in accordance with the requirements of the *Privacy & Data Protection Act 2014*. Your personal information is collected on this form and will be used for the purpose of administering this application and updating our records. Information collected is usually disclosed to staff involved in processing your application, contractors, connection staff and other relevant GMW staff. Failure to provide the information sought may result in processing delays or non acceptance of your application. It may also limit our ability to be able to provide various programs or services. You may gain access to and correct your personal information. For further information please refer to our Privacy Policy at www.gmwater.com.au or call 1800 013 357 to obtain a copy of this policy.

6. APPLICANTS DETAILS & DECLARATION – BUYER/S

I confirm that the information supplied in this application is complete and correct to the best of my knowledge. I am aware that it is an offence to supply false or misleading information.

I acknowledge that GMW may release information contained in this application, at the discretion of GMW to relevant parties and organisations in accordance with relevant legislation. I approve GMW to have discussions with relevant third parties such as the Irrigation Designer, Engineers and Contractors as necessary. I acknowledge that I have read and understand the accompanying explanatory notes and accept the terms and conditions contained therein

Please list full names, initials are not acceptable

Applicant No 1: (Individual)

Date of Birth:

Postal Address:

..... Postcode:

Telephone number: () Mobile number:

Email:

Signature of applicant 1 **Date:**

Applicant No 2: (Individual)

Date of Birth:

Postal Address:

..... Postcode:

Telephone number: () Mobile number:

Email:

Signature of applicant 2 **Date:**

Applicant No 3: (Individual)

Date of Birth:.....

Postal Address:

..... Postcode:.....

Telephone number: () Mobile number:

Email:

Signature of applicant 3 Date:

DECLARATION OF COMPANY - BUYER

Please note: If the applicant is a Company, please ensure that the form is signed by two directors, alternatively one director and one secretary, unless there is a sole director and secretary of the company

Signed by Company (name) ACN
in accordance with section 127(1) of the Corporations Act 2001 by being signed by those persons duly authorised to sign on behalf of the company:

.....
Director (signature)

.....
Director/Secretary (signature)

.....
Name: (print)

.....
Name: (print)

Position:

Position:

Address:

Address:

.....

.....

.....

.....

Date:

Date:

Protecting your privacy

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Assistance with completing the application form

This application form is required to be completed when applying for a transfer (ownership) of a licence or to renew a licence.

It combines the requirements for:

- Licence to Take and Use Water (Section 51, *Water Act* 1989 (Vic) and
- Licence to Operate Works (Section 67, *Water Act* 1989 (Vic)

How do I get more information or assistance with completing this form?

Read the information included below, and if you need further assistance contact GMW between 8.00am and 4.45pm Monday to Friday

Telephone: 1800 013 357

Email: changeownership@gmwater.com.au

<p>Question 1 Application Type</p>	<p>It is important to indicate whether you are applying solely for transfer of a licence or transfer and renew of a licence. If the application is for transfer and renewal, additional fees will apply to the application. If you are unsure which option to choose, please contact the Licensing Unit.</p>
<p>Question 2 Licence Details</p>	<p>Please provide the licence number for the licence to be transferred. If you do not have this number please contact the Licensing Unit to obtain the number for your licence. GMW may require you to verify your identity prior to providing this information</p> <p>Please nominate whether all the land currently listed on the licence has been sold to the purchaser. If not please tick <i>No</i> and complete question 3. If you are not sure which land is currently licensed please contact the Licensing Unit.</p>
<p>Question 3 Description of land to be included on licence</p>	<p>Only include land which the purchaser wishes to have listed on the new licence</p>
<p>Question 4 Agent's details</p>	<p>If you have a solicitor or broker acting on your behalf, please complete this section so that GMW can send your nominated agent a copy of the licence.</p>
<p>Question 5&6 Applicant/s details (Seller/s)</p>	<p>All applicants must complete and sign the application form. If any of the applicants is a company, the directors must sign the form where appropriate.</p>
<p>Question 5 &6 Declaration of Applicants (Seller/s)</p>	<p>All person/s listed on the buyer's licence must complete and sign the application. If any person executes the document on behalf of another person or party, they must provide evidence of their authorisation. This can be in the form of a Power of Attorney or other legal document.</p> <p>If the applicant is a company, the directors and/or secretary must sign the form. A current company copy of an ASIC Company Search listing all directors and/or office bearers which is not more than twelve months old. Two directors or one director and one secretary must sign the form, unless the company has a sole director and secretary.</p> <p>How can I get a copy of my Company Search? You can obtain a company search statement by:</p> <ul style="list-style-type: none"> • Accessing the Titles office via the internet at www.asic.gov.au or phone (03) 5177 3988 • Requesting that GMW complete the searches on your behalf. • This service may be available from your solicitor or legal advisor.

General information and explanatory notes (retain for future reference)

Why do I need to transfer my licence when I sell my land?

A Licence to Take and Use and Operate Works does not automatically transfer when the ownership of land changes or a notice of acquisition/disposition is lodged with GMW. Under the provisions of the *Water Act 1989 (Vic)*, if the current licence holder wishes to transfer the licence to the purchaser of their land, they must apply to transfer the licence to the purchaser and both parties must sign the application form.

What if I am not transferring all the land currently listed on the licence?

If only part of the land currently included on the Licence to Take and Use and Operate Works has been sold, the application form must include details of the changes to the land description (including land to be removed or updated) on the licence.

If the licence includes more than one work and the seller wishes to retain part of the licensed volume to extract from the work on the land not being sold, they must make application for a sub-division and assignment of the licensed volume. In this case the transfer application form will not be required. Please contact the Licensing Unit for a sub-division application form.

How do I know if I need to renew my Licence?

Licences to Take and Use Water and Operate Works are issued for a fixed term. If the licence is due to expire within 18 months, you have the option to renew the licence at the time of applying for a transfer. If you are unsure please contact the Licensing Unit.

Am I required to renew the licence at time of transfer?

No, you are not obligated to renew the licence at time of transfer. If you do not renew your licence, you will be issued with a new licence for the remaining term. GMW will notify you prior to the expiry date giving you the option of renewing the licence; this would require an application form and fee.

What charges must be paid upon transfer and renewal of a licence?

The application fee to *transfer or renew the licence* or the fee to *transfer the licence* must accompany the application. You must also ensure that any outstanding charges on your account have been paid when the application is lodged. An application will not be approved if charges are outstanding. GMW will arrange for charges for the current financial year to be transferred to the new licensee once the application to transfer is approved. Please contact the Change of ownership unit for details of any outstanding charges prior to making application.

What documents do I need to provide to verify the changes to land ownership?

To verify the current ownership of land an application to transfer a licence must be accompanied by either a Notice of Acquisition or Disposition, or a registered search statement for all land titles to be included in the new licence.

How can I get a copy of the Notice of Acquisition/Disposition or my land titles?

Your solicitor can provide you with a copy of the notice of Acquisition/Disposition. You can obtain a registered title search (see attached example of the correct search) by:

- Accessing the Land Titles office via the internet at www.land.vic.gov.au or phone (03) 8636 2456
- Requesting that GMW complete the searches on your behalf.
- Contacting your solicitor or legal advisor.

How long is a Licence valid for?

A transferred licence to Take & Use and Operate Works will be issued to the new owner for the remainder of the existing licence term. Details about the expiry date can be requested by the current licensee by contacting the Licensing Unit. The application to transfer the ownership of a licence includes provision for renewal of the licence for a further term.

Important information for new surface water licence owners - Aboriginal Cultural Heritage obligations

If I am installing or changing the location of a pump or other works do I have obligations in relation to protecting aboriginal cultural heritage?

In Victoria, Aboriginal cultural heritage is protected and managed under the *Aboriginal Heritage Act 2006* ("the Act") and the *Aboriginal Heritage Regulations 2007* ("the Regulations"). GMW has an obligation to ensure applicants are made aware of their obligations under this legislation

Under the provisions of the Act a waterway, or land within 200m of a waterway, may be considered an area of cultural heritage sensitivity.

To determine if the site of your proposed works may be in an area of cultural heritage sensitivity you can access an interactive map at: <http://www.dpc.vic.gov.au/index.php/aboriginal-affairs/heritage-tools/areas-of-cultural-heritage-sensitivity>

The installation of new pumps and/or attached pipelines normally occurs on or near a waterway so it is likely that these works may be located in an area of cultural heritage sensitivity.

If works are proposed to be constructed or altered as part of a licence application, applicants need to be aware of their obligations under the Act and its Regulations.

Applicants should also be aware that if your proposal to install (or alter) works meets the criteria for a high impact activity under Regulation 43 of the Act you may be subject to further obligations.

High impact activities include, among other things,

- the installation of any works affecting an area exceeding 25 square metres.
- the works are a linear project that is the construction of a pipeline (of any diameter) with a length exceeding 500 metres; or
- the works are a linear project with a length exceeding 100 metres (with a pipe diameter not exceeding 150 millimetres).

If the construction or alteration of works is considered a high impact activity and occurs in all or part of an area of cultural heritage sensitivity you may be required to prepare a Cultural Heritage Management Plan (CHMP).

You can check whether a Cultural Heritage Management Plan is required by accessing the "Aboriginal Heritage Planning Tool" developed by Aboriginal Affairs Victoria. The interactive online tool will guide you through a series of questions to help you determine your obligations. The website also has information to assist you with contacting the relevant Registered Aboriginal Party or Cultural Heritage Advisor if you require further assistance.

You should access the tool available at <http://www.dpc.vic.gov.au/index.php/aboriginal-affairs/heritage-tools/areas-of-cultural-heritage-sensitivity> and print a receipt of your results for inclusion in your application.

If you do not have access to the internet please contact the Licensing Unit for further assistance.

CREDIT CARD PAYMENT AUTHORITY



Applicant/company name:

.....

Payment for: **Transfer (ownership) of a Licence to Take & Use and Operate Works**

CREDIT CARD DETAILS

Please tick (✓) appropriate card:

MasterCard Visa

Card Number

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Expiry date _____

Total \$ _____

 Cardholder's name

 Cardholder's signature

This page is destroyed by Goulburn-Murray Water after the Credit Card transaction has been processed.

Protecting your privacy

Goulburn-Murray Water (GMW) protects your privacy by collecting and handling your personal information in accordance with the requirements of the *Privacy & Data Protection Act 2014*. Your personal information is collected on this form and will be used for the purpose of administering this application and updating our records. Information collected is usually disclosed to staff involved in processing your application, contractors, connection staff and other relevant GMW staff. Failure to provide the information sought may result in processing delays or non acceptance of your application. It may also limit our ability to be able to provide various programs or services. You may gain access to and correct your personal information. For further information please refer to our Privacy Policy at www.gmwater.com.au or call 1800 013 357 to obtain a copy of this policy.

