

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	238 Pettifers Road, Edi Upper 3678
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Vendor's name	Robert Cherubin	Date / /
----------------------	-----------------	--------------------

Vendor's signature		
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Vendor's name	Jennifer Ann Cherubin	Date / /
----------------------	-----------------------	--------------------

Vendor's signature	Signed by:  <small>2433C310708C4C7</small>	29-Nov-24
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Purchaser's name		Date / /
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Purchaser's signature		
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Purchaser's name		Date / /
-------------------------	--	--------------------

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) Are contained in the attached certificate/s.

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	
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Other particulars (including dates and times of payments): Not applicable.

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.

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 530
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> 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 vendor's 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	WANGARATTA PLANNING SCHEME
Name of responsible authority	WANGARATTA RURAL CITY COUNCIL
Zoning of the land	FARMING ZONE (FZ)
Name of planning overlay	BUSHFIRE MANAGEMENT OVERLAY (BMO)

4 NOTICES

4.1. Notice, Order, Declaration, Report or Recommendation

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

Are as follows:

None to the best of the Vendors knowledge. The Vendor has no way of knowing the contents of the documents referred to above unless communicated to the Vendor by the relevant public authority or government department

4.2. Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

Not Applicable.

4.3. Compulsory Acquisition

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

Not Applicable.

5 BUILDING PERMITS

Particulars of any building permit issued under the *Building Act* 1993 in the preceding 7 years (required only where there is a residence on the land):

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 checked="" 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)

1. Due Diligence Checklist
2. Property Report
3. Planning Report
4. Register Search Statement Volume 10371 Folio 930
5. Plan TP582877Q
6. Caveat W395429M
7. Land Information Certificate
8. Water Information Statement
9. Victorian Water Records BEE001784 & WLE009092
10. DELWP Transaction Centre: Crown Land Agricultural License Search
11. Copy of letter from Rural City of Wangaratta regarding Updated Firewood Plantation Plan & Woodlot Plan

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)

PROPERTY REPORT



Energy,
Environment
and Climate Action

From www.land.vic.gov.au at 22 November 2024 08:34 AM

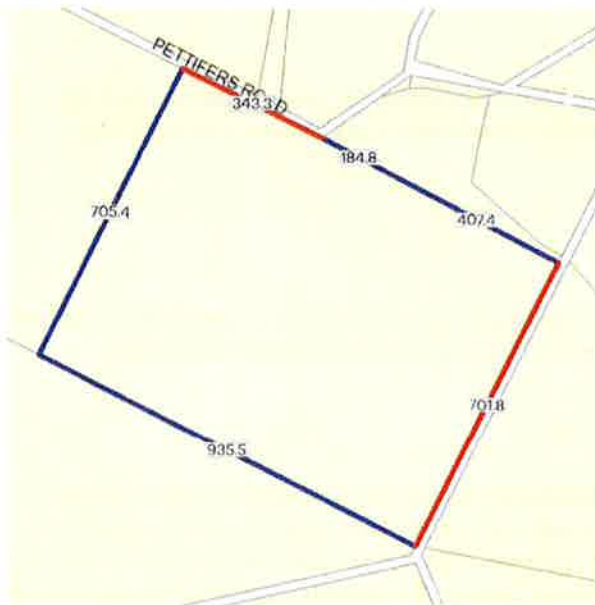
PROPERTY DETAILS

Address: **238 PETTIFERS ROAD EDI UPPER 3678**
 Lot and Plan Number: **Lot 1 TP582877**
 Standard Parcel Identifier (SPI): **1\TP582877**
 Local Government Area (Council): **WANGARATTA**
 Council Property Number: **4115**
 Directory Reference: **Vicroads 48 J5**

www.wangaratta.vic.gov.au

SITE DIMENSIONS

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



Area: 660562 sq. m (66.06 ha)

Perimeter: 3278 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: **OVENS VALLEY**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

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PROPERTY REPORT: 238 PETTIFERS ROAD EDI UPPER 3678

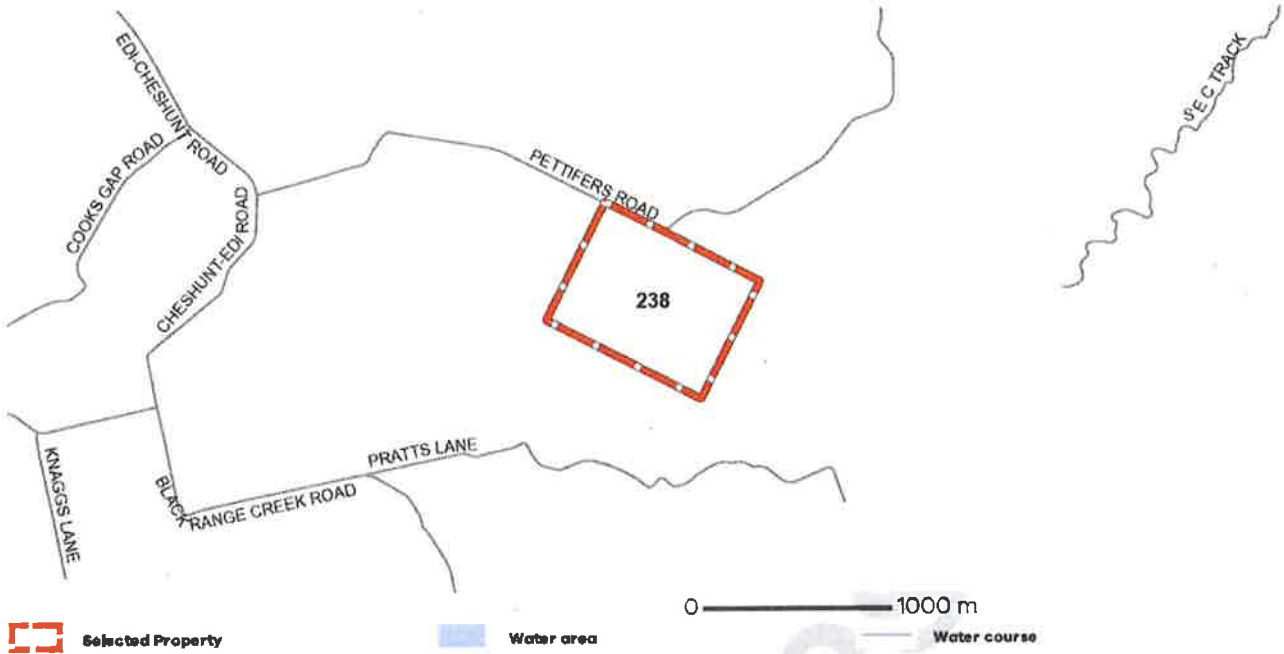
Page 1 of 2

PROPERTY REPORT



Energy,
Environment
and Climate Action

Area Map



In Process

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 22 November 2024 08:35 AM

PROPERTY DETAILS

Address: **238 PETTIFERS ROAD EDI UPPER 3678**
 Lot and Plan Number: **Lot 1 TP582877**
 Standard Parcel Identifier (SPI): **1\TP582877**
 Local Government Area (Council): **WANGARATTA**
 Council Property Number: **4115**
 Planning Scheme: **Wangaratta**
 Directory Reference: **Vicroads 48 J5**

www.wangaratta.vic.gov.au

[Planning Scheme - Wangaratta](#)

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: **OVENS VALLEY**

OTHER

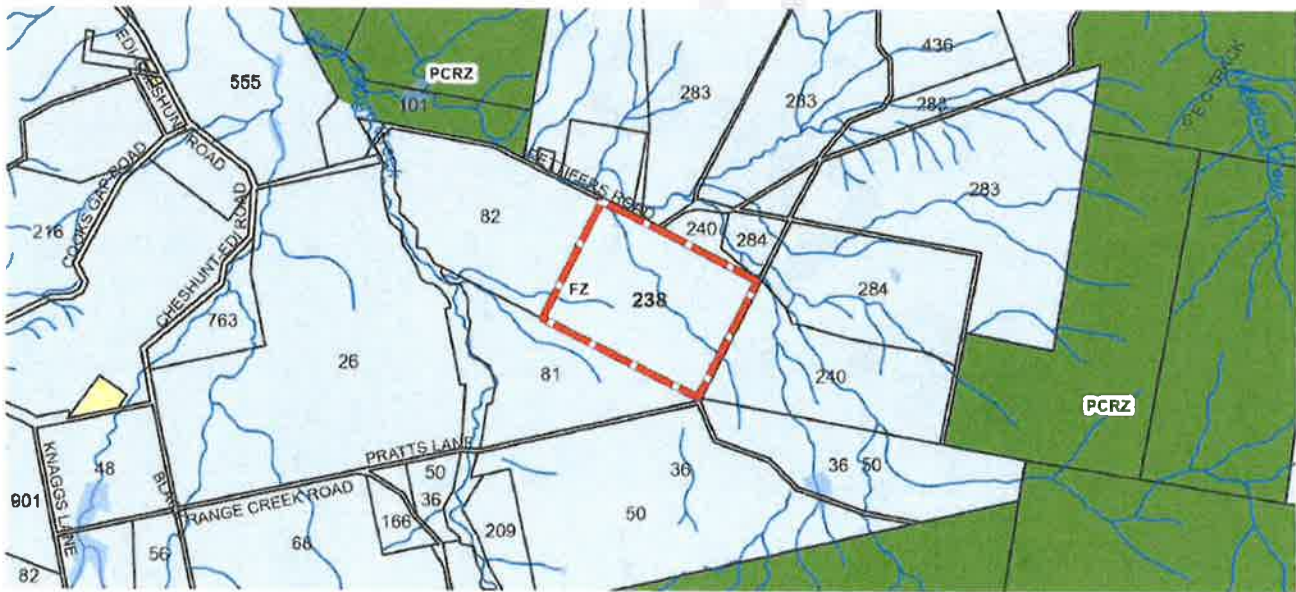
Registered Aboriginal Party: **Taungurung Land and Waters Council Aboriginal Corporation**

[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.

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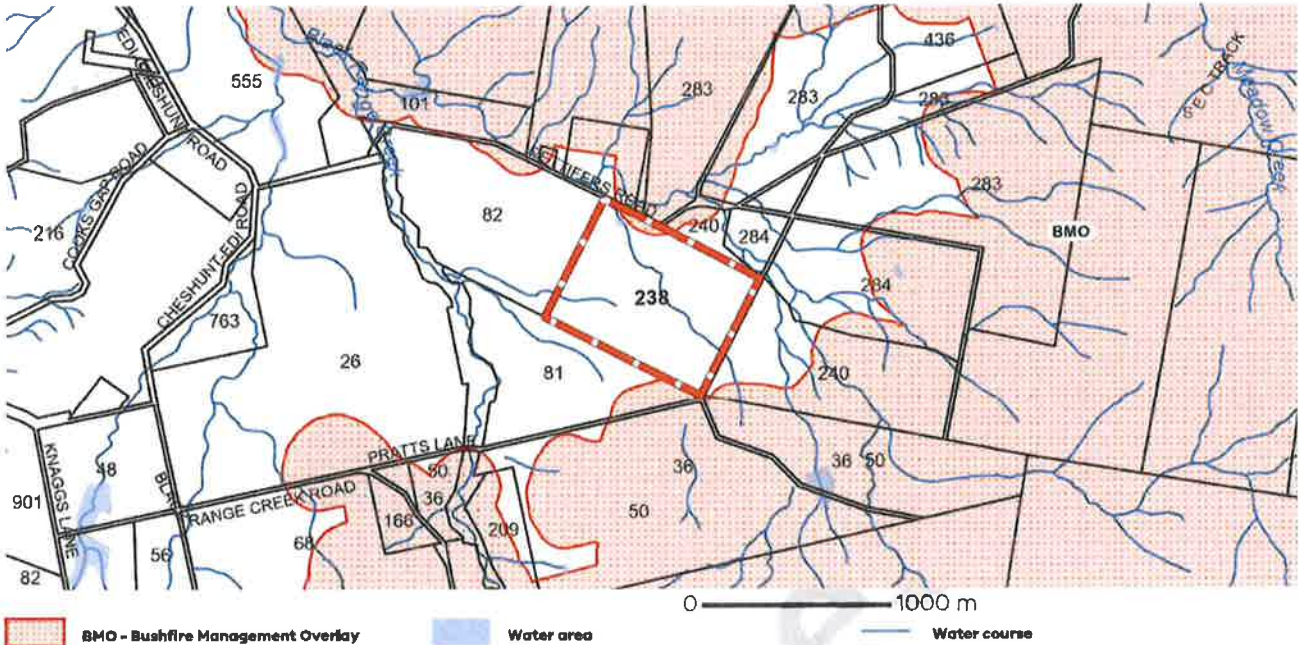
PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



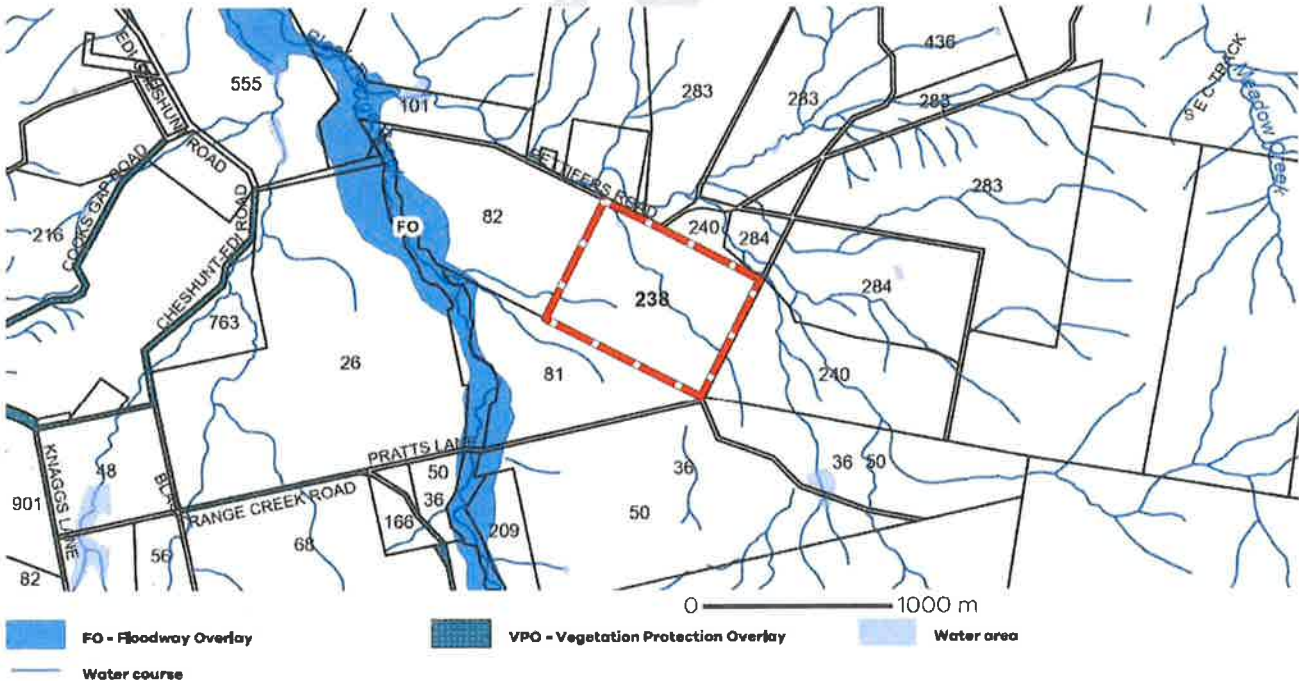
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

FLOODWAY OVERLAY (FO)

VEGETATION PROTECTION OVERLAY (VPO)



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

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PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Further Planning Information

Planning scheme data last updated on 20 November 2024.

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>

In Process

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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**

VOLUME 10371 FOLIO 930

Security no : 124119884349D
Produced 15/11/2024 05:02 PM

LAND DESCRIPTION

Lot 1 on Title Plan 582877Q.

PARENT TITLES :

Volume 07698 Folio 006 Volume 10074 Folio 524

Created by instrument V209018C 19/01/1998

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

ROBERT CHERUBIN of 238 PETTIFERS ROAD EDI UPPER VIC 3678

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

JENNIFER ANN CHERUBIN of 238 PETTIFERS ROAD EDI UPPER VIC 3678
AT603576V 14/09/2020

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT W395429M 09/11/1999

Caveator

JUNE LUCY BETTY VEARING

Capacity SEE CAVEAT

Lodged by

MORRISON & SAWERS

Notices to

MORRISON & SAWERS of "CHERON PARK" RMB 9840 PETTIFERS RD EDI UPPER 3678

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 TP582877Q 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: 238 PETTIFERS ROAD EDI UPPER VIC 3678

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	TP582877Q
Number of Pages (excluding this cover sheet)	1
Document Assembled	15/11/2024 17:02

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TITLE PLAN		EDITION 1	TP 582877Q			
Location of Land Parish: EDI Township: Section: 7 Crown Allotment: 8(PT) Crown Portion: Last Plan Reference: Derived From: VOL 10371 FOL 930 Depth Limitation: 15.24 m		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN				
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 18/09/2000 VERIFIED: MP				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td style="font-size: small;">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td style="font-size: small;">PARCEL 1 = CA 8 (PT)</td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS	WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	PARCEL 1 = CA 8 (PT)
TABLE OF PARCEL IDENTIFIERS						
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962						
PARCEL 1 = CA 8 (PT)						
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets				



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Document Type	Instrument
Document Identification	W395429M
Number of Pages (excluding this cover sheet)	1
Document Assembled	15/11/2024 17:02

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CAVEAT

Section 89 Transfer of Land Act 1958

**WITHDRAWN &
- 9 NOV 1999
RELOADED**

Approved Form C
Victorian Land Titles Office

Lodged by:

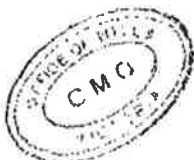
Name: MORRISON & SAWERS

Phone: (03) 5852 2555

Address: 157 Fenaughty Street
Kyabram

Ref: V98/4228 IS:CL [CAVI1304]

Customer Code: 1286 V



~~W395429M~~
W395429M
091199 2303 89 \$0



The caveator claims the estate or interest specified in the land described on the grounds set out and forbids the registration of any person as proprietor of and of any instrument affecting the estate or interest to the extent specified.

Land: (title, mortgage, charge or lease)

~~Crown-Allotment-8, Section-7 of Certificate of Title Volume 10371 Folio 530~~

10371 - 930

Caveator: (full name and address)

JUNE LUCY BETTY VEARING of "Cheron Park" RMB 9840, Pettifers Road, Edi Upper, 3678

Estate or Interest claimed:

~~an estate in fee simple~~

LIFE ESTATE

Grounds of claim: ~~RESERVED TO JUNE LUCY BETTY VEARING & ROBERT CHERUBIN & JENNIFER ANN CHERUBIN~~

By Agreement ~~the~~ Caveator ^{THE CAVEATOR} transferred her interest in Certificate of Title Volume ~~10074~~ Folio ~~524~~ ¹⁰³⁷¹ ~~to the registered proprietors of Certificate of Title Volume 10371 Folio 530.~~ Pursuant to that Agreement a life interest in the land was reserved to the Caveator ⁹³⁰

Extent of prohibition: (if not ABSOLUTELY delete and insert desired text)

Absolutely save and except a transfer to the caveator or by the caveator's direction

Address in Victoria for service of notice: (include postcode)

"Cheron Park" RMB 9840 Pettifers Road, Edi Upper, 3678

AMENDED with consent of
Current Practitioner for the **CTOR**

Dated: 20 APRIL 1999

9 NOV 1999

Signature of caveator

or

Signature of agent being a
Current Practitioner under the
Legal Practice Act 1996

or

Signature of agent

Scott Gordon Alexander

SCOTT GORDON ALEXANDER
A natural person who is a current practitioner
within the meaning of the Legal Practice Act 1996.
157 Fenaughty Street, Kyabram

Approval No: 4139710A

C



*Law Perfect Pty Ltd

**PHOTOCOPY
SUPPLIED**
18 NOV 1999

STAMP DUTY USE ONLY



DW395429M-1-5

THE BACK OF THIS FORM MUST NOT BE USED

ul - 3 MAY 1999
co 171199



Local Government Act 2020
Land Information Certificate – Part A

Certificate No: cerLIC24/D0865
Issue Date: 20/11/2024
Property No: 4115
Rate Category: Rural 2

Secure Electronic Registries Victoria Pty Ltd
 Level 1, Casselden Place
 2 Lonsdale Street
 MELBOURNE VIC 3000

Reference: 74941305-013-3

This certificate provides information regarding valuations, rates, charges, other monies owing, and any orders and notices made under the Local Government Act 1989 (as amended) or under a Local Law or By-Law of the Council.

This certificate is not required to include information regarding Planning, Building, Health, landfill, land slip, flooding information or service easements. Information regarding these matters may be available from the Council or relevant authority. A fee may be charged for such information.

PROPERTY DETAILS

Property Address:
 238 Pettifers Road
 EDI UPPER VIC 3678

Title Details:
 CA 8 Sec 7 Par Edi Vol 10371 Fol 930

Land Area:
 647,500 SqM

VALUATIONS

Site:	\$921,000	Base Date:	01/01/2024
Capital Improved:	\$1,210,000	Effective Date:	01/07/2024
Net Annual:	\$60,500		

Council rates are levied on the Capital Improved Value.

RATES AND CHARGES FOR THE PERIOD ENDING 30 JUNE 2025

Rate Category	
Current Year's Municipal Rates	\$2,399.80
Current Year's Garbage Charge	\$400.00
Current Year's Recycling Charge	\$174.00
Current Year's Fire Services Property Levy	\$614.25
Total Current Year's Charges	\$3,588.05
Payments Received	-\$897.05
Total Balance Outstanding	\$2,691.00



Local Government Act 2020	
Land Information Certificate – Part B	
Certificate No:	cerLIC24/D0865
Issue Date:	20/11/2024
Property No:	4115
Rate Category:	Rural 2

Proposed schemes, notices issued and other orders:

Scheme	Description	Principal	Interest	Total

Other notes

Unless otherwise stated elsewhere in this certificate, (either Parts A or B) there is no liability for amounts due, or land to be transferred to Council, for recreational purposes, under Section 18 of the Subdivision Act 1988 or the Local Government Act 1989 nor any other liability or potential liability for works done under the Local Government Act 1989 or the Local Government Act 2020.

Important

All unpaid monies are required to be paid immediately upon settlement, regardless of due dates. Refer Section 121 of the Local Government Act 2020.

I hereby certify that the information given in this certificate (Parts A and B) is true and correct as at the date shown.

Authorised Officer:



Billor Code: 216283
Ref: 41152

INFORMATION STATEMENT



STMT2807-24

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:
 McSwiney Green & Roman Lawyers Wangaratta
 C/- Landata
 GPO Box 527
 MELBOURNE VIC 3001

Applicant Reference: 75014173-025-9
Date of Issue: 22 November 2024

Account No:	Owner:	Description	Amount Payable:	Payment Ref:
7046758	Robert Cherubin & Jennifer A Cherubin	Surface Diversion	\$370.21	070467584

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 72801
 and the 'Payment Ref'
 displayed in the above table

Water Services and/or Fee for Service Charges 2024/2025:

Charge Description	Issue Date:	Charge Amount:	Balance Outstanding:
Account No:7046758			
Annual Rates and Charges 2024/2025			
Balance as at 30/06/2024			\$0.00
Customer Fee			
Customer Fee - \$138.00 each	22/07/2024	\$138.00	\$138.00
Fixed Land Related Charges			
Resource Management Fee - 4.00ML @ \$3.34/ML	22/07/2024	\$13.35	\$13.35
Access Fee - 1.00 Service Point @ \$77.00 each	22/07/2024	\$77.00	\$77.00
Service Point - Unmetered - 1.00 @ \$127.00 each	22/07/2024	\$127.00	\$127.00
Water Register Entitlement Fee			
Water Register Entitlement Fee - 1.00 @ \$14.86 each	22/07/2024	\$14.86	\$14.86
Sub-Total for 2024/2025		\$370.21	\$370.21
Total Payable as at 22/11/2024			\$370.21

OFFICIAL: Sensitive

Rates and charges listed in this table relate to **1st July 2024 - 30th June 2025**. 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>

In Process

OFFICIAL: Sensitive

Entitlements(s):

Account No:	Entitlement ID:	Volume:	Source Trading Zone:	Use Trading Zone:	Delivery System:	Reliability:
7046758	BEE001784	4.0	Not applicable	180 King and Lower Ovens Unregulated	Black Range Creek	Seasonal

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

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

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

Works Licence:

Account No:	Works Licence ID:	Purpose:	Extraction Rate:	Type:	Expiry Date:
7046758	WLE009092	Operate	0.10	Pump	30/06/2030

Works Licence to Operate a Bore or Pump

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

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

Please note that the transfer or 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:
7046758	10371	930	1	TP582877Q				0

Entitlement ID:

BEE001784

Printed on: 22 Nov 2024 4:38:50 pm

COPY OF RECORD IN THE VICTORIAN WATER REGISTER TAKE AND USE LICENCE

under Section 51 of the 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.

This licence does not remove the need to apply for any authorisation or permission necessary under any other Act of Parliament with respect to anything authorised by the take and use licence.

Water used under this entitlement is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.

The Authority does not guarantee, by the granting of the licence, that the licensee will obtain any specific quantity or quality of water. The Authority is not liable for any loss or damage suffered by the licensee as a result of the quantity of water being insufficient or the quality of the water being unsuitable for use by the licensee at any particular time or for any particular purpose.

This take and use licence entitles its holders to take and use water as set out under the licence description, subject to the conditions that are specified.

Licence Holder(s)

ROBERT CHERUBIN of 238 PETTIFERS RD EDI UPPER VIC 3678

JENNIFER ANNE CHERUBIN of 238 PETTIFERS RD EDI UPPER VIC 3678

Licence Contact Details

JA & R CHERUBIN

238 PETTIFERS RD
EDI UPPER VIC 3678
AU

Licence Description

Expiry date	30 Jun 2030
Status	Active
Authority	Goulburn-Murray Water
Name of waterway, aquifer or works	Black Range Creek
Water system type	Unregulated waterway, spring or run-off
River basin or groundwater unit	Ovens
Licence volume	4.0 megalitres
Licence volume adjusted for temporary trade	4.0 megalitres
Method of taking	Direct extraction from Surfacewater
Period during which water can be taken	01 Jul - 30 Jun inclusive
Use of water	Dairy use - as well as domestic and stock use and general non-irrigation farm use
Trading Zone	180 King and Lower Ovens Unregulated

Licence Volume Details

Licence volume 4.0 megalitres
 Licence volume adjusted for temporary trade 4.0 megalitres

Temporary volume transaction details

<i>Approval date</i>	<i>Volume traded (ML)</i>	<i>Expiry date</i>
Nil		

Extraction Point Details

<i>Easting</i>	<i>Northing</i>	<i>Zone MGA</i>	<i>Location description</i>
453926	5938314	Zone 55	Nil

Land on which the Water is to be Used

Land description

Volume 10371 Folio 930
 Lot 1 of Plan TP582877Q

Property address

238 PETTIFERS ROAD, EDI UPPER, VIC 3678

Related Instruments

Related entitlements Nil
Related works licences WLE009092
Other related entities Nil

Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
PTA062092	Address amendment	Recorded			07 Nov 2024
BER026183	Modify	Approved	19 Aug 2015	19 Aug 2015	
BEI493652	Issue	Approved	29 Aug 2009	29 Aug 2009	

Conditions

This take and use licence is subject to the following conditions:

Method of taking

- 1 Water may only be taken under this licence if it is taken by the method specified in this licence.

Take location

- 2 Water may only be taken under this licence if it is taken at the location specified in the licence under "extraction point details".

Take volume and rate

- 3 The maximum volume that may be taken under this licence in any one day is 0.10 megalitres per day.

Temporary transfers to the licence holder

- 4 If there has been a temporary transfer of another licence to take water at the location, and use water on the land, specified in this licence:
 - a) the extra volume of water taken must not exceed the volume transferred, and
 - b) all the conditions of this licence apply to the taking and using of water consequential to the transfer.

Take period

- 5 Unless otherwise directed by the Authority, water may be taken at any time between 1 July and 30 June.

Rosters and restrictions

- 6 When directed by the Authority, water must be taken in accordance with the rosters and restrictions determined by the Authority, and advised to the licence holder.

Metering of water taken and used

- 7 Water may need to be taken through a meter if requested by the Authority.
- 8 Meters must be installed, in accordance with the specifications set by the Authority, at the licence holder's expense.
- 9 Meters used for the purpose of this licence are deemed to be the property of the Authority.
- 10 The licence holder must at all times provide the Authority with safe access to meters for the purpose of reading, calibration or maintenance.
- 11 The licence holder must notify the Authority within one business day if the meter ceases to function or operate properly.
- 12 The licence holder must not, without the consent of the Authority, interfere with, disconnect or remove any meter used for the purposes of the licence.
- 13 The Authority may, if it deems necessary, make an estimate of the total volume of water taken under this licence.
- 14 The licence holder must when required by the Authority maintain records of the quantity of water taken and in accordance with the Authority's directions enter start and end meter reads directly into the system the Authority uses for recording usage.

Use of water

- 15 The licence holder must at all times provide the Authority with safe access to inspect the land on which water is licensed to be used.
- 16 Water taken under this licence may only be used on the land specified in the licence, and for the purpose of dairy shed water use.

Managing drainage disposal

- 17 Where water use results in drainage from the land specified in the licence, that drainage water must be disposed in ways that meet with the standards, terms and conditions adopted from time to time by the Authority.

Fees and charges

- 18 The licence holder must, when requested by the Authority, pay all fees, costs and other charges under the Water Act 1989 in respect of this licence.

END OF COPY OF RECORD

In Process

Works Licence ID:

WLE009092

Printed on: 22 Nov 2024 4:25:01 pm

COPY OF RECORD IN THE VICTORIAN WATER REGISTER

LICENCE TO OPERATE WORKS

under Section 67 of the 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.

This licence does not remove the need to apply for any authorisation or permission necessary under any other Act of Parliament with respect to anything authorised by the works licence.

Water used under this licence is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.

This licence is not to be interpreted as an endorsement of the design and/or construction of any works (including dams). The Authority does not accept any responsibility or liability for any suits or actions arising from injury, loss, damage or death to person or property which may arise from the maintenance, existence or use of the works.

Each person named as a licence holder is responsible for ensuring all the conditions of this licence are complied with.

This licence authorises its holders to operate the described works, subject to the conditions.

Licence Holder(s)

ROBERT CHERUBIN of 238 PETTIFERS RD EDI UPPER VIC 3678

JENNIFER ANNE CHERUBIN of 238 PETTIFERS RD EDI UPPER VIC 3678

Licence Contact Details

JA & R CHERUBIN

238 PETTIFERS RD
EDI UPPER VIC 3678
AU

Licence Details

Expiry date	30 Jun 2030
Status	Active
Authority	Goulburn-Murray Water
Name of waterway or aquifer	Black Range Creek
Water system	Ovens

Summary of Licensed Works

The details in this section are a summary only. They are subject to the conditions specified in this licence.

Works ID	Works type	Use of water
WRK087359	Pump	Dairy

Description of Licensed Works

WORKS ID WRK087359

Copy of Record

Printed on: 22 Nov 2024 4:25:01 pm

Works Licence ID: WLE009092

Page 1 of 4

Works type Pump
 Works subtype Fixed

Extraction Details

Service point/s SP125416 KGDS001080
 Maximum extraction rate 0.100 megalitres per day (The physical capacity of the works)
 Maximum daily volume 0.100 megalitres (The volume authorised to be extracted via the works)
 Maximum annual volume 4.000 megalitres
 Use of water Dairy use - as well as domestic and stock use and general non-irrigation farm use

Works location

<i>Easting</i>	<i>Northing</i>	<i>Zone MGA</i>
453926	5938314	Zone 55

Land description

Volume 10371 Folio 930
 Lot 1 of Plan TP582877Q

Property address

238 PETTIFERS ROAD, EDI UPPER, VIC 3678

Related Instruments

Related entitlements BEE001784
 Related water-use entities Nil

Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
PTA062092	Address amendment	Recorded			07 Nov 2024
WLV171309	Modify	Approved	19 Aug 2015	19 Aug 2015	
WLV170260	Modify	Approved	16 Jun 2015	16 Jun 2015	
WLI571281	Issue	Approved	01 Jul 2007	01 Jul 2007	

Conditions

Licence WLE009092 is subject to the following conditions:

Preventing pollution

- 1 Water must not be taken through the works if the Authority reasonably believes fuel, or lubricant, or any other matter used in connection with works and appliances associated with this licence, is at risk of contaminating a waterway, or aquifer, or the riparian or riverine environment.
- 2 The licence holder must construct and maintain bund walls around any hydrocarbon-fuel-driven engine, motor, fuel storage, or chemical storage used in connection with this licence, in accordance with the timeframe, specifications, guidelines and standards prescribed by the Authority.

Method of taking

- 3 The licence holder must at all times provide the Authority with safe access to inspect all works and appliances used to take water under this licence.

Take volume and rate

- 4 The maximum volume that may be taken under this licence in any one day is 0.10 megalitres per day.

Rosters and restrictions

- 5 When directed by the Authority, water must be taken in accordance with the rosters and restrictions determined by the Authority, and advised to the licence holder.

Metering of water taken and used

- 6 Water may need to be taken through a meter if requested by the Authority.
- 7 Meters must be installed, in accordance with the specifications set by the Authority, at the licence holder's expense.
- 8 Meters used for the purpose of this licence are deemed to be the property of the Authority.
- 9 The licence holder must at all times provide the Authority with safe access to meters for the purpose of reading, calibration or maintenance.
- 10 The licence holder must notify the Authority within one business day if the meter ceases to function or operate properly.
- 11 The licence holder must, if required by the Authority, keep an accurate record of the quantity of water taken under this licence and allow the Authority to inspect this record at all reasonable times, and provide a copy of the record when requested.
- 12 The licence holder must not, without the consent of the Authority, interfere with, disconnect or remove any meter used for the purposes of the licence.
- 13 The Authority may, if it deems necessary, make an estimate of the total volume of water taken under this licence.

Operation and maintenance

- 14 Water may only be taken through the works at the specified location.
- 15 The licence holder must keep all works, appliances and dams associated with this licence, including outlet pipes and valves, in a safe and operable condition, and free from obstacles and vegetation that might hinder access to works.
- 16 Water may only be taken through the works if the works are sited, constructed, operated and maintained to the satisfaction of the Authority.
- 17 Works must not be altered, removed or decommissioned without a licence that authorises alteration, removal or decommissioning.

Protecting biodiversity

- 18 Water must not be taken through the works if the Authority reasonably believes that the taking of water, through the works and appliances associated with this licence, is at risk of causing

damage to the environment.

- 19 The licence holder must, if required by the Authority, remedy any damage to the environment that in the opinion of the Authority is a result of the installation, operation or maintenance of the works.

Fees and charges

- 20 The licence holder must, when requested by the Authority, pay all fees, costs and other charges under the Water Act 1989 in respect of this licence.

END OF COPY OF RECORD

In Process



Department of Environment, Land, Water & Planning

C/O LANDATA® Online Services
Telephone: (03) 9102 0402

Your Ref:4675
Our Ref:74941305-028-7

18 Nov 2024

McSwiney Green & Roman C/- InfoTrack (LEAP)
135 King St
SYDNEY 2000

Dear Sir / Madam

RE: PROPERTY ENQUIRY - 238 PETTIFERS ROAD, EDI UPPER 3678

I refer to your property enquiry dated 15 Nov 2024, and advise that there are no licences associated with this property.

Should you have any queries regarding this matter please contact
transactioncentre@delwp.vic.gov.au

LANDATA® Property Certificates Service

Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002



Rural City of Wangaratta

64-88 Ovens Street
Wangaratta Vic. 3677

P.O. Box 238
Wangaratta 3676

Telephone (03) 5722 0888
Facsimile (03) 5721 9526

E-mail: council@wangaratta.vic.gov.au
www.wangaratta.vic.gov.au

TTY (For hearing impaired) (03) 5722 0800



*In Replying Please Quote: 215950.0100/ 5470-206505
If Calling Please Ask For: Karen Jones*

4th February 2005

R & J Cherubin
238 Pettifers Rd
Edi Upper 3678

Dear Mr and Mrs Cherubin

Re: Updated Firewood Plantation Plan

Your updated North East Firewood Plantation Project 2005 map has been retained on your property file for future reference.

Kind regards,



Karen Jones
Sustainability Program Coordinator

DocuSign Envelope ID: 8E61EA9A-57BF-4F55-8881-AE2462AA986F

