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This document is prepared from a precedent intended solely for use by legal practitioners with the knowledge, skill and qualifications required to use the precedent to create a document suitable to meet the vendor's legal obligation to give certain statements and documents to a purchaser before the purchaser signs a contract to purchase the land. This document is current as at 1 July 2024.

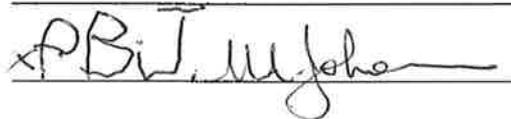
Section 32 Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*. This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature. The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchase signed any contract.

Land Crown Grant Volume 0892 Folio 261
Certificate of Title Volume 8958 Folio 733

Property Address 777 MANSFIELD ROAD, BENALLA

Vendor's name PETER BURTON JOHNSON and MARGARET ANNE JOHNSON

Signature  **Date** 23/7/2025

Purchaser's name _____

Signature _____ **Date** _____

Important information

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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: \$ _____
OR

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

(c) Their amounts are:

Authority	Amount	Interest (if any)
(1) <u>Rural City of Benalla (2024/25)</u>	(1) <u>\$5,164.40</u>	(1) <u>\$</u>
(2) _____	(2) <u>\$</u>	(2) <u>\$</u>
(3) _____	(3) <u>\$</u>	(3) <u>\$</u>
(4) _____	(4) <u>\$</u>	(4) <u>\$</u>

(d) There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge¹, which are not included in Items 1.1(a), (b) or (c) above; other than any amounts described in this rectangular box. \$

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

\$ _____ To _____

Other particulars (including dates and times of payments):

1.3 Terms Contract

This section 1.3 only applies if this section 32 statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Attached is a Law Institute of Victoria published "Additional Section 32 Statement".

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this section 32 statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Attached is a Law Institute of Victoria published "Additional Section 32 Statement".

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. 524
(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 or property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> Not applicable

¹ Other than any GST payable in accordance with the contract.

~~2. INSURANCE~~

2.1 Damage and Destruction

This section 2.1 only applies if this section 32 statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

- (a) Attached is a copy or extract of any policy of insurance in respect of any damage to or destruction of the land.
OR
- (b) Particulars of any such policy of insurance in respect of any damage to or destruction of the land are as follows:

Name of insurance company: _____
 Type of policy: _____ Policy no: _____
 Expiry date: ____/____/____ Amount insured: _____

2.2 Owner-Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner - builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

- (a) Attached is a copy or extract of any policy of Insurance required under the *Building Act 1993*.
OR
- (b) Particulars of any required insurance under the Building Act 1993 are as follows:

Name of Insurance company: _____
 Policy no: _____ Expiry date: ____/____/____

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

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

- (a) Is in the attached copies of title document/s.
OR
- Is as follows:

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

3.2 Road Access

There is NO access to the property by road if the square box is marked with an "X"

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act 1993* if the square box is marked with an "X"

3.4 Planning Scheme

- Attached is a certificate with the required specified information.
OR

The required specified information is as follows:

- (a) Name of planning scheme Benalla Planning Scheme
- (b) Name of responsible authority Rural City of Benalla
- (c) Zoning of the land Farming
- (d) Name of planning overlay part Bushfire Management

~~4. NOTICES~~**4.1 Notice, Order, Declaration, Report or Recommendation**

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

Are contained in the attached certificates and/or statements.

OR

Are as follows:

4.2 Agricultural Chemicals

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

4.3 Compulsory Acquisition

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

5. BUILDING PERMITS

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

Are contained in the attached certificate.

OR

Are as follows:

Building Permit No 9277667257355 issued on 14 April 2023 for a hayshed

~~6. OWNERS CORPORATION~~

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

6.1 Attached is a current owners corporation certificate with its required accompanying documents and statements, issued in accordance with section 151 of the *Owners Corporations Act 2006*.

OR

6.2 Attached is the information prescribed for the purposes of section 151(4)(a) of the *Owner Corporations Act 2006* and the copy documents specified in section 151(4)(b)(i) and (iii) of that Act.

OR

6.3 The owners corporation is an inactive owners corporation.²

² An inactive owners corporation includes one that in the previous 15 months has not held an annual general meeting, not fixed any fees and not held any insurance.

~~7. GROWTH AREA INFRASTRUCTURE CONTRIBUTION ("GAIC")~~

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act 1987*.

7.1 Work-in-Kind Agreement

This section 7.1 only applies if the land is subject to a work-in-kind agreement.

- (a) The land is NOT to be transferred under the agreement unless the square box is marked with an "X"
- (b) The land is NOT land on which works are to be carried out under the agreement (other than Crown land) unless the square box is marked with an "X"
- (c) The land is NOT land in respect of which a GAIC is imposed unless the square box is marked with an "X"

7.2 GAIC Recording

This section 7.2 only applies if there is a GAIC recording.

Any of the following certificates or notices must be attached if there is a GAIC recording.

The accompanying boxes marked with an "X" indicate that such a certificate or notice that is attached:

- (a) Any certificate of release from liability to pay a GAIC
- (b) Any certificate of deferral of the liability to pay the whole or part of a GAIC
- (c) Any certificate of exemption from liability to pay a GAIC
- (d) Any certificate of staged payment approval
- (e) Any certificate of no GAIC liability
- (f) Any notice providing evidence of the grant of a reduction of the whole or part of the liability for a GAIC or an exemption from that liability
- (g) A GAIC certificate issued under Part 9B of the *Planning and Environment Act 1987* must be attached if there is no certificate or notice issued under any of sub-sections 7.2 (a) to (f) above

8. SERVICES

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

- Electricity supply
- Gas supply
- Water supply
- Sewerage
- Telephone services

CONNECTED

9. TITLE

Attached are copies of the following documents:

9.1 (a) **Registered Title**

A Register Search Statement and the document, or part of a document, referred to as the "diagram location" in that statement which identifies the land and its location.

OR

(b) **General Law Title**

The last conveyance in the chain of title or other document which gives evidence of the vendor's title to the land.

- 9.2 Evidence of the vendor's right or power to sell (where the vendor is not the registered proprietor or the owner in fee simple).

~~10. SUBDIVISION~~

10.1 Unregistered Subdivision

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

- (a) Attached is a copy of the plan of subdivision certified by the relevant municipal council if the plan is not yet registered.
OR
- (b) Attached is a copy of the latest version of the plan if the plan of subdivision has not yet been certified.

10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

- (a) Attached is a copy of the plan for the first stage if the land is in the second or a subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with are as follows:

- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:

- (d) The contents of any permit under the *Planning and Environment Act 1987* authorising the staged subdivision are:

10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

- (a) Attached is a copy of the plan which has been certified by the relevant municipal council (if the later plan has not been registered).
OR
- (b) Attached is a copy of the latest version of the plan (if the later plan has not yet been certified).

~~**11. *DISCLOSURE OF ENERGY INFORMATION**~~

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this section 32 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):
 - Are contained in the attached building energy efficiency certificate.
 - OR
 - Are as follows:

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this section 32 statement but the checklist may be attached as a matter of convenience.)

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

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed, and additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is a Law Institute of Victoria published "Additional Section 32 Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

Crown Grant Volume 0892 Folio 261

Certificate of Title Volume 8958 Folio 733



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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 00892 FOLIO 261

Security no : 124126230380T
Produced 15/07/2025 03:47 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 52A and Crown Allotment 53A Parish of Kelfeera.

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

PETER BURTON JOHNSON
MARGARET ANNE JOHNSON both of MANSFIELD ROAD BENALLA VIC 3672
AD531115X 01/04/2005

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP570963Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

TITLE PLAN		EDITION 1	TP 570963Q
Location of Land Parish: KELFEERA Township: Section: Crown Allotment: 52A, 53A Crown Portion: Last Plan Reference: Derived From: VOL 0892 FOL 261 Depth Limitation: NIL		Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 0892 FOL. 261 AND NOTED ON SHEET 2 OF THIS PLAN 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: 19/07/2000 VERIFIED: AK	
<p>COLOUR CODE Y = YELLOW</p>			
LENGTHS ARE IN METRES	Metres = 0.5648 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets	

TITLE PLAN	TP 570963Q
<p>LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT</p>	
<p style="text-align: center;"><small>All these mines are Landed in the said Colony.</small></p> <p style="text-align: center;"><i>Atchivaviti fifty seven A and fifty three A in the Parish of Teifera County of Kaitake</i> <i>6/2/25</i></p> <hr/> <p>illustrated with the measurements and situated thereof in the map drawn in the margin of this present and therein colored yellow.</p> <p>EXCEPTIONS however unto us our heirs and successors all gold and silver veins north of stone and all mines containing gold within the boundaries of the said land. And also reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold and to extract and remove therefrom any gold and any auriferous earth or stone and for the purposes aforesaid to sink shafts and other machinery carry on any works and to do any other things which may be necessary or usual in mining. Provided always that it shall be lawful for us our heirs and successors at any time or times to pay full compensation to the said GRANTEE.</p> <p>And that these exceptions and limitations be subject to the full and entire force and effect of the said piece of land or any part thereof as may be resumed as hereinafter mentioned and of the improvements upon the said piece of land or the part so resumed such value as rate of obsolescence to be ascertained by valuation to remain the said piece of land or any part thereof for mining purposes.</p> <p>And that the terms conditions and powers upon the said piece of land may be resumed and the manner in which such valuation may be ascertained may be determined by regulations to be made from time to time by the Governor in Council may from time to time direct or if at any time no such regulation shall be in force then by the regulations concerning the resumption of land for mining purposes in force at the date of this Grant unless Parliament shall otherwise determine.</p>	
LENGTHS ARE IN METRES	<p>Mètres = 0.3048 x Feet Metres = 0.201169 x Links</p>
Sheet 2 of 2 sheets	



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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 08958 FOLIO 733

Security no : 124126230378V
Produced 15/07/2025 03:47 PM

LAND DESCRIPTION

Crown Allotment 52B Parish of Kelfeera.
PARENT TITLE Volume 00892 Folio 261A
Created by instrument E493215 14/08/1972

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
PETER BURTON JOHNSON
MARGARET ANNE JOHNSON both of MANSFIELD ROAD BENALLA VIC 3672
AD531114A 01/04/2005

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP782029W 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: 777 MANSFIELD ROAD BENALLA VIC 3672

DOCUMENT END

TITLE PLAN		EDITION 1	TP 782029W
Location of Land Parish: KELFEERA Township: Section: Crown Allotment: 52B Crown Portion: Last Plan Reference: Derived From: VOL 8958 FOL 733 Depth Limitation: NIL		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: 06/05/2003 VERIFIED: L.S.	
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets	

PLANNING PROPERTY REPORT



Department of Transport and Planning

From www.planning.vic.gov.au at 14 July 2025 07:14 PM

PROPERTY DETAILS

Address: **777 MANSFIELD ROAD BENALLA 3672**
 Crown Description: **More than one parcel - see link below**
 Standard Parcel Identifier (SPI): **More than one parcel - see link below**
 Local Government Area (Council): **BENALLA**
 Council Property Number: **A13300**
 Planning Scheme: **Benalla**
 Directory Reference: **Vicroads 47 H3**

www.benalla.vic.gov.au

[Planning Scheme - Benalla](#)

This property has 3 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

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

STATE ELECTORATES

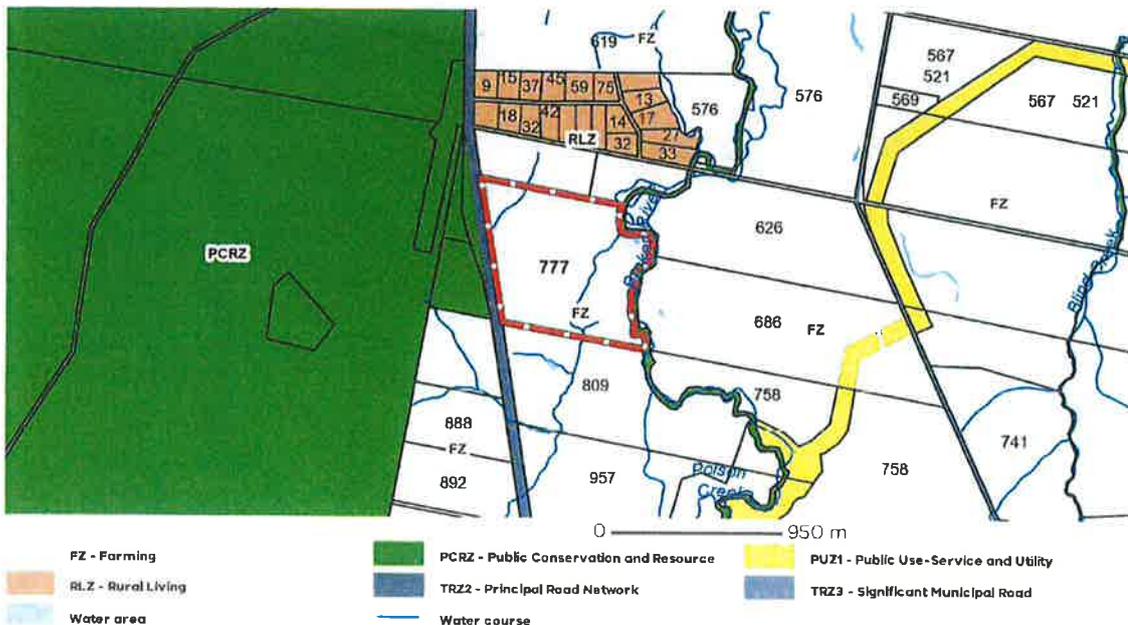
Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **EUROA**
OTHER
 Registered Aboriginal Party: **Yorta Yorta Nation Aboriginal Corporation**
 Fire Authority: **Country Fire Authority**

[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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Notwithstanding this disclaimer, a user may rely on the information in this report for the purpose of a statement that land is in a business price premium as required by section 39C (b) of the Sale of Land Act 1962 (Vic).

PLANNING PROPERTY REPORT: 777 MANSFIELD ROAD BENALLA 3672

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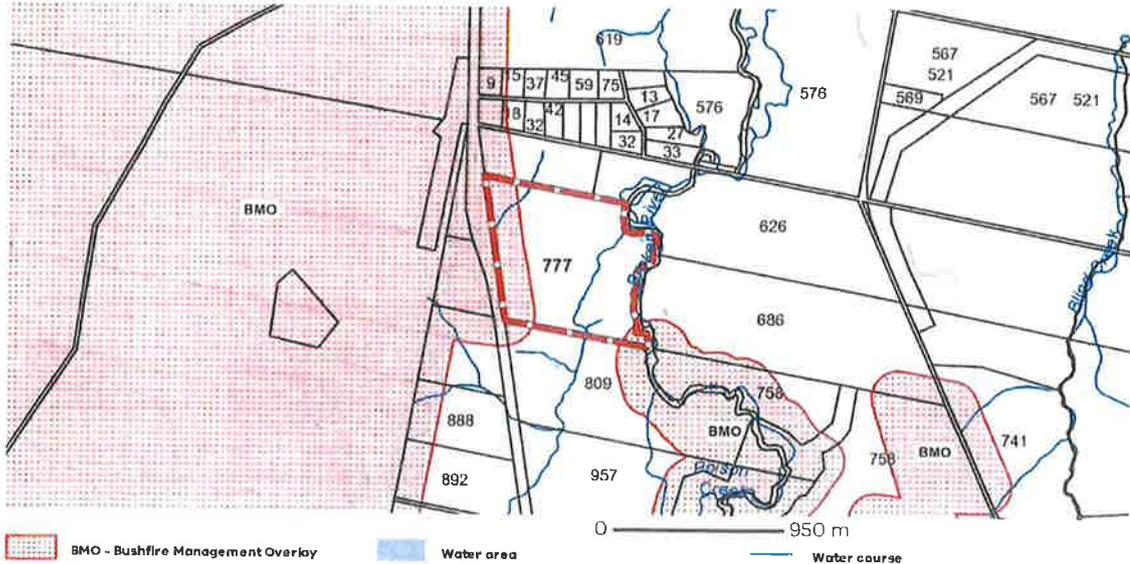
PLANNING PROPERTY REPORT



Department of Transport and Planning

Planning Overlay

BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

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In obtaining this information, the user may rely on the information in this report for the purpose of a Statement that is not a public safety notice as required by section 300(1) of the Safety of Land 1989 (Vic)

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.

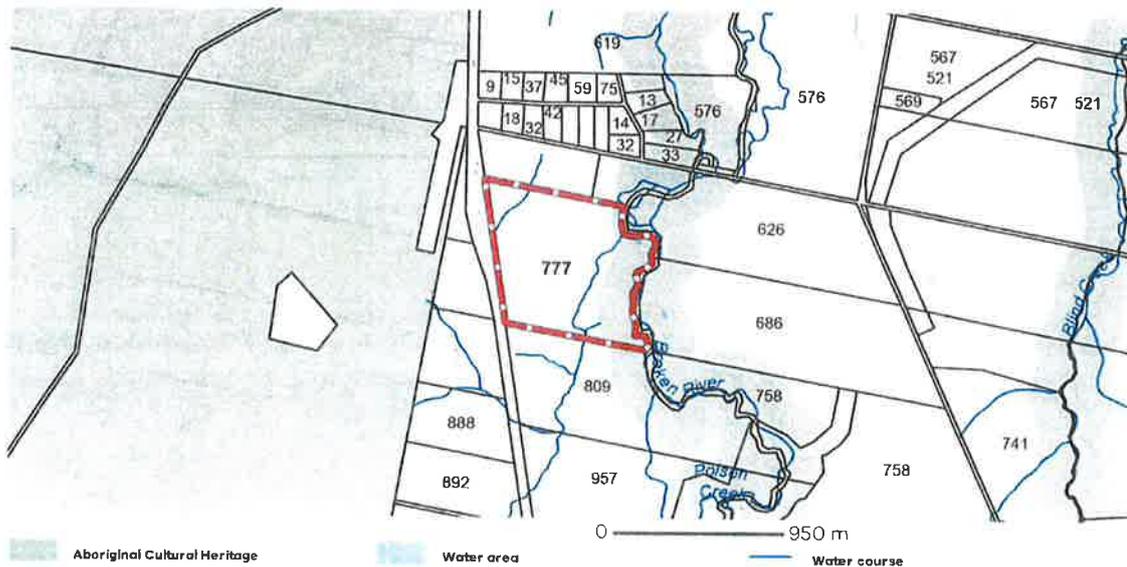
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two-part trigger which require a 'cultural heritage management plan' be prepared where a listed high impact activity is proposed.

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 <https://heritage.doh.vic.gov.au/ahvQuestion1.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.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



PLANNING PROPERTY REPORT



Further Planning Information

Planning scheme data last updated on 11 July 2025.

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>

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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).

PLANNING PROPERTY REPORT



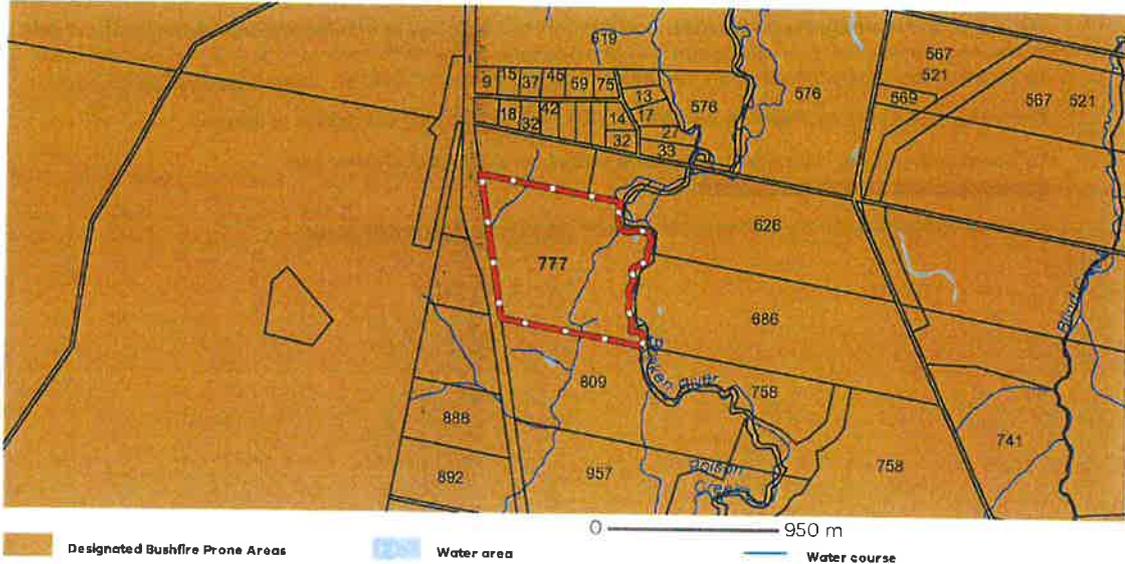
Department
of Transport
and Planning

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note, the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://maps.horsham.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in **VicPlan** to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

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 this 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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PLANNING PROPERTY REPORT: 77 MANDUCIA ROAD BENAULIA 362

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PROPERTY REPORT



Energy,
Environment
and Climate Action

From www.land.vic.gov.au at 14 July 2025 07:16 PM

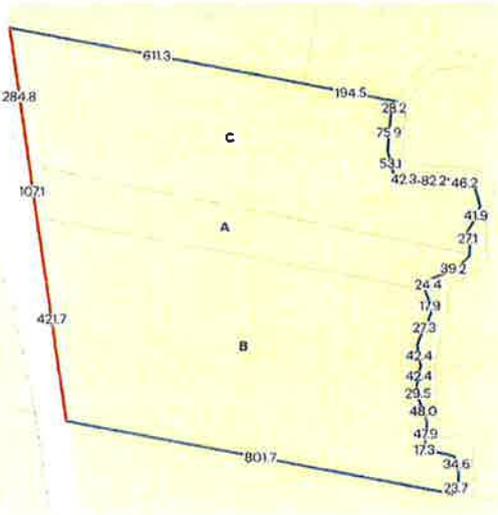
PROPERTY DETAILS

Address: **777 MANSFIELD ROAD BENALLA 3672**
 Crown Description: **This property has 3 parcels. See table below**
 Standard Parcel Identifier (SPI): **See table below**
 Local Government Area (Council): **BENALLA**
 Council Property Number: **A13300**
 Directory Reference: **Vicroads 47 H3**

www.benalla.vic.gov.au

SITE DIMENSIONS

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



Area: 627848 sq. m (62.78 ha)

Perimeter: 3509 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

14 overlapping dimension labels are not being displayed

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](#)

PARCEL DETAILS

The letter in the first column identifies the parcel in the diagram above

	Lot/Plan or Crown Description	SPI
	PARISH OF KELFEERA	
A	Allot 52A	52A\PP2858
B	Allot 52B	52B\PP2858
C	Allot 53A	53A\PP2858

UTILITIES

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

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **EUROA**

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PROPERTY REPORT: 777 MANSFIELD ROAD BENALLA 3672

Page 1 of 2

PROPERTY REPORT



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>

Area Map



 Selected Property

 Water area

0 ————— 950 m

 Water course

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PROPERTY REPORT: 777 MANSFIELD ROAD BENALLA 3672

Our Ref: DA7270

FORM 2
Regulation 37 (1)
Building Act 1993
Building Regulations 2018



Benalla Rural City Council
PO Box 227, Benalla, VIC 3671
DX 32230

1 Bridge Street East, Benalla 3672
Telephone: (03) 5760 2600
Facsimile: (03) 5762 5537
Email: council@benalla.vic.gov.au
www.benalla.vic.gov.au

ABN 42 379 380 529

BUILDING PERMIT
Building Permit No: 9277667257355

Issued to
Peter Johnson
PO Box 799
BENALLA VIC 3671

Email: majohnson777@bigpond.com
Address for serving or giving of documents: PO Box 799, Benalla Vic 3671
Contact Person: Peter Johnson Telephone: 0414 564 674

Property Details

Number	Street/road	City/town	Postcode
777	Mansfield Road	Benalla	3672
Lot/s	LP/PS	Volume	Folio
52B	PP 2858	9019	775
Parish	Municipal district		
Kelfeera	Benalla Rural City Council		

Builder

Tiylar McMaster
TMAC Constructions
5 King Street
BENALLA VIC 3672

This Builder is specified under section 24B (2) of the **Building Act 1993** for the building work to be carried out under this permit.

Building practitioner or architect engaged to prepare documents for this permit.

Name: Andrew Brearley
Category/Class & Registration No: Engineer, PE 0001921

Details of relevant planning permit: N/A

Nature of building work:

Construction of a Hayshed
Storeys contained: 1
Version of BCA applicable to permit: BCA 2019 Amendment 1 Volume 2
Stage of building work permitted: Whole
Cost of building work: \$15,230.00
Total floor area of: 108m² new building work

Building Classification

Part of building: Farm Shed
BCA Classification³: 10a
Description²: Construction of a Hayshed

Our Ref: DA7270

Building Act 1993

BUILDING REGULATIONS 2018
Regulation 200

CERTIFICATE OF FINAL INSPECTION



Benalla Rural City Council
PO Box 227, Benalla, VIC 3671
DX 32230

1 Bridge Street East, Benalla 3672
Telephone: (03) 5760 2600
Facsimile: (03) 5762 5537
Email: council@benalla.vic.gov.au
www.benalla.vic.gov.au

ABN 42 379 380 529

Property Details

Lot 52B, PP 2858, 777 Mansfield Road
BENALLA VIC 3672
Parish of KELFEERA
Municipal District: Benalla Rural City Council

Building permit details

Building Permit Number: 9277667257355
Version of BCA applicable to building permit: BCA 2019 amendment 1 Volume 2

Description of Building Work

Part of building: Whole
Permitted Use: Construction of a Hayshed
BCA Class: 10a

Maintenance determination

A maintenance determination is not required to be prepared in accordance with regulation 215 of the Building Regulations 2018.

Relevant Building Surveyor

Name: Sarah Ford
Postal Address: PO Box 227
BENALLA VIC 3671
Email: sarah.ford@benalla.vic.gov.au
Registration No: BS-L 41145
Benalla Rural City Council
Certificate no.: 9277667257355
Date of issue: 14 April 2023

Signature: .....

Enquiries: Sarah Ford – Building Coordinator
03 5760 2600



Our Ref: SF/531

Benalla Rural City Council
PO Box 227, Benalla, VIC 3671
DX 32230

1 Bridge Street East, Benalla 3672
Telephone: (03) 5760 2600
Facsimile: (03) 5762 5537
Email: council@benalla.vic.gov.au
www.benalla.vic.gov.au

22 October 2021

ABN 42 379 380 529

Peter & Margaret Johnson
PO Box 799
BENALLA VIC 3671

Dear Peter & Margaret

Swimming Pool Safety Barrier Certificate

This letter is to inform you that your swimming pool or spa safety barrier compliance certificate has been registered with Benalla Rural City Council on 22 October 2021.

Type of Pool: Permanent Swimming Pool
Property Address: 777 Mansfield Road Benalla
Date of construction: 1 January 1970
Safety Barrier Standard: Part 9A Regulations 2018
(the owner of the land has a right of appeal to the Building Appeals Board against the determination by Council within 30 days after the owner receives the determination)
Date of First Compliance Certificate: 22 October 2021
Date next Compliance Certificate is required to be submitted to Council: 22 October 2025

It is the responsibility of the owner to ensure that the swimming pool is inspected and a compliance certificate lodged with Council by the due date.

If you fail to provide Council with a compliance certificate by the due date, you will receive an infringement and council may seek an injunction compelling you to submit the compliance certificate through the Magistrates Court.

Yours sincerely

A handwritten signature in black ink, appearing to read "Sarah Ford", is written over a light blue circular stamp.

Sarah Ford
Building Coordinator

FORM 23

Regulations 147Y(4), 147ZB(2)

Building Act 1993

Building Regulations 2018

CERTIFICATE OF POOL AND SPA BARRIER COMPLIANCE**Issued to:**

1. Name of owner of the land (the **property**) on which the swimming pool or spa is located: Peter & Margaret Johnson
2. Postal address: PO Box 799 Benalla Vic 3672
3. Telephone number: 5762 4077
4. Email address: N/A

Property details:

Number:	777	Street:	Mansfield Road	Town:	Benalla	Post Code:	3672
Lot/s:	52A, 52B, 53A	LP/PS/TP:	PP 2858	Volume:	9019	Folio:	775
Country:	Australia		Municipal District:	Benalla Rural City Council			

Type of swimming pool or spa: *[please tick]*

- Permanent swimming pool
- Permanent spa
- Relocatable swimming pool
- Relocatable spa

5. Date of construction of the swimming pool or spa: 1 January 1970
6. Applicable barrier standard: Part 9A Building Regulations 2018
7. The applicable barrier standard applies under:
 - Division 2 of Part 9A of the Building Regulations 2018
 - relevant deemed to satisfy provisions of the BCA
 - a performance solution in accordance with the BCA
8. Date(s) of inspection(s) of the swimming pool or spa barrier: 22 October 2021

Certification of compliance

Following inspection of the swimming pool barrier on the date(s) referred to in item 8 of this certificate, I certify that the barrier complies with the applicable barrier standard.

Signature of swimming pool and spa inspector:



Date: 22 October 2021

9. I confirm that I did not carry out building work on the barrier to address identified non-compliance of the barrier prior to certifying the barrier's compliance with the applicable barrier standard.

Inspector details

10. Name of registered building practitioner: Ian Styles
11. Address: 1 Bridge Street East Benalla
12. Email: building.info@benalla.vic.gov.au
13. Building practitioner registration no.: IN-L 30990
14. Council name: Benalla Rural City Council



Our Reference: **Amnesty Ref No. 634:mc**

40 Casey Street, Tatura
PO Box 165 Tatura
Victoria Australia 3616

3 July 1996

DX 32951

Telephone (058) 33 5500
Facsimile (058) 33 5501

**J S & B E Rowe
P O Box 44
BENALLA 3672**

Dear Mr & Mrs Rowe

DIVERSION OF WATER - BROKEN RIVER

I refer to your telephone enquiry of 14 November 1995, regarding the abovementioned matter.

Following investigation it was determined that your property, namely Crown Allotment 52B in the Parish of Kelfeera, enjoys private rights to water under Section 8 of the Water Act 1989. This means that you have the right to take water at any point where Crown Allotment 52B abuts the Broken River, without a licence and free of charge, for your own domestic and stock purposes only.

Any further enquiries may be directed to Cathy Clark of this office on (058) 335543.

AREA OFFICES:

SHEPPARTON
21 Wheeler Street
Shepparton Victoria 3630
Telephone (058) 32 9900
Facsimile (058) 32 9988

CENTRAL GOULBURN
PO Box 165 Tatura
Victoria 3616
Telephone (058) 33 5460
Facsimile (058) 33 5501

ROCHESTER
PO Box 165 Rochester
Victoria 3561
Telephone (054) 84 0400
Facsimile (054) 84 0450

PYRAMID HILL
PO Box 4 Pyramid Hill
Victoria 3575
Telephone (054) 55 7100
Facsimile (054) 55 7102

MURRAY VALLEY
PO Box 183 Cobram
Victoria 3644
Telephone (058) 71 0100
Facsimile (058) 71 0101

TORRUMBARRY
PO Box 264 Kerang
Victoria 3579
Telephone (054) 51 0111
Facsimile (054) 52 2990

Yours faithfully


LAL WHYTE
Manager, Diversions Administration

J:\dlv\1806mc01.rr

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](#) (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

DATED:

VENDORS:

**PETER BURTON JOHNSON
and MARGARET ANNE JOHNSON**

PURCHASER:

VENDOR STATEMENT

PROPERTY:

**777 MANSFIELD ROAD
BENALLA**

VENDORS' SOLICITOR:

**Milne Lawyers
27 Reid Street
Wangaratta, 3677**

Tel: **(03) 5721 5311**
Fax: **(03) 5722 1314**
Ref: **JMM:250336**

