

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 See Schedule annexed hereto

Property Address 83 MARTIN ROAD, MOORNGAG

Vendor's name VIENNA INVEST HOLDING PTY LTD

Signature  **Date** 29.10.2025

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</u>	(1) <u>\$35,937.00</u>	(1) \$ _____
(2) _____	(2) \$ _____	(2) \$ _____
(3) _____	(3) \$ _____	(3) \$ _____
(4) _____	(4) \$ _____	(4) \$ _____

(d) There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have 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. 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 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-Bullder

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 of her 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 41145/18/00149/0 issued on 3 October 2018 for a farm shed

Building Permit No 7967039464553 issued on 21 April 2023 for a farm shed

~~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 AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")~~

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

7.1 **Work-in-Kind Agreement**

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

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

7.2 **GAIC Recording**

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

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

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

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

8. **SERVICES**

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

- Electricity supply Gas supply Water supply Sewerage Telephone services

9. **TITLE**

Attached are copies of the following documents:

9.1 (a) **Registered Title**

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

OR

(b) **General Law Title**

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

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

~~10. SUBDIVISION~~

10.1 **Unregistered Subdivision**

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

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

10.2 Staged Subdivision

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

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

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

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

10.3 Further Plan of Subdivision

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

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

11. *DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this 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 1 000m²; (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.)

- [X] Vacant Residential Land or Land with a Residence
[X] 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)

See attached

SCHEDULE OF LANDS

Crown Grant Volume 3011 Folio 192	Crown Allotment 8
Certificate of Title Volume 9482 Folio 301	Crown Allotment 9
Certificate of Title Volume 10181 Folio 793	Crown Allotment 10B
Certificate of Title Volume 10181 Folio 794	Crown Allotment 11A
Certificate of Title Volume 10181 Folio 796	Crown Allotment 12A
Certificate of Title Volume 10181 Folio 797	Lot 1 on PS 125890
Certificate of Title Volume 10181 Folio 798	Lot 1 on PS 125890
Certificate of Title Volume 10181 Folio 799	Crown Allotment 31
Crown Grant Volume 6299 Folio 677	Crown Allotments 31A & 31B
Certificate of Title Volume 10181 Folio 800	Crown Allotment 32A
Certificate of Title Volume 10739 Folio 162	Crown Allotments 16A, 47, 47A, 47B, 49B, 50B, 51, 52A, 47B1, 48B1, 49B1 & 50B1
Certificate of Title Volume 10739 Folio 163	Lots 1 & 2 on TP 829193B
Certificate of Title Volume 8193 Folio 967	Lots 1-6 on TP 832222D
Certificate of Title Volume 6191 Folio 174	Crown Allotment 30B
Certificate of Title Volume 9334 Folio 929	Lot 1 on PS 129676
Certificate of Title Volume 9334 Folio 930	Lot 2 on PS 129676
Certificate of Title Volume 9334 Folio 931	Lot 3 on PS 129676
Certificate of Title Volume 9334 Folio 932	Lot 4 on PS 129676
Certificate of Title Volume 9334 Folio 933	Lot 5 on PS 129676
Certificate of Title Volume 9334 Folio 934	Lot 6 on PS 129676
Certificate of Title Volume 9334 Folio 935	Lot 7 on PS 129676
Certificate of Title Volume 6191 Folio 173	Lot 1 on TP 368593B



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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 03011 FOLIO 192

Security no : 124129104837J
Produced 17/10/2025 03:45 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 8 Parish of Rothesay.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VIENNA INVEST HOLDING PTY LTD
AM378532D 04/12/2015

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 TP585360P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

TITLE PLAN	EDITION 1	TP 585360P
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Location of Land

Parish: ROTHESAY
 Township:
 Section:
 Crown Allotment: 8
 Crown Portion:

Last Plan Reference:

Derived From: VOL 3011 FOL 192
 Depth Limitation: NIL

Notations

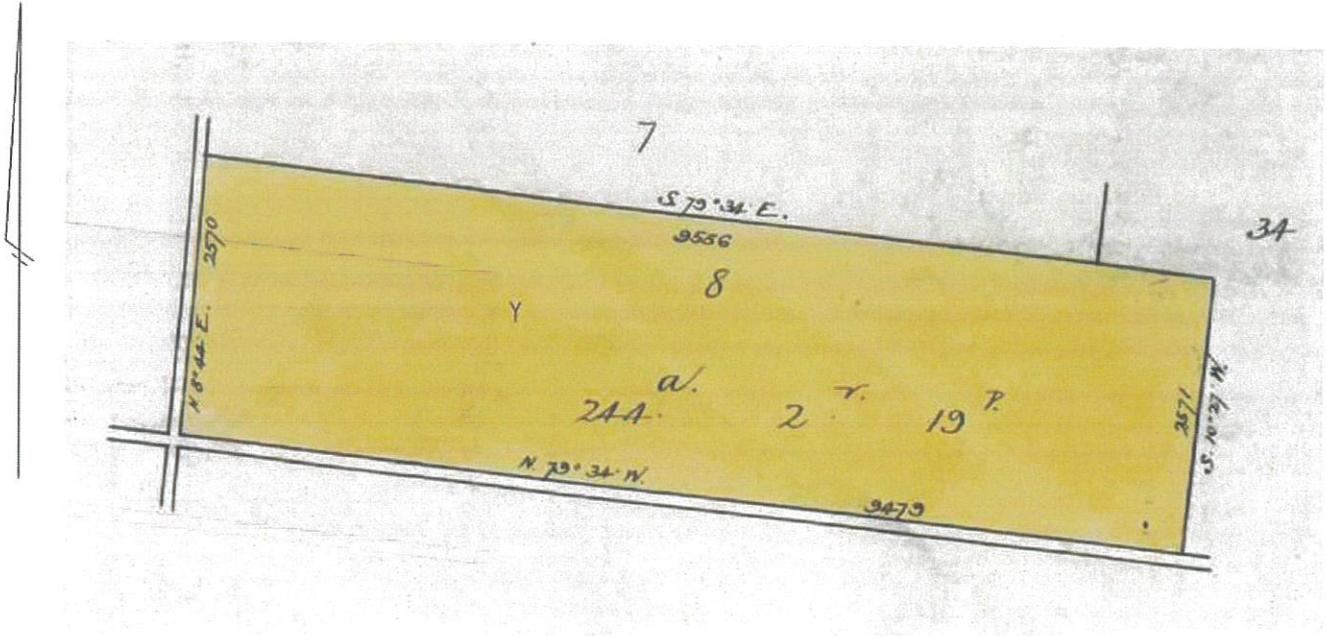
SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL 3011 FOL 192 AND NOTED ON SHEET 2 OF THIS PLAN

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: 01/08/2000
 VERIFIED: EWA

COLOUR CODE
 Y = YELLOW



LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets
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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 09482 FOLIO 301

Security no : 124129105633T
Produced 17/10/2025 03:57 PM

LAND DESCRIPTION

Crown Allotment 9 Parish of Rothesay.
PARENT TITLE Volume 03011 Folio 193
Created by instrument K065661 30/08/1982

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VIENNA INVEST HOLDING PTY LTD
AM378532D 04/12/2015

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 TP293164R FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

TITLE PLAN	EDITION 1	TP 293164R
Location of Land Parish: ROTHESAY Township: Section: Crown Allotment: 9 Crown Portion: Last Plan Reference: Derived From: VOL 9482 FOL 301 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: 01/02/2000 VERIFIED: AD
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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 10181 FOLIO 793

Security no : 124129083663Y
Produced 17/10/2025 10:10 AM

LAND DESCRIPTION

Crown Allotment 10B Parish of Rothesay.
PARENT TITLE Volume 04085 Folio 840
Created by instrument S873661J 06/01/1994

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VIENNA INVEST HOLDING PTY LTD
AM378532D 04/12/2015

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 TP068662G FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

TITLE PLAN	EDITION 1	TP 68662G
Location of Land Parish: ROTHESAY Township: Section: Crown Allotment: 10B Crown Portion: Last Plan Reference: Derived From: VOL 10181 FOL 793 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: 12/07/1999 VERIFIED: PC
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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 10181 FOLIO 794

Security no : 124129083673N
Produced 17/10/2025 10:10 AM

LAND DESCRIPTION

Crown Allotment 11A Parish of Rothesay.
PARENT TITLE Volume 04085 Folio 840
Created by instrument S873662F 06/01/1994

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VIENNA INVEST HOLDING PTY LTD
AM378532D 04/12/2015

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 TP074792H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

TITLE PLAN		EDITION 1	TP 74792H
Location of Land Parish: ROTHESAY Township: Section: Crown Allotment: 11A Crown Portion: Last Plan Reference: Derived From: VOL 10181 FOL 794 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: 12/07/1999 VERIFIED: PC	
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets	



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

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VOLUME 10181 FOLIO 796

Security no : 124129083672P
Produced 17/10/2025 10:10 AM

LAND DESCRIPTION

Crown Allotment 12A Parish of Rothesay.
PARENT TITLE Volume 09482 Folio 302
Created by instrument S873663C 06/01/1994

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VIENNA INVEST HOLDING PTY LTD
AM378532D 04/12/2015

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 TP068306F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

TITLE PLAN		EDITION 1	TP 68306F
Location of Land Parish: ROTHESAY Township: Section: Crown Allotment: 12A Crown Portion: Last Plan Reference: Derived From: VOL 10181 FOL 796 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: 12/07/1999 VERIFIED: PC	
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets	



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

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VOLUME 10181 FOLIO 797

Security no : 124129083659D
Produced 17/10/2025 10:10 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 125890.
PARENT TITLE Volume 09482 Folio 302
Created by instrument S873664Y 06/01/1994

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VIENNA INVEST HOLDING PTY LTD
AM378532D 04/12/2015

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP125890 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END



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

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VOLUME 10181 FOLIO 798

Security no : 124129083662A
Produced 17/10/2025 10:10 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 125890.
PARENT TITLE Volume 09482 Folio 302
Created by instrument S873665V 06/01/1994

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VIENNA INVEST HOLDING PTY LTD
AM378532D 04/12/2015

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP125890 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

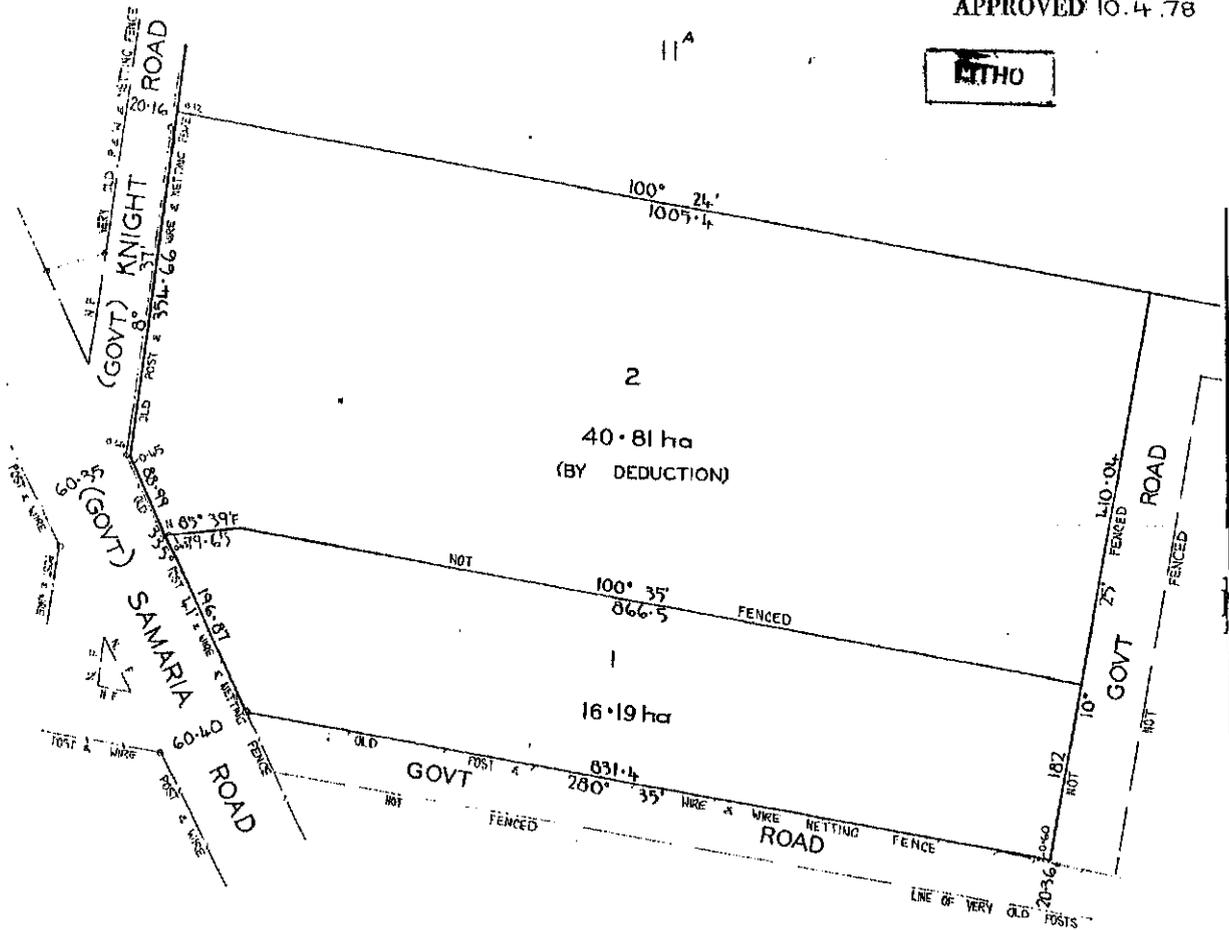
DOCUMENT END

LP125890F
EDITION 1
 APPROVED 10/4/78

<p>PLAN OF SUBDIVISION OF: CROWN ALLOTMENT 12</p> <p>PARISH: ROTHEWAY COUNTY: DELATITE</p> <p>80 40 0 60 160 LENGTHS ARE IN METRES</p>	<p>APPROPRIATIONS</p>	<p>ENCUMBRANCES & OTHER NOTATIONS</p> <p>LOT 2 IS BALANCE OF TITLE AND NOT SUBJECT TO SURVEY. ROADWIDTHS ARE NOT DRAWN TO SCALE. FOR DATUM & REF. MARKS SEE COPY OF FIELDNOTES.</p>
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APPROVED 10.4.78

ETHO





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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 10181 FOLIO 799

Security no : 124129083666V
Produced 17/10/2025 10:10 AM

LAND DESCRIPTION

Crown Allotment 31 Parish of Rothesay.
PARENT TITLE Volume 09482 Folio 303
Created by instrument S873666S 06/01/1994

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VIENNA INVEST HOLDING PTY LTD
AM378532D 04/12/2015

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 TP068307D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

TITLE PLAN		EDITION 1	TP 68307D
Location of Land Parish: ROTHESAY Township: Section: Crown Allotment: 31 Crown Portion: Last Plan Reference: Derived From: VOL 10181 FOL 799 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: 12/07/1999 VERIFIED: PC	
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets	



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

Page 1 of 1

VOLUME 06299 FOLIO 677

Security no : 124129083658E
Produced 17/10/2025 10:10 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 31A and Crown Allotment 31B Parish of Rothesay.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VIENNA INVEST HOLDING PTY LTD
AM378532D 04/12/2015

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 TP361174L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

TITLE PLAN	EDITION 1	TP 361174L
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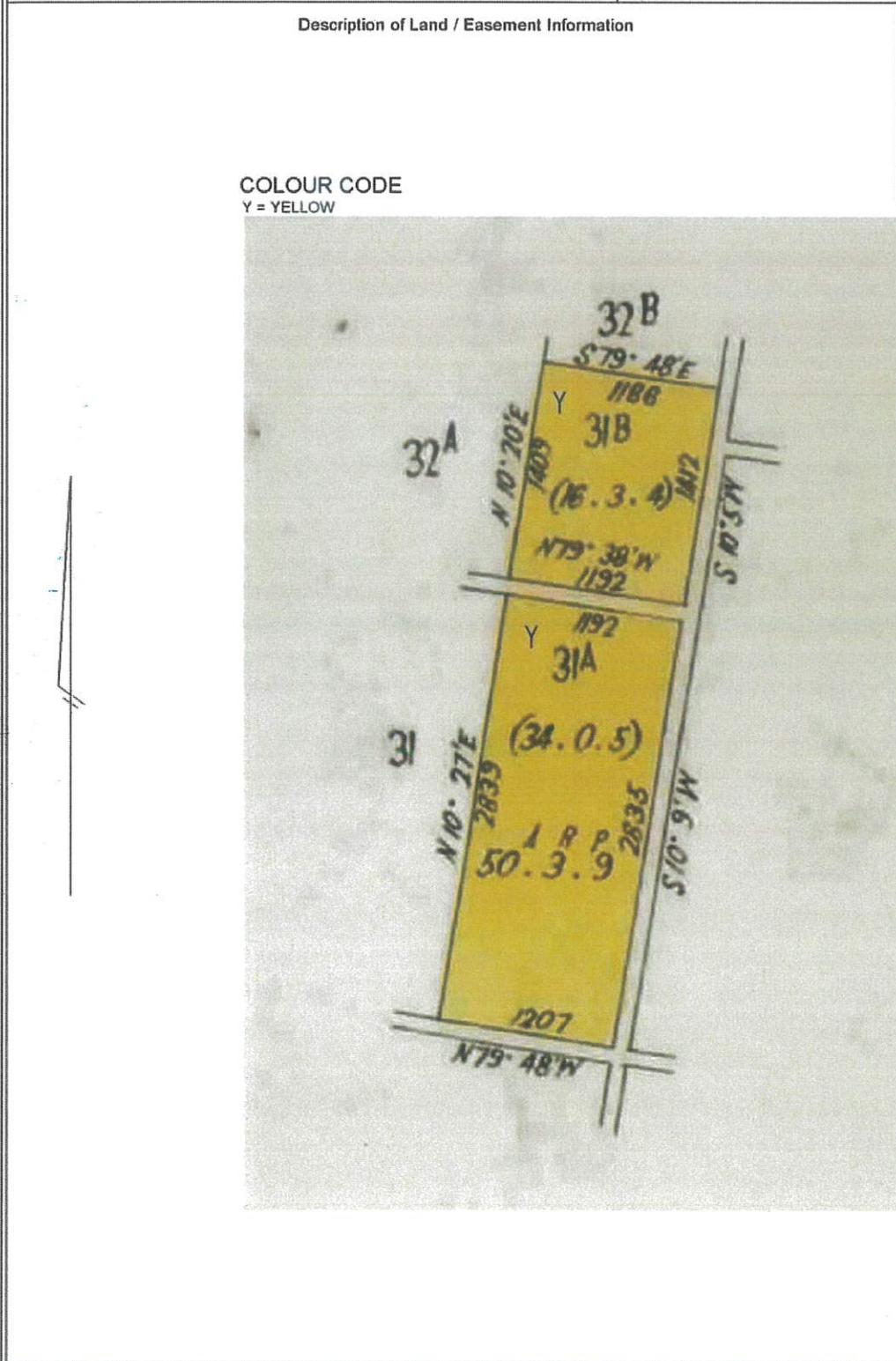
Location of Land

Parish: ROTHESAY
 Township:
 Section:
 Crown Allotment: 31A, 31B
 Crown Portion:
 Last Plan Reference:
 Derived From: VOL 6299 FOL 677
 Depth Limitation: 50 FEET

Notations

SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 6299 FOL. 677 AND NOTED ON SHEET 2 OF THIS PLAN

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



THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 20/03/2000
 VERIFIED: AD

TITLE PLAN

TP 361174L

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

All that piece of land in the said map

*being more fully described and more fully defined than in the said map
which is in the records of the Survey of the District*

defined with the measurements and angles shown in the map drawn in the margin of these presents and herein referred to. Provided that the said land shall be subject to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land and to the use and enjoyment of any roads or paths or other ways or passages or other things which may be necessary or useful in connection with the said land. And also reserving to Us Our heirs and successors the right to enter upon the said land at any time or times hereafter to mine for gold silver and minerals and to extract and remove therefrom any such gold silver and minerals and to do any other things which may be necessary or useful in connection with the mining of the said gold silver and minerals and to carry on any works and do any other things which may be necessary or useful in mining and with all other incidents and appurtenances which in anywise may be necessary or useful for the mining of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals upon or under the land hereby granted. And also reserving to Us Our heirs and successors—

- (1) all petroleum as defined in the Mines (Petroleum) Act 1955 on or below the surface of the said land and
- (2) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and
- (3) rights of way for access and for pipelines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being found in any part or parts of the said land.

Provided always that the said land is and shall be subject to be resumed for mining purposes under Section 183 of the Land Act 1925. And provided also that the said land is and shall be subject to the right of any person being the holder of a miner's right (as defined in the Mines Act 1925 or any corresponding previous enactments) to enter thereon and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those which apply to such person or persons for the time being he entitled to mine for gold and silver in and upon Crown lands. Provided that compensation shall be paid to the GRANTEE

by the executive administrator assigns or transferees by such person or persons as may be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to each right of entry.



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

Page 1 of 1

VOLUME 10181 FOLIO 800

Security no : 124129083668T
Produced 17/10/2025 10:10 AM

LAND DESCRIPTION

Crown Allotment 32A Parish of Rothesay.
PARENT TITLE Volume 09482 Folio 303
Created by instrument S873667P 06/01/1994

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VIENNA INVEST HOLDING PTY LTD
AM378532D 04/12/2015

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 TP068308B FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

TITLE PLAN		EDITION 1	TP 68308B
<p>Location of Land</p> <p>Parish: ROTHESAY Township: Section: Crown Allotment: 32A Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 10181 FOL 800 Depth Limitation: NIL</p>		<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>	
<p style="text-align: center;">Description of Land / Easement Information</p>		<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 12/07/1999 VERIFIED: PC</p>	
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets	



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

Page 1 of 1

VOLUME 10739 FOLIO 162

Security no : 124129083669S
Produced 17/10/2025 10:10 AM

LAND DESCRIPTION

Crown Allotment 16A, Crown Allotment 47, Crown Allotment 47A, Crown Allotment 47B, Crown Allotment 49B, Crown Allotment 50B, Crown Allotment 51, Crown Allotment 52A, Crown Allotment 47B1, Crown Allotment 48B1, Crown Allotment 49B1 and Crown Allotment 50B1 Parish of Rothersey.
PARENT TITLE Volume 06533 Folio 541
Created by instrument AC157004B 26/06/2003

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VIENNA INVEST HOLDING PTY LTD
AM378529R 04/12/2015

ENCUMBRANCES, CAVEATS AND NOTICES

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

AGREEMENT as to part Section 72(1) Conservation Forest and Lands Act 1987
W444898Y 03/12/1999

DIAGRAM LOCATION

SEE TP829193B FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END



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

Page 1 of 1

VOLUME 10739 FOLIO 163

Security no : 124129083661C
Produced 17/10/2025 10:10 AM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 829193B.
PARENT TITLE Volume 06533 Folio 541
Created by instrument AC157004B 26/06/2003

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VIENNA INVEST HOLDING PTY LTD
AM378529R 04/12/2015

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP829193B FOR FURTHER DETAILS AND BOUNDARIES

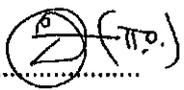
ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

TITLE PLAN		EDITION 1	TP829193B
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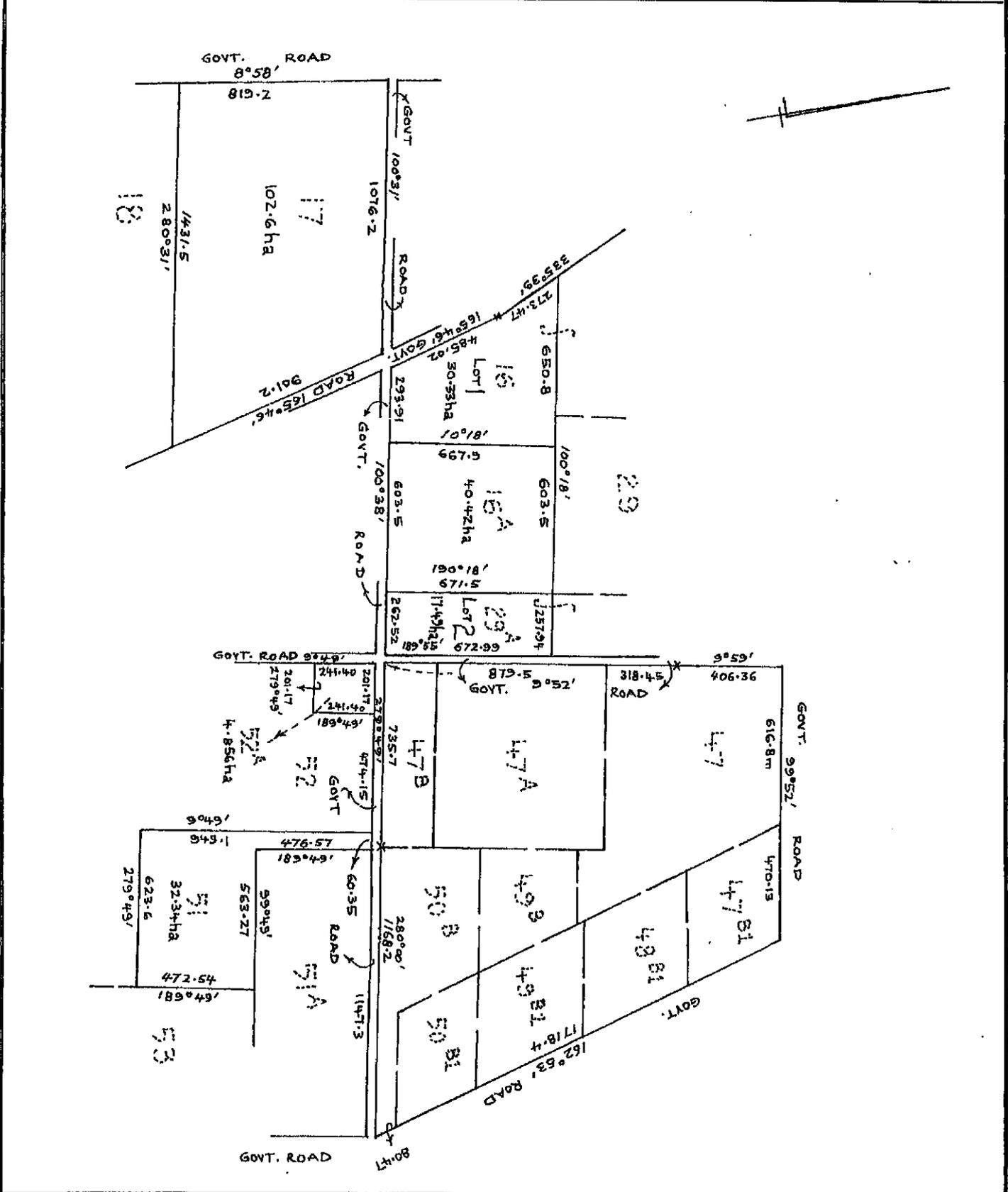
<u>Location of Land</u>	Notations
Parish: Rothesay Crown Allotment: 17, 16[pt], 16A, 29A[pt], 47, 47A, 47B, 47B1, 48B1, 49B, 49B1, 50B, 50B1, 51, 52A Title References: Vol.6533 Fol.541 Depth Limitation: 15.24 metres affects CA's 29A, 47A, 47B, 52A	

Easement Information					THIS PLAN HAS BEEN PREPARED FOR LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES Checked by  Date 18 107 12003
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of	

FOR DIAGRAM DETAILS SEE SHEET 2

LENGTHS ARE IN METRES	SCALE	SHEET SIZE A3	FILE NO: AC157004B
LAND VICTORIA 283 Queen Street Melbourne	Drawn By:	DEALING CODE:	Sheet 1 of 2

TITLE PLAN		EDITION 1	TP829193B
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LENGTHS ARE IN METRES	SCALE	SHEET SIZE A3	FILE NO: AC157004B
LAND VICTORIA 283 Queen Street Melbourne	Drawn By:	DEALING CODE:	Sheet 2 of 2

11



W444898Y
031299 1129 CFL



Application under
Section 72 Conservation
Forests & Lands Act 1987

Lodged by:-

Name: Therese Keane
Phone: 57611 654
Address: Dept. Natural Resources & Environment
57 Bridge Street West, Benalla, 3672

Natural Resources
and Environment

AGRICULTURE
RESOURCES
CONSERVATION
LAND MANAGEMENT

Ref: NE-CS/23/0117
Customer Code: 620R

The Secretary of the Department of Natural Resources and Environment applies for a recording of an agreement made under Section 69 Conservation Forests & Land Act 1987 in relation to the land.

Land: Part of CA 47A, Parish of Rothesay. Volume 6533 Folio 541. As shown marked X on the plan annexed.

Name of: William Alexander Martin

Party to agreement:- The Secretary to the Department of Natural Resources and Environment and William Alexander Martin.

Date of Agreement:- 16th October, 1996.

The Agreement is expressed to be binding on the land owners successors in title.

Date 30/11/99

Signature (Secretary or authorised delegate)

x69
V. 6533 F. 541
(PT)
30/11/99



DW444898Y-1-1

31/11/99
S

DATED 16-10-1996

THE SECRETARY TO THE DEPARTMENT
OF NATURAL RESOURCES AND ENVIRONMENT

AND

WILLIAM ALEXANDER MARTIN

FARM FORESTRY INCENTIVE SCHEME
LAND OWNER AGREEMENT

Godfrey Stewart
Solicitors
Level 32 North Rialto Tower
525 Collins Street Melbourne 3000

Telephone: 9629 1199
Facsimile: 9629 1833
Ausdoc: Dx 467
Reference: PWB: ns 95852.agr



THIS AGREEMENT is made upon the day and date first appearing in Schedule C.

BETWEEN THE SECRETARY TO THE DEPARTMENT OF NATURAL RESOURCES and ENVIRONMENT, a body established under Section 6 of the *Conservation Forests and Land Act 1987* ("the Secretary") of the one part

AND THE LAND OWNER named and described as such in Schedule C ("the Land owner") of the other part

WHEREAS

- A The Land owner is registered or entitled to be registered as the proprietor of the Land.
- B This agreement insofar as it creates rights in favour of or imposes obligations upon the Secretary is made pursuant to Section 69 of the Act.
- C The Secretary with the approval of the Minister has power under the Act to grant or loan money to a Land owner and provide other assistance to a Land owner for the purpose of encouraging Land owners to follow good management practices.
- D The Secretary has made moneys available for a farm forestry incentive scheme designed to promote the establishment of farm forestry on a commercial basis and to promote, with industry, the potential for a farm based wood products resource to meet future industry needs.
- E Under the farm forestry incentive scheme the Land owner is to make available part of the land to be planted with trees, the Secretary is to provide Land owners with trees, and the Land owners are to maintain and harvest the trees.
- F It is intended that the plantation will be managed to produce saw logs between the ages of 18 and 25 years and will be thinned for roundwood product (pulp, chips, posts or poles) until harvest and that timing of thinning and harvest should be determined after consultation between the Land owner and the Secretary.
- G The Land owner has requested the Secretary to provide the Land owner with assistance and the Secretary has agreed to do so subject to the Land owner entering into this agreement.
- H This agreement is intended to be binding on the Land owner's successors in title and to be registered in the Land Titles office pursuant to Section 72 of the Act.





IT IS HEREBY AGREED as follows:

1 Interpretation

Unless inconsistent with the context or subject matter:-

- 1.1 this agreement shall be interpreted in accordance with and shall include the provisions in Schedule B; and
- 1.2 each word or phrase defined in Schedule A shall elsewhere in this agreement have the meaning given to it in Schedule A

2 Covenants of Land owners

- 2.1 The Land owner covenants and agrees to perform and observe the Land owner's positive and negative obligations set out in Schedule C.
- 2.2 The Land owner further covenants and agrees that during the continuance of this agreement the Land owner will consent to the Secretary registering this agreement and will do and execute all acts, matters, documents and things reasonably required of the Land owner to enable the Secretary to do so;

3 Grant of Licence

The Land owner **HEREBY GRANTS** unto the Secretary for the benefit of the Secretary and the Secretary's servants, agents, contractors, and invitees and for the purposes of this agreement only, a non-exclusive **occupation licence** during the Term to enter upon, use and occupy (in common with the Land owner and all others to whom the Land owner shall grant the similar or any other right):-

- 3.1 the site for any one or more of the purposes; and
- 3.2 the access route to the site for the purpose of pedestrian and/or vehicular ingress to and egress from the site **PROVIDED THAT** the Land owner may from time to time by written notice to the Secretary substitute or vary such access route to some other access route **PROVIDED ALWAYS** that at all material times all persons having the right to enter upon use and occupy the access route pursuant to this agreement shall enjoy reasonable access to the licensed land of the nature hereby granted.



4 Assistance

In consideration of the Land owner's several covenants hereinbefore expressed and the occupation licence hereinbefore given the Secretary will give assistance to the Land owner by performance of the Secretary obligations set out in Schedule C at the anticipated cost of providing the assistance set out in Schedule C.

5 Discretion

It is hereby agreed that the Area Manager or the Secretary exercising any discretion contained in the Land owner's Covenants shall act reasonably having regard to the use of the licensed land by the Land owner.

6 Registration

The Secretary shall register this agreement. The Secretary will at the end of the term apply to the Registrar of Titles to delete the registration of this agreement.

7 Successors in Title

7.1 This agreement is binding on the Land owner's successors in title.

7.2 The Land owner shall:-

7.2.1 notify the Secretary in writing of every proposed dealing with the land or a part of it;

7.2.2 notify every party to every proposed dealing with the land or a part of it of this agreement and its registration or proposed registration;

7.2.3 obtain from every transferee an agreement with the Secretary duly executed by that transferee in such form as shall be satisfactory to the Secretary whereby that transferee agrees to be bound by the terms and conditions of this agreement as if he were the Land owner.

8 Default of Land owner

In the event of any default by the Land owner in the performance or observance of any of the Land owner's obligations under this agreement the Secretary may without prejudice to any other remedies:

8.1 give notice to the Land owner of such default giving details of the default and requiring the Land owner to remedy the default within one month or such other times as the Secretary may consider reasonable. If the Land owner fails to

remedy the default within the period the Secretary may take proceedings to enforce such obligations and/or may rectify such default. The costs of and incidental to such enforcement and/or rectification or arising from the default shall be paid by the Landowner to the Secretary on demand;

8.2 if such default amounts to wilful and persistent default the Secretary may require the Land owner by notice in writing to repay to the Secretary the amount set out in Schedule C as the anticipated cost to the Secretary of providing the assistance;

8.3 the Land owner shall pay to the Secretary interest on any moneys payable under this clause at the penalty rate for the time being fixed under the *Penalty Interest Rates Act 1983* calculated from the date of demand until payment of the amount demanded on a daily basis.

9 Waiver

No waiver by any party shall be binding on that party unless in writing signed by that party and no waiver of a breach of this agreement committed by a party shall operate as a continuing waiver to that party nor as a waiver of any other breach of this agreement by that party nor as a waiver to any other party unless so expressed in writing and signed as aforesaid.

10 Governing Law

This agreement is subject to and construed in accordance with the laws of Victoria.

11 Entire Agreement

This agreement constitutes the entire agreement between the parties and any other prior or simultaneous arrangements, agreements, promises, understanding or undertakings are hereby superseded by this agreement. In the event of any conflict arising between the documents comprising this agreement, the order of precedence shall be first this instrument and thereafter the schedules.

12 Counterparts

This agreement may be executed in any number of counterparts and all of such counterparts taken together shall be deemed to constitute one and the same instrument.

13 Costs

Save as aforesaid each party shall bear that party's own legal costs.



14 Service of Notices

14.1 Any notice to be served under this agreement shall be in writing and in English and shall be sufficiently served if sent by certified mail addressed to the recipient or left:-

14.1.1 in the case of the Secretary at the Secretary's service address specified in Schedule C;

14.1.2 in the case of any Land owner other than the party named as such in Schedule C at the last address of that Land owner shown on the title to the Land;

14.1.3 in the case of service on any other party at the address of that party specified in Schedule C;

14.1.4 **PROVIDED THAT** any party may give notice of change of address to the other parties and the changed address so notified shall for the purpose of this clause stand in lieu of the address it replaces as from the date of its notification.

14.2 A notice sent by certified mail shall be deemed to have been received on the third day after its posting.

15 Severability

Should any part of this agreement be held to be illegal or null and void by a tribunal of competent jurisdiction, such determination shall not affect the remaining parts of this agreement which shall remain in full force and effect as if the part held to be illegal or null and void had not been included in this agreement.

16 Dispute Resolution

16.1 The parties agree that any party to this agreement claiming that a dispute has arisen may, not sooner than seven days after the dispute has arisen, notify the other party of the matters in dispute.

16.2 The Secretary's Representative and the Landowner or a designated representative of the Land owner who has the authority to negotiate a settlement to the dispute shall resolve the dispute within fourteen days of the notification provided in sub-clause 16.1.



- 16.3 If the dispute is not resolved in the time provided for in sub-clause 16.2 either party may, by notice to the other, require that the dispute be resolved by the determination of an independent third party acceptable to both parties.
- 16.4 If the parties cannot agree on the independent third party within seven days after service of the notice referred to in sub-clause 16.3, either party may request the person or office holder, appointed therefor in schedule C, to nominate the third party.
- 16.5 The third party who has been agreed upon or nominated shall act as an expert and determine the dispute and that person's determination shall be final and binding upon both the Land owner and the Secretary.

17 Consent of Mortgagee/Caveator/other person having a prior interest

The Mortgagee and Caveator and/or other person having prior interest in the Land **HEREBY CONSENT** to this agreement and the registration of this agreement and agree to the devotion of the site for the purpose of the establishment of the plantation.

IN WITNESS WHEREOF the parties have hereto executed this agreement.

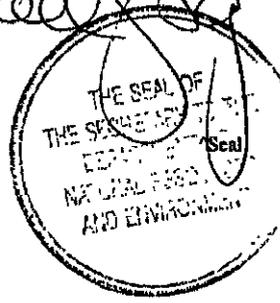
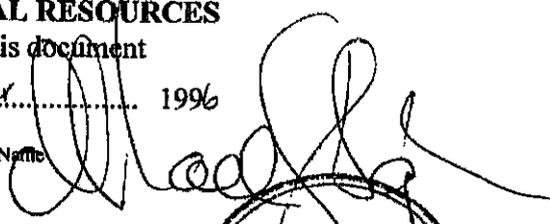
BY AUTHORITY, the SEAL of THE SECRETARY TO THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENT was affixed to this document

on the 16 day of October 1996

by MICHAEL TAYLOR <Full Name>

in the presence of-

Joe <Signature of Witness>



DW444698Y-8-1

SIGNED and DELIVERED at)

by the Land owner William Alexander Martin) *W.A. Martin*

on the 20th day of September 1996)

presence of: Shawn Hennig)

Shawn Hennig Witness

EXECUTION under seal of the
Mortgagee/Caveator/other person having a prior interest in the Land

Signed at Melbourne <Place

by W.A. Martin - Director <Full name *W.A. Martin*
^Signature

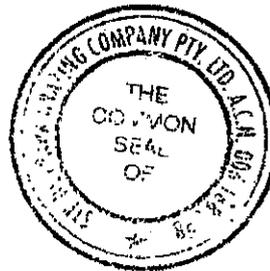
S.R. Hennig - Secretary <Full Name *S.R. Hennig*
^Signature

for Stringybark Grazing Company Pty Ltd

on 20th September 1996 <Date

in the presence of:

Shawn Hennig
<Signature of Witness



SCHEDULE A

"Act" means the *Conservation, Forests and Lands Act 1987*;

"agreement" means this agreement and includes the Schedules;

"Area Manager" means the Area Manager of the Department responsible for the locality in which the licensed land is situated or the appointee of the Secretary in his stead;

"assistance" means the payment or other consideration described as such in Schedule C;

"commencing date" means the date described as such in Schedule C;

"Crown" means the Crown in right of the State of Victoria;

"Department" means The Department of Natural Resources and Environment;

"Land" means all that piece of land described as such in Schedule C;

"Land owner" means the party named and described as such in Schedule C and his successors in title the registered proprietor or registered proprietors for the time being of the land or any part of it;

"Land owner's obligations" means the covenants referred to as such in Schedule C;

"person" includes a body corporate as well as an individual;

"plan" means the specific site and management plan provided by the Secretary for the site;

"purposes" means the purposes referred to in the Recitals;

"registration" means the recording of this agreement by the Registrar of Titles or the registration of a memorial of this Agreement by the Registrar-General pursuant to paragraphs 72(1)(a) or (b) of the Act as the case shall require;

"schedules" means Schedules A to C (inclusive) to this agreement and **"schedule"** means any one of the Schedules;

"Secretary" means The Secretary to The Department of Natural Resources and Environment and any reference to the Secretary includes any contractor or employee the Secretary may use to perform the functions of the Secretary pursuant to this agreement as the Secretary is hereby authorised to do;

"Secretary's obligations" means the obligations referred to as such in Schedule C;

"site" means that part of the Land described as such in Schedule C;



DW444898Y-10-7

“special condition” means a clause described as such in Schedule C and has the same force and effect as a clause in this agreement;

“Term” means the period, from the commencing date, described as such in Schedule C;

“writing” includes typewriting, printing, photography, lithography and other modes of representing or reproducing words in a visible form and **“written”** has a corresponding meaning.



SCHEDULE B

Gender

B1 A reference importing any gender includes a reference to all other genders.

Singular and Plural

B2 A reference importing the singular includes the plural and vice versa.

Headings

B3 Headings and marginal notes are included for ease of reference and shall not affect the interpretation hereof.

Counting of Days

B4 If any day appointed or specified by this agreement falls on a Saturday, Sunday or a day appointed under the *Bank Holdings Act 1958* as a holiday for the whole day the day so appointed or specified shall be deemed to be the day succeeding the day so appointed or specified which is not in turn a Saturday, Sunday or day so appointed as a holiday for the whole day.

Legislation

B5 References to an Act of Parliament or a part of it shall be read as if the words "or any statutory modification or re-enactment thereof or substitution therefor" were added to the reference.

Successors

B6 Each party includes the successors of that party.

Covenants

B7 Covenants given by two or more persons are given both jointly and severally.

Clauses

B8 References to clauses, sub-clauses and paragraphs are references to clauses, sub-clauses and paragraphs of this Contract respectively.



DW444898Y-12-3

SCHEDULE C

Date of Agreement: The 16 day of October 1996.

The Land owner:

Corporate or Personal Names(s): William Alexander Martin

Trading as (if Firm):

ACN:

Address (at which notices may be served): "Illalangi", RMB 1800, Benalla, 3673

Telephone: (057) 672244

Facsimile: (057) 672356

Secretary's Service Address

Name (or)

Angus Howell

Title of Office:

Manager, Farm Forestry Project NE/NC Victoria

Street Address:

57 Bridge Street West, Benalla, 3672

Land Crown Allotment 47A, Parish of Rothesay, County of Delatite

Volume 6533 Folia 541. As per the attached site plan

Site

As per attached site plan (13.2 hectares).

Sum to be paid by the Land owner:

\$5,900.

Anticipated cost of Providing the Assistance:

\$1,400 per ha, according to area defined in attached site plan, (\$18,480).

Term 30 years from the commencement date or until such earlier date as the harvest of the matured plantation is completed.

Commencement Date 16.10.96





Land owner's Obligations

The Land owner's obligations. (Positive)

- 1 To make available the site for the planting of trees pursuant to this agreement.
- 2 To pay to the Secretary on the signing of this agreement the sum (if any) set out in Schedule C towards the cost of the assistance to be provided by the Secretary.
- 3 To provide the services (if any) set out in Schedule C for the fee (if any) set out in Schedule C to be paid by the Secretary.
- 4 To replace tree losses which occur due to livestock damage or other factors within the control of the Land owner.
- 5 To maintain prune thin and harvest the trees in accordance with the management plan for the site developed by the Secretary in consultation with the Land owner.
- 6 To irrigate the trees in accordance with any watering plan for the site developed by the Secretary in consultation with the Land owner.
- 7 To fence the site at the Land owner's expense to exclude domestic livestock on or before 1st May 1996, to instal appropriate gates to access the site adequately, and to maintain the fence and gates until harvest.
- 8 To undertake pre planting pest control programs according to the Secretary's guidelines prior to plantation establishment.
- 9 To undertake insect and vertebrate pest control measures as and when directed by the Secretary until 31 December 1997.
- 10 To carry out until harvest a pest control management program for the site developed by the Secretary in consultation with the Land owner.
- 11 To record all activities performed on the site after 31 December 1997 and enter the plantation into a recognised Stand Certification Scheme when it becomes available, at the Land owner's expense.
- 12 To establish and maintain until harvest a system of fire breaks reasonably acceptable to the Secretary.
- 13 To follow the reasonable advice of the Secretary from time to time until harvest.
- 14 To permit the Secretary access to the site at all reasonable times to inspect the plantation and to do all works and things which the Secretary is obliged or empowered to do pursuant to this agreement.
- 15 To permit the Secretary to use the Land owner's plant and machinery and water entitlement for irrigation of the trees.
- 16 To keep the Secretary informed on a regular basis in writing as to the condition of the trees.

The Land owners obligations. (Negative)

- 1 Not to thin or harvest the crop of trees before the expiration of two months notice in writing to the Secretary of intention to do so. Such notice should set out sufficient details of the proposal to enable the Secretary to consider whether the timing is right. If the Secretary does not object to the proposal within such period the Land owner may proceed with the proposed thinning or harvesting. The Secretary must not unreasonably object to the proposal.
- 2 Not to enter into any agreement for sale of the timber product or any share farming or other agreement which is inconsistent with this agreement.

- 3 Not to use the site for any purpose other than the plantation until harvest without the consent in writing of the Secretary which consent shall not unreasonably be withheld.
- 4 Not to enter into a forest rights agreement without the written consent of the Secretary, which consent will not unreasonably be withheld so long as the agreement is not inconsistent with this agreement.
- 5 Not to obstruct the Secretary in the Secretary carrying out the Secretary's obligations.

Secretary's Obligations

To carry out site preparation, plantation establishment and management in accordance with the plan up to 31st December 1997 including the following:

- 1 Carry out pre planting chemical weed control in accordance with best known practices.
- 2 Rip and mound sites in accordance with the plan.
- 3 Supply, deliver and plant seedlings.
- 4 Carry out post planting weed control.
- 5 Apply fertiliser to trees within eight weeks of planting and in Spring 1997.
- 6 Maintain the seedlings and young trees until 31st December 1997.
- 7 Replace seedlings lost owing to factors beyond the control of the Land owner prior to 31st December 1997.

Services to be provided by Land owner

Nil.

Fee for Services to be provided by Land owner

Nil.

Appointor or Expert [paragraph 16.4]

Name (or)	The President
Title of Office	Law Institute of Victoria
Address	470 Bourke Street, Melbourne

Mortgagee

Caveator Stringybark Grazing Company Pty Ltd

Other person having a prior interest in the Land



Farm Forestry Plan - Martin - North East/North Central Farm Forestry Project

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2. Site Description and Satisfaction of Criteria for Selection

a. Satisfaction of Technical Criteria

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ii	Plantation Area
iii	Rainfall and Reliability and Quality of Irrigation Water
iv	Soils, Salinity and Groundwater
v	Slope and Aspect
vi	Cleared Agricultural Land
vii	Remnant Native Species and Weed Burden
viii	Proximity to Made Roads
ix	Fire Risk

3. Establishment Prescriptions 1996

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ii	Ripping
iii	Pre mounding weed control
iv	Mounding
v	Pre Planting Weed Control
vi	Species to be planted
vii	Planting
viii	Fertilising
ix	Monitoring



b. Landholder Responsibilities

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ii	Stock Proof fencing of site
iii	Pre and post planting Vermin control
iv	Access to site
v	Firebreak maintenance
vi	Local Shire Planning Schemes
vii	S13 Amendment of Native Vegetation Retention Act
viii	Overhead Powerlines
ix	Underground Installations

4. Silvicultural and Ongoing Management Options

i	Tree Selection for High Quality Products
ii	Pruning Operations
iii	Thinning Operations
iv	Clearfelling

5. Attachments

i	1: 100 000	Locality Map
ii	1: 25 000	Site Location Map within Property
iii	1: 5 000	Site Preparation and Planting Plan.

Farm Forestry Plan for North East North Central Farm Forestry Project

1. Site Location and Owner

Name of Applicant(s) William Alexander Martin (Jim & Suzy Martin)
Postal Address RMB 1800, Benalla, Victoria, 3673
Phone Numbers (057) 672244 Fax: (057) 672356
Site Location Address Hlalangi, Martins Road
Site Location Parish and Allotment Rothesay, CA47^A

2. Site Description and Satisfaction of Criteria for Selection



1. Satisfaction of Technical Criteria

i Location

The site is located in the upper catchment of Blind Creek, north east of Swanpool, bout 0.5 km north of Martins Road.

ii Plantation Area

The net area of the proposed plantation is 13.2 ha.

iii Rainfall and Reliability

The long term average rainfall for the locality is 700 mm, which is acceptable for this program.

iv Soils, Salinity and Groundwater

The soil is brown/grey clay loam, varying in depth, but generally 10-20 cm deep, overlaying an orange loamy clay grading into a fractured sandstone parent material. There is no evidence that salinity or groundwater will be a concern on this area.

v Slope and Aspect

Slopes are gently, mainly around 5°, but up to 10° in small areas. The dominant aspect is north. Altitude is approximately 650 metres ASL.

vi Cleared Agricultural Land

The site has been cleared, fenced, and developed for grazing. Inceptor banks have been constructed for water conservation. The site is dominated by unimproved pastures. There are clumps of mature eucalypts along the western boundary, and several single trees scattered elsewhere. All but three trees will remain on site.

vii Remnant Native Species and Weed Burden

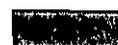
The dominant native plants include Yellow box (*Eucalyptus melliodora*), Red Box (*E. polyanthemos*), Apple box (*E. bridgesiana*), and Red Stringybark (*E. macrorhyncha*). All the clumps shall remain. One Stringybark and one Apple Box on the northern part of the area will be removed. There are no problem weeds on site, as the pasture is dominated by annual grasses. Juncus Rushes (*Juncus* spp.), Sorrel, dock and Clovers are present but are not likely to be a concern.

viii Proximity to Made Roads

The site is less than 0.5 km from Martins Road which is an all weather gravel road. Samaria Road, a sealed road, is 0.8 km along Martins Road from the plantation site. An access road across an open paddock may be necessary at a later stage during the life of the plantation.

ix Fire Risk

The risk of a fire to the plantation is low to moderate, given that surrounding areas are generally flat, the area is controlled by the plantation owner and can be grazed heavily prior to the fire season, access is good, and water is available on site. Management of the fuel in the adjacent paddocks and the plantation by grazing and other means will be major factors determining the level of damage sustained during any fire.



i Pre cultivation weed control

The biomass on site is low to moderate, and consists mainly of dead grass. There is no need for pre cultivation weed control.

ii Ripping (including demarcation of exclusion zones)

Ripping is to be undertaken with a winged ripper 40 centimetres wide to a depth of at least 70 centimetres. Rip lines are to be established at 4.0 metre intervals running around the contour. The existing inceptor banks will be a guide for the direction of the rip lines. Intervals between rip lines must not vary by more than 10%. Over five consecutive rip lines the average distance must be within 5% of the specified distance.

A five metre buffer is to be left from the crowns of the trees left within the plantation, and those along the western boundary. Ripping is to be achieved prior to the Autumn break, preferably during April.

iii Pre mounding weed control

Given that mounding will occur within about two weeks of ripping, there is no need for weed control prior to mounding.

iv Mounding

Mounding is to be undertaken over the whole site. Mounds are to be 100-130 cm wide at the base and at least 35 cm high in the centre of the mound prior to settling. Mounds are to be formed directly over the ripline. To ensure a reasonable tilth for plant establishment maximum clod size shall be less than 5 centimetres.

Mounding is to be undertaken at the same time, or soon after ripping, during April, or prior to the onset of winter rains.

v Pre Planting Weed Control

It is envisaged that germination of weed species on the ripped and mounded site will be great. In order to remove the weed burden pre-planting herbicide is to be applied following germination of annual species in June-July, and at least four weeks prior to planting. Soils are to be moist at time of application. The herbicide prescription is as follows;

3 L ha⁻¹ of Roundup 360 (product) to provide knockdown of growing weeds.
 8 L ha⁻¹ of Gesatop (4 kg active ingredient ha⁻¹ simazine), and 12 g ha⁻¹ of Brush-Off to provide residual control, and 0.2% Pulse, of total volume of liquid chemical to be applied.
 All chemicals can be applied in the one pass in 100-150 L ha⁻¹ of water.

If knockdown of weeds is not required Roundup can be eliminated from the above mixture.

vii Species to be planted

Eucalyptus globulus, Blue gum will be planted at approximately 1100 stems per hectare on the entire available plantation site. Planting locations within the site are as shown on the site plan attached.

viii Planting

Seedlings are to be placed at even intervals of 2.3 metres along rows to achieve the desired stocking rate per hectare. Spacing must not vary by more than 23 centimetres from the prescribed 2.3 metres.

Roots must be pointing downwards and straight after planting.

Seedlings must be firmed in the ground using the sole of the planters boot and not the heel. Planting depth must allow the root collar to be covered by 1-3 centimetres of soil.

Seedlings must not be more than 10 degrees off vertical after planting

Planting is to take place between June and August when there is adequate soil moisture, ensuring a withholding period of four weeks following application of pre planting herbicide.

ix Fertilising

Fertiliser will be applied within one month of planting. 14 g of elemental Phosphorous and 30g of elemental Nitrogen is to be applied in a curved band on the soil surface, between 20-30 centimetres from the base of the seedling and on the downhill side.

x Monitoring

Success of Residual Weed Control

If a weed cover of over 30% is expected before the end of November following planting, follow up herbicide is to be applied before the end of November.

Seedlings less than 50 cm high:

- * 2-4 L ha⁻¹ Gesatop (1-2 kg a.i. ha⁻¹ simazine), plus
- * 30 g ha⁻¹ Oust DF where Sorrel, Dock or other *Rumex* sp. are present,
- * 2 L ha⁻¹ Fusilade (product) where grass is present,
- * 2 L ha⁻¹ Lontrel (product) where broadleaved weeds are present,
in 100-150 L ha⁻¹ of water.

The mixture can be applied as a spot application or from a boomspray.

Seedlings over 50 cm high:

The prescriptions for seedlings less than 50 cm high may be used.

An alternative is:

- * Roundup 360 at 1-2 L ha⁻¹ from a covered dome, and applied from a ULV sprayer.



DW444898Y-19-1

Insect Pests

Sites shall be monitored to assess problems associated with insect pests. At initial stages after planting, on-site landholders should be encouraged to assist in this operation as pests can quickly become established and do serious damage. CFTT will advise on any control requirements and prescriptions.

Seedling Survival

Seedling survival rates shall be assessed between December and March. Serious losses are to be recorded and replaced in the next planting season.

Replanting is to be undertaken if overall seedling survival is less than 80%.

Where overall seedling survival is greater than 80%, but areas of greater than 0.1 Ha within the plantation have survival of less than 70%, than these localised areas are to be replanted.

Second Year Weed Control

Second year weed control is to be carried out where weed cover is expected to exceed 30% and trees have not attained an average height of 150 cm at age 10 months, or where there are developing weeds such as Blackberry.

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FARM FORESTRY


Centre for Forest Tree Technology

General prescription for broad spectrum control.

The following mixture can be sprayed without protection of Eucalypt seedlings when the temperature is below 16°C:

- * 2 L ha⁻¹ Amitrole (product)
- * 8 L ha⁻¹ Gesatop (4 kg a.i. ha⁻¹ simazine)
- * 30 g ha⁻¹ Oust in 100-150 L ha⁻¹ water.

Apply the mixture during May - August.

Heavy weed growth:

- * Increase the Amitrole (product) to 3 L ha⁻¹ and follow the above prescription. Use a shrouded spray to protect the eucalypt seedlings.

Second Year Fertiliser Application.

Additional fertiliser shall be applied in August-September 1997. Minimum rates will be 25-50g of P and 100-200g of N. This shall be spread evenly along the planting row or mound. Foliar analysis may be carried out by CFTT to determine the exact fertiliser rates required.

Landholder Responsibilities



DW444898Y-20-4

i Site Clean up (Tree removal, reducing vegetation cover)

The removal of the three trees in the northern section of the plantation and the filling in of the inceptor banks are required prior to ripping.

ii Stock Proof fencing of site

The site is to be stock proof fenced by May 1996 in preparation for planting, at the expense of the landholder. Fencing should be of a standard to exclude grazing animals common to the area.

iii Pre and post planting Vermin control

Rabbits should be controlled by shooting, poisoning and/or fumigating on the site and surrounds prior to planting.

Reduction of hare numbers by shooting prior to planting is essential, as is careful observation of the site following planting to monitor any hare damage to the trees.

Permits for the destruction of native wildlife can be obtained through the Department of Conservation and Natural Resources, although this appeared unnecessary during site inspection.

iv Access to site

The landholder will ensure that access to the planting site is suitable for all establishment operations. Contractor's equipment will need to be able to enter the site either by enlarged access routes or by temporarily removing or dropping fences.

v Firebreak maintenance

Fire breaks on the northern and western boundaries should be slashed or grazed to a width of 10 metres, with a height of ground vegetation no greater than 10cm, through the spring/summer period, on an annual basis.

DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENT

FARM FORESTRY



The following landholder responsibilities have been investigated and the statements are true to the best of our knowledge.

vi Legality under Local Shire Planning Schemes

This site is zoned Rural under the Shire of Delatite Local Planning Scheme and is not therefore within a local or regional planning zone that restricts plantation development.

vii Satisfaction of Conditions in S13 Amendment to State Section of all Local Government Planning Schemes in Victoria.

No planning permit is required under the State section of the Local Government Planning Scheme with regard to the conditions for establishment as:

1. The plantation will be established in accordance with the Code of Forest Practices, Plantation Establishment Recommendations.
2. The number of exotic species on the planting site, and their percentage cover, outweighs that of the remnant native species.
3. The plantation area is less than 40 hectares.
4. The plantation will not be within 100 metres of:
 - a. any dwelling in separate ownership, or
 - b. a site on a permit which is in force, which permits a dwelling to be constructed.
5. The plantation is not within 100 metres of any land zoned for business, residential or industrial use, within a township or urban area.
6. The plantation will not be established within 20 metres of powerlines.

viii Overhead Power Lines

There are no overhead power lines in the proposed plantation.



ix Underground Installations

Checks with local gas, water, electricity and telecommunications authorities have established that there are no underground installations within the ripped boundaries of the proposed plantation.

Site/Local Management Options

Plantations established under this scheme are to be managed for the production of sawlogs, veneer logs, poles or other high quality products, with some returns from lower grade products such as pulpwood or firewood being a by product of that management.

i Tree Selection for High Quality Products

At age three-four years, 450 stems per hectare should be selected for sawlogs, on the combined assessment of height, straightness, and large diameter.

ii Pruning Operations

The selected trees should be pruned, commencing when stem diameter at breast height (1.3 metres) reach 15 centimetres, to maintain a knotty defect core of less than 15 centimetres. Initial pruning should be to 2-3 m, with subsequent pruning increasing the height to 6.5 metres. Pruning will need to be carried out on the selected trees on an annual basis to maximise the amount of clearwood produced, and minimise the knotty core that arises due to development of large branches along the length of the stem. Regular pruning and good pruning techniques are essential in the production of high quality timber, that will return maximum prices due to the higher quality products

that can be harvested due to this management regime. The trees may only require pruning for 2 - 4 years to reach the height required for the pruned stems.

iii Thinning Operations

After about ten years, sites can be thinned for pulpwood in one or two thinning operations. The final stocking rates after thinning should aim to reduce the stocking rate from 1100 stems per hectare down to a range of 200 to 400 stems per hectare. The higher number of stems will produce smaller sawlogs, while the lesser number will concentrate more growth on fewer stems. The exact number of stems per hectare that any given site should be thinned to, will be determined by site and market factors.

iv Clearfelling

At plantation age of 18-25 years sites can be clearfelled, producing sawlogs for sawn timber, and further pulpwood material.

5 Attachments

- i 1: 100 000 Locality Map**
- ii 1 : 10 000 Site Location Map within Property**
- iii 1: 4 300 Site Preparation and Planting Plan**



DW444898Y-22-1

DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENT

FARM FORESTRY



Centre for Forest Tree Technology

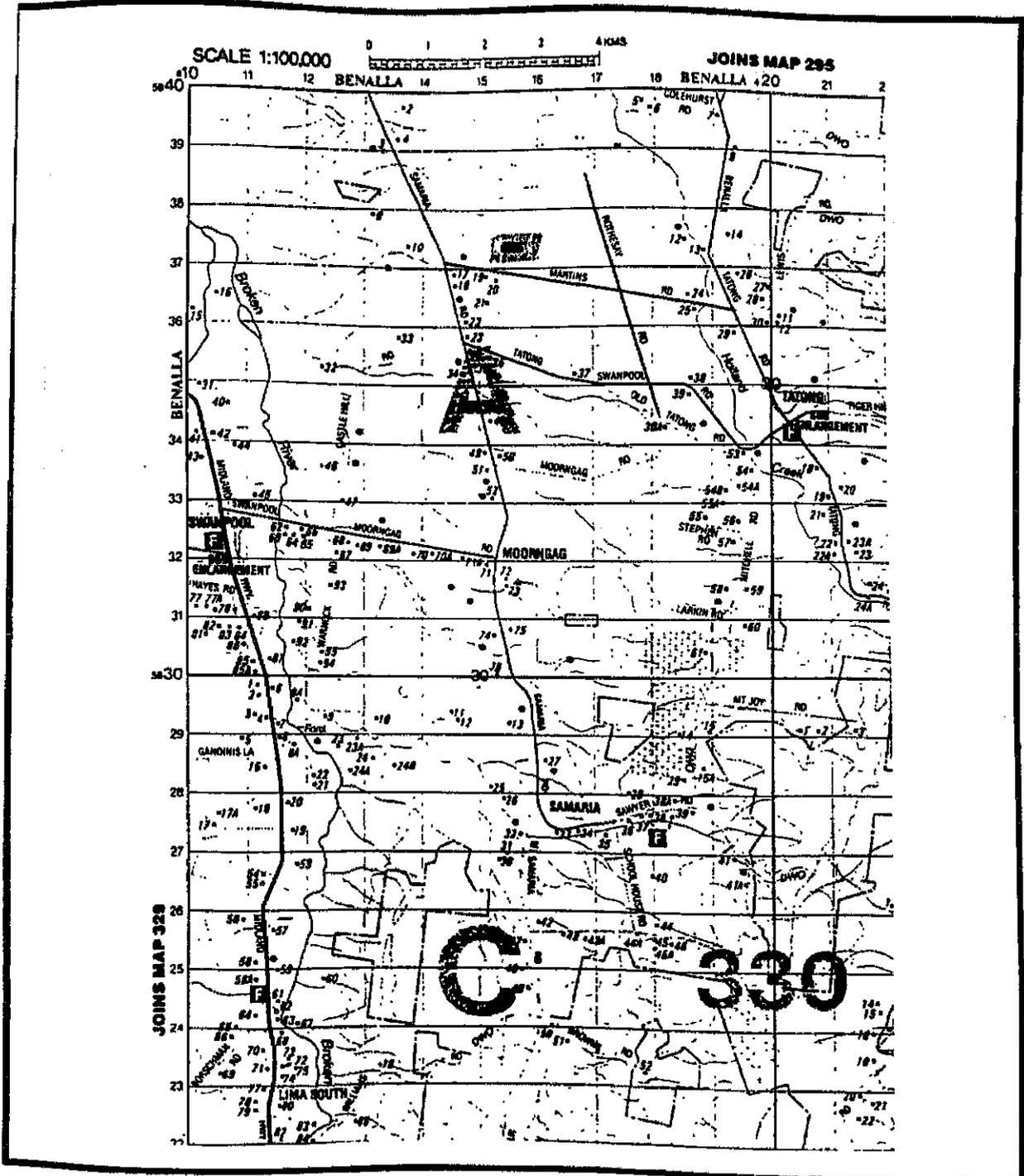
Map One: Site Locality Map

Property of W A Martin

Scale 1: 100 000



DW444898Y-23-9



DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENT

FARM FORESTRY

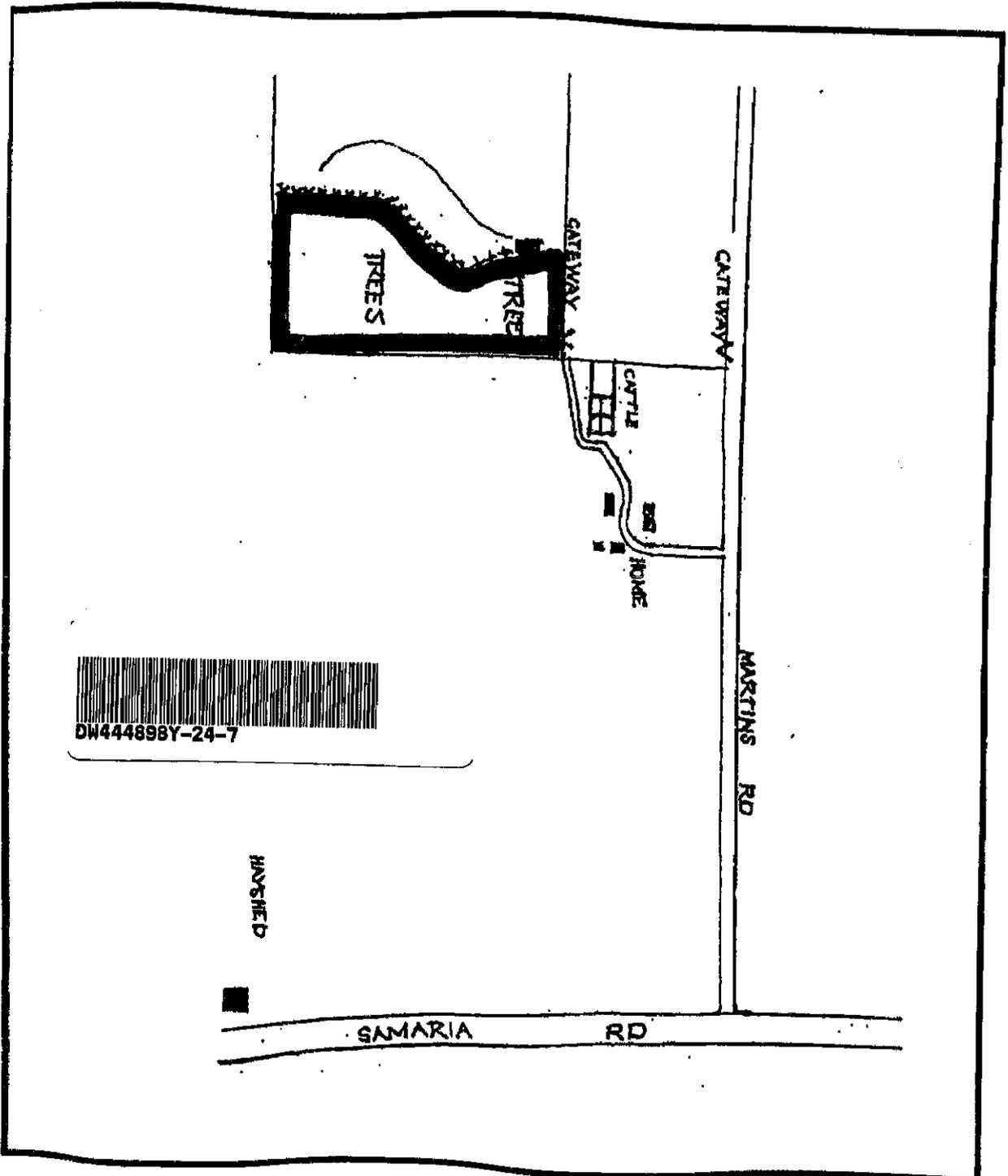


Centre for Forest Tree Technology

Map Two: Within Property Locality Map

Property of W A Martin

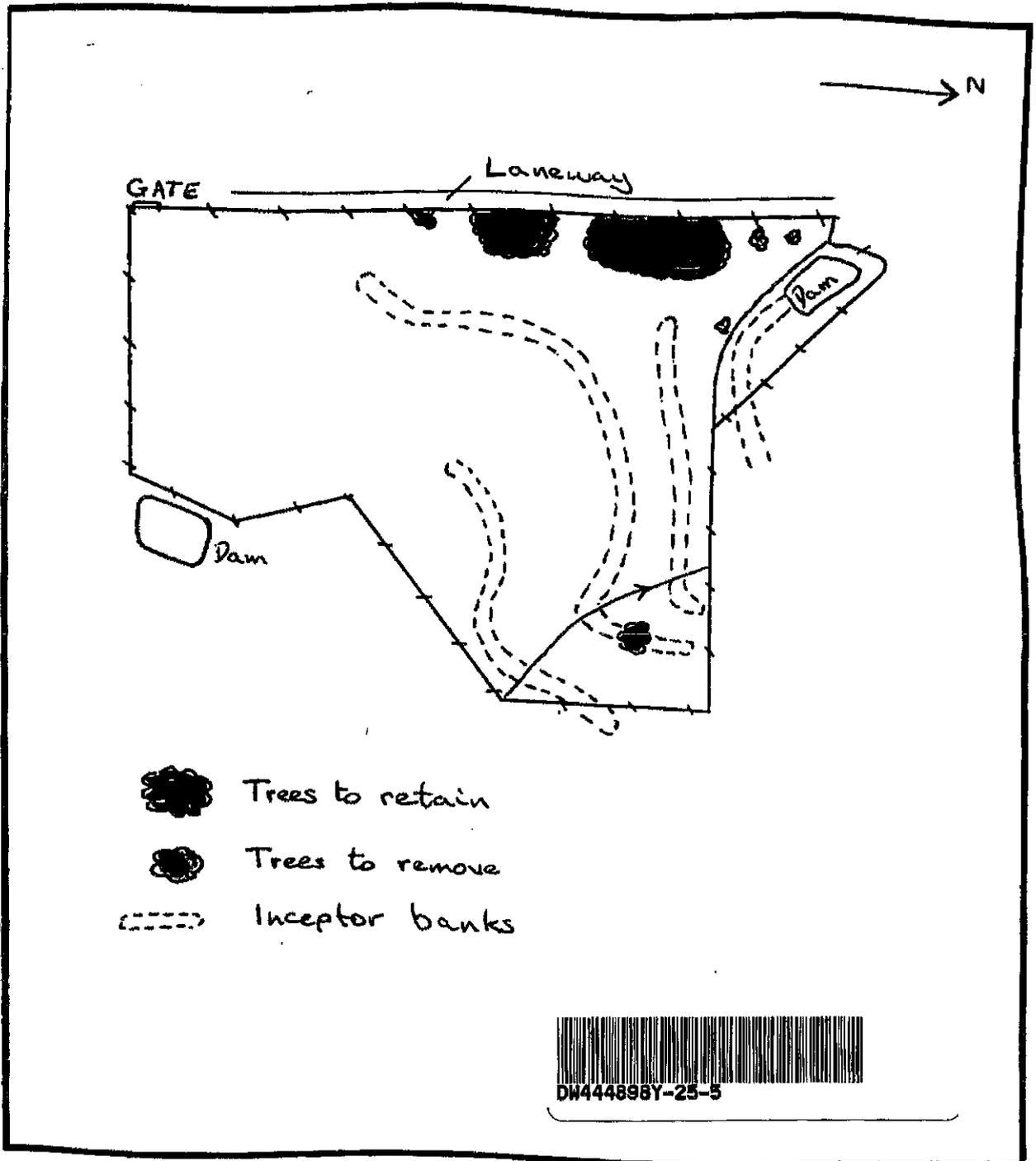
Scale 1: 10 000



Map Three: Site Plan

Property of W A Martin

Scale 1: 4300



EDITION 1

TITLE PLAN TP



Location of Land

Parish: Rothsay
 Township: _____
 Crown Allotment: 47A
 Section: _____
 Crown Portion: _____

LTO base record: _____
 Title Reference: Vol 6533 Fol 1306541
 Depth Limitation: Nil

Notations

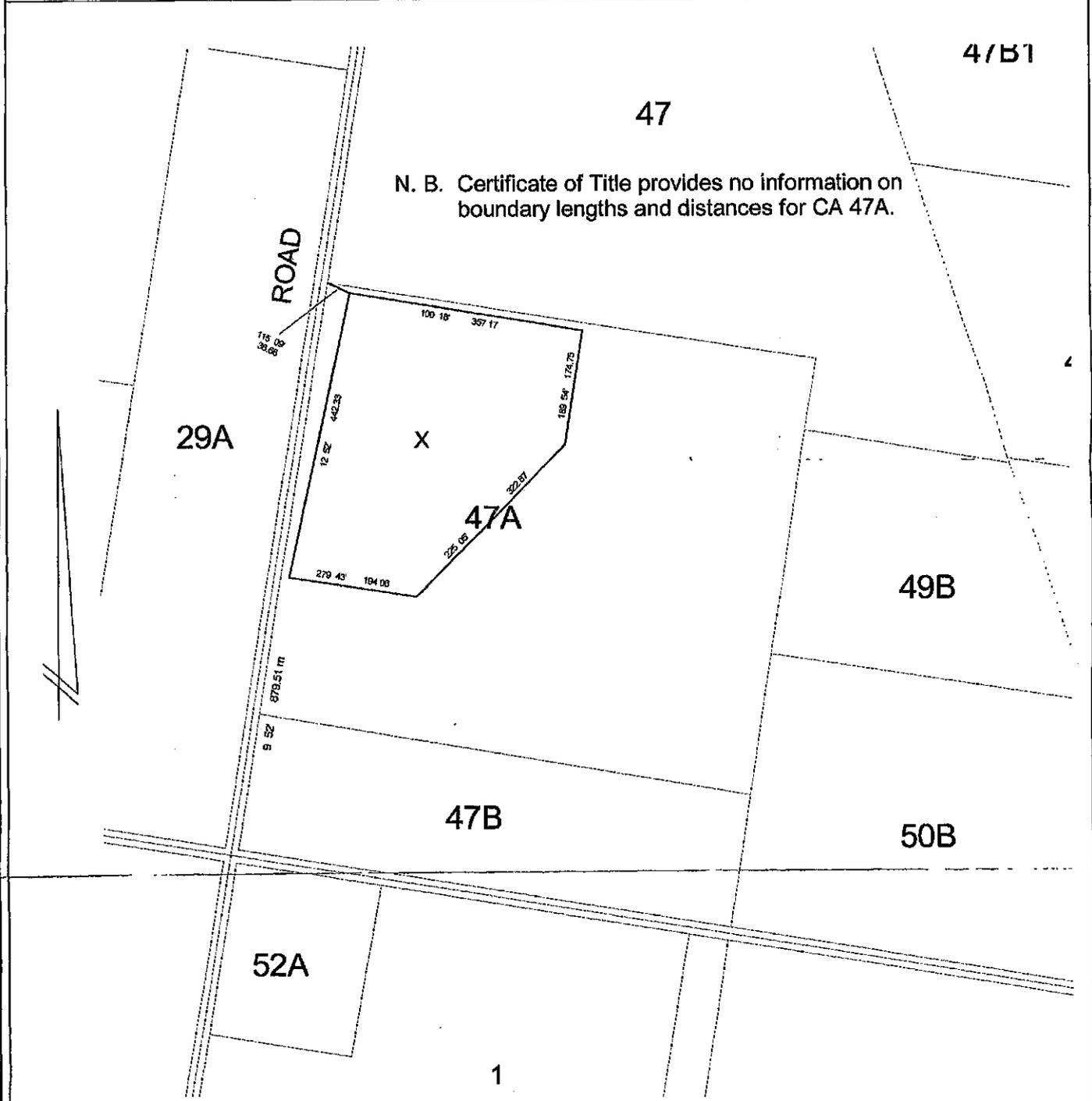
The parcel marked X describes the boundaries within which eucalypt plantation has been established under legal agreement with the Victorian State Government, Department of Natural Resources and Environment in 1996.

The agreement requires that the trees be retained until harvest, or for 30 years from planting, whichever comes first.

For further details contact the Departments North East Victorian office based in Benalla, on Phone 03 57 611 811, for issues relating to the Farm Forestry North East Project (FFORNE). This project was undertaken by the Department from 1996 - 1999.

**THIS PLAN HAS BEEN
 PREPARED FOR LAND TITLES
 OFFICE TITLE DIAGRAM
 PURPOSES**

Checked by
 Date / /
 Assistant Registrar of Titles



LENGTHS ARE IN
 METRES

SCALE
 1 : 6 000

SHEET
 SIZE
 A3

FILE No.

Title Plan Endorsed by *S. J. McA...*
 Landholders Representative
 Date: *6/7/99*
 Secretaries Representative *W. J. McA...*
 Date: *28/4/99*



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

Page 1 of 1

VOLUME 08193 FOLIO 967

Security no : 124129083660B
Produced 17/10/2025 10:10 AM

LAND DESCRIPTION

Lots 1,2,3,4,5 and 6 on Title Plan 832222D.
PARENT TITLE Volume 06191 Folio 175
Created by instrument A553762 25/06/1958

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VIENNA INVEST HOLDING PTY LTD
AM378529R 04/12/2015

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP832222D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

TITLE PLAN	EDITION 1	TP 832222D								
Location of Land Parish: ROTHESAY Township: Section: Crown Allotment: 13, 13A, 14, 29, 30A, 16 (PT) Crown Portion: Last Plan Reference: Derived From: VOL 8193 FOL 967 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: 02/08/2000 VERIFIED: GB								
TOTAL AREA = 344A 1R 14P		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td>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>PARCEL 1 = CA 13</td> </tr> <tr> <td>PARCEL 2 = CA 13A</td> </tr> <tr> <td>PARCEL 3 = CA 14</td> </tr> <tr> <td>PARCEL 4 = CA 29</td> </tr> <tr> <td>PARCEL 5 = CA 30</td> </tr> <tr> <td>PARCEL 6 = CA 16 (PT)</td> </tr> </tbody> </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 13	PARCEL 2 = CA 13A	PARCEL 3 = CA 14	PARCEL 4 = CA 29	PARCEL 5 = CA 30	PARCEL 6 = CA 16 (PT)
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PARCEL 3 = CA 14										
PARCEL 4 = CA 29										
PARCEL 5 = CA 30										
PARCEL 6 = CA 16 (PT)										
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets								



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

Page 1 of 1

VOLUME 06191 FOLIO 174

Security no : 124129105091H
Produced 17/10/2025 03:49 PM

LAND DESCRIPTION

Crown Allotment 30B Parish of Rothesay.
PARENT TITLE Volume 02685 Folio 849
Created by instrument 1684478 06/04/1938

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VIENNA INVEST HOLDING PTY LTD
AM378529R 04/12/2015

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 TP448606A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

TITLE PLAN		EDITION 1	TP 448606A
Location of Land		Notations	
Parish: ROTHESAY Township: Section: Crown Allotment: 30B Crown Portion: Last Plan Reference: Derived From: VOL 6191 FOL 174 Depth Limitation: NIL		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: 23/05/2000 VERIFIED: B.H.	
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets	



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

Page 1 of 1

VOLUME 09334 FOLIO 929

Security no : 124129083675L
Produced 17/10/2025 10:10 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 129676.
PARENT TITLE Volume 06533 Folio 541
Created by instrument LP129676 12/06/1979

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

VIENNA INVEST HOLDING PTY LTD of LEVEL 29 31 MARKET STREET SYDNEY VIC 2000
AM378529R 04/12/2015

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP129676 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END



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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 09334 FOLIO 930

Security no : 124129083667U
Produced 17/10/2025 10:10 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 129676.
PARENT TITLE Volume 06533 Folio 541
Created by instrument LP129676 12/06/1979

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VIENNA INVEST HOLDING PTY LTD
AM378529R 04/12/2015

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

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ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END



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

Page 1 of 1

VOLUME 09334 FOLIO 931

Security no : 124129083670R
Produced 17/10/2025 10:10 AM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 129676.
PARENT TITLE Volume 06533 Folio 541
Created by instrument LP129676 12/06/1979

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VIENNA INVEST HOLDING PTY LTD
AM378529R 04/12/2015

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

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ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END



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

Page 1 of 1

VOLUME 09334 FOLIO 932

Security no : 124129083671Q
Produced 17/10/2025 10:10 AM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 129676.
PARENT TITLE Volume 06533 Folio 541
Created by instrument LP129676 12/06/1979

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VIENNA INVEST HOLDING PTY LTD
AM378529R 04/12/2015

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE LP129676 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END



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

Page 1 of 1

VOLUME 09334 FOLIO 933

Security no : 124129105390H
Produced 17/10/2025 03:53 PM

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 129676.
PARENT TITLE Volume 06533 Folio 541
Created by instrument LP129676 12/06/1979

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VIENNA INVEST HOLDING PTY LTD
AM378529R 04/12/2015

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

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ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END



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

Page 1 of 1

VOLUME 09334 FOLIO 934

Security no : 124129083676K
Produced 17/10/2025 10:10 AM

LAND DESCRIPTION

Lot 6 on Plan of Subdivision 129676.
PARENT TITLE Volume 06533 Folio 541
Created by instrument LP129676 12/06/1979

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VIENNA INVEST HOLDING PTY LTD
AM378529R 04/12/2015

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE LP129676 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END



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

Page 1 of 1

VOLUME 09334 FOLIO 935

Security no : 124129105527J
Produced 17/10/2025 03:55 PM

LAND DESCRIPTION

Lot 7 on Plan of Subdivision 129676.
PARENT TITLE Volume 06533 Folio 541
Created by instrument LP129676 12/06/1979

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VIENNA INVEST HOLDING PTY LTD
AM378529R 04/12/2015

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP129676 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

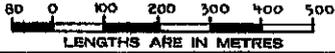
DOCUMENT END

LP129676
EDITION 1
 APPROVED 4/14/79

163946

PLAN OF SUBDIVISION OF:
CROWN ALLOTMENTS
52 AND 51^A

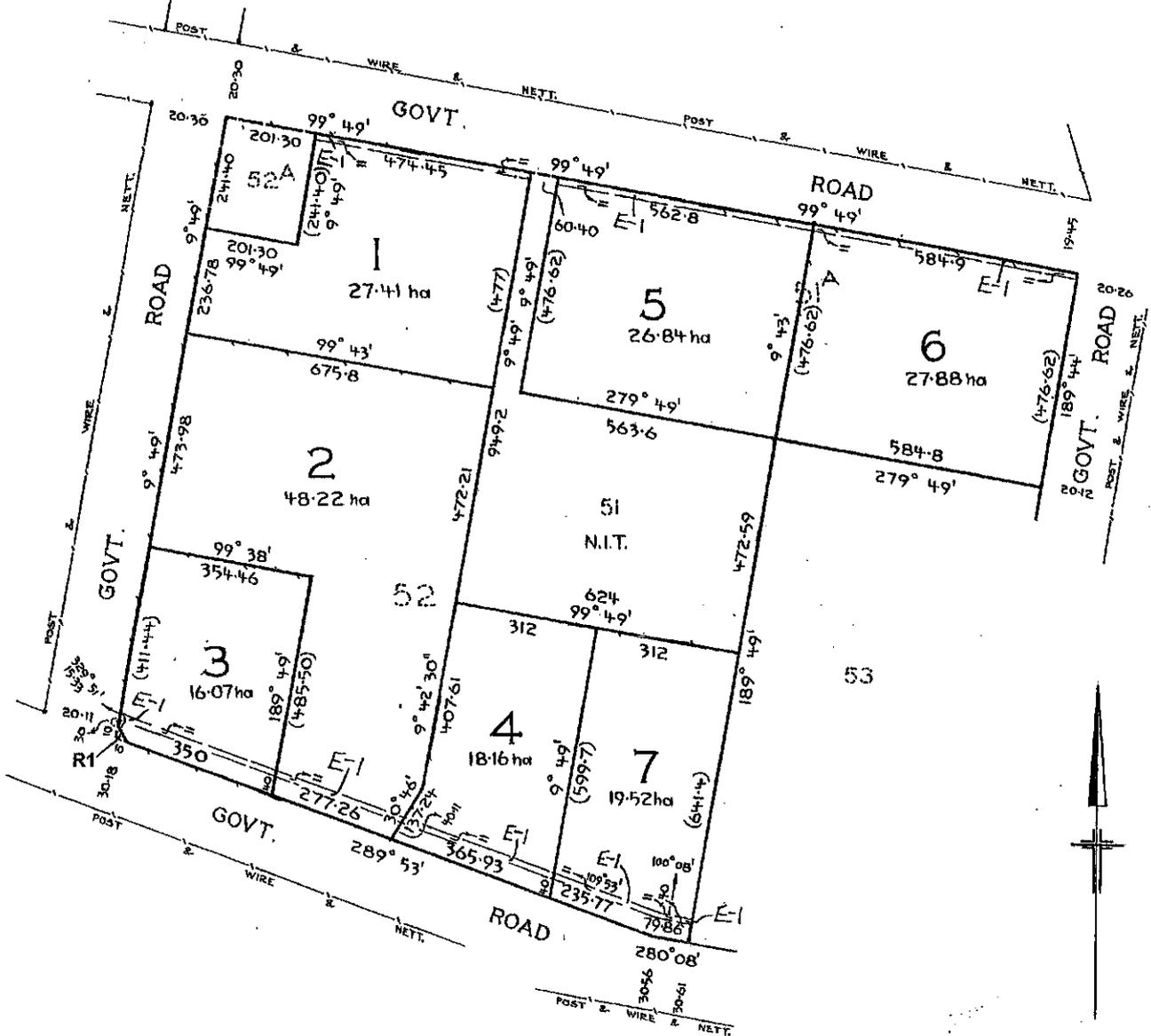
PARISH: ROTHESAY
COUNTY: DELATITE



APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS
<u>BROWN - WAY & DRAINAGE EASEMENT.</u>	ROAD WIDTHS ARE NOT DRAWN TO SCALE.
<u>BLUE - ELECTRICITY SUPPLY EASEMENT.</u>	

COLOUR CONVERSION
 E-1 = BLUE
 R1 = BROWN

LITHO
V 6533 F 541





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

Page 1 of 1

VOLUME 06191 FOLIO 173

Security no : 124129104998J
Produced 17/10/2025 03:47 PM

LAND DESCRIPTION

Lot 1 on Title Plan 368593B.
PARENT TITLE Volume 06059 Folio 625
Created by instrument 1684478 06/04/1938

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VIENNA INVEST HOLDING PTY LTD
AM378529R 04/12/2015

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP368593B FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

TITLE PLAN	EDITION 1	TP 368593B			
<p>Location of Land</p> <p>Parish: ROTHESAY Township: Section: Crown Allotment: 29A (PT) Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 6191 FOL 173 Depth Limitation: 50 FEET</p>	<p style="text-align: center;">Notations</p> <p style="text-align: center;">ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>				
<p style="text-align: center;">Description of Land / Easement Information</p>		<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 27/03/2000 VERIFIED: GB</p>			
<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 39A (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 39A (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 39A (PT)					
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets			

From www.planning.vic.gov.au at 17 October 2025 04:02 PM

PROPERTY DETAILS

Address: **83 MARTIN ROAD MOORNGAG 3673**
 Lot and Plan Number: **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: **A12318**
 Planning Scheme: **Benalla**
 Directory Reference: **Vicroads 48 B5**

www.benalla.vic.gov.au

[Planning Scheme - Benalla](#)

This property has 40 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

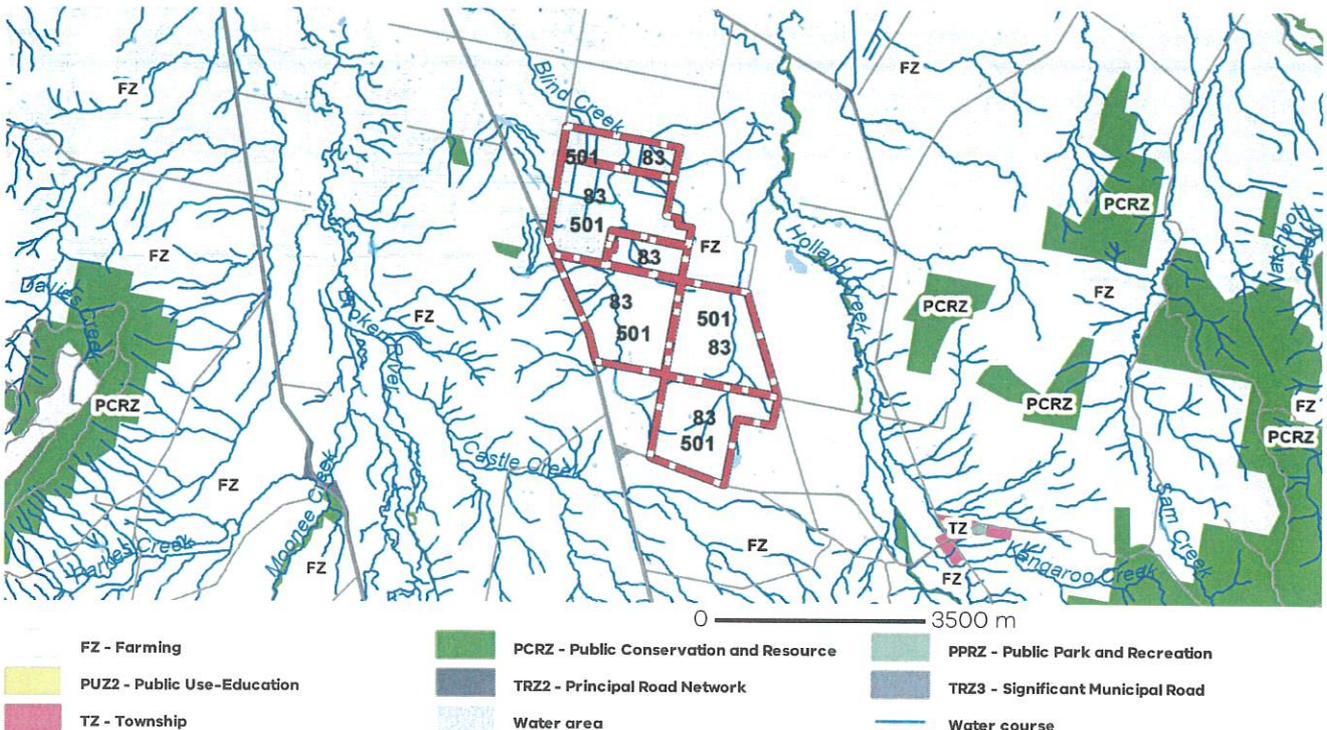
Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **EUROA**
OTHER
 Registered Aboriginal Party: **Taungurung Land and Waters Council Aboriginal Corporation**
 Fire Authority: **Country Fire Authority**

[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

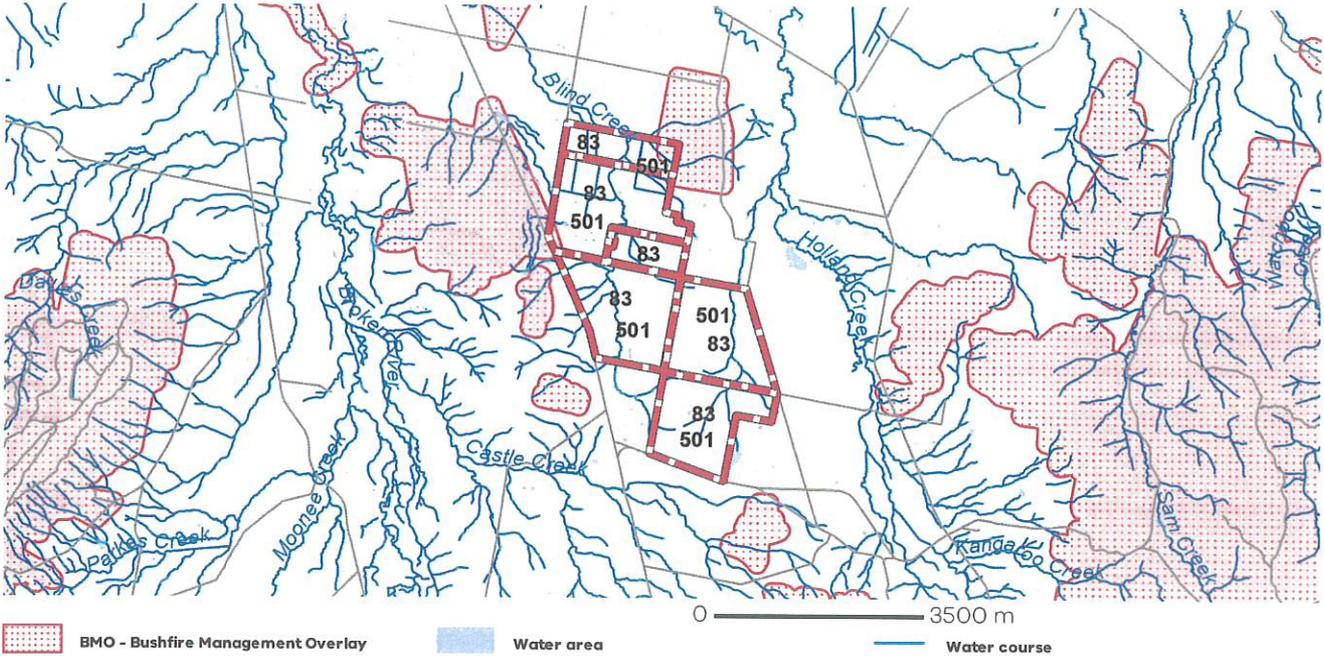
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

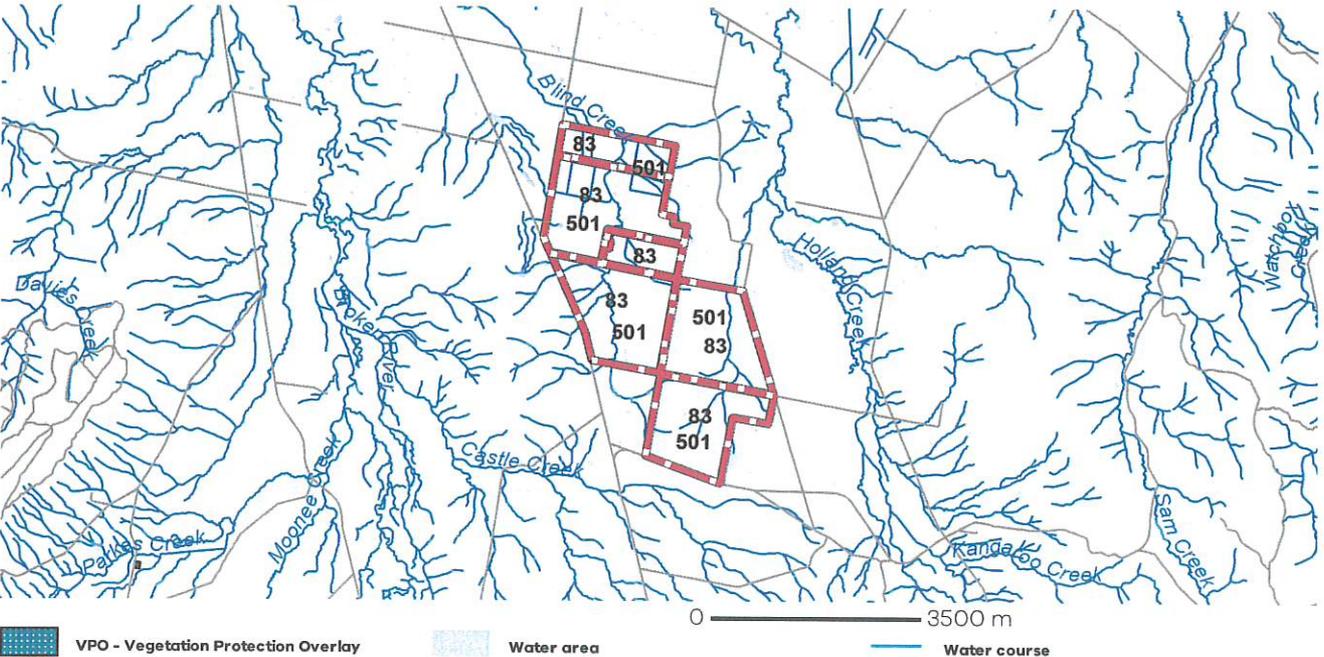


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

VEGETATION PROTECTION OVERLAY (VPO)



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

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.

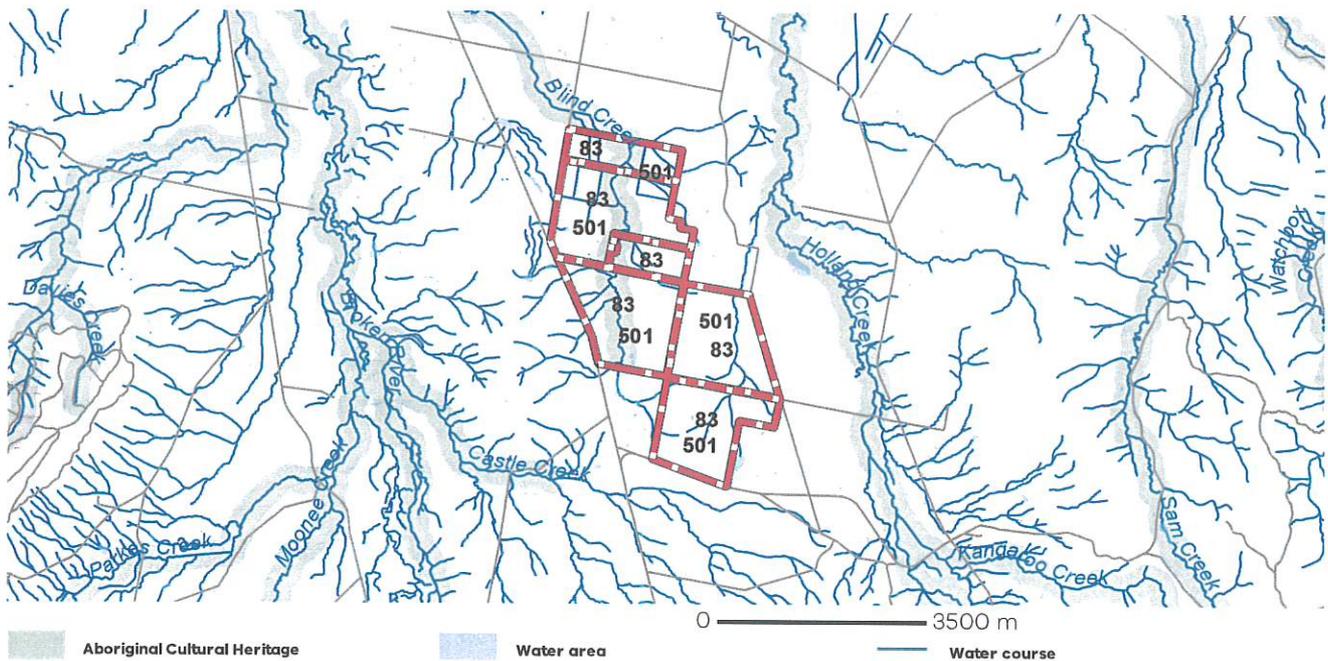
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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.achris.vic.gov.au/aqvQuestion1.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-leislation>



Further Planning Information

Planning scheme data last updated on 16 October 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 apply to the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

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

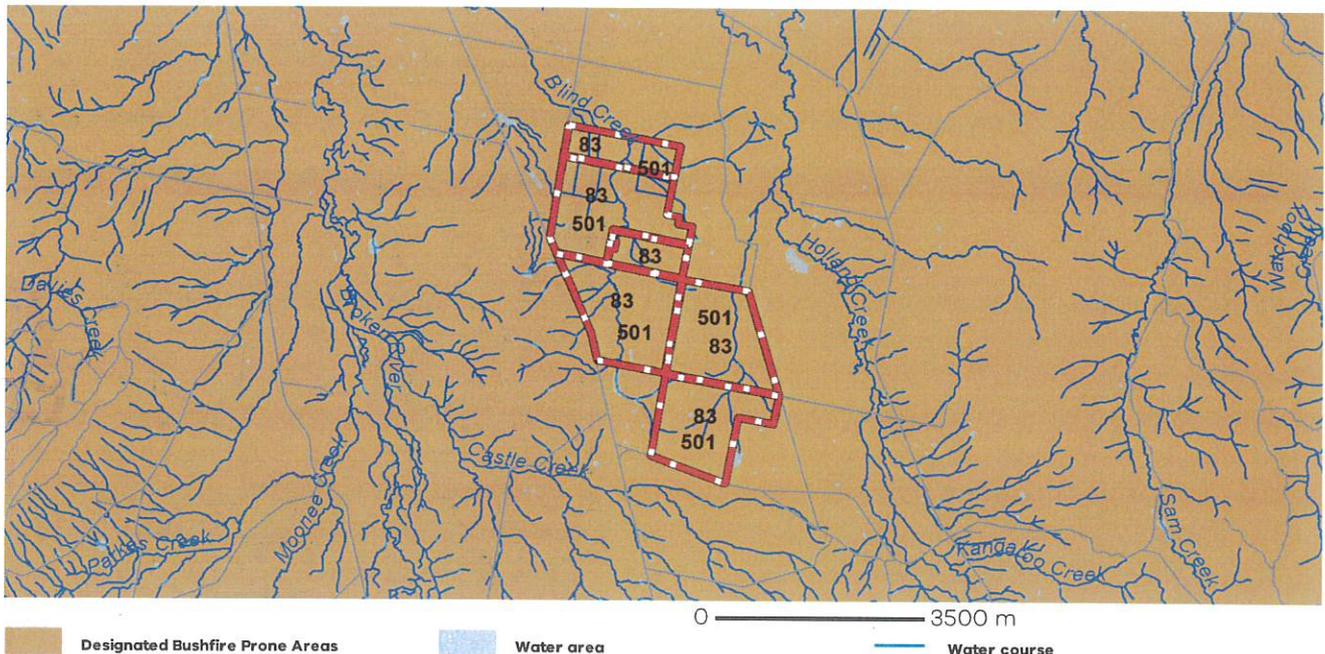
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply 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://mapshare.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 Victoria 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 Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> 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 \(environment.vic.gov.au\)](#)

Extractive Industry Work Authorities (WA)

All or parts of this property are within 500 metres of Extractive Industry Work Authorities (current).

On 22 March 2022, Amendment VC219 introduced changes to all planning schemes in Victoria to support the ongoing operation of extractive industry across Victoria and increase amenity protection for nearby accommodation in rural zones.

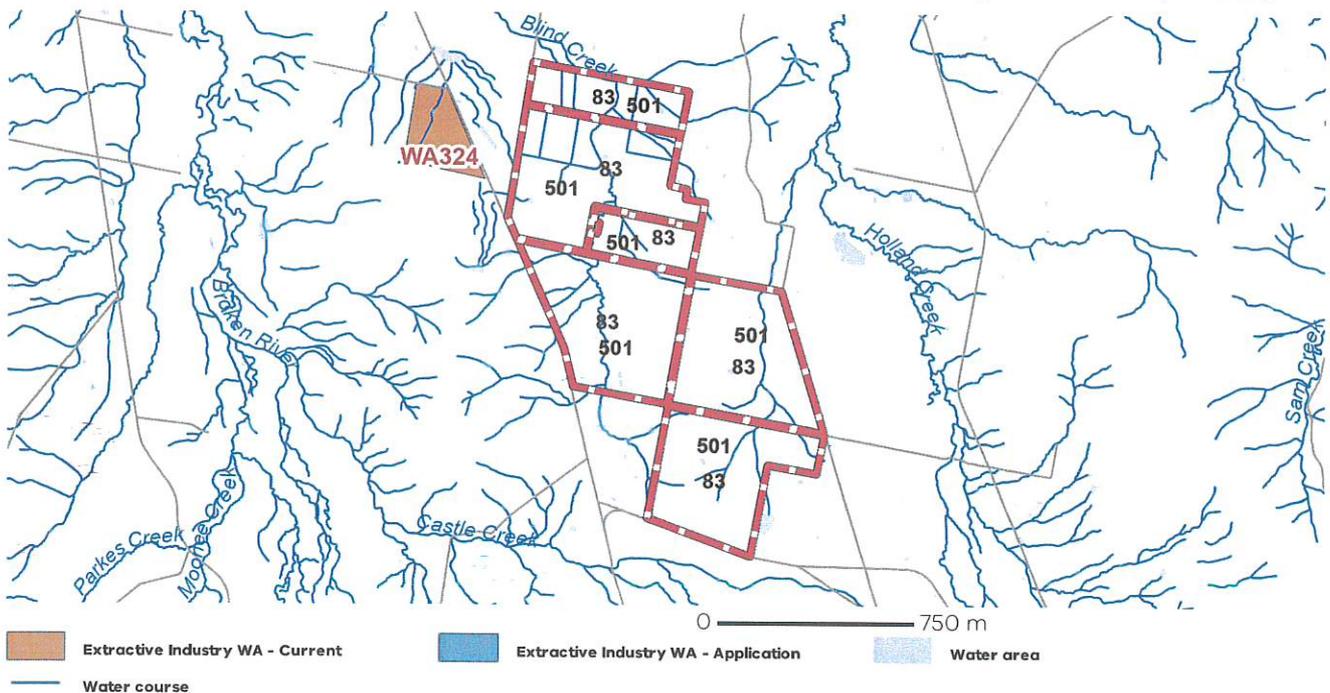
The amendment made changes to the Rural Living Zone, Green Wedge Zone, Green Wedge Zone A, Rural Activity Zone, Farming Zone and Rural Conservation Zone, introducing a permit requirement for accommodation and building and works associated with accommodation that is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990 (MRSD Act).

The Amendment also introduced new referral and notice requirements, and decision guidelines.

VicPlan mapping shows property information, including whether a work authority application has been made or approved under the MRSD Act.

Guidance on accessing work authority maps is detailed at the DELWP [Extractive Resources \(planning.vic.gov.au\)](https://planning.vic.gov.au) webpage.

Further information on extractive and mining activities in Victoria can be found on the [GeoVic - Earth Resources](https://www.vic.gov.au/geo-vic) website which is maintained by the Resources Branch within the Department of Jobs, Precincts and Regions. Limited information is available for unregistered users (anonymous user).



PROPERTY REPORT

Created at 17 October 2025 04:02 PM

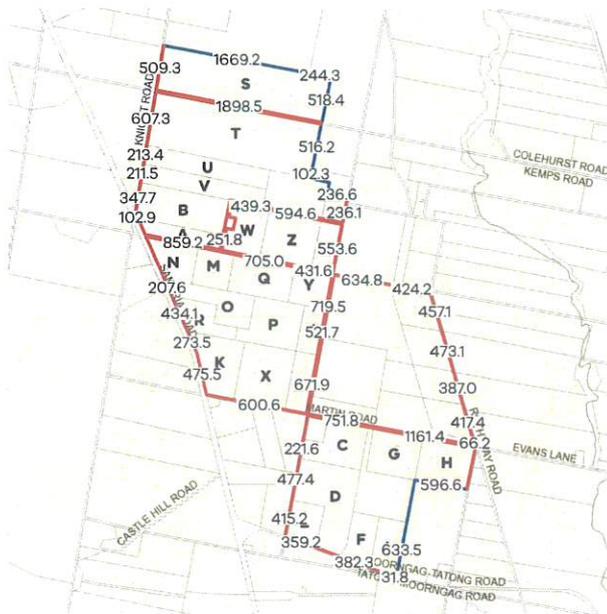
PROPERTY DETAILS

Address: **83 MARTIN ROAD MOORNGAG 3673**
 Lot and Plan Number: **This property has 40 parcels. See table below**
 Standard Parcel Identifier (SPI): **See table below**
 Local Government Area (Council): **BENALLA**
 Council Property Number: **A12318**
 Directory Reference: **Vicroads 48 B5**

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: 11564578 sq. m (1156.46 ha)

Perimeter: 36.42 km

For this property:

- Site boundaries
- Road frontages

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

39 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](#)

ADDRESS DETAILS

These addresses have been found for this property

Address
501 KNIGHT ROAD BENALLA 3672
83 MARTIN ROAD MOORNGAG 3673

PROPERTY REPORT

PARCEL DETAILS

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

	Lot/Plan or Crown Description	SPI		Lot/Plan or Crown Description	SPI
A	Lot 1 LP125890	1\LP125890		PARISH OF ROTHESAY	
B	Lot 2 LP125890	2\LP125890	U	Allot 10B	10B\PP3459
C	Lot 1 LP129676	1\LP129676	V	Allot 11A	11A\PP3459
D	Lot 2 LP129676	2\LP129676	W	Allot 12A	12A\PP3459
E	Lot 3 LP129676	3\LP129676	X	Allot 16A	16A\PP3459
F	Lot 4 LP129676	4\LP129676	Y	Allot 30B	30B\PP3459
G	Lot 5 LP129676	5\LP129676	Z	Allot 31	31\PP3459
H	Lot 6 LP129676	6\LP129676		Allot 31A	31A\PP3459
I	Lot 7 LP129676	7\LP129676		Allot 31B	31B\PP3459
J	Lot 1 TP368593	1\TP368593		Allot 32A	32A\PP3459
K	Lot 1 TP829193	1\TP829193		Allot 47	47\PP3459
L	Lot 2 TP829193	2\TP829193		Allot 47A	47A\PP3459
M	Lot 1 TP832222	1\TP832222		Allot 47B	47B\PP3459
N	Lot 2 TP832222	2\TP832222		Allot 47B1	47B1\PP3459
O	Lot 3 TP832222	3\TP832222		Allot 48B1	48B1\PP3459
P	Lot 4 TP832222	4\TP832222		Allot 49B	49B\PP3459
Q	Lot 5 TP832222	5\TP832222		Allot 49B1	49B1\PP3459
R	Lot 6 TP832222	6\TP832222		Allot 50B	50B\PP3459
	PARISH OF ROTHESAY			Allot 50B1	50B1\PP3459
S	Allot 8	8\PP3459		Allot 51	51\PP3459
T	Allot 9	9\PP3459		Allot 52A	52A\PP3459

UTILITIES

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

STATE ELECTORATES

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

PLANNING INFORMATION

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.

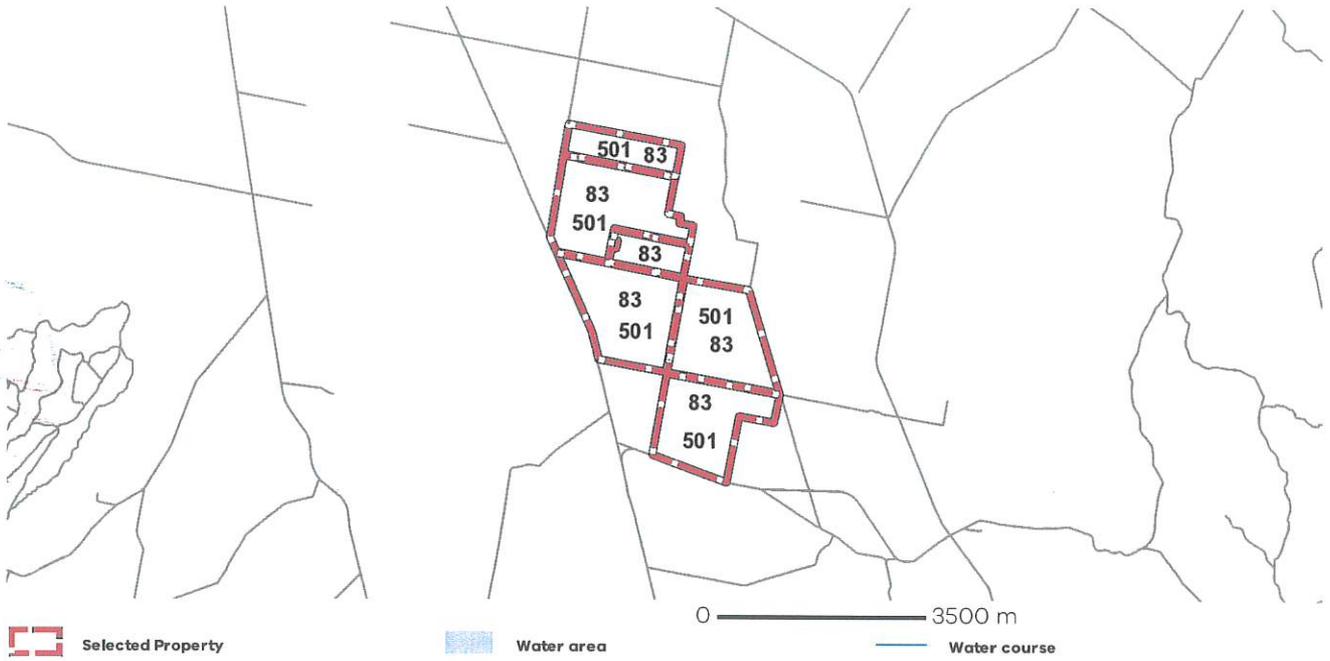
The Planning Property Report for this property can be found here - [Planning Property Report](#).

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



Our Ref: DA6724

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

BUILDING PERMIT
Building Permit No: 41145/18/00149/0

Issued to

Paul Spinks
Profile Developments Pty Ltd
695 Molyullah Tatong Road
TATONG VIC 3673
Email: accounts@profiledevelopments.com.au

Address for serving or giving of documents: 695 Molyullah Tatong Road Tatong 3673
Contact Person: Paul Spinks Telephone: 0400 636 675

Ownership details (if person issued with permit is not the owner)

Mingwen Zao
83 Martin Road
MOORNGAG VIC 3673

Property Details

Lot 1, PP 129676, 83 Martin Road
MOORNGAG VIC 3673
Municipal District: Benalla Rural City Council
Parish of ROTHESAY

Builder

Paul Spinks
Profile Developments Pty Ltd
695 Molyullah Tatong Road
TATONG VIC 3673

Details of building practitioners and architects

(a) to be engaged in the building work

Name: Paul Spinks
Category/Class & Registration No: CB-L23476

(b) who were engaged to prepare documents forming part of the application for this permit

Name: Todd Durnthaler
Category/Class & Registration No: Engineer, EC 30579

Details of domestic building work insurance

The issuer or provider of the required insurance policy is: Not Applicable

Details of relevant planning permit: Not applicable

Our Ref: DA6724

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

BUILDING PERMIT
Building Permit No: 41145/18/00149/0

Nature of building work:

Construction of farm shed
Storeys contained: 1
Rise in storeys: 1
Effective height: 6.55m
Type of construction: Metal
Version of BCA applicable to permit: BCA 2016 Volume 1
Stage of building work permitted: Whole
Cost of building work: \$184,140.00
Total floor area of: 1140m² new building work

Building Classification

Part of building: Farm Shed
BCA Classification³: 7b
Description²: Construction of farm shed

Protection work

Protection work is not required in relation to the building work proposed in this permit

Inspection requirements

The mandatory notification stages are:

1. Footings – inspect excavation prior to pouring
2. Frame – on completion of steel/timber frame
3. Final – when all works are complete

Occupation or use of building

A certificate of final inspection is required prior to the occupation or use of this building.

Commencement and completion

This building work must commence by 3 October 2019.

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

This building work must be completed by 3 October 2021.

If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

Conditions

This permit is not subject to any conditions

Our Ref: DA6724

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

BUILDING PERMIT
Building Permit No: 41145/18/00149/0

Relevant Building Surveyor
Sarah Ford
1 Bridge Street East, BENALLA 3672
sarah.ford@benalla.vic.gov.au
BS-L 41145
Benalla Rural City Council
41145/18/00149/0

Signature

Date of issue of permit: 3 October 2018

Our Ref: DA6724

Building Act 1993

**BUILDING REGULATIONS 2018
Regulation 200**

CERTIFICATE OF FINAL INSPECTION

Property Details

Lot 1, PP 129676, 83 Martin Road
MOORNGAG VIC 3673
Parish of ROTHESAY
Municipal District: Benalla Rural City Council

Building permit details

Building Permit Number: 41145/18/00149/0
Version of BCA applicable to building permit: BCA 2016 Volume 1

Description of Building Work

Part of building: Whole
Permitted Use: Construction of farm shed
BCA Class: 7b

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.: 41145/18/00149/0
Date of issue: 24 April 2019

Signature:

Enquiries: Building Administration Officer
03 5760 2600

Our Ref: DA6724

21 April 2023

Brett Walker
83 Martin road
MOORNGAG VIC 3673

Dear Brett

Building Permit 7967039464553/0



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

Please find enclosed a Building Permit issued by us for a Farm Shed at 83 Martin Road Moorngag.

Please check the approved building plans for any additional notation and read carefully the building permit and conditions applicable to your building work.

As the siting for your building work is critical, please contact the Building Department should you wish to alter the approved siting prior to starting any work.

Also note the mandatory inspections to be carried out during the course of your building work (refer to Building Permit). Forty eight (48) hours' notice is required prior to the desired time of inspection. Please quote the Building Permit number when requesting the inspection. Inspection days are Monday, Wednesday and Friday.

Failure to request a mandatory inspection will result in us reporting you to the VBA under the Building Act and Building Regulations.

Ensure all building work has commenced and is completed by the nominated dates as shown on the Building Permit. Failure to do so will cause the Building Permit to lapse; and at the owner's expense another building permit will be required to complete the works.

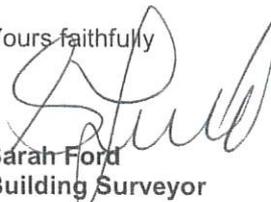
Owners, please note that it is an offence against the Building Regulations 2018 to occupy the premises or use the building without having first gained an Occupancy Permit or Certificate of Final Inspection.

Please note, any amendments to the Permit after it has been issued will attract an amendment fee.

https://www.vba.vic.gov.au/__data/assets/pdf_file/0006/99465/Notification-of-increased-building-costs-for-building-permits.pdf

Should you require any further information or assistance please contact the Building Administration Officer.

Yours faithfully


Sarah Ford
Building Surveyor

Encl.

Copy to: Paul Spinks
695 Molyullah Tatong Road
TATONG VIC 3673

Our Ref: DA6724



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

BUILDING PERMIT
Building Permit No: 7967039464553

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

Issued to
Brett Walker
83 Martin road
MOORNGAG VIC 3673

Email: brettawalker70@gmail.com
Address for serving or giving of documents: 83 Martin Road, Moorngag Vic 3673
Contact Person: Brett Walker Telephone: 0429 189 186

Ownership details
Vienna Invest Holding Pty Ltd
501 Knight Road
BENALLA VIC 3672

Property Details

Number	Street/road	City/town	Postcode
83	Martin Road	Moorngag	3673
Lot/s	LP/PS	Volume	Folio
16A	PP 3459	10739	162
Parish	Municipal district		
Rothesay	Benalla Rural City Council		

Builder
Paul Spinks
695 Molyullah Tatong Road
TATONG VIC 3673

This Builder is specified under section 24B (3) 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: Paul Spinks
Category/Class & Registration No: Builder, CB-L 23476

Name: Todd Durnthaler
Category/Class & Registration No: Engineer, PE 0002017

Details of relevant planning permit: N/A

Our Ref: DA6724

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

BUILDING PERMIT
Building Permit No: 7967039464553

Nature of building work:

Construction of a farm shed

Storeys contained: 1

Version of BCA applicable to permit: BCA 2019 Amendment 1 Volume 1

Stage of building work permitted: Whole

Cost of building work: \$110,000.00

Total floor area of: 849m² new building work

Building Classification

Part of building: Farm Shed

BCA Classification³: 7b

Description²: Construction of a farm shed

Protection work

Protection work is not required in relation to the building work proposed in this permit.

Inspection requirements

The mandatory notification stages are

1. Footings – inspect prior to pouring
2. Pre-slab – inspect prior to pouring
3. Frame – on completion of steel/timber frame
4. Final – when all works are complete
5. Occupancy – prior to occupation of the dwelling

Occupation or use of building

An occupancy permit is required prior to the occupation or use of this building.

If an occupancy permit is required, the permit is required for the whole of the building in relation to which the building work is carried out.

Commencement and completion

This building work must commence by 21 April 2024

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

This building work must be completed by 21 April 2026

If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

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

BUILDING PERMIT
Building Permit No: 7967039464553

Conditions

This permit is subject to the following conditions

**BUILDING PERMIT
CONDITIONS**

ADMINISTRATIVE

1. Display of permit information – Pursuant to Reg. 41(2); a person who is in charge of the carrying out of building work must take all reasonable steps to ensure that the following information is displayed on the allotment in a conspicuous position that is visible to the public:
 - 1.1. Builders contact details and registrations numbers; and
 - 1.2. Building surveyors contact details and registration numbers; and
 - 1.3. Building permit number and date of issueAll permit information must be on display prior to commencing building work and must remain on display for the duration of the building work in a condition that is visible and legible.
Penalty: 10 penalty units
2. Permit information to be available – Pursuant to Reg. 41(1); a person who is in charge of the carrying out of building work must take all reasonable steps to ensure that a copy of the building permit and one set of approved plans, specifications and any other document relating to the building permit are available for inspection on site during the period that the building work is in progress.
Penalty: 10 penalty units
3. Mandatory inspection – All mandatory stage building inspections as nominated in this building permit must be completed prior to continuing building work beyond that stage. Bookings for inspections must be made with Council's Building Services department by contacting on 5760 2600 and with at least 48 hours' notice.
4. Final Inspection – A final inspection must be completed and a Certificate of Final Inspection obtained prior to use of the approved building work. The applicant is responsible for calling for and arranging all inspections.

GENERAL

5. Building restriction of use: - The structure is not to be used for habitable purposes without prior written approval from an authorised person.
6. Boundary projections: - No part of the structure is to project over the cadastral boundary (eg. including gutters).
7. Public Protection – Prior to works commencing, the perimeter of the building site must be fully fenced with 1.8m high temporary fence panels which effectively exclude unauthorised people from the area, counterweighted to prevent overturning by wind force, and erected to the

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

BUILDING PERMIT
Building Permit No: 7967039464553

satisfaction of the Municipal Building Surveyor.

CONSTRUCTION

8. Founding – All pad footings for columns must be founded in natural ground material and provide adequate bearing for the structure in accordance with AS 2870.
9. Slab & foundations – The concrete slab and foundations are to be prepared and constructed in accordance with details of a Class 'M-D' soil classification (details as scheduled on Page 1 of the engineer drawings approved with this building permit.
10. Steel Framing – All steel framing to walls of the amenities area must be constructed in accordance with NASH Standard – Residential and Low-Rise Steel Framing, Part 1 or Part 2; and
 - 10.1. A detailed schedule of wall framing or shop drawings must be provided for approval prior to the construction of all framing on site; and
 - 10.2. Wall framing panels shall not support roof loads. All roof loads must be supported on steel columns in accordance with the engineers design (refer computations and sketch dated 13-6-2016).
11. Steel Framing – All steel framing of the structure must in accordance with the approved plans and as follows:
 - 11.1. Connection – All connections of structural members must be bolted, screwed or welded as detailed by the approved plans.
 - 11.2. Corrosion protection – All steel work and welded connections must be protected against corrosion in accordance with BCA Volume 2, Part 3.4.2.2.
 - 11.3. Bracing – The roof structure must be braced with minimum 1 x Galvanised cross tension straps (30 x 0.8mm) to each area of new roofing.
12. Drainage – Downpipes and drainage must be installed to the building in accordance 'AS 3500.3-2003, Plumbing and drainage, Stormwater drainage'.
 - 12.1. Gutters and downpipes – These must be selected and installed in accordance with BCA 3.5.2 and AS/NZS 3500.3 or Section 5 of AS/NZS 3500.5. It is recommended that gutters be a minimum size of 115mm D gutter or larger; and downpipes be a minimum size of 75mm dia. or larger.
 - 12.2. Gutters and downpipes – These must be selected and installed in accordance with BCA 3.5.2 and AS/NZS 3500.3 or Section 5 of AS/NZS 3500.5. It is recommended that gutters be a minimum size of 115mm D gutter or larger; and downpipes be a minimum size of 75mm dia. or larger. Gutters must be provided with overflow measures in accordance with BCA Table 3.5.2.3 (eg. front face slotted gutter is acceptable; or other acceptable continuous overflow measure in accordance with BCA Table 3.5.2.4)
 - 12.3. Surface preparation - The external finished surface surrounding the building must be graded to move surface water away from the building at minimum slope of 50mm over the first 1m from the building.
 - 12.4. Subfloor drainage – The ground beneath building (suspended floors) shall be graded and drained to prevent ponding of water under the building.
 - 12.5. Drainage lines: Must be 90mm dia. Class 6 UPVC and where provided underground must have a minimum cover 100mm under soil; or 75mm under reinforced concrete

FORM 2
Regulation 37 (1)
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BUILDING PERMIT
Building Permit No: 7967039464553

subject to light traffic; or 50mm under paved or concrete areas.

- 12.6. Discharge: Drainage lines must connect and convey stormwater to the existing rainwater tank.
- 12.7. Discharge: Drainage lines must connect and convey stormwater to the legal point of discharge.
- 12.8. Discharge from tank – Overflow discharge from a rain water tank shall be conveyed via drainage lines to the legal point of discharge for the allotment.
- 12.9. Rainwater tank – Drainage from the shed must be connected to the existing rainwater tank on the allotment in accordance with Title Agreement (section 173) AK410941C. Discharge from the rainwater tank must be via the existing overflow provision and connect to the legal point of discharge for the allotment located at the front of the property.

ACCESS & EGRESS

13. Doors – Doors and doorways shall comply as follows:

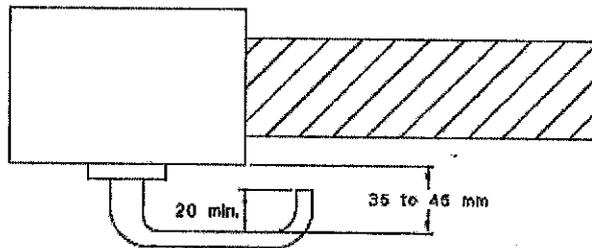
- 13.1. Circulation space at doorways – The PA door to DOS area shall be accessible and provided with circulation space in accordance with AS 1428.1, Clause 13.3.2.
- 13.2. Door controls – Door controls to PA door must be provided with access compliant door hardware in accordance with AS 1428.1, Clause 13.5.
- 13.3. Door handles – Door requiring latch control shall be provided with;
 - 13.3.1. A door handle and related hardware of the type that allow the door to be unlocked and opened with one hand. The handle shall be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch (see example 'Figure 35(A)' below); and
 - 13.3.2. Have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35mm and not more than 45mm; or
 - 13.3.3. A single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor
- 13.4. Snibs – Where a snib is installed, it shall have a lever handle of 45mm min length.
- 13.5. Door movement – The operation of doors must be maintained to be free moving. The force required at the door handle to operate the door shall not exceed 20 N.
- 13.6. Location of handles – Door handles must be installed not less than 900mm and not more than 1100mm above the plane of the finished floor.

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Regulation 37 (1)
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BUILDING PERMIT
Building Permit No: 7967039464553



(a) Isometric view



(b) Plan view

FIGURE 35(A) EXAMPLE OF ACCEPTABLE DOOR HARDWARE FOR HINGED DOORS

SERVICES AND EQUIPEMENT

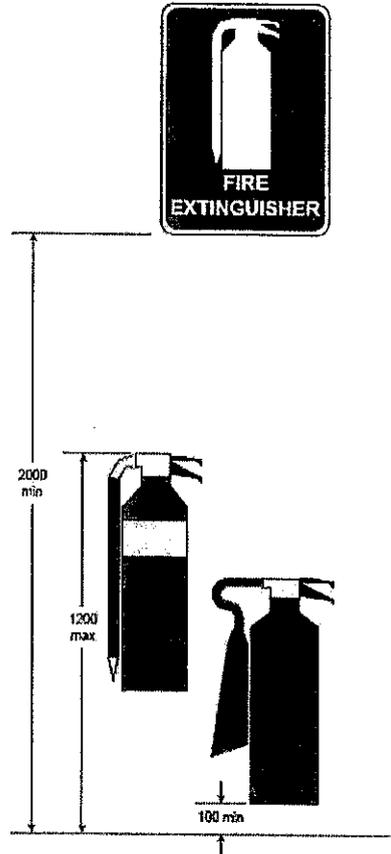
14. Portable fire extinguishers – A minimum of 2 x type 2A fire extinguishers shall be installed within the building for Class A fire risk; and
 - 14.1. Electrical – where located near the switchboard, the portable fire extinguisher shall have a Class E rating suitable for electrical risks; and
 - 14.2. Location – shall be located such that there is not more than a 15m path of travel to at least one fire extinguisher and be located along normal paths of travel near exits and in a position where access will not present a hazard to the potential user; and
 - 14.3. Installation – installed of fire extinguishers shall be in accordance with AS 2444-2001; and
 - 14.4. Mounting Heights – fire extinguisher and signage shall be installed in accordance with Figure 3.2 of AS 2444 (See below).
15. Portable fire extinguisher mounting heights – Figure 3.2, AS 2444

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Building Permit No: 7967039464553

AS 1444-1991

16



DIMENSIONS IN MILLIMETRES

FIGURE 3.2 MOUNTING HEIGHTS FOR PORTABLE FIRE EXTINGUISHERS AND LOCATION SIGNS

CERTIFICATES

16. Certificates and verification documents - Upon completion of the building works you are required to submit the following documentation:
 - 16.1. Plumbing - a certificate of compliance for all Plumbing work.
 - 16.2. Electrical - Certificates of compliance from a licenced electrician for all prescribed & non-prescribed electrical installations.

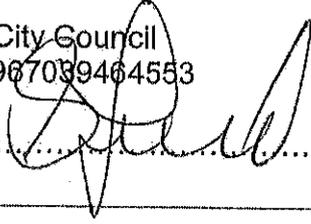
Our Ref: DA6724

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Building Act 1993
Building Regulations 2018

BUILDING PERMIT
Building Permit No: 7967039464553

Relevant Building Surveyor

Sarah Ford
1 Bridge Street East, BENALLA 3672
sarah.ford@benalla.vic.gov.au
BS-L 41145
Benalla Rural City Council
Permit no.: 7967039464553

Signature  Date of issue of permit: 21 April 2023

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

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:

VENDOR:

**VIENNA INVEST HOLDING PTY LTD
(ACN 605 514 181)**

PURCHASER:

VENDOR STATEMENT

PROPERTY:

**83 MARTIN ROAD
MOORNGAG**

VENDORS' SOLICITOR:

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

Tel: **(03) 5721 5311**
Fax: **(03) 5722 1314**
Ref: **JMM:250525**