

Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.
The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	557 GEORGES CREEK ROAD, TALGARNO VIC 3691
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Vendor's name	Harry James Mason	Date	/ /
Vendor's signature			
Vendor's name	Gillian Elizabeth Mason	Date	/ /
Vendor's signature			

Purchaser's name	Date
Purchaser's signature	/ /
Purchaser's name	Date
Purchaser's signature	/ /

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: \$0.00

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

\$0.00

To

Other particulars (including dates and times of payments):

1.3 Terms Contract

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

Not Applicable

1.4 Sale Subject to Mortgage

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

Not Applicable

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	AVPC No. 520
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒ 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 ☒ Not applicable

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable

2.2 Owner Builder

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

Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

- (a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):
- ☒ Is in the attached copies of title document/s
- (b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:
- To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements, covenants or other similar restriction.

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

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

3.4 Planning Scheme

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

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

- ☒ Are as follows
Nil

4.2 Agricultural Chemicals

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

Nil

4.3 Compulsory Acquisition

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

Nil

5. BUILDING PERMITS

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

- ☒ Are as follows:
Nil

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

8. SERVICES

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

Electricity supply ☒	Gas supply ☒	Water supply ☒	Sewerage ☒	Telephone services ☒
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9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable

10.2 Staged Subdivision

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

(a) Attached is a copy of the plan for the first stage if the land is in the second or 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:

NIL

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

NIL

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

NIL

10.3 Further Plan of Subdivision

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

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and

(b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date);

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is attached

13. ATTACHMENTS

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

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

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

Register Search Statement

Copy Plan

Planning Property Report

Copy Rates Notice

Due Diligence

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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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 11431 FOLIO 820

Security no : 124128941467K
Produced 13/10/2025 09:09 PM

LAND DESCRIPTION

Lot 3 on Title Plan 532895V.
PARENT TITLE Volume 07279 Folio 766
Created by instrument AK440478E 02/07/2013

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
HARRY JAMES MASON
GILLIAN ELIZABETH MASON both of 56 QUEEN ELIZABETH DRIVE TALLANGATTA VIC
3700
AK416076N 22/06/2013

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 TP532895V FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

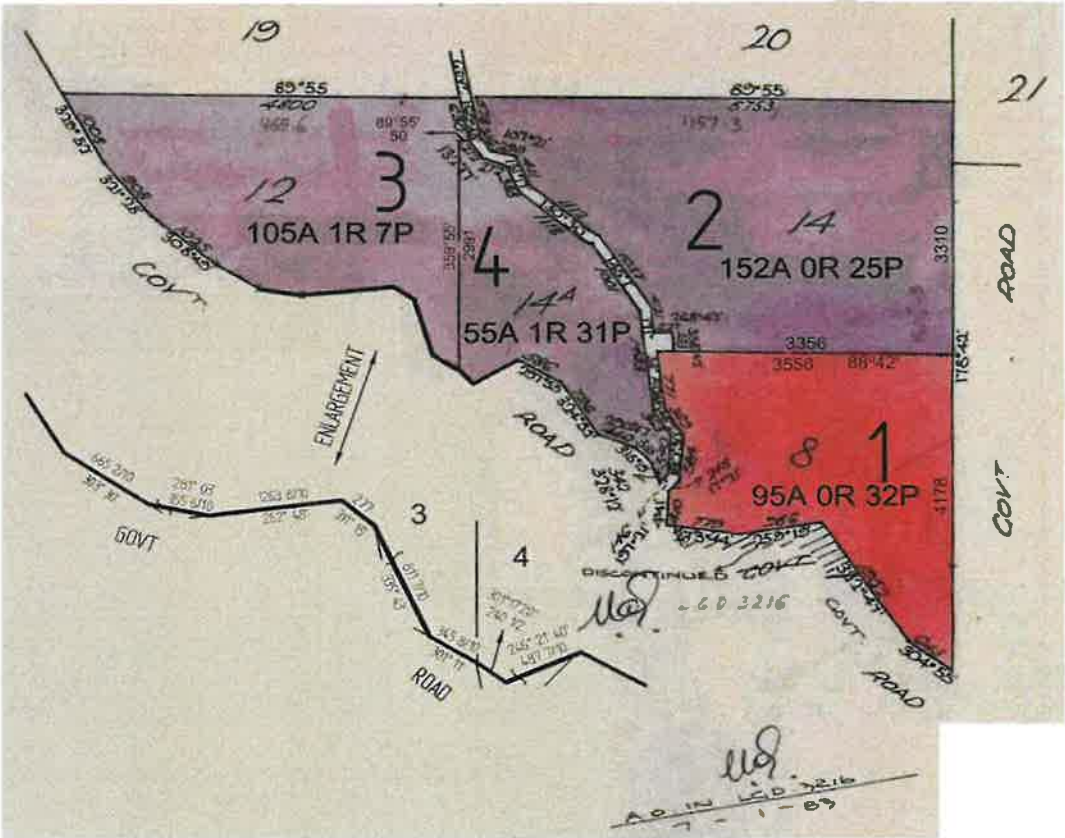
Street Address: 557 GEORGES CREEK ROAD TALGARNO VIC 3691

DOCUMENT END

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TITLE PLAN	EDITION 2	TP 532895V												
Location of Land Parish: TALGARNO Township: Section: E Crown Allotment: 8, 12 (PT), 14 (PT), 14A Crown Portion: Last Plan Reference: Derived From: VOL 7279 FOL 786 Depth Limitation: 50 FEET (CA12, CA 14, CA 14A)		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: 15/06/2000 VERIFIED: MP												
														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td colspan="2">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 1992</td> </tr> <tr> <td>PARCEL 1 =</td> <td>CA 8</td> </tr> <tr> <td>PARCEL 2 =</td> <td>CA 14</td> </tr> <tr> <td>PARCEL 3 =</td> <td>CA 12 (PT)</td> </tr> <tr> <td>PARCEL 4 =</td> <td>CA 14A (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 1992		PARCEL 1 =	CA 8	PARCEL 2 =	CA 14	PARCEL 3 =	CA 12 (PT)	PARCEL 4 =	CA 14A (PT)
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PARCEL 2 =	CA 14													
PARCEL 3 =	CA 12 (PT)													
PARCEL 4 =	CA 14A (PT)													
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets												

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

TP532895V

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

[illegible]

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 29 October 2025 10:03 PM

PROPERTY DETAILS

Address: **557 GEORGES CREEK ROAD TALGARNO 3691**
Lot and Plan Number: **Lot 3 TP532895**
Standard Parcel Identifier (SPI): **3\TP532895**
Local Government Area (Council): **TOWONG**
Council Property Number: **320263**
Planning Scheme: **Towong**
Directory Reference: **Vicroads 36 E3**

www.towong.vic.gov.au

[Planning Scheme - Towong](#)

UTILITIES

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

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **BENAMBRA**
OTHER
Registered Aboriginal Party: **None**

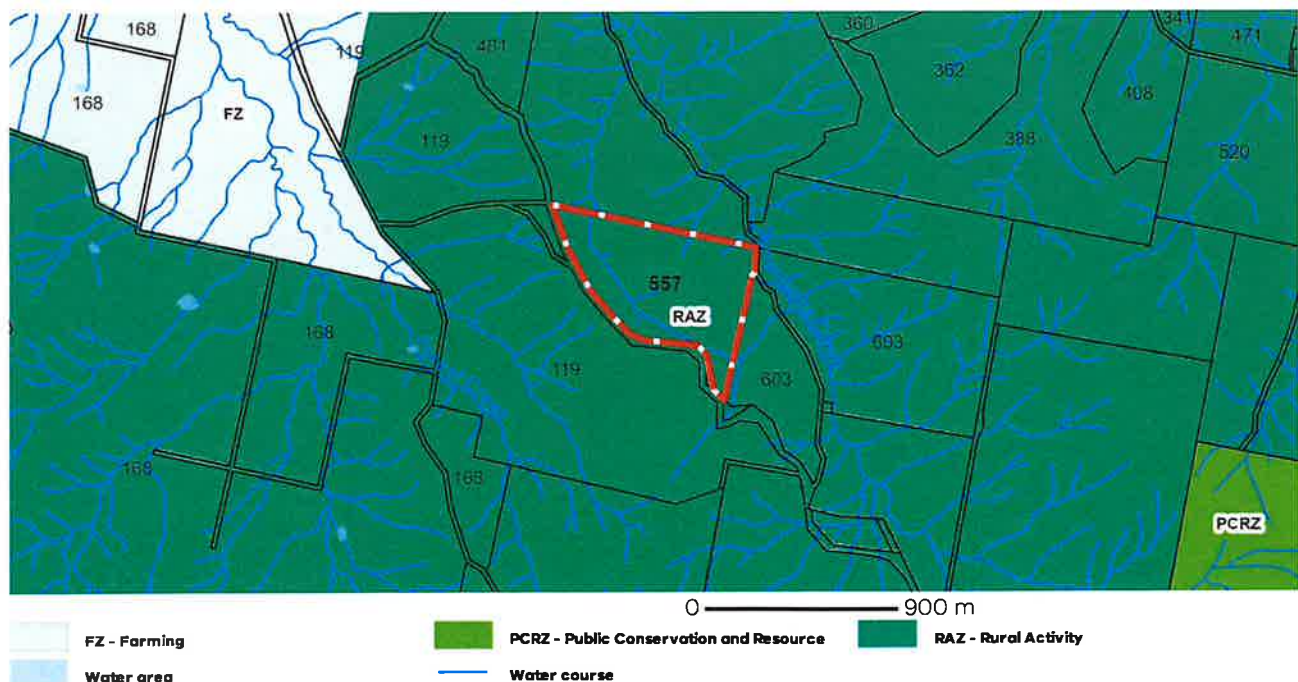
Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

RURAL ACTIVITY ZONE (RAZ)

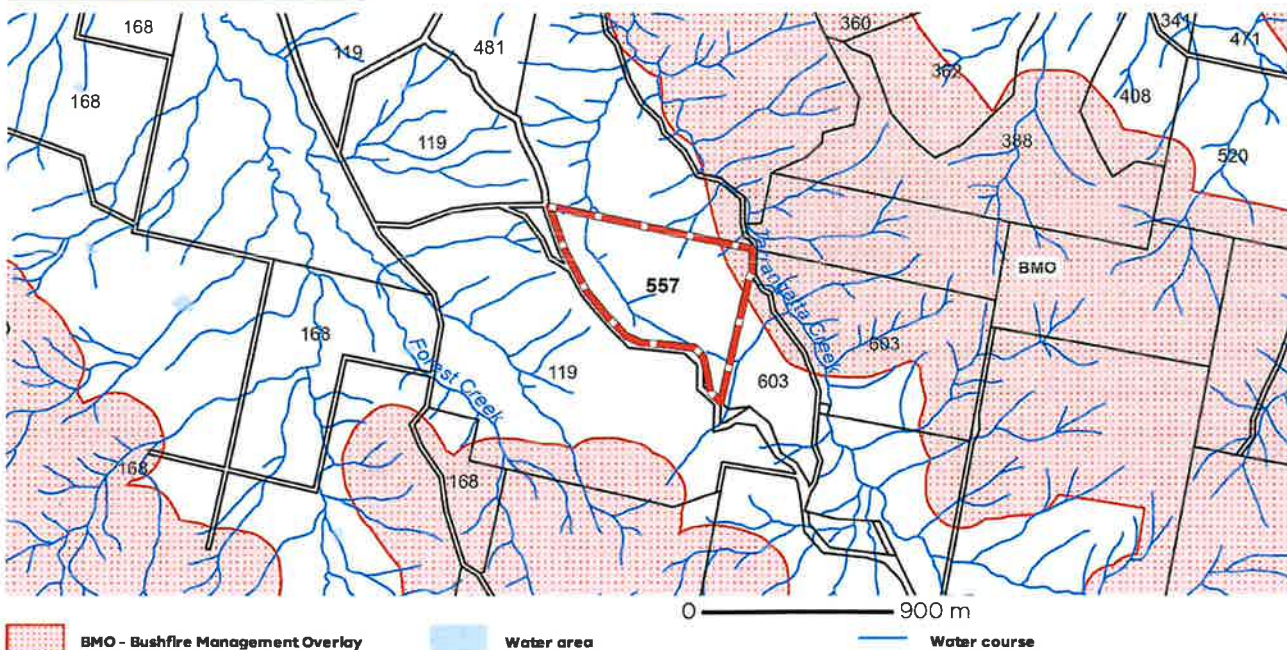
SCHEDULE TO THE RURAL ACTIVITY ZONE (RAZ)



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

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

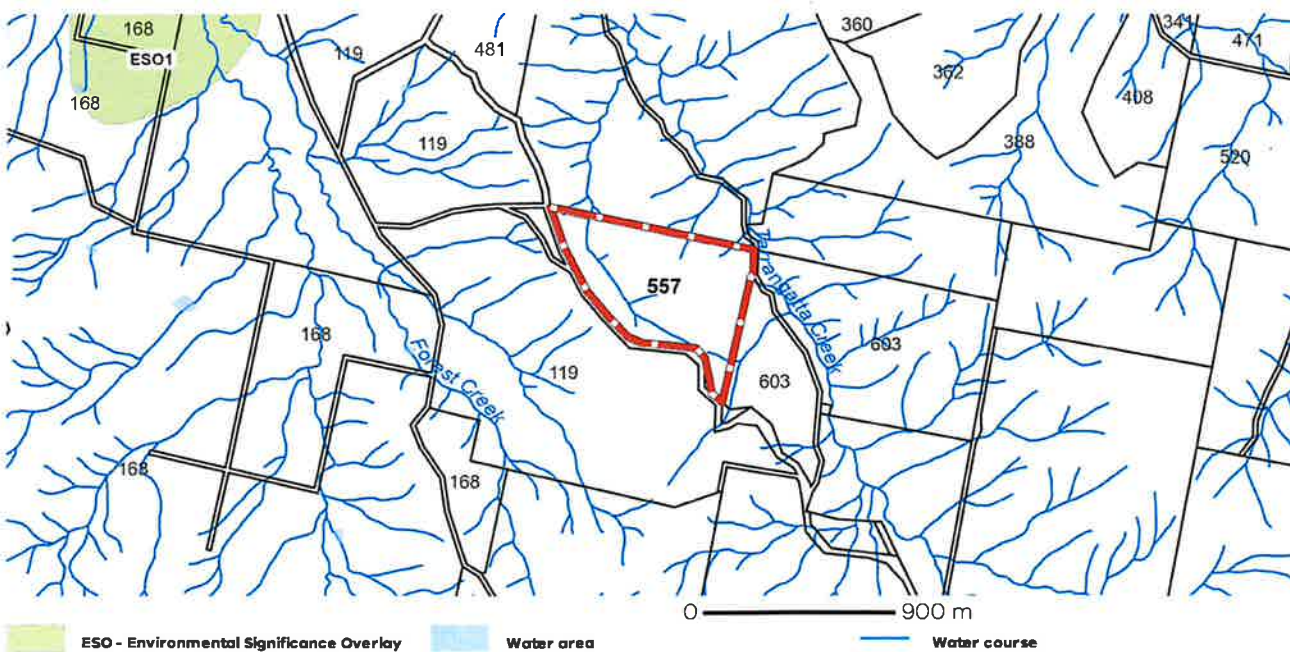


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



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.

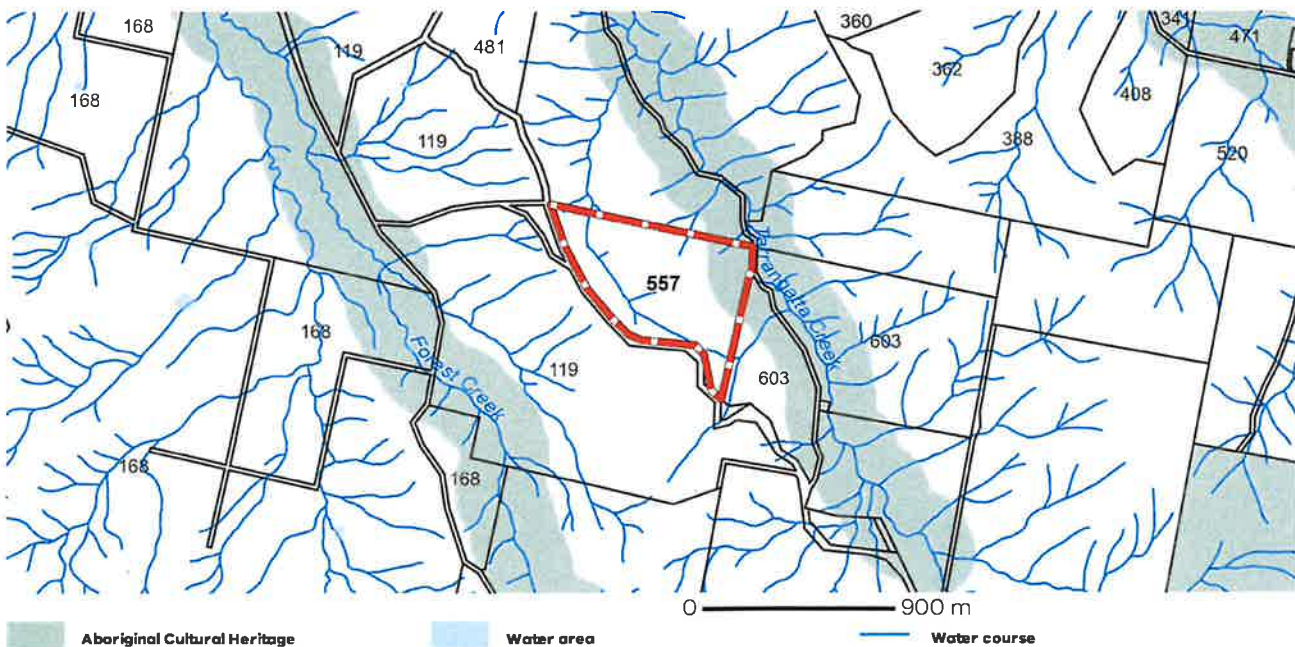
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this 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/aoqQuestion1.aspx>

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



Further Planning Information

Planning scheme data last updated on 23 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 affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

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

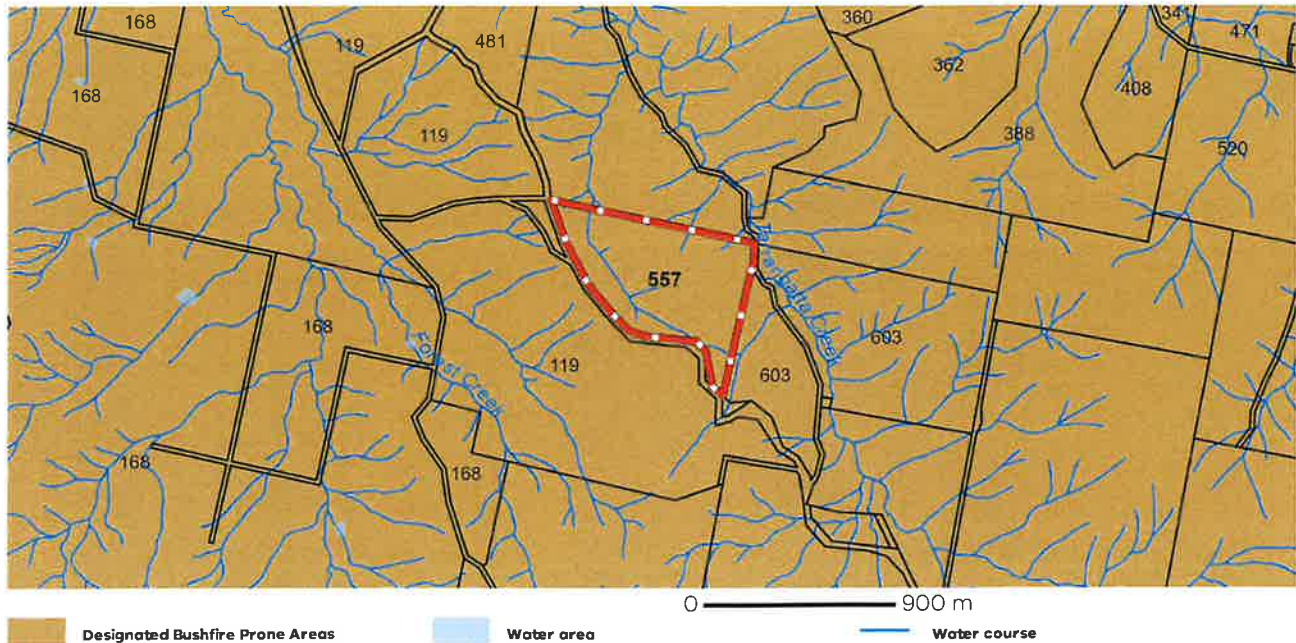
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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 \(environment.vic.gov.au\)](https://www.environment.vic.gov.au) or please contact your relevant council.

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

Rates and Valuation Notice

Tax invoice issued on 01 September 2025
ABN 45 718 604 860

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



166178/A/001283 23 034
H J & G E Mason
56 Queen Elizabeth Drive
TALLANGATTA VIC 3700

Property Number
320263

Carried Forward Balance

\$117.00

Arrears due now

+

This Instalment

\$471.93

Due 30 September 2025

=

Amount Payable

\$588.93

Council Rates and Charges

For 1 July 2025 to 30 June 2026

Rural rates @ 0.00189400 x CIV	\$1,003.82
Municipal charge	\$347.00
Waste Facilities Management charge	\$104.00
Rates and charges	\$1,454.82

State Government Charges Emergency Services and Volunteers Fund

ESVF - Primary-Production @ 0.00028700 x CIV	\$152.11
ESVF - Primary-Production	\$275.00
ESVF Charges	\$427.11

2025/26 Total Charges \$1,881.93

Your property

Address:	557 Georges Creek ROAD Talgarno VIC 3691
Area:	42.443100 Hectares
Valuation code (AVPCC):	520 - Domestic Livestock Grazing
Capital Improved Value:	\$530,000
Site Value:	\$520,000
Net Annual Value:	\$26,500
Valuation at:	1 January 2025
Valuation effective from:	1 July 2025

Description:
Lot 3 532895 V7279 F766 Parish of Talgarno

Instalment 1 \$471.93 30 September 2025	+	Instalment 2 \$470.00 30 November 2025	+	Instalment 3 \$470.00 28 February 2026	+	Instalment 4 \$470.00 31 May 2026	=	Total \$1,881.93
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How to pay



Billers code: 21485
Ref: 9781477



Billers Code: 0883
Ref: 9781477

Visit www.postb11pay.com.au or phone 131 816 to pay with your Visa or Mastercard or pay in person at any Post Office with eftpos, Visa, MasterCard, cash or cheque.



Pay in person: Pay with eftpos, Visa, Mastercard, cash or cheque at:
• 33-37 Towong Street, Tallangatta
• 76 Hanson Street, Corryong



Mail: Detach and return this section with a cheque to:
• PO Box 55 Tallangatta VIC 3700



*883 9781477

Waste Disposal Voucher

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

Expires: 30 September 2026

Property Number:



320263

Waste Disposal Voucher

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

Expires: 30 September 2026

Property Number:



320263

This notice contains Council rates and charges as well as charges levied by the Victorian State Government's Emergency Services Volunteers Fund (ESVF). The ESVF has replaced the Fire Services Property Levy and is collected by councils and it does not fund council services.

The property charges Council levies is a combination of fixed and variable charges as described on this notice by applying a rate on its Capital Improved Value (as determined by the Victorian Valuer General).

The Victorian Government has specified a rate cap of 3%. The cap applies to the average annual increase of property rates and Municipal Charge. Council has adopted a 3% increase to general rates and municipal charge for 2025/26.

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

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

Rates and Charges

Information relating to rates (including differential rates) and charges are documented in the 2025/26 budget document and on our website.

Outstanding balance

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

Rates by instalments

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

Emergency Services and Volunteers Fund (ESVF)

The Emergency Services and Volunteers Fund is collected by Council on behalf of the Victorian Government. This is itemised as the ESVF Charge and/or ESVF Levy on this notice. For further information about charges, rebates, and eligibility visit: www.sro.vic.gov.au/emergency-services-and-volunteers-fund or call 1300 819 033.

Pension Rebate

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

Penalties for failing to pay

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

Payment allocations

All payments will be allocated in this order:

1. Legal costs
2. Interest charges
3. Overdue rates and charges
4. Current rates and charges

Property Owner Name: Harry James Mason, Gillian Elizabeth Mason
For Property owners address details contact Council if it is required.

Changes to rating classification

Ratepayers are responsible for ensuring that the details contained in the individual notices are correct. Any adjustments to rates will only be effective in the year the adjustment is made and will not be applied retrospectively.

Objection to valuation

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

Appeal against a rate or charge

A person who is aggrieved by a rate or charge imposed by Council, or by anything included or excluded from such a rate or charge, may appeal to the County Court under section 184 of the Local Government Act 2020 within 60 days from the date of issue on this notice.

Charge Exemptions for Single Farm Enterprise

An exemption from the Municipal Charge, Environmental Management Contribution and the ESVF may apply if multiple properties form a Single Farm Enterprise. For more information or to apply please contact Council.

Waiver, deferral or concession

If you are having difficulty in making payment please contact Council to discuss your circumstances. You may apply for a payment plan, waiver, deferral or concession of your Council rates and charges in accordance with section 170 or 171 of the Local Government Act 2020. You may apply for a waiver, deferral or concession of your Fire Services Property Levy in accordance with sections 27 or 28 of the Fire Services Property Levy Act 2012.

State Government - Valuing Authority

Revaluations are now performed annually by the State Government through the Valuer General Victoria. Rates are based on the Capital Improved Value (CIV) of each property: the total market value of the land plus buildings and other improvements (see front of notice). The 2025/2026 rates are based on the valuation at 1 January 2025 for rating from 1 July 2025.

Rates Comparative Table (for information only)	CIV	
	Rate in \$	Rates \$
Residential/Rural Res.	0.2367	1,254.51
Rural Rate	0.1894	1,003.82
Business Rate	0.2130	1,128.90
Vacant Rate	0.7574	4,014.22

