

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

14 HOLMES COURT, RUTHERGLEN VIC 3685

Vendor's name

Mary Catherine Kelly

Date

/ / 27-Nov-25

Vendor's signature

Signed by:

Mary Kelly

E360084D4DE4436...

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) Are contained in the attached certificate/s.

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

\$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.
(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

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.

The required specified information is as follows:

(a) Name of planning scheme	Indigo
(b) Name of responsible authority	Indigo Shire Council
(c) Zoning of the land	LDRZ - Low Density Residential Zone
(d) Name of planning overlay	See attached Property Planning Report

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:

N/A

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 <input type="checkbox"/>	Gas supply <input type="checkbox"/> bottled	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/> Septic tank	Telephone services <input type="checkbox"/>
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9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable

10.2 Staged Subdivision

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

(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)

Copy:

Certificate of Title Volume 10266 Folio 832

Plan of Subdivision 343818G

Agreement T304957H

Property Report

Planning Property Report

Indigo Shire Council Information Certificate

Indigo Shire Council Rates and Valuation Notice

North East Water Information Certificate

North East Water Tax Invoice

14 ADDITIONAL INFORMATION

The Vendor advises:

- a. sewers, drains or other services may be laid outside registered easements; and
- b. the property may be subject to unregistered easements in relation to pipes, connections, water supply or structures of service supply authorities or others including adjoining or nearby neighbours which may not have been disclosed to the Vendor and which may not be apparent from inspection of the property.

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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



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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 10266 FOLIO 832

Security no : 124129367024X
Produced 27/10/2025 02:59 PM

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 343818G.
PARENT TITLE Volume 09372 Folio 618
Created by instrument PS343818G 16/01/1996

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MARY CATHERINE KELLY of 14 HOLMES COURT RUTHERGLEN VIC 3685
AZ309775C 25/06/2025

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument PS343818G 03/07/1996

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.

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987
T304957H 14/09/1994

DIAGRAM LOCATION

SEE PS343818G FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ306601E (E)	TRANSFER CONTROL OF ECT	Completed	25/06/2025
AZ309765F (E)	NOMINATION OF ECT TO LC	Completed	25/06/2025
AZ309775C (E)	SURVIVORSHIP APPLICATION	Registered	25/06/2025

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

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

Street Address: 14 HOLMES COURT RUTHERGLEN VIC 3685

ADMINISTRATIVE NOTICES

NIL

eCT Control 18423T KELL MOORE
Effective from 25/06/2025

DOCUMENT END



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Document Type	Plan
Document Identification	PS343818G
Number of Pages (excluding this cover sheet)	5
Document Assembled	27/10/2025 14:59

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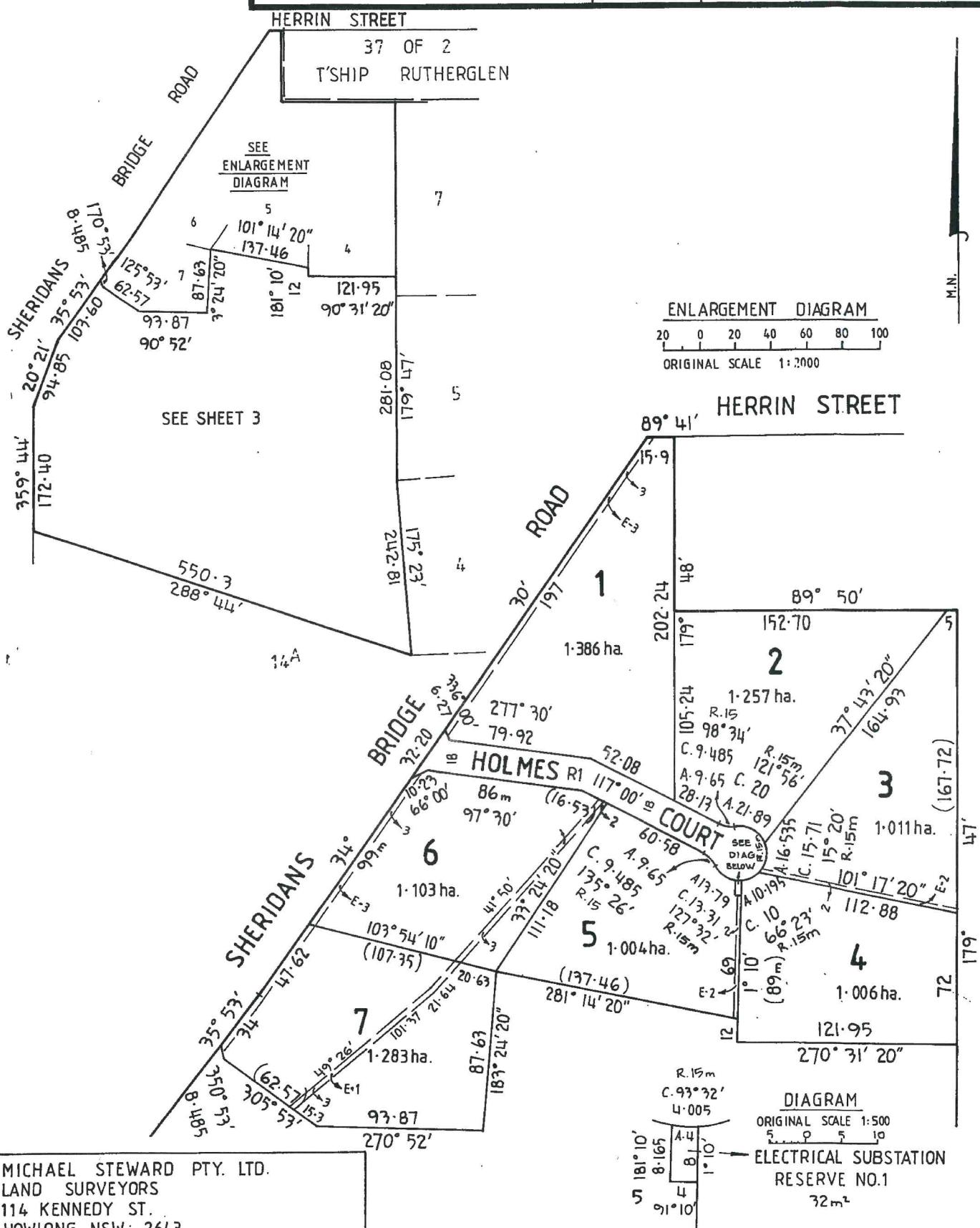
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PLAN OF SUBDIVISION		STAGE No.	LTO USE ONLY EDITION 5	PLAN NUMBER PS 343818 G																
LOCATION OF LAND		COUNCIL CERTIFICATION AND ENDORSEMENT																		
PARISH: LILLIPUT		COUNCIL NAME: INDIGO SHIRE COUNCIL REF:																		
TOWNSHIP: —		1. This plan is certified under Section 6 of the Subdivision Act 1988.																		
SECTION: ELEVEN		2. This plan is certified under Section 11(7) of the Subdivision Act 1988.																		
CROWN ALLOTMENT: ONE, ONE A & 14		3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.																		
CROWN PORTION: —		OPEN SPACE																		
LTO BASE RECORD: D.C.M.B. TITLE REFERENCES: VOL 9372 FOL 618		(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made.																		
LAST PLAN REFERENCE/S: CP 109652		(ii) The requirement has been satisfied.																		
POSTAL ADDRESS: SHERIDANS BRIDGE RD (At time of subdivision) RUTHERGLEN 3685		(iii) The requirement is to be satisfied in Stage																		
AMG Co-ordinates (of approx centre of land in plan)		E 450 200 N 6 007 900	ZONE: 55	Council Delegate Council Seal Date 28/7/05																
VESTING OF ROADS AND/OR RESERVES		Re-certified under Section 11(7) of the Subdivision Act 1988.																		
IDENTIFIER		Council Delegate Council Seal Date / /																		
ROAD R1 & R2 RESERVE NO.1		<p>NOTATIONS</p> <p>STAGING This is not a staged subdivision. Planning permit No. P95/41</p> <p>DEPTH LIMITATION: ONLY CROWN ALLOTMENTS ONE, ONE A AND 14 (PT.) ARE LIMITED TO A DEPTH OF 15.24 METRES BELOW THE SURFACE.</p> <p>LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES.</p>																		
<p>SURVEY. THIS PLAN IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No.</p>																				
<p>EASEMENT INFORMATION</p> <table border="1"> <tr> <td colspan="2">LEGEND</td> <td colspan="3">EASEMENT INFORMATION</td> </tr> <tr> <td colspan="2">A - Appurtenant Easement</td> <td colspan="3">E - Encumbering Easement</td> </tr> <tr> <td colspan="2">R - Encumbering Easement (Road)</td> <td colspan="3"></td> </tr> </table>					LEGEND		EASEMENT INFORMATION			A - Appurtenant Easement		E - Encumbering Easement			R - Encumbering Easement (Road)					LTO USE ONLY
LEGEND		EASEMENT INFORMATION																		
A - Appurtenant Easement		E - Encumbering Easement																		
R - Encumbering Easement (Road)																				
					STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT															
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	RECEIVED <input checked="" type="checkbox"/> DATE: 11/11/06															
R1 & R2	WAY, DRAINAGE, ELECTRICITY, TELEPHONE AND DATA TRANSMISSION.	SEE DIAG. SHEET 2	THIS PLAN	LAND IN THIS PLAN	THIS IS AN L.T.O. COMPILED PLAN															
E-1	DRAINAGE	3	THIS PLAN	INDIGO SHIRE	CHECKED 12/7/96 A Dallas															
E-2	POWER LINE	2	THIS PLAN — SECTION 44 OF THE ELECTRICITY INDUSTRY ACT 1993	EASTERN ENERGY LIMITED ACN 064 651 118	Assistant Registrar of Titles															
E-3	WATER SUPPLY PIPELINE	3	THIS PLAN	KIEWA MURRAY WATER	SHEET 1 OF 4 SHEETS															
MICHAEL STEWARD PTY LTD LAND SURVEYORS 114 KENNEDY ST. HOWLONG NSW 2643 PHONE 060 265 527		LICENSED SURVEYOR (PRINT) MICHAEL STEWARD SIGNATURE DATE 4/7/05 REF 1340 VERSION 1			DATE 28/7/05 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3															

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 343818 G

		ORIGINAL SCALE	ORIGINAL SHEET SIZE	LICENSED SURVEYOR (PRINT)		SHEET 2 OF 4 SHEETS	
50	0	50 100 150 200 250	1:5000 A3	SIGNATURE	DATE / /	DATE / /	COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 343818 GCREATION OF RESTRICTIONS

THE FOLLOWING RESTRICTIONS ARE TO BE CREATED UPON REGISTRATION OF THIS PLAN AS DIRECTED IN PLANNING PERMIT NUMBER P95/41

RESTRICTION NO.1

LAND TO BENEFIT : LOTS 1-25(B1), 25, 26, 27 & 28 ON THIS PLAN

LAND BURDENED : LOTS 1, 6, 7, 25, 26 & 28 ON THIS PLAN

DESCRIPTION OF RESTRICTION

THERE IS TO BE NO VEHICLE ACCESS TO LOTS 1, 6 & 7 ON THIS PLAN FROM EITHER SHERIDANS BRIDGE ROAD OR HERRIN STREET

THERE IS TO BE NO VEHICLE ACCESS TO LOTS 25, 26 & 28 ON THIS PLAN FROM SHERIDANS BRIDGE ROAD.

RESTRICTION NO.2

LAND TO BENEFIT : LOTS 1-21(B1), 25, 26, 27, & 28 ON THIS PLAN

LAND BURDENED : LOTS 1-21(B1), 25, 26, 27 & 28 ON THIS PLAN

DESCRIPTION OF RESTRICTION

- (a) THAT NO TRANSPORTABLE HOUSE BE PLACED OR PERMITTED TO REMAIN ON LOTS 1-21(B1), 25, 26, 27 & 28 ON THIS PLAN
- (b) THAT NO MAIN BUILDING SHALL BE ERECTED OR PERMITTED TO REMAIN ON ANY OF 1-21(B1), 25, 26, 27 & 28 ON THIS PLAN WITH EXTERNAL WALLS OF FIBRO CEMENT SHEETING OR SIMILAR MATERIAL.

MICHAEL STEWARD PTY LTD
LAND SURVEYORS
114 KENNEDY ST.
HOWLONG NSW 2643

PHONE 060-265 527

0 / / / / / / / / / / / / / / / /
LENGTHS ARE IN METRES

ORIGINAL
SCALE | SHEET
SIZE
A3

LICENSED SURVEYOR (PRINT) MICHAEL STEWARD
SIGNATURE DATE / /
REF 1340 VERSION 1

SHEET 4 OF 4 SHEETS

DATE / /
COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm

Coffield's PS03

MODIFICATION TABLE
RECORD OF ALL ADDITIONS OR CHANGES
TO THE PLAN

MASTER PLAN (STAGE 1) REGISTERED DATE 16/1/96 TIME 1:55 pm

PS 343818G



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T304957H

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T304957H

FOR...

Lodged by: **ANDREW P MELVILLE**
Code: **1247G**

MADE AVAILABLE
TO PUBLIC TO

VICTORIA

APPLICATION BY A
RESPONSIBLE AUTHORITY under
Section 181 *Planning and Environment*
Act 1987 for ENTRY OF A
MEMORANDUM OF AGREEMENT
under Section 173 of the Act.

The Responsible Authority under the Planning Scheme having entered into an Agreement with the parties named for the land described requires that a memorandum of the Agreement be entered on the Certificate of Title to the land referred to.

LAND: CERTIFICATE OF TITLE VOLUME 9372 FOLIO 618

ADDRESS OF LAND: CROWN ALLOTMENTS 1, 1A & 14 OF SECTION 11
PARISH OF LILLIPUT COUNTY OF BOGONG
SHERIDAN'S BRIDGE ROAD, RUTHERGLEN

RESPONSIBLE AUTHORITY: SHIRE OF RUTHERGLEN
of High Street, RUTHERGLEN 3685

PLANNING SCHEME: RUTHERGLEN PLANNING SCHEME

AGREEMENT DATE: 15TH JUNE 1994

AGREEMENT WITH: PETER NEVILLE HOLMES and
CHRISTINE ELIZABETH HOLMES
Both of 136-138 Bridge Street, BENALLA

A copy of the Agreement is attached to this Application.

Signature for the Responsible Authority: 

Name of Officer: **Stephen Mark O'Bree**

Shire Secretary

Date: **24 August 1994**

A
11/6/94

Please register this Application and upon completion return Certificate of Title to the Commonwealth Bank of Australia, Benalla

205

TO THE REGISTRAR OF TITLES ~~-----~~

Please register this dealing and
return Title
to the Commonwealth Bank
FOR THE COMMONWEALTH BANK OF
AUSTRALIA

Per John Dingley

Dated 15th June 1994

P N & C E HOLMES

with

**THE PRESIDENT, COUNCILLORS AND RATEPAYERS OF
THE SHIRE OF RUTHERGLEN**

and

THE COMMONWEALTH BANK OF AUSTRALIA

SECTION 173 AGREEMENT

ANDREW P MELVILLE
Barristers & Solicitors
110 Main Street
RUTHERGLEN VIC 3685
TEL: (060) 332611
FAX: (060) 328777
REF: APM/JW4639



THIS AGREEMENT is made the fifteenth day of June, 1994

BETWEEN

PETER NEVILLE HOLMES and CHRISTINE ELIZABETH HOLMES of 136-138 Bridge Street, Benalla in the State of Victoria (hereinafter called "the Owners") of the one part, THE PRESIDENT, COUNCILLORS AND RATEPAYERS OF THE SHIRE OF RUTHERGLEN, the office of which are situate at 153 High Street, Rutherglen in the State of Victoria (hereinafter called "the Responsible Authority") of the second part, and COMMONWEALTH SAVINGS BANK OF AUSTRALIA and COMMONWEALTH BANK OF AUSTRALIA both C/- Commonwealth Bank Benalla (hereinafter jointly called "the Bank") of the third part.

WHEREAS:-

- A. The Owners are the registered proprietor of Crown Allotments 1, 1A and 14 of Section 11 Parish of Lilliput County of Bogong and being the lands contained in Plan of Consolidation No. CP109652 and being the whole of the lands contained in Certificate of Title Volume 9372 Folio 618 (hereinafter called "the Land"), a copy of the title to the Land being annexed hereto, subject to mortgages numbered J92449 in favour of Commonwealth Savings Bank of Australia and S478624T in favour of Commonwealth Bank of Australia.
- B. The Responsible Authority is the local planning authority in respect to the Rutherglen Planning Scheme (hereinafter called "the Scheme") which affects the Land.
- C. The Owners are seeking to have the Land rezoned under the Scheme from Rural (RU1) to Rural Residential (RR) and propose, if the Land is rezoned to subdivide the Land into residential allotments.
- D. The Responsible Authority supports the proposed rezoning of the Land on the terms and conditions hereinafter contained.
- E. The parties hereto have agreed to enter into this agreement pursuant to the provisions of Section 173 of the Planning Environment Act 1987 as amended.

NOW THIS AGREEMENT WITNESSETH as follows:-

1. The Responsible Authority agrees to support the rezoning of the Land and to take all reasonable steps that are available to it to bring about such rezoning.
2. If the rezoning of the Land is approved in accordance with the provisions of the Planning and Environment Act 1987, the Owners hereby covenant and agree with the Responsible Authority:-

2.1.1 To apply (in the name of the Responsible Authority) to register this agreement at the office of the Registrar of Titles against the Title to the Land pursuant to the provisions of Section 181 of the Planning Environment Act 1987.

2.1.2 Not to sell transfer dispose of assign mortgage or otherwise part with possession of the Land or any part thereof without first disclosing to the transferee, assignee, or mortgagee or successor in title, the existence of this agreement and without having first obtained the execution of a similar agreement in favour of the Responsible Authority by such transferee, assignee, mortgagee or successor in title.

2.1.3 To bear all costs and expenses in respect to their requirements under clauses 2.1.1 and 2.1.2 hereof.

2.2 To take all necessary steps to subdivide the Land into allotments generally in accordance with a draft Development Plan, comprising approximately 20 allotments or thereabouts, subject to the approval thereof by the Responsible Authority.

2.3 That in addition to all other lawful requirements that may be imposed upon the Owner in respect to that subdivision, that the Responsible Authority may impose the following conditions on any Planning Permit issued in respect thereto:-

2.3.1 The Owner of each allotment shall ensure that all effluent from such allotment shall be disposed of or take place within such allotment and shall be in accordance with the lawful requirements of the Responsible Authority and to its satisfaction.

2.3.2 The Owner shall provide SEC mains power to each allotment to the satisfaction of the SEC and the Responsible Authority.

2.3.3 The Owners shall provide reticulated water to each allotment to the satisfaction of the Rural City of Wodonga and shall pay headworks charges and enter into any agreements required by the Rural City of Wodonga for provision of reticulated water.

2.3.4 The Owners shall make provision to enable Telecom connection to each allotment to the satisfaction of Telecom and the Responsible Authority;

2.3.5 The Owners shall drain the Land and each allotment to the satisfaction of the Responsible Authority.

2.3.6 The Owners shall landscape the Land including the planting of trees to the satisfaction of the Responsible Authority.

2.3.7 The Owners shall construct to the lawful requirements of the Responsible Authority each and every new road proposed by them on the plan of subdivision.

2.3.8 Any allotment abutting Herrin Road shall not be permitted to have access to Herrin Road.

2.3.9 All allotments shall have access from Sheridans Bridge Road, or any other road or street created by the Owners on the subdivision.

2.3.10 The Owners shall widen such parts of Sheridans Bridge Road abutting the Land, progressing as required by their Responsible Authority in accordance with the stages of the subdivision, until at the completion of the final stage of the subdivision, the entire length of Sheridans Bridge Road abutting the Land has been widened to the satisfaction of the Responsible Authority.

2.3.11 The Owners shall submit and have approved by the Responsible Authority all necessary construction plans.

2.3.12 The Owners agree pursuant to Section 18 of the Subdivision Act 1988 or any corresponding enactment to pay to the Responsible Authority a sum equal to two per centum (2%) of the site value ~~of~~ of the Land .

2.3.13 Any restrictive covenants proposed to be imposed on any allotment shall except with the consent of the Responsible Authority be created by way of Restriction shown on the Plan of Subdivision, so that the extent and details of such restrictions are known to Purchasers of any allotment at any stage of the subdivision.

2.4. Pursuant to Section 17 of the Subdivision Act 1988 or any corresponding enactment to pay to the Responsible Authority a supervision fee of 2.5% and a plan checking fee of 0.75% of the value of all works required to be undertaken by the Owners pursuant to this agreement.

2.5 The Responsible Authority shall have the first right of refusal to do all or any of the works to be undertaken by the Owners pursuant to this agreement provided that:-

2.5.1 The price to be paid by the Owners to the Responsible Authority for such works shall be less than or equal to the price that can be obtained by the Owners for such works to be undertaken by any other approved and competent contractor.

2.5.2 The Responsible Authority is able to perform such works in accordance with the time constraints as set out in any other tender or offer supplied by any other approved and competent contractor to do such works; and

2.5.3 The other terms and conditions contained within the Responsible Authority's tender or offer to perform such works are the same as the requirements of the Owners as set out in any tender document or contract supplied by any other approved and competent contractor.

2.6.1 That they are the registered proprietors of the Land.

2.6.2 That there are no mortgages, liens, charges, easements or other encumbrances or any rights inherent in any person affecting the Land not disclosed by the usual searches SAVE AND EXCEPT FOR the overhead SEC power line running from Sheridans Bridge Road.

2.6.3 That the Land or any part of it is not subject to any rights obtained by adverse possession or subject to any easements, rights or encumbrances mentioned in Section 42 of the Transfer of Land Act 1958.

2.6.4 That they have not granted any Option or entered into any Contract of Sale or any Lease in respect to the Land or any part thereof which Option, Contract or Lease is still subsisting, SAVE AND EXCEPT for a Residential Tenancy Agreement in respect to the dwelling house erected on the Land and any other Lease which currently permits any person to use the remainder of the Land for agricultural purposes.

3. The Responsible Authority covenants and agrees with the Owners that subject to the Owners complying with the terms of this Agreement or providing security and/or guarantees to secure the performance of works under this Agreement to the satisfaction of the Responsible Authority, that it shall release from the provisions of this Agreement (if necessary) any allotment or allotments sold or proposed to be sold by the Owners from time to time.

4. The Bank does hereby consent to the within arrangements and does hereby agree to permit the registration of this Agreement at the Land Titles Office as and when required to do so.

5. The parties hereto do hereby covenant and agree and declare with each other that:-

5.1 In the event of the Owners failing to comply with the provisions hereof, the Secretary of the Responsible Authority may cause to be served on the Owners a notice in writing specifying the works matters and things (hereinafter called "the Works") in respect of which the Owners are in default and should such default continue for thirty (30) days after the service of such notice the Responsible Authority may by its officers, employees, agents and contractors enter upon the Land and cause such the Works to be carried out. Any notice or demand served on the Owners pursuant to this clause may set out the estimated costs of the Works and the intention of the Responsible Authority to carry out the Works in order to remedy the default. In the event that the Owners do not comply with such notice within the said period of thirty (30) days, the Responsible Authority may cause to be served on the Owners a demand in writing for the amount of the estimated costs, and the amount thereof shall forthwith be paid by the Owners to the Responsible Authority. As soon as may be practical after completion of the Works, the Responsible Authority shall certify the actual costs thereof and the difference between the actual costs and the amount previously paid to the Responsible Authority pursuant to the notice shall be paid by the Owners to the Responsible Authority or by the Responsible Authority to the Owners as the case may be. Any monies unpaid under this clause shall carry interest thereon at the rate fixed by Section 2 of the Penalty Interest Rates Act 1983 from time to time, and shall be capitalised monthly in arrears.

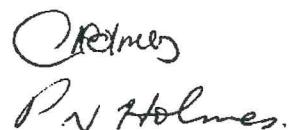
5.2 Any notice hereunder may be served on any of the parties hereunder by delivering the same to the respective addresses herein contained, or by posting the same in a prepaid certified envelope addressed thereto and any notice posted shall be conclusively deemed to have been served at the expiration of twenty-four (24) hours from the time of posting but if the day of posting shall be a Friday at the expiration of twenty-four (24) hours after the next business day.

5.3 To respectively sign and execute all such further documents and deeds and do all such acts and things as may be reasonably required to give effect to this agreement.

5.4 Where the context so admits or requires the expression "the Owners" shall include the Owners and their Executors Administrators and Assigns and the Registered Proprietor for the time being of the Land, the "Bank" shall include the Commonwealth Bank of Australia, the Commonwealth Savings Bank of Australia, and their Assignees or Transferees of the said mortgages, and, the Responsible Authority shall include the successor in title to the Shire of Rutherglen.

IN WITNESS WHEREOF the parties hereto have hereunto executed these presents the day and year first hereinbefore written

SIGNED SEALED AND DELIVERED by the said
PETER NEVILLE HOLMES and CHRISTINE
ELIZABETH HOLMES in the presence of:-

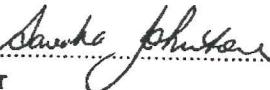


THE COMMON SEAL of the PRESIDENT,
COUNCILLORS AND RATEPAYERS of the
SHIRE OF RUTHERGLEN was hereunto affixed
in the presence of:-

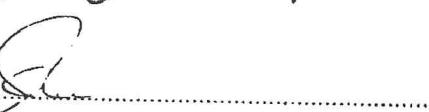
Councillor



Councillor



Secretary



EXECUTED for and on behalf of the COMMONWEALTH
SAVINGS BANK OF AUSTRALIA, and COMMONWEALTH
BANK OF AUSTRALIA by:-

Signed in Victoria for and on behalf of COMMONWEALTH
BANK OF AUSTRALIA by its Attorney

GARY JOHN DUDLEY under 
Power dated 19 May 1987 a certified copy of which
is filed in Permanent Order Book 276 Page 301
who certifies that he is an Acting Senior Manager Administration
VICTORIA of COMMONWEALTH
BANK OF AUSTRALIA in the presence of



Colour Code
 Y - Yellow G - Green P - Purple
 R - Red B - Brown D - Orange
 B - Blue H - Hatched C - Cross-hatched

Copies of Titles and Grants Vol.9354 and above
 are supplied pursuant to Section 11(1)(s) of the
 Transfer of Land Act 1958
 DATE: - 2 JUN 1994



ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES

VICTORIA

REGISTER BOOK

VOL. 9372 FOL. 618

Certificate of Title

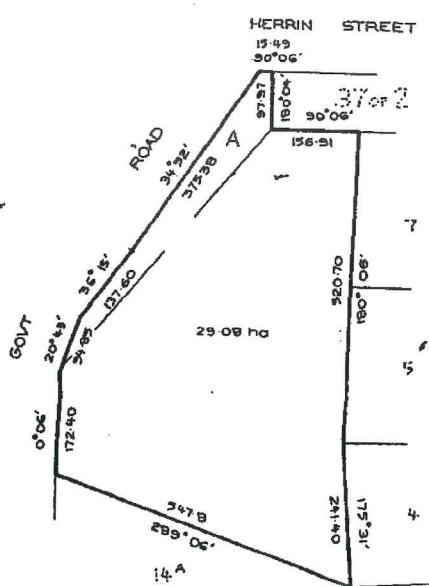
UNDER THE "TRANSFER OF LAND ACT"

FOL.

VOL.

PETER NEVILLE HOLMES School Teacher and CHRISTINE ELIZABETH HOLMES -
 Married Woman both of Chiltern are JOINT PROPRIETORS of an estate in
 fee simple subject to the encumbrances notified hereunder in all that -
 piece of land in the Parish of Lilliput County of Bogong being the -
 land in Plan of Consolidation No.109652 and being Crown Allotments One,
 One^A and 14 Section Eleven which land is shown enclosed by continuous-
 lines on the map hereon - - - - -
 The land shown marked A is limited to so much as lies above the depth -
 of 15.24 METRES below the surface - - - - -

Issued pursuant to Section 97A (2)
 of the Transfer of Land Act 1958 -



AREA IS IN HECTARES (ha).
 MEASUREMENTS ARE IN METRES.

Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

H775489 -

~~THE ABOVE MORTGAGE IS DISCHARGED~~
 THE ABOVE MORTGAGE IS DISCHARGED

30 MAY 1985



IN REGISTERED DRAWINGS - NO.

- 1 JUN 1994

K.D.M. TITLE SEARCHERS
 GPO Box 4821 UU, Melb. 3001
 Ausdoc, DX 283, Melb.
 Phone: 654 2137

Derived from Vol.9354 Fol.924
 20th May, 1980

Colour Code
Y - Yellow
R - Red
B - Blue
BR - Brown
BL - Blue
P - Purple
O - Orange
H - Hatched
CH - Cross Hatched

Copies of Titles and Deeds Vol. 9114 and above
are supplied pursuant to Section 11(1)(b) of the
Transfer of Land Act 1958
DATE: - 2 JUN 1994



VOL. 9372 FOL. 618

INSTRUMENT

APPLICATION

10323/79-PL-6

MORTGAGE to COMMONWEALTH
SAVINGS BANK OF AUSTRALIA
Registered 31st July 1980
No. J92449



MORTGAGE to COMMONWEALTH
BANK OF AUSTRALIA

Registered 11 MAY 1983

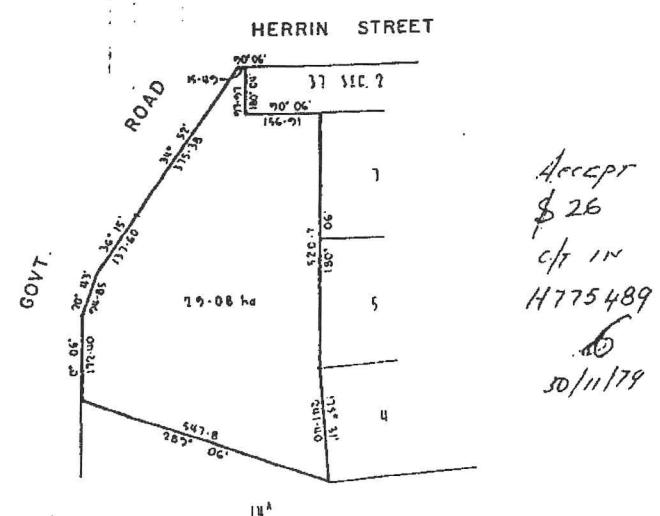
No. S178624T

PLAN OF CONSOLIDATION OF		APPROPRIATIONS			
CROWN ALLOTMENTS L 1A R 14					
SECTION 11.					
PARISH: LILLIPUT					
COUNTY: BOGONG					
150	160	170	180	190	200
LENGTHS ARE IN METRES					

LITHO

v. 9354 f 924

CP109652



APPROVED

Kelly 8.55
15/82

VCH 9372FOL.618

PROPERTY REPORT



Energy,
Environment
and Climate Action

Created at 22 October 2025 04:46 PM

PROPERTY DETAILS

Address: **14 HOLMES COURT RUTHERGLEN 3685**
 Lot and Plan Number: **Lot 5 PS343818**
 Standard Parcel Identifier (SPI): **5\PS343818**
 Local Government Area (Council): **INDIGO** www.indigshire.vic.gov.au
 Council Property Number: **5847**
 Directory Reference: **Vicroads 34 J3**

SITE DIMENSIONS

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



Area: 10172 sq. m (1.02 ha)

Perimeter: 416 m

For this property:

— Site boundaries

— Road frontages

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

16 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](#)

UTILITIES

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

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **BENAMBRA**

PLANNING INFORMATION

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/>

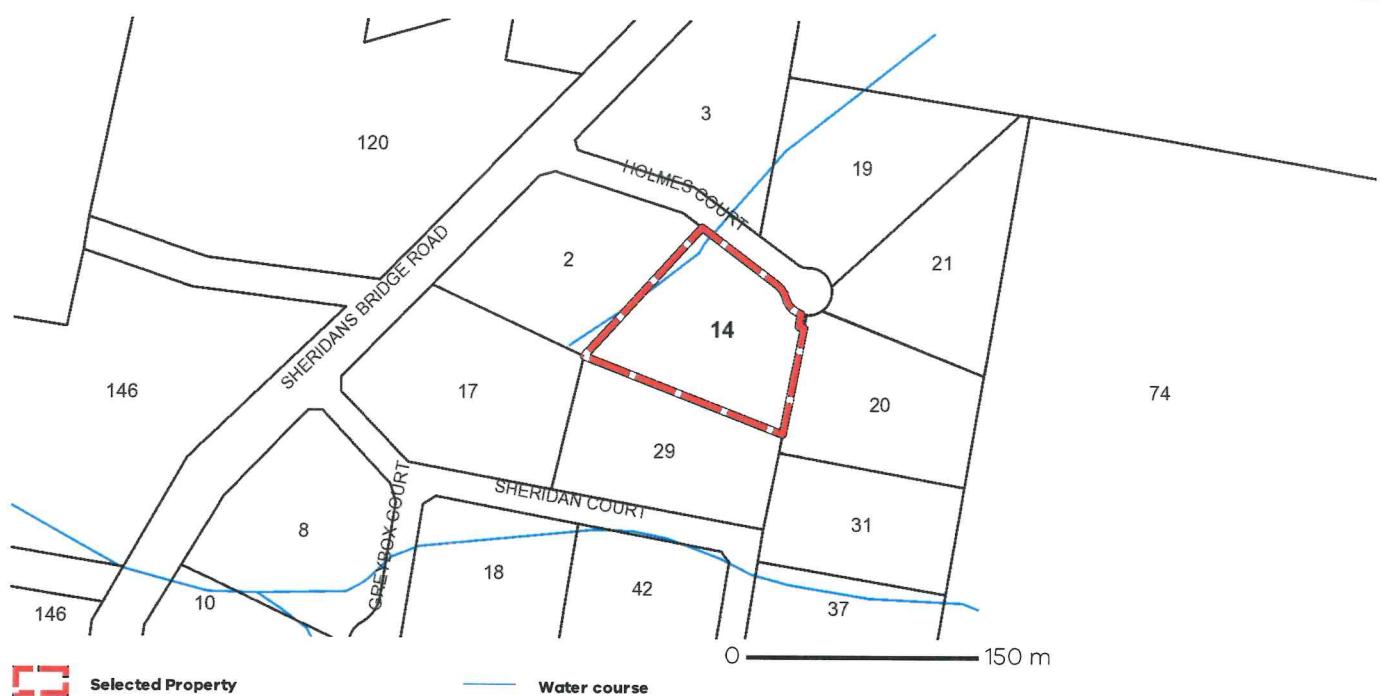
Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

PROPERTY REPORT



Energy,
Environment
and Climate Action

Area Map



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 22 October 2025 04:47 PM

PROPERTY DETAILS

Address:	14 HOLMES COURT RUTHERGLEN 3685
Lot and Plan Number:	Lot 5 PS343818
Standard Parcel Identifier (SPI):	5\PS343818
Local Government Area (Council):	INDIGO
Council Property Number:	5847
Planning Scheme:	Indigo
Directory Reference:	Vicroads 34 J3

UTILITIES

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

STATE ELECTORATES

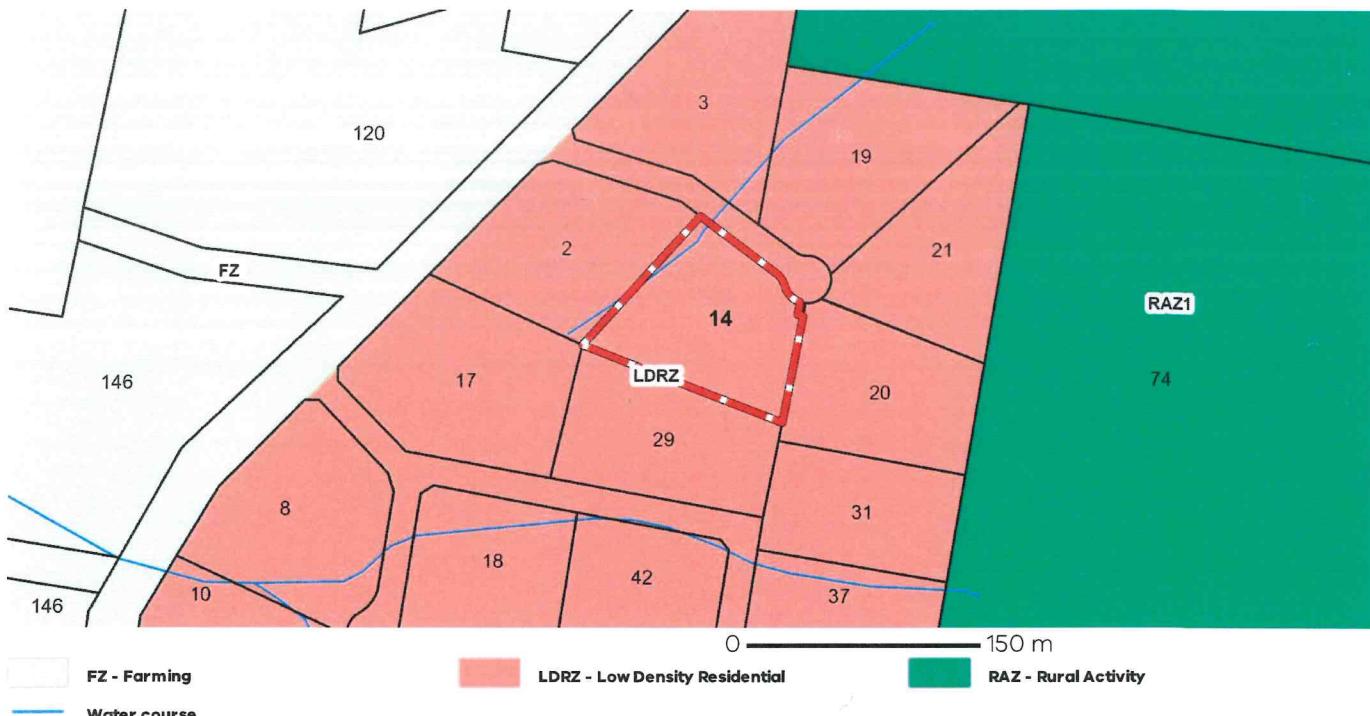
Legislative Council:	NORTHERN VICTORIA
Legislative Assembly:	BENAMBRA
OTHER	
Registered Aboriginal Party:	Yorta Yorta Nation Aboriginal Corporation
Fire Authority:	Country Fire Authority

[View location in VicPlan](#)

Planning Zones

LOW DENSITY RESIDENTIAL ZONE (LDRZ)

SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE (LDRZ)



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

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Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

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

PLANNING PROPERTY REPORT

Planning Overlay

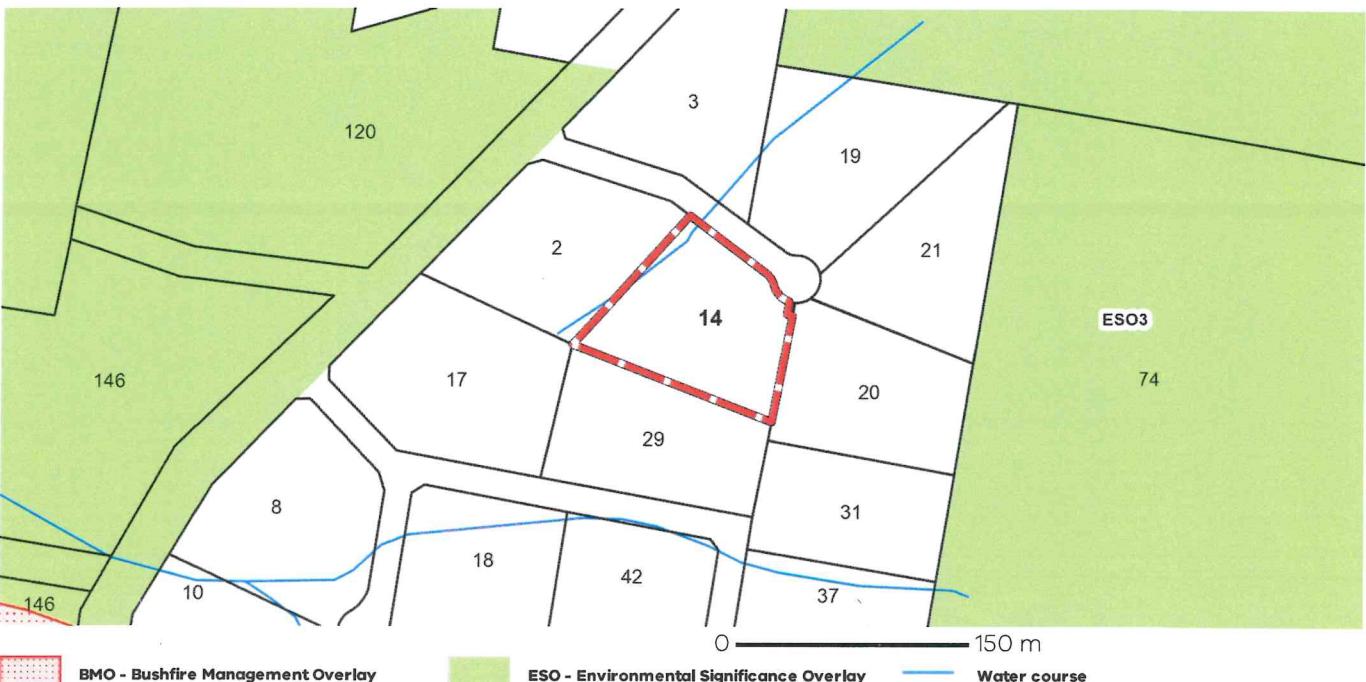
None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)



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

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 abut 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>

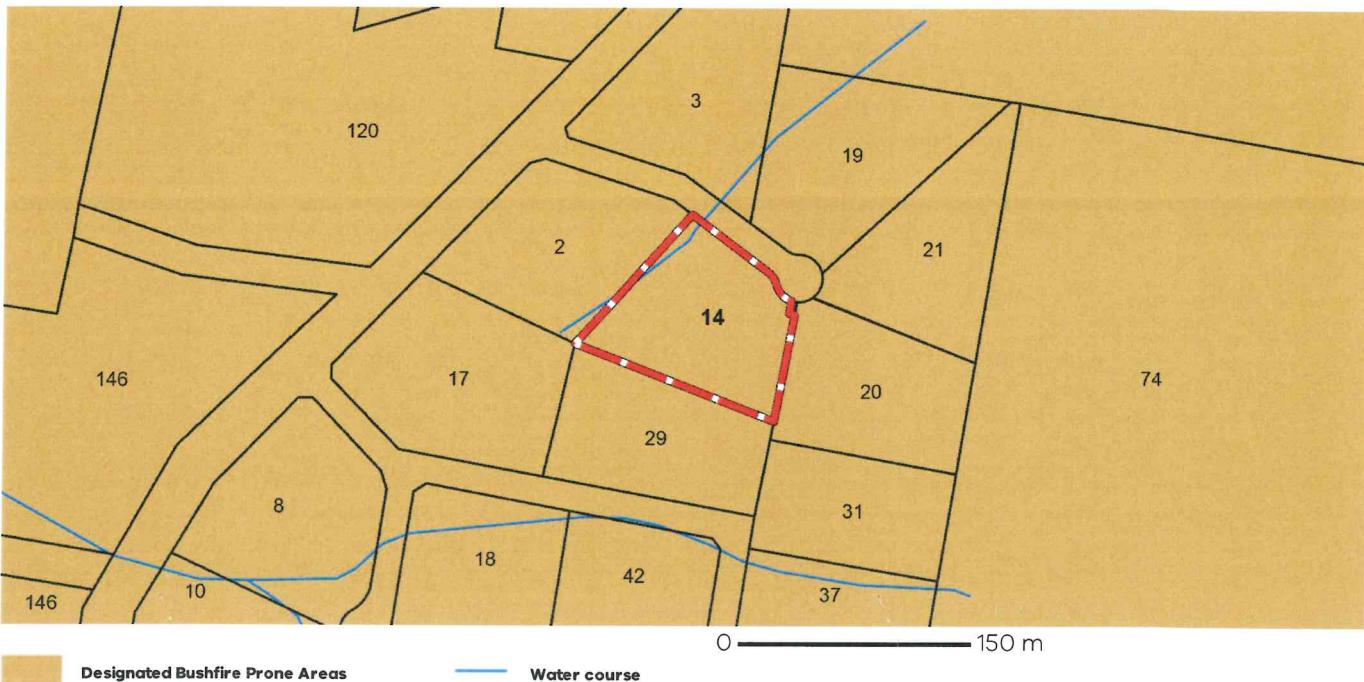
PLANNING PROPERTY REPORT

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 \(environment.vic.gov.au\)](#)

LAND INFORMATION CERTIFICATE**Certificate No:** 2033**Date:** 19 November 2025

INDIGO SHIRE COUNCIL
PO Box 28, Beechworth, Vic. 3747
Council Offices: 2 Kurrajong Way, Beechworth
Phone: (03) 5728 8000
Fax: (03) 5728 1676
Email: info@indigoshire.vic.gov.au
ABN: 76887704310

APPLICANT'S DETAILS

APPLICANT:	Landata GPO Box 527 Melbourne VIC 3001	Applicant's Ref: 78562311-015-1
		Purchaser: N/A
		Vendor: M C Kelly

This certificate provides information regarding Valuation, Rates, Charges, and other monies owing and any orders or notices made under the Local Government Act 1958, the Local Government Act 1989, the Local Government Act 2020 or under a local law or by-law of the INDIGO SHIRE COUNCIL and specified flood level if any by the INDIGO SHIRE COUNCIL.

This certificate is not required to include information regarding Planning, Building, Health, Land Fill, Land Slip, other Flooding information or Service Easements. Information regarding these matters may be available from the Council or the relevant Authority. A fee may be charged for such information.

PROPERTY DETAILS

Property Number: 5847	Owner(s) as per Rate Book: M C Kelly
Property Name:	
Property Address: 14 Holmes COURT, Rutherglen	
Area (Ha): 1.0212	AVPCC: 117 – Residential Rural
Description: Lot 5 on Plan of Subdivision 343818	

PROPERTY VALUATIONS

Land Valuation Date:	01/01/2025
Operative Date of Valuation:	01/07/2025
Site Value:	\$347,000.00
Capital Improved Value:	\$710,000.00
Net Annual value:	\$35,500.00



Biller Code: 397703
Ref: 9618752

Statement of Rates and Charges for YEAR ENDING 30 June 2026**RATES AND CHARGES****BALANCE DUE**

Balance Brought Forward:	\$0.00
General	\$1,494.20
Municipal Charge	\$354.45
Garbage	\$116.50
Recycling	\$296.15
Environmental Management	\$0.00
ESVF	\$258.83
	\$0.00
Payments made against current year property rates:	-\$990.13
Total:	\$1,530.00

Any other monies due for this property are shown in the Other Information section on Page 2 of this Certificate. If this Certificate shows any unpaid rates, please contact this office for an update, prior to settlement

LAND INFORMATION CERTIFICATE No:

2033

Page 2

PROPERTY NO: 5847

PLEASE NOTE:

- * Verbal confirmation or variations will only be given for a period of 60 days from the date of issue. However, Council will not be held responsible for information provided verbally. For settlement purposes another certificate should be obtained after 60 days.
- * Amounts shown as paid on this Certificate may be subject to clearance by a Bank
- * Overdue amounts accrue interest on a daily basis

OTHER INFORMATION:

1. There ARE NO proposed schemes, notices or orders on the land that have been served by Council under the Local Government Act 1958, Local Government Act 1989, or any other Act or Regulation, or under a Local Law of the Council, which have a continuing application at the date of the Certificate, details being (if any) :
2. A specified Flood Level HAS NOT been determined pursuant to the Building Regulations 1994. The specified Flood Level (if any) is :
3. There IS NO potential liability for the land to become rateable under Section 173, 174, 174A of the Local Government Act 1989.
4. All unpaid monies are required to be paid immediately upon settlement, regardless of due dates. Refer Section 175(1) of the Local Government Act 1989.
5. Unless otherwise stated elsewhere in this certificate, there is no liability for amounts due, or land to be transferred to Council, for recreational purposes, under Section 18 of the Subdivision Act 1988, or Local Government Act 1958, or any other liability for works done under the Local Government Act 1958 or the Local Government Act 1989 or the Local Government Act 2020.

As at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the INDIGO SHIRE COUNCIL, together with any Notices pursuant to The Local Government Act 1989, The Local Government Act 2020, Local Laws or any other legislation.



Authorised Officer



Rates and Valuation Notice

Tax invoice issued on 01 September 2025
ABN 76 887 704 310



166178/A/007432 1 034
Mrs M C Kelly
14 Holmes Court
RUTHERGLEN VIC 3685

03 5728 8000 or 1300 365 003
rates@indigoshire.vic.gov.au
www.indigoshire.vic.gov.au

Property Number
5847

Carried Forward Balance
\$0.00

This Instalment
\$630.13

Amount Payable
\$630.13

Due 30 September 2025

Council Rates and Charges

For 1 July 2025 to 30 June 2026

General @ 0.00210450 x CIV	\$1,494.20
Municipal Charge	\$354.45
Domestic - Garbage Collection - Urban (140L)	\$116.50
Domestic - Organics Collection (240L)	\$187.90
Domestic - Recycling Collection (240L)	\$108.25
Environmental Management Contribution	\$0.00

Rates and charges

State Government Charges Emergency Services and Volunteers Fund

ESVF - Residential @ 0.00017300 x CIV	\$122.83
ESVF - Residential	\$136.00
ESVF Charges	\$258.83

2025/26 Total Charges **\$2,520.13**

Your property

Address:	14 Holmes COURT Rutherglen VIC 3685
Area:	1.021200 Hectares
Valuation code (AVPCC):	117 - Residential Rural/Rural Lifestyle
Capital Improved Value:	\$710,000
Site Value:	\$347,000
Net Annual Value:	\$35,500
Valuation at:	1 January 2025
Valuation effective from:	1 July 2025

Description:
Lot 5 343818

Instalment 1 \$630.13 30 September 2025	+	Instalment 2 \$630.00 30 November 2025	+	Instalment 3 \$630.00 28 February 2026	+	Instalment 4 \$630.00 31 May 2026	= \$2,520.13
--	---	---	---	---	---	--	---------------------

How to pay



Biller code: 397703
Ref: 9618752

BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking
BPAY View Registration No. **9618752**

©Registered to BPAY Pty Ltd ABN 69 079 137 518



Pay in person at any Post Office
with eftpos, Visa, MasterCard,
cash or cheque.

Biller code: 397703
Ref: 9618752

To make this payment from your Visa or MasterCard
visit www.indigoshire.vic.gov.au or phone 1300 276 468.



*3109 9618752



Council office: Pay with eftpos,
Visa, MasterCard, cash or cheque at:

- 101 Ford St, Beechworth
- 153 High St, Rutherglen
- 40 Conness St, Chiltern
- 34 High St, Yackandandah



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

- PO Box 28, Beechworth VIC 3747



T:1300 361 633
newater.com.au

INFORMATION STATEMENT

Date Issued: 4 Nov 2025
Your reference: 78562311-024-3
Statement no.: ISN-0000015956

NORMAN A BOYD & ASSOCIATES C/- INFOTRACK...
TWO MELBOURNE QUARTER, LEVEL 13, 697 COL...
DOCKLANDS

Customer Reference
CON-00092692

Amount due
\$147.45

Charge period
14 Oct 2025 to 4 Nov 2025

Property location: 14 HOLMES COURT, RUTHERGLEN, VIC, AUSTRALIA, 3685
Title details: L5 PS343818
Owner (as per our records): MARY CATHERINE KELLY
Purchaser: UNKNOWN

Statement of charges from 14 Oct 2025 to 4 Nov 2025:

Previously invoiced to 13 Oct 2025	\$102.00
Charges for the period 14 Oct 2025 to 4 Nov 2025:	
Drinking Water Usage 10.00 kLs @ 2.91c/kLs	\$29.06
Water Service Charge 20mm 22 days @ 0.74c	\$16.39
TOTAL	\$147.45

How to pay

The corresponding BPAY reference numbers for this property are listed below:



Biller Code: 3004
Ref. Number: 10000926924

14 HOLMES COURT, RUTHERGLEN, VIC, Australia, 3685

Encumbrance details:

Other information – Sec 158(4) Water Act 1989:

1. Water is available. There is a water main available to which this property can connect. Serviced with water. A service pipe has been installed for this property. Connected to water.
2. Sewerage not available. There is no sewer main available to which this property can connect. Not serviced with sewerage. A connection point has not been installed for this property. Not connected to the sewerage system.

Additional information:

This statement has been prepared in accordance with Sec 158 Water Act 1989.

Please contact our office on 1300 361 633 prior to settlement to receive a verbal update on charges. Updates will only be provided within 3 months from the date of this statement. A new application is required for any updates outside this period.

Any plan provided with this Information Statement may contain details that have been sourced from old records, or may contain information provided by other parties to North East Water. North East Water cannot guarantee the accuracy of this plan and the information on it.

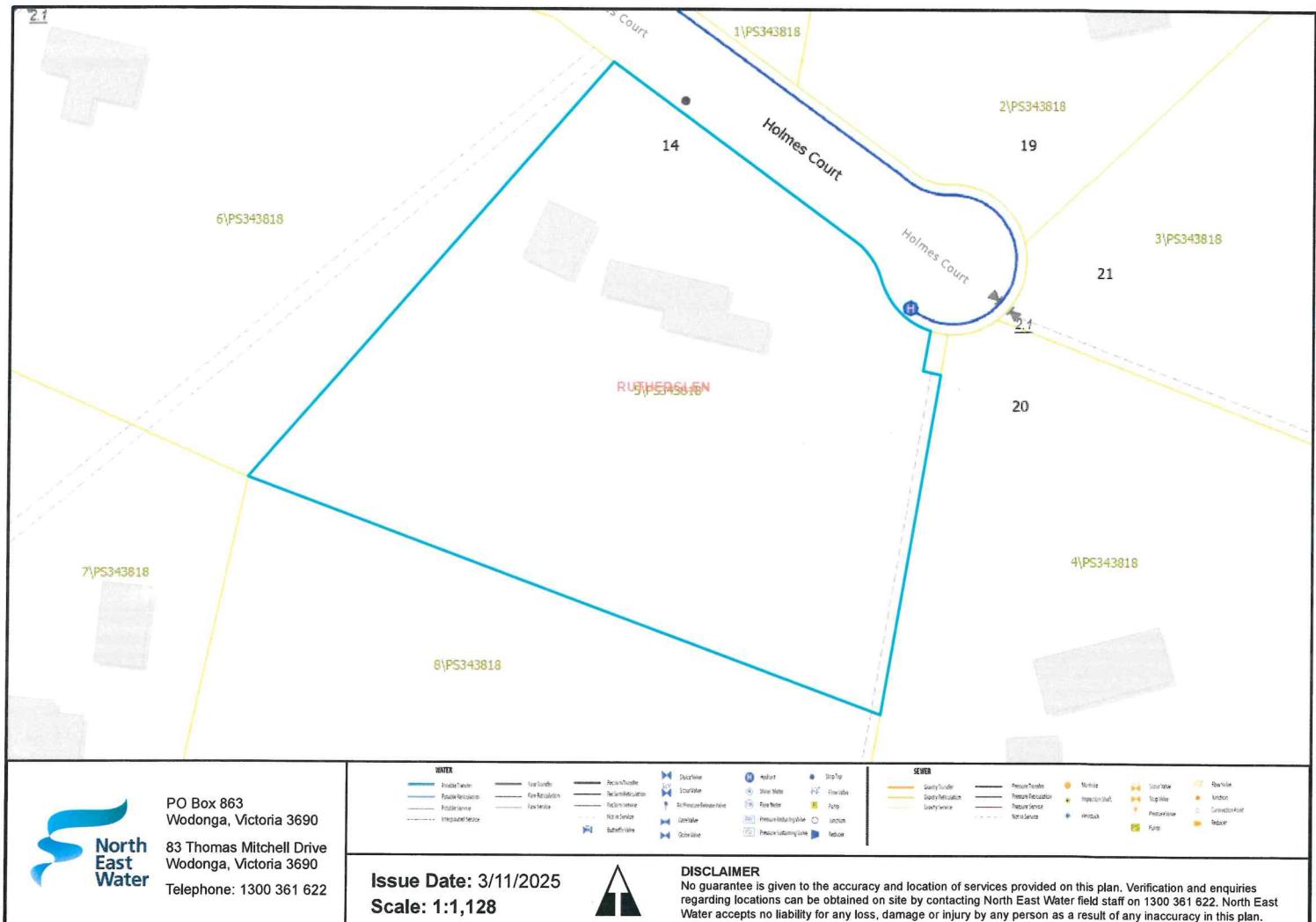
Unless otherwise stated, any consumption charges on this statement are estimations based on historical information. North East Water will take no responsibility for any variances incurred due to estimated consumption charges. Any variance in consumption charges will be transferred to the purchaser in full at settlement.

Authorised Person

Marni Jones

Marni Jones

General Manager Customers and Culture





716211-001 000415(829) D034 H1

M KELLY
14 HOLMES COURT
RUTHERGLEN VIC 3685

T:1300 361 633
newater.com.au

TAX INVOICE

Date of issue: 13 Oct 2025
Next reading expected: 12 Jan 2026

Customer Reference

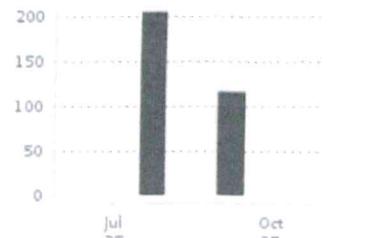
CON-00092692

Amount due
\$102.00

Pay by
10 Nov 2025

Service address: 14 HOLMES COURT RUTHERGLEN VIC

Your Average daily usage in litres



Opening balance

Total payments/credits received up to 12 Oct 2025

\$74.57

Balance

\$0.00

\$74.57

Current charges

Volume charges

\$31.97

Service charges

\$70.03

Miscellaneous

-\$74.57

Total

\$27.43

Total amount due

\$102.00

Total includes GST of

\$0.00

How to Pay

Prefer an email bill?

Visit newater.com.au/ebills



Online
auspost.com.au/postbillpay
Biller Code:0331
Ref. Number:10000926922



Phone via Post Billpay
13 18 16



In Person
Australia Post outlets



*33110000926922



Bpay/Bpay View

Use your bank's telephone or online service

Biller Code:3004

Ref. Number: 10000926924



Centrepay

Call us to set-up Centrepay automatic payments

Ref. Number:10000926922



Direct Debit

Call us or apply online via our website