

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

50 Coghill Street, Yarrawonga 3730

Vendor's name

Leigh Michael Ramsdale

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:

\$5,000.00

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

Other particulars (including dates and times of payments):

NONE TO THE VENDORS KNOWLEDGE

1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 110.3
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> Not applicable

2 INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3 LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Not Applicable.

3.2 Road Access

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

3.3. Designated Bushfire Prone Area

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

3.4. Planning Scheme

The required specified information is as follows:

Name of planning scheme	MOIRA SHIRE COUNCIL PLANNING SCHEME
Name of responsible authority	MOIRA SHIRE COUNCIL
Zoning of the land	GENERAL RESIDENTIAL
Name of planning overlay	NONE

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:

Not Applicable.

4.2. Agricultural Chemicals

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

Not Applicable.

4.3. Compulsory Acquisition

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

Not Applicable.

5 BUILDING PERMITS

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

Are contained in the attached certificate.

6 OWNERS CORPORATION

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

Not Applicable.

7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not Applicable.

8 SERVICES

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

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
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9 TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

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

10 SUBDIVISION

10.1. Unregistered Subdivision

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

Not Applicable.

10.2. Staged Subdivision

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

Not Applicable.

10.3. Further Plan of Subdivision

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

Not Applicable.

11 DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12 DUE DILIGENCE CHECKLIST

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

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

13 ATTACHMENTS

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

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

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

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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 07412 FOLIO 263

Security no : 124133072788T
Produced 18/03/2026 03:01 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 019464.
PARENT TITLE Volume 06669 Folio 605
Created by instrument 2122935 10/05/1950

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
LEIGH MICHAEL RAMSDALE of 50 COGHILL STREET YARRAWONGA VIC 3730
AR761072H 14/12/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY739477U 20/12/2024
MACQUARIE BANK LTD

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

DIAGRAM LOCATION

SEE LP019464 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: 50 COGHILL STREET YARRAWONGA VIC 3730

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 20/12/2024

DOCUMENT END

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PLAN OF SUBDIVISION OF
 CROWN ALLOTMENT 2 AND
 PARTS OF CROWN ALLOTMENTS 1 & 2 SECTION 39
 TOWN OF YARRAWONGA
 PARISH OF YARRAWONGA
 COUNTY OF MOIRA
 DEPTH LIMITATION: 50 FEET

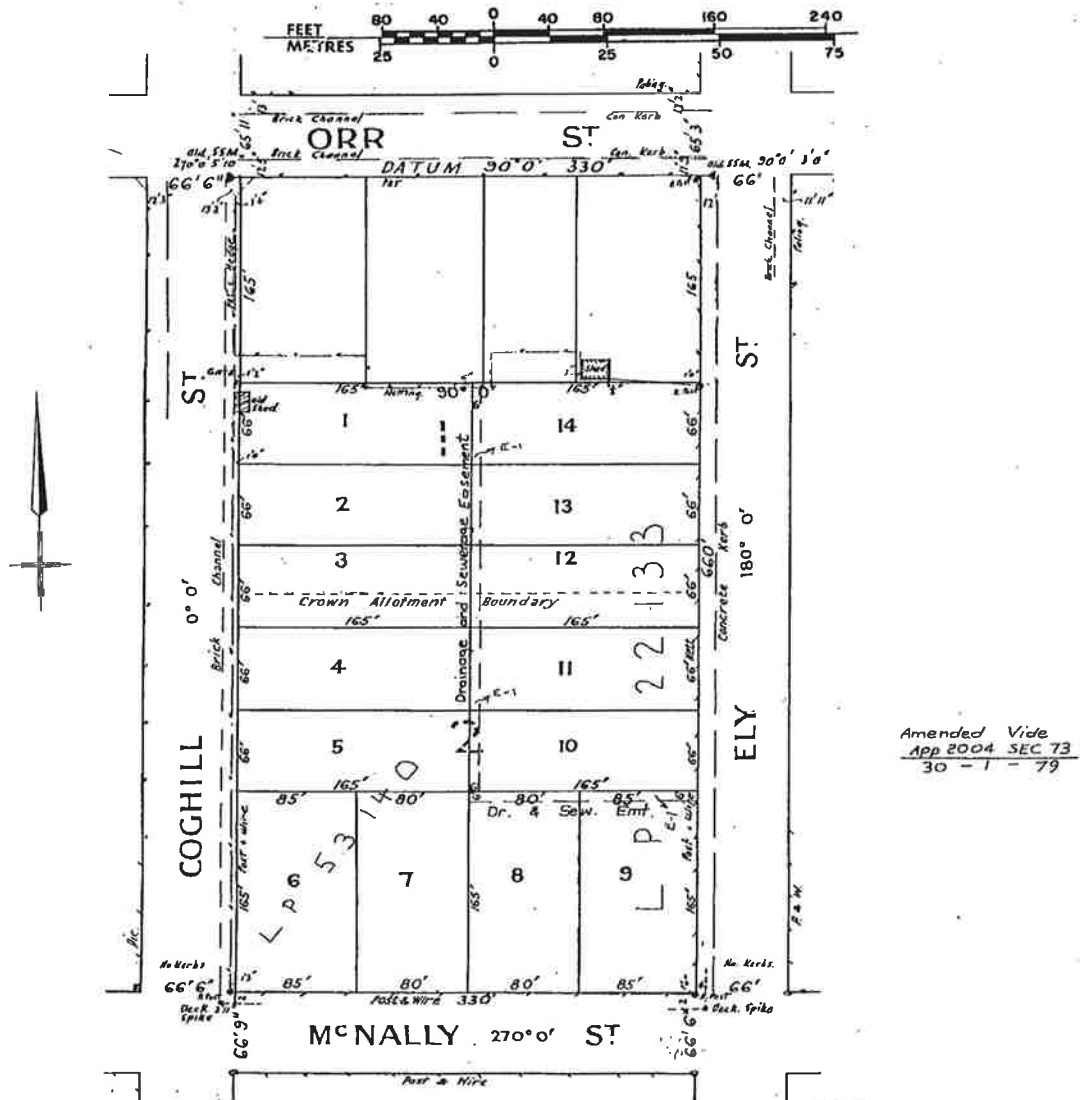
LP 19464

EDITION 1

PLAN MAY BE LODGED 23/11/49

VOL 6669 FOL 605

COLOUR CONVERSION
 BLUE = E-1
 THE LAND COLOURED BLUE IS APPROPRIATED
 OR SET APART FOR EASEMENTS OF DRAINAGE
 AND SEWERAGE



MEASUREMENTS ARE IN FEET AND INCHES

Created at 18 March 2026 03:04 PM

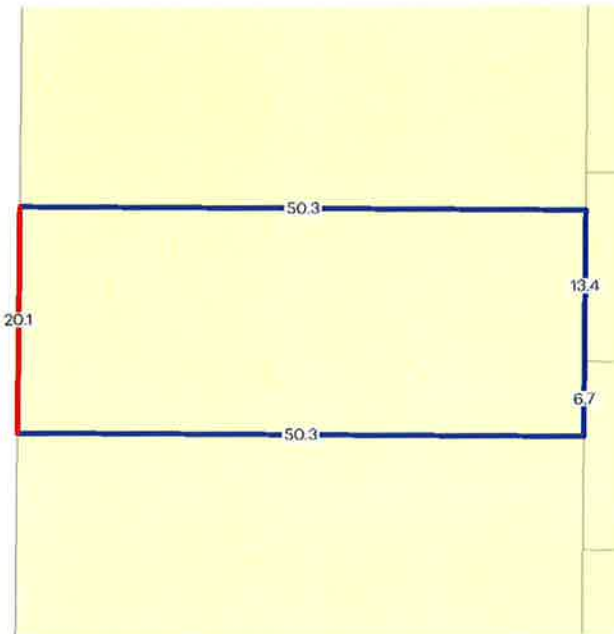
PROPERTY DETAILS

Address: **50 COGHILL STREET YARRAWONGA 3730**
Lot and Plan Number: **Lot 2 LP19464**
Standard Parcel Identifier (SPI): **2\LP19464**
Local Government Area (Council): **MOIRA**
Council Property Number: **37317**
Directory Reference: **Vicroads 668 E8**

www.moira.vic.gov.au

SITE DIMENSIONS

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



Area: 1012 sq. m

Perimeter: 141 m

For this property:

— Site boundaries

— Road frontages

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

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at

[Title and Property Certificates](#)

UTILITIES

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

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **OVENS VALLEY**

PLANNING INFORMATION

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

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

Planning Property Reports can be found via these two links

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

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

Area Map



From www.planning.vic.gov.au at 18 March 2026 03:05 PM

PROPERTY DETAILS

Address: **50 COGHILL STREET YARRAWONGA 3730**
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 Local Government Area (Council): **MOIRA**
 Council Property Number: **37317**
 Planning Scheme: **Moira**
 Directory Reference: **Vicroads 668 E8**

www.moira.vic.gov.au

[Planning Scheme - Moira](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
 Urban Water Corporation: **North East Water**
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STATE ELECTORATES

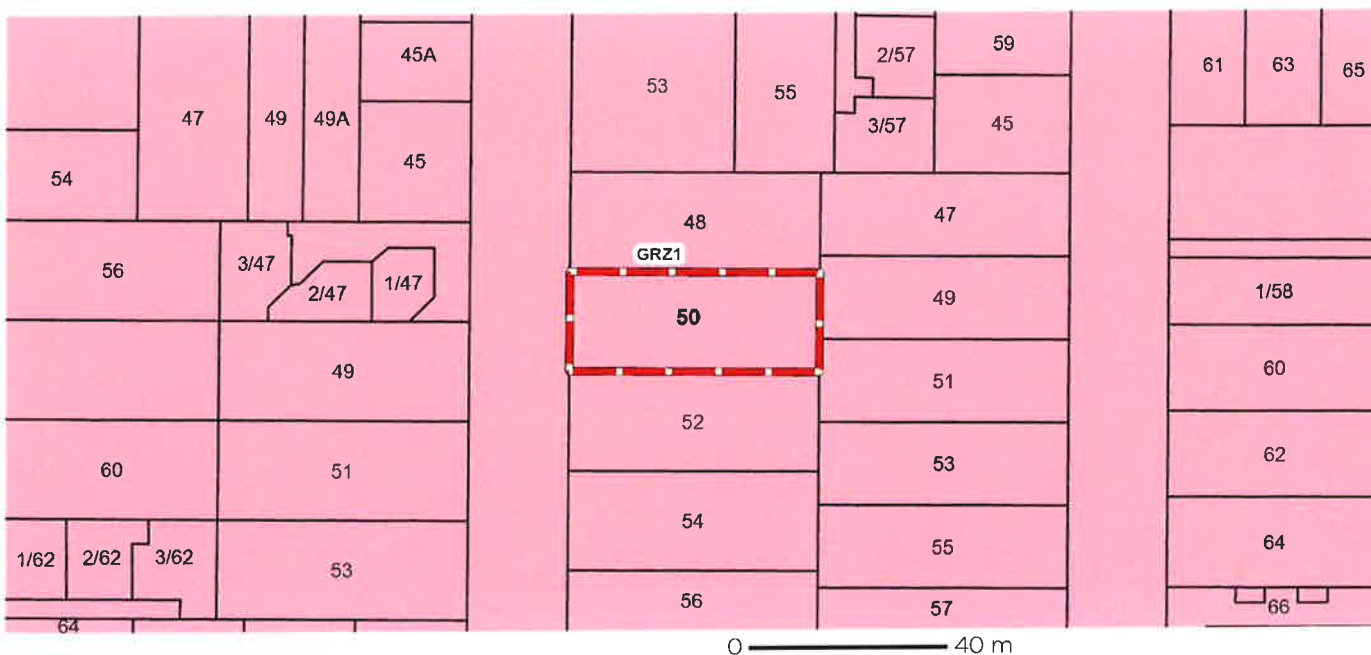
Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **OVENS VALLEY**
OTHER
 Registered Aboriginal Party: **Yorta Yorta Nation Aboriginal Corporation**
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



GRZ - General Residential

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

Planning Overlays

No planning overlay found

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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).

Further Planning Information

Planning scheme data last updated on 13 March 2026.

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/vicplan/>

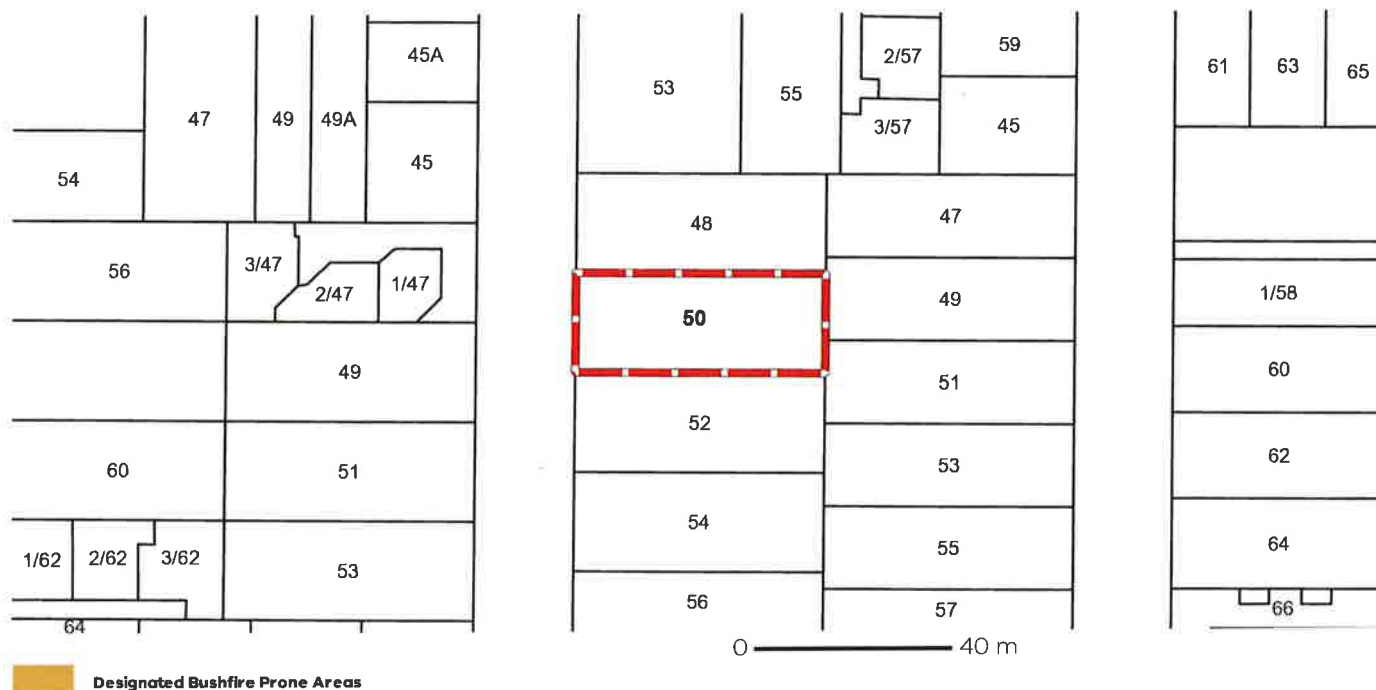
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. 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 \(environment.vic.gov.au\)](#)

VALUATION & RATES NOTICE

1 JULY 2025 to 30 JUNE 2026 FINANCIAL YEAR

Leigh Michael Ramsdale
50 Coghill Street
YARRAWONGA VIC 3730

Issue Date	Assessment Number	Total Due
17/03/2026	37317	\$0.00

Capital Improved Value	Site Value	Net Annual Value
\$730,000	\$439,000	\$36,500

Valuation Date	Valuation Effective Date	AVPCC
01/01/2025	01/07/2025	110.3

Property Description
50 Coghill Street YARRAWONGA 3730 Lot: 2 LP: 19464

Rates, Charges & Rebates		
Balance from previous financial year	\$2,787.40	PLEASE NOTE Payments made on or after 17/03/2026 have not been deducted from the Total Amount Due. If you have an existing payment plan with Payble please allow 7 days for the adjustments to be reflected in your scheduled deductions.
Residential Building	\$1,595.52	
Municipal Charge	\$390.00	
Environmental Charge	\$134.00	
Landfill 120L	\$262.00	
Recycling Services	\$164.00	
Organic 240L	\$188.00	
ESVF Residential Fixed Charge	\$136.00	
ESVF Levy Residential	\$126.29	
Payments Received	-\$5,783.20	

Scan to pay flexibly



Scan the QR code with your mobile device or visit pay.moirá.vic.gov.au to pay in full or choose from flexible weekly, fortnightly, monthly or quarterly instalments.



PAYMENT OPTION 1 - QUARTERLY INSTALMENTS		
	DUE DATE	AMOUNT
1st*	30/09/2025	\$0.00
2nd	30/11/2025	\$0.00
3rd	28/02/2026	\$0.00
4th	31/05/2026	\$0.00

	BILLER CODE: 79848
	BILLING REF: 37317

PAYMENT OPTION 2 - LUMP SUM		
	DUE DATE	AMOUNT
	15/02/2026	\$0.00

SEE REVERSE FOR IMPORTANT INFORMATION AND MORE PAYMENT METHODS

*ARREARS: Arrears (if any) are included in the 1st instalment. This amount is overdue and payable immediately.

IMPORTANT INFORMATION ABOUT YOUR RATES AND CHARGES

NOTICE OF VALUATION

The property has been valued for rating purposes in accordance with the *Valuation of Land Act 1960*.

All statutory rating valuations are carried out on an annual cycle and the Valuer-General has set a base date of 1 January 2025 for all valuations in Victoria. Your valuations reflect the level of value at that date and, unless substantial physical changes are made to the property, these valuations will remain unaltered until 1 July 2026.

Council uses the Capital Improved Value of your property as the basis for calculation of the rates.

RIGHT TO OBJECT TO VALUATION

Sections 16, 17, 18 of the *Valuation of Land Act 1960* allow any person to lodge an objection against the valuations however the objection must be lodged within two months after the notice of valuation is given. Before any formal objection is lodged, Council valuers or Council staff would be pleased to discuss with you any concerns you may have about the valuations. If an objection is lodged, it must be in or to the effect of the prescribed form which can be obtained from Council during business hours or from our website www.moiravic.gov.au. If you have lodged an objection, you must continue paying your rates and charges in accordance with your chosen payment frequency to avoid interest charges until your objection is resolved.

RATES AND CHARGES

Council Rates and Charges were adopted on 30 June 2025 and information relating to these rates and charges is documented in the 2025/2026 Budget Report or on our website www.moiravic.gov.au

RATEPAYER REVIEW OF SUPPLEMENTARY NOTICE REQUIRED

Council requests property owners to carefully review the supplementary valuation, rates and charges notice and contact Council if the rates and charges are incorrect. Council will not make any retrospective changes to charges where Council has not been informed.

RATE CAPPING

Council has complied with the Victorian Government's rates cap of 3%. The cap applies to the average annual increase of rates and charges.

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 rates cap.

RIGHT OF REVIEW OF RATES AND CHARGES

Under Section 183 of the *Local Government Act 1989*, an application for review of the differential rate classification may be made to the Victorian Civil and Administrative Tribunal. Under Section 184 of the *Local Government Act 1989*, aggrieved persons have a right of appeal to the County Court on the rates and charges on specific grounds. Please contact Council's Revenue Department for further information.

FINANCIAL HARDSHIP AND PAYMENT PLANS

Any ratepayer who is experiencing financial hardship and is having difficulty paying all or part of their rates and charges may apply to Council for a temporary deferral or a payment plan. To access our Revenue Collection & Financial Hardship Policy and Application form, please contact Council or visit www.moiravic.gov.au.

EMERGENCY SERVICES AND VOLUNTEER FUND (ESVF)

The Emergency Services and Volunteer Fund is a property-based levy collected with Council rates, on behalf of the Victorian Government. For further information refer to www.sro.vic.gov.au.

SINGLE FARM ENTERPRISE

Where multiple assessments of farm land are used to operate a single farming enterprise, a person may only be required to pay the Emergency Services and Volunteer Fund, Municipal Charge & Environmental Charge once by applying for the Single Farm Enterprise exemption. Applications forms are available by contacting council or visiting www.moiravic.gov.au and must be received by 31 March 2026.

REBATES/CONCESSIONS

If you have a current Pensioner Concession Card issued by Centrelink or Veteran Affairs or a current Veteran Affairs Gold Card specifying 'War Widow' or 'TPI' you may be eligible for a rebate on the current rates and charges for your principal place of residence. This will also apply for the Emergency Services and Volunteer Fund

concession of \$50.00. Application forms are available by contacting Council or visiting www.moiravic.gov.au.

PAYMENT OF RATES AND CHARGES

Council requires that payment of rates and charges are made in a lump sum, by quarterly instalments or by flexible payment (direct debit).

If paying by lump sum, payment is required by 15 February 2026.

Council offers flexible payment (direct debit) options via Payble from a nominated bank account, credit or debit card in weekly, fortnightly, monthly or quarterly debit options. Scan the QR Code or visit pay.moiravic.gov.au if you wish to make use of these payment methods. Amounts paid through flexible payment (direct debit) are required to be settled in full by 31 May.

When paying by the quarterly instalment option the amounts shown on the front of the notice must be received on or before 30 September 2025, 30 November 2025, 28 February 2026 and 31 May 2026.

Payment reminder notices will be issued to all ratepayers except those on a flexible payment (direct debit).

PENALTY INTEREST

If paying by quarterly instalments, any instalment payment not received by Council by the due date will be charged interest from the due date of that instalment. If paying by lump sum, any payment not received by Council by the lump sum due date will be charged interest from the due dates for each instalment. Refer to Section 172(2)(b) of the *Local Government Act 1989* for more information.

The interest rate to be charged is set under the *Penalty Interest Rates Act 1983* and is currently set at 10%.

ARREARS OF RATES AND CHARGES

Interest will continue to accrue on any rates and charges outstanding from the previous year and may be subject to legal action for recovery without further notice. All arrears should be paid on receipt of this notice.

The right of Council to proceed for recovery of outstanding rates and charges is not prejudiced by the service of this notice.

ALLOCATION OF PAYMENTS

All payments will be allocated as follows:

- Legal costs owing (if any) plus GST;
- Interest owing (if any);
- Rates and charges arrears owing (if any);
- Current rates and charges owing.

CHANGE OF OWNERSHIP OR ADDRESS

Council must be notified in writing of change of address, ownership or occupancy. When ownership of a property changes, liability for payment of rates remains with the owner recorded with Council until a "Notice of Acquisition" is received from the transferor or their solicitor or agent. Failure to submit a "Notice of Acquisition" under s231 of the *Local Government Act 1989* carries a penalty of 10 penalty units (\$203.51 per unit). All outstanding rates and charges must be paid in full at settlement.

NOTIFICATION OF OCCUPIER

Any person who becomes the occupier of any premises in the Municipal district must give notice in writing to the Council.

If the property owner has transferred the rating obligation to the occupier of the property, then the owner must provide the occupier with a copy of the supplementary valuation notice. Council will assume this has occurred and enforce the due dates.

AVPCC







The AVPCC is an Australian Valuation Property Classification Code. An AVPCC is allocated to each property by the Council's valuer according to the use of the land – e.g. house, shop, farm etc. The AVPCC is used to determine the land use classification for the Emergency Services and Volunteer Fund.

DISCLOSURE OF INFORMATION

Council may be required to disclose your personal information for the purposes of carrying out its functions and facilitating the operations of various other Acts of Parliament including the *Fences Act 1968*. We may disclose this information where required to our contractors, adjoining owners or where there is a legal requirement. Information regarding your property will only be discussed with the nominated ratepayer or occupier.

You can find out more about how we protect your information by viewing our Privacy Policy on our website www.moiravic.gov.au.

METHODS OF PAYMENT

 PAYBLE	 TELEPHONE	 SERVICES AUSTRALIA	 IN PERSON
<p>Flexible (direct debit) payment options may be made via Payble from a nominated bank account, credit or debit card in weekly, fortnightly, monthly or quarterly instalments.</p> <p>Scan the QR Code above if you wish to make use of these payment methods. Or visit pay.moiravic.gov.au to pay securely.</p>	<p>Payment by telephone is available 24 hours a day by calling 1300 301 804.</p> <p>Please have the following details ready:</p> <ul style="list-style-type: none"> - Assessment number - Credit Card number - Expiry date of card - Amount to be paid 	<p>Centrepay is a voluntary bill-paying service which is free for Centrelink customers. Use Centrepay to arrange regular deductions from your Centrelink payment.</p> <p>You can start or change a deduction at any time. The easiest way to do it is through your Centrelink account online in myGov.</p>	<p>Present this notice at one of the Moira Shire Council offices:</p> <p>Cobram Customer Service Centre 44 Station Street, Cobram</p> <p>Yarrowonga Customer Service Centre 100 Belmore Street, Yarrowonga</p> <p>Our office hours may vary so please check our website or contact us.</p> <p>(Payments can be made by cash, cheque or EFTPOS).</p>
 MAIL	 ONLINE		
<p>Make cheque payable to Moira Shire Council and mail payments to:</p> <p>Moira Shire Council PO Box 578 COBRAM VIC 3643</p>	<p>Go to: www.moiravic.gov.au / payment.</p> <p>(Payments can be made with Mastercard or Visa).</p>		

**Response to Request of Information
Regulation 51(1) - Building Regulations 2018**



Certificate No: 3798/2026
Date of Issue: 16 March 2026

Leigh Ramsdale
50 Coghill Street
YARRAWONGA VIC 3730

Email: leigh.ramsdale@elders.com.au

Agent Reference:

Property Details: 37317
Location: 50 Coghill Street YARRAWONGA 3730
Lot: 2 LP: 19464

PARTICULARS

Details of any Building Permits issued in the preceding 10 years

Building Permit Details

Building Permit (Council Ref No)	Approval Date	Works Description	Class of Building
6.2019.360	05.08.2019	Alterations to Dwelling & Shed	1ai & 10a
6.2022.665	08.11.2022	Alfresco	1a(a)

Occupancy/Certificate of Final Inspection Details

Council Ref No.	Completion Type (Occupancy Permit or Certificate of Final Inspection)	Issue Date
6.2019.360	Certificate of Final Inspection	05.05.2020
6.2022.665	Certificate of Final Inspection	01/03/2024

Details of any current statement issued under Regulation 64(1) or exemption granted under Regulation 231(2):

NIL

Details of any Notice or Order issued by the relevant building surveyor under the Building Act 1993:

NIL

A handwritten signature in black ink, appearing to be 'LR' or similar initials.

Authorised Officer

Moirá Shire Council
ABN: 20 538 141 700
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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.

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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