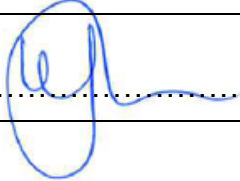


# Vendor Statement

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

LAND:	<b>10 ELDORADO-TARRAWINGEE ROAD, ELDORADO</b>		
VENDOR:	GARRY WILLIAM WARRENDER, CRISTY MANALA WARRENDER, ELDON JAY WARRENDER and EMMA ELISE WARRENDER		
VENDOR'S SIGNATURE:		Wendy McLay Solicitor for the Vendor	Date: 23/08/2022
PURCHASER: (Full names)			
PURCHASER'S SIGNATURE/s:	.....		Date: / /

## 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: \$4,000.00
- (b) There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge, which are not included in items 1.1(a) above.

Note: The purchaser may have to pay land tax when the purchaser owns the property. The extent of the purchaser's liability for land tax depends on how much land the purchaser owns and how the land is used.

## 2. LAND USE

### 2.1 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 documents but the purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

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

None to the vendor's knowledge

## 2.2 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act* 1993.

## 2.3 Planning Scheme

Attached is a certificate with the required specified information.

# 3. SERVICES

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

Electricity supply ☐      Gas supply ☐      Water supply ☐      Sewerage ☐      Telephone services ☒

# 4. TITLE

Attached are copies of the following documents:

## 4.1 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.

# 5. ATTACHMENTS

- 5.1 Due Diligence Checklist
  - 5.2 Rural City of Wangaratta Land Information Certificate
  - 5.3 Goulburn Valley Water Information Statement
  - 5.4 Land Tax Certificate
  - 5.5 Planning Property Report
  - 5.6 Planning Certificate
  - 5.7 Register Search Statement re Volume 9813 Folio 330
  - 5.8 Plan of Subdivision 211700K
-

# Due Diligence Checklist

## Consumer Affairs Victoria

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### What you need to know before buying a residential property

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

## Urban living

### Moving to the inner city?

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

### Is the property subject to an owners corporation?

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

## Growth areas

### Are you moving to a growth area?

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

## Flood and fire risk

### Does this property experience flooding or bushfire?

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

## Rural properties

### Moving to the country?

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

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

### Can you build new dwellings?

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

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

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

## Soil and groundwater contamination

### **Has previous land use affected the soil or groundwater?**

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

## Land boundaries

### **Do you know the exact boundary of the property?**

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

## Planning controls

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

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

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

### **Are there any proposed or granted planning permits?**

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

## Safety

### **Is the building safe to live in?**

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

## Building permits

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

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

### **Are any recent building or renovation works covered by insurance?**

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

## Utilities and essential services

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

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

## Buyers' rights

### **Do you know your rights when buying a property?**

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



Local Government Act 2020  
**Land Information Certificate – Part A**  
**Certificate No:** cerLIC22/D0688  
**Issue Date:** 16/08/2022  
**Property No:** 8433  
**Rate Category:** Rural Residential

Wendy McLay Conveyancing & Legal  
C/- Secure Electronic Registries Victoria Pty Ltd  
Level 1, Casselden Place  
2 Lonsdale Street  
MELBOURNE VIC 3000

**Reference:** 65649536-013-8

This certificate provides information regarding valuations, rates, charges, other monies owing, and any orders and notices made under the Local Government Act 1989 (as amended) or under a Local Law or By-Law of the Council.

This certificate is not required to include information regarding Planning, Building, Health, landfill, land slip, flooding information or service easements. Information regarding these matters may be available from the Council or relevant authority. A fee may be charged for such information.

#### PROPERTY DETAILS

**Property Address:**

10 Eldorado-Tarrawingee Road  
ELDORADO VIC 3746

**Title Details:**

Lot 1 LP 211700 Vol 9813 Fol 330

**Land Area:**

46,530 SqM

#### VALUATIONS

<b>Site:</b>	\$234,000	<b>Base Date:</b>	01/01/2022
<b>Capital Improved:</b>	\$607,000		
<b>Net Annual:</b>	\$30,350	<b>Effective Date:</b>	01/07/2022

Council rates are levied on the Capital Improved Value.

#### RATES AND CHARGES FOR THE PERIOD ENDING 30 JUNE 2023

Rate Category	
Current Year's Municipal Rates	\$2,230.90
Current Year's Garbage Charge	\$652.00
Current Year's Recycling Charge	\$184.00
Current Year's Fire Services Property Levy	\$149.15
<b>Total Current Year's Charges</b>	<b>\$3,216.05</b>
Interest	\$6.05
Arrears	\$769.00
<b>Total Balance Outstanding</b>	<b>\$3,991.10</b>

***Interest will continue to accrue on any arrears rates & charges. Please contact Rural City of Wangaratta on 03 5722 0838 prior to any settlement for an up to date figure.***



Local Government Act 2020  
**Land Information Certificate – Part B**  
**Certificate No:** cerLIC22/D0688  
**Issue Date:** 16/08/2022  
**Property No:** 8433  
**Rate Category:** Rural Residential

**Proposed schemes, notices issued and other orders:**

Scheme	Description	Principal	Interest	Total

**Other notes**

Unless otherwise stated elsewhere in this certificate, (either Parts A or B) 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 the Local Government Act 1989 nor any other liability or potential liability for works done under the Local Government Act 1989 or the Local Government Act 2020.

**Important**

All unpaid monies are required to be paid immediately upon settlement, regardless of due dates. Refer Section 121 of the Local Government Act 2020.

I hereby certify that the information given in this certificate (Parts A and B) is true and correct as at the date shown.

**Authorised Officer:**



**Biller Code:** 216283  
**Ref:** 84335

# INFORMATION STATEMENT



STMT1977-22

Issued Pursuant to Section 158 of the Water Act (1989) showing Orders, Rates and Charges due to be paid to the authority with respect to the land hereunder

**Applicant:**

Wendy McLay Conveyancing & Legal  
C/- Landata  
GPO Box 527  
MELBOURNE VIC 3001

**Applicant Reference:** 65649536-028-2**Date of Issue:** 16 August 2022

Account No:	Owner:	Description	Amount Payable:	Payment Ref:
817163	Eldon J Warrender & Emma E Warrender	Surface	\$374.01	008171639
	Garry W Warrender & Christy M Warrender	Diversion		

An Information Statement is a legal document provided by GMW outlining details relating to a particular parcel of land or account number. This document has been identified from your application using title particulars and/or account numbers provided. The detailed entities are currently associated with this account. If you intend on transferring the services below, with the exception of any listed Occupation Agreements, you can request a prefilled Form 55 application to transfer the land and water. This application form combines multiple applications into one making it a great solution when changing ownership. This request can be made at <http://www.g-mwater.com.au/customer-services/forms/> or by contacting us on 03 5826 3500.

The following payment methods are available:



Pay online via MyGMW

<https://mygmw.gmwater.com.au>



Quote Biller Code 72801

and the 'Payment Ref'

displayed in the above table

## Water Services and/or Fee for Service Charges 2022/2023:

Charge Description	Issue Date:	Charge Amount:	Balance Outstanding:
Account No:817163			
Annual Rates and Charges 2022/2023			
Balance as at 30/06/2022			\$0.00
Customer Fee			
Customer Fee - \$130.00 each	22/07/2022	\$130.00	\$130.00
Fixed Land Related Charges			
Resource Management Fee - 2.00ML @ \$3.06/ML	22/07/2022	\$6.10	\$6.10
Access Fee - 1.00 Service Point @ \$79.00 each	22/07/2022	\$79.00	\$79.00
Service Point - Unmetered - 1.00 @ \$145.00 each	22/07/2022	\$145.00	\$145.00
Water Register Entitlement Fee			
Water Register Entitlement Fee - 1.00 @ \$13.91 each	22/07/2022	\$13.91	\$13.91
Sub-Total for 2022/2023		\$374.01	\$374.01
Total Payable as at 16/08/2022			\$374.01



Rates and charges listed in this table relate to **1st July 2022 - 30th June 2023**. All of these are annual rates and charges for the financial year.

Updates for the information statement are provided for 3 months from the Issue date and are only applicable to the applicant of the information statement. Please email your STMT number, property number and request for the update to [informationstatements@gmwater.com.au](mailto:informationstatements@gmwater.com.au)

Additional information about the fees and charges are available from the Goulburn-Murray Water Website, <https://www.gmwater.com.au/customer-services/pricing/price-list>

<b>Entitlements(s):</b>						
<b>Account No:</b>	<b>Entitlement ID:</b>	<b>Volume:</b>	<b>Source Trading Zone:</b>	<b>Use Trading Zone:</b>	<b>Delivery System:</b>	<b>Reliability:</b>
817163	BEE013974	2.0	Not applicable	180 King and Lower Ovens Unregulated	Reedy Creek - Ovens	Seasonal

#### **Licence to Take and Use Water / Operate Works- Unregulated Surfacewater**

A licence to take and use water and operate works is associated with this property which authorises the licence holder to take water from an unregulated river/stream or dam for use on the land described within this information statement. Specific information and conditions relating to this licence are available requesting a copy of the licence from GMW. Please note that an application to transfer a licence to take and use surface water is subject to assessment and approval by GMW upon receipt of the relevant application requirements.

The licence relating to this property covers multiple individual land titles. If any of the land titles are to be sold individually, an application must be lodged with GMW to amend or cancel and re-issue the licence. Please contact GMW for information about the requirements prior to settlement.

#### **Works Licence:**

<b>Account No:</b>	<b>Works Licence ID:</b>	<b>Purpose:</b>	<b>Extraction Share:</b>	<b>Extraction Rate:</b>	<b>Type:</b>	<b>Expiry Date:</b>
817163	WLE013601	Operate	0.10	0.10	Pump	30/06/2028

The works licence relating to this property covers multiple individual land titles. If any of the land titles are to be sold individually, an application must be lodged with GMW to amend or cancel and re-issue the licence. Please contact GMW for information about the requirements prior to settlement.

#### **Works Licence to Operate a Bore or Pump**

A works licence is associated with this property which authorises the licence holder to operate a bore or pump located on the land.

Please note that these licences may incur a fixed bill each season whether the water is being used or not. Specific information and conditions relating to this works licence are available by requesting a copy of the record held in the Victorian Water Register online or from GMW.

Please note that the transfer or a works licence is subject to approval by GMW upon receipt of the relevant application requirements.

If the Works Licence is to expire within 18 months of the date you transfer it you have the option to renew the licence at the same time.

#### **Land Description of the Nominated Property**

<b>Account No:</b>	<b>Vol:</b>	<b>Folio:</b>	<b>Lot:</b>	<b>Plan:</b>	<b>Crown Allotment/ Crown Portion:</b>	<b>Section/ Block</b>	<b>Parish</b>	<b>Area:</b>
817163	9813	330	1	LP211700K				0

Property Clearance Certificate  
Taxation Administration Act 1997



INFOTRACK / WENDY MCLAY CONVEYANCING & LEGAL

Your Reference:	4147
Certificate No:	57261764
Issue Date:	15 AUG 2022
Enquiries:	ESYSPROD

Land Address: 10 ELDORADO-TARRAWINGEE ROAD ELDORADO VIC 3746

Land Id	Lot	Plan	Volume	Folio	Tax Payable
21115414	1	211700	9813	330	\$0.00

Vendor: EMMA ELISE WARRENDER, ELDON JAY WARRENDER & 2 OTHER(S)  
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR GARRY WILLIAM WARRENDER	2022	\$172,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
-------------------------------------	------	---------------	------------------	------------------	-------

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
---------------------	------	------------------	------------------	-------

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick  
Commissioner of State Revenue

CAPITAL IMP VALUE:	\$474,000
SITE VALUE:	\$172,000
AMOUNT PAYABLE:	\$0.00

# Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

**Certificate No:** 57261764

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## Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

## Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
  - Land tax that has been assessed but is not yet due,
  - Land tax for the current tax year that has not yet been assessed, and
  - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

## Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

## Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

## General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
  - The request is within 90 days of the original Certificate's issue date, and
  - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

## For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$0.00

Taxable Value = \$172,000

Calculated as \$0 plus ( \$172,000 - \$0) multiplied by 0.000 cents.

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## Property Clearance Certificate - Payment Options

### BPAY



Billers Code: 5249  
Ref: 57261764

### Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

[www.bpay.com.au](http://www.bpay.com.au)

### CARD



Ref: 57261764

### Visa or Mastercard

Pay via our website or phone 13 21 61.  
A card payment fee applies.

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)

# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 15 August 2022 04:13 PM

## PROPERTY DETAILS

Address: **10 ELDORADO-TARRAWINGEE ROAD ELDORADO 3746**  
Lot and Plan Number: **Lot 1 LP211700**  
Standard Parcel Identifier (SPI): **1\LP211700**  
Local Government Area (Council): **WANGARATTA**  
Council Property Number: **8433**  
Planning Scheme: **Wangaratta**  
Directory Reference: **Vicroads 35 A6**

[www.wangaratta.vic.gov.au](http://www.wangaratta.vic.gov.au)

[Planning Scheme - Wangaratta](#)

## 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: **OVENS VALLEY**

## OTHER

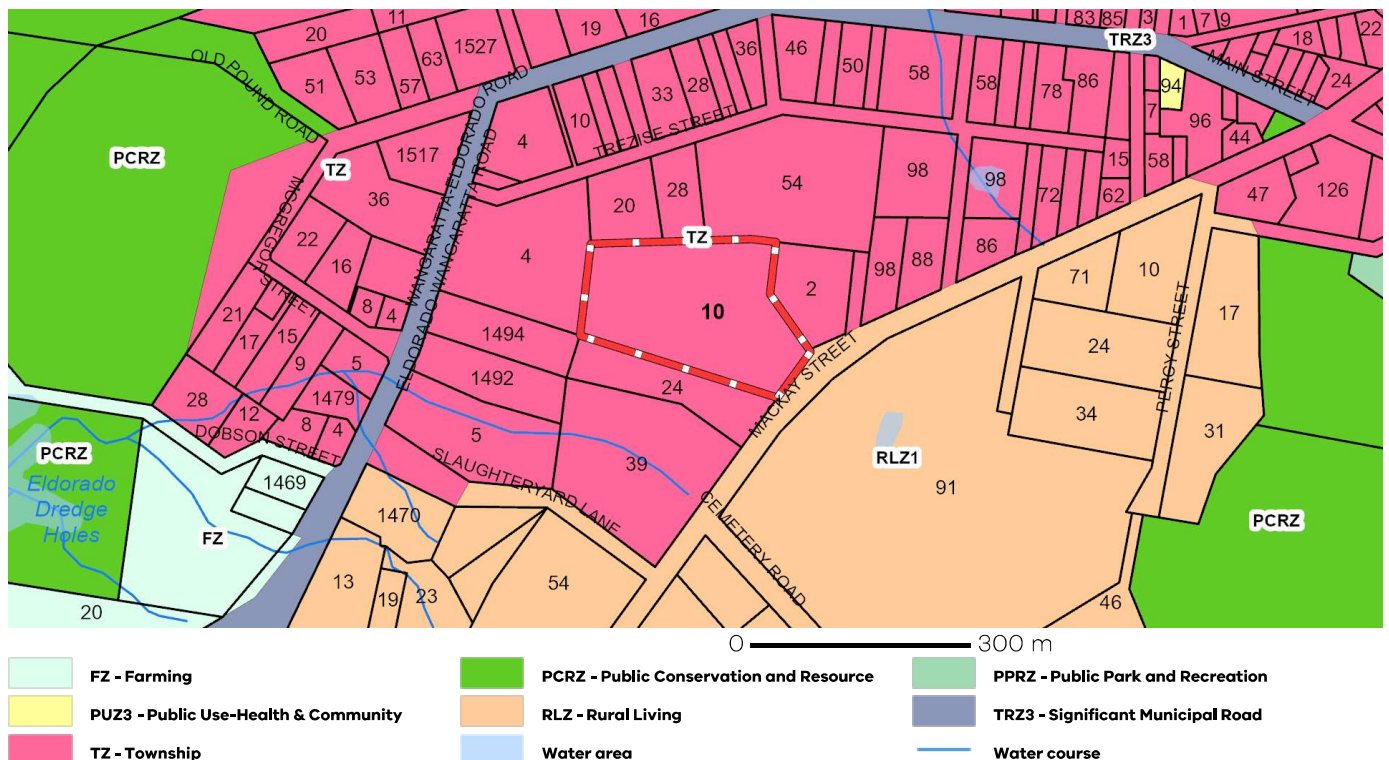
Registered Aboriginal Party: **Yorta Yorta Nation Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[TOWNSHIP ZONE \(TZ\)](#)

[SCHEDULE TO THE TOWNSHIP ZONE \(TZ\)](#)



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

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Read the full disclaimer at <https://www.delwp.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 Overlay

None affecting this land - there are overlays in the vicinity

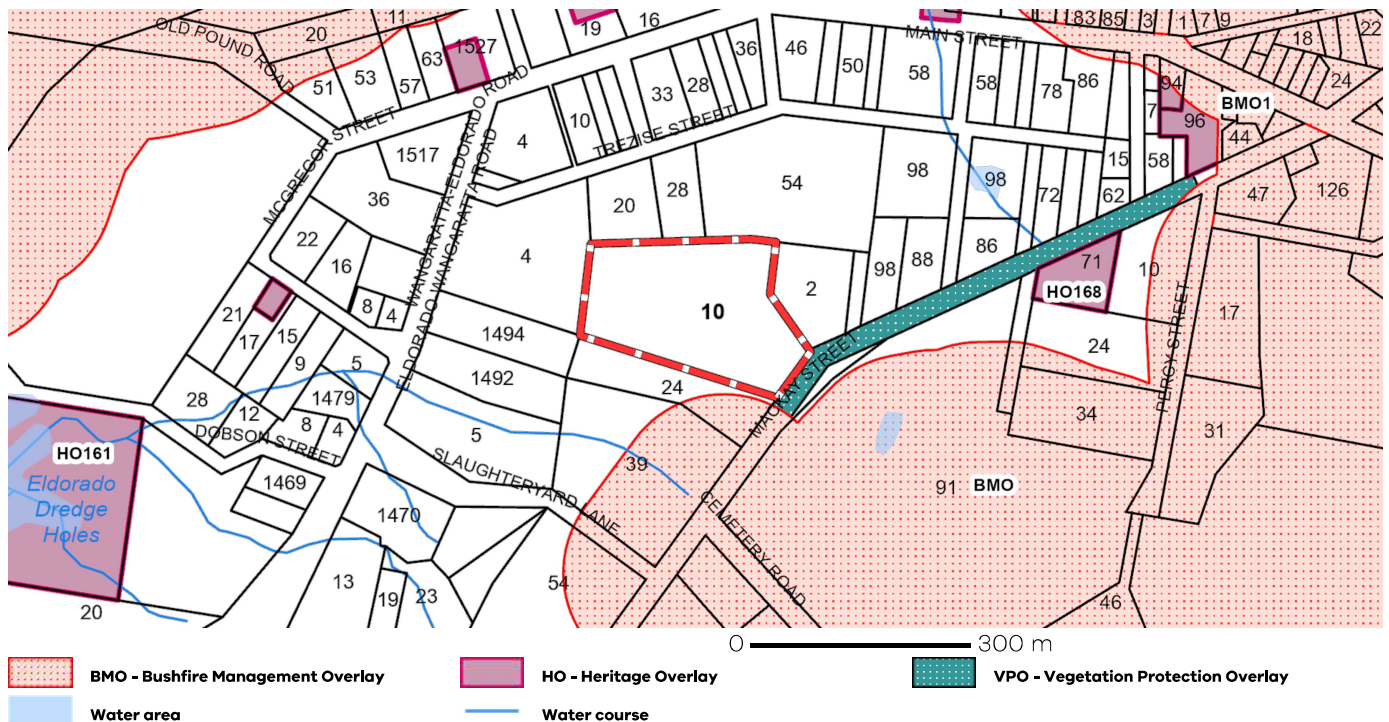
### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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

[HERITAGE OVERLAY \(HO\)](#)

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)



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 10 August 2022.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

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

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

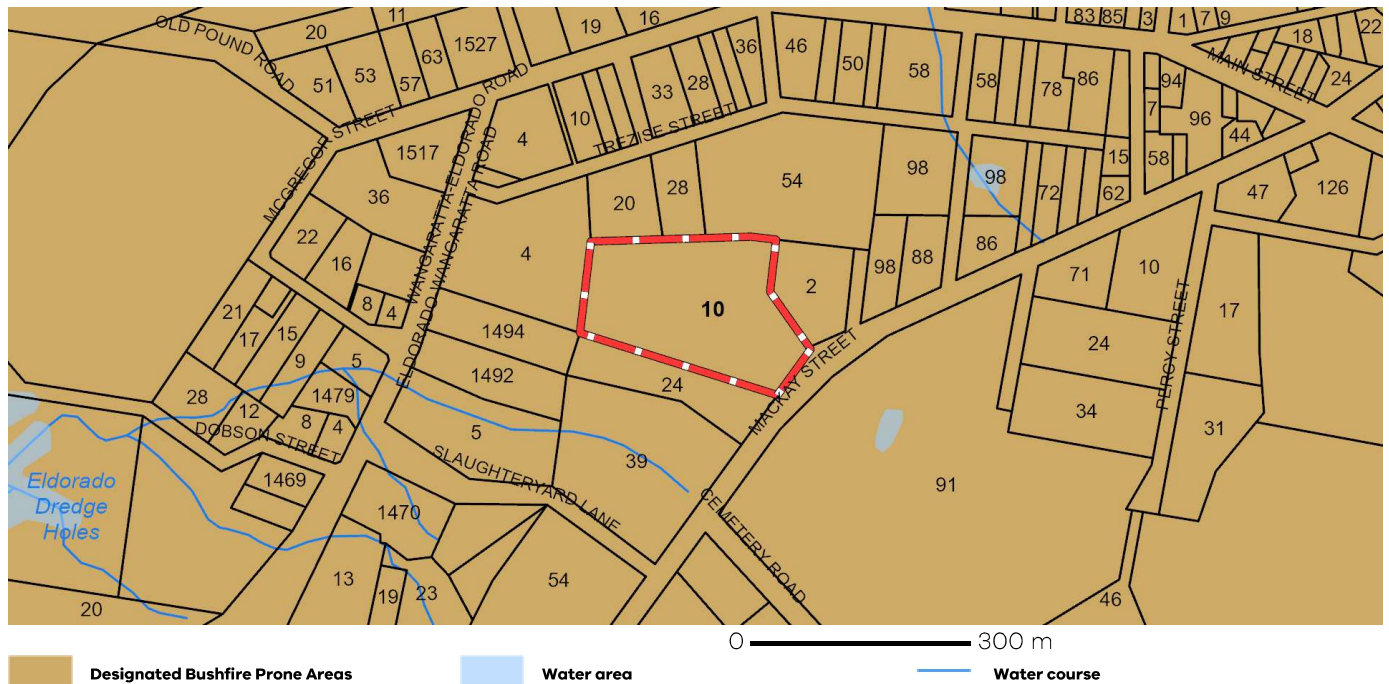


## Designated Bushfire Prone Areas

**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 the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://environment.vic.gov.au) or please contact your relevant council.

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

# PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987  
and the Planning and Environment Regulations 2005

## CERTIFICATE REFERENCE NUMBER

866166

## APPLICANT'S NAME & ADDRESS

WENDY MCLAY CONVEYANCING & LEGAL C/- INFOTRACK  
C/- LANDATA  
DOCKLANDS

## VENDOR

WARRENDER, GARRY WILLIAM

## PURCHASER

N/A, N/A

## REFERENCE

357362

This certificate is issued for:

LOT 1 PLAN LP211700 ALSO KNOWN AS 10 ELDORADO-TARRAWINGEE ROAD ELDORADO  
WANGARATTA RURAL CITY

The land is covered by the:

WANGARATTA PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a TOWNSHIP ZONE

A detailed definition of the applicable Planning Scheme is available at :  
(<http://planningschemes.dpcd.vic.gov.au/schemes/wangaratta>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian  
Heritage Register at:

<http://vhd.heritage.vic.gov.au/>

15 August 2022

**Hon. Richard Wynne MP**  
**Minister for Planning**

Additional site-specific controls may apply.  
The Planning Scheme Ordinance should be  
checked carefully.

The above information includes all  
amendments to planning scheme maps  
placed on public exhibition up to the date  
of issue of this certificate and which are  
still the subject of active consideration

Copies of Planning Schemes and  
Amendments can be inspected at the  
relevant municipal offices.

LANDATA®  
T: (03) 9102 0402  
E: [landata.enquiries@servictoria.com.au](mailto:landata.enquiries@servictoria.com.au)

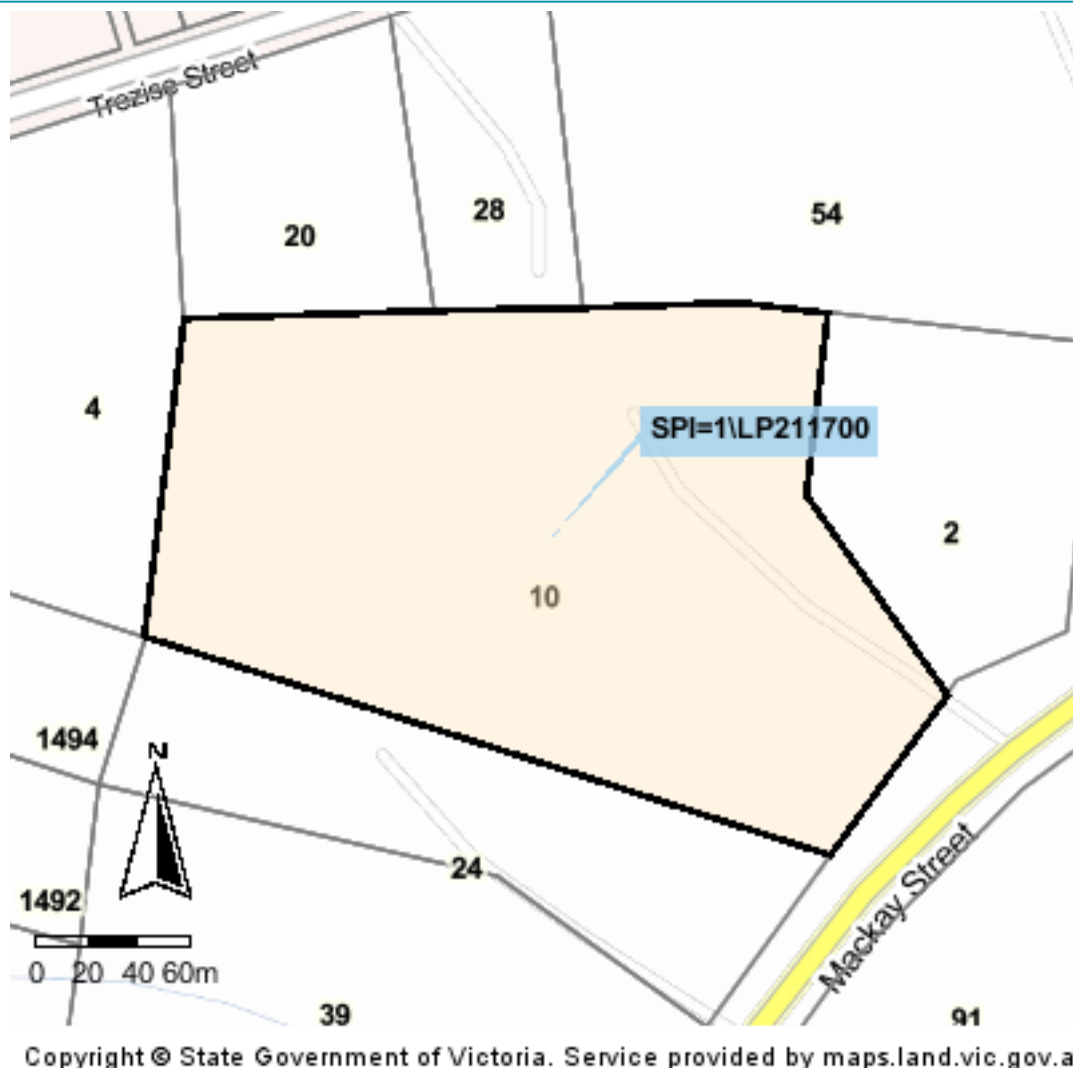


The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email [landata.enquiries@servictoria.com.au](mailto:landata.enquiries@servictoria.com.au)

**Please note: The map is for reference purposes only and does not form part of the certificate.**



## Choose the authoritative Planning Certificate

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As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.  
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.  
Next business day delivery, if further information is required from you.

## Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.

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

Page 1 of 1

VOLUME 09813 FOLIO 330

Security no : 124099649128J  
Produced 15/08/2022 04:36 PM

### LAND DESCRIPTION

Lot 1 on Plan of Subdivision 211700K.  
PARENT TITLE Volume 08712 Folio 652  
Created by instrument LP211700K 30/05/1988

### REGISTERED PROPRIETOR

Estate Fee Simple  
TENANTS IN COMMON  
As to 1 of a total of 2 equal undivided shares  
Joint Proprietors  
ELDON JAY WARRENDER  
EMMA ELISE WARRENDER both of 10 ELDORADO-TARRAWINGEE ROAD ELDORADO VIC 3746  
As to 1 of a total of 2 equal undivided shares  
Joint Proprietors  
GARRY WILLIAM WARRENDER  
CRISTY MANALA WARRENDER both of 10 ELDORADO-TARRAWINGEE ROAD ELDORADO VIC  
3746  
AS636700V 21/10/2019

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS636701T 21/10/2019  
AUSTRALIAN CENTRAL CREDIT UNION 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 LP211700K 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: 10 ELDORADO-TARRAWINGEE ROAD ELDORADO VIC 3746

### ADMINISTRATIVE NOTICES

NIL

eCT Control 18783L PEOPLE'S CHOICE CREDIT UNION  
Effective from 23/10/2019

DOCUMENT END

# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>LP211700K</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>15/08/2022 16:49</b>

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1	2	3	4	5	6	7	8
<div>OFFICE USE ONLY</div> <div>LP211700 K EDITION 1 <del>PARISH</del> / TOWNSHIP / CHART</div>							
<div>NOTATIONS</div> <div>THIS PLAN ACCORDS WITH CROWN GRANT VOL.8712 VOL.652 AND IS NOT BASED ON SURVEY</div> <div>LAND SUBJECT TO EASEMENT</div> <div>E-1 EASEMENT TO THE STATE ELECTRICITY COMMISSION OF VICTORIA VIDE CROWN GRANT VOL.8712 FOL.652</div> <div>DEPTH LIMITATION 15.24M</div> <div>TO BE COMPLETED WHERE APPLICABLE THIS SURVEY IS CONNECTED TO PERMANENT MARKS NOS. ———</div> <div>IN PROCLAIMED SURVEY AREA NO. ———</div> <div>THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES</div> <div>TITLE REF. CROWN GRANT VOL.8712 FOL.652 LAST PLAN REF. ———</div>							
<div>PLAN OF SUBDIVISION</div> <div>COUNTY OF BOGONG PARISH OF TARRAWINGEE T / SHIP TOWNSHIP OF ELDORADO SECTION 11. CROWN ALLOTMENT 7</div> <div>NUMBER OF SHEETS IN THIS PLAN : 1 NUMBER OF THIS SHEET : 1</div> <div>SCALE 20 0 20 40 60 80 100 LENGTHS ARE IN METRES</div> <div>ORIGINAL SHEET SIZE A3</div> <div>OFFICE USE ONLY LP211700 K VICTORIA</div>							
<div>PLAN APPROVED AT 30.5.88 ON</div> <div>(ASSISTANT) REGISTRAR OF TITLES</div>							
<div>OFFICE USE ONLY</div> <div>CERTIFICATE OF MUNICIPAL CLERK MUNICIPALITY: SHIRE OF WANGARATTA COUNCIL REF CERTIFICATE A THIS PLAN ACCORDS WITH A PLAN SEALD BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON CONFIRMED BY THE PLANNING APPEALS BOARD ON AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE. DATE MUNICIPAL CLERK</div> <div>CERTIFICATE B THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (9) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY THE COUNCIL ON THE PLANNING APPEALS BOARD ON DATE MUNICIPAL CLERK</div>							
<div>CERTIFICATION BY SURVEYOR I, ALAN LESLIE JOHNSON OF 28 SCOTT STREET WANGARATTA 3677 CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE INFORMATION OBTAINED BY ME FROM THE SOURCES INDICATED HEREON DATE: 6TH NOVEMBER 1987 ..... LICENSED SURVEYOR SURVEYORS ACT 1978</div> <div>AMENDMENTS SURVEYORS REF: PLAN No. J387/1</div> <div>A.L. JOHNSON &amp; ASSOCIATES PTY. LTD. 28 SCOTT STREET, WANGARATTA. 3677. PH. (057) 21 4615.</div>							

DATED:

23 August 2022

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# **VENDOR STATEMENT**

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**10 ELDORADO-TARRAWINGEE ROAD, ELDORADO 3746**

**Wendy McLay Conveyancing & Legal**  
27 Ely Street, Wangaratta Vic 3677

Ph: 03 4700 2901

Em: [conveyancing@mclaylegal.com.au](mailto:conveyancing@mclaylegal.com.au)

Ref: 4147