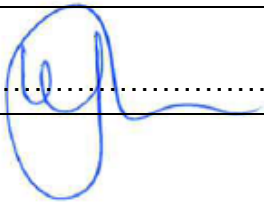


Vendor Statement

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:	22 JACKEL STREET, WANGARATTA VIC 3677		
VENDOR:	VALERIE MARGARET ANDERSON		
VENDOR'S SIGNATURE:		Wendy McLay Solicitor for the Vendor	Date: 05/08/2022
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: \$3,000.00
- (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 and North East Water asset plan 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 Planning Scheme

Attached is a certificate with the required specified information.

3. SERVICES

4. 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 ☒

5. TITLE

Attached are copies of the following documents:

5.1 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.

6. ATTACHMENTS

- 6.1 Due Diligence Checklist
 - 6.2 Rural City of Wangaratta Rates Notice
 - 6.3 North East Water Tax Invoice
 - 6.4 Land Tax Certificate
 - 6.5 North East Water Asset Plan
 - 6.6 Planning Property Report
 - 6.7 Planning Certificate
 - 6.8 Register Search Statement re Volume 08691 Folio 429
 - 6.9 Plan of Subdivision 075874
-

Due Diligence Checklist

Consumer Affairs Victoria

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.



V M Anderson
22 Jackel Street
WANGARATTA VIC 3677

Issue Date.

03/05/2022

Property No.

13622

INTEREST RATE 10% SEE REVERSE FOR DETAILS

4th INSTALMENT NOTICE

DESCRIPTION AND LOCATION OF PROPERTY
22 Jackel Street
WANGARATTA VIC 3677
Lot 30 LP 75874 Vol 8691 Fol 429
628.00 SqM

SITE VALUE	CAPITAL IMPROVED VALUE	NET ANNUAL VALUE
\$120,000	\$252,000	\$12,600
AVPCC	VALUATION	VALUATION USED FOR
110	EFFECTIVE DATE	FIRST TIME
	01/01/2021	01/07/2021

RATING DETAILS

ARREARS AND/OR INTEREST
INSTALMENT DUE

\$1.90
\$372.00

A Pension Rebate has been applied
to this property for the 2021/22 year.

TOTAL RATES & CHARGES **\$373.90**

INSTALMENT AMOUNT
\$373.90

Due Date 31/05/2022

Wangaratta Rural City Council trading as



Rural City of
Wangaratta
ABN 67 784 981 354

Ratepayer: V M Anderson

Property No. 13622



Bill Code: 216283
Ref: 136226

BPAY View Registration No.: 136226
BPAY View Registration Name: V M Anderson

See reverse side for payment options and methods of payment.

A \$1.00 fee per transaction may apply



Billpay Code: 3389
Ref: 1362 26

Pay in-store at Australia Post,
online at auspost.com.au/postbillpay, by
phone 13 18 16 or via Auspost app.



*3389 136226

Amount:

\$373.90

Due By:

31/05/2022

+00000000000000000000> +004716+ <0000136226> <0000037390> +444+

RATE CONCESSIONS

A pensioner concession may be granted subject to appropriate approval for your principal place of residence only. Please make application on the required form available from Council's office and website.

MANNER OF PAYMENT

The rates and charges levied by this notice must be paid by four (4) instalments. You may pre-pay all four instalments by **30 September 2021** or any other combination of instalments before their due date(s). The first instalment must reach the Wangaratta Government Centre by 30 September 2021 or within 14 days from the date on which this notice was issued, whichever date is the latest date. The first instalment is an amount as near as possible to 25% of the current rates plus any arrears. The remaining instalments must be paid not later than the dates shown below:

- 2nd instalment — 30 November 2021
- 3rd instalment — 28 February 2022
- 4th instalment — 31 May 2022

Notices for the remaining instalments will be forwarded at least 14 days prior to the due dates. There is no provision to pay in full at a later date. Payment of rates and charges may be made in advance of the instalment date.

Payments not received by the due dates whether by post or in person will be considered overdue. Payment of any arrears shown are overdue and now payable. If you have difficulty paying your rates, please contact Council's Rates Department immediately to discuss more suitable methods of payment.

INTEREST ON RATES

Rates are a charge upon the property and unless paid on or before the due date, will bear interest at the prevailing interest rate currently (10%). Interest will be charged from the due date of payment.

ALLOCATION OF MONIES

- All payments will be credited in the following order:
1. Legal costs owing, if any
 2. Interest owing, if any
 3. Arrears owing, if any
 4. Current rates, charges and FSPL owing

LEVELS OF VALUE/RATING BASE

This rating valuation forms part of the General Valuation of the Wangaratta Rural City Council which became operative as at 1 July 2021 with a level of value date of 1 January 2021. Council rates are levied on the Capital Improved Value. Council declared rates and charges at its Council Meeting held on Monday 28 June 2021.

RIGHT OF OBJECTION TO VALUATION

Ratepayers have a right under S17 of the Valuation of Land Act 1960 to object to the valuation applied to the property described on this notice on a number of specific grounds. Under S18 Objections must be lodged on the prescribed form **within 2 months of the issue of the initial rate and valuation notice**. Please contact Council's Rates Department for further information regarding the grounds for objection and the prescribed form.

RIGHT OF OBJECTION TO RATES AND CHARGES

Under S183 of the Local Government Act 1989 (LGA), an application for review of the differential rate classification may be made to the Victorian Civil and Administrative Tribunal. Under S184, aggrieved persons have a right of appeal to the County Court on the rates and charges on specific grounds. Please contact Council's Rates Department for further information.

TRANSFER OF RATING OBLIGATION

You must supply a copy of the original rates and valuation notice to any legal entity to whom you have transferred your obligation to pay the rates associated with the property for which the notice is issued. The copy must be supplied to that legal entity to ensure they are able to meet the due dates and time-lines associated with the notice.

CHANGE OF OWNERSHIP OR ADDRESS FOR SERVICE OF NOTICES

Council must be notified in writing of change of address, ownership or occupancy. When ownership of property changes, liability for payment of rates and charges remains with the owner recorded with Council until a "Notice of Acquisition" of an interest in land is received by Council.

GARBAGE, RECYCLING, AND ORGANIC COLLECTION CHARGE

In accordance with Council's Waste Charge Policy the above charges apply to all urban and rural tenements where a collection service is available or provided by Council or its contractors, whether or not the service is used.

FIRE SERVICES PROPERTY LEVY

All funds collected by Council will go to the State Government to support the fire services. For more information visit firelevy.vic.gov.au
Any person may apply for exemption from the fire services levy fixed charge for farm land under the "Single Farm Enterprise" criteria.
Application forms are available from Council's office and website.

WAIVER/DEFERRAL OF RATES AND CHARGES/ FIRE LEVY

The owner(s) of rateable and non-rateable land may apply for a waiver or deferral in respect of the fire services property levy and rates and charges.

RATE CAPPING

Council has complied with the Victorian Government's rate cap of 1.5%. The cap applies to the average 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.

AUSTRALIAN VALUATION PROPERTY CLASSIFICATION CODE (AVPCC)

The AVPCC represents the existing land use of the property for Valuation Best Practice valuation purposes and for determining the appropriate land use classification for the Fire Services Property Levy.

LAND TAX

Notice is given that council valuations may be used by other rating authorities for the purpose of a rate or tax. The State Revenue Office uses the site value in assessing land tax. For further information refer to the State Revenue Office website.

USE OF PROPERTY DATA

At times, Council receives requests for access to property information. Council will only provide property database information in accordance with the LGA and the Privacy & Data Protection Act 2014.

Manager - Finance



• Use BPAY to pay fee-free from your cheque or savings account. • More info: www.bpay.com.au ©Registered to BPAY Pty Ltd ABN 69 079 137 518	• Visit www.wangaratta.vic.gov.au and click "Make a Payment" or call 1300 653 934 • (MasterCard and Visa)	• Application forms are available from Council's website - click "Make a Payment", then "Direct Debit". Direct debit frequencies available: • Instalments (quarterly due amount) • Weekly • Fortnightly • Monthly Note: Direct debits are not available from credit card only accounts.	• Wangaratta Rural City Council PO Box 238 WANGARATTA VIC 3676 • Detatch payment slip and make cheques payable to Wangaratta Rural City Council Note: Receipts will not be issued for mailed payments.	• At Council Offices Cnr Ford & Ovens Street Wangaratta between 8:30am and 5:00pm Monday to Friday. • At any Australia Post office or agency.* Cash, Cheque or EFTPOS only. *A \$1.00 fee per transaction may apply.
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TAX INVOICE

Date of issue: 11 Mar 2022
Next reading expected: 08 Jun 2022



V M ANDERSON
22 JACKEL STREET
WANGARATTA VIC 3677



034
1001031
R1_2073

Consumer number

12113331107

Amount due

\$144.15

Pay by

08 Apr 2022

Service address: 22 JACKEL STREET WANGARATTA VIC

Opening balance

\$89.82

Total payments/credits received up to 10 Mar 2022

\$-89.82

Balance

\$0.00

Current charges

Service charges

\$113.49

Volume charges

\$119.64

Concession entitlement

\$-88.98

Total

\$144.15

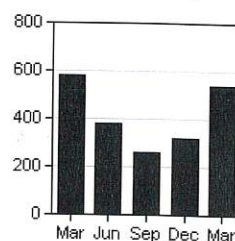
Total amount due:

\$144.15

Total Includes GST of

\$0.00

Your average daily usage in litres



Av. daily usage: 540.00 L

Av. daily cost: \$1.27

How to pay



Online

auspost.com.au/postbillpay



Phone

13 18 16



In person

Australia Post outlets

Biller Code: 0331

Ref. Number: 12113331107



*331 12113331107



For emailed notices:

newater.enotices.com.au

Reference no: **66676C28FH**



Bpay/Bpay View

Use your bank's telephone or online service

Biller Code: 3004

Ref. Number: 12113331107



Centrepay

Call us to set-up Centrepay automatic payments



Direct debit

Call us or apply online via our website



Mail

Tear off this slip and mail with your cheque to:

North East Water

PO Box 863

Wodonga VIC 3689

North East Water ABN: 97 364 605 415

Invoice details

Meter Number	Previous Read	Current Read	Usage
20B085409	06/12/2021 162	10/03/2022 212	50
Volume charges - 07 Dec 2021 to 10 Mar 2022			
Water Usage Wangaratta (50kL @ 239.27 c/kL)			\$119.64
Service charges - 07 Dec 2021 to 10 Mar 2022			
Water Service Charge 20mm Wangaratta (94 days @ 56.03c)			\$52.67
Sewerage Service Charge Wangaratta (94 days @ 64.7c)			\$60.82

Information



Contact: General: 1300 361 622 | Billing: 1300 361 633 | Emergencies & Faults: 1300 361 644 | Email: info@newater.com.au



Change of address: Please notify us of any change of address, ownership or occupancy within 14 days.



Pension rebate and concessions: Contact us if you think you may be eligible for a concession.



Payment assistance: If you are having difficulty paying your bill, we can help. Call us on 1300 361 633.



Complaints: Call us on 1300 361 633. The Energy and Water Ombudsman (Victoria) can also assist on 1800 500 509.



Privacy information: We respect your right to privacy. Details are provided on our website.



Communication assistance: For people who are deaf or have a hearing or speech impairment visit relayservice.gov.au. For interpreter or translation services call 13 14 50.

Visit newater.com.au for more information.

Property Clearance Certificate

Taxation Administration Act 1997



INFOTRACK / WENDY MCLAY CONVEYANCING & LEGAL

Your Reference:	4142
Certificate No:	57157575
Issue Date:	05 AUG 2022
Enquiries:	JXD11

Land Address: 22 JACKEL STREET WANGARATTA VIC 3677

Land Id	Lot	Plan	Volume	Folio	Tax Payable
9437002	30	75874	8691	429	\$0.00

Vendor: MARGARET ANDERSON
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MRS VALERIE MARGARET ANDERSON	2022	\$120,000	\$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
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Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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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:	\$252,000
SITE VALUE:	\$120,000
AMOUNT PAYABLE:	\$0.00

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

Certificate No: 57157575

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 = \$120,000

Calculated as \$0 plus (\$120,000 - \$0) multiplied by 0.000 cents.

Property Clearance Certificate - Payment Options

BPAY



Billers Code: 5249
Ref: 57157575

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

CARD



Ref: 57157575

Visa or Mastercard

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

sro.vic.gov.au/paylandtax



Seq. No: 214430374

Job No: 32463200

Location: 22 Jackel Street
Wangaratta, VIC, 3677

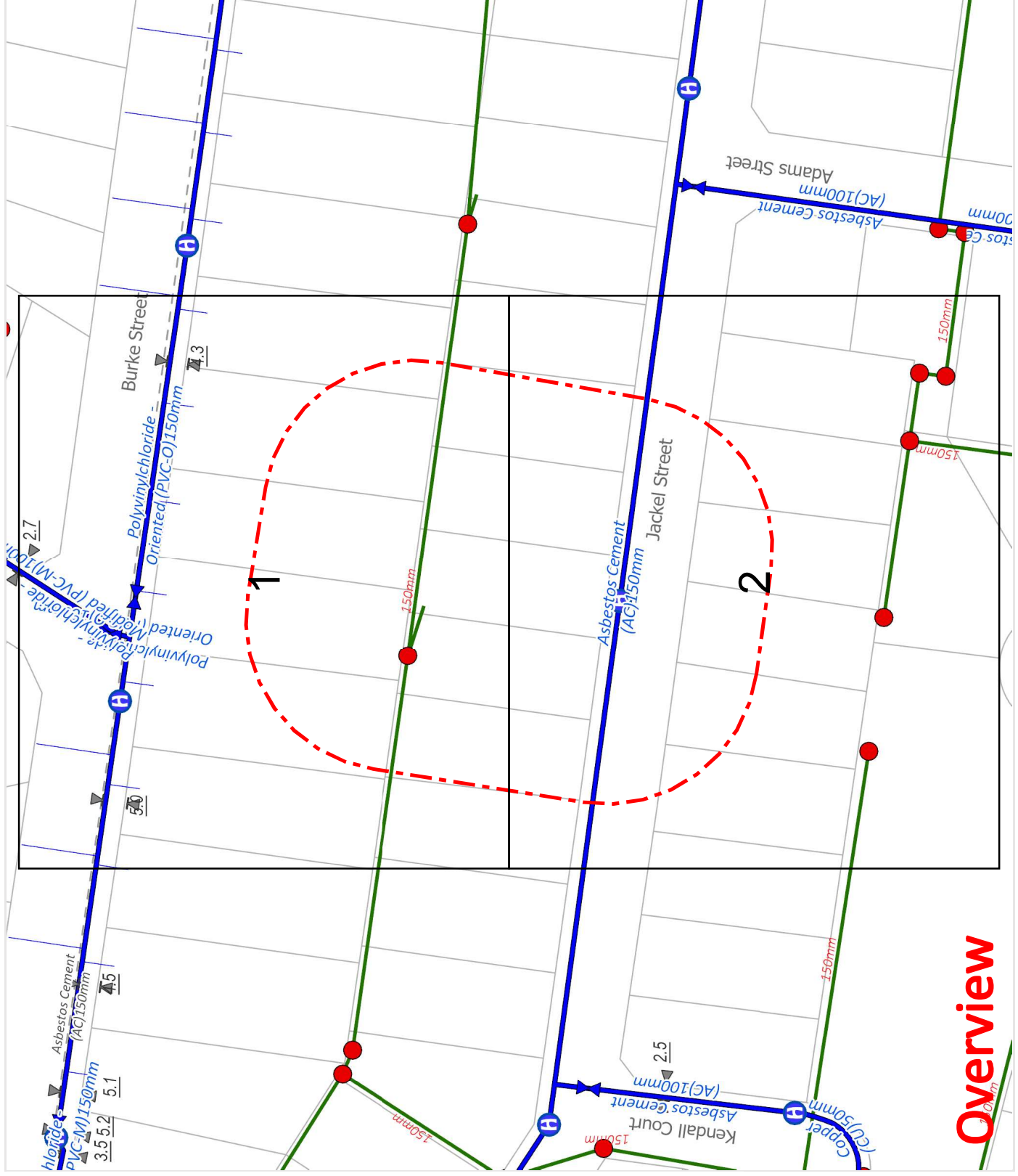
Refer to attached:
A guide to reading
North East Water's plans



Scale: 1:1025

Expires: 01 Sep 2022

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither North East Water nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



Overview

A guide to reading North East Water's plans

Water

-  Fire Hydrant
-  Water Junction
-  Water Valve
-  Water Transfer Main
-  Water Reticulation Main
-  Discharge Pipe
-  Property Service Connection
-  Fire Service
-  Private Water Line
-  Raw Transfer Main
-  Raw Reticulation Main
-  Raw Discharge Pipe
-  Raw Irrigation Pipe
-  Aqueduct
-  Reclaim Transfer Main
-  Reclaim Irrigation Pipe

Sewer

-  Manhole
-  Inspection Shaft
-  Ventstack
-  Non Return Valve
-  Air Release Valve
-  Stop Valve
-  Sewer Pump Station
-  Endcap
-  Reducer
-  Sewer Transfer Main
-  Sewer Reticulation Main
-  Aqueduct
-  Sewer Rising (Pressure) Main
-  Property Sewer Connection
-  Private Sewer Line

General

-  Offset Marker
-  5.19 Offset Dimension (m)
-  - - - Pipe Infrastructure Not in Service
-  ★ Communications Pit
-  - - - Communications Cable

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 04 August 2022 11:34 AM

PROPERTY DETAILS

Address: **22 JACKEL STREET WANGARATTA 3677**
Lot and Plan Number: **Lot 30 LP75874**
Standard Parcel Identifier (SPI): **30\LP75874**
Local Government Area (Council): **WANGARATTA**
Council Property Number: **13622**
Planning Scheme: **Wangaratta**
Directory Reference: **Vicroads 664 E12**

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

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

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

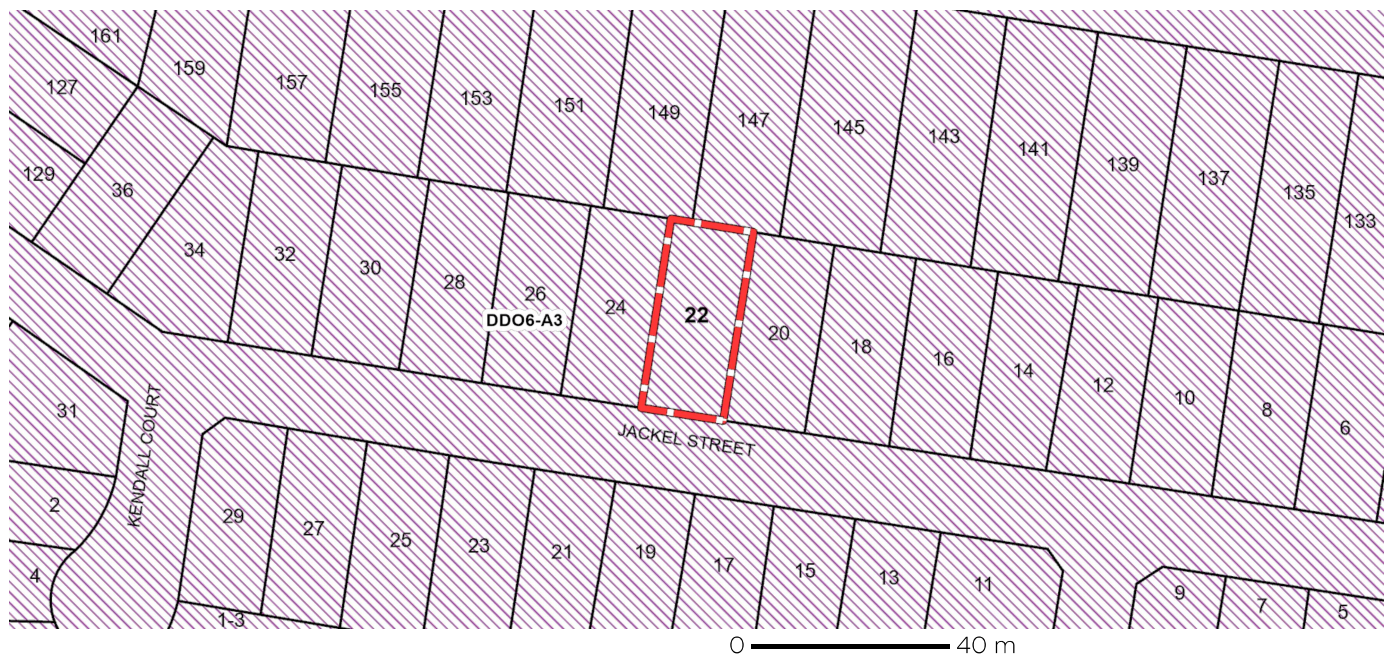


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY – SCHEDULE 6 \(AREA 3\) \(DDO6-A3\)](#)



Further Planning Information

Planning scheme data last updated on 27 July 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>

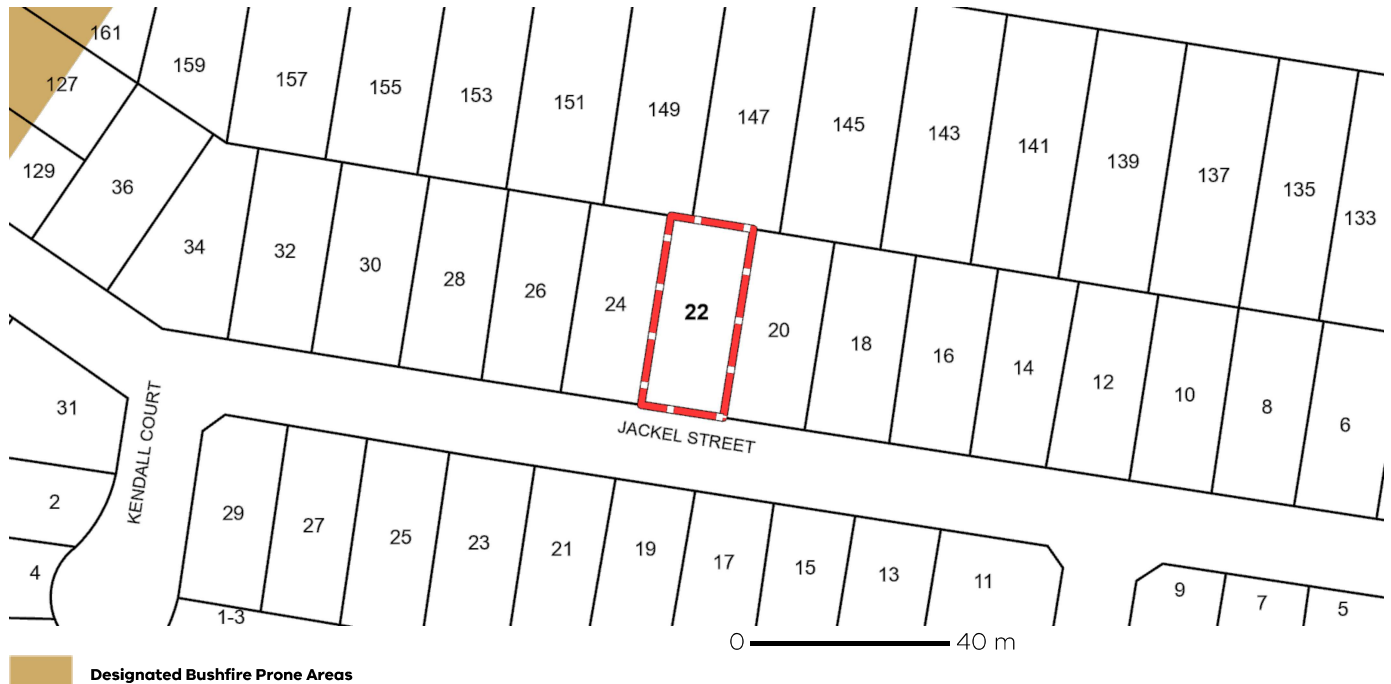
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is 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 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 \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

863705

APPLICANT'S NAME & ADDRESS

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

VENDOR

ANDERSON, MARGARET

PURCHASER

N/A, N/A

REFERENCE

357362

This certificate is issued for:

LOT 30 PLAN LP75874 ALSO KNOWN AS 22 JACKEL STREET WANGARATTA
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 GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- is within a DESIGN AND DEVELOPMENT OVERLAY SCHEDULE 6-A3

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/>

04 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.

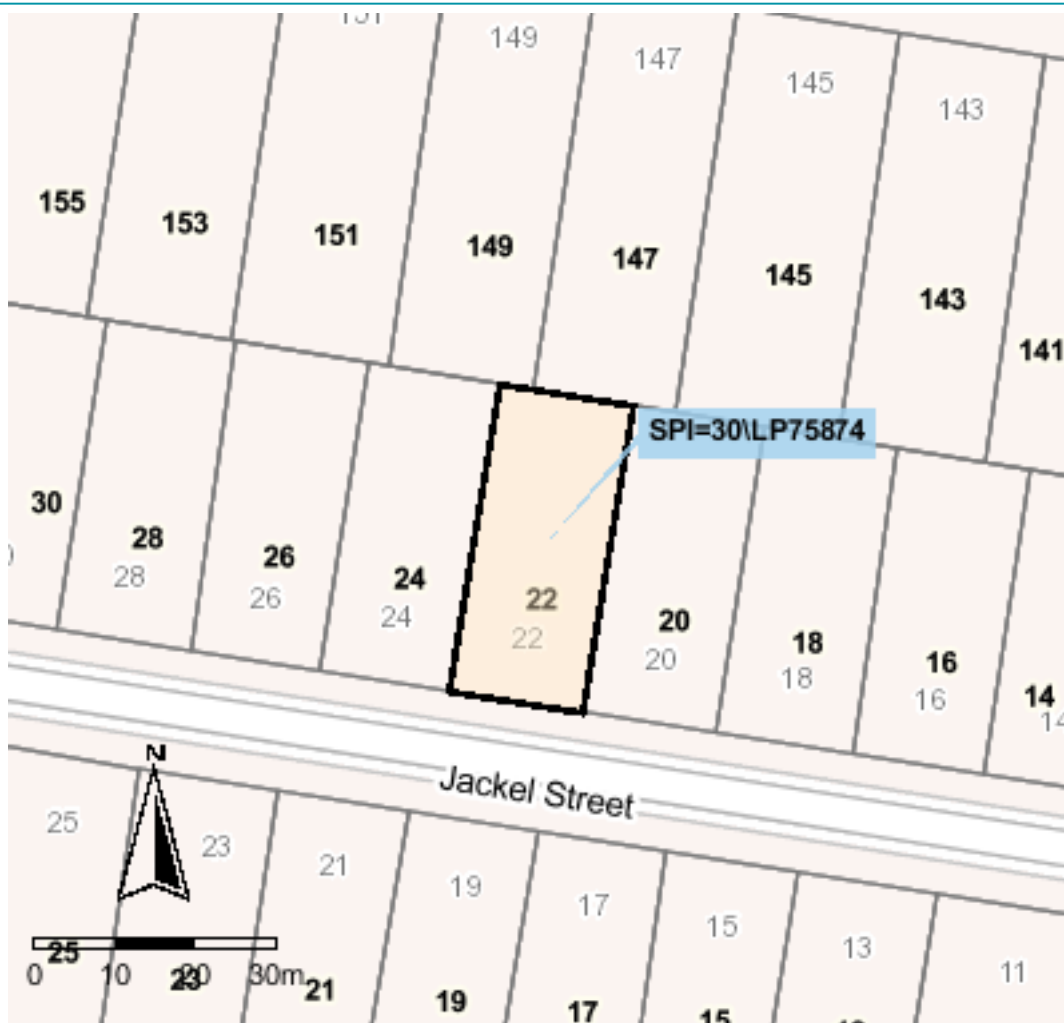
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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

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



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

Page 1 of 1

VOLUME 08691 FOLIO 429

Security no : 124099430895T
Produced 04/08/2022 03:51 PM

LAND DESCRIPTION

Lot 30 on Plan of Subdivision 075874.
PARENT TITLE Volume 08098 Folio 272
Created by instrument LP075874 18/10/1967

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VALERIE MARGARET ANDERSON of 75 TELFORD STREET YARRAWONGA
K767786 22/02/1984

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP075874 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: 22 JACKEL STREET WANGARATTA VIC 3677

DOCUMENT END

Imaged Document Cover Sheet

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LP 75874
EDITION 1
APPROVED 25/ 8 / 27

PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENTS 889&10 SECTION 1A
PARISH OF WANGARATTA SOUTH
COUNTY OF DELATITE

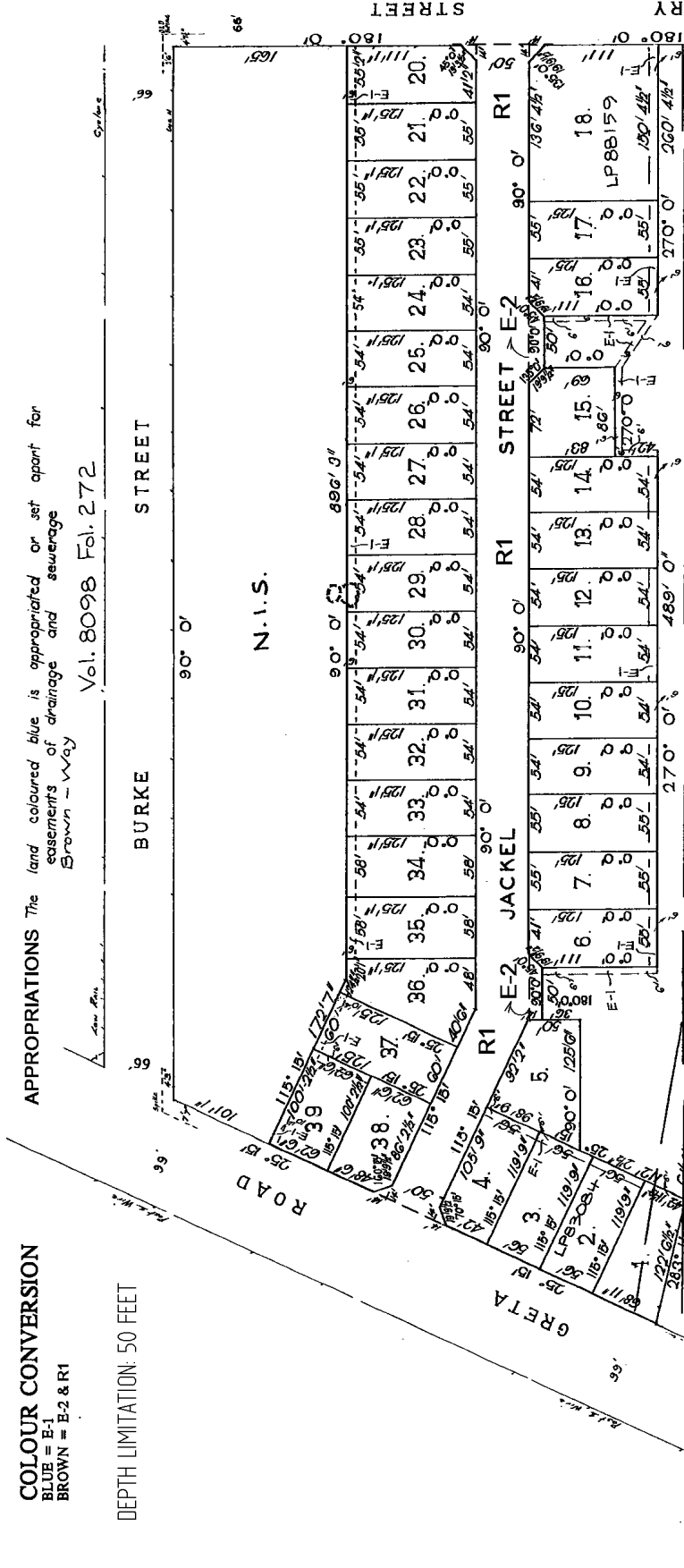
Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

COLOUR CONVERSION
BLUE = E-1
BROWN = E-2 & R1

APPROPRIATIONS The land coloured blue is appropriated or set apart for
easements of drainage and sewerage
Brown - Way

Vol. 8098 Fol. 272

DEPTH LIMITATION: 50 FEET



19 BALANCE OF TITLE

43' 1" 16"

LP 114703

DATED:

5 August 2022

VENDOR STATEMENT

22 JACKEL STREET, WANGARATTA VIC 3677

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

Ph: 03 4700 2901

Em: conveyancing@mclaylegal.com.au

Ref: 4142