

This document is prepared from a precedent intended solely for use by legal practitioners with the knowledge, skill and qualifications required to use the precedent to create a document suitable to meet the vendor's legal obligation to give certain statements and documents to a purchaser before the purchaser signs a contract to purchase the land. This document incorporates the requirements in section 32 of the *Sale of Land Act 1962* as at 30 October 2018.

Vendor Statement

section 32 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 Certificate of Title Volume 11053 Folio 411

Property Address 1097 WARBY RANGE ROAD
WANGARATTA SOUTH

Vendor's name PETER WILLIAM BISHOP

Signature _____ Date _____

+ Vendor's name CATHERINE JANE BISHOP

+ Signature _____ Date _____

Purchaser's name _____

Signature _____ Date _____

Important information

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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: \$ _____

OR

☐ (b) *Are contained in the attached certificate/s.

OR

☒ (c) *Their amounts are:

Authority	Amount	Interest (if any)
(1) Rural City of Wangaratta	(1) \$3,000.00	(1) \$
(2) North East Water	(2) \$ 207.12	(2) \$
(3) _____	(3) \$	(3) \$
(4) _____	(4) \$	(4) \$

☐ (d) *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 knowledge¹, which are not included above; other than any amounts described in this rectangular box.

\$

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

\$ _____ To _____

Other particulars (including dates and times of payments):

1.3 Terms Contract

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

☐ *Attached is a Law Institute of Victoria published "Additional Vendor Statement".

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.

☐ *Attached is a Law Institute of Victoria published "Additional Vendor Statement".

¹ Other than any GST payable in accordance with the contract.

~~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.

☐ (a) *Attached is a copy or extract of any policy of insurance in respect of any damage to or destruction of the land.

OR

☐ (b) *Particulars of any such policy of insurance in respect of any damage to or destruction of the land are as follows:

Name of insurance company: _____

Type of policy: _____ Policy no: _____

Expiry date: ____ / ____ / ____ Amount insured: _____

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.

- ☐ (a) *Attached is a copy or extract of any policy of insurance required under the *Building Act 1993*.

OR

- ☐ (b) *Particulars of any required insurance under the Building Act 1993 are as follows:

Name of insurance company: _____

Policy no: _____ Expiry date: ____ / ____ / ____

Note: There may be additional legislative obligations in respect of the sale of land on which there is a building or on which building work has been carried out.

3. LAND USE**3.1 Easements, Covenants or Other Similar Restrictions**

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

- (a) ☒ *Is in the attached copies of title document/s.

OR

- ☐ *Is as follows:

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

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

- ☐ *Attached is a certificate with the required specified information.

OR

- ☒ *The required specified information is as follows:

- | | | |
|-----|-------------------------------|----------------------------|
| (a) | Name of planning scheme | Wangaratta Planning Scheme |
| (b) | Name of responsible authority | Rural City of Wangaratta |
| (c) | Zoning of the land | Farming |
| (d) | Name of planning overlay | Nil |

~~4. NOTICES~~**4.1 Notice, Order, Declaration, Report or Recommendation**

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

☐ *Are contained in the attached certificates and/or statements.

OR

☐ *Are as follows:

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:

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:

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.

OR

☒ *Are as follows:

Building Permit No 2014/204/DWELL issued on 27 May 2014 for a dwelling

~~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*.

☐ 6.1 *Attached is a current owners corporation certificate with its required accompanying documents and statements, issued in accordance with section 151 of the *Owners Corporations Act 2006*.

OR

☐ 6.2 *Attached is the information prescribed for the purposes of section 151(4)(a) of the *Owner Corporations Act 2006* and the copy documents specified in section 151(4)(b)(i) and (iii) of that Act.

OR

☐ 6.3 *The owners corporation is an inactive owners corporation.²

² An inactive owners corporation includes one that in the previous 15 months has not held an annual general meeting, not fixed any fees and not held any insurance.

~~7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")~~

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

7.1 Work-in-Kind Agreement

This section 7.1 only applies if the land is subject to a work-in-kind agreement.

- (a) *The land is NOT to be transferred under the agreement unless the square box is marked with an "X" ☐
- (b) *The land is NOT land on which works are to be carried out under the agreement (other than Crown land) unless the square box is marked with an "X" ☐
- (c) *The land is NOT land in respect of which a GAIC is imposed unless the square box is marked with an "X" ☐

7.2 GAIC Recording

This section 7.2 only applies if there is a GAIC recording.

Any of the following certificates or notices must be attached if there is a GAIC recording.

The accompanying boxes marked with an "X" indicate that such a certificate or notice that is attached:

- (a) *Any certificate of release from liability to pay a GAIC ☐
- (b) *Any certificate of deferral of the liability to pay the whole or part of a GAIC ☐
- (c) *Any certificate of exemption from liability to pay a GAIC ☐
- (d) *Any certificate of staged payment approval ☐
- (e) *Any certificate of no GAIC liability ☐
- (f) *Any notice providing evidence of the grant of a reduction of the whole or part of the liability for a GAIC or an exemption from that liability ☐
- (g) *A GAIC certificate issued under Part 9B of the *Planning and Environment Act 1987* must be attached if there is no certificate or notice issued under any of sub -sections 7.2 (a) to (f) above ☐

8. SERVICES

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

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

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.

OR

☐ *(b) General Law Title

The last conveyance in the chain of title or other document which gives evidence of the vendor's title to the land.

- ☐ *9.2 Evidence of the vendor's right or power to sell (where the vendor is not the registered proprietor or the owner in fee simple).

~~10. SUBDIVISION~~

10.1 Unregistered Subdivision

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

- ☐ (a) *Attached is a copy of the plan of subdivision certified by the relevant municipal council if the plan is not yet registered.
OR
- ☐ (b) *Attached is a copy of the latest version of the plan if the plan of subdivision has not yet been certified.

10.2 Staged Subdivision

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

- ☐ (a) *Attached is a copy of the plan for the first stage if the land is in the second or a subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with are as follows:

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

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

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.

- ☐ (a) *Attached is a copy of the plan which has been certified by the relevant municipal council (if the later plan has not been registered).
- OR
- ☐ (b) *Attached is a copy of the latest version of the plan (if the later plan has not yet been certified).

~~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):

- ☐ *Are contained in the attached building energy efficiency certificate.
- OR
- ☐ *Are as follows:

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 automatically attached if ticked)

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed, and additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is a Law Institute of Victoria published "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

Certificate of Title Volume 11053 Folio 411

VOLUME 11053 FOLIO 411

Security no : 124082355074T
Produced 27/03/2020 06:01 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 617673G.
PARENT TITLE Volume 06908 Folio 405
Created by instrument PS617673G 20/02/2008

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
PETER WILLIAM BISHOP
CATHERINE JANE BISHOP both of 29 PINDARI ROAD WANGARATTA VIC 3678
AJ304526R 09/11/2011

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ304527P 09/11/2011
NATIONAL AUSTRALIA 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 set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987
AE588854C 06/09/2006

DIAGRAM LOCATION

SEE PS617673G 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)

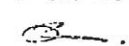
Street Address: 1097 WARBY RANGE ROAD WANGARATTA SOUTH VIC 3678

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED
Effective from 23/10/2016

DOCUMENT END

PLAN OF SUBDIVISION		STAGE No.	LR USE ONLY EDITION 1	PLAN NUMBER PS 617673G
LOCATION OF LAND PARISH: WANGARATTA SOUTH TOWNSHIP: — SECTION: 31 CROWN ALLOTMENT: 32B CROWN PORTION: — TITLE REFERENCES: VOL.6908 FOL.405 LAST PLAN REFERENCE: — POSTAL ADDRESS: WARBY RANGE ROAD (at time of subdivision) WANGARATTA SOUTH, 3768 MGA CO-ORDINATES: E 432950 (of approximate centre of land in plan) N 5977100 ZONE: 55		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: RURAL CITY OF WANGARATTA REF: S 06-032 1. THIS PLAN IS CERTIFIED UNDER SECTION 6 OF THE SUBDIVISION ACT 1988. 2. THIS PLAN IS CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988. DATE OF THE ORIGINAL CERTIFICATION UNDER SECTION 6 3. THIS IS A STATEMENT OF COMPLIANCE ISSUED UNDER SECTION 21 OF THE SUBDIVISION ACT 1988. OPEN SPACE (i) A REQUIREMENT FOR PUBLIC OPEN SPACE UNDER SECTION 18 OF THE SUBDIVISION ACT 1988 HAS / HAS NOT BEEN MADE. (ii) THE REQUIREMENT HAS BEEN SATISFIED. (iii) THE REQUIREMENT IS TO BE SATISFIED IN STAGE COUNCIL DELEGATE COUNCIL SEAL DATE 15 / 2 / 08 RE-CERTIFIED UNDER SECTION 11(7) OF THE SUBDIVISION ACT 1988 COUNCIL DELEGATE COUNCIL SEAL DATE / /		
VESTING OF ROADS OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY		STAGING THIS IS/IS NOT A STAGED SUBDIVISION PLANNING PERMIT No. 06-032		
		LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES SURVEY THIS PLAN IS AS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No. — IN PROCLAIMED SURVEY AREA No. —		
EASEMENT INFORMATION				
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
LR USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED ☒ DATE 19 / 2 / 08 LR USE ONLY PLAN REGISTERED TIME 11.51 am DATE 20 / 2 / 08  ASSISTANT REGISTRAR OF TITLES SHEET 1 OF 2 SHEETS				
STEPHEN OXLEY & COMPANY 45 OVENS STREET, WANGARATTA, 3677 PHONE (03) 5721 6255 FAX (03) 5721 2779 SJ & CJ OXLEY PTY LTD ABN 20 006 114 923 surveyors engineers & development consultants		LICENSED SURVEYOR ALASTAIR DOUGLAS KEMP SIGNATURE DATE 15 / 2 / 08 REF: S2633 VERSION 4 S2633PS1.DGN 15/02/08		
DATE 15 / 2 / 08 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3				

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 617673G

LINDNER ROAD

89°59'50"

821.07

1
43ha

808.54

523.81

523.81

ROAD

89°59'50"

820.8

2
43.34ha

359°59'50"

284.73

100.39

270°05'

1683

562.22

RANGE

90°01'40"

720.26

3
43ha

276.98

873.95

0°02'30"

596.97

180°01'50"

596.97

WARBY

720.40

270°01'40"

340

APPROX TRUE NORTH

STEPHEN OXLEY & COMPANY

45 OVENS STREET, WANGARATTA, 3677
 PHONE (03) 5721 8255 FAX (03) 5721 2779
 SJ & CJ OXLEY PTY LTD ABN 26 006 114 923
 surveyors engineers & development consultants



ORIGINAL

SHEET
SIZE
A3

SCALE
1:7500

SCALE

75 0 75 150 225 300 375

LENGTHS ARE IN METRES

LICENSED SURVEYOR

ALASTAIR DOUGLAS KEMP

SIGNATURE

DATE 15 / 2 / 08

REF: S2633
 S2633PS2.DGN

VERSION 4
 15/02/08

SHEET 2 OF 2 SHEETS

DATE 15 / 2 / 08

COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100mm

PRINT ON FACE SIDE OF THE SHEET

Lodged by

Name: McSWINEYS
Address: DX 67711 Wangaratta
Phone: (03) 5721 2149
Ref.: JMcS
Code: 1242S



AE588854C

06/09/2006 \$94.60 173



AGREEMENT

APPLICATION BY COUNCIL for the
making of a Recording of an Agreement.

SECTION 181(1) PLANNING AND ENVIRONMENT ACT 1987

The Council having made an agreement requires a recording to be made in the Register for the land.

LAND (insert Certificate of Title Volume and Folio)

Certificate of Title Volume 6908 Folio 405

AUTHORITY OR COUNCIL (name and address)

Wangaratta Rural City Council of 62-68 Ovens Street, Wangaratta, 3677

SECTION UNDER WHICH AGREEMENT IS MADE

Section 173 Planning and Environment Act 1987.

A COPY OF THE AGREEMENT IS ATTACHED TO THIS APPLICATION

AGREEMENT DATE

05 / 06 /2006

AGREEMENT WITH (name and address)

RICHARD PAUL LARKINGS

of 9 Worland Drive, Wangaratta;

PAMELA MARY VOSS

Of 22 Talgai Drive, Wangaratta; and

JOHN JOSEPH LARKINGS

Of 10 Jordyn Terrace, Wangaratta

Signature for the Responsible Authority

K Hope
.....
Kanella Hope
MANAGER PLANNING - Development Services
WANGARATTA RURAL CITY COUNCIL

Date: 31 / 8 /2006

SECTION 173 AGREEMENT

THIS AGREEMENT made 05/06/2006

-BETWEEN-

RICHARD PAUL LARKINGS of 9 Worland Drive, Wangaratta, PAMELA MARY VOSS of
22 Talgai Drive, Wangaratta, and JOHN JOSEPH LARKINGS of 10 Jordyn Terrace,
Wangaratta

("the owner")

-AND -

RURAL CITY OF WANGARATTA

of 64-68 Ovens Street, Wangaratta ("the Council")

RECITING THAT

- A. The Owner is the proprietor in fee simple of Lot 1 on PS 600393H being part of the land in Certificate of Title Volume 6908 Folio 405.

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- B. The Council is the responsible authority pursuant to the Planning and Environment Act 1987, administering the Wangaratta Planning Scheme as it applies to the land.

- C. A planning permit has been granted by the Council in Application Number 06-032 for a Three Lot subdivision subject to (inter alia);

1. The Owner entering into a Section 173 Agreement with the Council pursuant to the Planning and Environment Act 1987, acknowledging that:

- (i) The adjoining and surrounding land is zoned Rural under the Wangaratta Planning Scheme and thereby accepts that from time to time there may be some offsite effects associated with the as-of-right use of part of the adjoining and surrounding land as an airstrip such

as noise, lights, odours and the risks associated with aircraft landing and taking off which may affect the amenity of the land relating to Lot 1 on Plan of Subdivision 600393H; and

- (ii) No buildings, trees or powerlines will be erected or planted on that part of the land marked and hatched as " Section 173 Agreement Exclusion Zone" as set out on Lot 1 of Plan of Subdivision 600393H and annexed hereto.

- 2. This agreement being registered with the Titles Office pursuant to Section 181 of the said Act.

NOW IT IS AGREED

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- 1. The owner, their heirs, executors, administrators and transferees and the registered proprietor for the time being of any or all of the land designated as (the subject land) being the land in Certificate of Title Volume 6908 Folio 405 relating to Lot 1 on Plan of Subdivision 600393H ("the land") covenants with the Rural City of Wangaratta that they acknowledge that the adjoining land is zoned Rural under the Wangaratta Planning Scheme and thereby accept that from time to time there may be some offsite effects associated with the as-of-right uses of the adjoining land as an airstrip (such as noise, lights, odours and the risks associated with aircraft landing and taking off) that may affect the amenity of the subject land, that they will not erect buildings, power lines and plant trees in or on that part of the land marked and hatched " Section 173 Agreement Exclusion Zone" as set out on Lot 1 of Plan of Subdivision 600393H as annexed hereto and that this covenant shall appear on the Certificate of Title relating to Lot 1 on Plan of Subdivision 600393H and run with the land.

SIGNED SEALED AND DELIVERED by
the said RICHARD PAUL LARKINGS
in the presence of:-

Debbie Bruce

Richard Paul Larkings

SIGNED SEALED AND DELIVERED by
the said PAMELA MARY VOSS
in the presence of:-

Debbie Bruce

Pamela Voss

SIGNED SEALED AND DELIVERED by
the said JOHN JOSEPH LARKINGS
in the presence of:-

Debbie Bruce

John Joseph Larkings

SIGNED SEALED AND DELIVERED by
the said KANELLA HOPE (Manager-
~~Development~~
Regulatory Services) being the duly
authorised and delegated officer of the
Wangaratta Rural City Council in the
presence of:-

K Hope

Jennifer Baldry *K Baldry*

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 600393H

LINDNER ROAD

ROAD

RANGE

WARBY

1
43ha90°00'
821.57SECTION 173
AGREEMENT
EXCLUSION ZONE90°00'
821.572
43.47ha

0°00' (808.49)

285.09

100.78

270°05'

(277.88)

0°00' (874.48)

596.60

3
43ha

720.78

720.78
270°00'(563.17)
180°00' (1683.17)

E-1

90°00'

APPROX NORTH

PRELIMINARY PLAN

DIMENSIONS & AREAS ARE APPROXIMATE ONLY
AND SUBJECT TO FINAL SURVEY.

STEPHEN OXLEY & COMPANY

46 OVENS STREET, WANGARATTA, 3877
PHONE (03) 5721 6256 FAX (03) 5721 2779
P & C OXLEY PTY LTD ABN 28 006 114 923
surveyors engineers & development consultants

AE588854C

06/09/2006 \$94.60 173



SHEET 2 OF 2 SHEETS

ORIGINAL

SHEET
SIZE
A3SCALE
1:7500

SCALE

100 0 100 200 300

LENGTHS ARE IN METRES

LICENSED SURVEYOR

STEPHEN JOHN OXLEY

SIGNATURE

REF: S2633
S2633PS2.DGN

DATE / /

VERSION 1
12/07/06

DATE / /

COUNCIL DELEGATE SIGNATURE

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au on 27 March 2020 06:35 PM

PROPERTY DETAILS

Address: **1097 WARBY RANGE ROAD WANGARATTA SOUTH 3678**
Lot and Plan Number: **Lot 3 PS617673**
Standard Parcel Identifier (SPI): **3\PS617673**
Local Government Area (Council): **WANGARATTA**
Council Property Number: **18067**
Planning Scheme: **Wangaratta**
Directory Reference: **VicRoads 34 F7**

www.wangaratta.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/wangaratta

UTILITIES

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

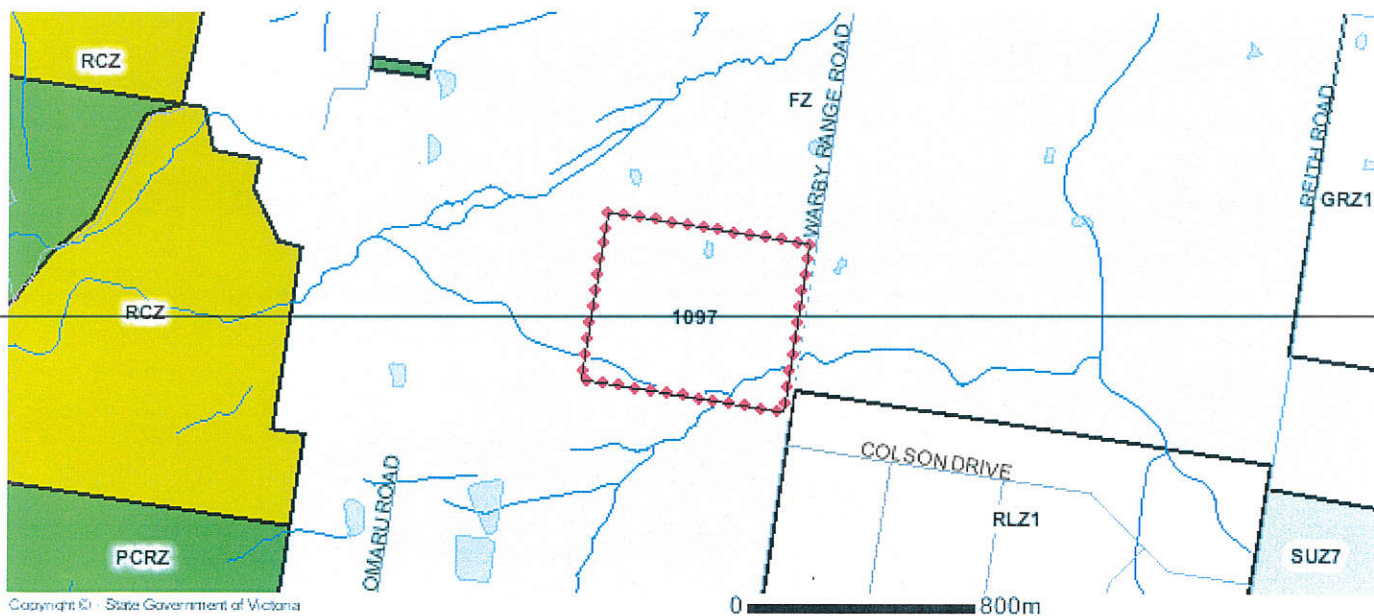
STATE ELECTORATES

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

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Copyright © - State Government of Victoria

FZ - Farming

GRZ - General Residential

PCRZ - Public Conservation & Resource

RCZ - Rural Conservation

RLZ - Rural Living

SUZ - Special Use

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

Planning Overlay

None affecting this land - there are overlays in the vicinity

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

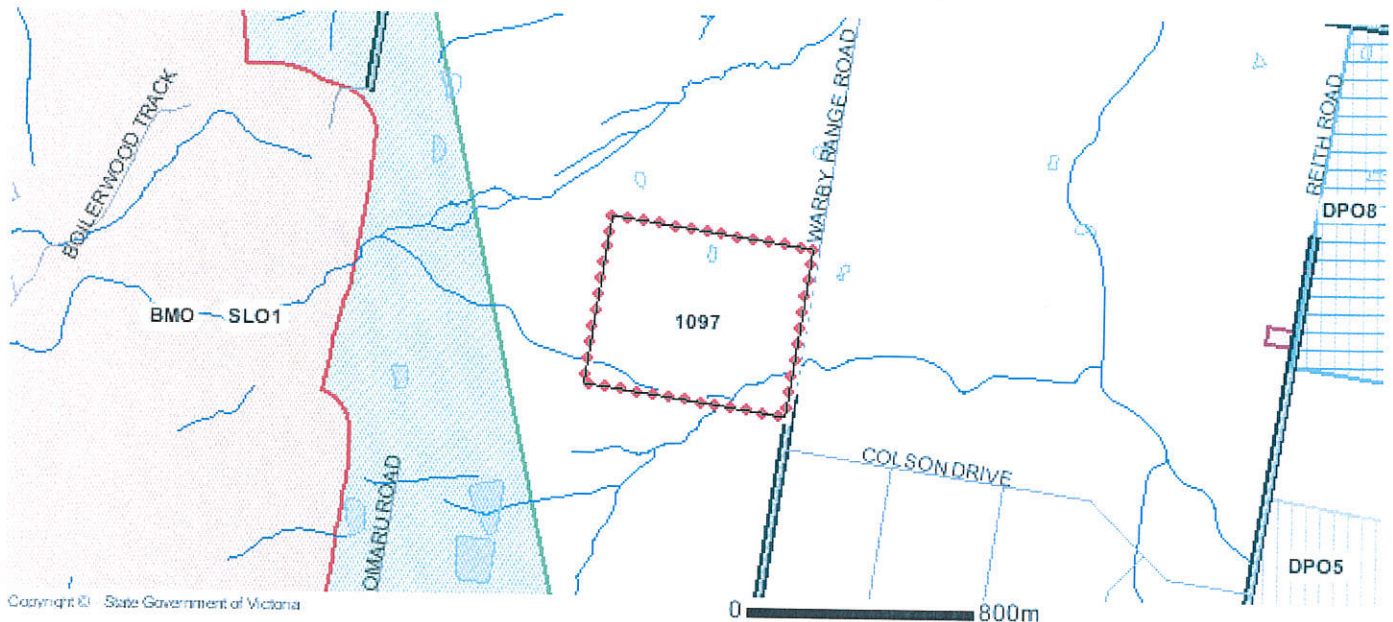
[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

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

[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)

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



BMO - Bushfire Management

HO - Heritage

DCPO - Development Contributions Plan

SLO - Significant Landscape

DPO - Development Plan

VPO - Vegetation Protection

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 26 March 2020.

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>

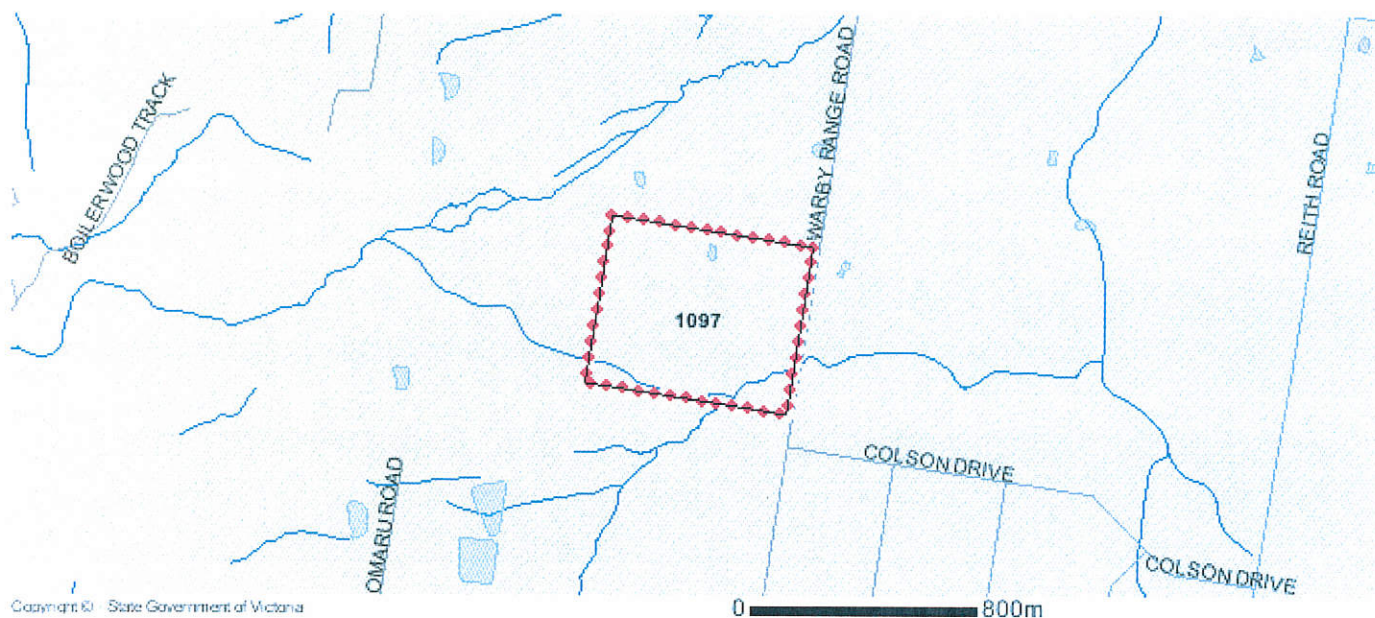
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Area

This property is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.



Designated Bushfire Prone Area

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

City of Wodonga

104 Hovell St,
Wodonga, VIC 3690
PO Box 923,
Wodonga, VIC 3689

Phone: (02) 6022 9300
Fax: (02) 6022 9322
info@wodonga.vic.gov.au
wodonga.vic.gov.au
ABN: 63 277 160 265



BUILDING SERVICES

BUILDING PERMIT NO: 2014/204/DWELL, **Issued:** 27 May 2014

Building Act 1993

Building Regulations 2006:- Regulation 1005:- Form 6

OCCUPANCY PERMIT

OWNER: MR P W and MRS C J BISHOP
1097 WARBY RANGE ROAD
WANGARATTA VIC 3677

BUILDER: MR M BIASIN
C/- METRICON HOMES
8009 GOULBURN VALLEY HIGHWAY
KIALLA VIC 3631

LOCATION: (LOT 3)1097 WARBY RANGE ROAD, WANGARATTA

PROPOSAL: DWELLING & ATTACHED GARAGE

Building Classification	Class 1a(i)Class 10a	Total New Floor Area	404.85 m ² 42.42 m ²
No. of Persons Accom		Estimated Value	\$364,854.00

Conditions.

Occupancy is subject to the following conditions; **Nil**

Mandatory Inspections

Approval Date

Slab Steel Inspection
RE-Frame Inspection
Final Inspection

13 November 2014
11 December 2014
4 May 2015

Approved Location for display of Occupancy Permit

For a building or place of public entertainment that has a required essential safety measure, the approved location for display of this permit and the annual essential safety measures report (if applicable) is in the entry/foyer accessible to the public.

Suitability For Occupation

The building or part of the building to which this certificate applies is suitable for occupation.

SIGNATURE:

DAVID SEAL
RELEVANT BUILDING SURVEYOR
Registration No: BSU 1369
WODONGA BUILDING SERVICES

Phone 02 6022 9300
Fax: 02 6022 9300

Date Issued: 04-May-2015



**Domestic Building Insurance
Certificate of Insurance**

Policy Number 420056327BWI-473

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



MR PETER WILLIAM BISHOP
1097 WARBY RANGE ROAD
WANGARATTA 3677

Account Number
42BWWMETR
Date Issued
28/04/2014

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 for and on behalf of the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Domestic Building Work

NEW SINGLE DWELLING CONSTRUCTION CONTRACT

At the property

657870
LOT 3, WARBY RANGE ROAD
WANGARATTA VIC 3676

Carried out by the builder

METRICON HOMES PTY LTD
ACN: 005 108 752

Important note: If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact QBE **IMMEDIATELY**. If these details are incorrect, the domestic building work will not be covered.

For the building owner

MR PETER WILLIAM BISHOP
MRS CATHERINE JANE BISHOP

Pursuant to a domestic building contract dated

28/04/2014

For the contract price of

\$364,854.00

Type of cover

Cover is only provided if METRICON HOMES PTY LTD has died, becomes insolvent or has disappeared*

Period of cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

The maximum policy limit for all claims made under this policy is

\$200,000 all inclusive of costs and expenses*

The maximum policy limit for all claims for non-completion of the domestic building works is

20% of the contract price*

*The cover and policy limits described in this Certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to, the terms, limitations and exclusions contained in the policy terms and conditions.

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.

DATED:

VENDORS:

**PETER WILLIAM BISHOP
and CATHERINE JANE BISHOP**

PURCHASERS:

VENDOR STATEMENT

PROPERTY:

**1097 WARBY RANGE ROAD
WANGARATTA SOUTH**

VENDORS' SOLICITOR:

**Milne Lawyers
27 Reid Street
Wangaratta, 3677**

Tel: **(03) 5721 5311**
Fax: **(03) 5722 1314**
DX: **67710 Wangaratta**
Ref: **JMM:200157**