

Vendor Statement

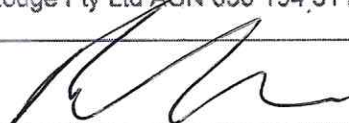
The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

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

Land	1475 River Road, Caniambo 3630
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Vendor's name	Rawson Lodge Pty Ltd ACN 050 194 511	Date 18/3/20
Vendor's signature		Director/Secretary

Vendor's name	Brian Michael Ford	Date / /
Vendor's signature		

Purchaser's name		Date / /
Purchaser's signature		

Purchaser's name		Date / /
Purchaser's signature		

1. FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a) Are contained in the attached certificate/s.

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

	To	
Other particulars (including dates and times of payments):		

1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.
--

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area 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.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

4.2 Agricultural Chemicals

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

Nil.

4.3 Compulsory Acquisition

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

Nil.

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):

Not Applicable.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

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

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

Attached are copies of the following documents:

9.1 (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable.

10.2 Staged Subdivision

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

Not Applicable.

10.3 Further Plan of Subdivision

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

Not Applicable.

12. DUE DILIGENCE CHECKLIST

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

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

13. ATTACHMENTS

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

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

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

- Planning Certificate
- Planning Property Report
- Greater Shepparton City Council Information Statement
- Title Search Volume 6898 Folio 570
- Title Search Volume 2651 Folio 110

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.

(04/10/2016)

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.

(04/10/2016)

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

648272

APPLICANT'S NAME & ADDRESS

MORRISON & SAWERS (KYABRAM) C/- INFOTRACK C/-
LANDATA
MELBOURNE

VENDOR

RAWSON LODGE

PURCHASER

N/A, N/A

REFERENCE

4647

This certificate is issued for:

LAND CONTAINED IN VOLUME: 6898 FOLIO: 570 CROWN ALLOTMENT 33B PARISH OF CANIAMBO ALSO
KNOWN AS 1475 RIVER ROAD CANIAMBO
GREATER SHEPPARTON CITY

The land is covered by the:

GREATER SHEPPARTON PLANNING SCHEME

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

The land:

- is included in a FARMING ZONE - SCHEDULE 1
- is within a LAND SUBJECT TO INUNDATION OVERLAY
- and a FLOODWAY OVERLAY
- and a BUSHFIRE MANAGEMENT OVERLAY

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

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian
Heritage Register at:
(<http://vhd.heritage.vic.gov.au/>)

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@
2 Lonsdale Street
Melbourne VIC 3000
Tel: (03) 9194 0606

12 March 2020

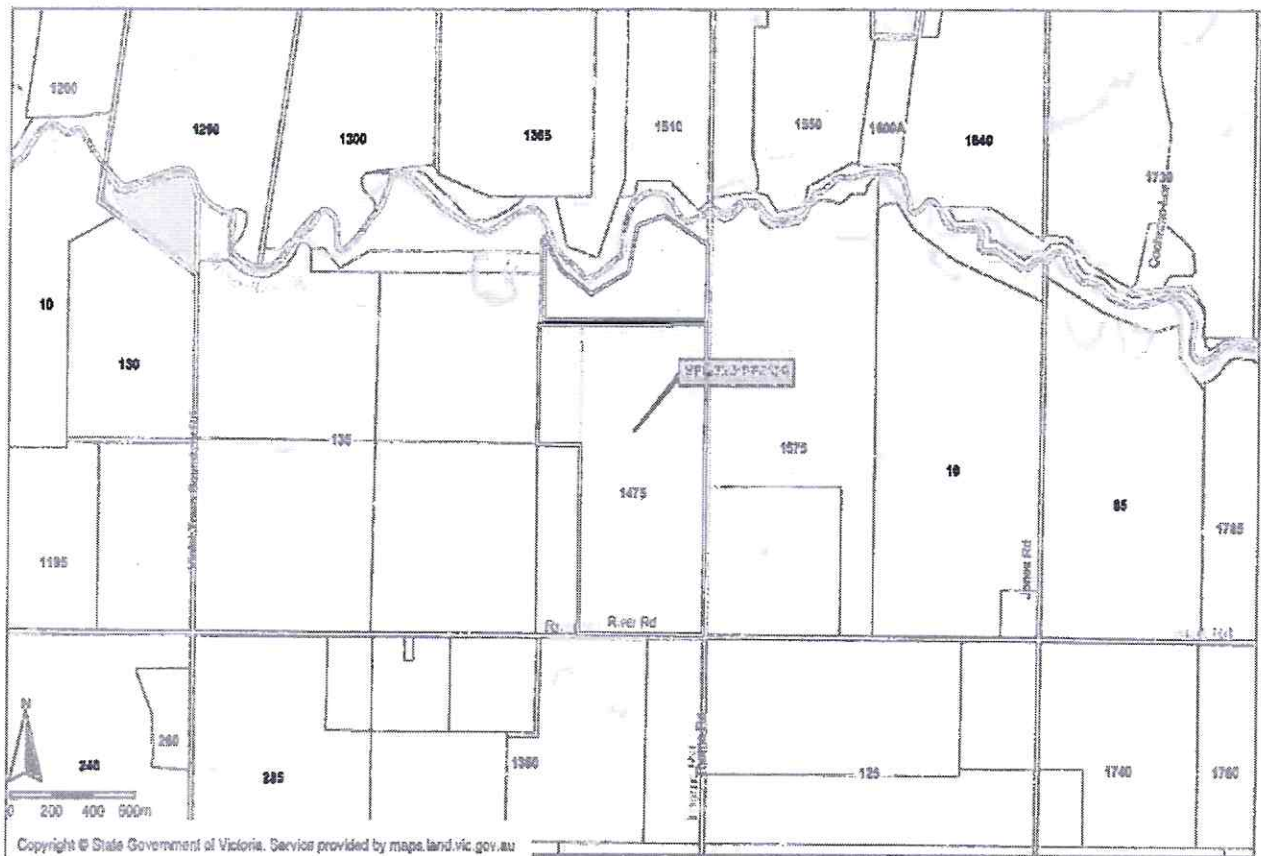
Hon. Richard Wynne MP
Minister for Planning

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) 9194 0606 or email landata.enquiries@delwp.vic.gov.au.

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



Choose the authoritative Planning Certificate

Why rely on anything less?

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.



Property Report from www.land.vic.gov.au on 12 March 2020 02:19 PM

Address: 1475 RIVER ROAD CANIAMBO 3630

Lot and Plan Number: This property has 3 parcels. See table below.

Standard Parcel Identifier (SPI): See table below.

Local Government (Council): GREATER SHEPPARTON Council **Property Number:** 194334

Directory Reference: VicRoads 33 A9

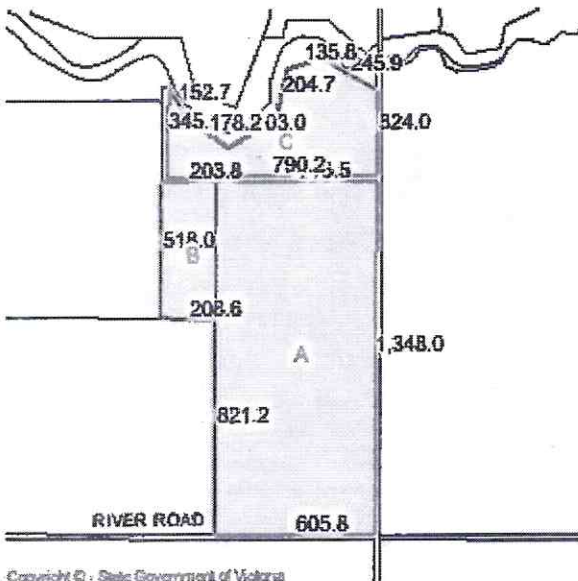
This property is in a designated bushfire prone area.

Special bushfire construction requirements apply. Planning provisions may apply.

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

Site Dimensions

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



Area: 1148857 sq. m

(114.9 ha)

Perimeter: 6893 m

For this property:

— Site boundaries

— Road frontages

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

For more accurate dimensions get copy of plan at **Title and Property Certificates**

Parcel Details

Letter in first column identifies parcel in diagram above

	Lot/Plan or Crown Description	SPI
	PARISH OF CANIAMBO	
A	Allot. 33B	33B\PP2328
B	Allot. 33C	33C\PP2328
C	Allot. 33D	33D\PP2328

State Electorates

Legislative Council: NORTHERN VICTORIA

Legislative Assembly: EUROA

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Utilities

Rural Water Corporation: Goulburn-Murray Water

Urban Water Corporation: Goulburn Valley Water

Melbourne Water: outside drainage boundary

Power Distributor: POWERCOR ([Information about choosing an electricity retailer](#))

Planning Zone Summary

Planning Zone: FARMING ZONE (FZ)

FARMING ZONE - SCHEDULE 1 (FZ1)

Planning Overlays: BUSHFIRE MANAGEMENT OVERLAY (BMO)

FLOODWAY OVERLAY (FO)

FLOODWAY OVERLAY SCHEDULE (FO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)

Areas of Aboriginal Cultural Heritage Sensitivity:

All or part of this property is an 'area of cultural heritage sensitivity'.

Planning scheme data last updated on 11 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 [Planning Schemes Online](#)

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](#)

The Planning Property Report includes separate maps of zones and overlays

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 [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

Areas of Aboriginal Cultural Heritage Sensitivity

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

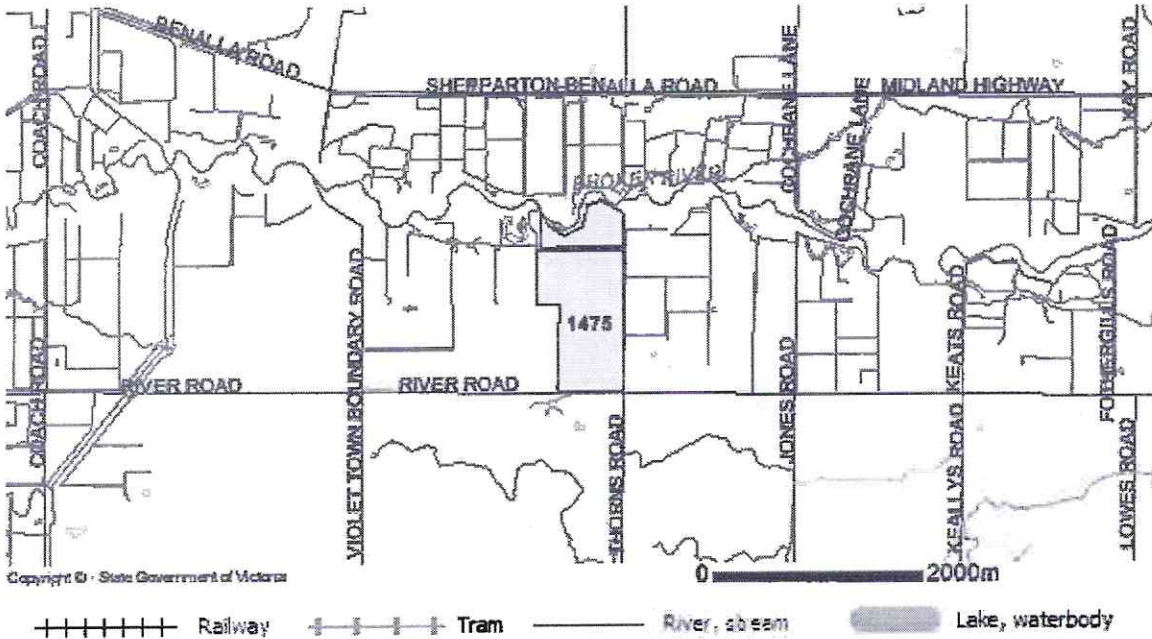
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>

Area Map



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From www.planning.vic.gov.au on 12 March 2020 02:20 PM

PROPERTY DETAILS

Address: **1475 RIVER ROAD CANIAMBO 3630**
 Crown Description: **Allot. 33B PARISH OF CANIAMBO**
 Standard Parcel Identifier (SPI): **33B\PP2328**
 Local Government Area (Council): **GREATER SHEPPARTON** greater shepparton.com.au
 Council Property Number: **194334**
 Planning Scheme: **Greater Shepparton** planning-schemes.delwp.vic.gov.au/schemes/greatershepparton
 Directory Reference: **VicRoads 33 A9**
 This property has 3 parcels. For full parcel details get the free Basic Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
 Urban Water Corporation: **Goulburn Valley Water**
 Melbourne Water: **outside drainage boundary**
 Power Distributor: **POWERCOR**

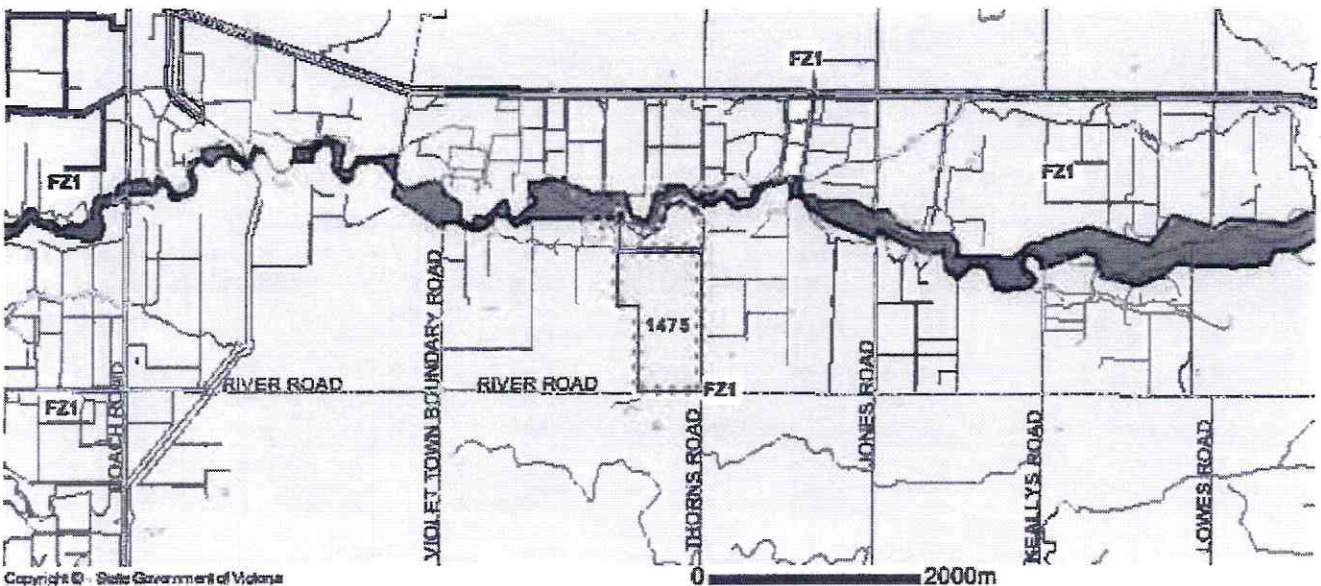
STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **EUROA**

Planning Zones

FARMING ZONE (FZ)

FARMING ZONE - SCHEDULE 1 (FZ1)



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- | | | |
|---------------------------------------|--|---------------------------------|
| FZ - Farming | PCRZ - Public Conservation & Resource | PPRZ - Public Park & Recreation |
| PUZ1 - Public Use - Service & Utility | PUZ5 - Public Use - Cemetery / Crematorium | RDZ1 - Road - Category 1 |
| RDZ2 - Road - Category 2 | | |

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

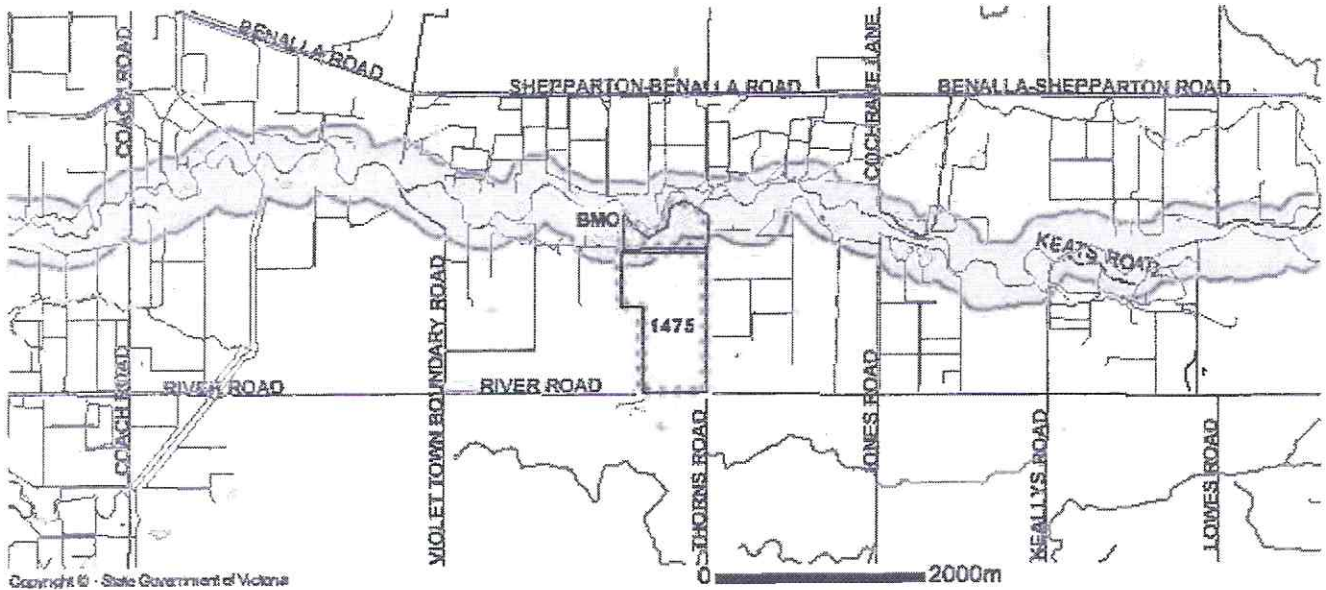
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Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

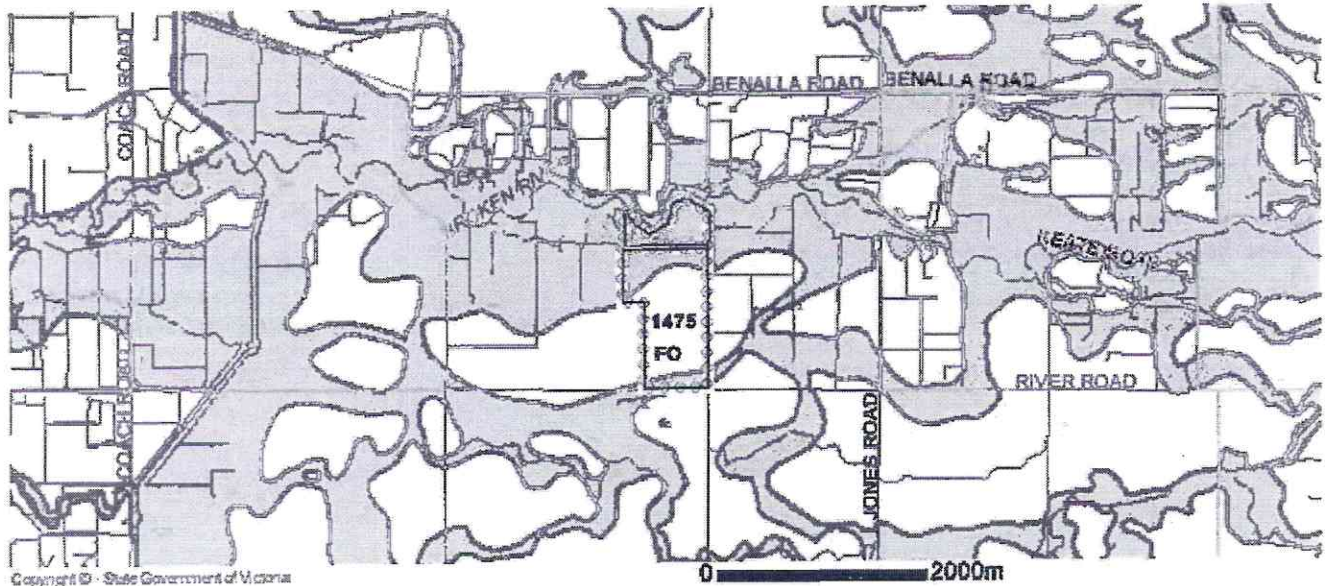


BMO - Bushfire Management

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

FLOODWAY OVERLAY (FO)

FLOODWAY OVERLAY SCHEDULE (FO)



FO - Floodway

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

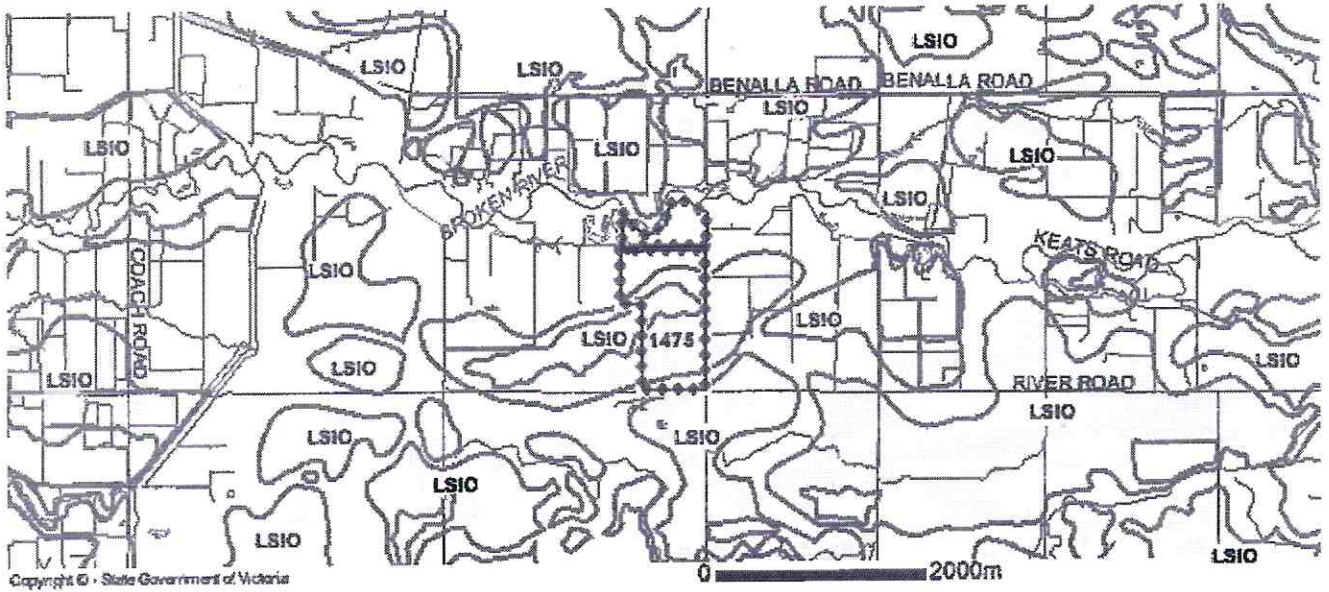
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Planning Overlays

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIOS)



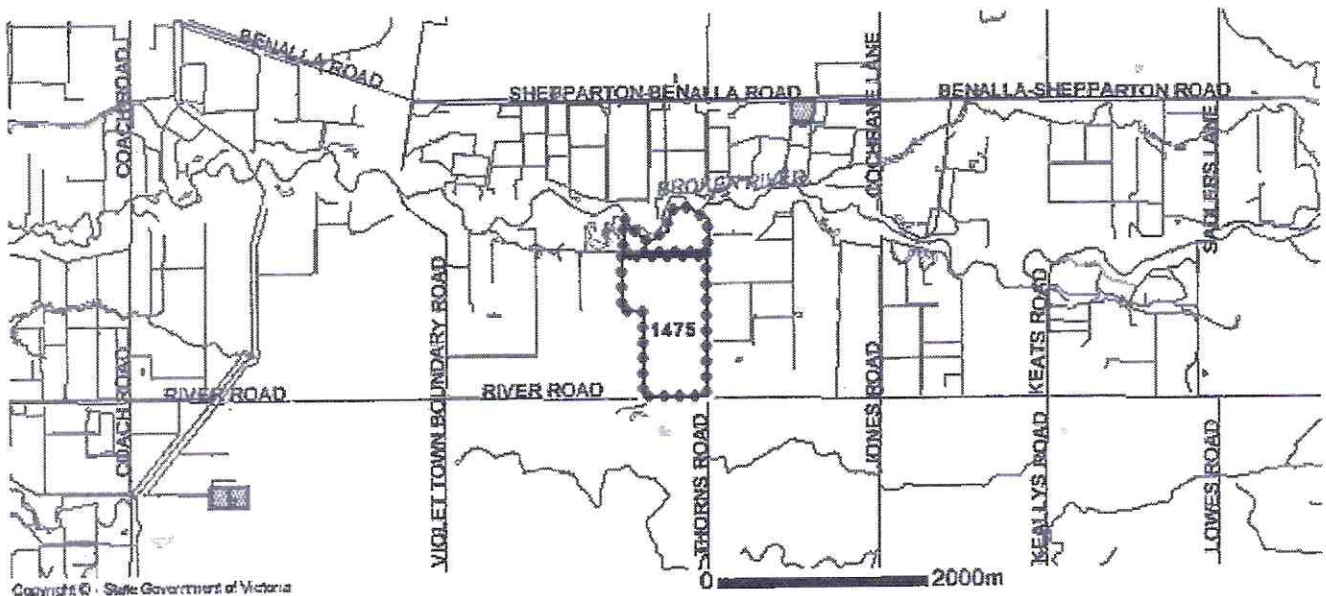
 LSIO - Land Subject to Inundation


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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)



 HO - Heritage

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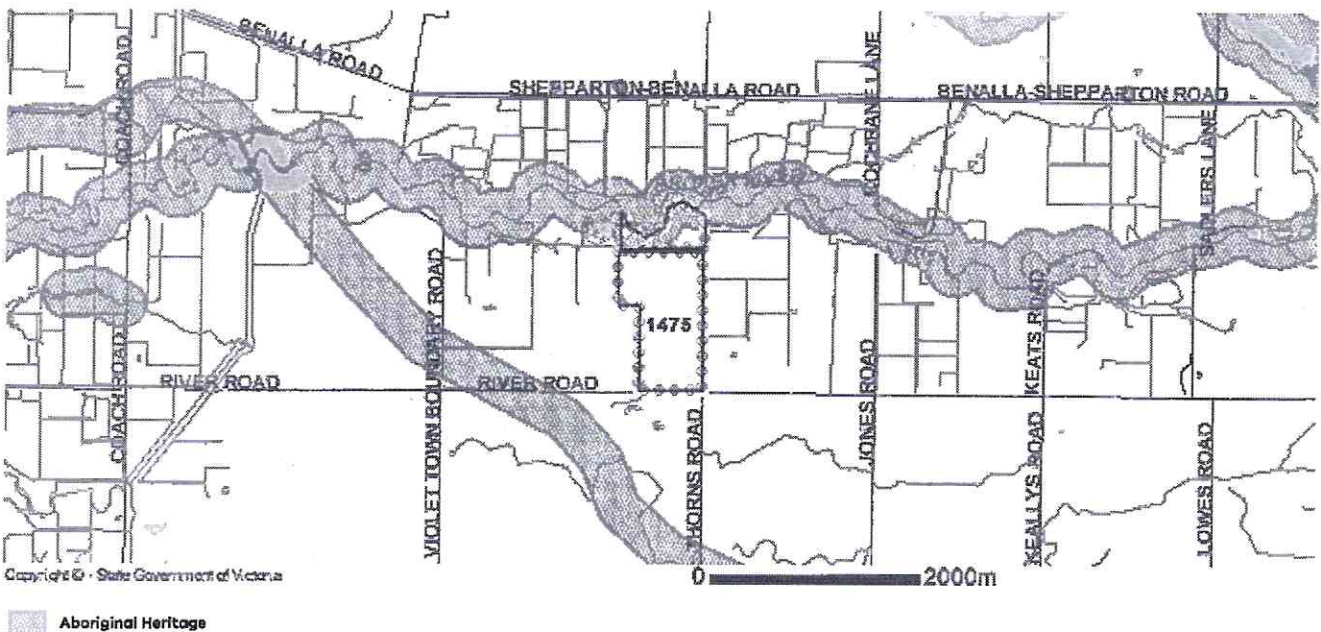
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Further Planning Information

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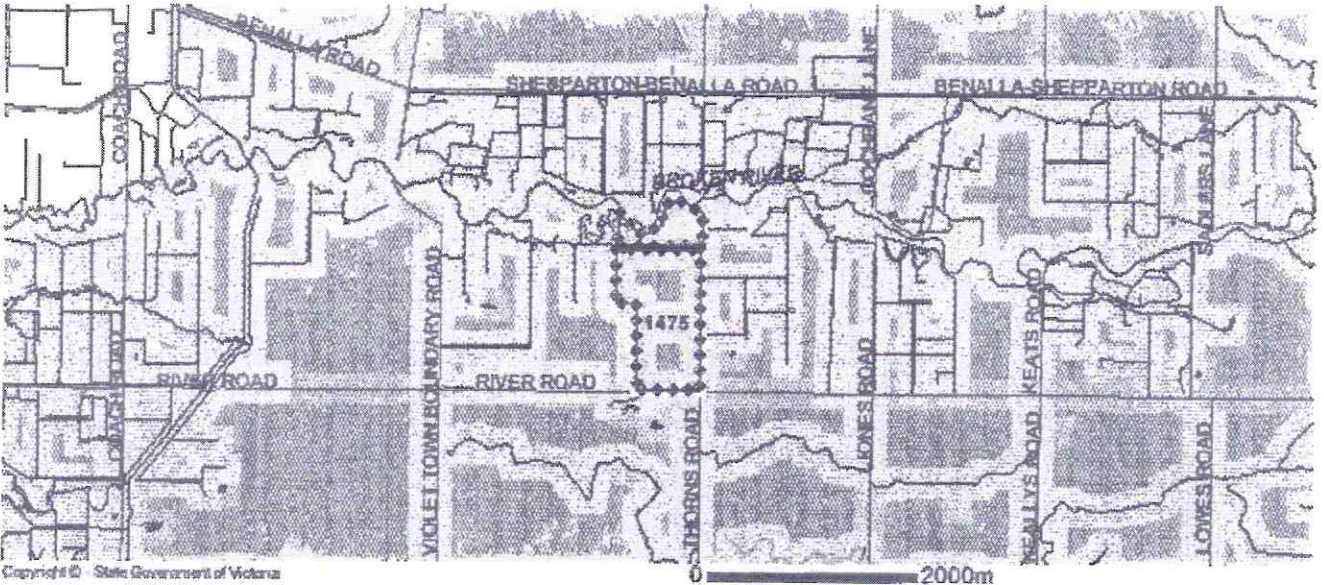
For details of surrounding properties, use this service to get the Reports for properties of interest.

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>

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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).



LAND INFORMATION CERTIFICATE
SECTION 229 LOCAL GOVERNMENT ACT 1989
LOCAL GOVERNMENT (GENERAL) REGULATIONS 2004

GREATER SHEPPARTON

Applicant: Landata
 PO Box 500
 EAST MELBOURNE VIC 3002

Issue Date: 12-Mar-2020
Certificate No: 49234
Your Ref: 35981556-015-6:43613

Customer Reference Number: 249474
Property Location: 1475 River Road CANIAMBO VIC 3630
Property Description: CA 33B Parish of Caniambo, CA 33C Parish of Caniambo, CA 33D
 Parish of Caniambo
AVPCC: 530.1
Area/Dimensions: 114.9HA

Statement of rates and charges for the rating period 01/07/2019 to 30/06/2020

Rates and charges are payable by four instalments due
 30 September, 30 November, 28 February and 31 May each year

**NOTE: THE PURCHASER MUST PAY ALL OVERDUE RATES AND CHARGES UPON SETTLEMENT
 AND ALL CURRENT RATES AND CHARGES BY THE DUE DATE.**

PROPERTY VALUATIONS

Site Value	CIV	Net Annual Value	Level of Value Date	Operative Date
\$870,000	\$890,000	\$44,500	01/01/2019	01/07/2019

(\$) AMOUNT/BALANCE (\$)

Current Levied				
	<i>General Rate</i>		4,063.60	
	<i>Municipal Charge</i>		195.00	
	Current Total:		<u>4,258.60</u>	4,258.60

Arrears				0.00
Interest (currently 10 per cent per annum)				0.00
Legal Fees				0.00
Less Pensioner Concession (for current ratepayer only)				0.00

Current Levied	<i>Fire Services Property Levy</i>			395.10
Interest (currently 10 per cent per annum)				0.00
Less Pensioner Concession (for current ratepayer only)				0.00

LESS PAYMENTS RECEIVED -3,490.30

TOTAL OUTSTANDING \$1,163.40

NOTES:

This is a multiple lot property. The sum shown represents rates for the whole property.



GREATER
SHEPPARTON

LAND INFORMATION CERTIFICATE

SECTION 229 LOCAL GOVERNMENT ACT 1989

LOCAL GOVERNMENT (GENERAL) REGULATIONS 2004

CERTIFICATE NUMBER: 49234
CUSTOMER REFERENCE NUMBER: 249474

ISSUE DATE: 12-Mar-2020

OTHER INFORMATION:

- THERE ARE NO MONIES OWED FOR WORKS UNDER THE LOCAL GOVERNMENT ACT 1958;
- THERE IS NO POTENTIAL LIABILITY FOR RATES UNDER THE CULTURAL AND RECREATIONAL LANDS ACT 1963;
- IF THIS PROPERTY IS NON-RATEABLE, THERE IS POTENTIAL LIABILITY FOR THE LAND TO BECOME RATEABLE UNDER SECTION 173 OR 174A OF THE LOCAL GOVERNMENT ACT 1989;
- THERE IS NO OUTSTANDING AMOUNT REQUIRED TO BE PAID FOR RECREATIONAL PURPOSES OR ANY TRANSFER OF LAND REQUIRED TO BE MADE TO THE COUNCIL FOR RECREATIONAL PURPOSES UNDER SECTION 18, OF THE SUBDIVISION ACT 1988 OR THE LOCAL GOVERNMENT ACT 1958;
- THERE ARE NO MONIES OWED UNDER SECTION 227 OF THE LOCAL GOVERNMENT ACT 1989
- THERE ARE NO NOTICES OR ORDERS ON THE LAND WHICH HAVE A CONTINUING APPLICATION UNDER THE LOCAL GOVERNMENT ACT 1958, THE LOCAL GOVERNMENT ACT 1989 OR UNDER A LOCAL LAW OR BY-LAW OF COUNCIL.

PLEASE NOTE

- THIS CERTIFICATE PROVIDES INFORMATION REGARDING VALUATIONS, RATES, CHARGES, OTHER MONIES OWING AND ANY ORDERS AND NOTICES MADE UNDER THE LOCAL GOVERNMENT ACT 1958, LOCAL GOVERNMENT ACT 1989 OR UNDER A LOCAL LAW OF THE COUNCIL
- THIS CERTIFICATE IS NOT REQUIRED TO INCLUDE INFORMATION REGARDING PLANNING, BUILDING, HEALTH, LAND FILL, 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.
- THE USE TO WHICH IT IS PROPOSED TO PUT THE PROPERTY MAY BE PROHIBITED BY PLANNING OR BUILDING CONTROLS APPLYING TO THE LOCALITY OR MAY REQUIRE THE CONSENT OR PERMIT OF COUNCIL OR OTHER RESPONSIBLE AUTHORITY. IT IS IN THE PURCHASER'S INTEREST TO UNDERTAKE A PROPER INVESTIGATION OF PERMITTED LAND USE BEFORE THEY COMMIT THEMSELVES TO BUY.
- PAYMENTS MADE FOR RATES AND CHARGES DETAILED ON THIS CERTIFICATE ARE SUBJECT TO CLEARANCE.

I HEREBY CERTIFY THAT THE INFORMATION IN THIS CERTIFICATE IS TRUE AND CORRECT AS AT THE DATE SHOWN. CERTIFICATES ARE VALID FOR THREE (3) MONTHS ONLY. UPDATES WILL NOT BE GIVEN ON EXPIRED CERTIFICATES AND A NEW CERTIFICATE SHOULD BE APPLIED FOR.

Authorised Officer

Greater Shepparton City Council can now accept Notice of Acquisitions and payments electronically.

- Pay via BPAY:
Biller Code: **93625**
Reference number **00249474**
- Notice of Acquisitions can be emailed to:
council@shepparton.vic.gov.au

Greater Shepparton City Council
Locked Bag 1000, SHEPPARTON VIC 3632
Council Office: 90 Welsford Street, Shepparton 3630
Ph: (03) 5832 9700 Fax (03) 5831 1987 Email: council@shepparton.vic.gov.au
ABN 59 835 329 843



Department of Environment, Land, Water & Planning

Your Ref : 36136184-024-8
Our Ref : 0803950:#139751

18 March 2020

Landata
Email: landata.online@delwp.vic.gov.au

PO Box 879
15 Hume and Hovell Road
Seymour Vic 3660
Telephone: (03) 5735 4300
Facsimile: (03) 5792 3230
www.delwp.vic.gov.au
DX 218676

Dear Sir/Madam

RE: PROPERTY ENQUIRY - FORD BM , RAWSON LODGE - ALLOTMENT 33C, 33D, 33B, CANIAMBO

I refer to your recent property enquiry and advise that licence number 0803950 may be associated with 1475 River Road Caniambo. This licence is in the name of BM KJ & JM Ford Rawson Lodge .

Please be advised that holding the above described licence does not give the licensee or proposed licensee exclusive use of the Crown Land that the licence is issued over, it only gives consent to use the Crown Land for a specified purpose as listed on the transfer form.

Transfer of this licence should not be used as a condition of sale as the transfer is not an automatic process and will be subject to approval of the land manager. Please advise prospective purchasers of this information.

Approval to transfer will be sought on receipt of the following information:

- **Enclosed transfer form completed by both parties.**
- **Payment of the transfer fee, being \$57.80 and any outstanding rental as detailed on the transfer form.**
 - Payment of the transfer fee and outstanding rental (if applicable) can be made in the following ways:
 - **Cheque or Money Order** – Please make payment out to "Department of Environment, Land, Water & Planning" or "DELWP".
 - **Credit Card payment** – if you wish to opt for the credit card option please tick the box below the transfer fee on the enclosed form, you shall be contacted for payment when the documentation has been received and reviewed.
- **Copy of a "Notice of Acquisition of an interest in land", titles and/or Rates Notice to enable confirmation of the area to be transferred.**

Please review the enclosed transfer form as it has changed.

The preferred method of sending out Licence documentation following a transfer will be via email. Unless otherwise advised, once the transfer has been completed, the licence document shall be signed electronically and emailed to the email address listed on the covering letter, under your reference. If no covering letter is included the documentation shall be sent to the email address listed on the transfer form. If you wish to discuss this change please email transactioncentre@delwp.vic.gov.au.

Should you have any queries regarding this matter please contact transactioncentre@delwp.vic.gov.au.

Yours sincerely

Transaction Centre

Transaction Centre



Email: transactioncentre@delwp.vic.gov.au

TRANSFER OF LICENCE

Details of present licence holder/s

I/We BM KJ & JM FORD RAWSON LODGE PTY LTD

of 938 MITCHELL ROAD KIALLA EAST 3631

being the holder(s) of Licence No.: 0803950 (Previous No. UR0803950)

granted under the provisions of the Land Act 1958 do hereby agree to transfer the said licence.

Signature/s: _____ Date: _____

Required to be supplied with completed form:

1. Transfer fee of \$57.80 (GST exempt)

Please contact me to pay by credit card over the phone.

This section to be completed by proposed licence holder/s (Please Print)

I/We _____
(Full Names or Company Name)

of _____
(Proposed Residential Address)

Town: _____ P/Code: _____

_____ Town: _____ P/Code: _____
(Address for future correspondence, if different to above)

- do hereby agree to accept the transfer of the said licence to me/us and supply the following information which is true and correct, and
- acknowledge this licence is issued for the purpose of GRAZING

Particulars of adjoining freehold land which is now occupied or owned (or in the process of purchase) by me / us are:

Allotment or Plan No.: _____ Section or Lot No.: _____

Parish: _____ Township: _____

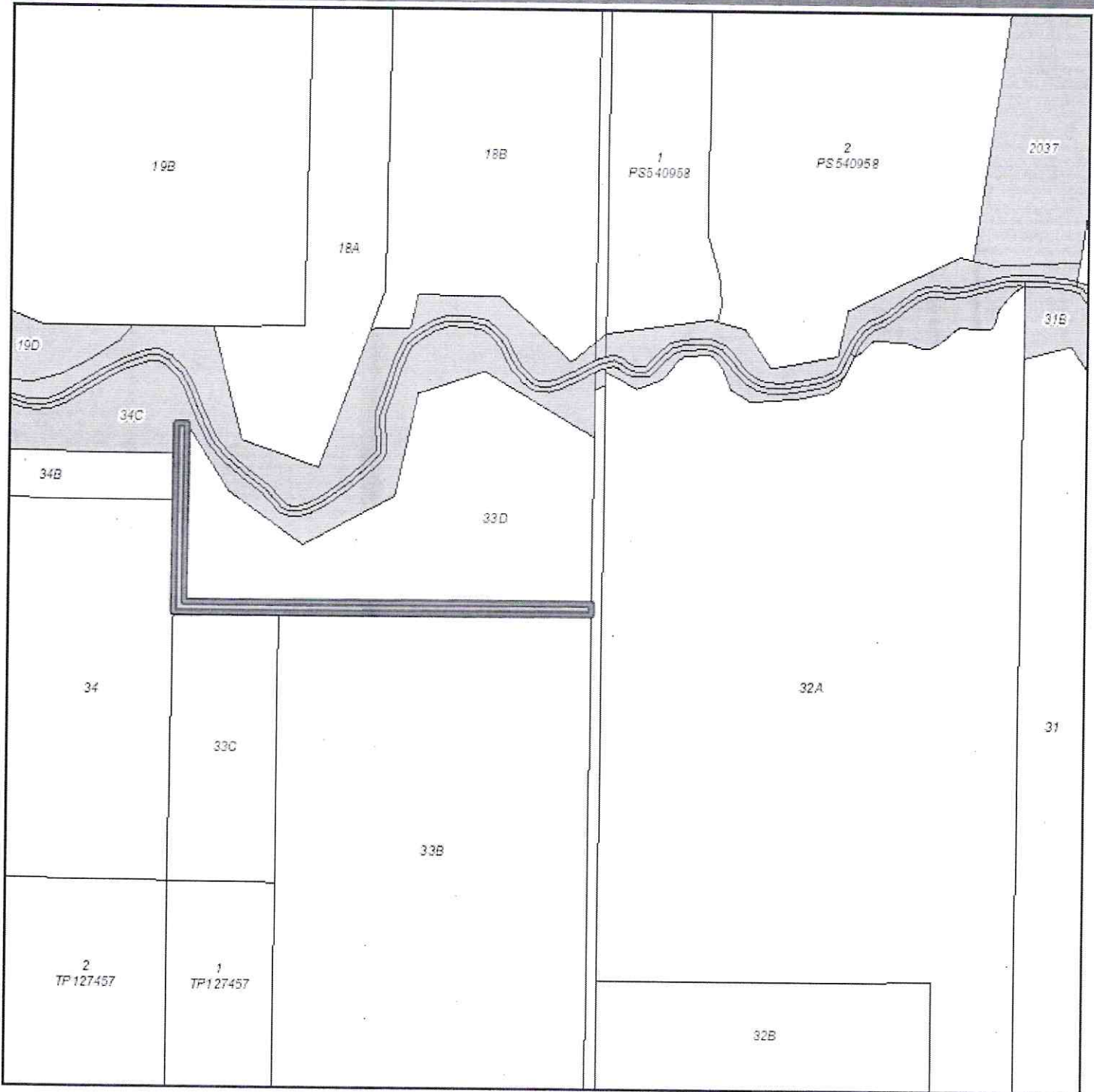
Council Property Number (from Rate Certificate) : _____

Signature/s: _____ Date: _____

Preferred
Contact phone no.: _____ Email: _____

RENTAL INFORMATION

Licence No. 0803950 (Unused Road) - Rental of \$158.40 has been paid for the period 1.10.1994 to 30.09.2093.



Legend

- | | | | |
|---|--|--|--|
| <ul style="list-style-type: none"> Township Parish Parcel Crown Parcel Crown Land Government Road Plan Noting Apiary <ul style="list-style-type: none"> Temporary Apiary Rights Beefarm and Range Licences | <p>Linear Tenure</p> <ul style="list-style-type: none"> Other Pipelines Industrial Commercial licences Recreation Amusement licences Occupancy licences Radio TV Telecom site licences Emergency Services Use licences Water Supply licences Miscellaneous General licences Easements Pipe Consents | <ul style="list-style-type: none"> Lease General Licence Delegated Lease Delegated License Grazing Licence Riparian Management Licence Water Frontage Licence Unused Road Licence Delegated Management Reserve Direct Management Reserve | <p>Government Road</p> <ul style="list-style-type: none"> Government Road Dual Status Government Road |
|---|--|--|--|

1: 10,397

-MapScale-



Overview Map

Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of the data.



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VOLUME 06898 FOLIO 570

Security no : 124082103619P
Produced 12/03/2020 02:08 PM

LAND DESCRIPTION

Crown Allotment 33B Parish of Caniambo:
PARENT TITLE Volume 05269 Folio 707
Created by instrument 2021273 25/07/1946

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
RAWSON LODGE PTY LTD of 49 FLETCHER ST ESSENDON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
BRIAN MICHAEL FORD of MITCHELL RD KIALLA EAST
R954149D 10/06/1992

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP385996F 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: 1475 RIVER ROAD CANIAMBO VIC 3630

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP385996F
Number of Pages (excluding this cover sheet)	1
Document Assembled	12/03/2020 14:10

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TITLE PLAN	EDITION 1	TP 385996F
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Location of Land

Parish: CAMERON
 Township:
 Section:
 District Allotment: 326
 Crown Section:

Last Title Reference

Drawing Form: VGL 6086 FOL 370
 Department: No.

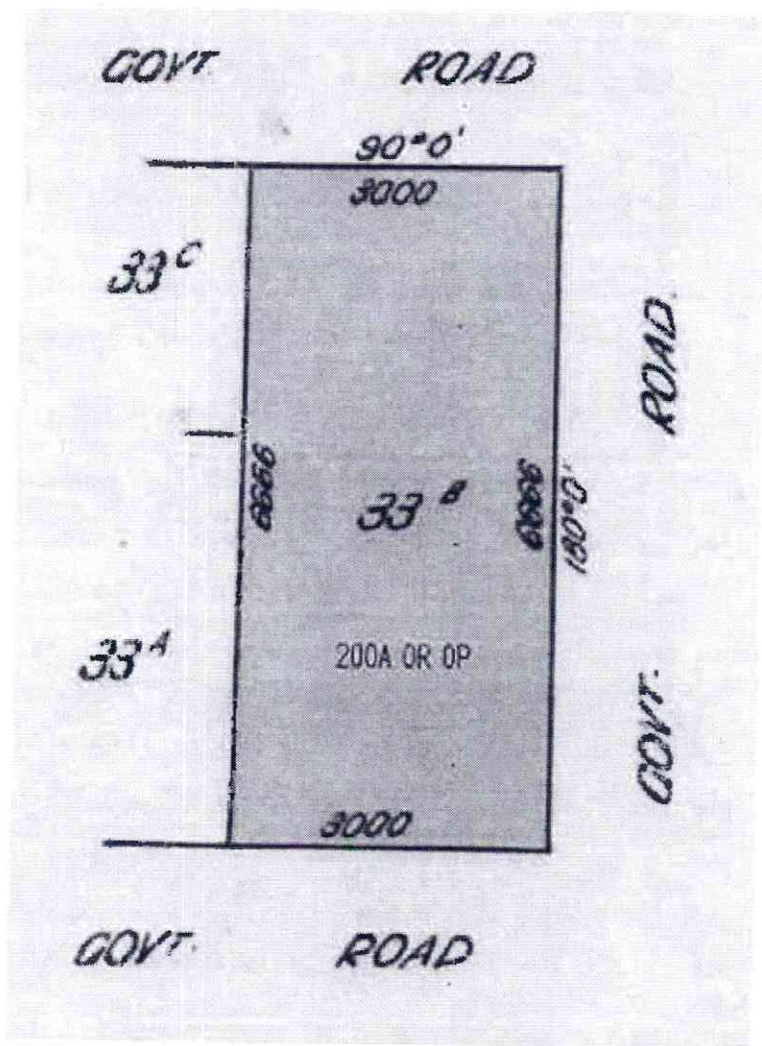
Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land - Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY (LAND VICTORIA) FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: DR041000
 VERIFIED: SOC



LENGTHS ARE IN METRES

Metres = 0.3048 Feet
 Millimetres = 0.0010936 Yards

Sheet 1 of 1 sheets



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VOLUME 02651 FOLIO 110

Security no : 124082103620N
Produced 12/03/2020 02:08 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 33C and Crown Allotment 33D Parish of Caniambo.

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

RAWSON LODGE PTY LTD of 49 FLETCHER ST ESSENDON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

BRIAN MICHAEL FORD of MITCHELL RD KIALLA EAST
R954149D 10/06/1992

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP565615U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP565615U
Number of Pages (excluding this cover sheet)	2
Document Assembled	12/03/2020 14:10

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TITLE PLAN		EDITION 1	TP 665615U
Location of Land Name: CANAMBO Township: Section: Crown Allotment: 500 33D Crown Portion: Location Reference: Designation: VOL 2001 FOR 110 Legal Location: Nil		NOTICES SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 2001 FOR 110 AND NOTED ON SHEET 2 OF THIS PLAN. WATERWAY NOTATION: C.A. 330 IN THIS PLAN MAY ADJUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE. ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN.	
Description of Land : Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND INDUSTRY LAND VICTORIA, FOR THE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT. COMPILED: TMR/2000 VERIFIED: NYC	
		COLOUR CODE Y = YELLOW	
DIMENSIONS ARE IN METRES	DRAWN BY: TMR/2000 CHECKED BY: NYC/2000	Sheet 1 of 2 sheets	

TITLE PLAN

TP 565615U

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

All that area of land in the said Colony containing *eighty four acres and thirty five perches more or less being situate*
thirty three 5 and thirty nine 8 in the Parish of Carriacou County of St. Vincent

delimited with the measurements and details thereof in the map drawn in the margin of these presents and therein referred to

Reserving however unto us our heirs and assigns all gold and silver and precious and precious stones or
ores and all mines containing gold silver copper tin antimony coal lignite and other metals and minerals and all mines seams lakes and deposits containing gold silver
copper tin antimony coal lignite and other metals and minerals and mineral veins to open or work and while the boundaries of the said land. And also reserving to us our heirs
and assigns full liberty and authority for us our heirs and assigns and our and their agents and servants at any time or times hereafter to enter upon the said land and to search
and mine therein for gold silver copper tin antimony coal lignite and other metals and minerals and mineral veins and to remove and remove therefrom any gold silver and any precious
and precious stones or ores copper tin antimony coal lignite and other metals and minerals and mineral veins and to search for and work deposits of any sort any way the gold
silver copper tin antimony coal lignite metals minerals and their ores and the other metals and minerals to open and under the land hereby granted and for the purposes aforesaid to
sink shafts and machinery every on any works and do any other things which may be necessary or usual in mining. Provided always that it shall be lawful for us our heirs and
assigns at any time in paying full compensation to the said **GRANTEE**

to work mines and minerals or ranges for the full value other than that due to any metals or minerals or mineral veins being discovered or discovered of the said piece of land or
as much thereof as may be required as hereafter mentioned and at the improvements upon the said piece of land or the part or parts thereof such value in case of disagreement to be
ascertained by arbitration to remove the said piece of land or any part thereof for mining purposes. And also the time
conditions and terms upon which such land may be returned and the manner in which such arbitrations may be conducted
may be determined by regulations to such purpose as the Governor in Council may from time to time direct or if at any
time no such regulations shall be in force then by the regulations concerning the redemption of land for mining purposes
in force at the date of the grant unless Parliament shall otherwise determine.