

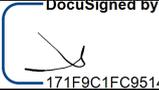
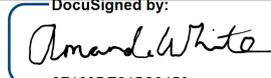
Vendor Statement

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	13 Golden Elm Court, Kilmore 3764	
Vendor's name	Steven Paul White	Date 18/3/2024
Vendor's signature	DocuSigned by:  171F9C1FC9514AF...	
Vendor's name	Amanda Susan White	Date 18/3/2024
Vendor's signature	DocuSigned by:  6F163DE215C9450...	
Purchaser's name		Date / /
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

1 FINANCIAL MATTERS

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

(a) Their total does not exceed:

\$4,500.00

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

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 vendor's 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:

Not Applicable.

4.3. **Compulsory Acquisition**

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

Not Applicable.

5 BUILDING PERMITS

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

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 type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
---	-------------------------------------	---------------------------------------	-----------------------------------	---

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

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

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

13 ATTACHMENTS

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 10742 FOLIO 976

Security no : 124113472630N
Produced 18/03/2024 08:15 AM

LAND DESCRIPTION

Lot 108 on Plan of Subdivision 332584S.
PARENT TITLE Volume 10594 Folio 870
Created by instrument PS332584S Stage 7 11/08/2003

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
AMANDA SUSAN WHITE
STEVEN PAUL WHITE both of 13 GOLDEN ELM COURT KILMORE VIC 3764
AT269923K 22/05/2020

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT269924H 22/05/2020
BENDIGO AND ADELAIDE BANK LTD

COVENANT AC925265Q 17/06/2004

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.

DIAGRAM LOCATION

SEE PS332584S 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: 13 GOLDEN ELM COURT KILMORE VIC 3764

ADMINISTRATIVE NOTICES

NIL

eCT Control 18057S BENDIGO BANK
Effective from 22/05/2020

DOCUMENT END



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Document Identification	PS332584S
Number of Pages (excluding this cover sheet)	14
Document Assembled	18/03/2024 08:15

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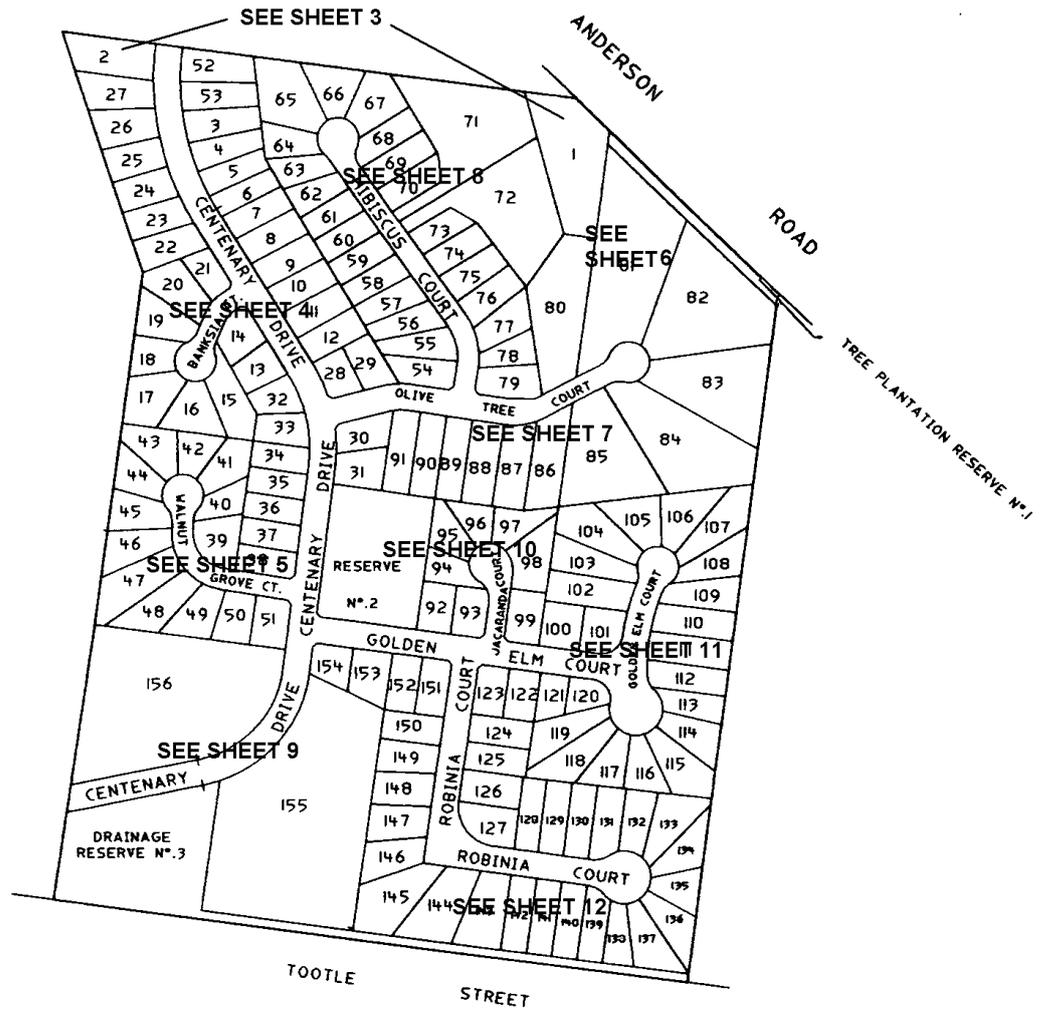
PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 3325845

COMPILE PLAN



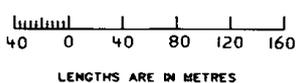
ERIC SALTER PTY. LTD.
CONSULTING LAND SURVEYORS
52A. SYDNEY STREET KILMORE
TEL. 57821414 FAX. 57822416

SHEET 2 OF 12 SHEETS

ORIGINAL

SCALE

SHEET SIZE
A3



LICENSED SURVEYOR (PRINT)

ERIC GEORGE SALTER

SIGNATURE

DATE 17/10/00

REF

VERSION 01

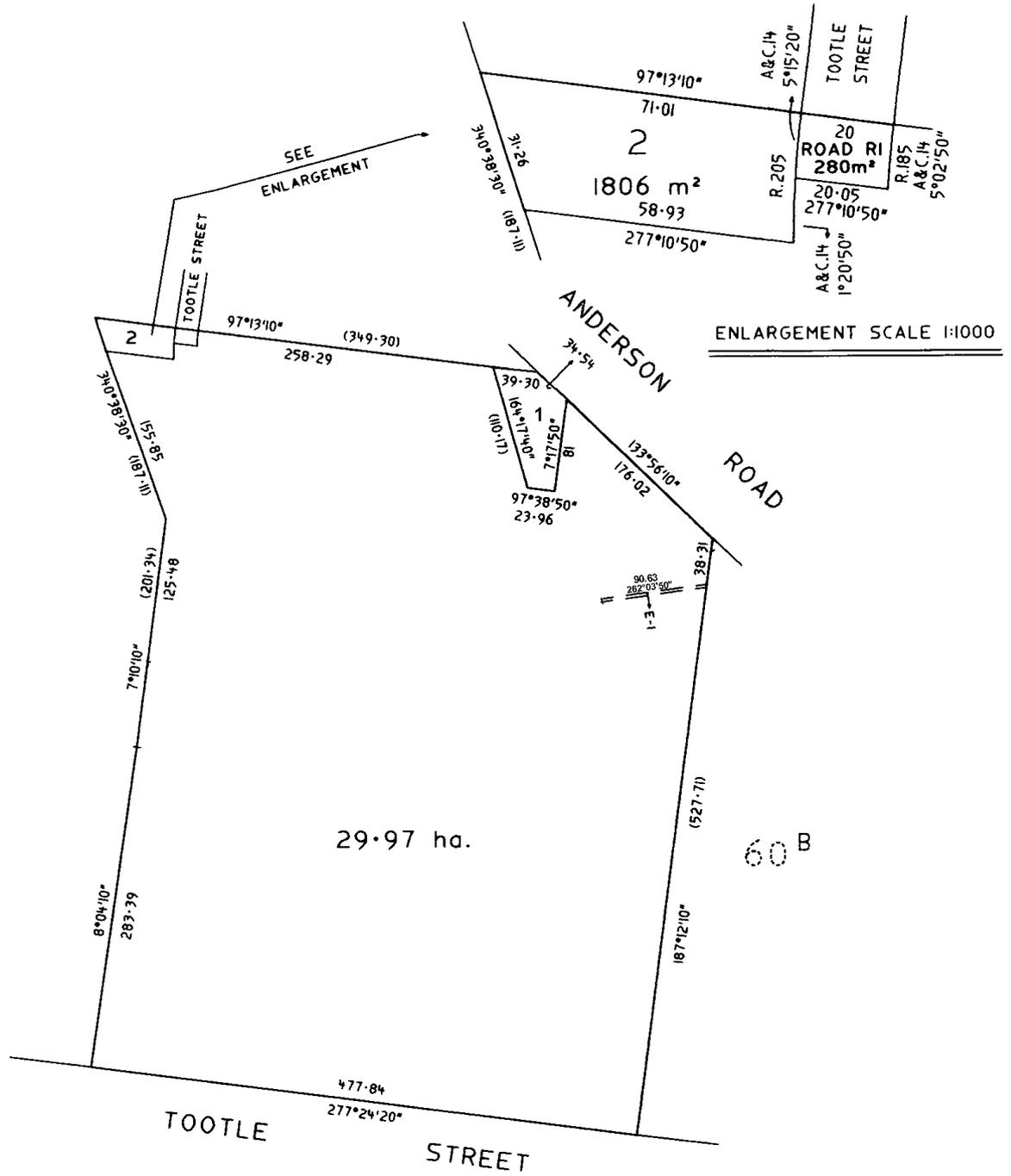
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Plan Number

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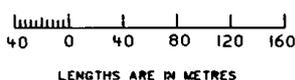
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SHEET 3 OF 12 SHEETS

ORIGINAL

SCALE

SHEET SIZE
A3



LICENSED SURVEYOR (PRINT)

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REF 4689

VERSION 01

DATE

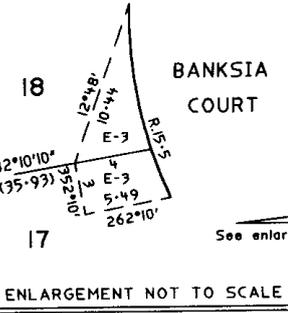
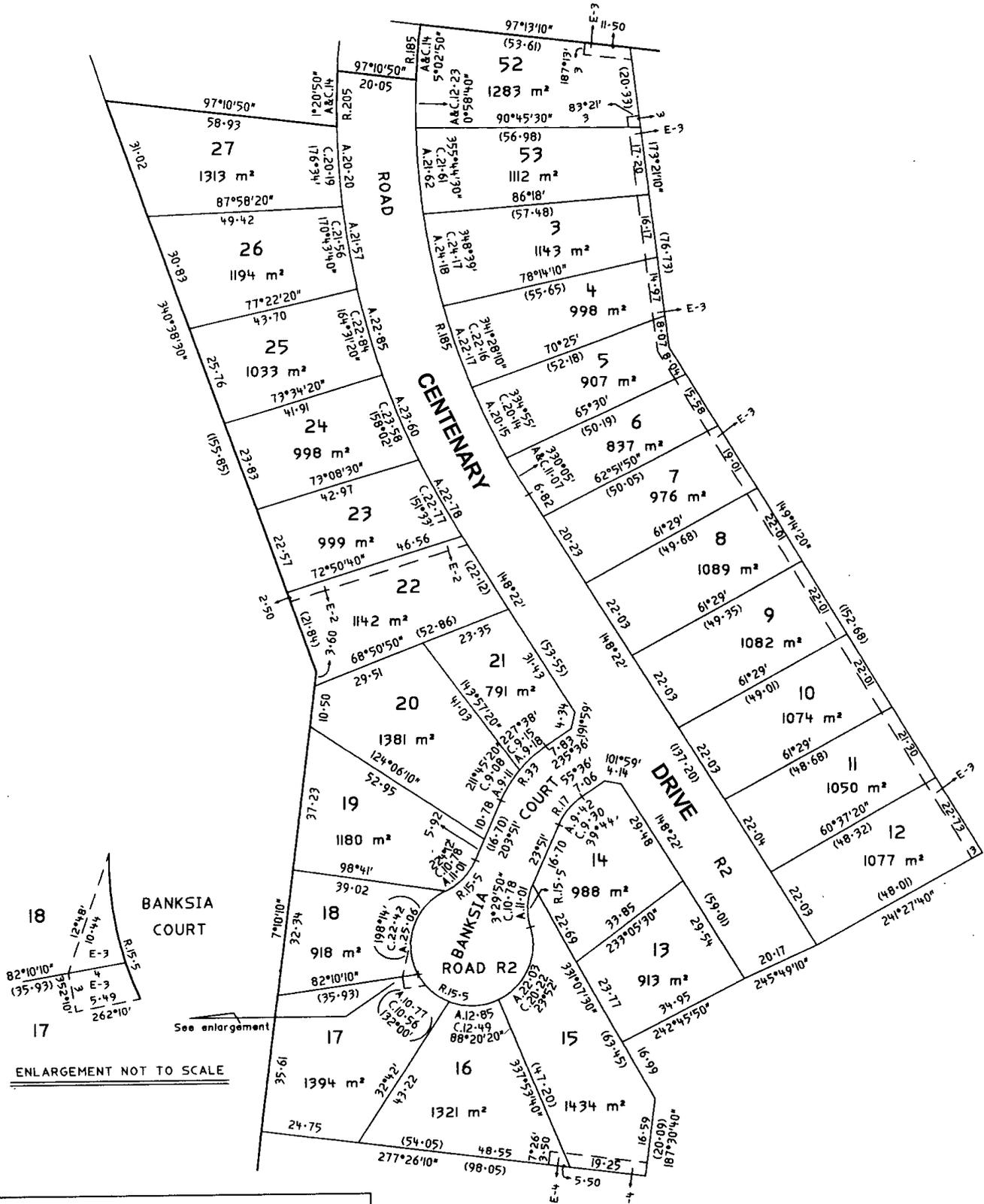
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PLAN OF SUBDIVISION

Stage No.

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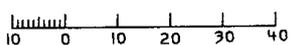
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REF 4825 VERSION 04

DATE 13/11/2000
COUNCIL DELEGATE SIGNATURE _____

ORIGINAL SCALE

SHEET SIZE A3 SCALE 1:1000



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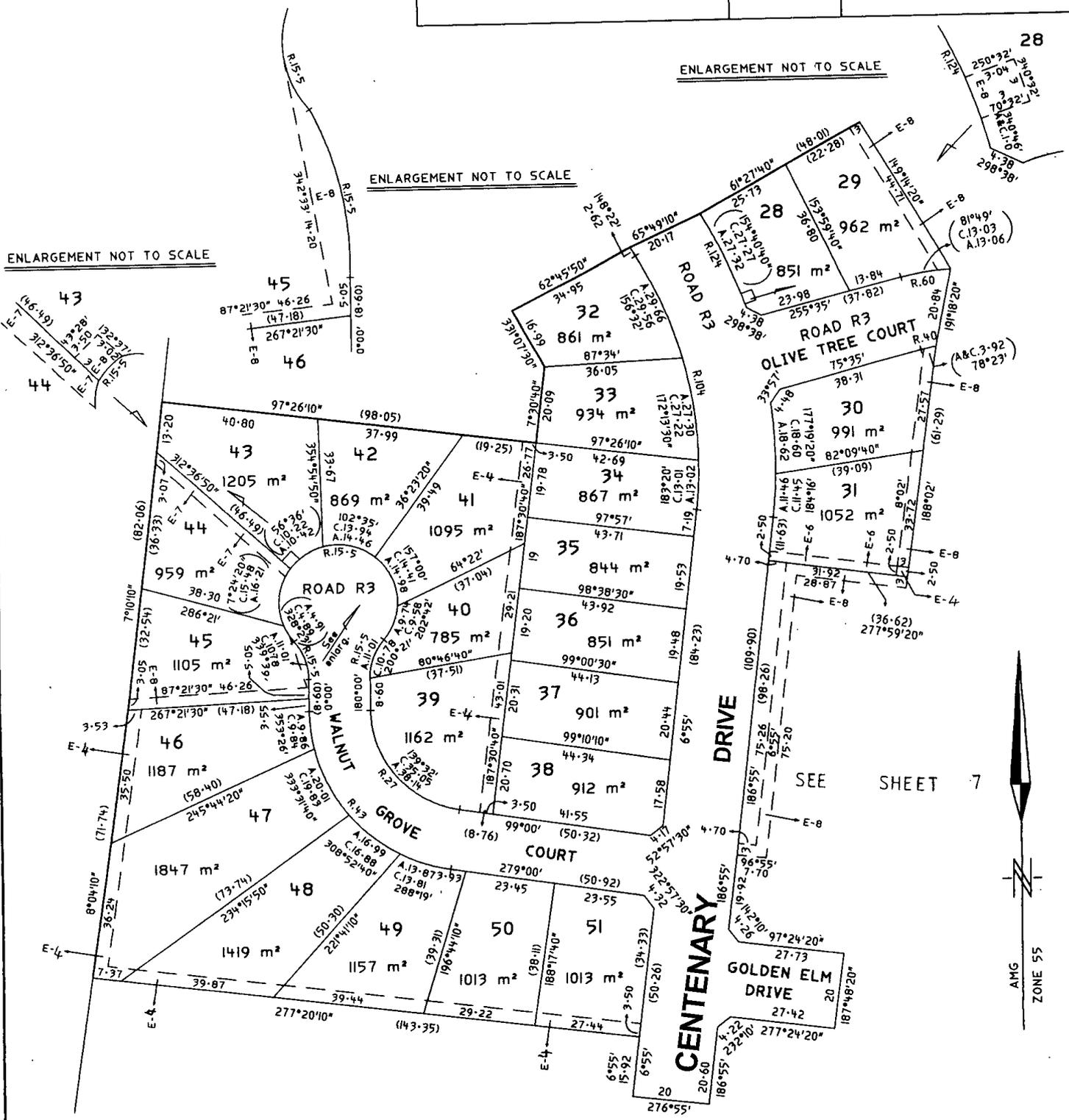
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PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 3325845



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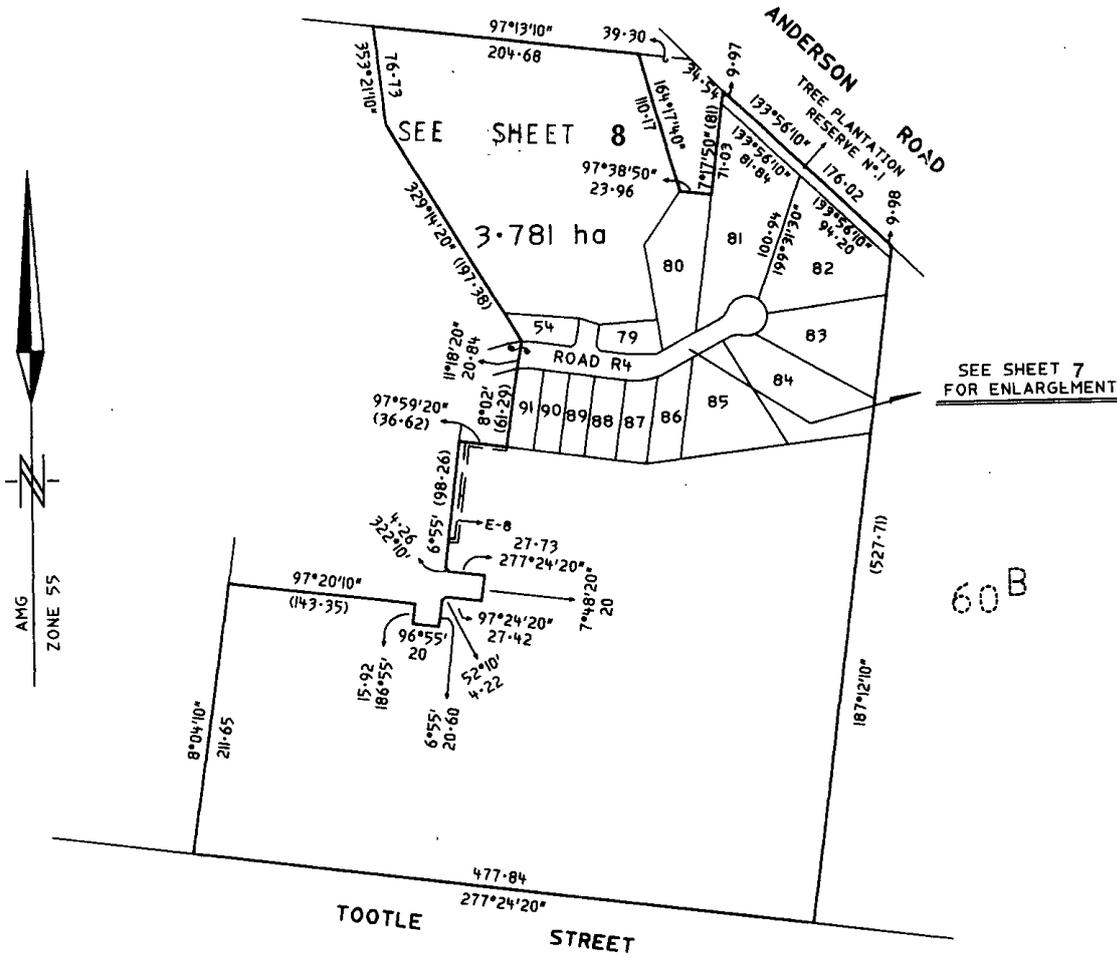
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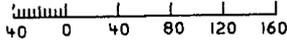
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PLAN OF SUBDIVISION	Stage No.	Plan Number
		PS 332584S



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SHEET 6 OF 12 SHEETS

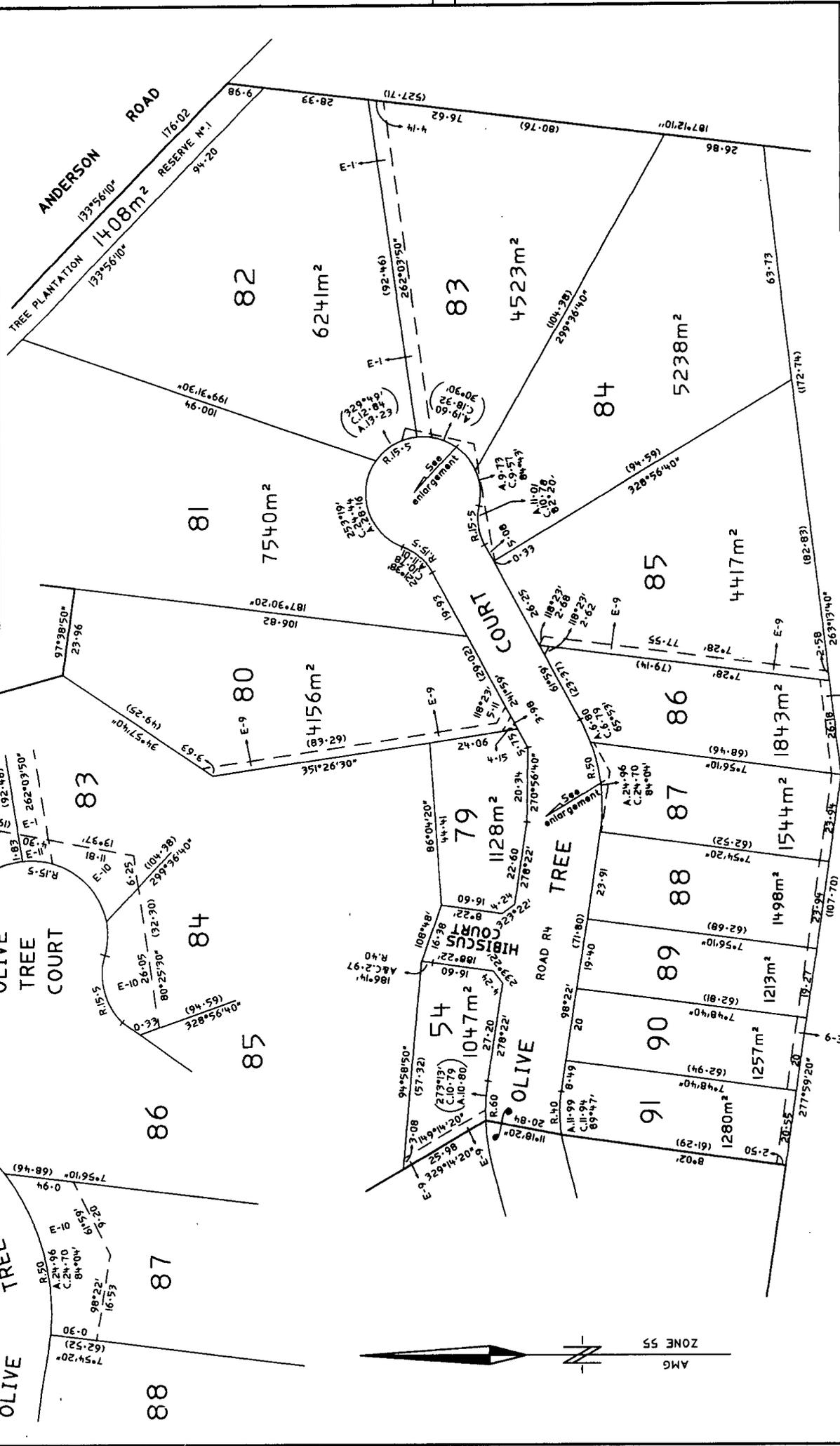
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DATE 27/6/2001
 COUNCIL DELEGATE SIGNATURE _____

PLAN OF SUBDIVISION
Stage No. PS 332584S
Plan Number

ANDERSON ROAD
TREE PLANTATION 133°56'10"
1408m²
RESERVE No. 1
176-02
94-20

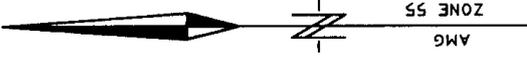


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REF 4825 VERSION 05

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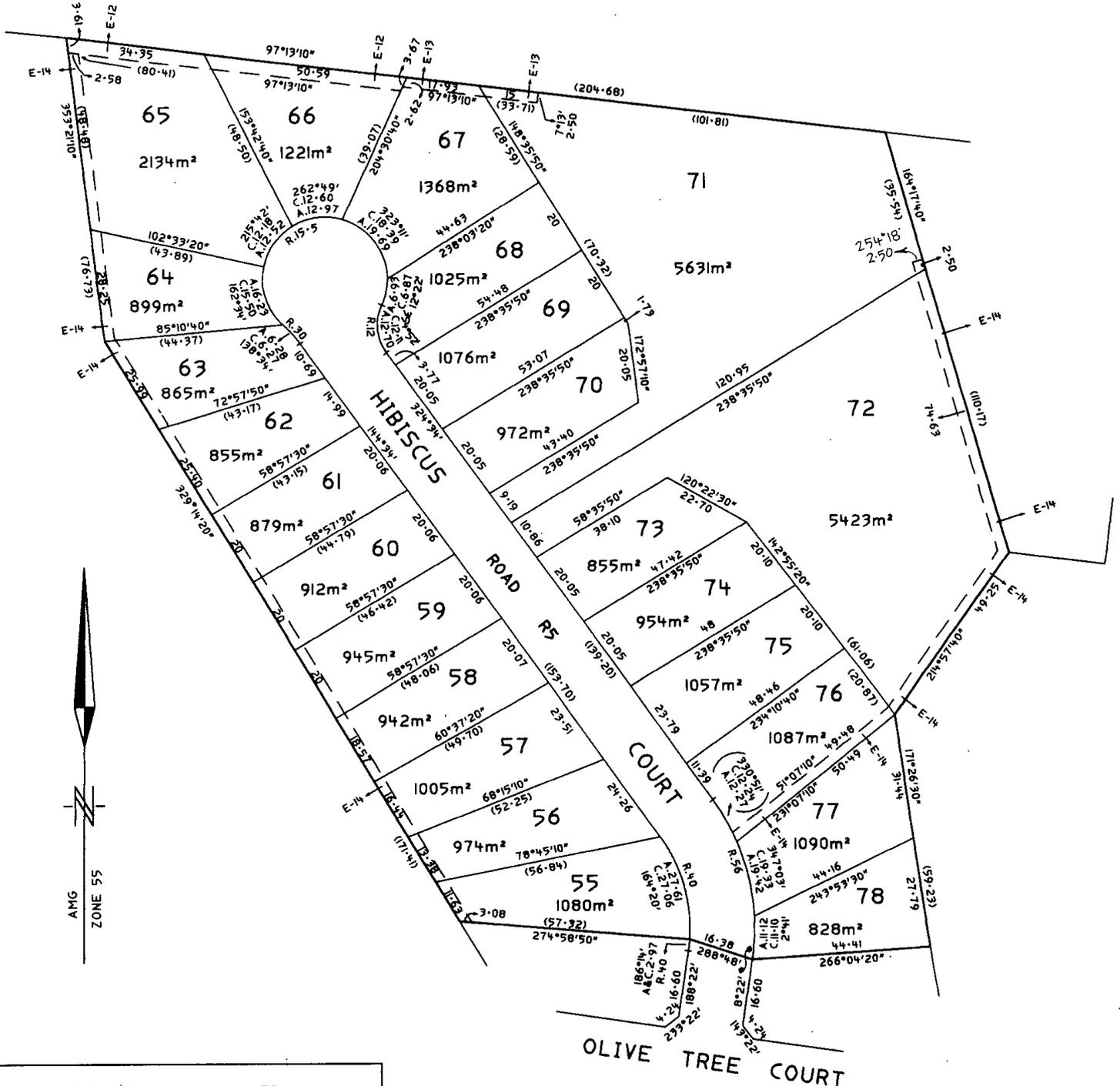
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PLAN OF SUBDIVISION

Stage No.

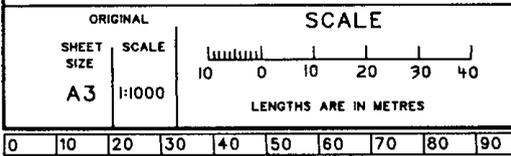
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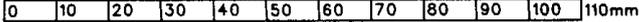
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DATE / /

COUNCIL DELEGATE SIGNATURE



PLAN OF SUBDIVISION

Stage No. PS 332584S

Plan Number PS 332584S



NOTE: RESTRICTIONS APPLY TO LOTS 155 AND 156
SEE SHEET 6 FOR DETAILS

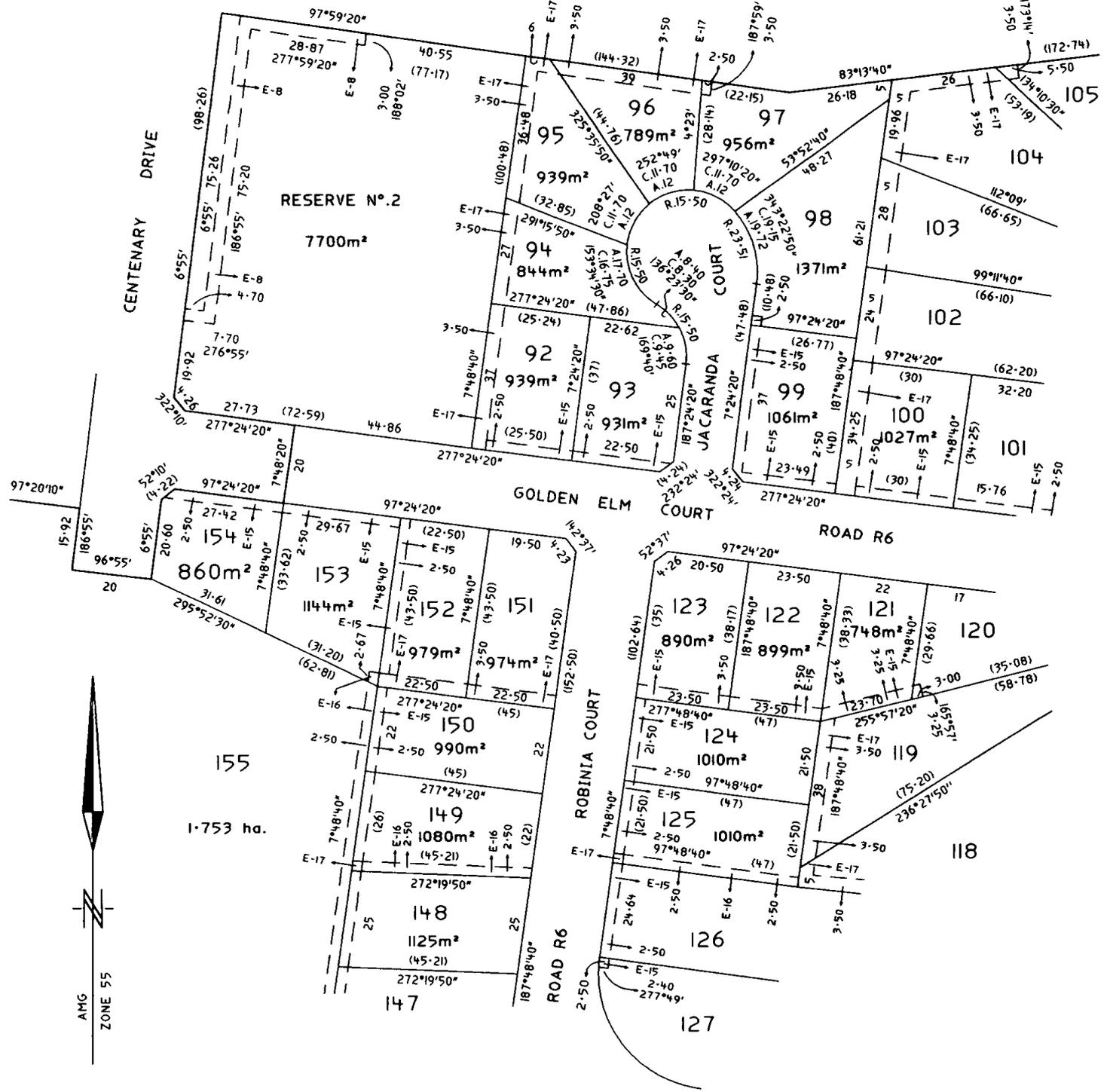
SHEET 9 OF 12 SHEETS	
ERIC SALTER PTY. LTD. CONSULTING LAND SURVEYORS 52A, STONEY STREET KILMORE TEL. 5782444 FAX 5782246 B LE CATEAU STREET PASCOE VALE SOUTH TEL. 99833039	LICENSED SURVEYOR (PRINT) ERIC GEORGE SALTER SIGNATURE DATE 10/7/03 REF 5827 VERSION 04
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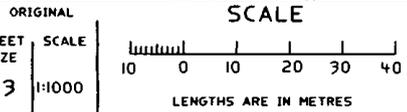
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 TEL. 93833039



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SHEET 10 OF 12 SHEETS

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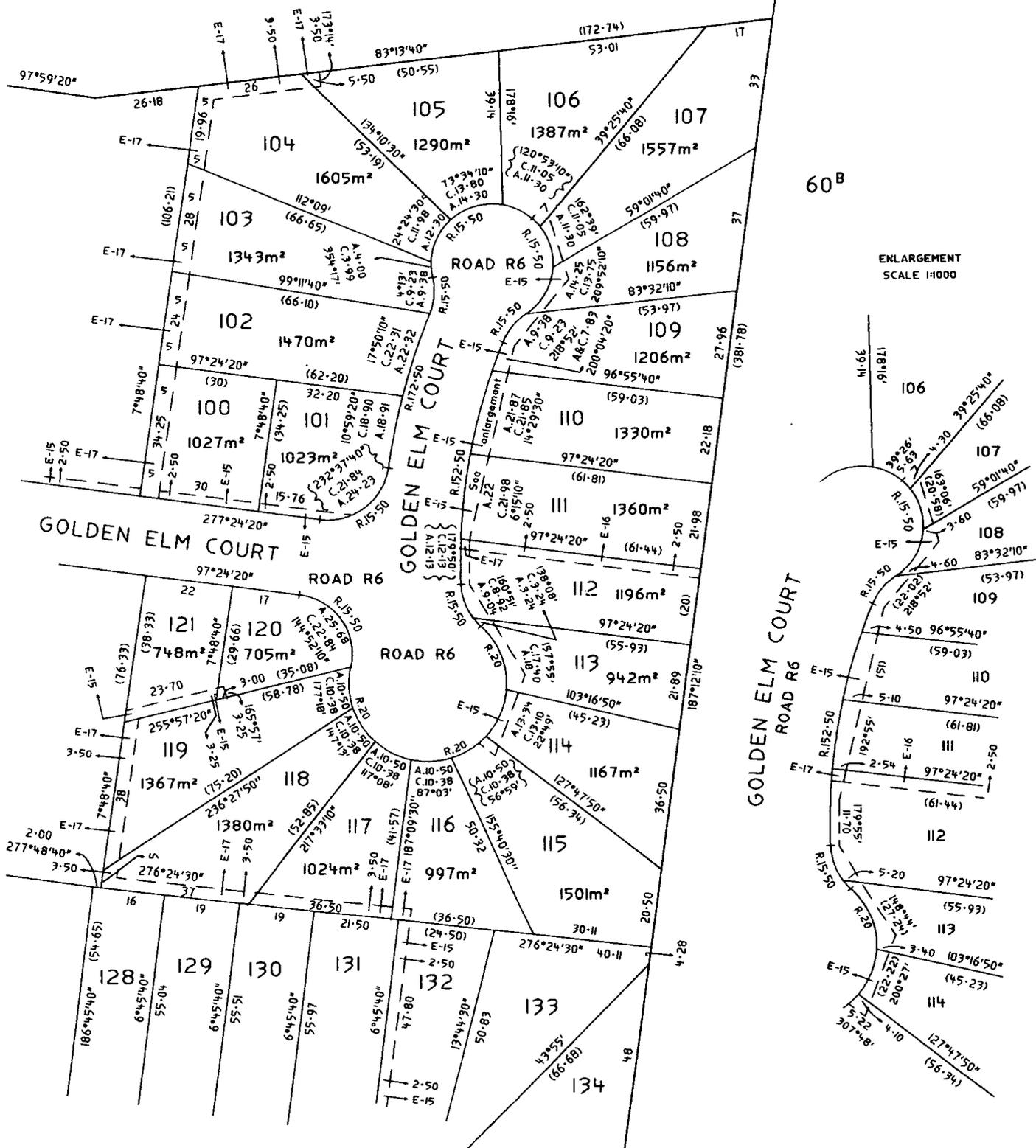
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Plan Number

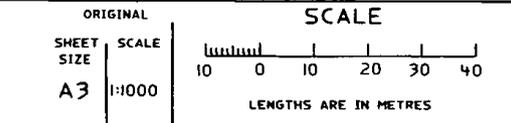
PS 332584S



60^B

ENLARGEMENT
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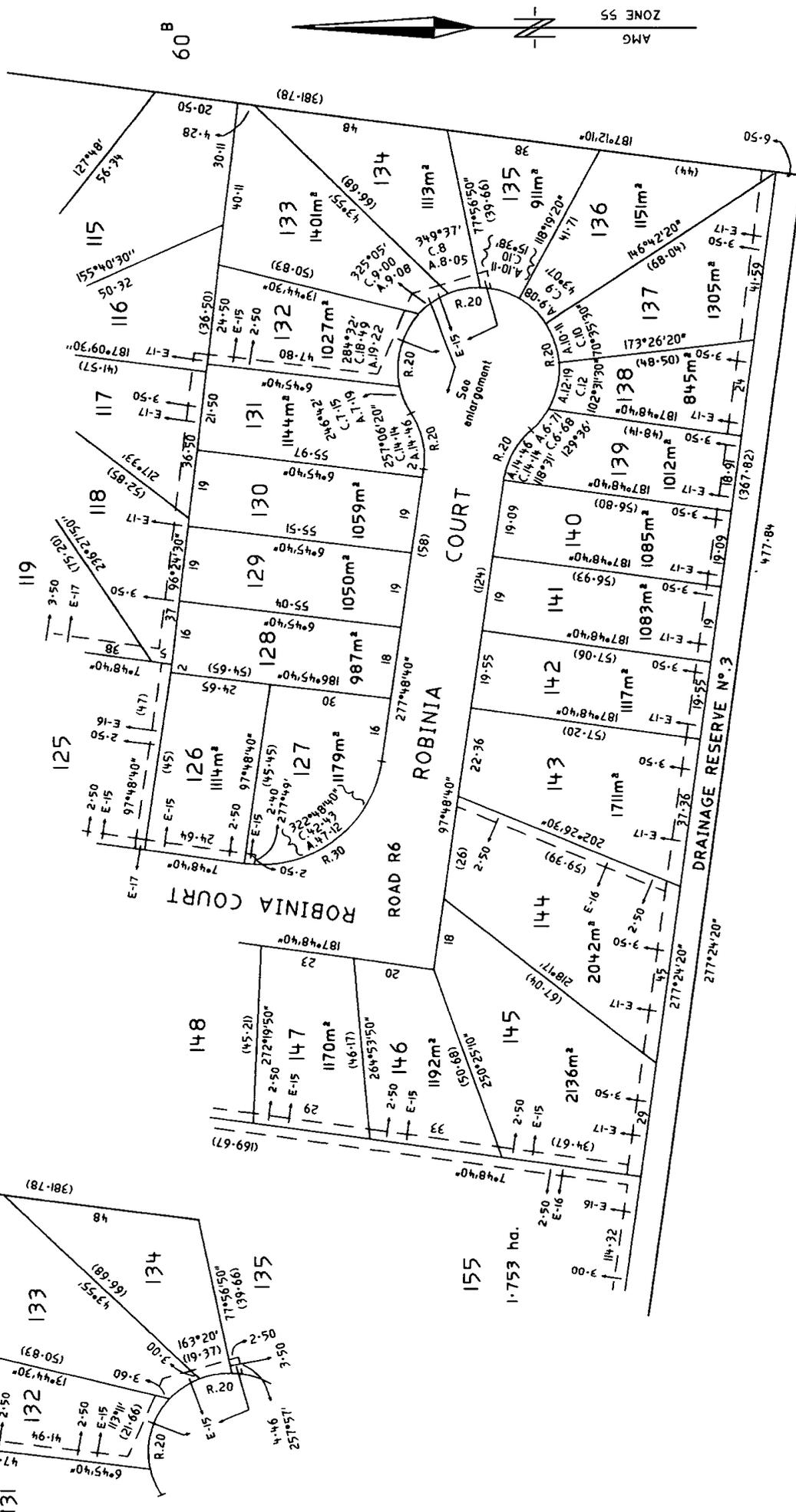
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SHEET 11 OF 12 SHEETS
 DATE / /
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PLAN OF SUBDIVISION

Stage No. PS3325845

Plan Number PS3325845



SHEET 12 OF 12 SHEETS

DATE 10/7/03

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LICENSED SURVEYOR (PRINT) ERIC GEORGE SALTER

SIGNATURE [Signature] DATE 10/7/03

REF 5627 VERSION 04

SCALE

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LENGTHS ARE IN METRES

ORIGINAL SCALE 1:1000

SHEET SIZE A3

ERIC SALTER PTY. LTD.
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 TEL. 5702144 FAX. 5702246
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 TEL. 98997939



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PLAN OF SUBDIVISION

Stage No. _____

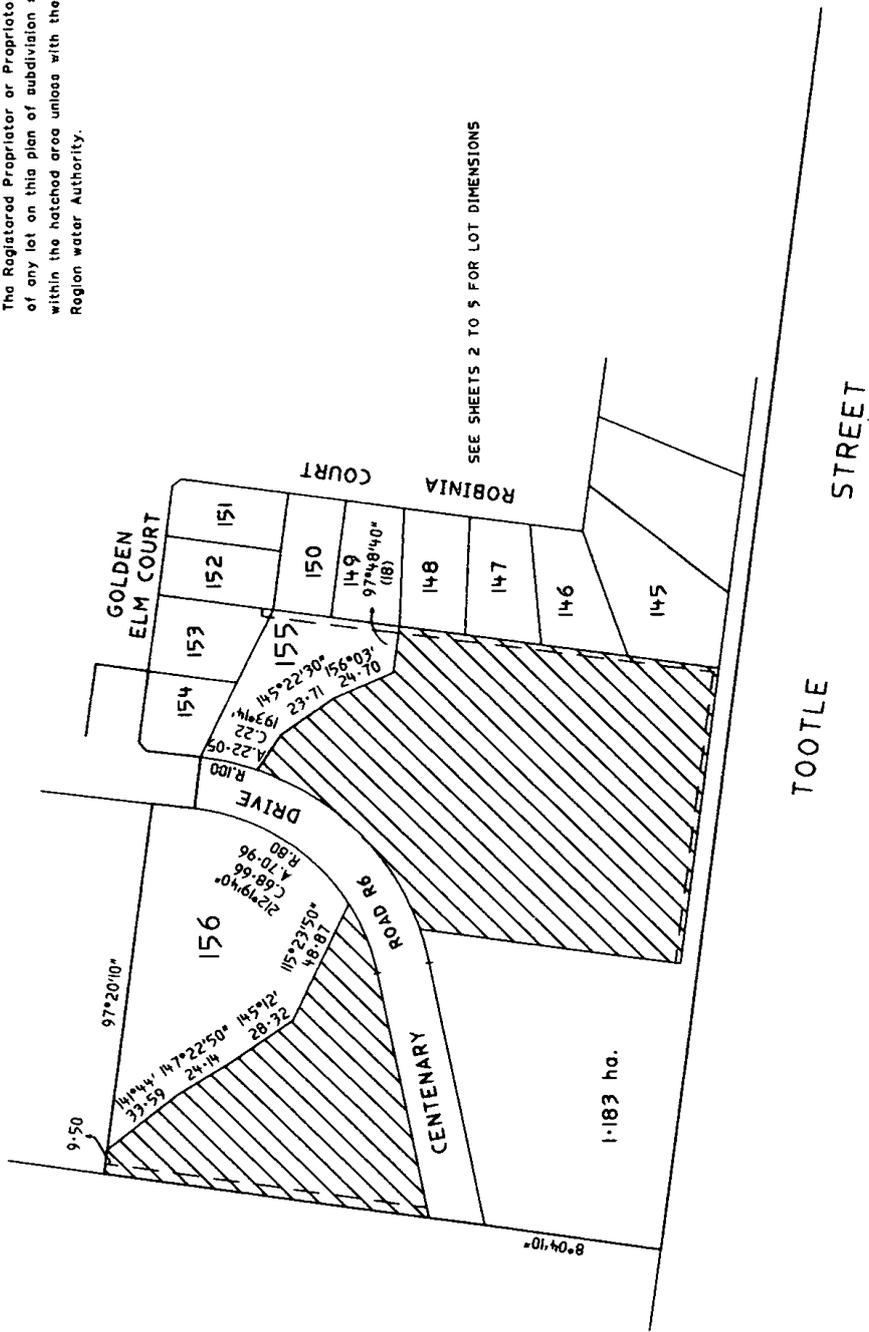
Plan Number
PS 332584S

SUBDIVISION ACT 1988

CREATION OF RESTRICTION
LAND TO BENEFIT: LOTS 155 AND 156
LAND TO BE BURDENED: LOTS 155 AND 156

DESCRIPTION OF RESTRICTION:

The Registered Proprietor or Proprietors for the time being of any lot on this plan of subdivision shall not construct any habitable dwelling within the hatched area unless with the written consent of Goulburn Valley Region water Authority.



	ERIC SALTER PTY. LTD. CONSULTING LAND SURVEYORS 52A, SYDNEY STREET KILMORE TEL. 57621114 FAX. 57622416 8 LE CATEAU STREET PASCOE VALE SOUTH TEL. 93839099	ORIGINAL SHEET SIZE A3 1:2000	SCALE LENGTHS ARE IN METRES 0 20 40 60 80
SIGNATURE _____ DATE 4/6/03 REF 5827 VERSION 03		ERIC GEORGE SALTER DATE 4/6/03 COUNCIL DELEGATE SIGNATURE	

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cause or permit to be erected or remain erected on the land hereby sold or any part thereof any buildings or fencing other than:

- (a) one single dwelling house no part of which consists of any prefabricated pre-existing building or dwelling house and having a habitable area of not less than 140 square metres including the exterior walls but excluding verandahs, garages and outbuildings and having not less than 70% of all external walls of brick, brick veneer, stone or glass and roofs of tiles or non-reflective materials.
- (b) any garage, shed or outbuilding no part of which shall have walls or roofs of a reflective material or pre-used construction materials.
- (c) boundary fencing between adjoining blocks and on property boundaries abutting reserves and roads other than along the main frontage of any material other than double sided colorbond in muted non-reflective shades not exceeding 1.8 metres in height.

Dated: 24.05.2004
Execution and attestation

The COMMON SEAL of R.W. DEVELOPMENTS PTY LTD
ACN 006 518 583 was hereunto affixed in accordance
with its Articles of Association in the presence of:

seal



X
.....
Full name: *J Wilkie*
Address: *J* Jennifer Elizabeth Wilkie
Designation: *Director* 20 Centenary Drive,
Kilmore 3764

X *R L Wilkie*
.....
Full Name: *X*
Address: *X* Raymond Leslie Wilkie
Designation: *Secretary* 20 Centenary Drive,
Kilmore 3764

DAP *[Signature]*

DMP *[Signature]*

Signed by the Transferees
in the presence of:

witness *A. Smith*



Approval No. 11250211A

T2

Page 2 of 2



Ice Ridge Systems Pty Ltd

THE BACK OF THIS FORM MUST NOT BE U

AC925265Q

17-06-2004 \$312 45



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 18 March 2024 08:40 PM

PROPERTY DETAILS

Address: **13 GOLDEN ELM COURT KILMORE 3764**
 Lot and Plan Number: **Lot 108 PS332584**
 Standard Parcel Identifier (SPI): **108\PS332584**
 Local Government Area (Council): **MITCHELL**
 Council Property Number: **108395**
 Planning Scheme: **Mitchell**
 Directory Reference: **Melway 615 K8**

www.mitchellshire.vic.gov.au

[Planning Scheme - Mitchell](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
 Urban Water Corporation: **Goulburn Valley Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

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

OTHER

Registered Aboriginal Party: **Taungurung Land and Waters
 Council Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

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

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



GRZ - General Residential

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

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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).

PLANNING PROPERTY REPORT

Planning Overlay

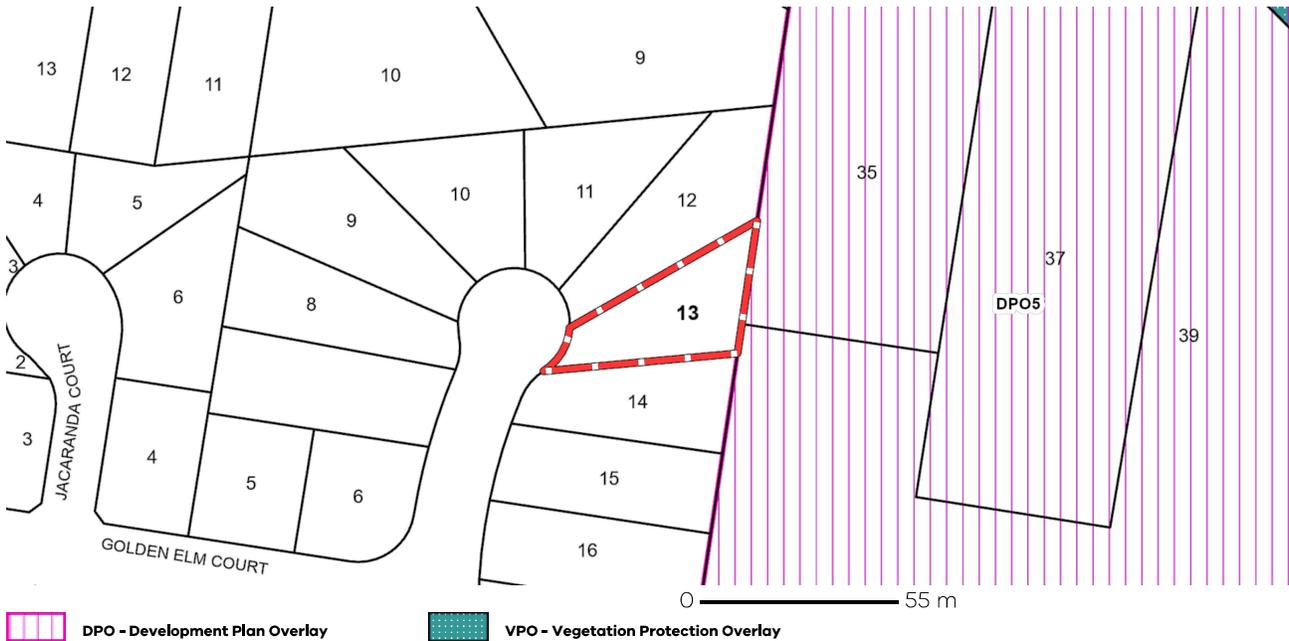
None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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

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



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

Further Planning Information

Planning scheme data last updated on 7 December 2023.

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 abut 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>

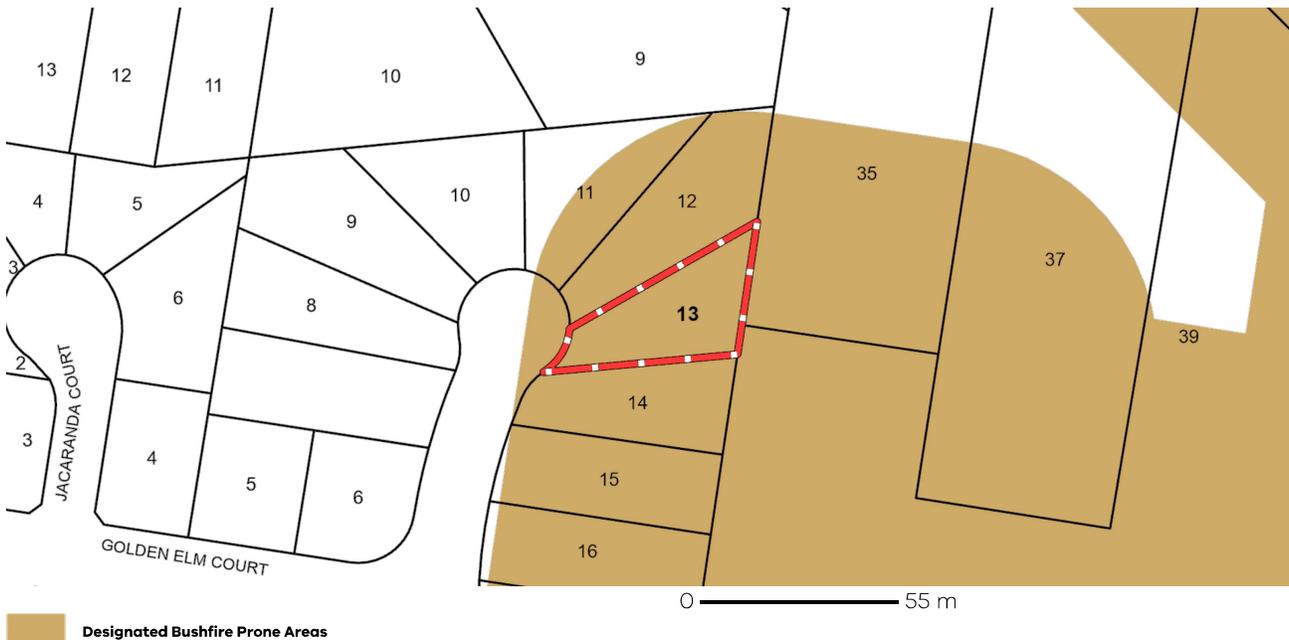
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

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

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

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

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Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1013891

APPLICANT'S NAME & ADDRESS

JLG CONVEYANCING C/- INFOTRACK (LEAP) C/- LANDATA
DOCKLANDS

VENDOR

WHITE, STEVEN PAUL

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

355688

This certificate is issued for:

LOT 108 PLAN PS332584 ALSO KNOWN AS 13 GOLDEN ELM COURT KILMORE
MITCHELL SHIRE

The land is covered by the:

MITCHELL PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- and is AREA OUTSIDE THE URBAN GROWTH BOUNDARY

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

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

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

18 March 2024

Sonya Kilkenny
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.

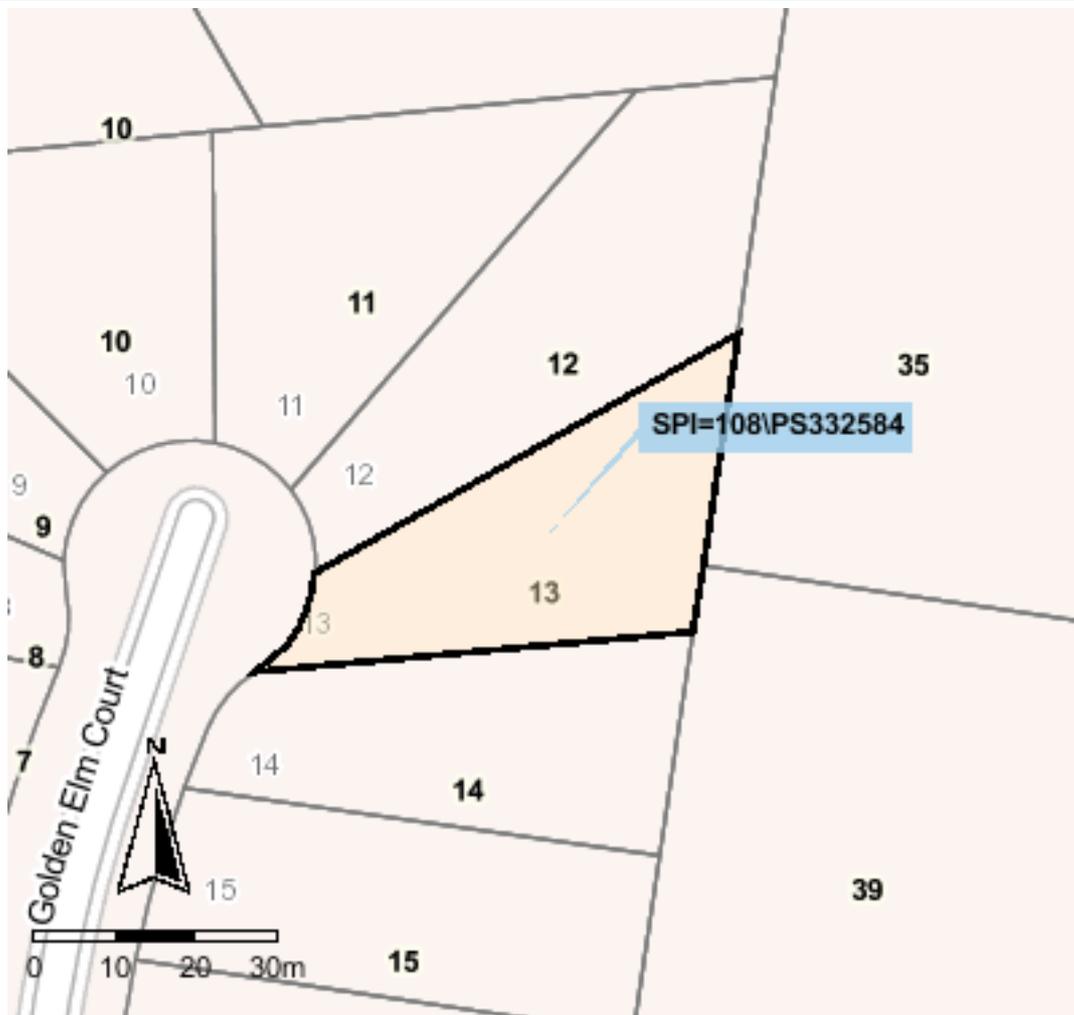
LANDATA@
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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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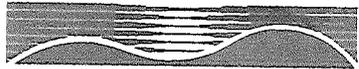
Choose the authoritative Planning Certificate

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.



113 High Street, Broadford VIC 3658
 T (03) 5734 6200
 F (03) 5734 6222

E mitchell@mitchellshire.vic.gov.au
www.mitchellshire.vic.gov.au
 ABN 27 352 592 142

Valuations, Rates and Charges
 1 July 2023 to 30 June 2024



A S White & S P White
 13 Golden Elm Court
 KILMORE VIC 3764



024
 I001778
 R1_3891

Issue Date
 26 July 2023

Property Number
 108395

Balance
 \$0.00

Property 13 Golden Elm Court, KILMORE VIC 3764
 Lot 108 PS 332584 Vol 10742 Fol 976

Site Value	\$416,000	Market Level Date	01/01/2023
Net Annual Value	\$35,900	Valuation Effective Date	01/07/2023

Capital Improved Value (CIV) \$718,000

COUNCIL: Rates and Charges 2023/2024

Standard Garbage Charge	1 x \$514.00	\$514.00
Gen Rate - General Land	\$718,000 x 0.002282	\$1,638.40
Municipal Charge	1 x \$219.45	\$219.45
Total Council Rates and Charges 2023/2024		\$2,371.85

STATE GOVERNMENT: Fire Services Property Levy 2023/2024

AVPCC: 110 - Detached Dwelling		
Fire Service Levy Residential Fixed	1 x \$125	\$125.00
Fire Service Levy Residential Variable	\$718,000 x 0.000046	\$33.00
Total State Government Fire Services Property Levy 2023/2024		\$158.00

Instalment 1
Due 30/09/2023
 \$633.85

Instalment 2
Due 30/11/2023
 \$632.00
paid 2/11/23

Instalment 3
Due 28/02/2024
 \$632.00
paid 3/3/24

Instalment 4
Due 31/05/2024
 \$632.00

Payments received after 24/07/2023 have not been deducted from the amount due on this notice.

Avoid late payment interest of 10% pa by paying your rates on time. Payment plans are available.

Total Amount Payable \$2,529.85

For more payment options please turn over. If you are having difficulties paying please contact Council.



Bill Code: 93807
 Ref: 1083955



Bill Code: 93807
 Ref#: 1083955
 INTERNET Go to www.bpoint.com.au
 PHONE: Phone 1300 BPOINT



Billpay Code: 9190
 Ref: 1083 9538



View and pay this bill using internet banking
 BPayView Registration No.: 1083955

To pay this bill - visit any Post Office, phone 13 18 16, or go to postbillpay.com.au.



*71 190 108395 38



Resource Recovery



ABN 84 578 076 056
 Tel: 1300 360 007
 Fax: (03) 5831 1467

mail@gvwater.vic.gov.au
 www.gvwater.vic.gov.au

Goulburn Valley Region Water Corporation
 104-110 Fryers Street
 Shepparton, Victoria 3630

P.O. Box 185, Shepparton 3632
DX 63036 Shepparton

JLG Conveyancing
 71 High St
 BROADFORD VIC 3658

Your Ref: White 24063
 Statement No: 252210
 Account No: 40-2707-0210-01-3
 Date: 18-Mar-2024

Information Statement

Water Act 1989, Section 158

Statement of encumbrances, works required, outstanding matters, tariffs and other charges including outstanding amounts and other information which the Corporation considers relevant for the property known as:

13 Golden Elm Ct, Kilmore VIC 3764

Title(s):

Lot 108, Plan of Sub-division 332584S, Volume 10742, Folio 976, Parish of Bylands

Owner(s):

White, Steven Paul
 White, Amanda Susan

Purchaser(s):

No purchaser on application.

Account Calculation:

Fees and Charges (including interest)	\$0.00
Scheme Arrears	\$0.00

Total Amount in Arrears at Date of Issue:	\$0.00
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Service Charges & Estimated Consumption to: (from page 2)	\$99.12
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Total Amount:	\$99.12
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Goulburn Valley Water would like to remind conveyancers that they are obligated under the Water Act to notify Water Authorities on change of ownership. This is not automatically done via PEXA.

Electronic Payment Option:

Make this payment via internet or phone banking.



Bill Code: 39420 Ref: 4027 0702 1001 3

Statement No: 252210
Account No: 40-2707-0210-01
Property Address: 13 Golden Elm Ct, Kilmore VIC 3764

Details for Services provided and their tariffs:

METERED SERVICE: 67571 (20mm) Meter Number: 21IA09003

Sewerage Service Fee: From 05/02/24 To 25/03/24 = 49 days @ 126.20¢ per day = \$61.84

Water Service Fee: From 05/02/24 To 25/03/24 = 49 days @ 48.59¢ per day = \$23.81

Water Volume: Est. Read 241 (25/03/24) - Prev. Read 230 (05/02/24) = 11 kL

Water Volume Charged: 11.000 kL = 11.000 kL

Water Volume Charge(2023-24): 11.000 kL @ 122.41¢ per kL = \$13.47

Note:

This Statement is valid for 120 days only from the date of issue. Within the valid timeframe, please obtain an update prior to settlement to avoid overpayment.

Consumption charges to the date specified is an ESTIMATION ONLY. A Special Meter Reading certificate may be applied for to obtain accurate consumption charges for property settlement adjustment - standard fees apply. Consumption charges are not applicable to unconnected services.

Orders and Notices:

The sewer main traverses the land.

Comments:

There are no Comments applicable to this property

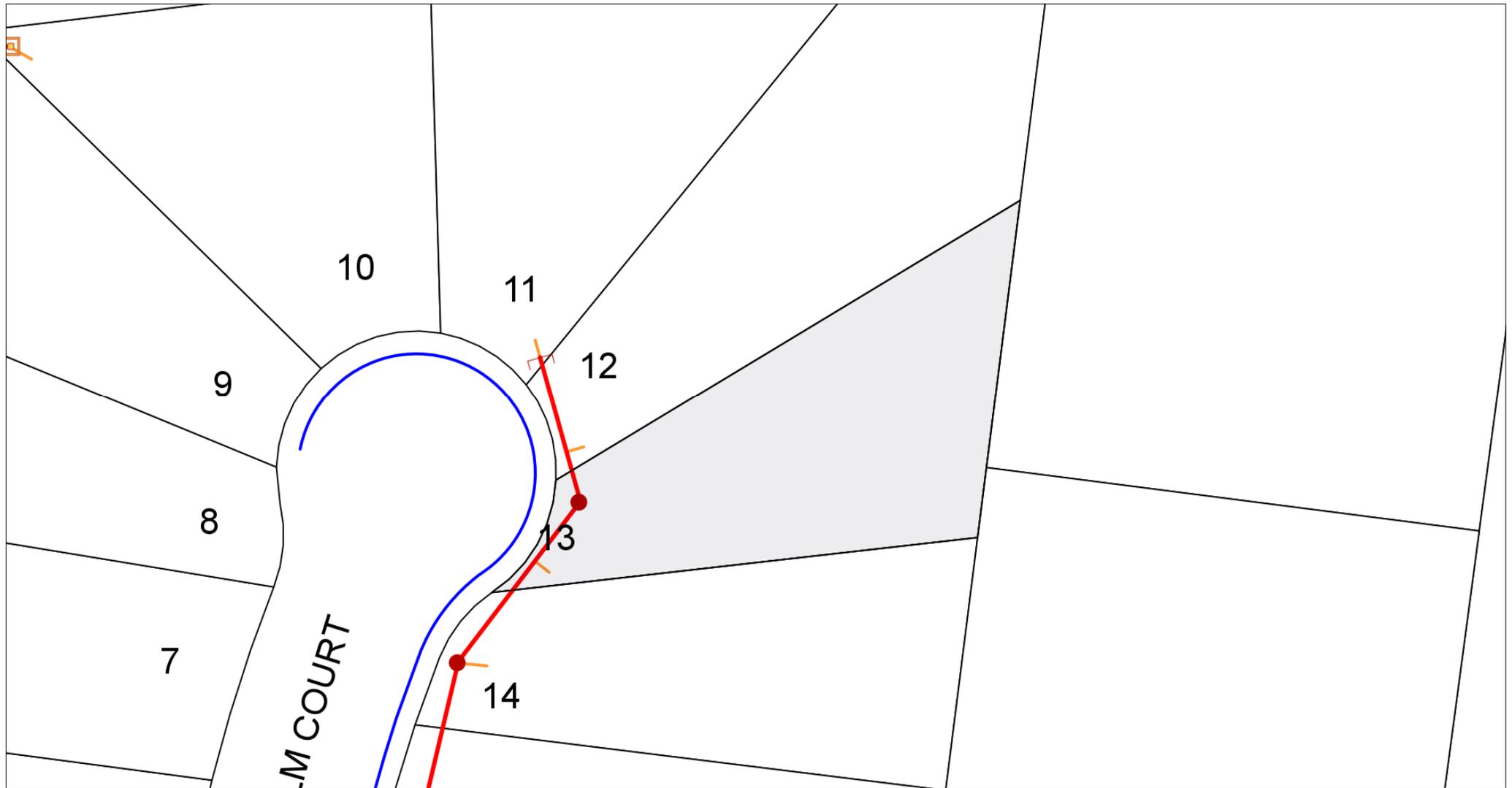
A financial update for this information statement can now be accessed via -

https://goulburnvalleywater.formstack.com/forms/information_statement_update

I hereby certify that the above Statement is correct.



Laurienne Winbanks
Manager - Retail Customers and Billing



Address: 13 Golden Elm Court Kilmore VIC 3764

Sewer Main DOES traverse property
Water Main DOES NOT traverse property

Property No: 40-2707-0210

18-03-2024

Scale 1: 610



DISCLAIMER

Goulburn Valley Water provides this information with the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user. While every effort has been made to ensure the accuracy, correctness and timeliness of the data, Goulburn Valley Water assumes no responsibility for errors or omissions.

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](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.

(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)

DATED

2024

STEVEN PAUL WHITE AND AMANDA SUSAN WHITE

VENDORS STATEMENT

Property: 13 Golden Elm Court, Kilmore 3764

JLG Conveyancing

71 High Street
Broadford VIC 3658
Tel: 0407 941 497
Fax: 5784 2064

Ref: JG:24063