

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	70 VERMONT STREET, WODONGA VIC 3690
------	-------------------------------------

Vendor's name	Shane Gilbert Emmins	Date	28/7/25
Vendor's signature			
Vendor's name	Kevin William Nightingale	Date	28/7/25
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

\$0.00	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

1.5 Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No. 110
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒ NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR ☒ 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 document/s

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

Not Applicable

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 within the meaning of 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")

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

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

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.

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*.

(a) Attached is a copy of the plan for the first stage if the land is in the second or 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:

NIL

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

NIL

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

NIL

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.)

Is attached

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)

Due Diligence Checklist
Copy Title Plan
Planning Report
Planning Certificate
Building Approvals Certificate
Land Information Certificate
Copy Rates Notice
Water Information Certificate
Copy Water invoice
Pool Certificate of Compliance
Acknowledgements by Council of lodgment

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.

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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 12525 FOLIO 237

Security no : 124125190982Y
Produced 10/06/2025 02:05 PM

LAND DESCRIPTION

Lot 1 on Title Plan 962477Q.
PARENT TITLE Volume 11866 Folio 236
Created by Application No. 146818D 12/12/2023

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GILBERT WALLACE EMMINS of 75 MASONS GAP ROAD CHILTERN VIC 3683
Application No. 146818D 12/12/2023

ENCUMBRANCES, CAVEATS AND NOTICES

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

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

DIAGRAM LOCATION

SEE TP962477Q 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: 70 VERMONT STREET WODONGA VIC 3690

ADMINISTRATIVE NOTICES

NIL

eCT Control 18119W HARRIS LIEBERMAN SOLICITORS PTY LTD
Effective from 10/01/2024

DOCUMENT END

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Document Type	Plan
Document Identification	TP962477Q
Number of Pages (excluding this cover sheet)	1
Document Assembled	16/06/2025 15:18

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TITLE PLAN					EDITION 1		TP962477Q	
LOCATION OF LAND PARISH: WODONGA TOWNSHIP: SECTION: H CROWN ALLOTMENT: 2 (PT) CROWN PORTION: LAST PLAN REFERENCE: DERIVED FROM: DEPTH LIMITATION: NIL					NOTATIONS WARNING AS TO DIMENSIONS: ANY DIMENSION AND CONNECTING DISTANCE SHOWN IS BASED ON THE DESCRIPTION OF THE LAND CONTAINED IN THE GENERAL LAW TITLE AND IS NOT BASED ON SURVEY INFORMATION WHICH HAS BEEN INVESTIGATED BY THE REGISTRAR OF TITLES.			
EASEMENT INFORMATION E - ENCUMBERING EASEMENT, R - ENCUMBERING EASEMENT (ROAD), A - APPURTENANT EASEMENT.							THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES Checked by: AJC Date: 31/03/2017 Assistant Registrar of Titles	
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of				
WILSON STREET VERMONT STREET LOT 1 181.05 90°00' 40.23 20.12 359°30' 40.23 270°00' 20.12 179°30'								
LENGTHS ARE IN METRES		SCALE		DEALING / FILE No: AP138065Y		DEALING CODE: 23		
				GOVERNMENT GAZETTE No:		SHEET 1 OF 1		

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 16 June 2025 03:02 PM

PROPERTY DETAILS

Address: **70 VERMONT STREET WODONGA 3690**
Lot and Plan Number: **Lot 1 TP962477**
Standard Parcel Identifier (SPI): **1\TP962477**
Local Government Area (Council): **WODONGA**
Council Property Number: **314608**
Planning Scheme: **Wodonga**
Directory Reference: **Vicroads 652 K8**

www.wodonga.vic.gov.au

[Planning Scheme - Wodonga](#)

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: **BENAMBRA**

OTHER

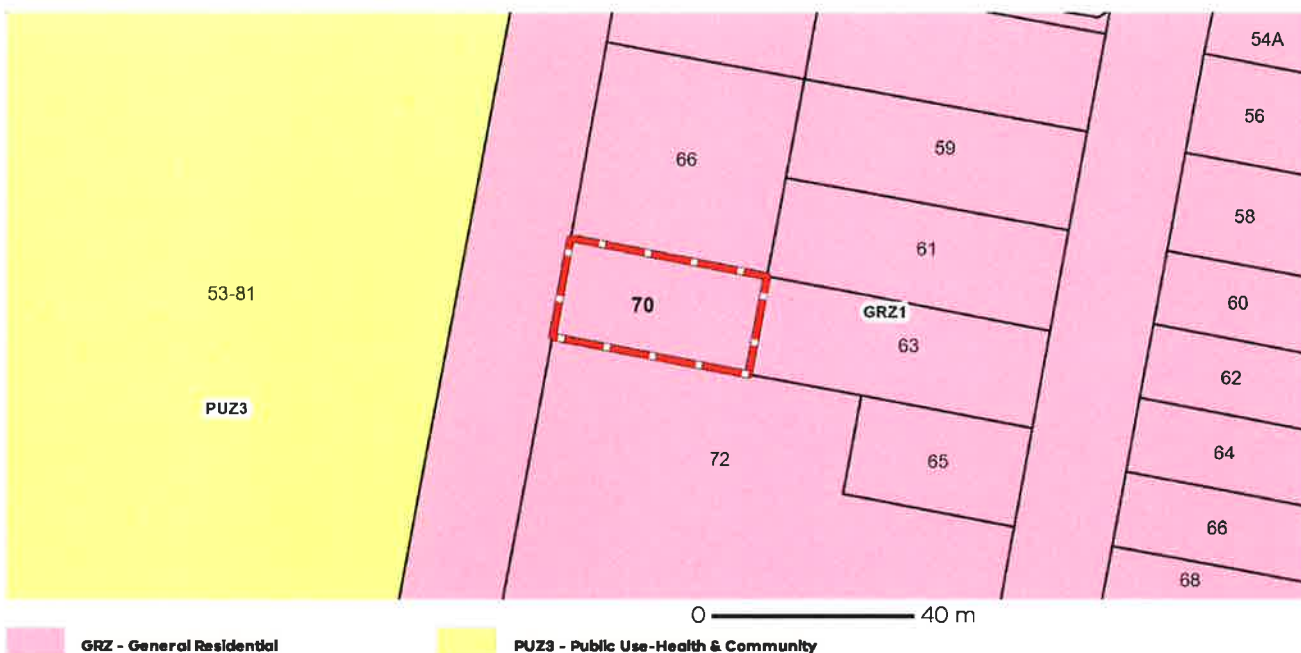
Registered Aboriginal Party: **None**

[View location in VicPlan](#)

Planning Zones

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

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



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

Planning Overlays

No planning overlay found

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

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

PLANNING PROPERTY REPORT: 70 VERMONT STREET WODONGA 3690

Page 1 of 3

Further Planning Information

Planning scheme data last updated on .

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>

Designated Bushfire Prone Areas

**This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.**

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

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



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

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

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

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

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

Native Vegetation

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

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

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

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1147962

APPLICANT'S NAME & ADDRESS

HARRIS LIEBERMAN C/- INFOTRACK (SMOKEBALL) C/-
LANDATA
DOCKLANDS

VENDOR

EMMINS, GILBERT WALLACE

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

351948

This certificate is issued for:

LOT 1 PLAN TP962477 ALSO KNOWN AS 70 VERMONT STREET WODONGA
WODONGA CITY

The land is covered by the:

WODONGA PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1

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

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

16 June 2025

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.

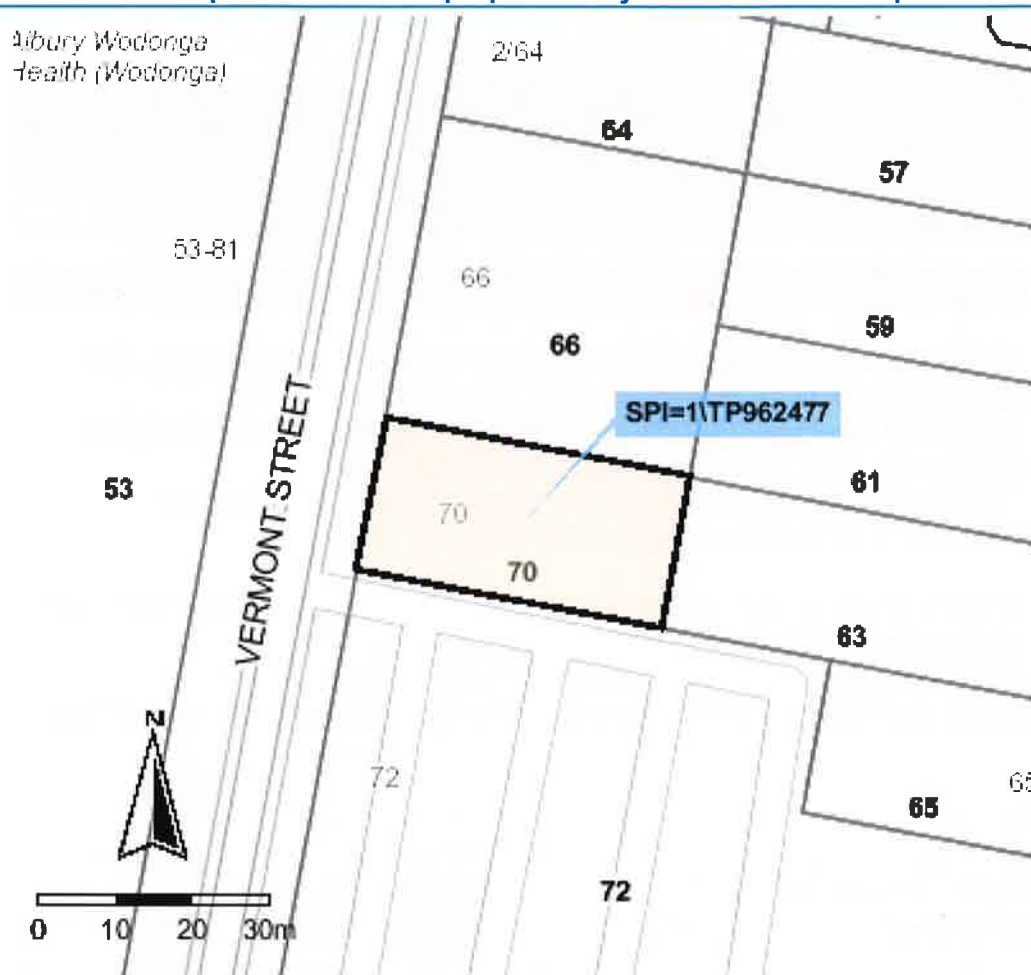
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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.



BUILDING SERVICES



REQUEST FOR BUILDING PARTICULARS

BUILDING ACT 1993

BUILDING REGULATIONS 2018 - Regulation 51

Application Number: NA

SECURE ELECTRONIC REGISTRIES VICTORIA PTY LTD
Locked Bag 20005
MELBOURNE VIC 3001

Applicant Reference/contact: 77108253-014-2:44339

Property Details:

70 VERMONT STREET, WODONGA VIC 3690
LOT 1 TP962477
Municipal District: Wodonga

PARTICULARS:

1. Details of any Building Permits issued in the preceding ten (10) years.
There have been no Building Permits issued for this property.
2. Details of any Final Inspection issued in the preceding ten (10) years.
There has been no Final Inspection carried out on this property.
3. Details of any Certificates issued in the preceding ten (10) years.
There have been no Certificates issued on this property.
4. Details of any current notice, order or certificate issued under the Building Regulations 2018 and the Building Act 1993.
There are no current Building Orders or Notices on this property.
Information supplied by Vicki Romero, Building Services Administration Officer.

Signed: 

Issue Date: 16 June 2025

Fee: \$52.10

Receipt Number:

Receipt Date :16-Jun-2025

PLEASE NOTE : The information contained herein is only a statement of Council's records and may not reflect actual conditions existing on site. It is recommended that the building file be inspected and a site check be carried out to ascertain consistency with this report. Note that owner's written consent is required to view a building file.

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



Date: 25 June 2025
Certificate No: 32754
Applicants Ref: 77108253-013-5:44340

SECURE ELECTRONIC REGISTRIES VICTORIA PTY LTD
Locked Bag 20005
MELBOURNE VIC 3001

**WODONGA CITY COUNCIL
LAND INFORMATION CERTIFICATE**

In accordance with Section 119,121 and 325 of The Local Government Act 2020

Assessment Number:	6028922		
Property Address:	70 VERMONT STREET, WODONGA VIC 3690		
Property Description:	LOT 1 TP962477	Area:	0H
AVPCC:	110 Detached Home	Interest Rate:	10.0%
Level of Value Date:	1 January 2024	SV:	\$ 261,000
Date of Valuation:	1 July 2024	CIV:	\$ 437,000
		NAV:	\$ 21,850

Statement of rates and charges for Year Ending 30 June 2025.

RATES & CHARGES

Arrears:	\$0.00
GARBAGE	\$276.45
WASTE MANAGEMENT CHARGE	\$110.80
GENERAL RATES	\$1,526.00
STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY	\$170.00
Current Interest:	\$0.00
Arrears Interest:	\$0.00
Arrears Legal Costs:	\$0.00
Current Legal Costs:	\$0.00
Other Charges per s119:	\$0.00
Refunds	\$0.00
Pensioner Rebate:	\$-309.50
Less Payments Received:	\$-1,773.75

Total Outstanding **\$0.00**

PLEASE NOTE: Verbal confirmation or variations will not be given after 23 September 2025. For settlement purposes another certificate should be obtained after this date. Council **will not** be held responsible for information provided verbally.

Payment details for electronic settlement of rates:

BPAY Biller Code:	293241
BPAY Reference No.	6028922

Date: 25 June 2025
Certificate No: 32754
Applicants Ref: 77108253-013-5:44340

**WODONGA CITY COUNCIL
LAND INFORMATION CERTIFICATE**

In accordance with Section 119,121 and 325 of The Local Government Act 2020

Payment dates for rates and charges for 2024-2025 shall be as follows:-

- By instalments payable on or before 30 September 2024, 30 November 2024, 28 February 2025 and 31 May 2025.

There are no notices or orders on the land that have been served by Council under the Local Government Act 1958, the Local Government Act 1989, Local Government Act 2020 or under a Local Law or By Law of Council which have a continuing application as at the date of this Certificate.

There is no outstanding amount required to be paid for recreational purposes or any transfer of land required to be made to Council for recreational purposes under Section 18, Subdivision Act 1988, or the Local Government Act 1958.

PLEASE NOTE:

- (1) This certificate provides information regarding valuation, rates, charges, other monies owing and any order or notices made under the Local Government Act 2020, Local Government Act 1989, Local Government Act 1958, Fire Services Property Levy Act 2012 or under a Local Law or By Law of Council.
- (2) This certificate **is not required** to include information regarding planning, building, health, land fill, land slip, bushfire and 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.
- (3) All applicants are to seek guidance under the Aboriginal Heritage Act 2006 with Aboriginal Affairs Victoria on **1800 762 003** before acting on this certificate / permit.
- (4) Personal and/or Health Information collected by Council is used for municipal purposes as specified in the Local Government Act 1989 and the Local Government Act 2020. The Personal and/or Health Information will be used solely by Council for these purposes and or directly related purposes. Council may disclose this information to other organisations if required by legislation. The applicant understands that the Personal and/or Health Information provided is for the above purpose and that he or she may apply to Council for access to and/or amendment of the information. Requests for access and/or correction should be made to Council's Privacy Officer.

IMPORTANT NOTES RELATING TO RATEABILITY OF THIS PROPERTY

I hereby certify that the information given in this certificate is true and correct as at the date of this certificate.

Authorised Officer:



Date: 25 June 2025



ABN: 63 277 160 265

104 Hovell St, Wodonga, VIC 3690
Customer service enquiries: (02) 6022 9300
1300 792 795
wodonga.vic.gov.au

RATES AND VALUATION NOTICE | TAX INVOICE

1/7/2024 - 30/6/2025



MRS M L EMMINS and ESTATE OF MR G W EMMINS
70 VERMONT STREET
WODONGA VIC 3690



034
1006350
DLX1_13893

ASSESSMENT NUMBER

602892 2

THIRD INSTALMENT
DUE 28/02/2025
\$443.40

THIRD INSTALMENT NOTICE 2024/2025

Property Details		Issue Date: 31/01/2025	Valuation Date: 01/01/2024
70 VERMONT STREET, WODONGA VIC 3690 LOT 1 TP962477		LATE PAYMENTS Late payments will be charged an interest penalty of 10.0% p.a. See reverse for details.	Arrears Any arrears incurred are shown on this notice as a carried forward charge. This amount is due immediately and will accrue interest until paid.
Particulars of Rates & Charges		Total	
Current Instalment now due by 28/02/2025		\$443.40	
Total Amount Due:		\$443.40	

Payments received after 28/01/2025 have not been included.

POSTAL DELAYS WILL NOT BE ACCEPTED AS AN EXCUSE FOR LATE PAYMENTS

RATES AND VALUATION NOTICE | PAYMENT SLIP



Billers Code: 293241
Ref No.: 602 892 2

BPAY® this payment via internet or phone banking.



Billpay Code: 2301
Ref: 6028 922

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

POST billpay



*2301 6028922

PLEASE SEE REVERSE OF FORM FOR PAYMENT OPTIONS

RATEPAYER: MRS M L EMMINS and ESTATE OF MR G W EMMINS

PROPERTY: 70 VERMONT STREET, WODONGA VIC 3690

RATE ASSESSMENT NO: 602892 2



For emailed notices:
wodonga.enotices.com.au
Reference No: 228DA8933Y

THIRD INSTALMENT
\$443.40
DUE 28/02/2025

PAYMENTS CAN NOW BE MADE BY CREDIT CARD THROUGH OUR
ONLINE SERVICES AT www.wodonga.vic.gov.au/online-services

INSTALMENT NOTICE

THIS NOTICE IS FOR THE 3rd INSTALMENT OF THE 2024/2025 RATING PERIOD AND PAYABLE BY 28 FEBRUARY 2025.

If the details on the front of this notice reflect an amount for arrears and/or interest that amount relates to all or part of the unpaid 1st Instalment for the 2024/2025 rates and charges for this property that were payable by 30 September 2024. That 1st instalment amount also included any arrears from previous rating periods. The arrears are payable upon receipt of this notice and the 2nd instalment then due by 2 December 2024. The other instalment dates are 28 February 2025 & 2 June 2025.

The instalment payment dates were displayed on the original notice issued 16 August 2024 with 30 September 2024 being the date the 1st instalment was payable. The current interest rate under the Penalty Interest Rates Act 1983 is 10% and may be charged from the date the instalment fell due until date of receipt of payment.

PAYMENT PLANS

If you are having difficulty in making payment by the due date shown on this notice please contact the Customer Experience Team on (02) 6022 9300, info@wodonga.vic.gov.au or at Councils website wodonga.vic.gov.au You may apply for and/or discuss a suitable personalized payment plan

FINANCIAL HARDSHIP

If you are suffering financial hardship, you may apply to council for a waiver or deferral of rates, charges and penalty interest. All applications need to be lodged in writing and include evidence and details of the relevant circumstances. Please contact the Revenue Administrator for further information at info@wodonga.vic.gov.au

PENSION CONCESSION

If you are the holder of a current pension concession card, you may be eligible to receive a concession on your rate account. The appropriate person is required to submit their application at the council offices for verification. For further information contact Customer Experience, telephone 02 6022 9300.

TRANSFER OF LAND

TRANSFER OF LAND: Any person who sells, conveys or transfers any land in any municipal district, shall within one month after the date of the execution of the contract of sale or (where there is no contract of sale) of the conveyance or transfer give notice in writing of such sale, conveyance or transfer, describing the land and the name and address of the purchaser to the Chief Executive Officer. Penalty for non-compliance: 10 penalty units (currently \$1,975.90).

CHANGE OF ADDRESS OF NOTICES

Council must be notified either in writing, or email of changes of address for the service of notices.

COUNCIL'S PRIVACY POLICY

Personal and / or Health Information collected by Council is used for municipal purposes as specified in the Local Government Act 1989. The Personal and / or Health Information will be used solely by Council for these purposes and or directly related purposes. Council may disclose this information to other organizations if required by legislation. The applicant understands that the Personal and or Health Information provided is for the above purpose and that he or she may apply to Council for access to and/or amendment of the information. Requests for access and or correction should be made to Council's Privacy Officer.

PAYMENT OPTIONS



BPay

Pay via internet or phone banking using the Biller Code and BPAY reference number as detailed on the front of your notice.



Phone

Phone 13 18 16 to pay via Post Billpay using the Billpay Code and reference number as detailed on the front of your notice.



Mail

Detach payment slip and mail with payment to: Wodonga Council, PO Box 1700, Wodonga, VIC 3689. Make cheques payable to: 'Wodonga City Council'



Online

Pay online at wod.city/payRA using the assessment number as detailed on the front of your notice.



Australia Post

Pay in-person at any Australia Post office, online at postbillpay.com.au or via AusPost app using the Billpay Code and reference number as detailed on the front of your notice.



In person

Pay in-person at Wodonga Council customer service, 104 Hovell St, Wodonga

Direct debit

Is available for instalment payments as follows:

- Four instalments on the dates on the front of this notice; or,
- Nine instalments on 20th day of September, October, November, December, January, February, March, April and May.

Direct debit request and agreement forms can be obtained at the council offices or via wodonga.vic.gov.au/rates-payments



Printed on recycled paper.

INFORMATION STATEMENT

Date Issued: 24 Jun 2025
Your reference: 77108253-021-0
Statement no.: ISN-0000013214

HARRIS LIEBERMAN C/- INFOTRACK (SMOKEBAL...
TWO MELBOURNE QUARTER, LEVEL 13, 697 COL...
DOCKLANDS

Customer Reference
CON-00092494

Amount due
\$179.38

Charge period
7 May 2025 to 24 Jun 2025

Property location: 70 VERMONT STREET, WODONGA, VIC, AUSTRALIA, 3690
Title details: L1 TP962477Q
Owner (as per our records): GILBERT WALLACE EMMINS
Purchaser: UNKNOWN

Statement of charges from 7 May 2025 to 24 Jun 2025:

Previously invoiced to 6 May 2025	\$0.00
Charges for the period 7 May 2025 to 24 Jun 2025:	
Drinking Water Usage 39.00 kLs @ 2.83c/kLs	\$110.21
Water Service Charge 20mm 49 days @ 0.66c	\$32.10
Sewerage Service Charge 49 days @ 0.76c	\$37.07
TOTAL	\$179.38

How to pay

The corresponding BPAY reference numbers for this property are listed below:



Biller Code: 3004
Ref. Number: 10000924944

70 VERMONT STREET, WODONGA, VIC, Australia, 3690

Encumbrance details:

Other information – Sec 158(4) Water Act 1989:

1. Water is available. There is a water main available to which this property can connect. Serviced with water. A service pipe has been installed for this property. Connected to water.
2. A water main and/or a sewer main traverses the property. Consent is required for any structure within one metre of a North East Water asset.
3. Sewerage is available. There is a sewer main available to which this property can connect. Serviced with sewerage. A connection point has been installed for this property. Connected to the sewerage system.
4. A Special Meter Reading is recommended due to inconsistent or insufficient consumption history.

Additional information:

This statement has been prepared in accordance with Sec 158 Water Act 1989.

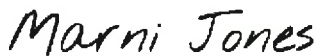
Please contact our office on 1300 361 633 prior to settlement to receive a verbal update on charges. Updates will only be provided within 3 months from the date of this statement. A new application is required for any updates outside this period.

Any plan provided with this Information Statement may contain details that have been sourced from old records, or may contain information provided by other parties to North East Water. North East Water cannot guarantee the accuracy of this plan and the information on it.

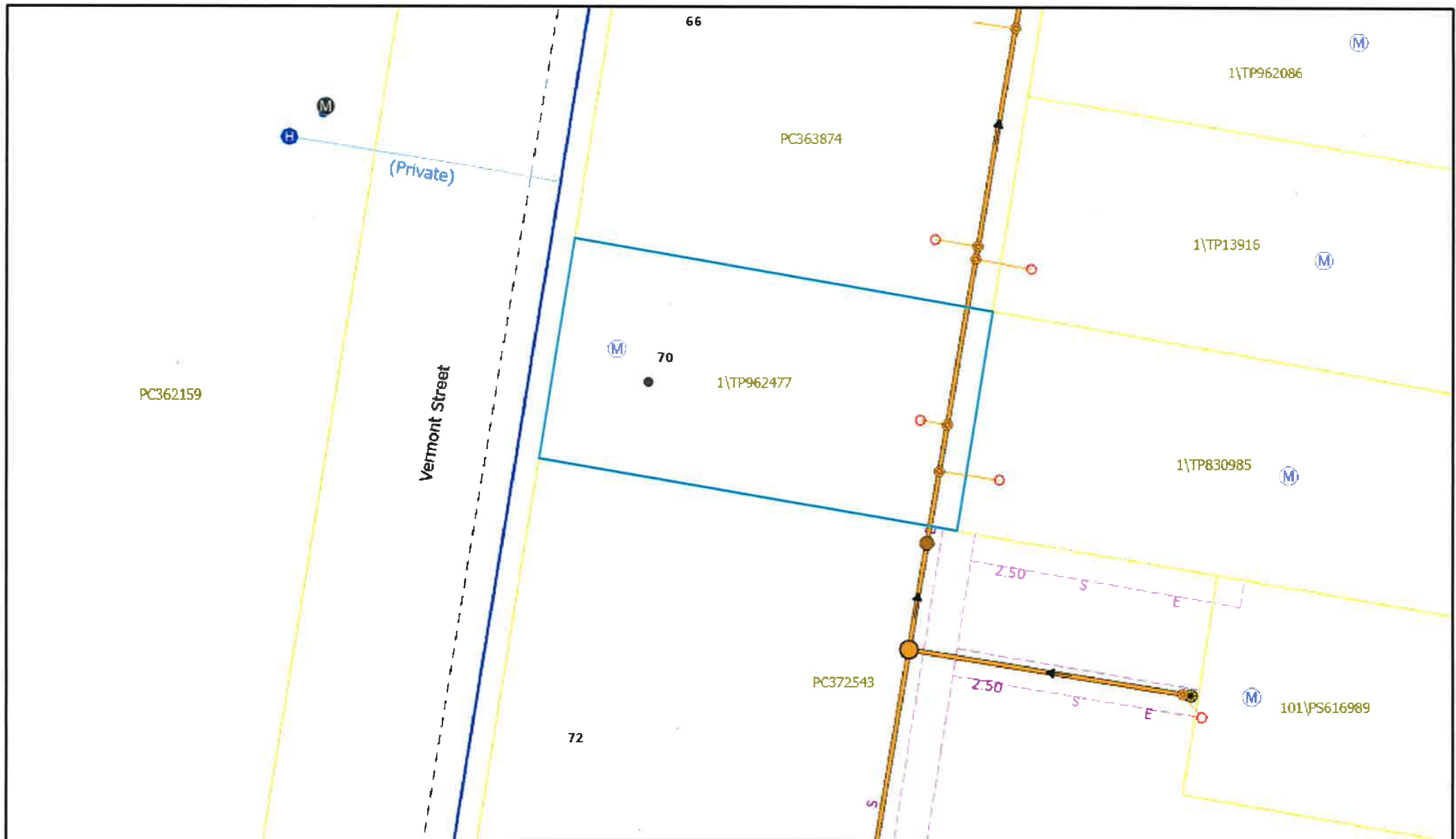
Unless otherwise stated, any consumption charges on this statement are estimations based on historical information. North East Water will take no responsibility for any variances incurred due to estimated consumption charges. Any variance in consumption charges will be transferred to the purchaser in full at settlement.

Authorised Person

Marni Jones

A handwritten signature in black ink that reads "Marni Jones". The script is cursive and fluid, with the first letters of "Marni" and "Jones" being capitalized and prominent.

General Manager Customers and Culture



PO Box 863
Wodonga, Victoria 3690
83 Thomas Mitchell Drive
Wodonga, Victoria 3690
Telephone: 1300 361 622

WATER			
	Pressure Transfer		Pressure Transfer
	Pressure Retention		Pressure Retention
	Pressure Service		Pressure Service
	Interpretation Service		Interpretation Service
	Not in Service		Not in Service
	Autoclose Valve		Autoclose Valve
	Sluice Valve		Sluice Valve
	Gate Valve		Gate Valve
	Globe Valve		Globe Valve
	Hydrant		Hydrant
	Water Meter		Water Meter
	Flow Meter		Flow Meter
	Pressure Reducing Valve		Pressure Reducing Valve
	Pressure Sustaining Valve		Pressure Sustaining Valve

SEWER			
	Gravity Transfer		Pressure Transfer
	Gravity Retention		Pressure Retention
	Gravity Service		Pressure Service
	Not in Service		Not in Service
	Manhole		Manhole
	Inspection Shaft		Inspection Shaft
	Vertical Stack		Vertical Stack
	Stop Valve		Stop Valve
	Flow Valve		Flow Valve
	Junction		Junction
	Connection Point		Connection Point
	Reducer		Reducer
	Pump		Pump

Issue Date: 23/06/2025
Scale: 1:564



DISCLAIMER

No guarantee is given to the accuracy and location of services provided on this plan. Verification and enquiries regarding locations can be obtained on site by contacting North East Water field staff on 1300 361 622. North East Water accepts no liability for any loss, damage or injury by any person as a result of any inaccuracy in this plan.

TAX INVOICE

Date of issue: 7 May 2025
Next reading expected: 1 Aug 2025



689957-001 000628(1255) D034 H1
G W & M L EMMINS
70 VERMONT STREET
WODONGA VIC 3690

Customer Reference
CON-00063706

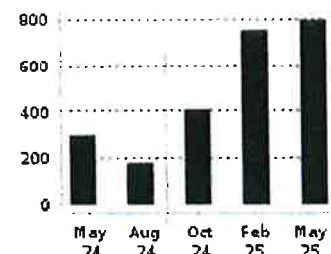
Amount due
\$330.54

Pay by
4 Jun 2025

Service address: 70 VERMONT STREET WODONGA VIC

Opening balance	\$343.25
Total payments/credits received up to 6 May 2025	-\$343.25
Balance	\$0.00
Current charges	
Volume charges	\$203.47
Service charges	\$127.07
Total	\$330.54

Your Average daily usage in litres



Av. daily usage: 800 L/day
Av. daily cost: \$2.26

Total amount due **\$330.54**
Total includes GST of \$0.00

How to Pay



Online
auspost.com.au/postbillpay



Phone via Post Billpay
13 18 16



In Person
Australia Post outlets
Bill Code:0331
Ref. Number:12202515107



*33112202515107



Bpay/Bpay View
Use your bank's telephone or online service
Bill Code:3004
Ref. Number: 12202515109



Centrepay
Call us to set-up Centrepay automatic payments
Ref. Number:12202515107



Direct Debit
Call us or apply online via our website



Mail
Tear off this slip and mail with your cheque to:
North East Water
PO Box 863
Wodonga VIC 3689

Prefer an email bill?
Visit newater.com.au/ebills

North East Water ABN: 97 364 605 415

Invoice Details

Meter Number 18B066862	Previous Read 05/02/2025 1386	Current Read 06/05/2025 1458	Usage 72
Volume Charges - 6 Feb 2025 to 6 May 2025 Drinking Water Usage (72.00kL @ 282.61 c/kL)			\$203.47
Service Charges - 6 Feb 2025 to 6 May 2025 Sewerage Service Charge (90 days @ 75.66c)			\$68.10
Water Service Charge 20mm (90 days @ 65.52c)			\$58.97

An "E" after the meter read indicates an estimated reading. Contact North East Water if you would like to provide an actual reading.

Information

-  **Contact:** General: 1300 361 622 | Billing: 1300 361 633 | Emergencies & Faults: 1300 361 644 | Email: info@newater.com.au
-  **Change of address:** Please notify us of any change of address, ownership or occupancy within 14 days.
-  **Pension rebate and concessions:** Contact us if you think you may be eligible for a concession.
-  **Payment assistance:** If you are having difficulty paying your bill, we can help. Call us on 1300 361 633.
-  **Complaints:** Call us on 1300 361 633. The Energy and Water Ombudsman (Victoria) can also assist on 1800 500 509.
-  **Privacy information:** We respect your right to privacy. Details are provided on our website.
-  **Communication assistance:** For people who are deaf or have a hearing or speech impairment visit relayservice.gov.au. For interpreter or translation services call 13 14 50.

Visit newater.com.au for more information

FORM 23

Regulations 147Y(4), 147ZB(2)

Building Act 1993

Building Regulations 2018

CERTIFICATE OF POOL AND SPA BARRIER COMPLIANCE

Issued to

1. **MR G W Emmins & MRS M L Emmins**
2. 70 Vermont Street Wodonga VIC 3690
3. 0456689017
4. semmins@hotmail.com

Property Details address: as shown on the rates notice
70 Vermont street Wodonga VIC 3690

Lot/s	LP/PS	Volume	Folio.
Crown Allotment		Section	Parish
County		Municipal District: Wodonga Shire Council	
		Council Ref: 1088/2020/PSPOOL	

Type of swimming pool or spa: [please tick]

- | | |
|---------------------------|-------------------------------------|
| Permanent swimming pool | ☒ |
| Permanent spa | ☐ |
| Relocatable swimming pool | ☐ |
| Relocatable spa | ☐ |

5. Date of construction of the swimming pool or spa: 15/03/1994

6. Applicable barrier standard:
AS1926.1-1986 Amendment 1

7. The applicable barrier standard applies under

- Division 2 of Part 9A of the Building Regulations 2018 ☐
- relevant deemed to satisfy provisions of the BCA ☒
- a performance solution in accordance with the BCA ☐

8. Date(s) of inspection(s) of the swimming pool or spa barrier: 27/9/2022

Building Amendment (Swimming Pool and Spa) Regulations 2019 S.R. No. 116/2019

S.R. No. 116/2019

Property: 70 Vermont street Wodonga VIC 3690

Certification of compliance

Following inspection of the Permanent Swimming Pool barrier on the date(s) referred to in item 8 of this certificate,

I certify that the barrier complies with the applicable barrier standard.

Signature of: Mark Lynch
Swimming Pool and Spa Inspector.



Date: 28/9/2022

9. I confirm that I did not carry out building work on the barrier to address identified non-compliance of the barrier prior to certifying the barrier's compliance with the applicable barrier standard.

Inspector details

Building Practitioner Company Name:
Pool Protect Pty Ltd
ABN 76652366455
Building Practitioner Name: Mark Lynch
Building Practitioner Registration number: IN-PS 73814
Address: 88 Dights Forest Road Jindera NSW 2642
Contact Phone Number: 0409609553
Email: mark@poolprotect.com.au





BUILDING SERVICES

Our Reference No: 1088/2020/PSPOOL
Contact:
Property No: 314608

ACKNOWLEDGEMENT OF SWIMMING POOL/SPA REGISTRATION APPLICATION

MR G W EMMINS
70 VERMONT STREET
WODONGA VIC 3690

Dear MR EMMINS

Registration No: 1088/2020/PSPOOL

Re: Permanent Pool or a Spa
At: 70 VERMONT STREET, WODONGA VIC 3690

City of Wodonga Building Services confirms receipt of your swimming pool registration form. Please note your reference number: **1088/2020/PSPOOL**.

Council records confirm your swimming pool/spa installation falls under the following regulations/standard with a construction date of: **15/03/1994**.

AS 1926.1-1993 (For barriers approved from 1 November 1994 to 30 April 2010).

You will be required to organise a safety-barrier compliance inspection to be compliant by **1 November 2022**. This can be under-taken by any Victorian Registered Building Inspector or Building Surveyor.

You can book your compliance inspection with Council's Building Inspectors by email: buildadmin@wodonga.vic.gov.au or phone 02 6022 9300.

To avoid paying for multiple inspections we strongly urge you to conduct a maintenance and safety barrier check prior to booking your inspection using the attached checklists.

Alternatively, if you engage a Private Building Inspector or Surveyor you must lodge your compliance certificate with council to complete your registration.

Date Compliance Certificate is to be completed/lodged by **1 November 2022**.

NOTE: If you disagree with the council's determination about the date of construction of your pool or spa, you can appeal the decision to the Building Appeals Board (BAB). An appeal must be lodged within 30 days of receiving the council's determination. You can contact the BAB on 1300 421 082, at www.buildingappeals.vic.gov.au or at registry@buildingappeals.vic.gov.au.

Should you have any queries including our current fee for a compliance inspection do not hesitate to contact us on (02) 6022 9300.

Yours sincerely

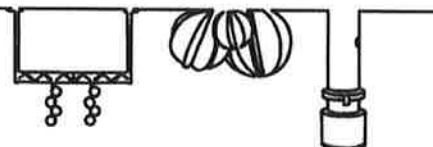
The Building Services Team

Phone: 02 6022 9300

Email: buildadmin@wodonga.vic.gov.au

WODONGA BUILDING SERVICES

104 Howell St, Wodonga, VIC 3690
Phone: (02) 6022 9300
Fax: (02) 6022 9322
Date: 14 Oct 2020



**Wodonga
Building Services**

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



Our Reference 1088/2020/PSPOOL
Property No: 314608

ACKNOWLEDGEMENT OF SWIMMING POOL/SPA COMPLIANCE CERTIFICATE

MR G W EMMINS
70 VERMONT STREET
WODONGA VIC 3690

Dear MR EMMINS

Registration No: 1088/2020/PSPOOL

Re: Permanent Pool or a Spa

At: 70 VERMONT STREET, WODONGA

City of Wodonga Building Services confirms receipt of your Swimming Pool Compliance Certificate for the above property.

Council's records now confirm your swimming pool / spa details as below;

Compliance Certificate No: 1088/2020/PSPOOL

Certificate Lodgment Date: 11/10/2022

Certificate Issue Date: 28/09/2022

Applicable Barrier Standard: AS1986 - Approved from 8 Apr 1991 to 31 Oct 1994

Certifying Practitioners Details:

M LYNCH
BUILDING INSPECTOR
Registration No: IN-PS 73814

Phone: 0409 609 553
Email: mark@poolprotect.com.au

Date next compliance certificate due: 28-Sep-2026

Should you have any queries do not hesitate to contact the building department on (02) 6022 9300.

Yours sincerely

David Seal
Municipal Building Surveyor
Phone: 02 6022 9300
Email: buildadmin@wodonga.vic.gov.au
WODONGA BUILDING SERVICES
Date: 12-Oct-2022