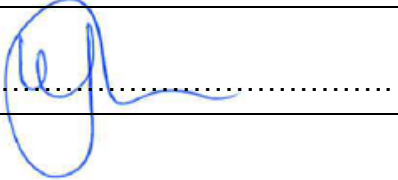


Vendor Statement

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

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

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

LAND:	97 HIGETT STREET, MANSFIELD VIC 3722		
VENDOR:	ANNE MAREE DEVLIN		
VENDOR'S SIGNATURE:		Wendy McLay Solicitor for the Vendor	Date: 23/08/2023
PURCHASER: (Full names)			
PURCHASER'S SIGNATURE/s:		Date: / /

1. FINANCIAL MATTERS

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

- (a) Their total does not exceed: \$3,500.00
- (b) There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge, which are not included in items 1.1(a) above.

Note: The purchaser may have to pay land tax when the purchaser owns the property. The extent of the purchaser's liability for land tax depends on how much land the purchaser owns and how the land is used.

2. LAND USE

2.1 **Easements, Covenants or Other Similar Restrictions**

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

Is in the attached copies of title documents but the purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

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

None to the vendor's knowledge

2.2 Planning Scheme

Attached is a certificate with the required specified information.

3. SERVICES

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

4. TITLE

Attached are copies of the following documents:

4.1 Registered Title

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

5. ATTACHMENTS

- 5.1 Due Diligence Checklist
 - 5.2 Mansfield Shire Council Rates Notice
 - 5.3 Goulburn Valley Water Tax Invoice
 - 5.4 Land Tax Certificate
 - 5.5 Planning Property Report
 - 5.6 Planning Certificate
 - 5.7 Register Search Statement re Volume 9670 Folio 489
 - 5.8 Plan of Subdivision 203024V
-

Due Diligence Checklist

Consumer Affairs Victoria

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the [Due diligence checklist page on the Consumer Affairs Victoria website](https://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

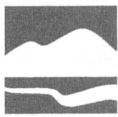
Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.



Mansfield Shire

Assessment Number
A8340

Date issued: 02/05/2023

Valuation date: 01/07/2022

33 Highett St, Mansfield
Private Bag 1000 Mansfield VIC 3724
P: (03) 5775 8555
E: council@mansfield.vic.gov.au
mansfield.vic.gov.au

TAX INVOICE - ABN 74 566 834 923



034-3675 (42)

AM DEVLIN
503 Reserve Road
GRETA VIC 3675

Photo by James Davidson

4th Instalment Notice

Property Details

Capital Improved Value: \$540,000

Site Value: \$540,000

Net Annual Value: \$27,000

Rated as: VACANT LAND

Property address: 97 HIGHETT STREET MANSFIELD
Parcel Summary: MANSFIELD PS 203024 1

Council Rating Details and Fire Levy

4th Instalment Amount

\$554.15

Rate Arrears - Due immediately

\$2,757.94

TOTAL PAYABLE

\$3,312.09

Payment Options (by Four Instalments)

Please note: Payments made within the last 5 days are not shown on this Notice.

1st Instalment
Due 30/09/2022

\$1,552.86

3rd Instalment
Due 28/02/2023

\$594.95

2nd Instalment
Due 30/11/2022

\$610.13

4th Instalment
Due 31/05/2023

\$554.15

Rates Payment Slip

Invoice ABN 74 566 834 923



A8340



Mansfield
Shire

Owner Name AM DEVLIN

Assessment Number A8340

4th Instalment \$3,312.09

Payment Due Date 31/05/2023



Bill Code: 258848

Ref: 1000083400

BPAY® this payment via Internet or phone banking.

BPAY View® - View and pay this bill using internet banking.

BPAY View Registration No.: 1000083400

*Registered to BPAY Pty Ltd ABN 69 079 137 518



Regional Administration Centre
 104-110 Fryers Street
 SHEPPARTON VIC 3630
 Office Hours: 8.30am to 4.30pm
 Web: www.gvwater.vic.gov.au
 Email: mail@gvwater.vic.gov.au

Account Enquiries
 1300 360 007
mail@gvwater.vic.gov.au

Service Difficulties
 1800 454 500 (24 Hours, 7 Days)

Tax Invoice

Account Number

41-1982-0350-01-5

Date of Issue

4 Jul 2023



A Devlin
 503 Reserve Rd
 GRETA VIC 3675



034
 I000370

Amount Due

\$ 124.80

Due Date

11 Jul 2023

Next Scheduled Reading

05/09/2023

Service Address 97 Highett St, Mansfield VIC 3722

FINAL NOTICE

Our records indicate that payment of your Water Account is now overdue.

If you have paid this Account in the last few days, thank you and please disregard this notice.

To avoid restriction and/or legal action this account must be paid or a payment plan put in place by the due date.

Please note that if you do not act on this notice and Legal or Restriction action is commenced, you may incur additional costs.

Please note, if you are the owners of the property, under section 274(4A) of the Water Act 1989, the amount due is a charge on the property and may be fully recovered if the property is sold.



97 Highett St, Mansfield VIC 3722

If eligible and your concession has not been deducted
 Call our Customer Service Staff on **1300 360 007**



*354 4119820350015

T:42 - 11052016

Amount Due

\$ 124.80

Please insert amount being paid

Account Number

41-1982-0350-01-5

Please refer over for further details and Payment Options

Goulburn Valley Water Account

Interest

No Interest is being charged on overdue accounts.

Complaints

We are pleased to help you in any matter regarding our services. If you have any concerns, please call 1300 360 007. In the unlikely event that we cannot resolve an issue, you may choose to call the Energy and Water Ombudsman (EWOV) on **1800 500 509**.

Concessions

You may be eligible for a concession on this account. Call **1300 360 007** for verification and registration of your concession card. The concession only applies to your principal place of residence.

Payment Assistance

You may be eligible for payment extension, instalment plans or other assistance. Call **1300 360 007** to discuss your options. Our website has more information on our

Customer Support Policy.

Removal of Restriction devices

If your property has had the water restricted, there is a cost to have this device removed. Please refer to our website for the applicable fees.

Utility Relief Grant

You may be eligible for a Utility Relief Grant from the government. Call **1300 360 007** to find out more.

Access to water meter

Our meter readers must have easy access to your water meter and not be hindered by shrubs, trees, locked gates or dogs. An estimated Water Account will be issued if access is not available.

Residential Tenants

Tenants living in separately metered properties who have a residential tenancy agreement are liable for water consumption charges. Tenants should notify us on **1300 360 007**, at least 48 hours before moving in or moving out of a property so that a meter reading can be undertaken.

Need an interpreter?

Call **131 450**



Payment Options



Billpay Code: 0354
Ref: 4119 8203 5001 5

Post Billpay is the Australia Post bill payment service:

- By phone (**Credit**), 24hours, 7 days, call **13 18 16**
- Online at auspost.com.au/postbillpay



Billcode: 39420
Reference No: 4119 8203 5001 5

BPAY® this payment via Internet or phone banking.
BPAY View® –View and pay this bill using internet banking.
BPAY View Registration No.: Refer Reference No: above



Use Centrepay to arrange regular deductions from your Centrelink payment. Call our Customer Service Staff on **1300 360 007** to apply.



Direct Debit

To arrange automatic payment of future accounts, in full or periodically (Excluding Credit Cards), call **1300 360 007**.



In Person: Please present this account intact to **Australia Post**, or at the Authority Office, Shepparton.



By Mail: Send this payment slip and your cheque made payable to "Goulburn Valley Water"

**PO Box 185,
SHEPPARTON VIC 3632**
Please do not send cash in the mail.

Property Clearance Certificate

Land Tax



INFOTRACK / WENDY MCLAY CONVEYANCING & LEGAL

Your Reference: 4566
Certificate No: 66593241
Issue Date: 17 AUG 2023
Enquiries: ESYSPROD

Land Address: 97 HIGHETT STREET MANSFIELD VIC 3722

Land Id	Lot	Plan	Volume	Folio	Tax Payable
19691519	1	203024	9670	489	\$0.00

Vendor: ANNE MAREE DEVLIN
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MS ANNE MAREE DEVLIN	2023	\$540,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
-------------------------------------	------	---------------	------------------	------------------	-------

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
---------------------	------	------------------	------------------	-------

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE: \$540,000

SITE VALUE: \$540,000

CURRENT LAND TAX CHARGE: \$0.00

Notes to Certificate - Land Tax

Certificate No: 66593241

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
 - Land tax that has been assessed but is not yet due,
 - Land tax for the current tax year that has not yet been assessed, and
 - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$855.00

Taxable Value = \$540,000

Calculated as \$375 plus (\$540,000 - \$300,000) multiplied by 0.200 cents.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 66593241

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD



Ref: 66593241

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / WENDY MCLAY CONVEYANCING & LEGAL

Your Reference:	4566
Certificate No:	66593241
Issue Date:	17 AUG 2023

Land Address: 97 HIGHETT STREET MANSFIELD VIC 3722

Lot	Plan	Volume	Folio
1	203024	9670	489

Vendor: ANNE MAREE DEVLIN

Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		\$0.00	\$0.00	\$0.00	\$0.00

Comments: No windfall gains tax liability identified.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 66593241

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
 - Windfall gains tax that is due and unpaid, including any penalty tax and interest
 - Windfall gains tax that is deferred, including any accrued deferral interest
 - Windfall gains tax that has been assessed but is not yet due
 - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
 - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

7. Despite the issue of a Certificate, the Commissioner may recover a windfall gains tax liability from a vendor, including any amount identified on this Certificate.

General information

8. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
9. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
10. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

BPAY




Biller Code: 416073
Ref: 66593245

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD



Ref: 66593245

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

From www.planning.vic.gov.au at 17 August 2023 12:34 PM

PROPERTY DETAILS

Address: **97 HIGHETT STREET MANSFIELD 3722**
 Lot and Plan Number: **Lot 1 LP203024**
 Standard Parcel Identifier (SPI): **1\LP203024**
 Local Government Area (Council): **MANSFIELD**
 Council Property Number: **A8340**
 Planning Scheme: **Mansfield**
 Directory Reference: **Vicroads 679 P6**

www.mansfield.vic.gov.au

[Planning Scheme - Mansfield](#)

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: **EILDON**

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 \(GRZ1\)](#)



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).

Further Planning Information

Planning scheme data last updated on 10 August 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 affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

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

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

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

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

954968

APPLICANT'S NAME & ADDRESS

WENDY MCLAY CONVEYANCING & LEGAL C/- INFOTRACK
(LEAP) C/- LANDATA

DOCKLANDS

VENDOR

DEVLIN, ANNE MAREE

PURCHASER

N/A, N/A

REFERENCE

357362

This certificate is issued for:

LOT 1 PLAN LP203024 ALSO KNOWN AS 97 HIGHETT STREET MANSFIELD
MANSFIELD SHIRE

The land is covered by the:

MANSFIELD 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/mansfield>

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

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

17 August 2023

Sonya Kilkeny
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.

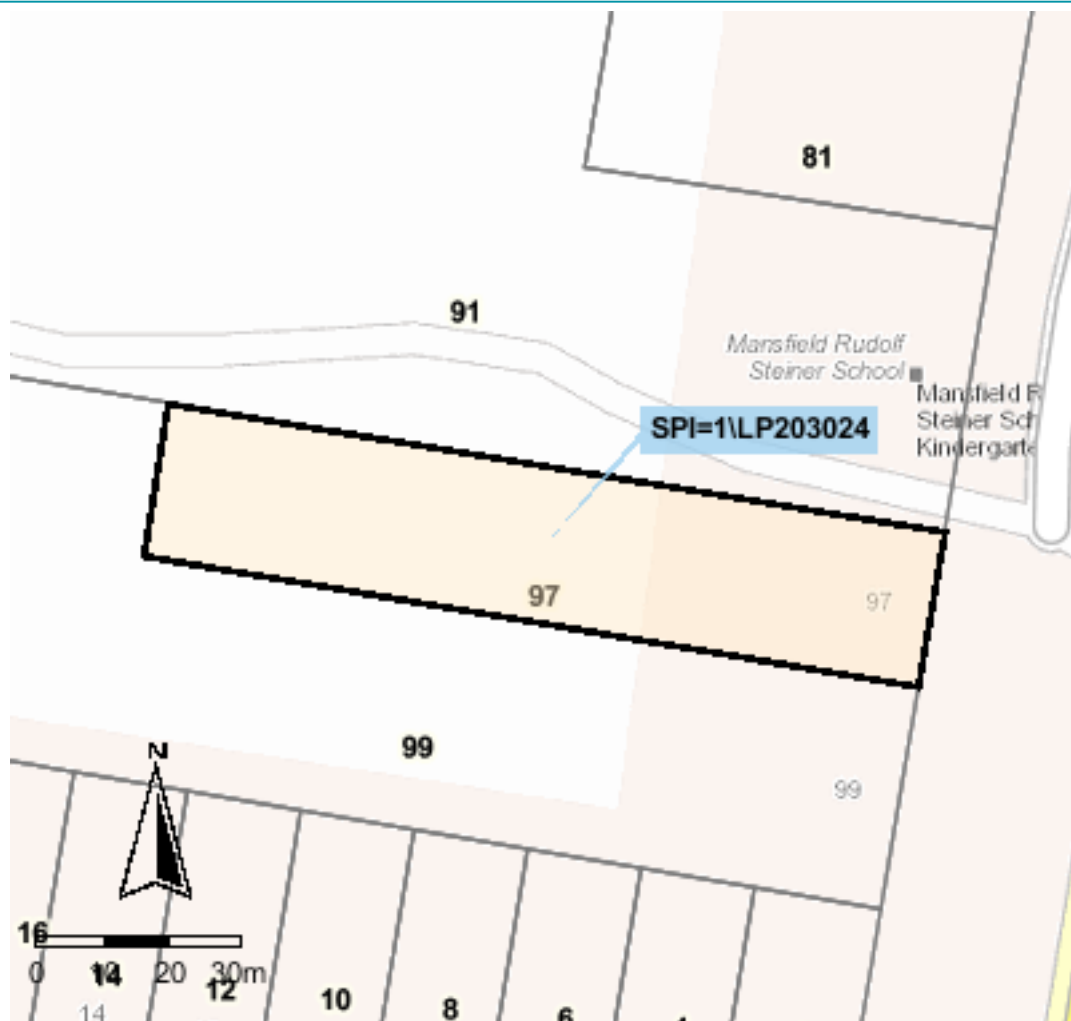
LANDATA@
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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.



Copyright © State Government of Victoria. Service provided by maps.land.vic.gov.au

Choose the authoritative Planning Certificate

Why rely on anything less?

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

Page 1 of 1

VOLUME 09670 FOLIO 489

Security no : 124108420432H
Produced 17/08/2023 02:20 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 203024V.
PARENT TITLE Volume 09576 Folio 662
Created by instrument LP203024V 02/04/1986

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ANNE MAREE DEVLIN of 97 HIGHETT STREET MANSFIELD 3722
T851505V 04/09/1995

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AE640491A 03/10/2006
NATIONAL AUSTRALIA BANK LTD

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

DIAGRAM LOCATION

SEE LP203024V 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: 97 HIGHETT STREET MANSFIELD VIC 3722

ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END



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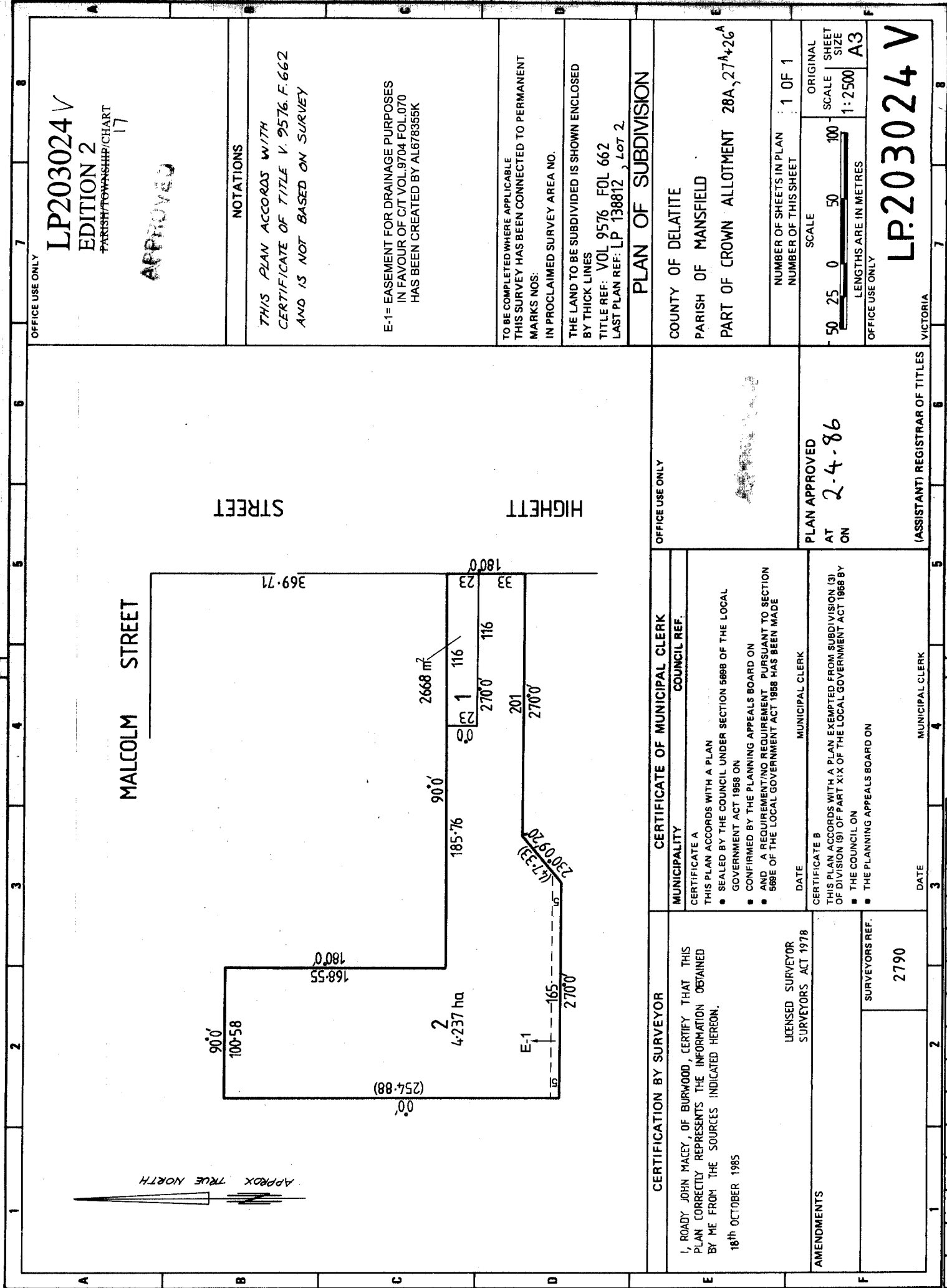
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Number of Pages (excluding this cover sheet)	2
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LP203024 V
 EDITION 2
 PARISH/TOWNSHIP/CHART
 17

APPROVED

NOTATIONS

THIS PLAN ACCORDS WITH
 CERTIFICATE OF TITLE V. 9576.F.662
 AND IS NOT BASED ON SURVEY

E-1= EASEMENT FOR DRAINAGE PURPOSES
 IN FAVOUR OF C/T VOL.9704 FOL.070
 HAS BEEN CREATED BY AL678358K

TO BE COMPLETED WHERE APPLICABLE
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT
 MARKS NOS:
 IN PROCLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED
 BY THICK LINES
 TITLE REF: VOL 9576 FOL 662
 LAST PLAN REF: LP 138812, Lot 2

PLAN OF SUBDIVISION

COUNTY OF DELATTE
 PARISH OF MANSFIELD
 PART OF CROWN ALLOTMENT 28A, 27A, 26A

NUMBER OF SHEETS IN PLAN : 1 OF 1
 NUMBER OF THIS SHEET

SCALE
 50 25 0 50 100
 ORIGINAL SCALE SIZE
 1:2500 A3
 LENGTHS ARE IN METRES

OFFICE USE ONLY

LP:203024 V

VICTORIA

MALCOLMS STREET

HIGHTT STREET

OFFICE USE ONLY

PLAN APPROVED
 AT 2-4-86
 ON

(ASSISTANT) REGISTRAR OF TITLES

CERTIFICATE OF MUNICIPAL CLERK
 MUNICIPALITY
 COUNCIL REF.

CERTIFICATE A
 THIS PLAN ACCORDS WITH A PLAN
 SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL
 GOVERNMENT ACT 1988 ON
 CONFIRMED BY THE PLANNING APPEALS BOARD ON
 AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION
 569E OF THE LOCAL GOVERNMENT ACT 1988 HAS BEEN MADE

DATE MUNICIPAL CLERK

CERTIFICATE B
 THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3)
 OF DIVISION (9) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1988 BY
 THE COUNCIL ON
 THE PLANNING APPEALS BOARD ON

DATE MUNICIPAL CLERK

CERTIFICATION BY SURVEYOR

I, ROADY JOHN MACEY, OF BURWOOD, CERTIFY THAT THIS
 PLAN CORRECTLY REPRESENTS THE INFORMATION OBTAINED
 BY ME FROM THE SOURCES INDICATED HEREON.
 18th OCTOBER 1985

LICENSED SURVEYOR
 SURVEYORS ACT 1978

AMENDMENTS

SURVEYORS REF.
 2790

ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED
 ■ DELETE WORDS NOT APPLICABLE

DATED:

23 August 2023

VENDOR STATEMENT

97 HIGHETT STREET, MANSFIELD VIC 3722

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

Ph: 03 4700 2901

Em: conveyancing@mclaylegal.com.au

Ref: 4566