

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

Vendor Statement

section 32 statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*. This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature. The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land Certificate of Title Volume 7328 Folio 526

Property Address 302 KILFEERA ROAD, BENALLA

Vendor's name B & K & S INVESTMENTS PTY LTD (ACN 141 137 840)

Signature  **Date** 6/09/23

Purchaser's name _____

Signature _____ **Date** _____

Important information

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1. FINANCIAL MATTERS

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

(a) *Their total does not exceed: \$ _____

OR

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

OR

(c) *Their amounts are:

Authority	Amount	Interest (if any)
(1) Rural City of Benalla	(1) \$3,574.59	(1) \$ _____
(2) North East Water	(2) \$ 360.88	(2) \$ _____
(3) _____	(3) \$ _____	(3) \$ _____
(4) _____	(4) \$ _____	(4) \$ _____

(d) *There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge¹, which are not included above; other than any amounts described in this rectangular box.

\$

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

\$ _____ To _____

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

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

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

1.4 **Sale Subject to Mortgage**

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

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

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

~~**2. INSURANCE**~~

2.1 **Damage and Destruction**

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

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

OR

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

Name of insurance company: _____

Type of policy: _____ Policy no: _____

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

2.2 Owner-Builder

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

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

OR

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

Name of insurance company: _____

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

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

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

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

OR

*Is as follows:

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

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

*The land is in a designated bushfire prone area under section 192A of the *Building Act 1993* if the square box is marked with an "X"

3.4 Planning Scheme

*Attached is a certificate with the required specified information.

OR

*The required specified information is as follows:

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

~~4. NOTICES~~

4.1 Notice, Order, Declaration, Report or Recommendation

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

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

OR

*Are as follows:

4.2 Agricultural Chemicals

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

4.3 Compulsory Acquisition

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

~~5. BUILDING PERMITS~~

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

*Are contained in the attached certificate.

OR

*Are as follows:

~~6. OWNERS CORPORATION~~

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

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

OR

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

OR

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

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

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

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

7.1 **Work-in-Kind Agreement**

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

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

7.2 **GAIC Recording**

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

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

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

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

8. **SERVICES**

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

- Electricity supply Gas supply Water supply Sewerage Telephone services

9. **TITLE**

Attached are copies of the following documents:

9.1 *(a) **Registered Title**

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

OR

*(b) **General Law Title**

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

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

~~10. SUBDIVISION~~

10.1 **Unregistered Subdivision**

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

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

10.2 **Staged Subdivision**

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

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

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

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

10.3 **Further Plan of Subdivision**

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

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

~~11. *DISCLOSURE OF ENERGY INFORMATION~~

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1 000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):
 - *Are contained in the attached building energy efficiency certificate.
 - OR
 - *Are as follows:

12. **DUE DILIGENCE CHECKLIST**

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

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

13. **ATTACHMENTS**

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

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

Certificate of Title Volume 7328 Folio 526

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

Page 1 of 1

VOLUME 07328 FOLIO 526

Security no : 124108735294R
Produced 30/08/2023 06:05 PM

LAND DESCRIPTION

Lot 1 on Title Plan 533348W.
PARENT TITLE Volume 01650 Folio 934
Created by instrument 2254305 26/10/1949

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
B & K & S INVESTMENTS PTY LTD of 19 STANLEY STREET WODONGA VIC 3690
AH608833E 11/11/2010

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AH608834C 11/11/2010
NATIONAL AUSTRALIA BANK LTD

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

DIAGRAM LOCATION

SEE TP533348W 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: 302 KILFEERA ROAD BENALLA VIC 3672

ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END

Location of Land

Parish: KELFEERA
 Township:
 Crown Section: 2 (PT)
 Crown Allotment:
 Crown Portion:

Last Plan Reference:

Derived From: VOL 7328 FOL 526
 Depth Limitation: NIL

Notations

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

Description of Land / Easement Information

ENCUMBRANCES REFERRED TO.

As to the land coloured blue ---
THE EASEMENT to Benalla Waterworks Trust created by Instrument No.1816231 in the Register Book - -
 As to the land coloured green ---
THE EASEMENT to State Electricity Commission of Victoria created by Instrument No.2084693 - - - - - in the Register Book - - - - -

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
 COMPILED: 30/05/2000
 VERIFIED: EWA

COLOUR CODE
 BL = BLUE
 G = GREEN

E-1 = WATER SUPPLY EASEMENT TO BENALLA WATER BOARD CREATED BY C/E S753369X

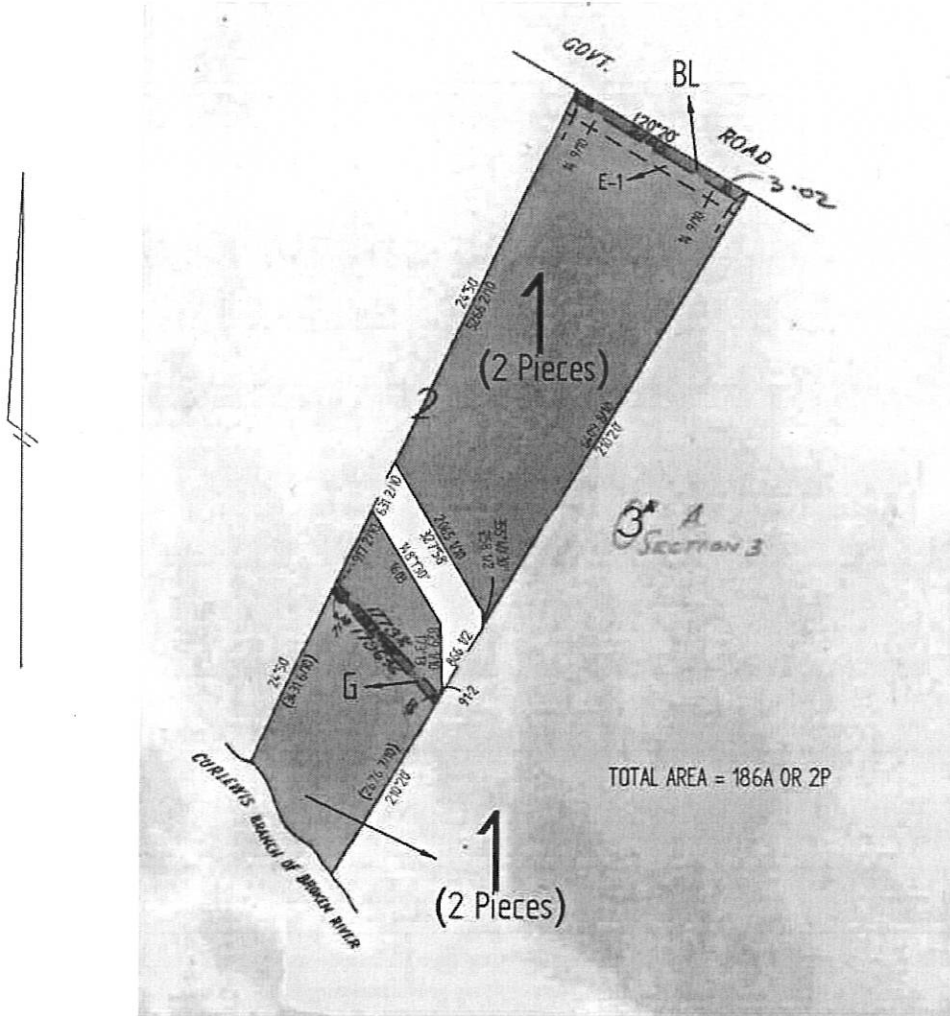
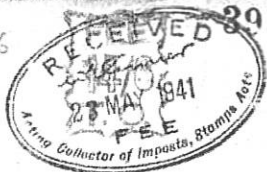


TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	
PARCEL 1 = CROWN SEC 2 (PARTS)	

LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet
 Metres = 0.201168 x Links

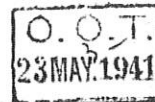


3938076 *Bygre*

F. TRENERRY BROWN & SON
BENALLA

1816231

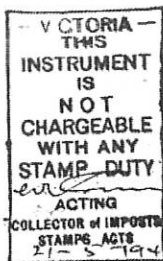
DO NOT KEEP
VICTORIA



CREATION OF EASEMENT

MICROFILMED

3475



We ELLEN STANDISH and ELIZA ANN STANDISH both of Kelfeera Spinsters -- being registered as joint proprietors of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in -- consideration of the sum of One pound paid to us by Benalla Waterworks Trust of Benalla DO HEREBY TRANSFER and grant unto the said BENALLA WATERWORKS TRUST the owner or owners for the time being of all that piece of land being part of Allotment One Section One F Parish of Benalla County of Delatite and described in Conveyance No. 701 Book 319 all that full and free right and liberty to and for the said Benalla Waterworks Trust and its servants agents contractors and workmen to enter and re-enter upon and to go pass and re-pass and either with or without horses or other animals motor vehicles carts or other carriages through over and along all that piece of land delineated and colored blue on the plan hereon being part of ^{Crown} E Section Two Parish of Kelfeera County of Delatite being part of the land described in Certificate of Title Volume 1650 Folio 329934 (hereinafter called the said land) AND ALSO full and free right and liberty power and authority to and for the said Trust and its servants agents contractors and workmen in under on or over any part of the said land at any time to times and from time to time to lay down, build or construct water mains or pipes and such other incidental works and undertakings in connection therewith as shall be deemed necessary or expedient by the said Trust and from time to time to construct maintain inspect repair alter remove replace or renew such water mains pipes or other works as -- aforesaid and to lay further pipes in addition thereto and to do all acts things and works which the Trust shall deem necessary or expedient in under on or over the said land or any part thereof AND to dig cut or excavate for any of the purposes aforesaid in on or under the said land or any part thereof AND at all times thereafter to use such water mains or pipes or other works as aforesaid for the purposes of the said Trust and for the -- supply of water to the Urban District of Benalla.

9th

C/E

1650/934 (pt)

AO

*Conveyance No 701
Book 319*

*W 67
23-6-41*

*6th AO
24-7-41*

DATED the *30th* day of *April* One thousand nine hundred and forty-one.

SIGNED by the said ELLEN STANDISH in Victoria in my presence and I certify that I first read over the foregoing document to her when she appeared fully to understand its meaning and purport but was unable to sign her name by reason of total blindness
F. Trenerry Brown

IMAGED

Ellen J Standish
mark

*AO
5-5-41*

Delatite Benalla

SIGNED by the said ELIZA ANN } *Eliza A Standish*
STANDISH in Victoria in the presence of

Wrenn

THE COMMON SEAL of BENALLA)
WATERWORKS TRUST, was here to)
affixed in the presence of)

Wm. C. Day

Chairman

W. H. ...

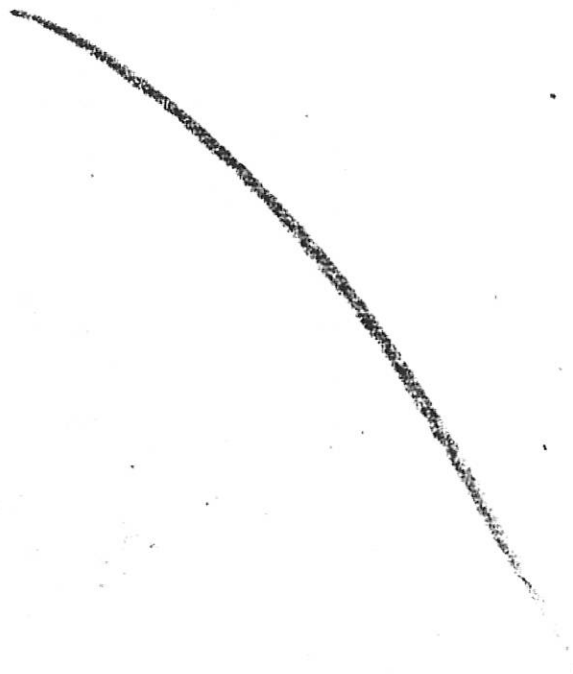
Commissioner

J. ...

Secretary

- ENCUMBRANCES REFERRED TO -

Nil.



[Handwritten signature]

RECEIVED
OFFICE OF THE
REGISTRAR OF TITLES
AND DEEDS
STATE OF TEXAS
MAY 19 1941

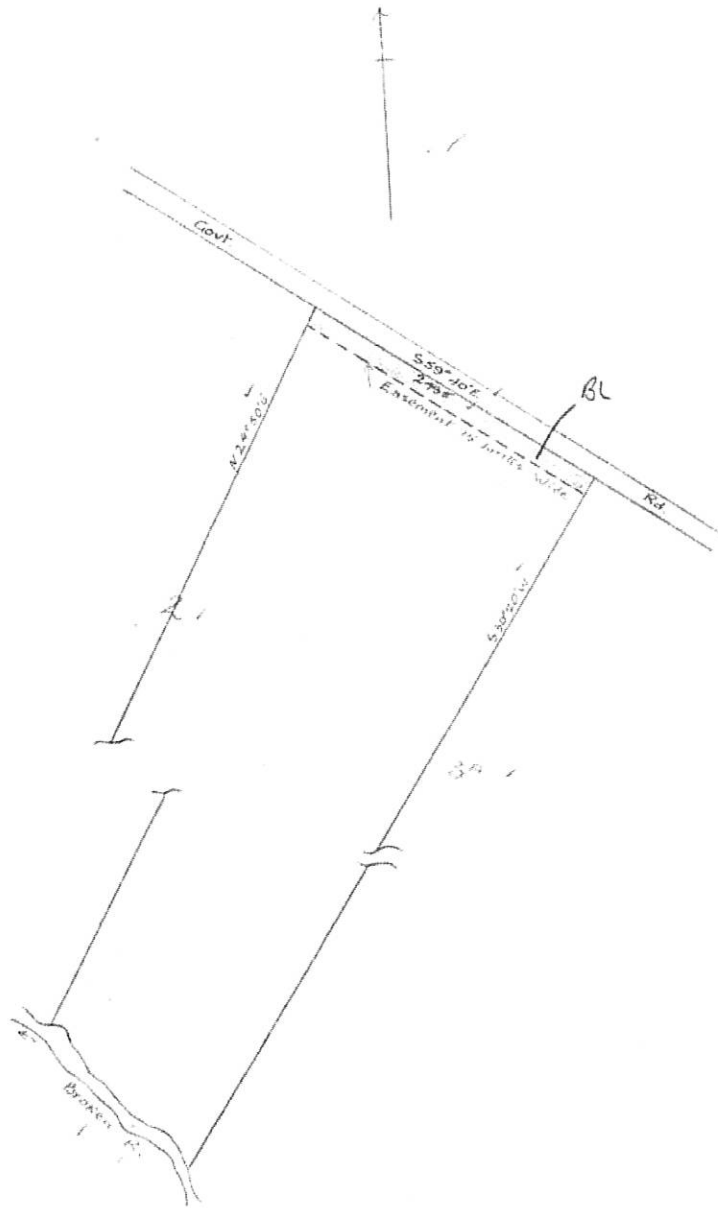
MEMORIAL OF INSTRUMENT.

NATURE OF INSTRUMENT	DATE OF ITS PRODUCTION TO REGISTER	TO WHOM GIVEN	NUMBER OR SYMBOL IN BOOK
Creation of Easement	THE 23 rd DAY OF <i>May</i> 1941	TO <i>Benalla Waterworks</i> 1816231 <i>Trust J. Hewison</i>	
I Certify THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE TIME LAST ABOVE MENTIONED IN THE REGISTER BOOK VOL. <i>1650</i> FOL. <i>329934</i>			
ASSISTANT REGISTRAR OF TITLES.			

m

1816231

PLAN REFERRED TO -



Measurements in links.

142/142
176/176
4469628

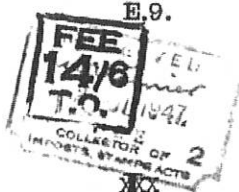
MICROFILMED
2084692

No. S./1322

STATE ELECTRICITY COMMISSION OF VICTORIA.
VICTORIA.

off to Nat Bank

RECORDED
9.35
2-JUL 1947
D.O.T.



CREATION OF EASEMENT.

Keep

2
We, ELLEN STANDISH and ELIZA ANN STANDISH both of Kelfeera Spinsters

(hereinafter referred to as "the Owners") being registered or entitled to be registered as the joint proprietors of an estate in fee simple in the land secondly hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of ONE SHILLING

S.A.M. MP

paid to us by the STATE ELECTRICITY COMMISSION OF VICTORIA (hereinafter called "the Commission") DO HEREBY TRANSFER AND GRANT unto the Commission and its successors and transferees the registered proprietor or proprietors for the time being of ALL

R.F.A. MP

THAT piece of land being part of Crown Allotment Portion 22 Section at Thomastown Parish of Keelbundora County of Bourke and being the whole of the land comprised in Certificate of Title entered in the Register Book of the Office of Titles volume 4968 folio 993486 ALL THAT the full and free right and liberty to and for it and them and its and their contractors servants agents and workmen to enter in and upon the land hereinafter described and to lay and erect thereon not more than ^{two} ~~one~~ poles (which poles shall be erected at such times as the Commission or its officers shall deem advisable and at such places as the Commission shall within twenty-one years from the date hereof select) and such wires and other apparatus and appliances as the Commission may require or desire (all of which poles wires apparatus and appliances are hereinafter referred to as "the said appliances") for the transmission of electricity (but so always that as to every line erected by the Commission on the land hereinafter described for the purposes of the transmission of electricity the lowest point of such line shall be at least sixteen (16) feet above the surface of such land) AND ALSO to clear the land hereinafter described of obstructions including any buildings whatsoever and to carry out thereon such digging cutting and excavating as may be reasonably necessary for the bases or foundations of the said appliances and keeping the said bases or foundations free of the injurious accumulation of water AND ALSO from time to time to go pass and repass for all purposes aforesaid either with or without horses or other animals carts or other carriages through over and along ALL THAT piece of land delineated and coloured red on the plan drawn hereon being part of Crown Section 2, Parish of Kelfeera, County of Delatite

S.A.M. MP

and such wires requisite firmly and safely to hold in position one of such poles

C/E

1650-934 R/L

to

4968-486 wh.

15.10.47

dk. KOK.

20.10.47

End

REC

20.10.47

(which land is hereinafter referred to as the "servient tenement") AND ALSO to use the servient tenement and the said appliances for all purposes of and incidental to transmitting electricity AND ALSO to keep the servient tenement free of any buildings whatsoever and of obstructions (including any trees more than nine feet in height or any structure more than nine feet in height) to transmitting electricity safely and economically across the servient tenement at any time hereafter AND ALSO to maintain

IMAGED

1011
11/5/47

and to remove the said appliances PROVIDED ALWAYS that in the exercise of the foregoing powers of the Commission to maintain and to remove the said appliances the Commission shall do as little damage as may be and shall if required within two years from the exercise of the same make full compensation to the owners ^{or the survivor of them or her heirs executors administrators or transferees} for any damage sustained by him or them in consequence of such exercise of such powers such damage to be determined in default of agreement in manner provided in the *Lands Compensation Act 1928* AND PROVIDED FURTHER that the Commission will at all times hereafter keep indemnified the owners ^{or the survivor of them and her heirs executors administrators and transferees} from and against all damage injury or nuisance which may be caused or occasioned by the transmission of electricity on to or over the servient tenement through over or along the said appliances if such damage arise from any failure of the Commission to erect and maintain the said appliances in and according to a proper and safe manner and design in the light of present day knowledge or any cause being *vis major* the act of God or the act or neglect of any employee or agent or contractor of the Commission acting in the scope of his employment or in accordance with his authority AND PROVIDED FURTHER that nothing herein shall be deemed in any way to restrict limit or detract from any right power or authority of the Commission or its assigns under the State Electricity Commission Acts or any other Acts which now or hereafter may confer any rights duties powers or authorities on the Commission or its assigns.

S.R.H. J.P.
S.R.H. J.P.

Dated the 13th day of March One thousand nine hundred and forty-seven.

Signed Sealed and Delivered by the said

ELLEN STANDISH
in the State of Victoria by her mark

Ellen Standish
mark

she being unable through *blindness* to write her signature and I certify that the foregoing document was read over and explained to her by me and that she signed sealed and delivered by the appeared to understand fully the nature and effect of the same.

said ELIZA ANN STANDISH in the
by her mark
State of Victoria in the presence of me

E. A. Standish
mark

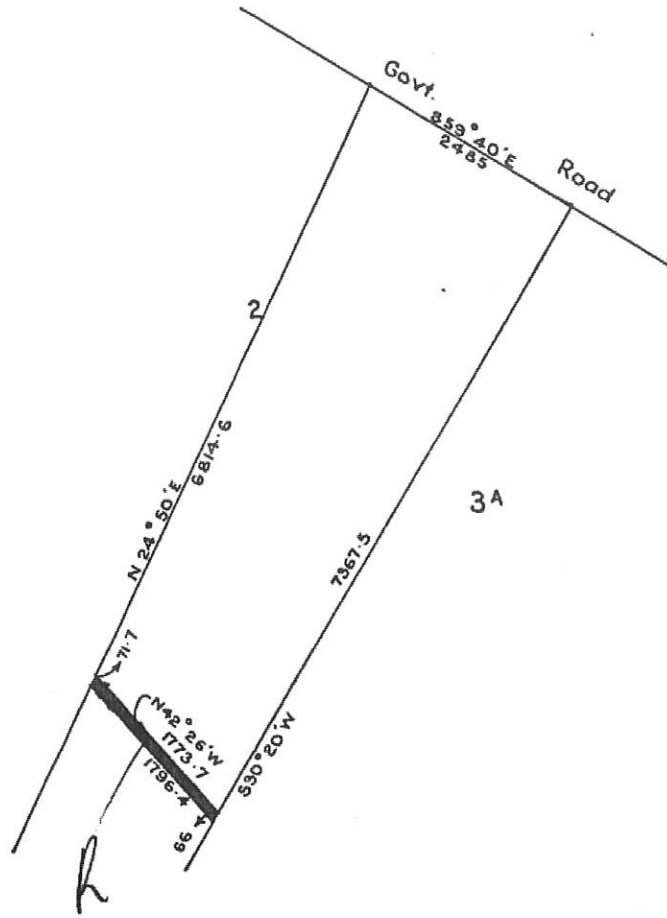
she being unable through *blindness* to write her signature and I certify that the foregoing document was read over and explained to her by me and that she appeared to understand fully the nature and effect of the same.

The Common Seal of the State Electricity Commission
of Victoria was hereto affixed by authority of the
Commission in the presence of—

S. J. Hobbs Chairman.
W. J. ... Secretary.

ENCUMBRANCES REFERRED TO—

Nil.



No. S. 1322

Dated the _____ day of _____ 19 47.

MISSES. E. AND E. A. STANDISH

to the

STATE ELECTRICITY COMMISSION
OF VICTORIA.

CREATION OF EASEMENT.
(No Track.)

STATE ELECTRICITY COMMISSION
OF VICTORIA.

9441/45

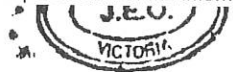
By Authority:
J. J. Gentry, Gen. Print., Melb.

MEMORIAL OF INSTRUMENT.

Nature of Instrument.	Time of its Production for Registration.	To Whom Given.	Number or Symbol Thereon.
Creation of Easement	The <i>2nd</i> day of <i>July</i> 19 <i>47</i>	State Electricity Commission of Victoria	<i>208 4692</i>
<i>aw mitchell</i>			
Assistant Registrar of Titles.			
I certify that a Memorial of the within instrument was entered, at the time last mentioned, in the			
Register Book, Vol. <i>1650</i> Folio <i>329934</i>			
<i>aw mitchell</i>			
Assistant Registrar of Titles.			

8/13

ORIGINAL



RALPH LLOYD, SAMPSON
SOLICITORS
VICTORIA
SOLICITORS' CODE: 5471E

ck 7301 sub 57533 69X
MADE AVAILABLE
TO ISSUE TO JMS

6/10/93
MADE AVAILABLE
TO ISSUE TO
D J STANDISH

CREATION OF EASEMENT

SECTION 45(1) TRANSFER OF LAND ACT 1958

The Grantor being registered as the proprietor of an estate in fee simple in the servient land subject to the encumbrances affecting the said land including any created by dealings lodged for registration prior to the lodging of this instrument for the consideration expressed transfers and grants to the Grantee the easement specified.

1

Grantor: ERIC THOMAS STANDISH
of "Brookvale",
Kelferra Road,
Benalla. Vic., 3673.

Servient land: E-1 on the plan attached hereto and marked "A" and being part of the land remaining in Certificate of Title Volume 7698 Folio 032 AND E-1 on the plan attached hereto and marked "B" and being part of the land remaining in Certificate of Title Volume 7698 Folio 033 AND E-1 on the plan attached hereto and marked "C" and being part of the land remaining in Certificate of Title Volume 7328 Folio 526.

Consideration: TWO THOUSAND FIVE HUNDRED AND TWENTY DOLLARS (\$2,520-00)

Grantee: BENALLA WATER BOARD
of Civic Centre,
Fawkner Drive,
Benalla. Vic., 3672.

Easement: Full and free power and authority by the Grantee's surveyors, workmen, officers, servants and others acting under its authority to enter in and upon the servient land to lay, build or construct a water supply pipe and associated facilities on the servient land and for that purpose to clear the same of obstructions and to cut, dig out and excavate the same and do all things necessary for the laying, building or

CFE Vol. 7698 Fol. 032 (Pt)
TO
BENALLA WATER BOARD
(WATER SUPPLY)
CFE Vol. 7698 Fol. 033 (Pt)
TO
BENALLA WATER BOARD
(WATER SUPPLY)
CFE Vol. 7328 Fol. 526
TO
BENALLA WATER BOARD
(WATER SUPPLY)

SM
1/10/93

14/1/93

construction of the said water supply pipe and with full power at all times hereafter to use the servient land for all water supply purposes and to deposit or place or allow to remain (so long as any of the said works are uncompleted) on or along the servient land or any part thereof all timber, earth, soil, gravel or other substance, matter or thing which may be removed or excavated in cleansing cutting or excavating the said servient land and also to enter upon the servient land for the purpose of repairing, altering, replacing, cleansing or maintaining such water supply pipe and associated facilities and for such other purposes as are authorised pursuant to the Water Act 1989 as occasion may arise PROVIDED ALWAYS and IT IS HEREBY AGREED AND DECLARED that the Grantee shall at all times exercise the rights hereby given in such a manner that the surface of the said servient land is maintained in good condition (but only so far as is reasonably consistent with the rights hereby given.

DATED this 22nd day of September, 1993.

SIGNED by the said ERIC

THOMAS STANDISH in the

presence of:

) E. J. Standish
)
)
)

THE COMMON SEAL of BENALLA)

WATER BOARD was hereunto)

affixed in the presence of:)

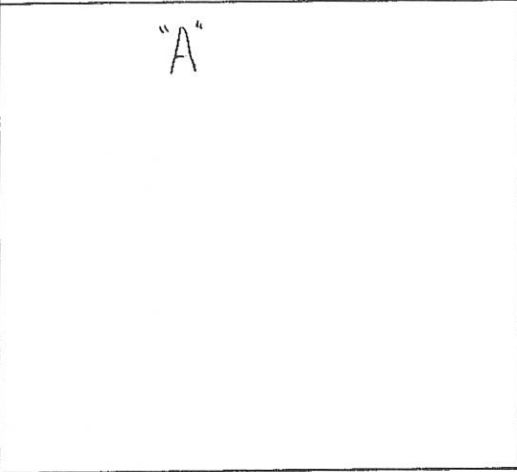
..... Chairman

..... Member

..... Secretary

PLAN OF CREATION OF EASEMENT	LTO USE ONLY	PLAN NUMBER (USE ONLY IF PLAN IS PART OF A PLAN OF SUBDIVISION OR CONSOLIDATION)
	EDITION	

LOCATION OF LAND
 PARISH: KILFEERA
 TOWNSHIP:
 SECTION:
 CROWN ALLOTMENT: 4A1(PART)
 CROWN PORTION:
 TO BASE RECORD: LITHO PARISH KILFEERA
 TITLE REFERENCES: VOL. 7698 FOL. 032 (SERVIENT TENEMENT)
 LAST PLAN REFERENCE:
 POSTAL ADDRESS: KILFEERA ROAD, KILFEERA, 3673
 (at time of subdivision)
 AMG CO-ORDINATES: E 413100
 (of approx. centre of land in plan) N 5951100 ZONE. 55



LTO USE ONLY

STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED

DATE / /

LTO USE ONLY

PLAN REGISTERED

TIME

DATE / /

ASSISTANT REGISTRAR OF TITLES

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

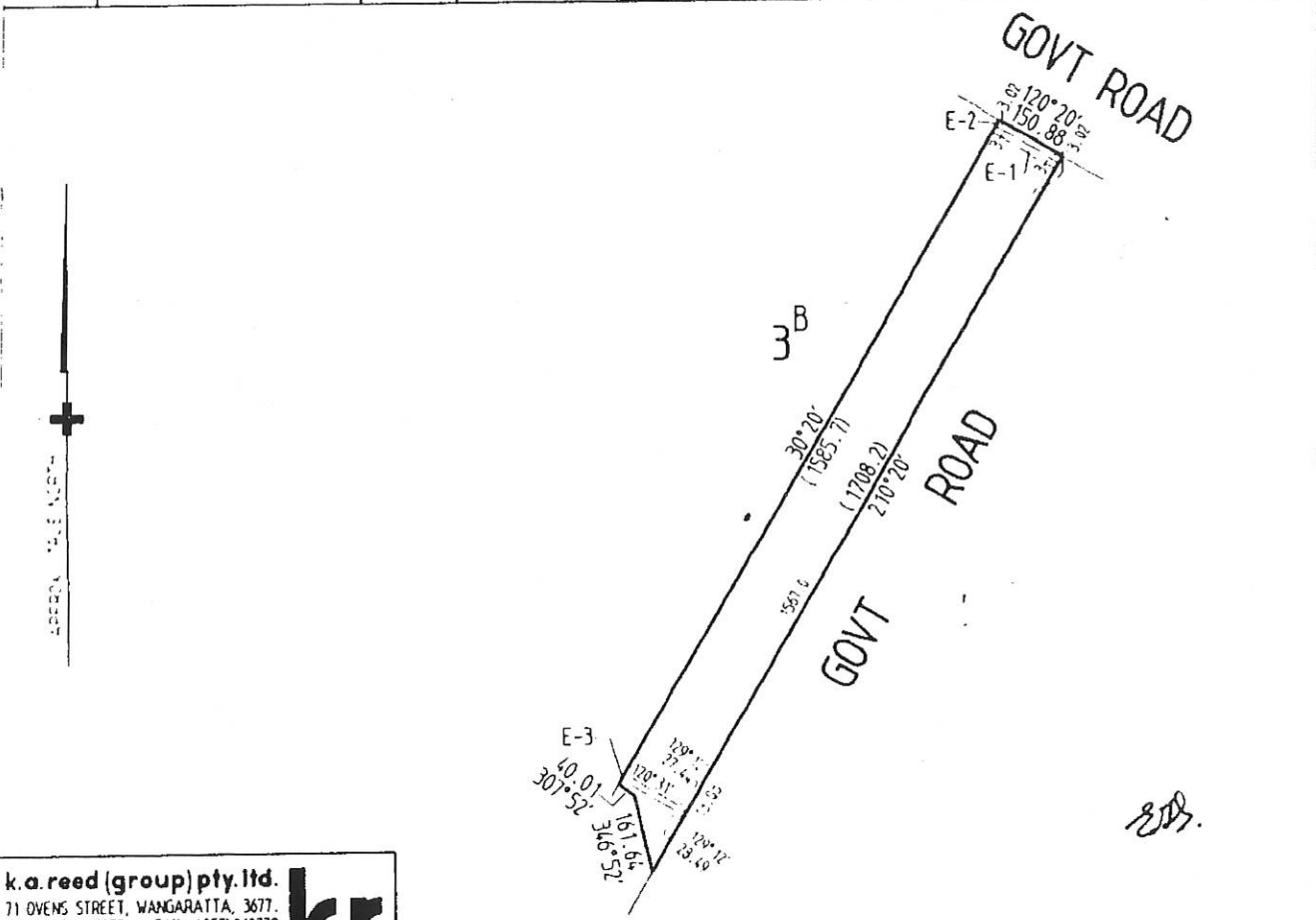
EASEMENT INFORMATION

LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	WATER SUPPLY	3	THIS PLAN	BENALLA WATER BOARD
E-2	WATER SUPPLY	3.02	C/E INST. N° 1819651	BENALLA WATER BOARD
E-3	ELECTRICITY SUPPLY	SEE DIAG.	C/E INST. N° 2076516	SECV

PURPOSE OF THE PLAN
 TO CREATE THE EASEMENT E-1

SURVEY
 THIS PLAN IS NOT BASED ON SURVEY



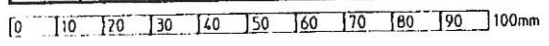
k.a.reed (group) pty. ltd.
 71 OVENS STREET, WANGARATTA, 3677.
 TEL. (057) 216255 FAX. (057) 212779
 surveyors A.C.N. 005 550 756
 engineers architects planners cartographers

ORIGINAL SHEET SIZE A3	SCALE 1:10000	LICENSED SURVEYOR STEPHEN JOHN OXLEY	DATE 18/1/93
LENGTHS ARE IN METRES		SIGNATURE <i>[Signature]</i>	VERSION 1
		REF: W2279/19	COUNCIL DELEGATE SIGNATURE

SHEET 1 OF 1 SHEETS

DATE / /

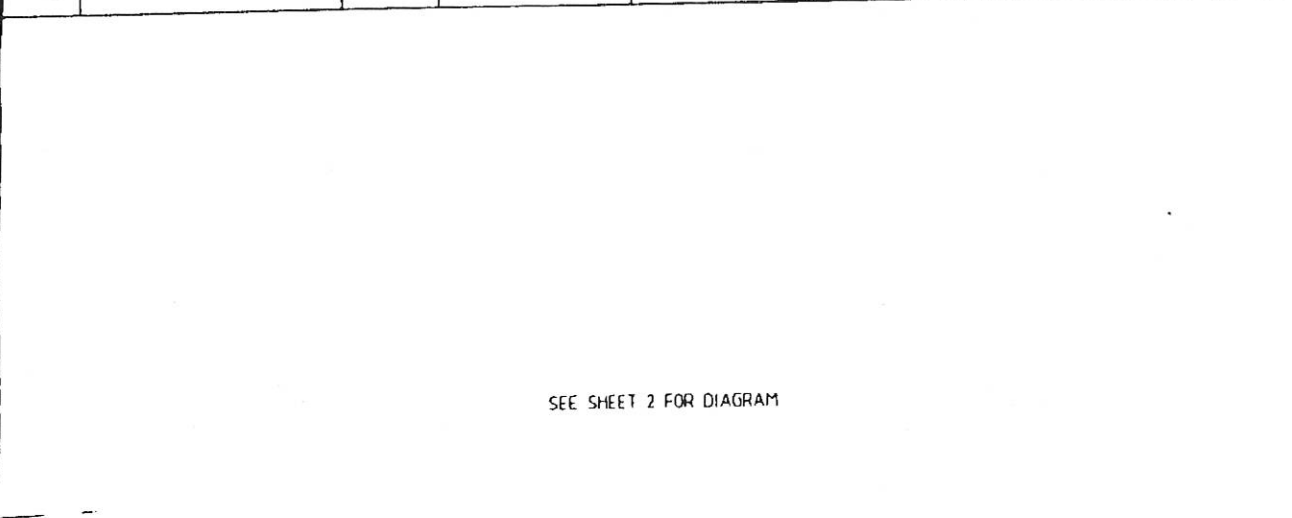
COUNCIL DELEGATE SIGNATURE



AN OF CREATION OF EASEMENT	LTO USE ONLY EDITION	PLAN NUMBER (USE ONLY IF PLAN IS PART OF A PLAN OF SUBDIVISION OR CONSOLIDATION)
-----------------------------------	---------------------------------------	--

CATION OF LAND RISH: KILFEERA WNSHIP: CTION: J OWN ALLOTMENT: A(PART) OWN PORTION: 3B(PART) D BASE RECORD: LITHO PARISH KILFEERA FILE REFERENCES: VOL.7698 FOL.033 (SERVIENT TENEMENT) ST PLAN REFERENCE: STAL ADDRESS: KILFEERA ROAD, (line of subdivision) KILFEERA, 3673 G CO-ORDINATES: E 412700 (approx centre of land in plan) N 5951200 ZONE: 55	"B"	LTO USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input type="checkbox"/> DATE / / LTO USE ONLY PLAN REGISTERED TIME DATE / / ASSISTANT REGISTRAR OF TITLES
--	-----	--

EASEMENT INFORMATION					PURPOSE OF THE PLAN TO CREATE THE EASEMENT E-1
GEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)					
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF	SURVEY THIS PLAN IS NOT BASED ON SURVEY
E-1	WATER SUPPLY	3	THIS PLAN	BENALLA WATER BOARD	
E-2	WATER SUPPLY	3.02	C/E INST.N° 1819651	BENALLA WATER BOARD	
E-3	ELECTRICITY SUPPLY	SEE DIAG.	C/E INST.N° 2076516	SECV	
A-1	CARRIAGEWAY	5.03	TRANSFER N°E174907	C/T VOL.7698 FOL.033	

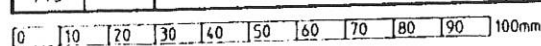


SEE SHEET 2 FOR DIAGRAM

Handwritten signature/initials

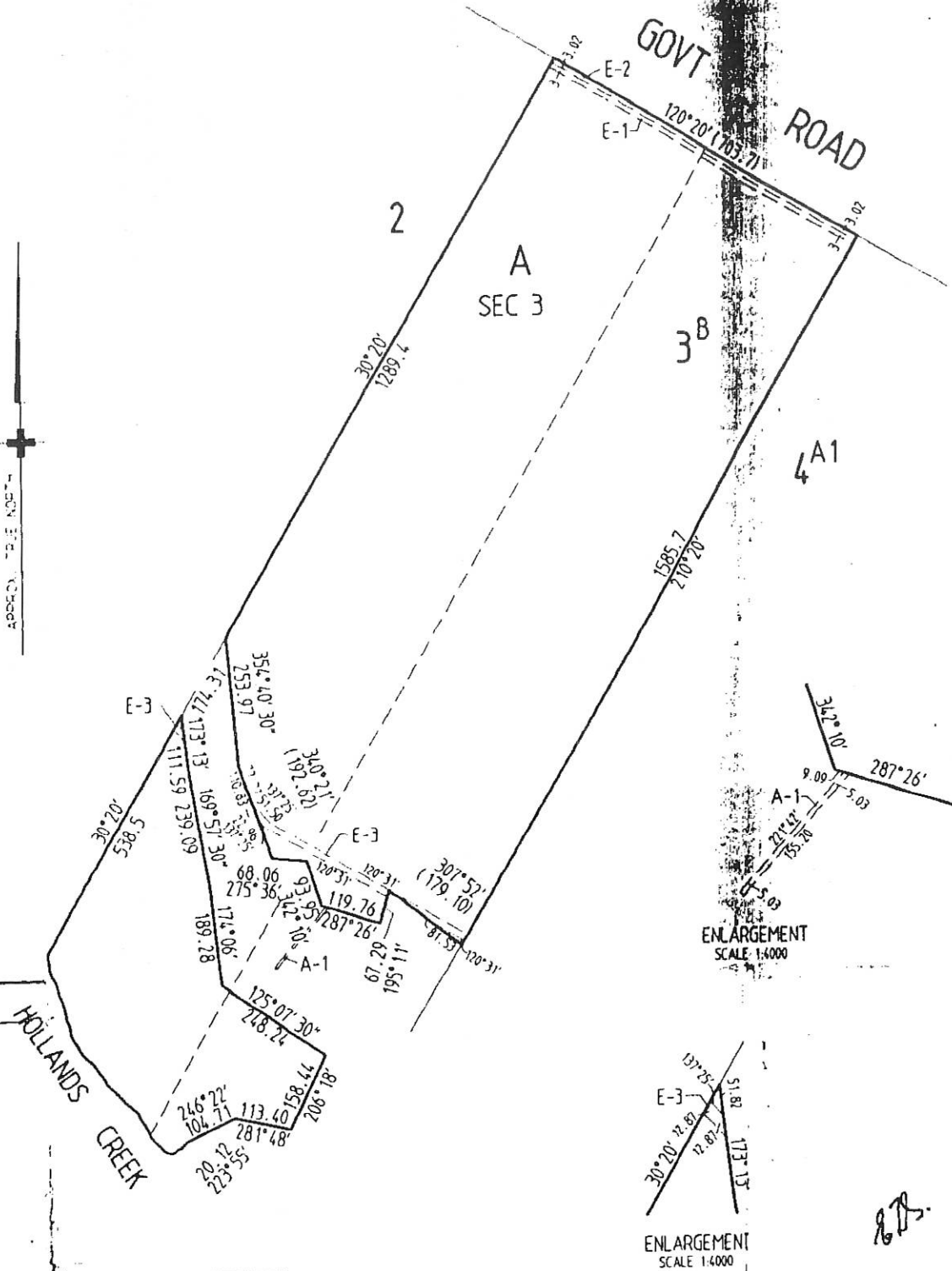
k.a.reed (group) pty.ltd.
 71 OVENS STREET, WANGARATTA, 3677.
 TEL. (0571) 216255 FAX. (0571) 212779
 SURVEYORS A.C.N. 005 550 756
 ENGINEERS ARCHITECTS PLANNERS CARTOGRAPHERS

ORIGINAL SHEET SIZE A3	SCALE LENGTHS ARE IN METRES	LICENSED SURVEYOR <u>STEPHEN JOHN OXLEY</u> SIGNATURE <u>[Signature]</u> DATE <u>10/11/03</u> REF: <u>W2279/20</u> VERSION <u>1</u>	SHEET 1 OF 2 SHEETS DATE / / COUNCIL DELEGATE SIGNATURE
------------------------	-----------------------------	---	---



"B"

PLAN OF CREATION OF EASEMENT



APPROX. TRUE NORTH

ENLARGEMENT
SCALE 1:4000

ENLARGEMENT
SCALE 1:4000

k.a.reed group pty. ltd.
71 OVENS STREET, WANGARATTA 3677.
TEL. (0571) 216255 FAX. (0571) 212779
surveyors A.C.N. 005 550 756
engineers architects planners cartographers

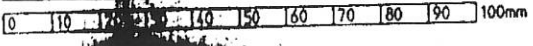


SHEET 2 OF 2 SHEETS

ORIGINAL	SCALE
SHEET SIZE	A3
SCALE	1:8000
LENGTHS ARE IN METRES	

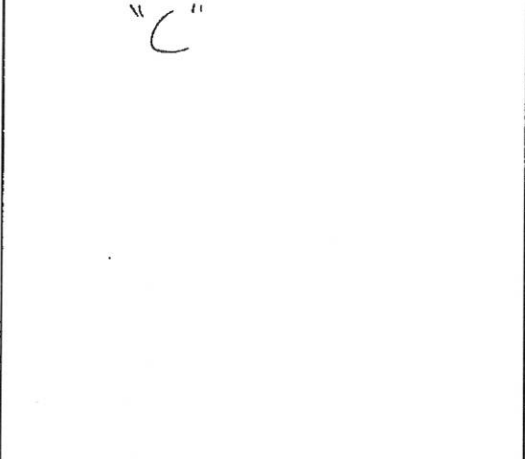
LICENSED SURVEYOR STEPHEN JOHN OXLEY
SIGNATURE *[Signature]* DATE 18/1/93
REF: W22791/20 VERSION 12/06/92

DATE / /
COUNCIL DELEGATE SIGNATURE



PLAN OF CREATION OF EASEMENT	LTO USE ONLY EDITION	PLAN NUMBER (USE ONLY IF PLAN IS PART OF A PLAN OF SUBDIVISION OR CONSOLIDATION)
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LOCATION OF LAND
 DISTR: KILFEERA
 PARISH:
 SECTION: 2(PART)
 TOWN ALLOTMENT:
 TOWN PORTION:
 DISTRICT RECORD: LITHO PARISH KILFEERA
 TITLE REFERENCES: VOL. 7328 FOL. 526 (SERVIENT TENEMENT)
 PREVIOUS PLAN REFERENCE:
 DISTRICT ADDRESS: KILFEERA ROAD, KILFEERA, 3673
 MGA CO-ORDINATES: E 412400 N 5951800 ZONE. 55

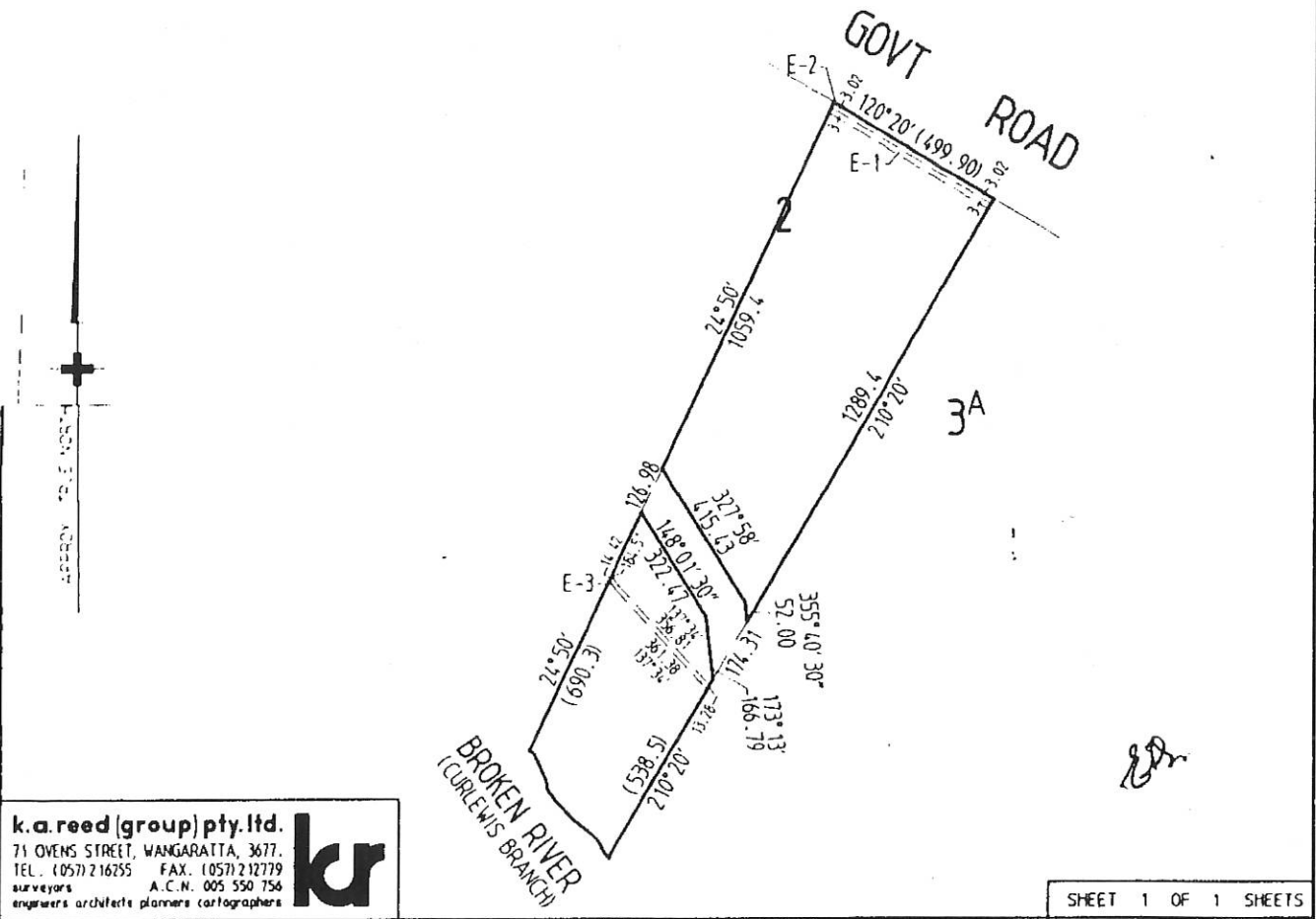


LTO USE ONLY
 STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED
 DATE / /

LTO USE ONLY
 PLAN REGISTERED
 TIME
 DATE / /
 ASSISTANT REGISTRAR OF TITLES
 NOTATIONS
 DEPTH LIMITATION: DOES NOT APPLY

EASEMENT INFORMATION				
LEGEND:	A - APPURTENANT EASEMENT	E - ENCUMBERING EASEMENT	R - ENCUMBERING EASEMENT (ROAD)	
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	WATER SUPPLY	3	THIS PLAN	BENALLA WATER BOARD
E-2	WATER SUPPLY	3.02	C/E INST. N° 1816231	BENALLA WATER BOARD
E-3	ELECTRICITY SUPPLY	SEE DIAG.	C/E INST. N° 2084692	SECV

PURPOSE OF THE PLAN TO CREATE THE EASEMENT E-1
 SURVEY
 THIS PLAN IS NOT BASED ON SURVEY



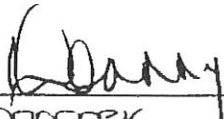
k.a.reed (group) pty. ltd.
 71 OVENS STREET, WANGARATTA, 3677.
 TEL. (057) 216255 FAX. (057) 212779
 surveyors A.C.N. 005 550 756
 engineers architects planners cartographers

ORIGINAL SHEET SCALE A3 1:12500	SCALE LENGTHS ARE IN METRES	LICENSED SURVEYOR SIGNATURE: <i>Stephen John Oxley</i> REF: W2279/21	STEPHEN JOHN OXLEY DATE 18/1/93 VERSION 4/6/92 1	SHEET 1 OF 1 SHEETS DATE / / COUNCIL DELEGATE SIGNATURE
---------------------------------	------------------------------------	--	--	---

National Australia Bank limited as Mortgagee under Mortgage
No. P706259 hereby consents to this Application for
Creation of Easement.

Executed on behalf of NATIONAL
AUSTRALIA BANK LIMITED by its
Attorney

DARYL JAMES CADDY



Manager
National Australia Bank Limited

under Power of Attorney dated
28/02/91 (a certified copy of
which is filed in Permanent Order
Book 277 Page 3) who states
that he holds the office in the
Bank indicated under his
signature in the presence of:

Officer.

To The Registrar of Titles,

Please register the within notation of EASEMENT IN CONNECTION TO THE SALE OF THE
CERTIFICATES OF TITLE VOLUME 7698 FOLIO 032 & VOLUME 7698 FOLIO 035 AND
ON COMPLETION OF DOWING RETURN CERTIFICATE OF TITLE VOLUME 7658 FOLIO 034
PLOT 46 7698 FOLIO 032 TO JENIS JOHNSON SOLICITOR BENALLA.

J. J. J.
(JENIS JOHNSON)

To The Registrar of Titles

Please Register this Application for Creation of Easement and upon
completion return Certificate of Title Volume 7328 Folio 526

to National Australia Bank Limited

ERIC THOMAS STANDISH

Grantor

For National Australia Bank Limited

- and -

[Signature]
Manager



BENALLA WATER BOARD

Grantee

CREATION OF EASEMENT
SECTION 45(1) TRANSFER OF LAND
ACT 1958

MESSRS. RALPH LLOYD, SAMPSON,
SOLICITORS,
454 COLLINS STREET,
MELBOURNE. VIC. 3000.

Ref: 1RB 930104

Tel: (03) 670 5771

Fax: (03) 602 5261

Land Titles Office Ref: 5471E

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 30 August 2023 12:42 PM

PROPERTY DETAILS

Address: **302 KILFEERA ROAD BENALLA 3672**
 Lot and Plan Number: **Lot 1 TP533348**
 Standard Parcel Identifier (SPI): **1\TP533348**
 Local Government Area (Council): **BENALLA**
 Council Property Number: **A12052**
 Planning Scheme: **Benalla**
 Directory Reference: **Vicroads 48 B3**

www.benalla.vic.gov.au

[Planning Scheme - Benalla](#)

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: **EUROA**

OTHER

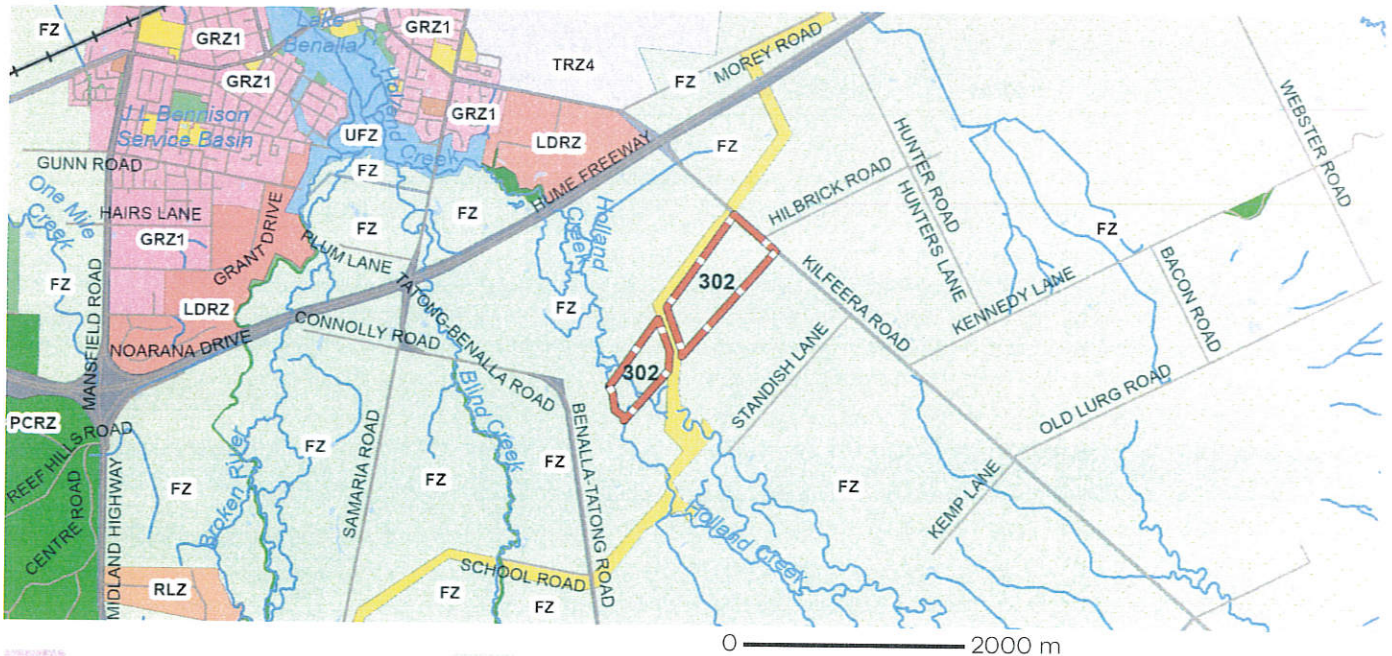
Registered Aboriginal Party: **Yorta Yorta Nation Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

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

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



C1Z - Commercial 1	FZ - Farming	GRZ - General Residential
IN1Z - Industrial 1	LDRZ - Low Density Residential	PCRZ - Public Conservation and Resource
PPRZ - Public Park and Recreation	PUZ1 - Public Use-Service and Utility	PUZ2 - Public Use-Education
PUZ3 - Public Use-Health & Community	PUZ6 - Public Use-Local Government	PUZ7 - Public Use-Other Public Use
RLZ - Rural Living	TRZ1 - State Transport Infrastructure	TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road	TRZ4 - Other Transport Use	UFZ - Urban Floodway
Railway line	Water area	Water course

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

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[ENVIRONMENTAL AUDIT OVERLAY \(EAO\)](#)

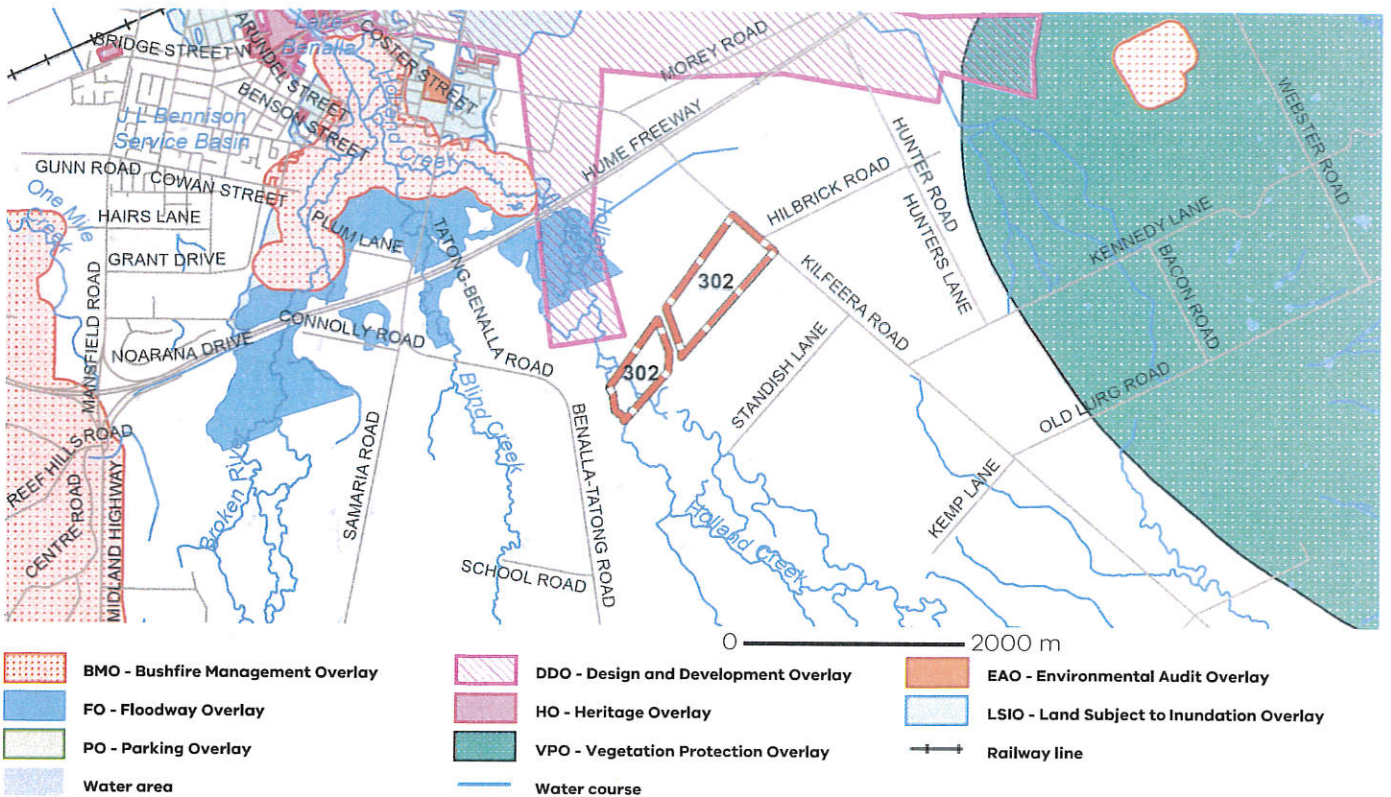
[HERITAGE OVERLAY \(HO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

[PARKING OVERLAY \(PO\)](#)

[RURAL FLOODWAY OVERLAY \(RFO\)](#)

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



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

Areas of Aboriginal Cultural Heritage Sensitivity

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

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

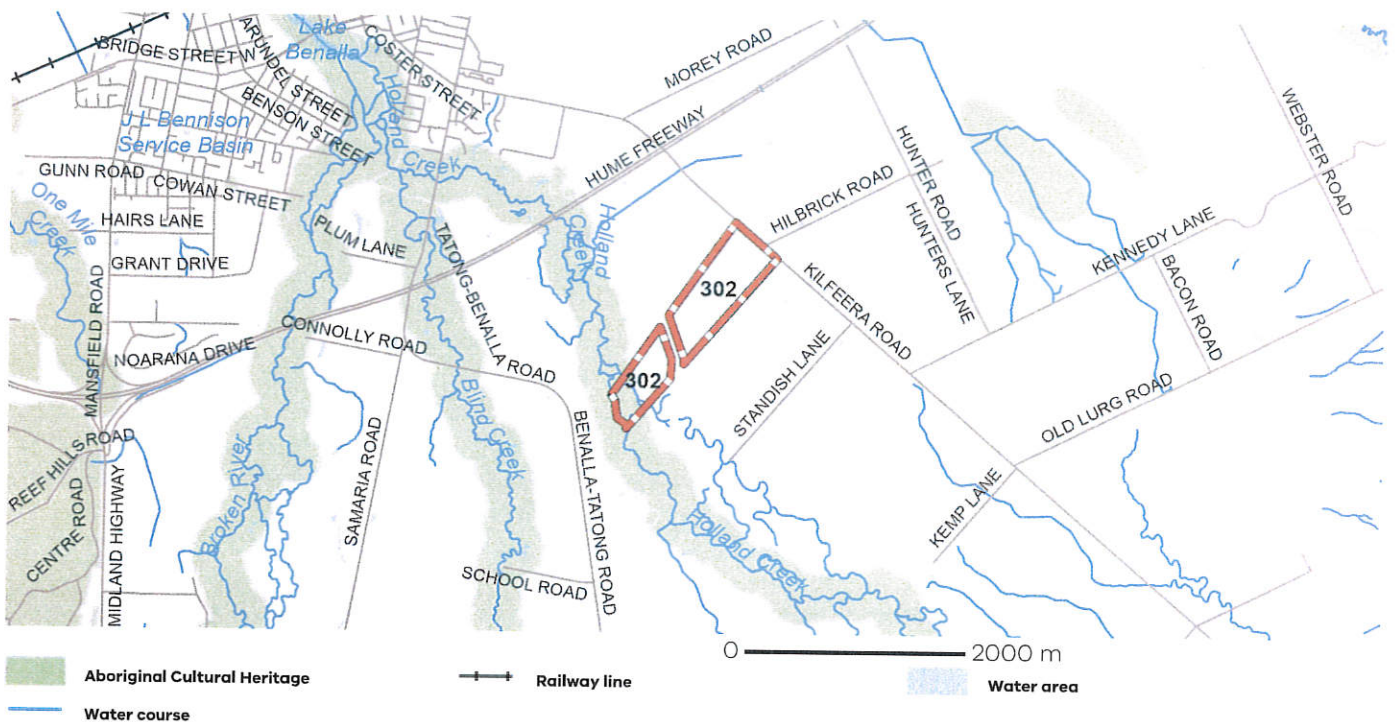
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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

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

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.oav.nrms.net.au/oavQuestion1.aspx>

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



Further Planning Information

Planning scheme data last updated on 23 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 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>

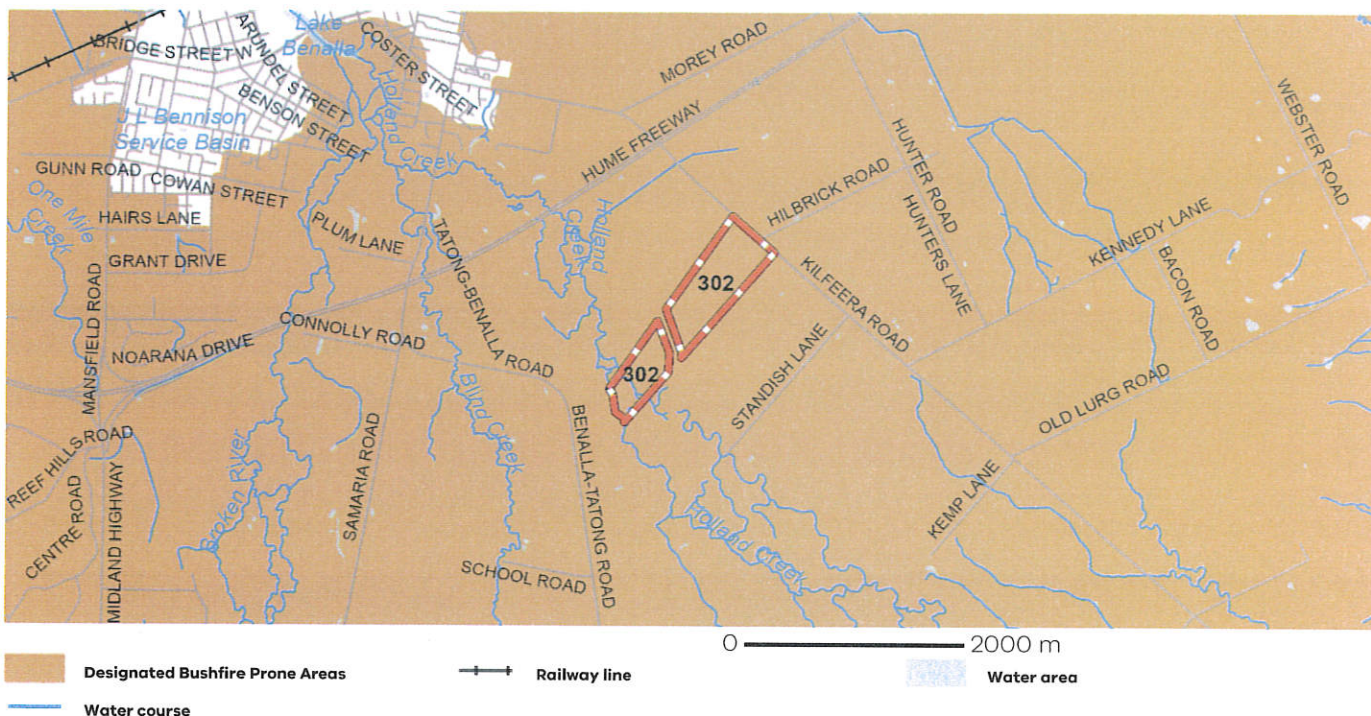
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is 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 \(environment.vic.gov.au\)](#)

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.

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

DATED:

VENDOR:

**B & K & S INVESTMENTS PTY LTD
(ACN 141 137 840)**

PURCHASER:

VENDOR STATEMENT

PROPERTY:

**302 KILFEERA ROAD
BENALLA**

VENDOR'S SOLICITOR:

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

Tel: **(03) 5721 5311**
Fax: **(03) 5722 1314**
Ref: **JMM:230410**