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	27 Golflinks Avenue, West Wodonga 3690	
Vendor's name	Fullham Post Pty Ltd ACN 065275130	**Date** 27/10/2025
Vendor's signature	Vendors Legal Practitioner authorised by the vendor to sign this statement	
Purchaser's name		**Date** / /
Purchaser's signature		
Purchaser's name		**Date** / /
Purchaser's signature		

1 FINANCIAL MATTERS

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

(a) Their total does not exceed: $4,000.00

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

	To	

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

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

Not Applicable.

1.4 **Sale Subject to Mortgage**

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

Not Applicable.

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	AVPCC No. 110 – Detached Home
(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 of 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): -

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 under section 192A of the *Building Act* 1993 if the square box is marked with an 'X' ☐

3.4. **Planning Scheme**

The required specified information is as follows:

Name of planning scheme	WODONGA PLANNING SCHEME
Name of responsible authority	WODONGA CITY COUNCIL
Zoning of the land	GENERAL RESIDENTIAL ZONE (GRZ) GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)
Name of planning overlay	NONE

4 NOTICES

4.1. **Notice, Order, Declaration, Report or Recommendation**

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

Not Applicable.

4.2. **Agricultural Chemicals**

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

Not Applicable.

4.3. **Compulsory Acquisition**

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

Not Applicable.

5 BUILDING PERMITS

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

Not Applicable.

6 OWNERS CORPORATION

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

Not Applicable.

7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not Applicable.

8 SERVICES

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

Electricity supply ☐	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.

10 SUBDIVISION

10.1. **Unregistered Subdivision**

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

Not Applicable.

10.2. **Staged Subdivision**

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

Not Applicable.

10.3. **Further Plan of Subdivision**

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act* 1988 is proposed.
Not Applicable.

11 DISCLOSURE OF ENERGY INFORMATION

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

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

(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and

(b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12 DUE DILIGENCE CHECKLIST

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

☐ Vacant Residential Land or Land with a Residence

☒ Attach Due Diligence Checklist (this will be attached if ticked)

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 (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 10868 FOLIO 866

Security no : 124129305539E
Produced 24/10/2025 11:41 AM

LAND DESCRIPTION

Lot 12 on Plan of Subdivision 518071P.
PARENT TITLE Volume 10340 Folio 550
Created by instrument PS518071P 16/04/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
FULLHAM POST PTY LTD of 466 SWIFT STREET ALBURY VIC 2640
AE245426Q 20/03/2006

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AE245426Q 20/03/2006

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 PS518071P 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: 27 GOLFLINKS AVENUE WEST WODONGA VIC 3690

DOCUMENT END

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Document Type	**Plan**
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PLAN OF SUBDIVISION

STAGE No.	LTO USE ONLY	PLAN NUMBER
/	EDITION 1	PS 518071 P

LOCATION OF LAND

PARISH: WODONGA

SECTION: 17

CROWN ALLOTMENT: 1A (PART)

TITLE REFERENCES: VOL. 10340 Fol. 550

LAST PLAN REFERENCE: LOT 3 PS.407365Q

POSTAL ADDRESS: (At time of subdivision) GOLFLINKS AVENUE WODONGA 3690

AMG Co-ordinates (of approx. centre of land in plan) E 485 800 N 6 002 250 ZONE 55

VESTING OF ROADS OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R-1	WODONGA RURAL CITY

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: WODONGA RURAL CITY REF: 2936

1. This plan is certified under section 6 of the Subdivision Act 1988.

~~2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 ...../...../.....~~

~~3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

OPEN SPACE

(i) A requirement for public open space under section 18 of the Subdivision Act 1988 ~~has/~~has not been made.

~~(ii) The requirement has been satisfied.~~

~~(iii) The requirement is to be satisfied in Stage .....~~

Council Delegate

~~Council Seal~~

Date 31/3/04

~~Re-certified under section 11(7) of the Subdivision Act 1988~~

~~Council Delegate~~

~~Council Seal~~

~~Date / /~~

NOTATIONS

DEPTH LIMITATION: 15m BELOW THE SURFACE APPLIES TO ALL THE LAND IN THE PLAN

STAGING: This is not a staged subdivision.
Planning Permit No. 2003/31/A

LOTS 13 TO 56 HAVE BEEN OMITTED FROM THIS PLAN

SURVEY: THIS PLAN IS BASED ON SURVEY.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) ——

IN PROCLAIMED SURVEY AREA No.42

EASEMENT INFORMATION

LEGEND E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance
A - Appurtenant Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE DIAG.	THIS PLAN	NORTH EAST REGION WATER AUTHORITY
E-2	DRAINAGE	2.50	THIS PLAN	RURAL CITY OF WODONGA
E-3	DRAINAGE	3.0	THIS PLAN	RURAL CITY OF WODONGA
E-4	SEWERAGE	3.50	THIS PLAN	NORTH EAST REGION WATER AUTHORITY
E-4	DRAINAGE	3.50	THIS PLAN	RURAL CITY OF WODONGA
E-5	SEWERAGE	SEE DIAG	THIS PLAN	NORTH EAST REGION WATER AUTHORITY
E-5	DRAINAGE	SEE DIAG	THIS PLAN	RURAL CITY OF WODONGA
E-6	SEWERAGE	4.50	THIS PLAN	NORTH EAST REGION WATER AUTHORITY
E-6	DRAINAGE	4.50	THIS PLAN	RURAL CITY OF WODONGA

LR USE ONLY

STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT

RECEIVED ☑

DATE: 15/4/05

LR USE ONLY

PLAN REGISTERED

TIME 10.50 AM

DATE: 16/4/2005

Assistant Registrar of Titles

SHEET 1 OF 3 SHEETS

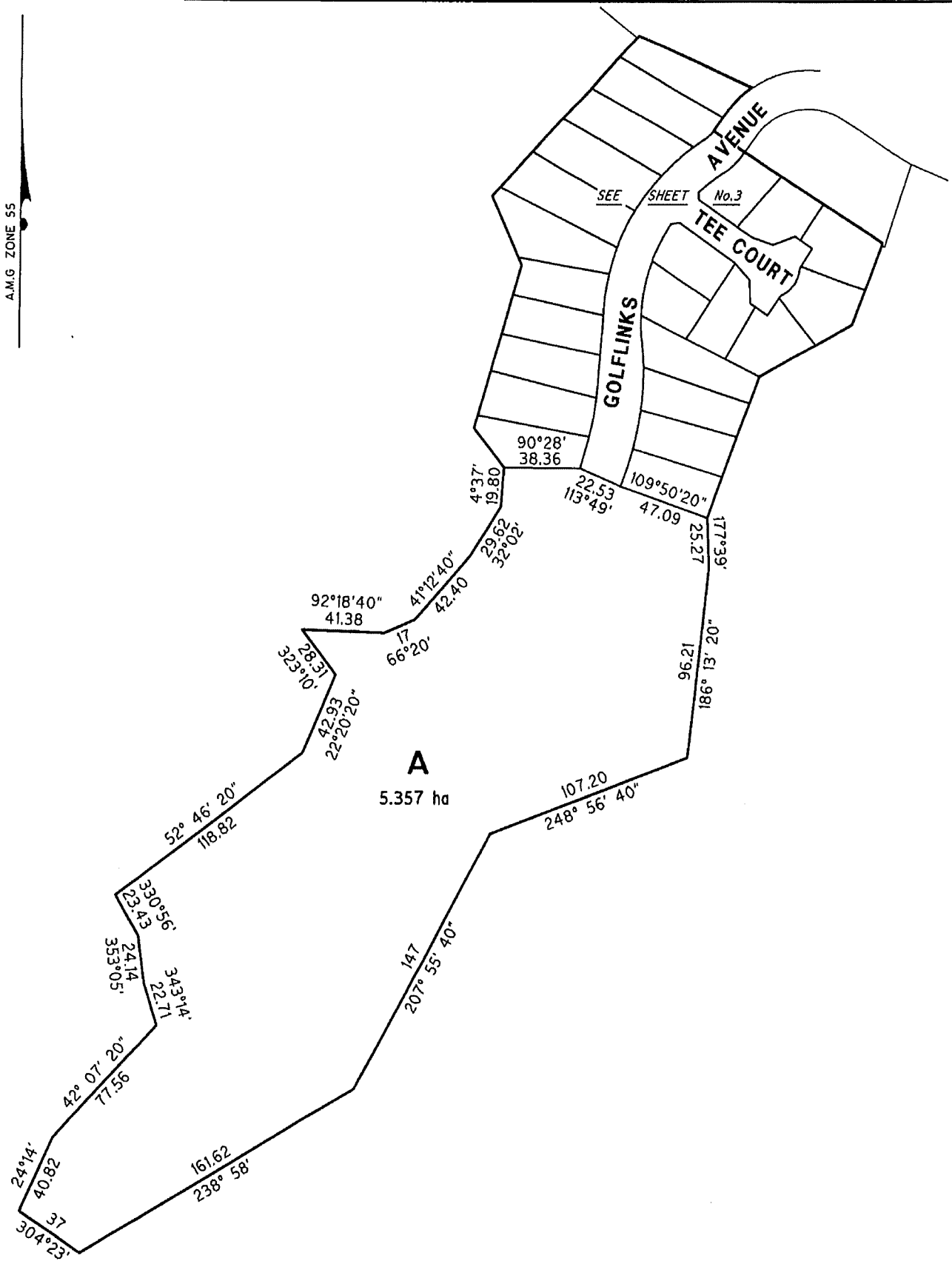
ESLER & ASSOCIATES

LICENSED SURVEYOR (PRINT) ANDREW ALFRED ROTHERHAM

PLAN OF SUBDIVISION

STAGE No. /

PLAN NUMBER **PS 518071 P**



ESLER & ASSOCIATES
SURVEYORS & ENGINEERS
598 MACAULEY STREET ALBURY 2640
PHONE (02) 6021 1322 FAX. (02) 6021 8563

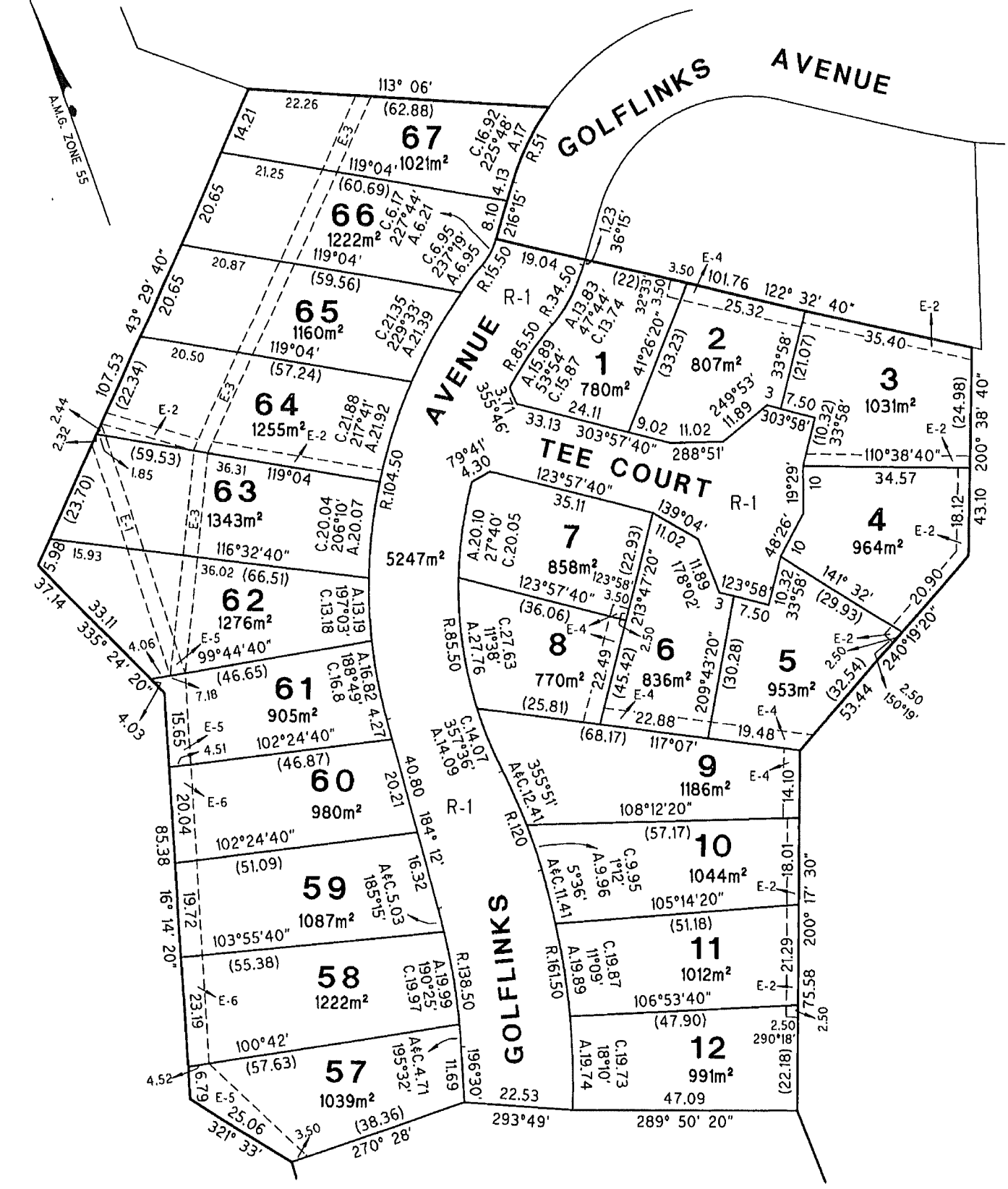
ORIGINAL

LICENSED SURVEYOR (PRINT) ANDREW ALFRED ROTHERHAM

PLAN OF SUBDIVISION

STAGE No. /

PLAN NUMBER **PS 518071 P**



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SURVEYORS & ENGINEERS
598 MACAULEY STREET ALBURY 2640
PHONE (02) 6021 1322 FAX. (02) 6021 8563

ORIGINAL
SCALE 1 SHEET

LICENSED SURVEYOR (PRINT) ANDREW ALFRED ROTHERHAM

SHEET 3 OF 3 SHEETS

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by: 4660

Name: McHarg

Address:

Phone:

Ref:

Customer Code: 1223W

OFFICE OF TITLES T.HO MELBOURNE

Privacy Co
The information on this form
and is used for the purpose of m
and indexes in the Victorian Land Registry.

AE245426Q

20/03/2006 $462 45

MADE AVAILABLE / CHANGE CONTROL

Land Titles Office Use Only

The Transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed
-together with any easements created by this transfer;
-subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
-subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: *(volume and folio reference)*

Certificate of Title Volume 10868 Folio 866

Estate and Interest: *(e.g. "all my estate in fee simple")*

All its interest in fee simple

Consideration:

$150,000.00

Transferor: *(full name)*

ORCHARD WAY INVESTMENTS PTY LTD

Transferee: *(full name and address including postcode)*

FULLHAM POST PTY LTD of 466 Swift Street, Albury 2640

Directing Party: *(full name)*

Nil

Creation and/or Reservation and/or Covenant:

Covenant – The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in No AA901 are incorporated in this Transfer.

Continued on **T2 Page 2**

Approval No. 22260311A

ORDER TO REGISTER

Please register and issue title to

Signed Cust. Code:

STAMP DUTY USE ONLY

$4660
on $150,000

Original Land Transfer
Stamped with $4,660.00
Doc ID 2064930, 10 Mar 2006
Victoria Duty, RMK2

T2

OFFICE OF TITLES VICTORIA

THE BACK OF THIS FORM MUST NOT BE USED

Dated: 2 February 2006

Execution and attestation

Executed by **Orchard Way Investments Pty Ltd** by being signed by those persons who are authorised to sign for the company

Director		Secretary	
Full Name	MIKE ALATALO	Full Name	ANTTI KULLERVO ALATALO
Usual Address	RIVERVIEW TERRACE WODONGA	Usual Address	6 HILLTOP COURT WODONGA

Executed by **Fullham Post Pty Ltd** by being signed by those persons who are authorised to sign for the company

Director		Secretary	
Full Name	ANTTI KULLERVO ALATALO	Full Name	ANNIKA MARIA ALATALO
Usual Address	6 HILLTOP COURT WODONGA	Usual Address	45 MEMORIAL DR WODONGA

Approval No. 22260311A

T2 Page 2

AE245426Q
20/03/2006 $462 45

OFFICE OF TITLES VICTORIA

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MEMORANDUM OF COMMON PROVISIONS

Section 91A Transfer of Land Act 1958

AA0901

22/04/2005 $45 MCP

Lodged by:
Name: McHargs Solicitors
Customer Code: 1223 W

DAA0901-1-5

This memorandum (containing 3 page(s)) contains provisions which are intended for inclusion in instruments to be subsequently lodged for registration.

PROVISIONS

COUNTRY CLUB ESTATE STAGE 3 RESTRICTIVE COVENANTS (Version 4)

(Page 1 of 3)

The transferees for themselves, their successors, assigns and transferees, the registered proprietor or proprietors for the time being of the land hereby transferred ("the land") and of every part thereof hereby covenant(s) with the transferor its successors assigns and transferees and as a separate covenant with the registered proprietor or proprietors for the time being of every lot and of every road or street shown on Plan of Subdivision No. PS518071P lodged in the Office of Titles, whether transferred by the transferor before or after the transfer of the land to the intent that the burden of these covenants shall run with and bind the land and every part thereof and that the benefit of these covenants shall be annexed to and run with each and every lot and road or street shown on the said Plan of Subdivision (other than the land) as part of and for the purpose of effectuating a general building scheme affecting the whole of the lots and roads or streets shown on the said Plan of Subdivision, as follows namely:-

1. No building may be erected on the land except one single storey single occupancy dwelling house with the usual and necessary single storey garage carport and/or outbuildings and no buildings so erected may be used for any purpose other than as a single occupancy dwelling house and residential purposes reasonably incidental thereto ("Single occupancy dwelling house" means a detached dwelling the whole of which is designed for occupation as a residence by a family or one or more persons pursuant to a single right of exclusive occupancy and does not include flats, a hostel, a boarding house, home units or similar multiple occupancy residences);

2. The external walls of any buildings erected on the land may not be constructed of any materials other than clay or coloured concrete brick, stone, painted concrete or masonry SAVE THAT the walls of dwellings may be constructed of a composite of materials including timber, fibre cement sheet or glass bricks PROVIDED THAT no less than 80% of the external walls of any such dwellings are constructed of the previously mentioned materials AND SAVE FURTHER THAT where the land does not directly abut Wodonga Country Golf Course, one garden shed not exceeding 10 square metres in area and two metres in height may be constructed of steel or aluminium sheet the external surface of which has permanently bonded to it by factory process an earthy colour;

3. No building may be erected on the land which is not constructed entirely of new materials or which has been wholly or substantially assembled off the land whether as a previously occupied building or otherwise;

THIS MEMORANDUM OF COMMON PROVISIONS IS ATTACHED BY THE REGISTRAR OF TITLES PURSUANT TO SECTION 91(A) OF THE TRANSFER OF LAND ACT 1958.

Assistant Registrar of Titles

22 APR 2005

Approval No. 571007L

MCP

1. The provisions are to be numbered consecutively from number 1.
2. **The back of this form is not to be used.**
3. Further pages may be added but each page should be consecutively numbered.
4. To be used for the inclusion of covenants and easements in mortgages, transfers and

4. No garage or outbuilding may be built on the land or permitted to remain thereon, other than a garden shed which may be permitted by clause 2. -

   a. with wall or roofing materials which are not of the same type or colour as the wall or roofing materials from which the main building on the land is constructed;

   b. with a flat roof (which for the purposes of these covenants means a roof the pitch of which is less than 12 degrees) unless the main building on the land has a flat roof;

5. No main building may be erected on the land the roofed and wholly enclosed floor area of which is less than 150 square metres where the area of the land is less than 750 square metres or in any other case 170 square metres, not including the area of any car accommodation (whether wholly enclosed or not), verandahs, external landings, porches and patios;

6. No building erected on the land may be roofed or clad with any material having a metallic lustre or appearance, or a highly reflective surface which description includes uncoloured or white coloured Zincalume sheet or plain galvanised iron or plain aluminium sheet;

7. No building may be constructed or allowed to remain on the land the service and utility areas (which expression includes kitchens, bathrooms, toilets, laundries, clotheslines, garbage and refuse storage areas, incinerators, storage areas and the like) of which are visible from any abutting street or road.

8. No fence or wall may be erected on any part or any boundary of the land

   a. to separate the land from the Wodonga Country Club golf course unless the same is 1,300mm in height constructed of:

      - treated pine posts at 2,250mm centres, 2100mm in length and 125 to150mm in diameter,
      - with single treated pine rails of 100 to125mm diameter between the tops of the posts and affixed to the tops of the posts by a 250mm long galvanised deck spike (the post tops to be bevelled to accept the rails), and
      - infill between the posts and rails to be galvanised welded mesh panels 2,400mm long by 1,200 high with 50mm by 75mm spaced cross rods stapled to the posts on the golf course side of the boundary,

   and on any other part or boundary of the land:

   b. of steel or aluminium sheet unless each surface of such sheet has had permanently bonded upon it by factory process a colour more or less identical to the Lysaght colour described as "Moss Vale Sand";

c. closer to an abutting street than the distance between that abutting street and the part of the main building on the land which is closest to that abutting street PROVIDED THAT for the purpose of creating a private courtyard, a fence or wall may be constructed, of materials which are the same as the cladding materials of the dwelling erected on the land, of between 1.5 metres and 1.8 metres in height and which may be erected on no more than one half of the length of any boundary of the land which forms the alignment of any abutting street and;

d. which, if visible from public open space, the Wodonga Country Club golf course or any abutting street or road is of a height greater than 1.5 metres, SAVE THAT a fence may be constructed not exceeding 1.8 metres in height which consists of Colorbond panels 1.5 metres in height topped with upper panels 300mm in height made from Colorbond steel lattice;

9. No trade or business or activity of any kind whatsoever which might be offensive or injurious to the amenity of the neighbourhood may be carried out upon any part of the land;

And this Covenant shall appear on the Folio of the Register for the land and shall run with the land.

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 24 October 2025 11:26 AM

PROPERTY DETAILS

Address:	**27 GOLFLINKS AVENUE WEST WODONGA 3690**
Lot and Plan Number:	**Lot 12 PS518071**
Standard Parcel Identifier (SPI):	**12\PS518071**
Local Government Area (Council):	**WODONGA** www.wodonga.vic.gov.au
Council Property Number:	**317369**
Planning Scheme:	**Wodonga** Planning Scheme - Wodonga
Directory Reference:	**Vicroads 652 D7**

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**
Fire Authority:	**Country Fire Authority**

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

PLANNING PROPERTY REPORT

Department of Transport and Planning

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 https://heritage.achris.vic.gov.au/aavQuestion1.aspx

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



PLANNING PROPERTY REPORT

Department of Transport and Planning

Further Planning Information

Planning scheme data last updated on 23 October 2025.

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.vic.gov.au/vicplan/

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

PLANNING PROPERTY REPORT

Department of Transport and Planning

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 Bushfire Prone Areas Water course

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 Victoria 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 Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ 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)

CITY OF WODONGA VIC

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

1/7/2025 - 30/6/2026

FULLHAM POST PTY LTD
C/- PJ MURPHY REAL ESTATE
49 HIGH STREET
WODONGA VIC 3690

034
B000002
C4H1_191

ASSESSMENT NUMBER	617871 9
ISSUE DATE	15/08/2025
DUE DATE	30/09/2025
VALUATION DATE	01/01/2025
CAPITAL IMPROVED VALUE	$770,000
SITE VALUE	$328,000
NET ANNUAL VALUE	$38,500

INTEREST RATE 10 PER CENT SEE REVERSE FOR DETAILS.

Cut-off and retain voucher

20256178711

Cut-off and retain voucher

20256178712

PROPERTY LOCATION AND DESCRIPTION

27 GOLFLINKS AVENUE
WEST WODONGA VIC 3690

LOT 12 PS 518071

Area: 0.0991 Hectares
Title Description: CT-10868/866

Owners: FULLHAM POST PTY LTD

Emergency Services & Volunteers Fund Category: Residential
AVPCC: 110 - Detached Home

PARTICULARS OF RATES AND CHARGES

Rates residential occupied	@ 0.0034817 of 770,000	$2,680.90
Garbage charge 3 bins service		$285.00
Waste management levy		$101.00
State gov. emergency services & volunteers fund	(@ 0.0001730 of 770,000) + $136	$269.20

Payments received to 08/08/2025 are reflected on this notice.

1ST INSTALMENT	2ND INSTALMENT	3RD INSTALMENT	4TH INSTALMENT
$834.10	$834.00	$834.00	$834.00
30/09/2025	01/12/2025	02/03/2026	01/06/2026

BALANCE	$	$3,336.10
1ST INSTALMENT	$	$834.10

CITY OF WODONGA VIC

PLEASE SEE REVERSE OF FORM FOR PAYMENT OPTIONS

BPAY Biller Code: 293241
Ref No.: 617 871 9
BPAY® this payment via Internet or phone banking.

RATEPAYER: FULLHAM POST PTY LTD

PROPERTY: 27 GOLFLINKS AVENUE, WEST WODONGA

RATE ASSESSMENT NO: 617871 9

Post Billpay Billpay Code: 2301
Ref: 6178 719
Pay in-store at Australia Post, online at auspost.com.au/postbillpay, by phone 13 18 16 or via AusPost app

Full Payment *2301 6178719

Instalment Payment *2301 6178719

For emailed notices:
wodonga.enotices.com.au
Reference No: 739003D0ER

Balance	First Instalment 30/09/2025
$3,336.10	$834.10

North East Water

T:1300 361 633
newater.com.au

TAX INVOICE

Date of issue: 8 Sep 2025
Next reading expected:

710495-001 000741(1481) D034 H1
FULLHAM POST PTY LTD
C/O - PJ MURPHY REAL ESTATE
49 HIGH ST
WODONGA VIC 3690

Customer Reference
CON-00059907

Amount due
$131.65

Pay by
6 Oct 2025

Service address: 27 GOLFLINKS AVENUE WEST WODONGA VIC

Opening balance	**$121.42**
Total payments/credits received up to 7 Sep 2025	-$121.42
Balance	**$0.00**
Current charges	
Service charges	$131.65
Total	**$131.65**
Total amount due	**$131.65**
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
Biller Code:0331
Ref. Number:12164627114
*33112164627114

Bpay/Bpay View
Use your bank's telephone or online service
Biller Code:3004
Ref. Number: 12164627117

Centrepay
Call us to set-up Centrepay automatic payments
Ref. Number:12164627114

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