


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	2 Bluegum Court, Bright 3741	
Vendor's name	Harry's Creek Winery Pty Ltd ACN 106 721 911 as trustee for The Shields Family Trust	Date 19/10/18
Vendor's signature		
Purchaser's name		Date / /
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

1. FINANCIAL MATTERS

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

(a) Their amounts are:

Authority	Amount	Interest (if any)
(1) Alpine Shire Council	(1) \$3,508.19	(1)
(2) North East Water	(2) \$514.72	(2)
(3)	(3)	(3)

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

	To	
Other particulars (including dates and times of payments):		

1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of regulations made under 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
Name of responsible authority
Zoning of the land
Name of planning overlay

Alpine Planning Scheme
Alpine Shire Council
Low Density Residential Zone (Ldrz)
Bushfire Management Overlay (Bmo)

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

4.2 Agricultural Chemicals

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

Nil.

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

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

Not Applicable.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

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

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

9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable.

10.2 Staged Subdivision

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

Not Applicable.

10.3 Further Plan of Subdivision

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE CHECKLIST

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

Is attached.

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

Register Search Statement and Plan
Covenant
Alpine Shire rates notice
North East Water Certificate
Planning Property Report and Bushfire Prone Area Report
GST residential withholding - Supplier Notification

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

(04/10/2016)

GST residential withholding - Supplier Notification

This notice contains information to help a purchaser / buyer comply with GST withholding obligations.

To:

Property: 2 Bluegum Court, Bright

Contract date:

Supplier details

Name of supplier: Harry's Creek Winery Pty Ltd as trustee for The Shields Family Trust

ABN:

Business address: 2 Bluegum Court, Bright, VIC 3741

Email address:

Phone number: 0425 854 497

Withholding payment details

Purchaser / buyer must make a GST withholding payment: No Yes

[If yes, the supplier must provide the purchaser/ buyer with this notice within 14 days of the contract date.]

Supplier's proportion of residential withholding payment: \$

[Where there is more than one supplier, provide the above details for each supplier]

Amount purchaser must pay: \$

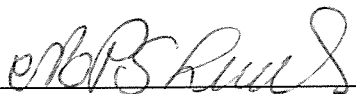
To be paid: AT COMPLETION OR SPECIFIED DATE

Any consideration expressed otherwise than an amount in money? No Yes

If yes, the GST inclusive market value of the non-monetary consideration: \$

Other details:

DATED the day of 2018



Signature of supplier

DATED the 19th day of October 2018

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

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

VOLUME 10442 FOLIO 462

Security no : 124074320212P
Produced 10/10/2018 11:38 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 417815D.
PARENT TITLE Volume 09526 Folio 213
Created by instrument PS417815D 11/05/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
HARRY'S CREEK WINERY PTY LTD of 2 BLUEGUM COURT BRIGHT VIC 3741
AD208249E 28/10/2004

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT W425385Y 24/11/1999

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 PS417815D 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: 2 BLUEGUM COURT BRIGHT VIC 3741

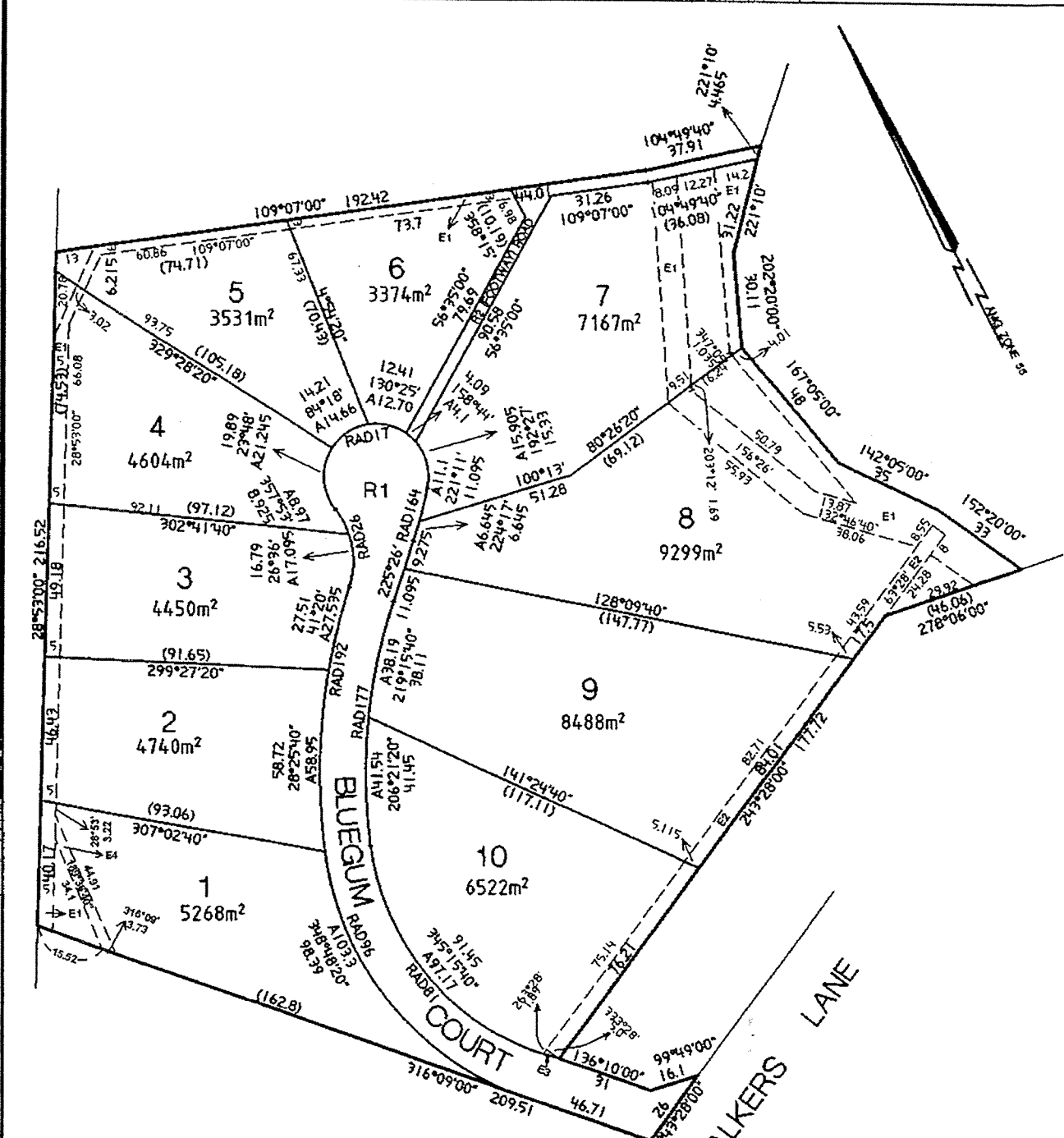
DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

The information supplied by InfoTrack has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State to provide this information.

Delivered by LANDATA®. Land Registry timestamp 19/03/2004 16:32 Page 2 of 3

PLAN OF SUBDIVISION	Stage No.	Plan Number
		PS 417815 D



Douglas Gow & Associates
 Land Surveyors
 609 Olive Street, Albury NSW 2640
 Ph: (02) 6041 2456 Fax: (02) 6041 2986

ORIGINAL	SCALE
SCALE 1:1250	SHEET SIZE A3
	12.5 0 12.5 25 50
	LENGTHS ARE IN METRES

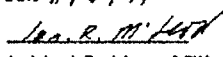
LICRNSED SURVEYOR (PRINT) DOUGLAS JAMES GOW

SIGNATURE _____ DATE 19/10/1998

REF.3761P/21/1/D VERSION D

Sheet 2 of 2 Sheets
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

Delivered by LANDATA®. Land Registry timestamp 19/03/2004 16:32 Page 1 of 3
 © State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The information from the Register of Land is only valid at the time and in the form obtained from the LANDATA® System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

PLAN OF SUBDIVISION		STAGE NO. <hr/>	LTO use only EDITION 2	Plan Number PS 417815 D
Location of Land Parish: POREPUNKAH Township: Section: 7 Crown Allotments: PARTS 8 & 8B Crown Portion: LTO Base Record: DCMB Title References: VOL 9526 FOL 213 Last Plan Reference: LOT 2 LP 120060 Postal Address: WALKERS LANE (at time of subdivision) BRIGHT 3741 AMG Co-ordinates E 494820 ZONE: 55 (of approx. centre of land in plan) N 5 934800		Council Certificate and Endorsement Council Name: ALPINE SHIRE Ref: 98/053 1. This plan is certified under section 8 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 8 03/02/99 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. Council Delegate Council Seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date 26/04/99		
Vesting of Roads and / or Reserves				
Identifier	Council/Body/Person			
ROAD R1,R2	ALPINE SHIRE			
Notations				
Staging This is/is not a staged subdivision Planning Permit No. 98/053 Depth Limitation 9.14 METRES BELOW THE SURFACE OF LAND IN C.A 8 15.24 METRES BELOW THE SURFACE OF LAND IN C.A 8B Survey This plan is/is not based on survey. This survey has been connected to permanent marks no(s). 200,280 in Proclaimed Survey Area No. 35				
Easement Information				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				LTO use only
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E1,E3	DRAINAGE	SEE DAG.	THIS PLAN	ALPINE SHIRE
E1	SEWERAGE	SEE DAG.	THIS PLAN	NORTH EAST REGION WATER AUTHORITY
E2	DRAINAGE & SEWERAGE	0	LP120060	LOTS IN LP 120060
E4	SEWERAGE	SEE DAG.	C/E AC572026Y	NORTH EAST REGION WATER AUTHORITY
				Statement of Compliance/ Exemption Statement Received ✓ Date 5/5/99 LTO use only PLAN REGISTERED Time 2:00 Date 11/5/99  Assistant Registrar of Titles Sheet 1 of 2 Sheets
Douglas Gow & Associates Land Surveyors 609 Olive Street, Albury NSW 2640 Ph: (02) 6041 2456 Fax: (02) 6041 2986			LICENSED SURVEYOR [PRINT] <u>DOUGLAS JAMES GOW</u> SIGNATURE _____ DATE 19/10/1998 REF: 9761P/21/1/D VERSION: D	
			DATE 26/04/99 COUNCIL DELEGATE SIGNATURE Original sheet size A3	

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

PLAN NUMBER
PS417815D

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 1	E4	CREATION OF EASEMENT	AC572026Y	23/01/04		2	PL

TRANSFER OF LAND
 Section 45 Transfer of Land Act 1958



W425385Y
 241199 0922 45 70

T2
 ice

Lodged by:
 Name:
 Phone:
 Address: **ANZ BANK 19B**
 Ref.:
 Customer Code:



MADE AVAILABLE / CHANGE CONTINUED
 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 10442 FOLIO 462

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

ALL OUR ESTATE IN FEE SIMPLE

Consideration:

SEVENTY THOUSAND DOLLARS (\$70,000.00)



DW425385Y-1-7

Transferor: *(full name)*

WALTER WIEGELMANN and HELMUT LINK

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

PETER SCOTT GRAYSON and SHARON KATRINA KRACHT both of Brush Lodge, Mount Hotham, Victoria 3741 as joint proprietors.

Directing Party: *(full name)*

Creation and/or Reservation and/or Covenant:
 SEE ANNEXURE PAGE 2

Continued on T2 Page 2

Approval No. 002926L

ORDER TO REGISTER

Please register and issue title to

T2



Signed

Cust. Code:

STAMP DUTY USE ONLY	
PRIME / COLLATERAL / GENERAL	
UPSTAMPING / TRANSFER / COVENANCE	
Victorian Stamp Duty	AP Number 168
Stamped to \$	70,000.00
Duty Paid \$	1,400.00
Transaction Number	30020343
Date	12/11/19
Signature	[Signature]

THE BACK OF THIS FORM MUST NOT BE USED

AUSDOC Office L71A

Co 291199

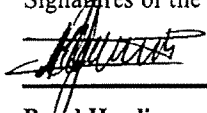

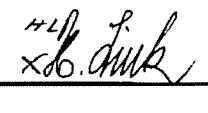


ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1
Victorian Land Titles Office

This is page 2 of Approved Form dated 19/8/99 between
WALTER WIEGELMANN AND HELMUT LINK AND PETER SCOTT GRAYSON
AND SHARON KRACHT
Signatures of the parties

 Sharon Kracht. X  

Panel Heading

AND (the Purchasers) with the intent that the benefit of these covenants shall be attached to and run at law and in equity with the whole of the land in Plan of Subdivision No. 417815D other than the land hereby transferred and that the burden of these covenants shall be annexed to and run at law and in equity with the said land hereby transferred DO HEREBY for themselves and their transferees, executors, administrators and assignees and as separate covenants COVENANT with the Vendors and other the registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision or any part of parts thereof other than the land hereby transferred (the land hereby transferred is hereinafter referred to as "the said land") that the said (Purchasers) shall not on or in respect of the said land:-

- (i) build, construct or erect or cause to be built, constructed, or erected on the said land hereby transferred (hereinafter referred to as "the said land") or any part thereof any building other than one private single dwelling house having an area of not less than 130 square metres comprised within the outer walls thereof (such area to be calculated by excluding the area of carport, garage, terraces, pergola or verandah) together with the usual garage and outbuildings.
- (ii) build or allow to be built on the said land any buildings which are not constructed entirely from new materials conforming to the Victorian Building Regulations nor move onto the said land any building which has previously been wholly or partly completed nor any part thereof.
- (iii) erect or cause to be erected on the said land any dwelling having its outer walls manufactured or constructed from materials other than brick, brick veneer, stone, new timber or whole logs and its roof constructed of tiles, slate or colorbonded material.
- (iv) use or permit the said land or any part thereof to be used for carrying on any noxious or offensive trade or any business which involves the storing and garaging or use of plant, vehicles, or materials on the said land or the maintenance of livestock or poultry for commercial purposes or for mining operations or excavation of sand and/or other materials.
- (v) use any garage, barn, shed or other outbuildings or motor trailer, caravan, tent or other moveable accommodation or room on the said land for living or residential purposes.
- (vi) keep or allow to be kept on the land more than two dogs.
- (vii) subdivide or cause to be subdivided the said land.
- (viii) erect or cause to be erected any board, hoarding or other form of advertisement upon the said land or any part thereof other than a sign advertising the intent to sell the lot hereby transferred by private sale or auction.

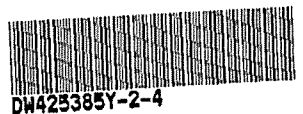
Approval No. 571967L

A1



1. If there is insufficient space to accommodate the required information in a panel of the approved Form insert the words "See Annexure Page 2" (or as the case may be) on the Annexure Page under the appropriate panel heading. **PAGE IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, original Annexure Page to be attached to each.
3. The Annexure Pages must be properly identified on the Form to which it is annexed.
4. All pages must be attached together by being stapled.

W425385Y
241199 0922 45 70

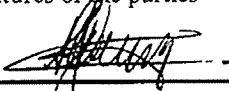


ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1
Victorian Land Titles Office

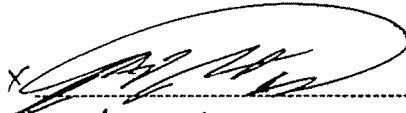
This is page 3 of *Approved Form* dated 19/8/99 between
WALTER WIEGELMANN AND HELMUT LINK AND PETER SCOTT GRAYSON
AND SHARON KATRINA KRACHT
Signatures of the parties



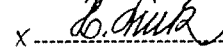
Sharon Kracht.

Panel Heading

SIGNED by the Transferors in the State of Victoria)
in the presence of:)
-----)
----- Witness)

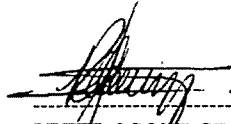
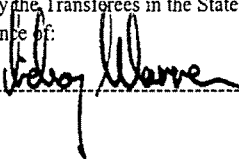


WALTER WIEGELMANN



HELMUT LINK

SIGNED by the Transferees in the State of Victoria)
in the presence of:)
-----)
----- Witness)



PETER SCOTT GRAYSON

Sharon Kracht.

SHARON KATRINA KRACHT

Approval No. 571967L

A1



1. If there is insufficient space to accommodate the require *Form* insert the words "See Annexure Page 2" (or as the on the Annexure Page under the appropriate panel head **PAGE IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, orig
3. The Annexure Pages must be properly identifi *Form* to which it is annexed.
4. All pages must be attached together by being sta

W425385Y
241199 0922 45 70

proved
mation
XURE



DW425385Y-3-1



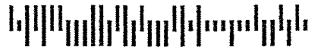
Rates and valuation notice

Tax invoice issued on 25 July 2018
ABN 14 821 390 281

Enquiries?

(03) 5755 0555

info@alpineshire.vic.gov.au
www.alpineshire.vic.gov.au



034-3741 (3941)

HARRY'S CREEK WINERY
ATF THE SHIELDS FAMILY TRUST
PO BOX 28
BRIGHT VIC 3741

Property Number
7468

Outstanding Balance
\$0.00



This Instalment
\$877.19



Total Due
\$877.19
Due 30 September 2018

Your account

Charges from 1 July 2018 to 30 June 2019

General Rate (non Farming or Comm/Ind)	0.004424	\$2,964.08
Waste Charge - 80L weekly		\$217.71
Waste Management Charge		\$89.20
Recycle Charge - 240L fortnightly		\$89.34
Residential Fire Services Fixed Charge		\$109.00
Residential Fire Services Levy Variable	0.000058	\$38.86
Pension Rebate		\$0.00
Balance		\$3,508.19

Your property

Address: 2 BLUEGUM COURT BRIGHT VIC 3741
Capital Improved Value: \$670,000
Site Value: \$314,000
Net Annual Value: \$33,500
Valuation at: 1 January 2018
Valuation effective from: 1 July 2018
Description: LOT 1 SEC 7 PS 417815

AVPCC FOR FSPL: 110.3 Detached Home (existing)

Instalment 1 \$877.19 30/09/2018	+	Instalment 2 \$877.00 30/11/2018	+	Instalment 3 \$877.00 28/02/2019	+	Instalment 4 \$877.00 31/05/2019	=	Balance \$3,508.19
---	---	---	---	---	---	---	---	------------------------------

How to pay

Bill Code: 10397
Ref: 74688

BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 74688

Biller code: 10397
Ref: 74688
PHONE 1300 276 468

© Registered to
Commonwealth Bank of Australia
ABN 48 123 123 124

Payment by the internet:
Pay over the internet at
Visit www.alpineshire.vic.gov.au/paymyrates
Payment can be made by Visa or Mastercard.

Post Billpay Pay in person at any Post Office with eftpos, cash or cheque (no credit card sorry)

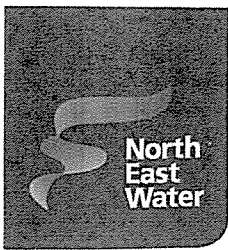
Council office: Pay with eftpos, Visa, MasterCard, cash or cheque at any branch of the Alpine Shire

Mail: Detach and return this section with a cheque to:
PO Box 139 Bright VIC 3741



*494 245340377 74685

Property number: 7468



North East Region Water Corporation ABN 97 364 605 415

North East Water

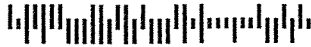
83 Thomas Mitchell Drive
Wodonga VIC 3690
(PO Box 863, Wodonga 3689)

Account Enquiries: 1300 361 633
General Enquiries: 1300 361 622
Emergencies 24 hours: 1300 361 644
Fax: 02 6024 7454
Email: info@newater.com.au
Website: www.newater.com.au

TAX INVOICE

*INDICATES TAXABLE SUPPLY

Consumer Number **12158915137**



HARRY'S CREEK WINERY
PO BOX 28
BRIGHT VIC 3741



034
1000423
R1_905

Total Due \$137.14

Due Date 27/09/2018

Approx. Next Reading 30/11/2018

Account Summary

QUARTERLY ACCOUNT ISSUED 30/08/2018

Service Address: 2 BLUE GUM COURT BRIGHT VIC

SERVICE CHARGES FROM 2/06/2018 TO 30/08/2018

Water Service Charge 20mm Bright (29 days @ 60.97c)	\$17.68
Water Service Charge 20mm Bright (61 days @ 62.41c)	\$38.07
Sewerage Service Charge Bright (29 days @ 76.81c)	\$22.27
Sewerage Service Charge Bright (61 days @ 78.61c)	\$47.95

VOLUME CHARGES FROM 2/06/2018 TO 30/08/2018

Water Usage Bright (2kL @ 220.28 c/kL)	\$4.41
Water Usage Bright (3kL @ 225.47 c/kL)	\$6.76

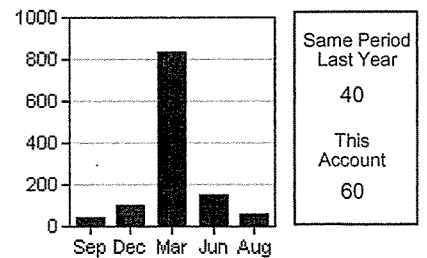
TOTAL \$137.14

Payment Summary

Last Account	\$135.28
Paid / Adjusted	\$-135.28
Balance	\$0.00
Total This Account	\$137.14
Amount Due	\$137.14
Total Includes GST	\$0.00

Compare your usage

Your average daily usage in litres



1,000 Litres = 1 Kilolitre

Average usage cost in current period
\$0.12 per day.

If paying in person please keep account intact



For emailed notices:
newater.enotices.com.au
Reference No: 120C427BFZ



*331 12158915137

Payment Slip

Consumer Number **12158915137**

Total Due \$137.14

Due Date 27/09/2018

You can have your water account delivered to any device or computer. All you need to do is register via our website and your next bill will be sent to your nominated email address.

To claim an automatic Pension or Concession Rebate, please call 1300 361 633 - see reverse for details

North East Water is pleased to help you in any matter regarding our services. If you have concerns please call us on 1300 361 633. In the unlikely event that we have not resolved your matter in the first instance you may choose to contact our Customer Service Manager on 1300 361 633. If you believe we are still unable to resolve an issue, the Energy and Water Ombudsman (Victoria) Limited is also available to assist on freecall 1800 500 509.

NORTH EAST WATER

PO Box 863
WODONGA Vic 3689
Local Call 1300 361 633

WATER INFORMATION STATEMENT

Consumer No.: 1215891513
Certificate No.: 147360
Date Issued: 15/10/2018
Your reference: TDM:CB:182569

TONER & MAY LEGAL PTY LTD
PO BOX 671
MYRTLEFORD VIC 3737

Property location : 2 BLUE GUM COURT, BRIGHT VIC 3741
Title details: L1 PS417815D
Owner (as per our records): HARRY'S CREEK WINERY
Purchaser: UNKNOWN

STATEMENT OF CHARGES to 15/10/2018

Previously Invoiced to 30/08/2018	\$0.00
Charges for the period 31/08/2018 to 15/10/2018	
Water Usage Bright 5 kls @ 225.47 c/kl	\$11.27
Water Service Charge 20mm Bright 46 days @ 62.41c x 1	\$28.71
Sewerage Service Charge Bright 46 days @ 78.61c x 1	\$36.16

TOTAL DUE \$76.14

METER READING DETAILS

(Estimated reading* – If an accurate reading is required please apply for a Special meter reading)

*based on the previous year(s) reads for the corresponding period to the settlement date supplied

Meter No	Previous Reading	Current Reading	Consumption
00W252386	30 August 2018 03456	15 October 2018 03461	5 kL

ENCUMBRANCE DETAILS

2 BLUE GUM COURT, BRIGHT VIC 3741

Please note that any items of interest affecting the property are listed below
(No comments indicates no known encumbrances).

1. A water main and/or a sewer main traverses the property. Consent is required for any structure or filling within one metre of a North East Water asset.
2. A sewer access point is on the property. No structure or filling is permitted within one metre of a North East Water access point.
3. Assessed by: - TB

This statement has been prepared in accordance with Sec 158 Water Act 1989, and includes all amounts outstanding, and all known applicable encumbrances, orders etc on the property.

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



Debbie MacKinlay
Manager Customer Service

Please contact North East Water, prior to settlement, for an update on charges.

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



Billor Code: 3004
BPAY Ref. No: 12158915130



Planning Property Report

From www.planning.vic.gov.au on 10 October 2018 11:43 AM

Address: 2 BLUEGUM COURT BRIGHT 3741

Lot / Plan: Lot 1 PS417815

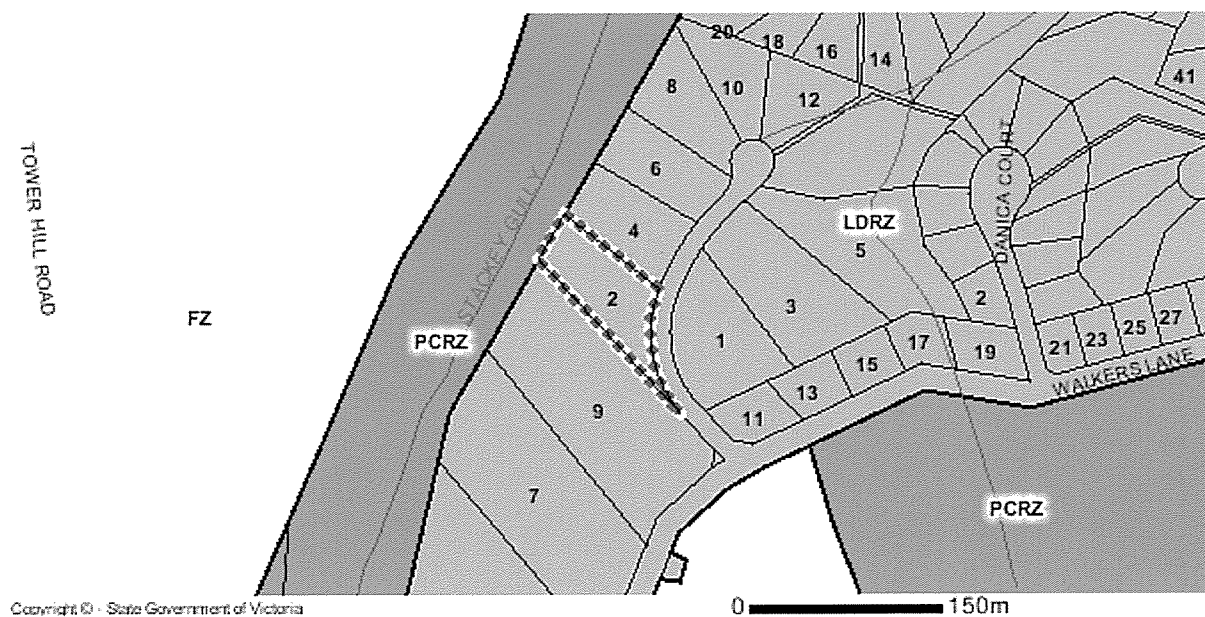
Local Government (Council): ALPINE **Council Property Number:** 7468

Directory Reference: VicRoads 661 L4

Planning Zone


















































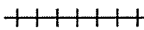
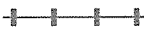


LOW DENSITY RESIDENTIAL ZONE (LDRZ)

SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE (LDRZ)



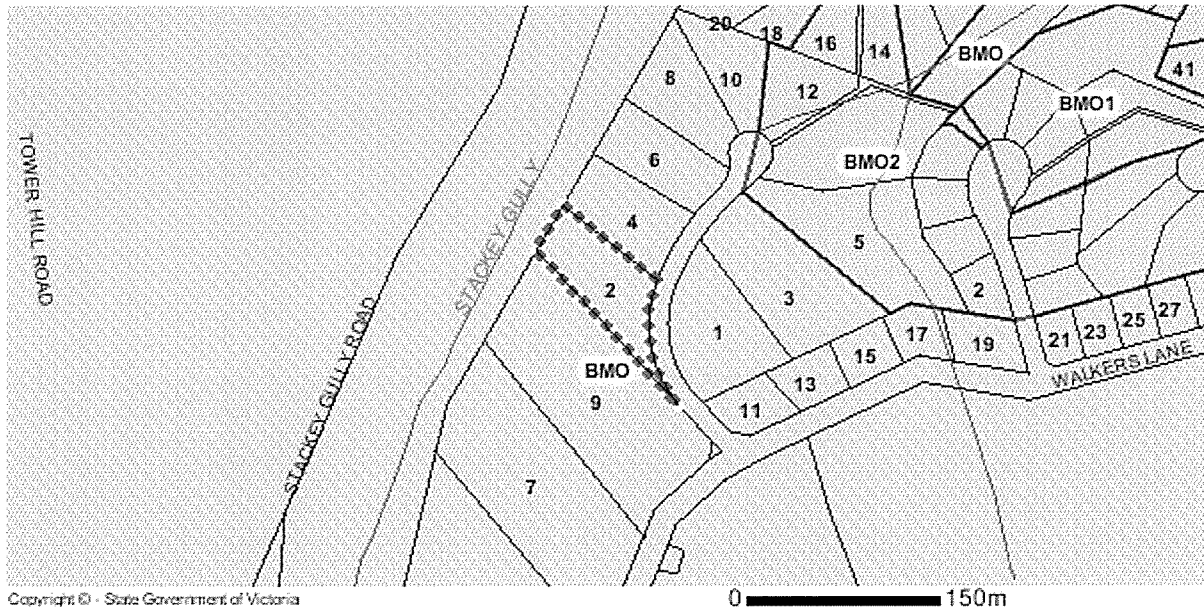
Note: labels for zones may appear outside the zone boundary - please compare the labels with the legend.

Zones Legend

	ACZ - Activity Centre		IN1Z - Industrial 1		R1Z - General Residential
	B1Z - Commercial 1		IN2Z - Industrial 2		R2Z - General Residential
	B2Z - Commercial 1		IN3Z - Industrial 3		R3Z - General Residential
	B3Z - Commercial 2		LDRZ - Low Density Residential		RAZ - Rural Activity
	B4Z - Commercial 2		MUZ - Mixed Use		RCZ - Rural Conservation
	B5Z - Commercial 1		NRZ - Neighbourhood Residential		RDZ1 - Road - Category 1
	C1Z - Commercial 1		PCRZ - Public Conservation & Resource		RDZ2 - Road - Category 2
	C2Z - Commercial 2		PDZ - Priority Development		RGZ - Residential Growth
	CA - Commonwealth Land		PPRZ - Public Park & Recreation		RLZ - Rural Living
	CCZ - Capital City		PUZ1 - Public Use - Service & Utility		RUZ - Rural
	CDZ - Comprehensive Development		PUZ2 - Public Use - Education		SUZ - Special Use
	DZ - Dockland		PUZ3 - Public Use - Health Community		TZ - Township
	ERZ - Environmental Rural		PUZ4 - Public Use - Transport		UFZ - Urban Floodway
	FZ - Farming		PUZ5 - Public Use - Cemetery/Crematorium		UGZ - Urban Growth
	GRZ - General Residential		PUZ6 - Public Use - Local Government		Urban Growth Boundary
	GWAZ - Green Wedge A		PUZ7 - Public Use - Other Public Use		
	GWZ - Green Wedge		PZ - Port		
	Railway		Tram		River, stream
					Lake, waterbody

Planning Overlay

BUSHFIRE MANAGEMENT OVERLAY (BMO)



Overlays Legend

AEO - Airport Environs	IPD - Incorporated Plan
BMO - Bushfire Management	LSID - Land Subject to Inundation
CLPO - City Link Project	MAEO1 - Melbourne Airport Environs 1
DCPO - Development Contributions Plan	MAEO2 - Melbourne Airport Environs 2
DDO - Design & Development	NCO - Neighbourhood Character
DDOPT - Design & Development Part	PO - Parking
DPD - Development Plan	PAD - Public Acquisition
EAO - Environmental Audit	RO - Restructure
EMO - Erosion Management	RCO - Road Closure
ESO - Environmental Significance	SBO - Special Building
FD - Floodway	SLO - Significant Landscape
HO - Heritage	SMD - Salinity Management
ICPD - Infrastructure Contributions Plan	SRO - State Resource
Railway	VPO - Vegetation Protection
Tram	River, stream
Lake, waterbody	

Note: due to overlaps some colours may not match those in the legend.

Further Planning Information

Planning scheme data last updated on 26 September 2018.

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, local, particular and general provisions of the local planning scheme that may affect the use of the land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the Planning & Environment Act 1987.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a **Planning Certificate** go to [Titles and Property Certificates](#)

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 [Planning Maps Online](#)

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

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 2007, 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 2007, '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.

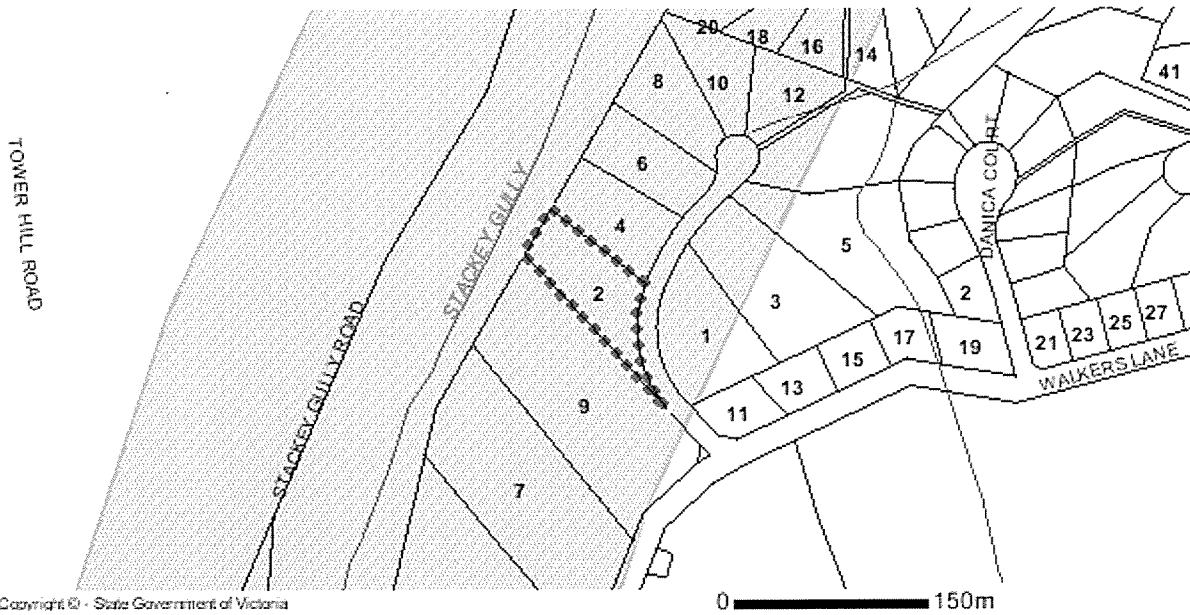
One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

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.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2007, can also be found here -

<https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>



Aboriginal Cultural Heritage Sensitivity Aboriginal Cultural Heritage Sensitivity Selected Land

Railway Tram River, stream Lake, waterbody

Copyright © - State Government of Victoria

Disclaimer : This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer



Bushfire Prone Area Report

From www.planning.vic.gov.au on 10 October 2018 11:43 AM

Address: 2 BLUEGUM COURT BRIGHT 3741

Lot / Plan: Lot 1 PS417815

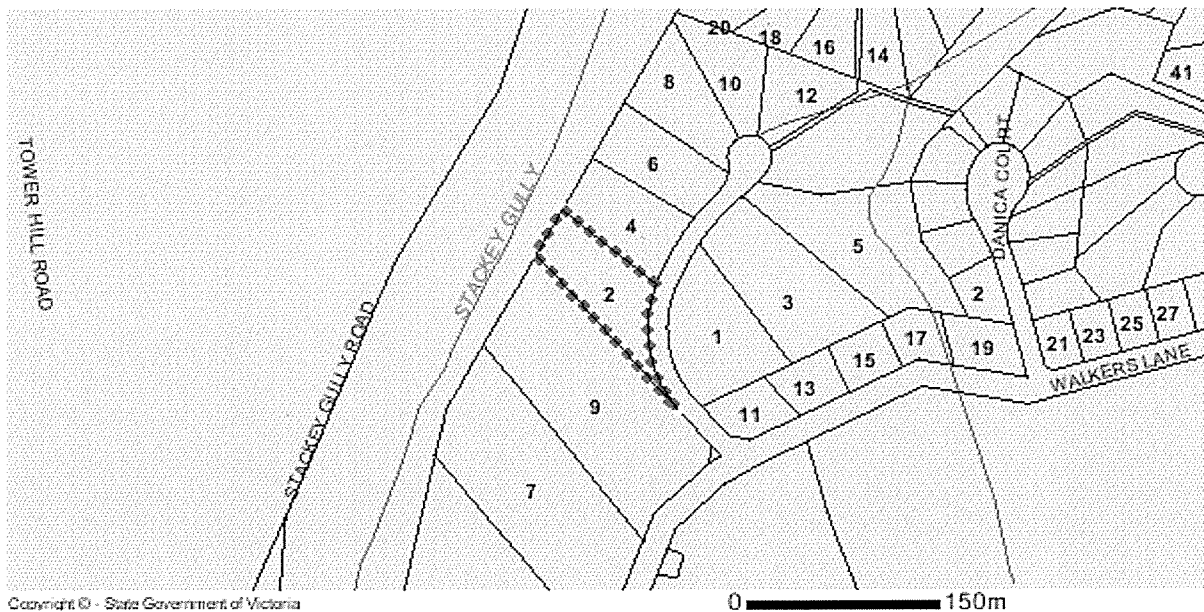
Local Government (Council): ALPINE **Council Property Number:** 7468

Directory Reference: VicRoads 661 L4

This property is in a designated bushfire prone area.

Special bushfire construction requirements apply. Planning provisions may apply.

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend

+++++	Railway		Tram	-----	River, stream	▨	Bushfire Prone Area	▭	Selected Land
				-----	Lake, waterbody				

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011,

as amended by gazette notices on 25 October 2012, 8 August 2013, 30 December 2013, 3 June 2014, 22 October 2014,

29 August 2015, 21 April 2016, 18 October 2016, 2 June 2017, 6 November 2017 and 16 May 2018.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed via the Bushfire Prone Areas Map Service at <http://services.land.vic.gov.au/maps/bushfire.jsp> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas in Victoria visit [Planning Schemes Online](#)

For Planning Scheme provisions for this property return to the GetReports list and select the Planning Property Report

Copyright © - State Government of Victoria

Disclaimer : This content is based on information provided by local government and other sources and is provided for information purposes only. The Victorian Government makes no claim as to the accuracy or authenticity of the content and does not accept any liability to any person for the information provided. Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer



Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32(2)(dc) of the Sale of Land 1962 (Vic).

DATED

2018

HARRY'S CREEK WINERY PTY LTD ACN 106 721 911 AS TRUSTEE FOR THE SHIELDS FAMILY TRUST

VENDORS STATEMENT

Property: 2 Bluegum Court, Bright 3741

Toner and May Legal
Solicitors
Shop 2, 1A Camp Street
BRIGHT VIC 3741
Tel: 03 5750 1819
Fax: 03 5755 1587
Ref: TDM:CB:182569