

PROPERTY INQUIRY APPLICATION FORM

IMPORTANT – If more than one certificate is required, complete and forward one form for each certificate to relevant authorities in accordance with the Property Inquiry Information Sheet

REFERENCE	CODE	OFFICE USE ONLY APPLICATION NO.
MUNICIPAL PROPERTY NUMBER AS APPEARING ON CERTIFICATE / ADVICE REQUESTED		

TO: **GANNAWARRA SHIRE COUNCIL**
PO BOX 287
KERANG VIC 3579

CERTIFICATE / ADVICE REQUESTED

FEE ENCLOSED \$

NOTE: GENERALLY REPLIES WILL BE MAILED TO APPLICANT'S ADDRESS.

Surname Other Names Address	VENDOR RE:	PURCHASE TO:
	REGISTERED PROPRIETOR IF NOT THE VENDOR:	VENDOR'S SOLICITOR
Surname Other Names Address		

NAME AND ADDRESS OF APPLICANT:	OUR REFERENCE:	
	TOTAL SALE PRICE:	DATE REQUIRED:
	AUCTION / SETTLEMENT DATE:	
	PHONE:	
	FAX:	

DESCRIPTION OF LAND - **BE PRECISE – INSUFFICIENT INFORMATION WILL RESULT IN RETURN OF APPLICATION.**
LOCALITY PLAN (COPY OF THE TITLE OR SKETCH) SHOWING DIMENSIONS OF WHOLE PROPERTY AND DISTANCE FROM NEAREST STREET INTERSECTION MUST BE ATTACHED TO EACH FORM

FLAT/UNIT NO:	STREET NO:	STREET / ROAD NAME:		MUNICIPALITY: GANNAWARRA SHIRE	
LOT NO:	PLAN NO:	C.A. NO:	C.P. NO:	SECTION:	PARISH:
TOWN OR SUBURB:		POSTCODE:	VOLUME:	FOLIO:	
FRONTAGE:		DEPTH:	AREA: <small>Acres / Hectares</small>		
STATE WHETHER VACANT LAND OR NATURE OF BUILDING (EG. DWELLING, FACTORY):			NAME OF DIRECTORY:		MAP REFERENCE:
FOR OFFICE USE ONLY					
					N
					B
					RP
					D
					R

PROPERTY INQUIRY APPLICATION FORM INFORMATION

Certificate Costs

Land Information	\$26.30
Planning	\$18.20
Building	\$46.45
Flood	\$30.00

Land Information Certificate

Planning Certificate

Planning certificates are official documents issued under the authority of the Planning and Environment Act. They are mainly used to satisfy the requirements of the Sale of Land Act 1962, under which the vendor of a property is required to provide details of the land zoning, and any overlay controls or exhibited proposed amendments to the planning scheme.

Planning certificates **do not** show the locations of zone boundaries and additional site specific controls that may apply. It is therefore important to check the planning scheme ordinance and contact the relevant Victorian Local Government regarding planning provisions and controls.

When applying for a planning certificate in person, by mail or by fax, you must use the standard application form on the reverse side.

Applications for planning certificates are to be sent to the Gannawarra Shire Council, PO Box 287 Kerang Vic 3579. The application form must be accompanied with payment and a copy of the certificate of title or a diagram of the land showing dimensions of the whole of the property.

Flood Certificate

There are three typical situations where flood information may be required:

- a prospective developer seeking to determine development constraints and council requirements;
- existing home owners or prospective purchasers who need to increase their awareness of the flood risks and consequently their preparedness; or
- existing home owners or prospective purchasers wishing to determine the development potential and value of a property.

Flood level details only. Councils are only required to advise applicants about flood policies not flood levels nor other details. When a flood height is given, the information has been supplied to Council and should only be used as a guide to the effect of flooding in the vicinity of the property.

PLEASE NOTE: NO OTHER INFORMATION IS PROVIDED
NO LIABILITY IS ACCEPTED FOR THIS INFORMATION

Building Certificate

A Building Approval Certificate will show you any building works, which have taken place at a particular property over the past ten years, including Certificates of Occupancy and / or Certificate of Final Inspection. Other details included on the certificate are : if the property is liable to flooding (no zone, overlay or flood height details are given), likely to be subject to termite infestation, bush fire prone and subject to significant snow falls. The certificate will also give details of any current notice, order or certificate issued under the Building Regulations 1994, the Building Act and / or the Building Control Act 1981 or the Victorian Building Regulations 1983.