
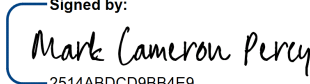


Vendor Statement

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	80 Considine Drive, Yinnar South 3869	
Vendor's name	Natasha Percy	Date 28/6/2024
Vendor's signature	<div>Signed by:  EEC5193213CE477</div>	
Vendor's name	Mark Cameron Percy	Date 28/6/2024
Vendor's signature	<div>Signed by:  2514ABDCD9BB4E9</div>	
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)

All outgoings will be adjusted between the parties at the time of settlement. Services may be disconnected at or prior to settlement. Purchaser will be responsible for any reconnection fees which may be incurred.

(a) Are contained in the attached certificate/s.

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 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

Attached is a certificate with the required specified information.

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):

Are contained in the attached certificate.

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 checked="" type="checkbox"/>	Telephone services <input 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 2000m²; (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)

1. GST Withholding – Supplier Notification
2. Register Search Statement Volume 11049 Folio 341
3. Copy Plan LP202575L
4. Covenant M279413G
5. Property & Planning Reports
6. Building Permit – car port
7. Final Inspection – car port
8. Copy Council Rate Notice - Latrobe City Council
9. Copy Water Rates Notice – Gippsland Water
10. State Revenue Office: Land Tax Certificate
11. Due Diligence Checklist

GST WITHHOLDING – SUPPLIER NOTIFICATION

This notice contains information to assist a purchaser comply with its GST Withholding obligations.

To : The Purchaser
 Property : Lot 9 Plan PS202575L being Volume 11049 Folio 341
 80 Considine Drive, Yinnar South
 From : Natasha Percy and Mark Cameron Percy
 Of : 372 Glendonald Road, Hazelwood South, VIC 3840 and 80 Considine Drive, Yinnar South, VIC
 3869

Select

☒ **PART ONE**

1. The purchaser is given notice it is not required to make a GST Withholding Payment at Settlement of the property as:
- (a) the Vendor is not registered or required to be registered for GST; and/or
 - (b) the property comprises existing residential premises.

☐ **PART TWO**

(complete only if the property comprises *new residential or potential new residential land*. If this applies please seek confirmatory advice from your accountant)

2. The purchaser is given notice that it is required to make a GST Withholding Payment at Settlement of the property as the Vendor is registered for GST and the property comprises new residential or potential new residential land.

GST WITHHOLDING PAYMENT DETAILS (where applicable)

Supplier's Name :	Natasha Percy and Mark Cameron Percy
ABN :	
Amount to be withheld :	\$ (and being 7% of the consideration where the supply is made under the margin scheme or 1/11 otherwise)
Due	At Settlement (unless terms contract)

Signed by or on behalf of the Vendor

Signed by:

Natasha Percy

Signed by:

Mark Cameron Percy

FFC5193213CF477..

2514ABDCD9BB4E9..

Natasha Percy and Mark Cameron Percy

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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 11049 FOLIO 341

Security no : 124116108399W

Produced 25/06/2024 01:45 PM

LAND DESCRIPTION

Lot 9 on Plan of Subdivision 202575L.
PARENT TITLE Volume 09672 Folio 392
Created by instrument AF594356B 18/01/2008

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
MARK CAMERON PERCY
NATASHA PERCY both of 80 CONSIDINE DRIVE YINNAR SOUTH VIC 3869
AN168965H 11/10/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN168966F 11/10/2016
COMMONWEALTH BANK OF AUSTRALIA

COVENANT (as to whole or part of the land) in instrument M279413G 20/05/1986

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

DIAGRAM LOCATION

SEE LP202575L 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: 80 CONSIDINE DRIVE YINNAR SOUTH VIC 3869

ADMINISTRATIVE NOTICES

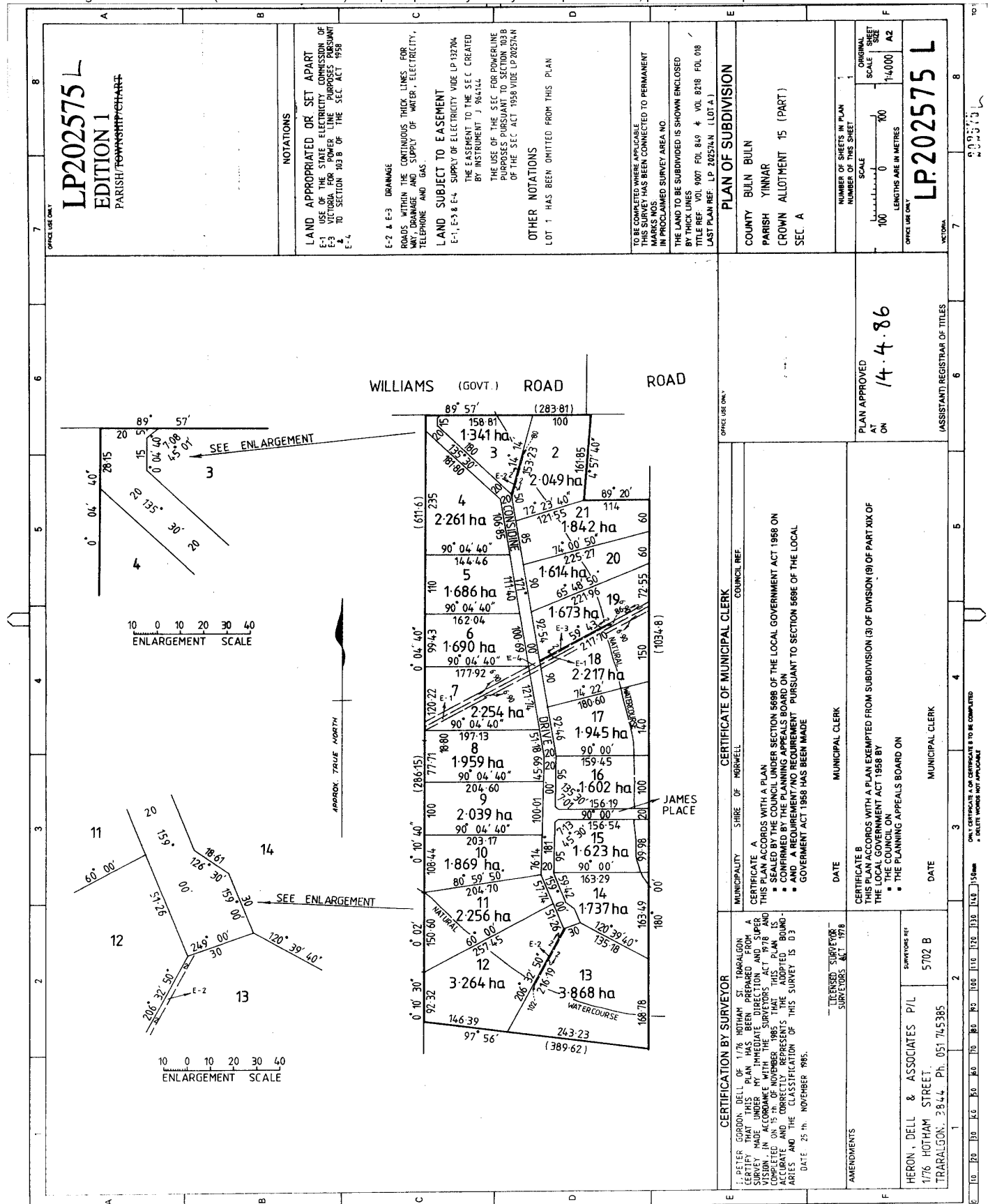
NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/10/2016

DOCUMENT END

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Document Type	Instrument
Document Identification	M279413G
Number of Pages (excluding this cover sheet)	4
Document Assembled	25/06/2024 13:47

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Titles Office Use Only

REGD

200586 0916 45 37 M279413G

Lodged at the Titles Office by

DAVINE K. & SONS

Code 0269B

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein.

(Notes 1-4)

Land

(Note 5)

Lot 9 on Plan of Subdivision No. LP202575L and being part of the land contained in ~~Certificate of Title Volume 9007 Folio 849~~ and Certificate of Title Volume 8218 Folio 018

now whole of 9 672/392

Consideration

\$37,000-00

AMENDED

11 JUL 1986

With consent of solicitor for

(Note 6)

Transferor

RAYMOND QUIGLEY ~~and VALERIE MARGARET QUIGLEY~~

(Note 7)

Transferee

(Note 8)

~~NEIL McPHERSON LEYS of~~
~~Childers Road, Trafalgar~~

STAMP DUTY VICTORIA

3 TRANSFER DUTY

4 15 MAY 2004

RECEIPT# 41753 11A

\$0000000721 50

Estate and Interest

(Note 9)

"All my estate and interest in the fee simple"

Directing Party

(Note 10)

Comptroller of Stamps Use Only

Creation (or Reservation) of Easement
and/or
Covenant

(Notes 11-12)

See overleaf



DM279413G-1-7

T2

Office Use Only



A memorandum of the within instrument
has been entered in the Register Book



Approval No. T2/1



Natural Resources and Environment

AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

INTENTIONALLY

BLANK

"AND the Transferees with the intent that the benefit of this covenant shall be attached to and run at law and in equity with the whole of the land comprised in the Plan of Subdivision of which this allotment forms part (other than the land hereby sold) and each and every part thereof and that the burden of this covenant shall be attached to and run at law and in equity with the land hereby sold and each and every part thereof and be set out as an encumbrance at the foot of the relevant Certificate of Title HEREBY COVENANT with the Transferors its successors and transferees and other registered proprietors for the time being of the whole of the land and each and every part thereof (other than the land hereby sold) that the Transferee will not erect or cause to be erected upon the land any buildings, structure or fence consisting wholly or partly of secondhand materials.

Date 8th May 1986.

(Note 13)

Execution and Attestation.

(Note 14)

SIGNED by the said RAYMOND)

QUIGLEY and VALERIE MARGARET)

QUIGLEY in the presence of:)

WITNESS: P.A. Quigley

R Quigley

T. M. Quigley

SIGNED by the said NEIL)

McPHERSON LEYS in the)

presence of:)

WITNESS: C. Davis

T. M. Leys



DM279413G-2-4

NOTES

1. This form must be used for any transfer by the registered proprietor—
 - (a) of other than the whole of an estate and interest in fee simple
 - (b) by direction
 - (c) in which an easement is created or reserved
 - (d) which contains a restrictive covenant or a covenant created pursuant to statute.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use an annexure sheet (Form A1) or (if there is space available) enter the information under the appropriate heading after any creation or reservation of easement or covenant. Insert only the words “See Annexure A” (or as the case may be) or “See overleaf” in the panel as appropriate.
 Multiple annexures may appear on the same annexure sheet but each must be correctly headed.
 All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed hereon or on an annexure sheet (Form A1).
6. Set out the amount (in figures) or the nature of the consideration. If the transfer is by direction show the various considerations
 e.g. \$ paid by B to A
 \$ paid by C to B
 In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ which includes the amount owing under mortgage No.
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. Set out “All my estate and interest in the fee simple” (or other as the case may be).
10. If the transfer is by direction give the full name of any directing party and show the various considerations under the consideration heading.
11. Set out any easement being created or reserved and define the dominant and servient tenements.
12. Set out full details of any covenant and define the covenantee and the land to bear the burden and to take the benefit of the covenant.
13. The transfer must be dated.
14. If an executing party is a natural person execution should read “Signed by the transferor (transferee, directing party) in the presence of”. The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

PROPERTY REPORT

From www.land.vic.gov.au at 25 June 2024 01:49 PM

PROPERTY DETAILS

Address: **80 CONSIDINE DRIVE YINNAR SOUTH 3869**

Lot and Plan Number: **Lot 9 LP202575**

Standard Parcel Identifier (SPI): **9\LP202575**

Local Government Area (Council): **LATROBE**

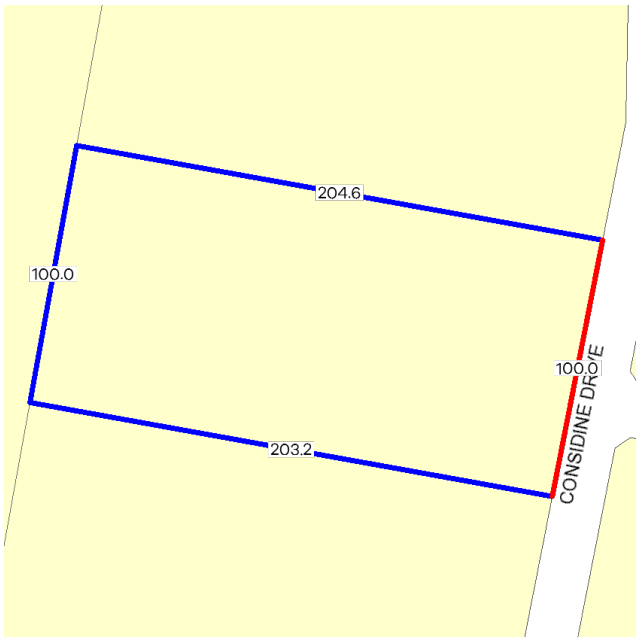
Council Property Number: **20196**

Directory Reference: **Vicroads 97 G7**

www.latrobe.vic.gov.au

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 20394 sq. m (2.04 ha)

Perimeter: 608 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Gippsland Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **GIPPSLAND SOUTH**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

PROPERTY REPORT



Energy,
Environment
and Climate Action

Area Map



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 25 June 2024 01:49 PM

PROPERTY DETAILS

Address: 80 CONSIDINE DRIVE YINNAR SOUTH 3869
Lot and Plan Number: Lot 9 LP202575
Standard Parcel Identifier (SPI): 9\LP202575
Local Government Area (Council): LATROBE
Council Property Number: 20196
Planning Scheme: Latrobe
Directory Reference: Vicroads 97 G7

www.latrobe.vic.gov.au

Planning Scheme - Latrobe

UTILITIES

Rural Water Corporation: Southern Rural Water
Urban Water Corporation: Gippsland Water
Melbourne Water: Outside drainage boundary
Power Distributor: AUSNET

STATE ELECTORATES

Legislative Council: EASTERN VICTORIA
Legislative Assembly: GIPPSLAND SOUTH

OTHER

Registered Aboriginal Party: Gunaikurnai Land and Waters
Aboriginal Corporation

View location in VicPlan

Planning Zones

RURAL LIVING ZONE (RLZ)
RURAL LIVING ZONE - SCHEDULE 1 (RLZ1)



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

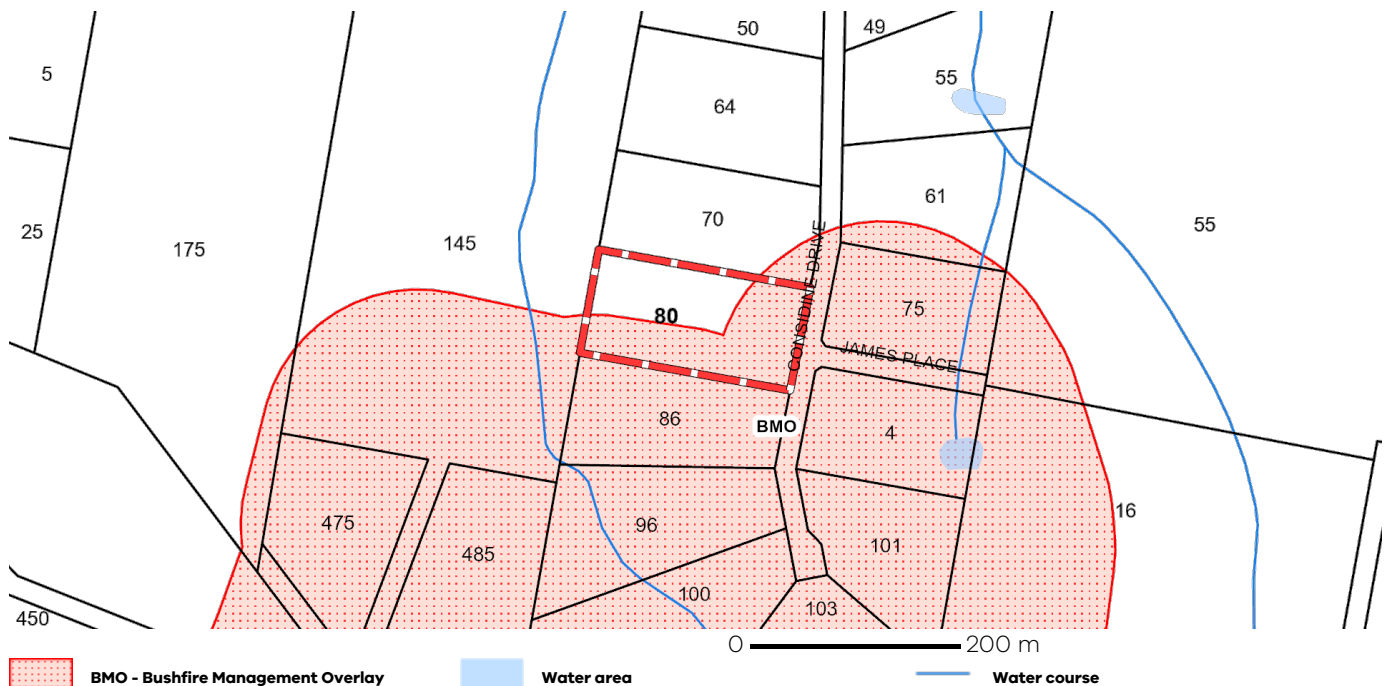
PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Planning Overlays

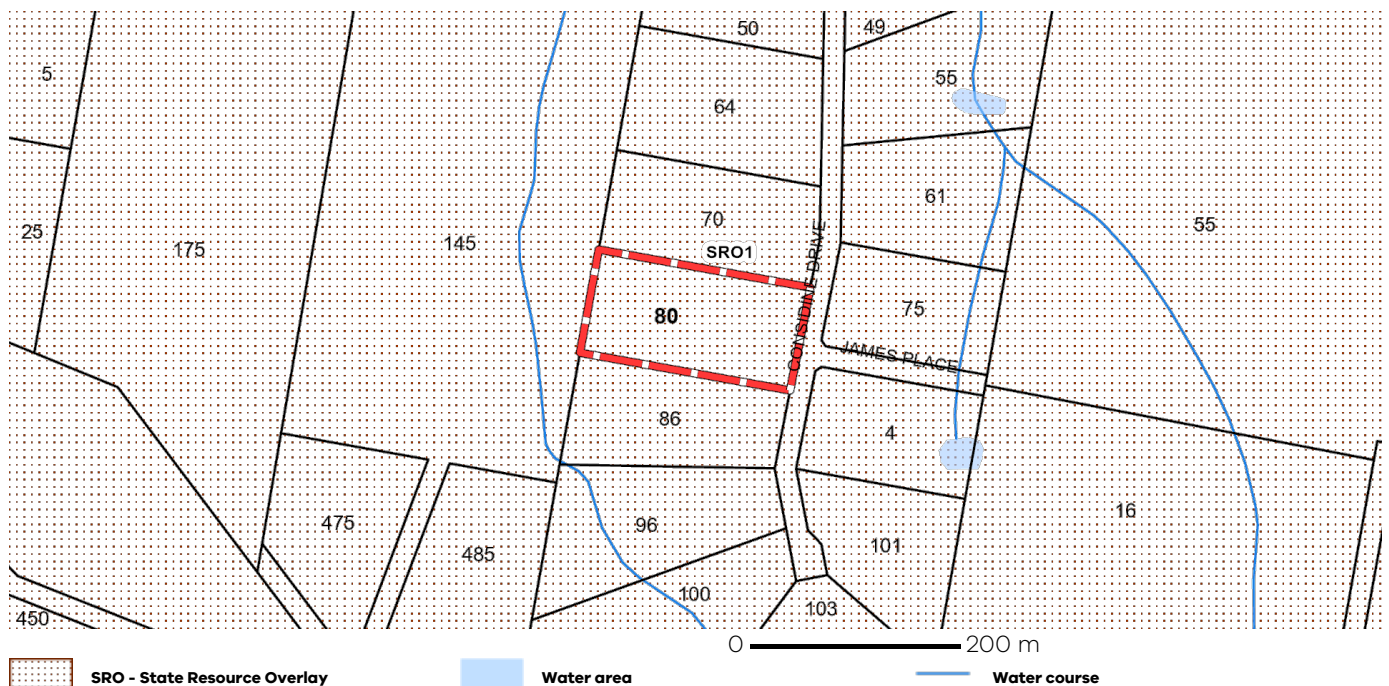
BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

STATE RESOURCE OVERLAY (SRO)

STATE RESOURCE OVERLAY 1 SCHEDULE (SRO1)



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

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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Further Planning Information

Planning scheme data last updated on 20 June 2024.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

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

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

PLANNING PROPERTY REPORT

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 \(environment.vic.gov.au\)](#)



Watershed Building Consultants ACN 118 532 755

Suite 2 / 75 Robinson Street DANDENONG VIC 3175
P 03 9791 3355 F 03 9791 4495 E melbourne@watershedbc.com.au

6a Seymour Street TRARALGON VIC 3844
P 03 5176 5888 F 03 5176 5999 E gippsland@watershedbc.com.au

W watershedbc.com.au

FORM 2
Regulation 37(1)
Building Act 1993
Building Regulations 2018

BUILDING PERMIT No. 3369940661159 ISSUED 16/09/2020
JOB NUMBER: 20/01950

Issued to (owner)

Owner/Agent of owner **Mark & Natasha Percy**
Postal address **80 Considine Drive, YINNAR SOUTH**
Email **laznatasha@hotmail.com**

Telephone **0430 058 290**
Postcode **3869**
ACN (if applicable)

Property details

Number **80** Street/road **Considine Drive**
Lot/s **9** LP/PS **LP202575**
Municipal District **Latrobe City Council**

City/suburb/town **YINNAR SOUTH**
Volume **11049**

Postcode **3869**
Folio **341**

Builder

Name **Mark & Natasha Percy**
Address **80 Considine Drive, YINNAR SOUTH**
Owner-builder Certificate of Consent No **n/a**

Telephone **0430 058 290**
Postcode **3869**
ACN (if applicable)

This builder is specified under section 24B(2)(b) of the Building Act 1993 for the building work to be carried out under this permit.

Building practitioner or architect engaged to prepare documents for this permit

Name	Company Name	Category / Class	Personal Reg No.	Company Reg No.
Woon Niap	Safety Steel Structures	Civil Engineer	EC 19866	

Details of relevant planning permit

Planning permit no. **n/a** Date of grant of planning permit.

Nature of building work

Description of building work **carport** Storey Contained **1**
Version of BCA applicable to permit **NCC 2019 Volume 2** Cost of building work for project: **\$5,800**
Stage of building work permitted **all** Total floor area of new building work **63 m²**

Protection work Protection work is not required in relation to the building work proposed in this permit.

Building Classification

BCA	BCA Description	NOW	Part
10a	Garage, carport, shed or storage facility	New Building	all

Inspection requirements

The mandatory notification stages are:

- Prior to placing a footing**
- Completion of frame**
- Final upon completion of all building work**

Occupation or use of building

A certificate of final inspection is required prior to the occupation or use of this building.

Commencement and completion

This building work must commence by **16/09/2021**.

If this building work to which this building permit applies is not commenced by this date, this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

This building work must be completed by **16/09/2022**.

If this building work to which this building permit applies is not completed by this date, this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

Relevant building surveyor

Name: Watershed Building Consultants Pty Ltd
ACN: 118 532 755

Registration No. CBS-U 65767

Designated building surveyor

Name: M D Curtain

Registration No. BS-U 1590

Signature:



Conditions of Approval
Building Permit No. 3369940661159

1. The building permit has been issued pursuant to the *Building Act 1993 (the "Act")*, the *Building Regulations 2018 (the "Building Regulations")* and the *National Construction Code Series Building Code of Australia 2019 - Volume 2 (the "BCA")*; and
2. **The builder must carry out all building work authorised by this building permit in accordance with the building permit, approved plans and associated documents. No variations/departures from the approved plans will be accepted by the relevant building surveyor unless amended plans are submitted and approved prior to the commencement of the unauthorised building work; and**
3. This building permit does not have the effect of amending or overriding any section 173 agreement, covenant of title, memorandum of common provision, agreement or condition imposed under the local planning scheme. It is not the responsibility of the relevant building surveyor to confirm compliance with any covenant, section 173 agreement or memorandum of common provisions or any other restriction which may exist on the property title or any other agreement entered into with an authority or other party. The owner is responsible to ensure compliance with any of the above restrictions and to obtain developer's approval (if required) prior to the commencement of the proposed building work; and
4. Contrary to what is shown on the approved plans, building work is only included as part of this building permit if it is written on the Form 2 building permit; and
5. Excavations and fill utilising unprotected embankments to comply with Part 3.1.1.1 of BCA, Volume 2 and Table 3.1.1.1; and
6. The following information and or certificates are to be provided with the application for the Certificate of Final Inspection:
(a) a plumbing compliance certificate from the plumber engaged in the works; and
7. This permit does not remove or replace the need for an asset protection permit or equivalent consent or approval that may be required from the relevant council and a fee and/or a security that may be required to be paid under a Local Law of the relevant Council; and
8. All stormwater run off and overflows from tanks, hard surface areas and from the roof is to be diverted away from the dwelling and septic lines into a grass swale drain; and
9. All downpipes are to be connected to the legal point of discharge (nominated by Council) via the approved stormwater drainage system; and
10. The 'Fences Act 1968' requires written permission from an adjoining owner prior to altering or removing a dividing boundary fence. This permit does not authorise the altering or removal of a dividing boundary fence without the adjoining owner's agreement; and
11. The building work shall be carried out wholly from within the allotment and without removing the boundary fences (unless otherwise agreed to by adjoining owner). It is the responsibility of the owner (or his or her agent) to check the location of boundaries and obtain a re-establishment survey and to seek legal advice before construction commences if there are any boundary discrepancies. The relevant building surveyor does not take any responsibility for any boundary discrepancies or building encroachments. This building permit does not authorise the demolition of any existing adjoining property building that encroaches the title boundary.

ADDITIONAL GENERAL NOTES TO WORKING DRAWINGS

All work to comply with NCC BCA 2019 Volume 2 (NCC) and the relevant Australian Standards currently referenced under Part A4 of the NCC including the standards listed below:

Glazing to comply with AS1288 (Glass in buildings selection and installation)
 Windows to comply with AS2047 (Windows in building selections and installations)
 Roof sheeting to comply with AS1562 (Design and installation of sheet roof and wall cladding)
 Footings to comply with AS2870 (Residential slabs and footings)
 Timber framing to comply with AS1684.2 (Residential timber-framed construction)
 Roof tiles to comply with AS2049 (Roof tiles) and AS 2050 (Installation of roof tiles)
 Wet area to comply with AS3740 (Waterproofing of domestic wet areas)
 Termite protection to comply with AS3660.1 (Termite management for new building work).

GENERAL

- A minimum 10mm thick flexible bond breaker is to be provided between an existing footing on the adjoining property and a proposed new footing.
- Smoke alarms to comply with AS3786, to be hardwired and interconnected.
- A removable hinge is required to a toilet door when the door hinge is within 1.2m of the closet pan.
- Exhaust fans to discharge directly to the outside at a flow rate of not less than 25 l/s (bathroom, powder room, ensuite) or 40 l/s (laundry or kitchen systems), unless otherwise discharged into a ventilated roof space in accordance with BCA 3.8.7.4.
- A bedroom window which has a floor 2m or more above ground level, must be restricted from opening 125mm or more or be fitted with a screen with secure fittings, if the window is less than 1.7m from the floor.
- If installed, a minimum 2000L rain water tank is required to be connected to all toilets for the purpose of sanitary flushing.
- A balcony waterproofing membrane is to comply with AS4654.1 and AS4654.2.
- Gas heating appliances must be installed in accordance with the manufacturer's specification.

STAIRS AND BARRIER

- Risers to be maximum 190mm
- Goings to be minimum 240mm
- Maximum 125mm gaps between risers.
- All handrails to a flight of stairs must be continuous.
- A barrier (eg balustrading) must not allow a 125mm sphere to pass through it.
- Floors more than 4m above the surface beneath, any horizontal elements within the barrier (eg balustrading) between 150mm and 760mm above the floor must not facilitate climbing.
- The maximum doorway threshold is 230mm above the external finished surface.
- A landing must extend across the full width of the doorway.
- Stair treads to have a surface with a slip resistance classification not less than P3 or R10 (internal) or P4 or R11 (external) or nosing strips trip with a slip resistance classification not less than P3 (internal) or P4 (external).
- A landing must be provided when the difference between the internal floor level and the finished ground level is greater than 570mm (3 risers).

DRAINAGE

- The stormwater drainage system must comply with AS3500.3 or AS3500.5.
- The stormwater drainage system must discharge to the legal point of discharge nominated by Council.
- The first metre around the perimeter of the dwelling must fall away a minimum of 25mm for a paved external surface and 50mm for a non-paved external surface.
- The internal finished floor level for the slab on ground must be a minimum 50mm above the external paved surface and 150mm above the external permeable surface.

FRAMING

- A wind classification of N2 applies to the site unless otherwise noted on the approved working drawings or structural plans and computations.
- Provide a minimum 150mm subfloor clearance to the underside of the bearer or minimum 400mm in a declared termite area.
- Subfloor ventilation to be provided with minimum aggregate openings of 6000mm² per metre of wall.
- Timber members for the deck and/or verandah must be suitable for external use and have a certain level of durability. For in-ground contact, the timber must be preservative-treated to H5. For above-ground use, the timber must be preservative-treated to H3.

MASONRY

- Masonry walls to comply with AS3700 or AS4773.1 and AS4773.2.
- Weepholes to be provided to masonry veneer walls at 1200mm maximum centres. Window head flashings are also required to be drained by weepholes at 1200mm maximum centres for openings greater than 1200mm in width. Weepholes are to be a minimum 75mm above the external finished ground level.
- Articulation joints must extend to the full height of the wall and be spaced in accordance with the working drawings or structural plans.

CLADDING

- An autoclaved aerated concrete wall is to comply with AS5146.1 and manufacturer's specifications.
- External walls to be provided with AS 4200.1 compliant vapour permeable membranes installed in accordance with AS 4200.2.
- A metal wall cladding is to comply with AS 1562.1.
- A polystyrene wall cladding product must be accredited and installed in accordance with the manufacturer's specification.



watershedbc.com.au **ACN 118 532 755**

Waterman Business Centre, Suite 43, Level 2
66 Victor Crescent, Narre Warren VIC 3805
melbourne@watershedbc.com.au
ph. 03 9791 3355

74 Franklin Street Traralgon VIC 3844
gippsland@watershedbc.com.au
ph. 03 5176 5888

Geelong
geelong@watershedbc.com.au
ph. 03 5176 5888

FORM 17
Regulation 200
Building Act 1993
Building Regulations 2018

Certificate of Final Inspection
For Building Permit Number: 3369940661159
Job No. 20/01950

Property details

Number 80	Street/road Considine Drive	City/suburb/town YINNAR SOUTH	Postcode 3869
Lot/s 9	LP/PS LP202575	Volume 11049	Folio 341
Crown allotment	Section	Parish	County
Municipal District Latrobe City Council			

Building permit details

Building permit number **3369940661159**
Version of BCA applicable to building permit **NCC 2019 Volume 2**

Description of building work: **carport**

BCA	BCA Description	NOW	Part
10a	Garage, carport, shed or storage facility	New Building	All

Directions to fix building work

If issued, all directions to fix building work under Part 4 of the **Building Act 1993** have been complied with.

Relevant Building Surveyor

Name: **Watershed Building Consultants Pty Ltd** Registration No. **CBS-U 65767**

Signature: 

Certificate Number: **3369940661159** Date Of Issue: **20 September 2023**

Conditions: Nil



watershedbc.com.au

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Geelong
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 ph. 03 5176 5888

Building Inspection Report - Mandatory Notification Stage

Building Inspector: PJ Appleton**Reg No.:** IN-L 27442**Inspection Date:** 19/09/2023**Relevant Building Surveyor:** Watershed Building Consultants Pty Ltd**Reg No.:** CBS-U 65767**Time:** 08:00**Site Address:** LOT: 9 80 CONSIDINE DRIVE YINNAR SOUTH VIC 3869**Job No.:** 20/01950**Work Description:** carport**Bldg Permit No.:** 3369940661159**Parts of building work not inspected:****Inspection advice given to:** ☒ Builder/Site Supervisor ☐ Contractor ☐ Owner Name:

Mandatory Notification Stage (marked by ☒)

- | | | | | | |
|--|--|---|---|---|---------------------------------------|
| <input type="checkbox"/> Piers | <input type="checkbox"/> Strip Footing | <input type="checkbox"/> Preslab/Sand | <input type="checkbox"/> Slab Steel | <input type="checkbox"/> Stump holes | <input type="checkbox"/> Pads |
| <input type="checkbox"/> Ret. Wall Holes | <input type="checkbox"/> Wall Steel | <input type="checkbox"/> Subfloor Frame | <input checked="" type="checkbox"/> Frame | <input checked="" type="checkbox"/> Final | <input type="checkbox"/> Pool Barrier |
| <input type="checkbox"/> Other.... | | | | | |

Inspection Outcome (marked by ☒)

- ☒ The inspected building work **substantially complies** with the approved permit and plans. See the second page of this report for more information on what was inspected and any comments or notes from the inspector.
- ☐ The inspected building work **does not substantially comply** with the approved permit and plans. You must complete the items listed on the second page of this report and organise a re-inspection before proceeding any further. An oral direction to fix was given onsite or a written direction to fix has been issued. See below for further information.
- ☐ The inspected building work **is incomplete** and another inspection is required. Please ensure that you complete all of the building work for the mandatory notification stage before you organise a re-inspection. A list of some of the incomplete items are listed on the second page of this report as a guide only.
- ☐ **Written justification is required from the engineer** for the minor departure from the approved structural plans before the Relevant Building Surveyor can allow you to continue carrying out building work past this mandatory notification stage.
- ☐ The inspected building work **departs significantly** from the approved plans and the Relevant Building Surveyor needs to consider whether a Building Notice or Building Order is required to be issued.

Direction to fix building work (marked by ☒ if applicable)

- ☐ An **Oral Direction To Fix** was given to the builder or site contact following the inspection. The non-complying building work listed on the second page must be completed and approved **within 7 days** of the inspection otherwise the Relevant Building Surveyor must issue a Written Direction to Fix. (Section 37A Building Act 1993)
- ☐ A **Written Direction To Fix** has been issued by the Relevant Building Surveyor and sent to the builder and owner. The builder must comply with the Written Direction **within the nominated timeframe** otherwise it will be forwarded to the Victorian Building Authority for further action. (Section 37D Building Act 1993)

Description of building works inspected (items inspected are marked by ☑)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Approx Wall & Ceiling Heights | <input checked="" type="checkbox"/> Rafter Sizes |
| <input checked="" type="checkbox"/> Post sizes | <input checked="" type="checkbox"/> Rafter Spacing |
| <input checked="" type="checkbox"/> Post Fixing to Pad/Slab | <input checked="" type="checkbox"/> Rafter Fixing |
| <input checked="" type="checkbox"/> Post to Roof Beam Connections | <input checked="" type="checkbox"/> Roof Bracing |
| <input checked="" type="checkbox"/> Roof Beam Sizes | <input checked="" type="checkbox"/> Wall & Roof Cladding |
| <input checked="" type="checkbox"/> Bracing | <input checked="" type="checkbox"/> Downpipes |

List of non-complying or incomplete items (if applicable)

1.

Site Observations/Notes

Inspected the preparation of the framework and the completion of the carport. The framing has been prepared as per the working drawings and structural plans. The building work has been completed as per the approved plans.

Conditions of Inspection Report

1. The relevant building surveyor has relied on information and advice provided by the building inspector that carried out the building inspection in preparing this inspection report.
2. Pursuant to Regulation 118 of the Building Regulations 2018, all water must be removed or diverted from excavations before laying of footings.
3. All approvals of foundation inspections (piers, pads, strip footings, stump holes, slab beams etc) are subject to the builder or contractor ensuring that the condition of the foundations are maintained until placing the footing. Trenches shall be dewatered and cleaned prior to concrete placement such that no significant softened or loosened material remains.
4. In the event that heavy rain falls after a foundation or footing inspection has been approved, the builder or contractor must check with our office whether a reinspection is required before covering the slab or laying any footings.
5. All frame inspection approvals are only valid if all alterations made by contractors after the inspection comply with AS1684.2 and don't adversely impact on the structural adequacy of the framework. If the builder is unsure whether the structural adequacy of the framework has been adversely impacted by any alteration, he or she must organise a reinspection before the walls are lined with plasterboard.
6. All frame inspection approvals become invalid if the framework has been exposed to the weather for more than three months after the inspection. The builder must organise a reinspection of the framework if it has been exposed to the weather for more than three months after the inspection.
7. The builder must ensure that all building work is carried out within the allotment boundaries on title. Notwithstanding the advice on this inspection report, the building inspector is not qualified to accurately assess this during a site inspection and therefore the builder should engage the services of a licensed land surveyor to check and confirm that no building work is constructed over the allotment boundary.
8. The builder must ensure that the construction of floor levels, building and wall heights are consistent with the approved plans. Notwithstanding the advice on this inspection report, the building inspector is not qualified to accurately assess this during a site inspection and therefore the builder should engage the services of a licensed land surveyor to confirm that the construction of floor levels, building and wall heights are consistent with the approved plans.



M Percy & N Percy
80 Considine Dve
YINNAR SOUTH VIC 3869



034
I000893
R1_1843

Customer enquiries
1800 050 500

Faults & emergencies 24hrs
1800 057 057

www.gippswater.com.au

Account number:

0010837503

Amount due:

\$118.87

Pay by:

15 May 2024

Date of issue: 17 April 2024

Tax invoice: 6828273

Service address:

80 Considine Dve Yinnar South Vic 3869

Previous balance	\$94.63
Payments received up to 17 April 2024	\$100.00 CR
Balance	\$5.37 CR
Current charges (over page)	\$124.24
Total amount due	\$118.87
Total includes GST of	\$0.00

Fri

Payment assistance is available

If you are having difficulty paying your bill, we can help. Call us on 1800 050 500.

Have you registered for a concession?

Contact us if you think you may be eligible for a concession and it has not been included in the total amount due.

We issue invoices three times per year.

How to pay



Direct Debit

To register for direct debit call us or visit www.gippswater.com.au/direct-debit



BPAY

Bill Code: 3475
Ref: 3680 0000 1083 7503 7



Centrepay

Use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers. Go to servicesaustralia.gov.au/centrepay for more information on how to set up your Centrepay deductions.



Online

Scan the QR code with your smartphone or go to my.gippswater.com.au/pay-now to pay with Visa or Mastercard.



Phone

Call 1800 050 500 and select Option 1.



Post Office

Pay in person at any Australia Post outlet.



To mail your payment, detach the bottom section of the next page and mail with your cheque to:
PO Box 348 TRARALGON VIC 3844.

Rates Instalment Notice

For the period 1 July 2023 to 30 June 2024



034 09798

Mr M C Percy and Mrs N Percy
80 Considine Dr
YINNAR SOUTH VIC 3869

Assessment number: **201962**

Issue date: 11/01/2024

Instalment 3

Due: 28 Feb 2024

Property: 80 Considine Drive, YINNAR SOUTH VIC 3869

\$1,511.30

Any questions?



1300 367 700
Weekdays
8.30am to 5.15pm



In person at our service
centres and libraries
Note that we are closed
on public holidays.



latrobe.vic.gov.au/rates



rates@latrobe.vic.gov.au

Churchill

9-11 Philip Parade

Mon – Fri: 8.30am to 5.15pm

Closed at
lunchtimes: 12pm to 1pm

Moe

1-29 George Street

Mon – Fri: 8.30am to 5.15pm

Sat: 9am to 12pm

Morwell

141 Commercial Road

Mon – Fri: 9am to 5pm

63-65 Elgin Street (Library)

Credit card only, no cash or cheques

Mon – Fri: 8.30am to 5.15pm

Sat: 9am to 12pm

Traralgon

34-38 Kay Street

Mon – Fri: 8.30am to 5.15pm

Sat: 9am to 12pm

Assessment number: 201962

☐ Full Payment: \$1,511.30

Property: 80 Considine Drive, YINNAR SOUTH VIC 3869



Online
Payment

Ref: 201962

Online: www.latrobe.vic.gov.au/pay



Billers Code: 6072
Ref: 201962

Pay 24 hours a day by phone or internet,
direct from your bank account or via BPAY View.



Post
Billpay

Billers Code: 0359
Ref: 201962

Pay 24 hours a day by credit card:

Online: www.auspost.com.au/postbillpay

Phone: 13 18 16



*359 201962

Direct debit

To arrange regular deductions,
including weekly, fortnightly or
monthly, from your bank account.
Visit www.latrobe.vic.gov.au/directdebit
or call 1300 367 700
to obtain a direct debit form.

In person

At any Latrobe City Service Centre or
Library, (locations as shown above)
or Australia Post outlet.

Mail

Detach this slip and send with
payment to: Latrobe City Council
PO BOX 264, Morwell VIC 3840.

Centrepay

To arrange regular deductions from
your Centrelink payment, please use your
Centrelink online account, Express
Plus Centrelink mobile app or you can contact
Centrelink in person or by phone and quote
reference number (CRN): 555 070 553H.

Please retain this notice for your records as a fee of \$21.00 may be charged for
replacement copies. Or, see the reverse side of this notice for instructions on how to
register for electronic notices in order to obtain a replacement copy free of charge.

Council Use Only



More
information
overpage



Property Clearance Certificate

Land Tax



INFOTRACK / LITTLETON HACKFORD

Your Reference:	240732
Certificate No:	78716368
Issue Date:	25 JUN 2024
Enquiries:	ESYSPROD

Land Address:	80 CONSIDINE DRIVE YINNAR SOUTH VIC 3869
---------------	--

Land Id	Lot	Plan	Volume	Folio	Tax Payable
19578266	9	202575	11049	341	\$0.00

Vendor: MARK CAMERON PERCY & NATASHA PERCY
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR MARK CAMERON PERCY	2024	\$480,000	\$0.00	\$0.00	\$0.00

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

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

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

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


Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$775,000
SITE VALUE:	\$480,000
CURRENT LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 78716368

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

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

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$1,890.00

Taxable Value = \$480,000

Calculated as \$1,350 plus (\$480,000 - \$300,000) multiplied by 0.300 cents.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 78716368

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD



Ref: 78716368

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / LITTLETON HACKFORD

Your Reference:	240732
Certificate No:	78716368
Issue Date:	25 JUN 2024

Land Address: 80 CONSIDINE DRIVE YINNAR SOUTH VIC 3869

Lot	Plan	Volume	Folio
9	202575	11049	341

Vendor: MARK CAMERON PERCY & NATASHA PERCY

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:

\$0.00



Notes to Certificate - Windfall Gains Tax

Certificate No: 78716368

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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



Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

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

Windfall Gains Tax - Payment Options

<div><div>BPAY</div><div></div><div><div>Billers Code: 416073</div><div>Ref: 78716362</div></div></div> <div><div>Telephone & Internet Banking - BPAY®</div><div>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</div><div>www.bpay.com.au</div></div>	<div><div>CARD</div><div></div><div><div>Ref: 78716362</div></div></div> <div><div>Visa or Mastercard</div><div>Pay via our website or phone 13 21 61.</div><div>A card payment fee applies.</div><div>sro.vic.gov.au/payment-options</div></div>	<div><div>Important payment information</div><div>Windfall gains tax payments must be made using only these specific payment references.</div><div>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</div></div>
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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.

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)

DATED

2024

NATASHA PERCY AND MARK CAMERON PERCY

VENDORS STATEMENT

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