



DAWES & VARY RIORDAN
—
LAWYERS

Vendor Statement

Julie Jenkinson

Property: 22 Poorinda Crescent, Kangaroo Flat

Dawes & Vary Riordan Pty Ltd
26 Gillies Street
ROCHESTER VIC 3561
Tel: 03 5484 1800
Fax: 03 5831 5377
Ref: TG:FR:20241287

VENDOR STATEMENT PURSUANT TO 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.

VENDOR **Julie Jenkinson**

PROPERTY **22 Poorinda Crescent, Kangaroo Flat**

1. FINANCIAL MATTERS

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

- (a) Are contained in the attached certificates.
- (b) Amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge of, are as follows:
 - (i) The purchaser will be liable for municipal, water, sewerage and drainage rates and charges from the date of settlement.
 - (ii) The purchaser may also become liable for State Land Tax depending on the use to which the property is put and other properties owned by the purchaser.

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

Refer to attached land information certificate(s).

1.3 Terms Contract

This section 1.3 only applies if the 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, particulars are as follows:

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 to the receipt of rents and profits, are as follows:

Nil.

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

- (a) Are as set out in the attached copies of title documents otherwise none known to the vendor.
- (b) Particulars of any existing failure to comply with the terms of that easement, covenant or restriction are as follows:

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

3.2 Road Access

There is access to the property by road.

3.3 Designated Bushfire Prone Area

The land is in a bushfire prone area under section 192A of the *Building Act 1993*.

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 are as follows:

If any, are as contained in the attached search(es), certificate(s) and/or statement(s).

4.2 Agricultural Chemicals

Particulars of any 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; if any, are as contained in the attached search(es), certificate(s) and/or statement(s).

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

No building permits have been issued under the *Building Act 1993* in the preceding 7 years (required only where there is a residence on the land).

6. OWNERS CORPORATION

The land is not affected by an Owners Corporation within the meaning of the *Owners Corporations Act 2006*.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

7.1 Work-in-Kind Agreement

There is no work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*).

7.2 GAIC Recording

The land is not affected by the GAIC.

8. SERVICES

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

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

9. TITLE

- 9.1 Attached is a copy of the Register Search Statement and the document, or part of the document, referred to as a "diagram location" in the Statement that identifies the land and its location.

10. DISCLOSURE OF ENERGY EFFICIENCY INFORMATION

There is no certificate relating to Energy Efficiency Information applicable.

11. 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 the 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.

12. ATTACHMENTS


1. Certificate of Title Volume 10850 Folio 571
2. Plan PS522832R
3. Planning Certificate
4. Property Report
5. Planning Property Report
6. Building Certificate
7. Land information Statement
8. Coliban Water - Water Information Statement
9. Property Clearance Certificate – Land Tax
10. Property Clearance Certificate – Windfall Gains Tax
11. Vic Roads Certificate

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

27-Jun-2024 | 9:59 AM AEST

Date of this Statement:/...../.....

Signature of the vendor:

DocuSigned by:


B83BCEB28C9E4C8.....
Julie Jenkinson

The purchaser acknowledges being given a duplicate of this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Date of this Acknowledgment:/...../.....

Signature of the purchaser:

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.

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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 10850 FOLIO 571

Security no : 124115625225L
Produced 07/06/2024 09:25 AM

LAND DESCRIPTION

Lot 9 on Plan of Subdivision 522832R.
PARENT TITLE Volume 10831 Folio 220
Created by instrument PS522832R 05/01/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JULIE JENKINSON of 3 CASIA COURT KANGAROO FLAT VIC 3555
AD990430A 10/11/2005

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX158192J 16/08/2023
MACQUARIE BANK LTD

MORTGAGE AX502747X 30/11/2023
MACQUARIE BANK LTD

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

AGREEMENT Section 173 Planning and Environment Act 1987
AC396020S 10/10/2003

DIAGRAM LOCATION

SEE PS522832R 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: 22 POORINDA CRESCENT KANGAROO FLAT VIC 3555

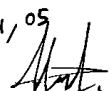
ADMINISTRATIVE NOTICES

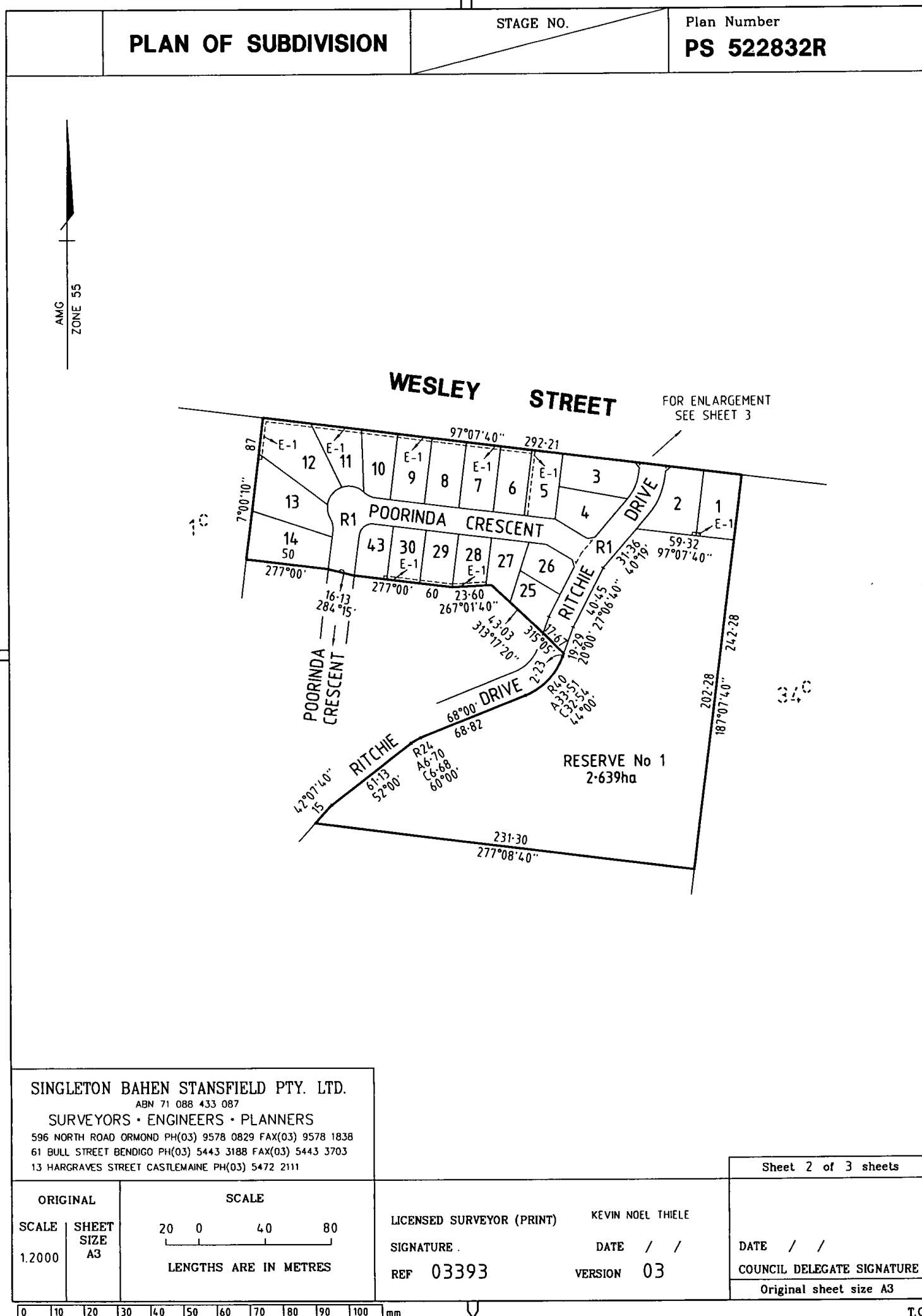
NIL

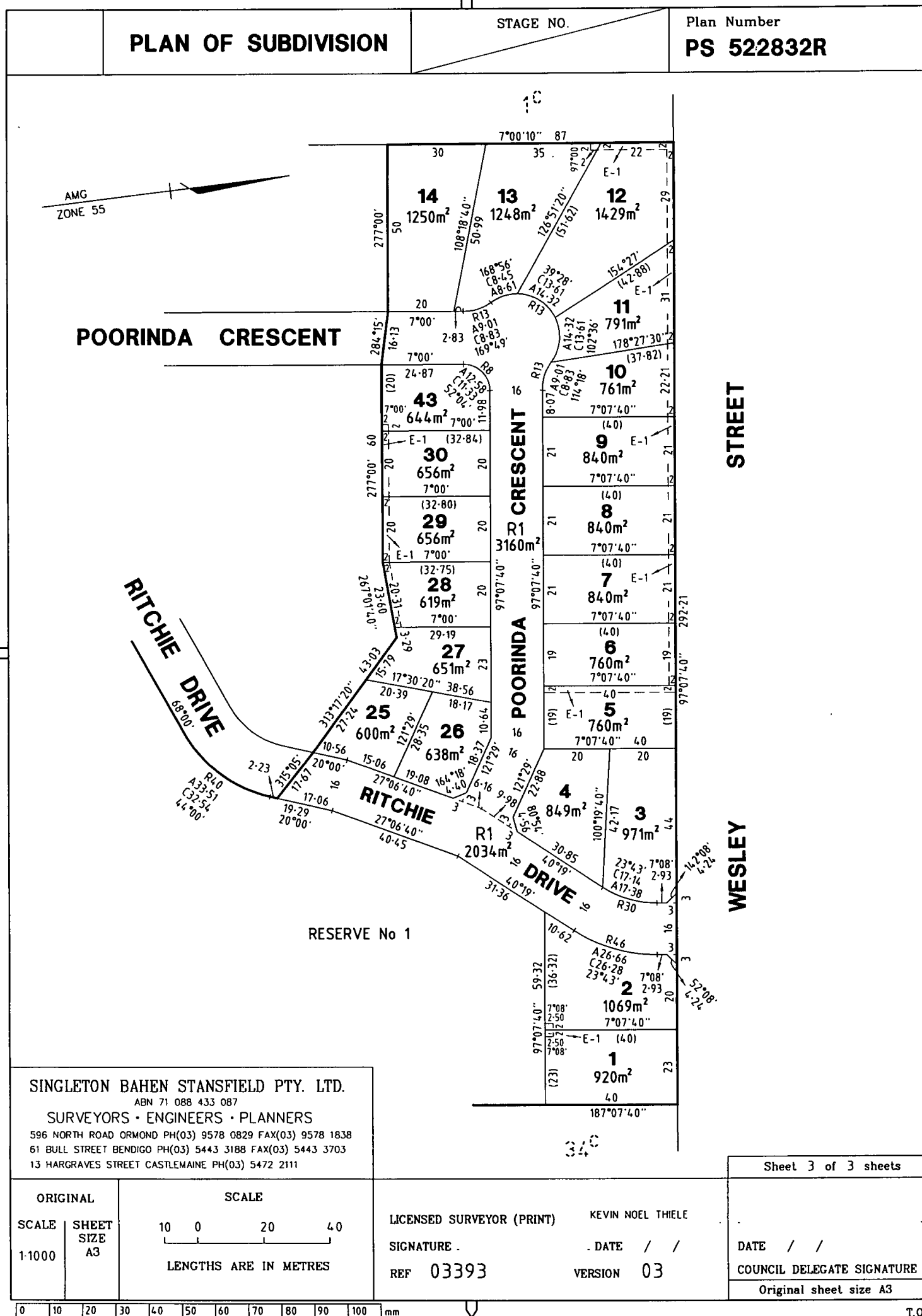
eCT Control 18440T MSA NATIONAL
Effective from 30/11/2023

DOCUMENT END

The information supplied by Dawes & Vary Riordan (Kyabram) has been obtained from GlobalX Pty Ltd by agreement between them. The information supplied has been obtained by GlobalX Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System.

PLAN OF SUBDIVISION				STAGE NO.	LTO use only EDITION 1	Plan Number PS 522832R
Location of Land Parish: MANDURANG Township: _____ Section: A Crown Allotments: 6 (PART), 6 ^A (PART) & 6 ^B (PART) Crown Portion: _____ LTO Base Record: VICMAP DIGITAL PROPERTY (RURAL) Title Reference: VOLUME FOLIO Last Plan Reference: PS 522792B, LOT B Postal Address: 89 WESLEY STREET (at time of subdivision) KANGAROO FLAT, VIC, 3555 AMG Co-ordinates: E 252 540 Zone: 55 (of approx. centre of land N 5923 320 in plan)				Council Certification and Endorsement Council Name: CITY OF GREATER BENDIGO Ref. 5/103 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 15/04/04 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <u>OPEN SPACE</u> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council Delegate Council Seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date 22 / 9 / 04		
Vesting of Roads and/or Reserves				Notations		
Identifier		Council/Body/Person		Staging This is/is not a staged subdivision Planning Permit No. DS/5/2003		
ROADS R1 RESERVE No.1		CITY OF GREATER BENDIGO CITY OF GREATER BENDIGO		Depth Limitation 15-24 METRES BELOW THE SURFACE APPLIES TO CROWN ALLOTMENTS 6 & 6 ^A ONLY 15 METRES BELOW THE SURFACE APPLIES TO CROWN ALLOTMENT 6 ^B ONLY LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES LOTS 15 TO 24 (BOTH INCLUSIVE) AND LOTS 31 TO 42 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN Survey This plan is/ is not based on survey This survey has been connected to permanent marks no(s) 113, 136 & 2021 In Proclaimed Survey Area No. _____		
Easement Information						LTO use only
Legend: A – Appurtenant Easement E – Encumbering Easement R – Encumbering Easement(Road)						Statement of Compliance/ Exemption Statement
						Received <input checked="" type="checkbox"/>
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	Date 5/01/05	
R1	WAY, DRAINAGE, SEWERAGE, SUPPLY OF WATER, TELEPHONE GAS AND ELECTRICITY	SEE DIAGRAM	THIS PLAN	LAND IN THIS PLAN		
E-1	DRAINAGE	2	THIS PLAN	LAND IN THIS PLAN		
						LTO use only PLAN REGISTERED TIME 6.43 PM DATE 5/01/05  Assistant Registrar of Titles
						Sheet 1 of 3 sheets
SINGLETON BAHEN STANSFIELD PTY. LTD. ABN 71 088 433 087 SURVEYORS • ENGINEERS • PLANNERS 596 NORTH ROAD ORMOND PH(03) 9578 0829 FAX(03) 9578 1838 61 BULL STREET BENDIGO PH(03) 5443 3188 FAX(03) 5443 3703 13 HARGRAVES STREET CASTLEMAINE PH(03) 5472 211			LICENSED SURVEYOR (PRINT) KEVIN NOEL THIELE SIGNATURE DATE 8/10/04 REF 03393 VERSION 03			DATE 22/9/04 COUNCIL DELEGATE SIGNATURE Original sheet size A3





SINGLETON BAHEN STANSFIELD PTY. LTD.

ABN 71 088 433 087

SURVEYORS • ENGINEERS • PLANNERS

596 NORTH ROAD ORMOND PH(03) 9578 0829 FAX(03) 9578 1838

61 BULL STREET BENDIGO PH(03) 5443 3188 FAX(03) 5443 3703

13 HARGRAVES STREET CASTLEMAINE PH(03) 5472 2111

ORIGINAL

SCALE

SCALE

SHEET
SIZE
A3

10 0 20 40

LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT)

KEVIN NOEL THIELE

SIGNATURE

DATE / /

REF 03393

VERSION 03

Sheet 3 of 3 sheets

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

0 10 20 30 40 50 60 70 80 90 100 mm

T.O.2

Lodged at the Titles Office by:



AC396020S



Name: BECK LEGAL PTY. LTD.

Phone: (03) 5445 3333

Ref: VVM 03 1469 Customer Code: 0469S

FORM 13

Planning and Environment Act Regulations 1998

APPLICATION FOR RECORDING OF AN AGREEMENT
Section 181 (1) Planning and Environment Act 1987

The Authority having made an agreement referred to in Section 181(1) of the Planning and Environment Act 1987 requires a recording to be made in the Register for the land.

LAND

CROWN GRANT VOLUME 10686 FOLIO 548
CROWN GRANT VOLUME 10686 FOLIO 549
CROWN GRANT VOLUME 10542 FOLIO 974

AUTHORITY OR COUNCIL

GREATER BENDIGO CITY COUNCIL,
Municipal Offices, Lyttleton Terrace Bendigo



SECTION AND ACT UNDER WHICH AGREEMENT MADE:

Section 173 of Planning and Environment Act 1987

A copy of the Agreement is attached to this Application.

DATED the 7th day of ~~OCTOBER~~ 2003

Signature for the Responsible Authority x

Name of Officer x

BARRY SCOMBE

Office Held x

Acting Chief Executive Officer

Date x

7/10/03

SPC
10-10-3



GREATER BENDIGO CITY COUNCIL

AND

**JOHN ALEXANDER RITCHIE and
BARBARA JEAN RITCHIE**

SECTION 173 AGREEMENT

**BECK LEGAL PTY. LTD.
Solicitors
110 Pall Mall
BENDIGO. VICTORIA. 3550**

**Phone: (03) 5445 3333
Fax: (03) 5445 3355
Ref: VVM 03 1469**





DAC396020S-3-7

BECK LEGAL PTY. LTD.

SOLICITORS

BENDIGO

THIS AGREEMENT is made the

7th

day of OCTOBER 2003

BETWEEN:

GREATER BENDIGO CITY COUNCIL of Lyttleton Terrace Bendigo in the State of Victoria (hereinafter called "the Responsible Authority") of the one part

AND

JOHN ALEXANDER RITCHIE and BARBARA JEAN RITCHIE both of Wesley Street Kangaroo Flat in the said State (hereinafter called "the Owners") of the other part.

WHEREAS:

- A. The Owners are the registered proprietors of ALL THOSE pieces of land being Crown Allotments 6, 6A and 6B Section A Parish of Mandurang and being the whole of the land described in Crown Grants Volume 10686 Folios 548 and 549 and Volume 10542 Folio 974 (hereinafter called "the land").
- B. The land is within the Municipality of the Greater Bendigo City Council and is affected by the Greater Bendigo Planning Scheme.
- C. The Responsible Authority is the Responsible Authority administering the Greater Bendigo Planning Scheme.
- D. That on the 8th day of July 2003 the Responsible Authority issued a Planning Permit No. DS/5/2003 (hereinafter called "the Permit") permitting the subdivision of the land in accordance with Plan of Subdivision No. PS517638R and compliance with the conditions of the Permit.
- E. Condition 15 of Permit No. DS/5/2003 provides as follows:

"15. 173 Agreement

The subdivision will not be certified until an agreement under Section 173 of the Planning and Environment Act 1987 has been executed to the satisfaction of Council. Such agreement will be between the owner of the subject land and Council to the effect that:-

Except with the written consent of the Department of Sustainability & Environment and Council, there shall be no rear access to any allotments abutting Crown Land, the Dam Reserve or Wesley Street.

Such agreement must be prepared by Council's Solicitors and the owner shall be responsible for all reasonable costs involved in the preparation and registration

AC396020S

10/10/2003 173





of the Agreement with the Registrar of Titles to be attended by Council's Solicitors.

A Statement of Compliance will not be issued until the Section 173 Agreement has been lodged under Section 181 of the Act with the Registrar of Titles."

- F. The Owners shall be responsible for all reasonable legal costs involved in the preparation and registration of the agreement.
- G. The Agreement be registered on the relevant Certificates of Title to the land comprised in the Plan of Subdivision.
- H. It is intended by the parties hereto that this Agreement is to run with the land so as to bind the Owners for themselves, their heirs transferees and successors in title as Owner or Owners for the time being of the land and every part thereof.
- I. In pursuance of Condition 15 of Permit No. DS/5/2003 and in further pursuance of the provisions of Section 173 of the Planning and Environment Act 1987, the Responsible Authority has requested the Owners to enter into and execute the within Agreement in relation to the land, which the Owners have agreed to do.

NOW THIS DEED WITNESSES as follows:-

- 1. The Owners HEREBY COVENANT AND AGREE with the Responsible Authority in respect to the provisions of Condition 15 of the Planning Permit as follows:-
 - 1.1 Except with the written consent of the Department of Sustainability & Environment and Council, there shall be no rear access to any allotments abutting Crown Land, the Dam Reserve or Wesley Street.
 - 1.2 The Owners shall pay the reasonable legal costs and disbursements of the Responsible Authority in connection with the preparation execution and registration of this Agreement.
 - 1.3 The Agreement shall be registered on the relevant Certificates of Title to the land, comprised in the Plan of Subdivision.
 - 1.4 This Agreement is to run with the land so as to bind the Owners for themselves, their heirs, transferees and successors in title as Owner or Owners for the time being of the land and every part thereof.
- 2. The parties hereby agree as follows:
 - 2.1 The Responsible Authority will lodge a copy of this agreement at the Office of the Minister for the time being administering the Planning and Environment Act 1987 without delay after this agreement is executed.





DAC396020S-5-3

- 2.2 The Responsible Authority shall as soon as practicable after the execution of this agreement make application to the Registrar of Titles pursuant to Section 181 of the Planning and Environment Act 1987 to register this agreement on the relevant Certificate of Title for the land.
- 2.3 Any notice hereunder shall be sufficiently served by delivering the same to the Owners at their address appearing in this Agreement or by placing the same into the post in a pre-paid envelope addressed to the Owners at such address or such other postal address as shall be notified by the Owners to the Responsible Authority in writing for the purposes of this agreement and any notice so posted shall be conclusively deemed to have been served on the next ordinary business day after the day of posting.
- 2.4 The Owners shall at their own cost and expense obtain the consent in writing of the registered proprietor of any mortgage or charge affecting the land to this agreement.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written.

APPROVED under the COMMON SEAL of)
the GREATER BENDIGO CITY COUNCIL)
in the presence of :)

Acting
x 
.....
Chief Executive Officer

Barry Secombe
.....
Full Name

x/o Council Office
.....
Usual Address



SIGNED SEALED AND DELIVERED by)
the said JOHN ALEXANDER RITCHIE and)
BARBARA JEAN RITCHIE in the presence)
of:)

x *Garry A. Allen* x

x *John A Ritchie*
x *Barbara J Ritchie*
Zelda R Phillips

AC396020S

10/10/2003 \$59 173



PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

1038460

APPLICANT'S NAME & ADDRESS

FIONA ROBERTS C/- GXS
MELBOURNE

VENDOR

JENKINSON, JULIE

PURCHASER

TBA

REFERENCE

20241287

This certificate is issued for:
LOT 9 PLAN PS522832 ALSO KNOWN AS 22 POORINDA CRESCENT KANGAROO FLAT
GREATER BENDIGO CITY

The land is covered by the:
GREATER BENDIGO PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a GENERAL RESIDENTIAL ZONE
- is within a BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 1

A detailed definition of the applicable Planning Scheme is available at :
<http://planningschemes.dpcd.vic.gov.au/schemes/greaterbendigo>

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian
Heritage Register at:
<http://vhd.heritage.vic.gov.au/>

07 June 2024
Sonya Kilkeny
Minister for Planning

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be
checked carefully.
The above information includes all
amendments to planning scheme maps
placed on public exhibition up to the date
of issue of this certificate and which are
still the subject of active consideration

Copies of Planning Schemes and
Amendments can be inspected at the
relevant municipal offices.

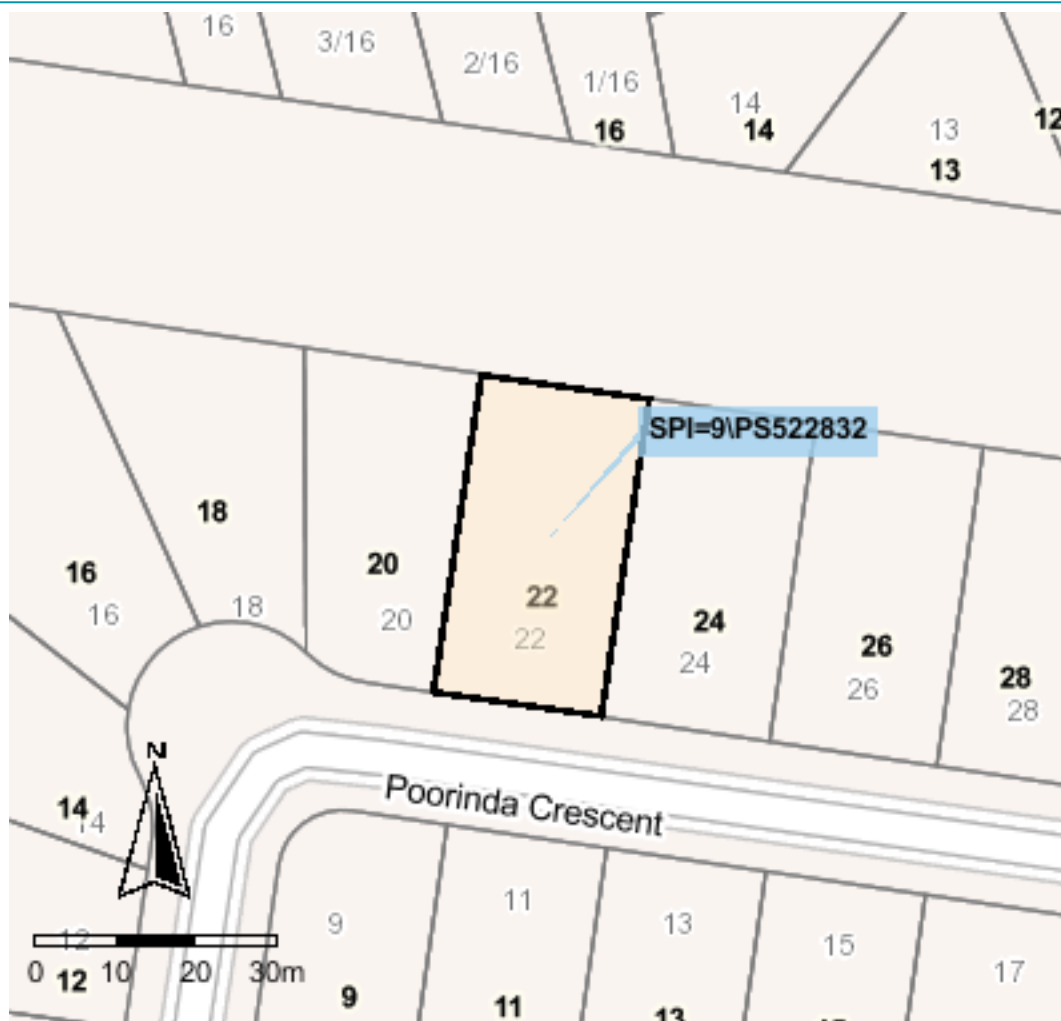
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



Copyright © State Government of Victoria. Service provided by maps.land.vic.gov.au

Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.

PROPERTY REPORT



From www.land.vic.gov.au at 07 June 2024 09:40 AM

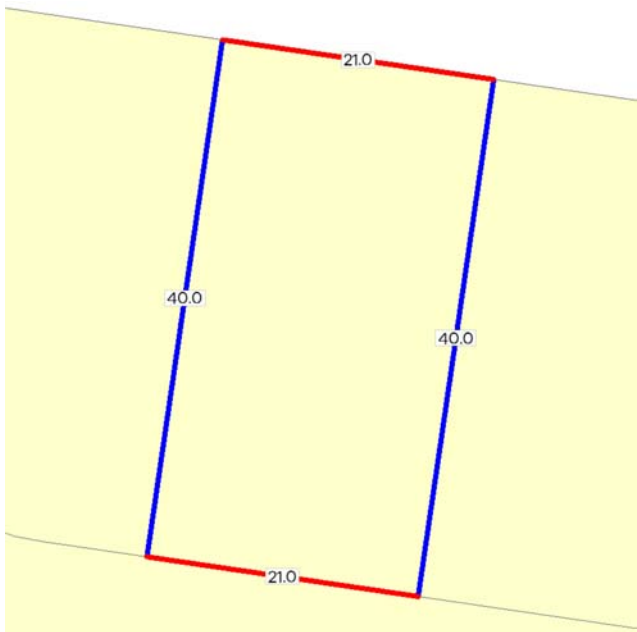
PROPERTY DETAILS

Address: **22 POORINDA CRESCENT KANGAROO FLAT 3555**
Lot and Plan Number: **Lot 9 PS522832**
Standard Parcel Identifier (SPI): **9\PS522832**
Local Government Area (Council): **GREATER BENDIGO**
Council Property Number: **223661**
Directory Reference: **Vicroads 612 J4**

www.bendigo.vic.gov.au

SITE DIMENSIONS

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



Area: 840 sq. m

Perimeter: 122 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: **Goulburn-Murray Water**
Urban Water Corporation: **Coliban Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **BENDIGO WEST**

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](#)

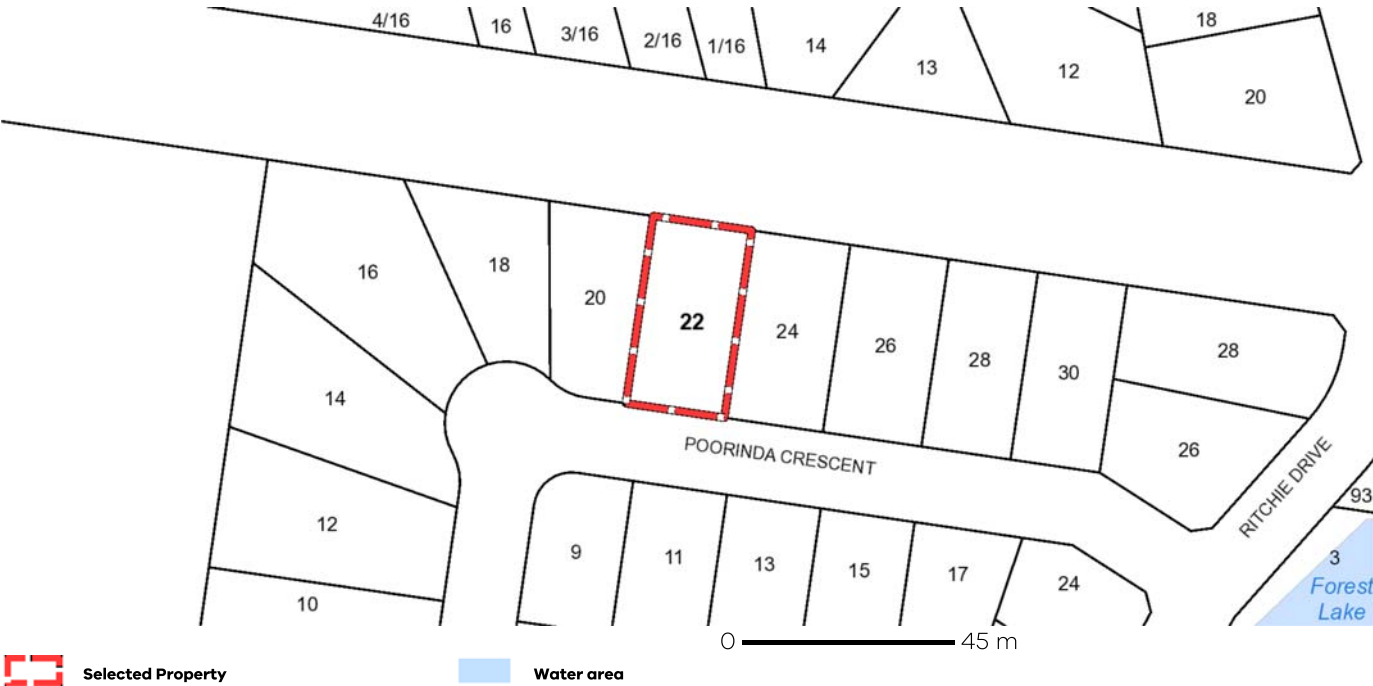
Planning Property Reports can be found via these two links

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

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

PROPERTY REPORT

Area Map



PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 07 June 2024 09:40 AM

PROPERTY DETAILS

Address: 22 POORINDA CRESCENT KANGAROO FLAT 3555
Lot and Plan Number: Lot 9 PS522832
Standard Parcel Identifier (SPI): 9\PS522832
Local Government Area (Council): GREATER BENDIGO www.bendigo.vic.gov.au
Council Property Number: 223661
Planning Scheme: Greater Bendigo [Planning Scheme - Greater Bendigo](#)
Directory Reference: Vicroads 612 J4

UTILITIES

Rural Water Corporation: Goulburn-Murray Water
Urban Water Corporation: Coliban Water
Melbourne Water: Outside drainage boundary
Power Distributor: POWERCOR

STATE ELECTORATES

Legislative Council: NORTHERN VICTORIA
Legislative Assembly: BENDIGO WEST

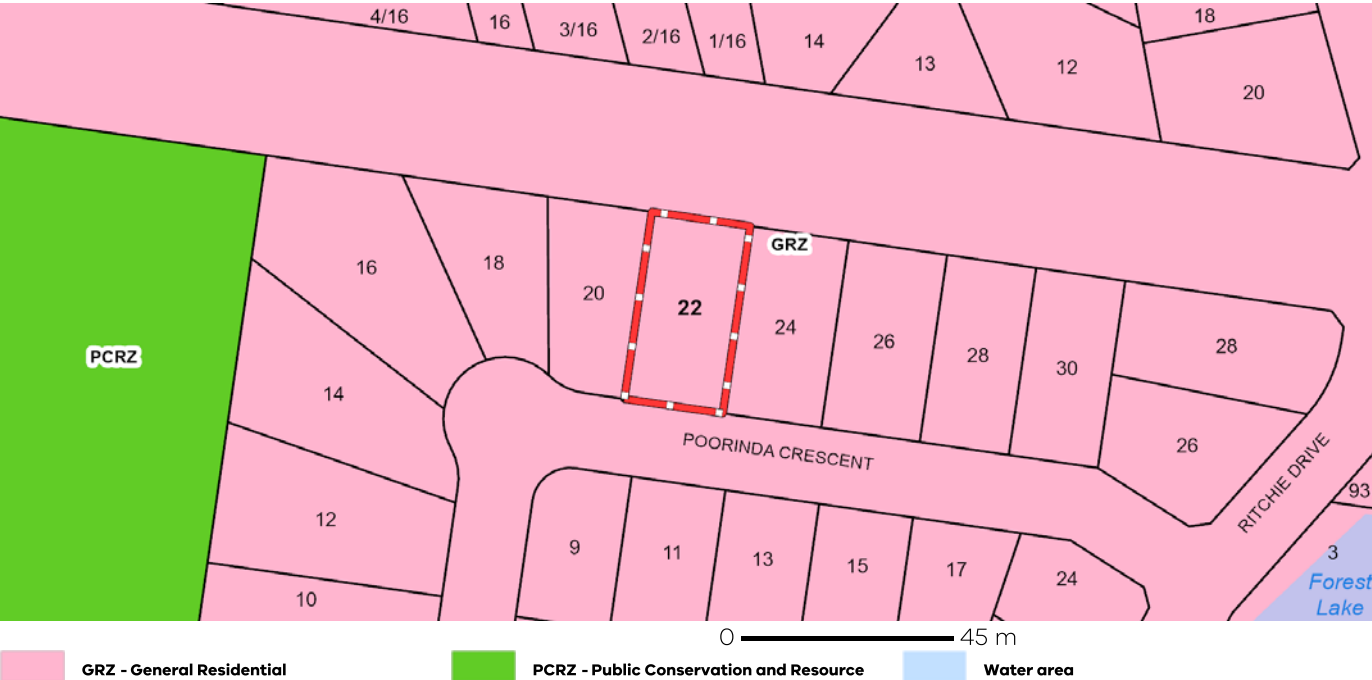
OTHER

Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[SCHEDULE TO THE GENERAL RESIDENTIAL ZONE \(GRZ\)](#)



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

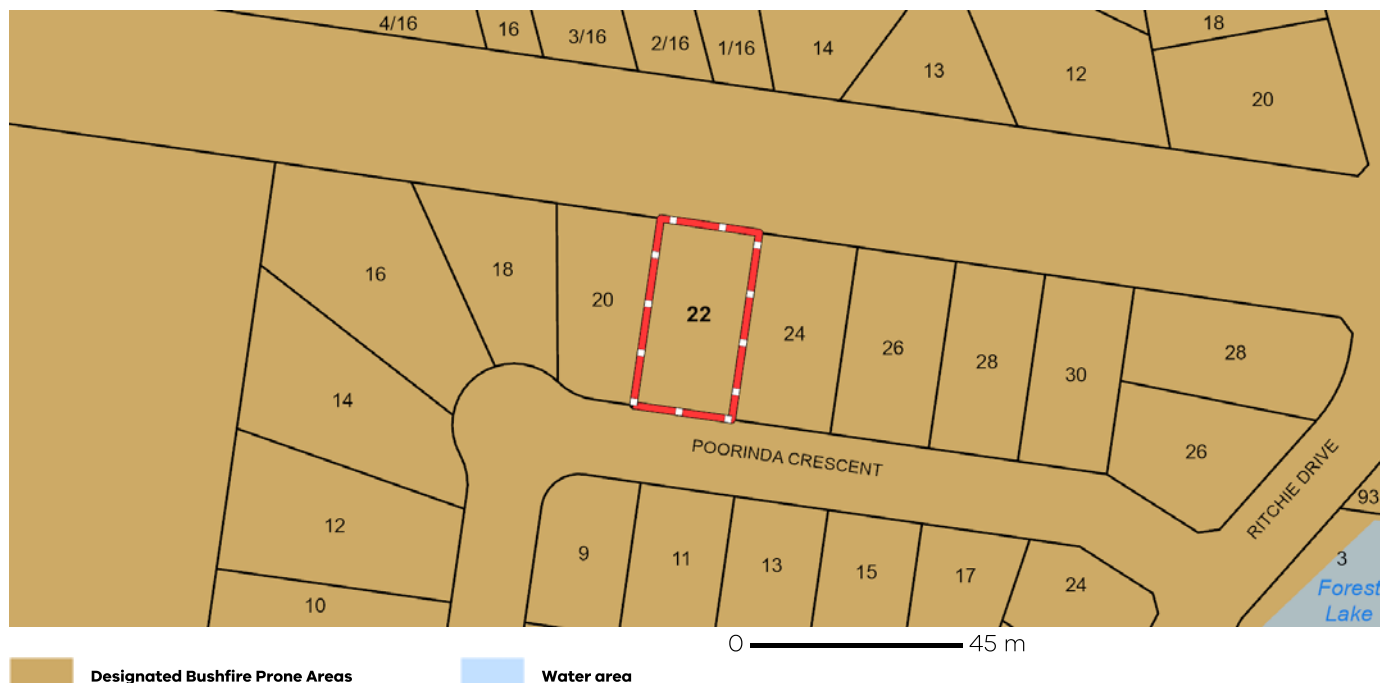
PLANNING PROPERTY REPORT

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



BUILDING PARTICULARS

Pursuant to the Building Regulations 2018
Regulation 51(1)

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Applicant Reference: 73109615-015-6:76787

Property Details: **22 Poorinda Crescent, KANGAROO FLAT 3555**
Lot 9 PS 522832R

- a) Details of any building permit, certificate of final inspection or occupancy permit issued in the preceding 10 years

Council has no record of any building approvals being issued on this property in the past 10 years.

- b) Details of any current determination made under Regulation 64(1) or exemption granted under Regulation 231(2)

Council has no record of any current statement on this property.

- c) Details of any current notice or order issued by the relevant building surveyor under the Act

Council has no record of any current notice or order issued for this property.

A handwritten signature in black ink, appearing to read "Hans Tracksdorf".

Hans Tracksdorf
Municipal Building Surveyor

Date of Issue: 11-Jun-2024

NOTE: This information has been provided in a bona fide attempt to meet the request, however Council accepts no liability for any error or omission within the statement.



7 June 2024
Your Reference: 73109615-014-9:76788
Certificate Number: 129024

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Land Information Certificate

This Certificate is issued under Section 121 of the Local Government Act 2020. The Rates & Charges for the year ending 30 June 2024 became payable on 1 July 2023. Overdue rates attract interest at the rate of 10.0% per annum.

PROPERTY ADDRESS: 22 Poorinda Crescent, KANGAROO FLAT 3555
PARCEL DETAILS: Lot 9 PS 522832R

ASSESSMENT NUMBER 182987 8

Site Value	\$315,000	Level of Valuation Date	01-Jan-2023
Capital Improved Value	\$710,000	Valuation Operative Date	01-Jul-2023
Net Annual Value	\$35,500	Basis of Rate Calculation	C.I.V.

RATES & CHARGES	CURRENT AMOUNT LEVIED
General Rates	\$1,930.35
Fire Services Property Levy	\$157.65
Garbage Charge	\$604.00
TOTAL LEVIED	\$2,692.00
Arrears Outstanding	\$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	\$0.00
TOTAL OUTSTANDING	\$0.00

Other Property Debt -	\$0.00
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Total Outstanding for Property \$0.00

Note: In accordance with Section 175(1) of the Local Government Act 1989, all outstanding rates and charges **MUST** be paid by the purchaser when that person becomes the owner of the land.

Refer to the back of this Certificate for Prescribed, General and Other Information.

KATELYN STONE
SENIOR COORDINATOR RATES & VALUATIONS



Bill Code: 268813
Ref: 1829878

Please obtain a balance update PRIOR to settlement by calling the Rates team directly on 5434 6262

Notices of Acquisition can be forwarded to acquisitions@bendigo.vic.gov.au

Hearing or speech impaired?
Call us via the National Relay
Service on 133 677 or
www.relayservice.com.au
and ask for 1300 002 642

Greater Bendigo City Council
Address: 15 Hopetoun Street, Bendigo
Postal Address: PO Box 733, Bendigo VIC 3552
T: 1300 002 642
E: ratesenquiries@bendigo.vic.gov.au
W: www.bendigo.vic.gov.au
ABN 74 149 638 164

PRESCRIBED INFORMATION

This Certificate PROVIDES information regarding valuation, rates, charges, other moneys owing, and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law of the Council.

This Certificate IS NOT REQUIRED to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

GENERAL INFORMATION

There is no potential liability, other than any which may be shown on the front of this certificate, for rates under the Cultural & Recreational Lands Act 1963.

There is no outstanding amount, other than any which may be shown on the front of this Certificate, required to be paid for recreational purposes or any transfer of land required to the Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act 1958.

There are no monies owed, other than any which may be shown on the front of this certificate, under Section 119 of the Act.

At the date of this Certificate, there are no notices or orders on the land that have continuing application under the Local Government Act 1958, Local Government Act 1989 or under a local law or by law of the Council, other than any which may be shown on the front of this certificate.

Confirmation of the existence of any Housing Act 1983 Orders can be made by contacting Environmental Health & Local Laws at the City of Greater Bendigo, P O Box 733, Bendigo 3552, Telephone 1300 002 642.

There is no money owed in relation to the land under section 94(5) of the Electricity Industry Act 2000.

There is not any environmental upgrade charge in relation to the land which is owed under Section 181C of the Local Government Act 1989.

The amounts shown on the front of this certificate includes any levy amount specified as being due in an assessment notice in relation to the land under Section 25 of the **Fire Services Property Levy Act 2012**.

RATES AND CHARGES

Rates and Charges for financial year ending 30 June 2024. All Rates and Charges due in full 15 February 2024 or by four (4) instalments due 02 October 2023, 30 November 2023, 28 February 2024 and 31 May 2024.

Interest will be charged on payments received after the due dates at the rate of 10.0% p.a. This applies to both full payment and instalments.

OTHER INFORMATION

This certificate is valid for 90 days from the date of issue. Amounts outstanding may vary if payments/adjustments are made after the issue date. It is the responsibility of the applicant to obtain an update prior to settlement. After the issue of this certificate, Council may be prepared to provide a verbal update of the information to the applicant about the matters disclosed in this certificate, but if it does so, Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the Council is authorised to bind Council by the giving of such verbal information. Updates will only be provided to the applicant.

PLEASE NOTE: Updates will not be provided after the 90 day period has passed, a new certificate will be required.



ABN 96 549 082 360

 **1300 363 200**
www.coliban.com.au
PO Box 2770 BENDIGO DC
Victoria 3554

Fiona Roberts C/- GXS
Two Melbourne Quarter, Level 13, 697 Collins Street
Docklands

Information Statement

(Special Meter Read)

Service Address: 22 Poorinda Crescent, Kangaroo Flat, VIC, 3555

Owner(s):	Title(s):
Jenkinson, Julie	Lot 9, Plan of Subdivision, Plan Number 522832R, Volume 10850, Folio 571, Parish of Mandurang
Account Calculation:	
Fees and Charges	-\$8.22
Scheme Arrears	\$0.00
Total amount in arrears:	-\$8.22
Calculated charges from last billing date to 30-06-2024 as detailed on the following page/s.	\$216.33
Amount Due:	\$208.11

Information Statement Issue Date:

13 June 2024

Your Reference:

73109615-026-2

Settlement Date:

30 June 2024

Information Statement Number:

ISN-0000041358

Property Number:

LOC-000073870

Settlement Payment Reference:

2000000738702

Amount Due:

\$208.11

**If you are making a settlement payment
via PEXA, please use the biller code
39156 and the settlement payment
reference number detailed above.**

In accordance with Section 275 (1) of the Water Act (1989), the person /s who becomes the owner of the property must pay any amount that is a charge on that property under Section 274 (4A).

Unless prior consent has been obtained, the Water Act (1989) prohibits:

The erection and/or placement of any building, wall, bridge, embankment, fill or removal of earth, machinery or other structure on land over which an easement exists, or within one (1) metre laterally, of any works of Coliban Water.

Property Number: LOC-000073870
Service Address: 22 Poorinda Crescent, Kangaroo Flat, VIC, 3555

Details for Services provided and their tariffs:

WATER SERVICE FEE

Service Number	Size	Date From	Date To	Days	Rate per day	Amount
SP-000073074	20mm	13-04-2024	30-06-2024	79	\$ 0.6837	\$54.01

SEWERAGE SERVICE FEE

Service Number	Date From	Date To	Days	Rate per day	Amount
SP-000073074	13-04-2024	30-06-2024	79	\$ 2.0548	\$162.32

Encumbrances and other information:

- * Tariffs for financial year 2024-25 are not yet available. Please be advised that the figures supplied is only calculated up to 30th June 2024.
- * As requested a Special Meter Read was conducted. However our records indicate that the property is tenanted and that the water consumption charges are the responsibility of the tenant and therefore do not appear in this statement. Please note a Special Meter Reading charge is applicable to the owners account upon the tenants occupying/vacating.
- * Sewer main (shown in red) traverses land.
- * All acquisitions and dispositions are to be forwarded to Coliban Water via email: revenue@coliban.com.au
- * This Information Statement includes updated figures calculated after special meter read applied.
- * Could the applicant please phone for an update on this certificate prior to settlement. Alternatively, you can email revenue@coliban.com.au for an update and provide the ISN number (Information Statement number) and settlement date in your email.
- * Information Statements are valid for a period of 90 days from application date for service charges only. The special meter read is an actual read used to calculate water consumption up until the reading date only.
- * If you are making a settlement payment via PEXA, please use the biller code 39156 and the settlement payment reference number detailed on page 1. Once settlement is complete to ensure all the required information under the Water Act 1989, Section 159 continues to be provided to us during the property settlement process. Please advise all of the following details on the Notice of Acquisition/Disposition (with the relevant ownership details i.e. lot number/s, plan of subdivision number/s, volume number/s, folio number/s. The version of information being provided to the State Revenue Office (SRO) is adequate for our requirements.

Revenue Services



Property Clearance Certificate

Land Tax



FIONA ROBERTS

Your Reference:	LD:73109615-011-8.20241287
Certificate No:	78323288
Issue Date:	07 JUN 2024
Enquiries:	ESYSPROD

Land Address: 22 POORINDA CRESCENT KANGAROO FLAT VIC 3555					
Land Id	Lot	Plan	Volume	Folio	Tax Payable
32696855	9	522832	10850	571	\$1,259.30

Vendor: JULIE JENKINSON
Purchaser: TBA

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MS JULIE JENKINSON	2024	\$315,000	\$1,259.30	\$0.00	\$1,259.30

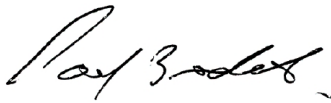
Comments: Land Tax will be payable but is not yet due - please see notes on reverse.

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
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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:	\$710,000
SITE VALUE:	\$315,000
CURRENT LAND TAX CHARGE:	\$1,259.30



Notes to Certificate - Land Tax

Certificate No: 78323288

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 = \$1,395.00

Taxable Value = \$315,000

Calculated as \$1,350 plus (\$315,000 - \$300,000) multiplied by 0.300 cents.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 78323288

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: 78323288

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



FIONA ROBERTS

Your Reference: LD:73109615-011-8.20241287

Certificate No: 78323288

Issue Date: 07 JUN 2024

Land Address: 22 POORINDA CRESCENT KANGAROO FLAT VIC 3555					
Lot	Plan	Volume	Folio		
9	522832	10850	571		
Vendor:	JULIE JENKINSON				
Purchaser:	TBA				
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: 78323288

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 Ref: 78323284</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: 78323284</div></div></div> <div><div>Visa or Mastercard</div><div>Pay via our website or phone 13 21 61. 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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**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Fiona Roberts
PO Box 378
ECHUCA 3564

Client Reference: 20241287

NO PROPOSALS. As at the 7th June 2024, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

22 POORINDA CRESCENT, KANGAROO FLAT 3555
CITY OF GREATER BENDIGO

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 7th June 2024

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 73109615 - 73109615092615 '20241287'