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	9 Lyndale Court, Bendigo 3550	
Vendor's name	Peter John Andrew	**Date** 23/08/24
Vendor's signature		
Vendor's name	June Patricia Andrew	**Date** 23/08/24
Vendor's signature		
Purchaser's name		**Date** / /
Purchaser's signature		
Purchaser's name		**Date** / /
Purchaser's signature		

1. FINANCIAL MATTERS

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

(a) *Total does not exceed: $6,000.00

OR

(b) *Are contained in the attached certificate/s.

OR

(c) *Their amounts are:

Authority	**Amount**	**Interest** (if any)
1	$	$
2	$	$
3	$	$
4	$	$

(d) * There are NO 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 (other than any GST payable in accordance with the contract), which are not included above; other than any amounts described in this rectangular box.

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

To

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

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

Not Applicable.

1.4 **Sale Subject to Mortgage**

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

Not Applicable.

1.5 **Land subject to Tax Reform Scheme**

(a) Is the land tax reform scheme land within the meaning of the **Commercial and Industrial Property Tax Reform Act 2024?**

AS PER ATTACHED CERTIFICATE

(b) If yes to 1.5(a), please provide:

i. the AVPCC* most recently allocated to the land; AND

ii. the entry date within the meaning of the **Commercial and Industrial Property Tax Reform Act 2024**

* ***AVPCC*** means an Australian Valuation Property Classification Code based on the Valuation Best Practice Specifications Guidelines, or as otherwise defined under the **Commercial and Industrial Property Tax Reform Act 2024**.

2. INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable.

2.2 **Owner Builder**

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

Not Applicable.

3. LAND USE

3.1 **Easements, Covenants or Other Similar Restrictions**

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

Not Applicable.

3.2 **Road Access**

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

3.3 **Designated Bushfire Prone Area**

The land is in a designated bushfire prone area under section 192A of the *Building Act* 1993 if the square box is marked with an 'X' ☒

3.4 **Planning Scheme**

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):

See attached

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

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

Electricity supply ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	Telephone services ☒

9. TITLE

Attached are copies of the following documents:

10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

Not Applicable.

10.2 **Staged Subdivision**

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the

Subdivision Act 1988.

Not Applicable.

10.3 **Further Plan of Subdivision**

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

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

Not Applicable.

12. DUE DILIGENCE CHECKLIST

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

☒ Vacant Residential Land or Land with a Residence

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

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)

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

VOLUME 10456 FOLIO 227

Security no : 124117438770R
Produced 14/08/2024 04:21 PM

LAND DESCRIPTION

Lot 9 on Plan of Subdivision 417599G.
PARENT TITLE Volume 10390 Folio 380
Created by instrument PS417599G 16/07/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
PETER JOHN ANDREW of 58 EXFORD DR.MORNINGTON 3931
JUNE PATRICIA ANDREW of 2 SHARON ST.FLORA HILL 3550
X615246Y 20/07/2001

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT W258378T 31/08/1999

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

DIAGRAM LOCATION

SEE PS417599G 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: 9 LYNDALE COURT FLORA HILL VIC 3550

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	**Plan**
Document Identification	**PS417599G**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**14/08/2024 16:21**

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PLAN OF SUBDIVISION

STAGE NO. /

LTO use only **EDITION 1**

Plan Number **PS 417599G**

Location of Land

Parish: SANDHURST

Township: ———

Section: H

Crown Allotment: 260^{S} (PART)

Crown Portion: ———

LTO Base Record: PARISH PLAN

Title Reference: VOLUME 10390. FOLIO 380

Last Plan Reference: PS 417598J, LOT C

Postal Address: LYNDALE COURT,
(at time of subdivision) SPRING GULLY, VIC. 3450

AMG Co-ordinates: E 258 750
(of approx. centre of land in plan) N 5924 850 Zone: 55

Council Certification and Endorsement

Council Name: CITY OF GREATER BENDIGO Ref. 51.92

~~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 1 / 5 /98

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

OPEN SPACE

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

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

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

~~Council Delegate~~
~~Council Seal~~
~~Date / /~~

Re-certified under section 11(7) of the Subdivision Act 1988
Council Delegate
~~Council Seal~~
Date 29 / 3 /99

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
ROAD R1	CITY OF GREATER BENDIGO

Notations

Staging This ~~is~~/is not a staged subdivision
Planning Permit No. 51.92

Depth Limitation

15.24 METRES BELOW THE SURFACE APPLIES TO ALL THE LAND IN THIS PLAN.

LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES.

LOTS 1 TO 4 (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) ———

In Proclaimed Survey Area No. 34

Easement Information

Legend: A – Appurtenant Easement E – Encumbering Easement R – Encumbering Easement(Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
R1	WAY,DRAINAGE,SEWERAGE AND SUPPLY OF WATER TELEPHONE, GAS AND ELECTRICITY	SEE DIAG	THIS PLAN	LAND IN THIS PLAN
E-1	DRAINAGE	4	THIS PLAN	LAND IN THIS PLAN
E-2	WATER SUPPLY	4	THIS PLAN	COLIBAN REGION WATER AUTHORITY

LTO use only

Statement of Compliance/ Exemption Statement

Received ✓

Date 13 / 7 /99

LTO use only

PLAN REGISTERED

TIME 11-35 A.M.

DATE 16/7/99

Assistant Registrar of Titles

Sheet 1 of 2 sheets

SINGLETON BAHEN STANSFIELD PTY. LTD.
A.C.N. 077 771 834
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
256 BARKER STREET CASTLEMAINE PH(03) 5472 1024

LICENSED SURVEYOR (PRINT) KEVIN NOEL THIELE

SIGNATURE . . . . . DATE 26/ 3 /99

REF 91288C VERSION 02

DATE 29/ 3 / 99

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

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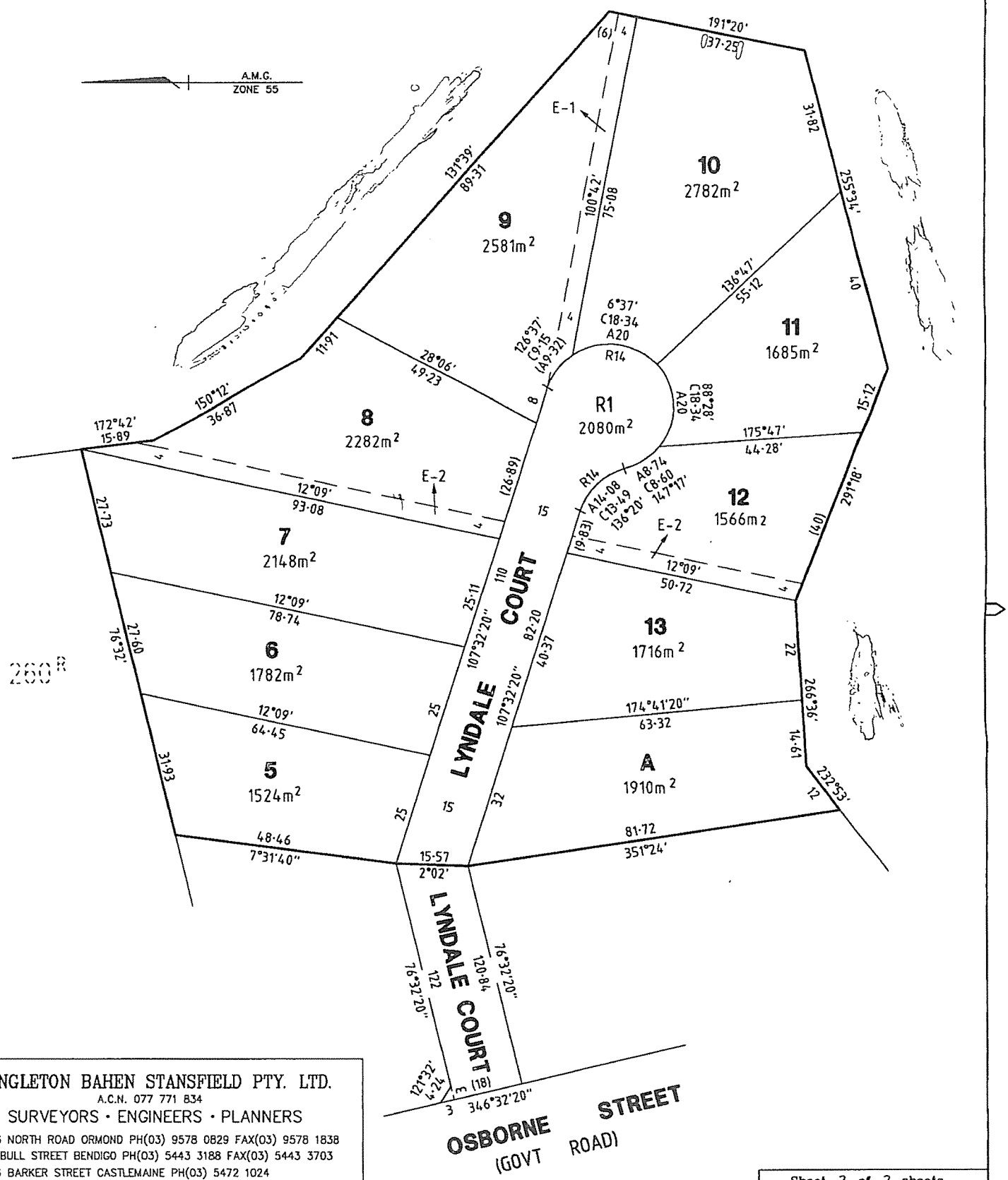
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PLAN OF SUBDIVISION

STAGE NO.

Plan Number
PS 417599G



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Sheet 2 of 2 sheets

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T.O.2

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Approved Form T2

W258378T

310899 1056 45 55

Office

Lodged by:

Name: BECK SHEAHAN QUINN & KIRKHAM
Phone: (03) 5443 1066
Address: 110 Pall Mall
Bendigo
Ref: PH:JC:AB F990719
Customer Code: 469 S

OFFICE OF TITLES A.G.I. VICTORIA

DW258378T-1-0

MADE AVAILABLE

Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: *(volume and folio reference)*
Volume 10456 Folio 227

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

Consideration:
FIFTY FIVE THOUSAND TWO HUNDRED AND FIFTY DOLLARS ($55,250.00)

Transferor: *(full name)*
Conacre Constructions Pty Ltd ACN 005 239 609

Transferee: *(full name and address including postcode)*
Justyn Michael Frantz and Shannon Velleley of 132 Oak Street Beaumaris, 3193 as joint proprietors

Directing Party: *(full name)*

Creation and/or Reservation and/or Covenant AND the said Justyn Michael ~~Hell~~ Frantz and Shannon Velleley ~~AND the said (Purchaser)~~ for ~~(V2)~~ their heirs executors administrators and transferees the registered proprietor or proprietors for the time being of the land hereby transferred and of every part thereof DO HEREBY and as separate covenants COVENANT with the said ~~(Vendor)~~ Conacre Constructions Pty. Ltd their successors assigns and Transferees and other registered proprietors or proprietors for the time being of each and every lot on Plan of Subdivision No. 417599G and every part of parts thereof (other than the land hereby transferred) as follows:

a) That no main building erected on the said lot shall be of other that new materials and the outer walls thereof in clay brick, clay brick veneer or precast concrete with rendered finish;
b) That no main building erected on the said lot shall be used other than for the purposes of residence and building shall be used for commercial purposed.
c) That no main building shall be erected which has a floor area of less than One hundred and thirty square metres including the outer walls thereof such area being calculated by excluding the area of carports, garages, terraces, pergola and/or verandahs;

Continued on **T2 Page 2.**

Approval No: 496983A

T2

ORDER TO REGISTER
Please register and issue title to

Signed Cust. Code:

TL $1126

STAMP DUTY USE ONLY

Original Transfer of Land
Stamped with:$1,126.00
Trn:569108 31-AUG-1999
Stamp Duty Victoria, JXM2

OFFICE OF TITLES VICTORIA

Law Perfect Pty Ltd

- 4 SEP 1999

THE BACK OF THIS FORM MUST NOT BE USED

d) That no greater number than two dwellings shall be erected on any said lot;
e) That no fence, garage, shed or other outbuilding constructed of galvanised iron cladding or aluminium cladding shall be erected on the said lot;
f) That no mudbricks or mudbrick shall be used in the construction or building upon the said lot;
g) That no main building shall be erected within five metres of ant street boundary.
h) That the gross floor area of all outbuildings erected on the said lot shall not exceed sixty square metres and no outbuilding shall exceed the height of four metres;
i) That no building erected on the said lot shall have a roof of galvanised iron;
j) That no fence erected on the said lot shall have a height exceeding two metres;
k) That no carport, garage, shed or other outbuilding erected on the said lot shall be other than of new materials;
l) That no detached garage, shed or other outbuilding shall be erected on the said lot within then metres of any street boundary.
m) That no detached garage, shed or other outbuilding shall be erected on the said lot or any tent, caravan or other form of portable accommodation standing on the said lot shall be used for the purposed of residential accommodation;
n) That no dividing fence shall be erected on the said lot other than of new materials consisting of double sided colourbond steel panels of beige colour;
o) That no skillion garages or carports shall be erected on the said lot.

AND IT IS AGREED that the foregoing Covenants shall be noted upon and appear on every future Certificate of Title for the land hereby transferred or for any part or parts thereof as an encumbrance affecting the same.

Dated: 24-8-1999.

Execution and attestation
THE COMMON SEAL of Conacre Constructions Pty Ltd was)
affixed in the presence of the authorised persons:)
)

M. J. Mc Remain
Director

Full name MARJORIE JOAN MCKINNON

Usual address 11 MCLACHLAN ST, KANGAROO FLAT

D W McKinnon

Secretary

Full name DONALD WILLIAM MCKINNON

Usual address 11 MCLACHLAN ST

KANGAROO FLAT

CONACRE CONSTRUCTIONS PTY LTD Common Seal A.C.N. 005 239 609

Signed by the transferees in the presence of:)
)

x J. M. Grantz — Justyn Frantz

x — Shannon Velleley

x Witness SUMMER VELLELEY

Approval No: 496983A

T2 Page 2

W258378T
310899 1056 45 55

OFFICE OF TITLES VICTORIA

DW258378T-2-7

Law Perfect Pty Ltd

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PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1058941

APPLICANT'S NAME & ADDRESS

TAYLOR WHELAN & WHELAN C/- LANDATA

DOCKLANDS

VENDOR

ANDREW, PETER JOHN

PURCHASER

UNKNOWN, UNKNOWN

REFERENCE

ANDREW S

This certificate is issued for:

LOT 9 PLAN PS417599 ALSO KNOWN AS 9 LYNDALE COURT FLORA HILL
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
and a SIGNIFICANT LANDSCAPE 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/

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

14 August 2024

Sonya Kilkenny
Minister for Planning

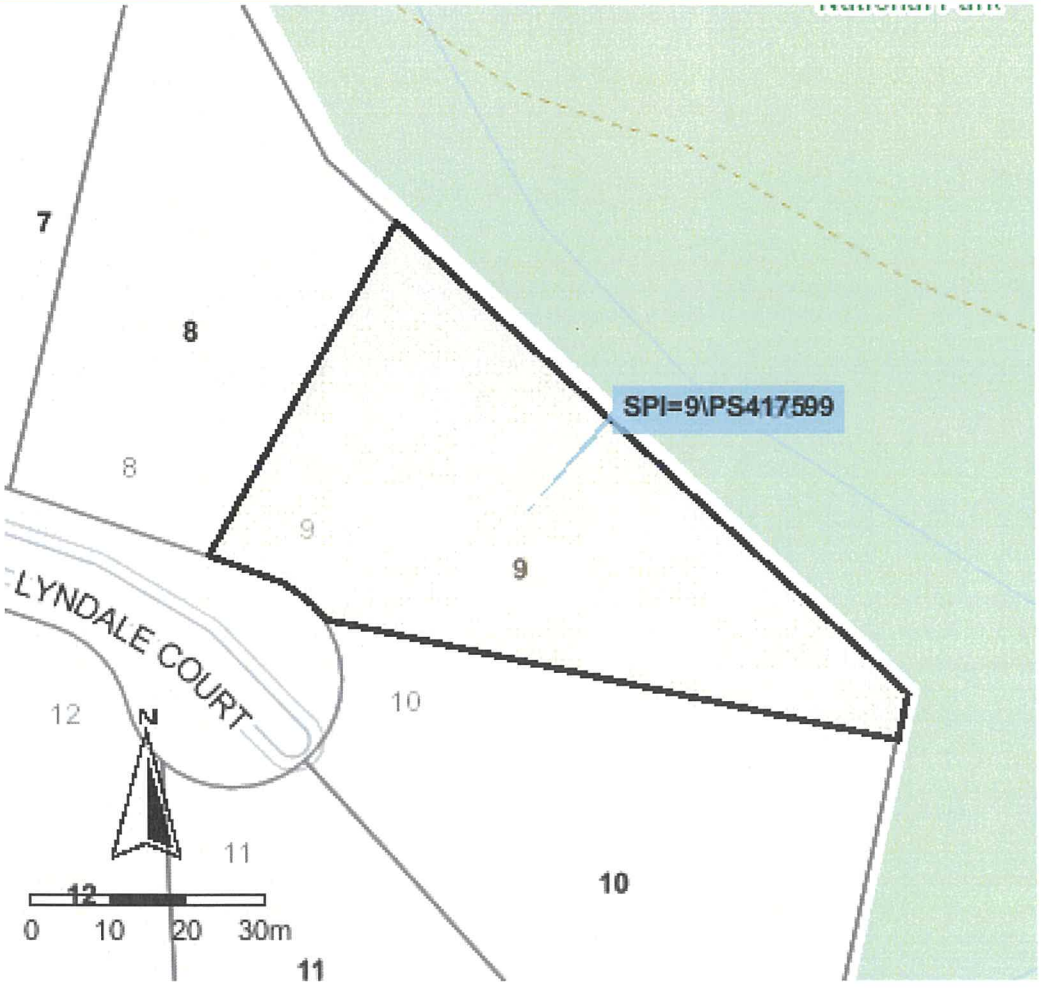
VICTORIA State Government

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.



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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.

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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.

VICTORIA State Government

PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 14 August 2024 04:21 PM

PROPERTY DETAILS

Address:	**9 LYNDALE COURT FLORA HILL 3550**
Lot and Plan Number:	**Lot 9 PS417599**
Standard Parcel Identifier (SPI):	**9\PS417599**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**210080**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 614 B1**

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 EAST**

OTHER

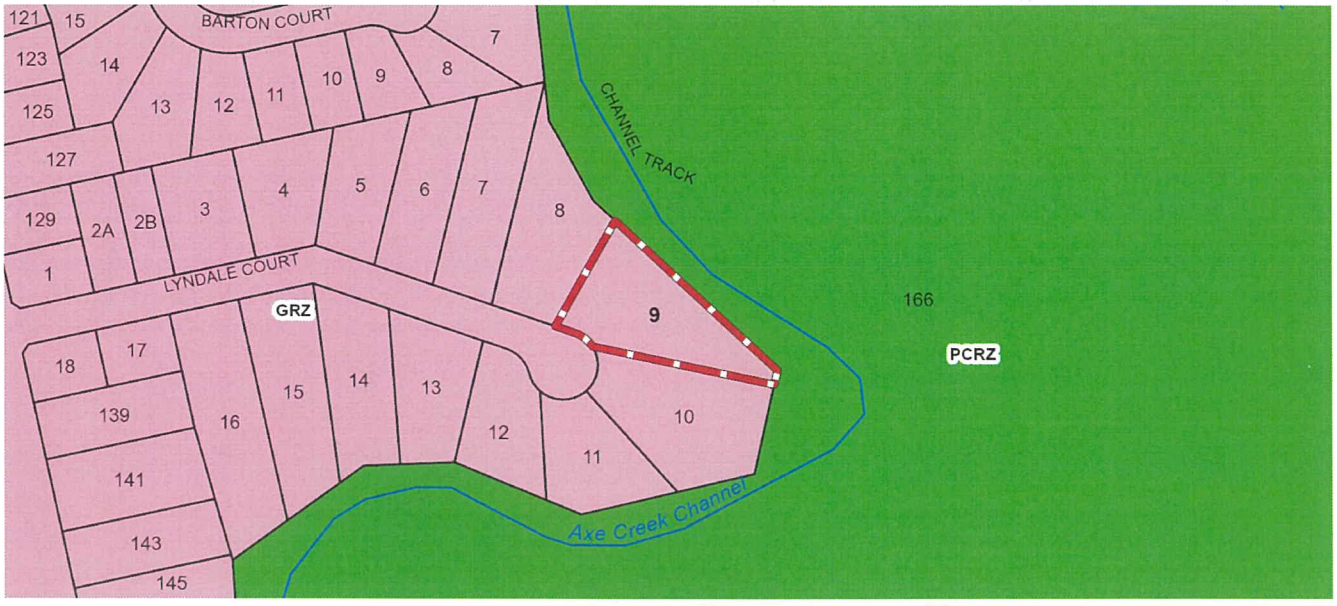
Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**

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.

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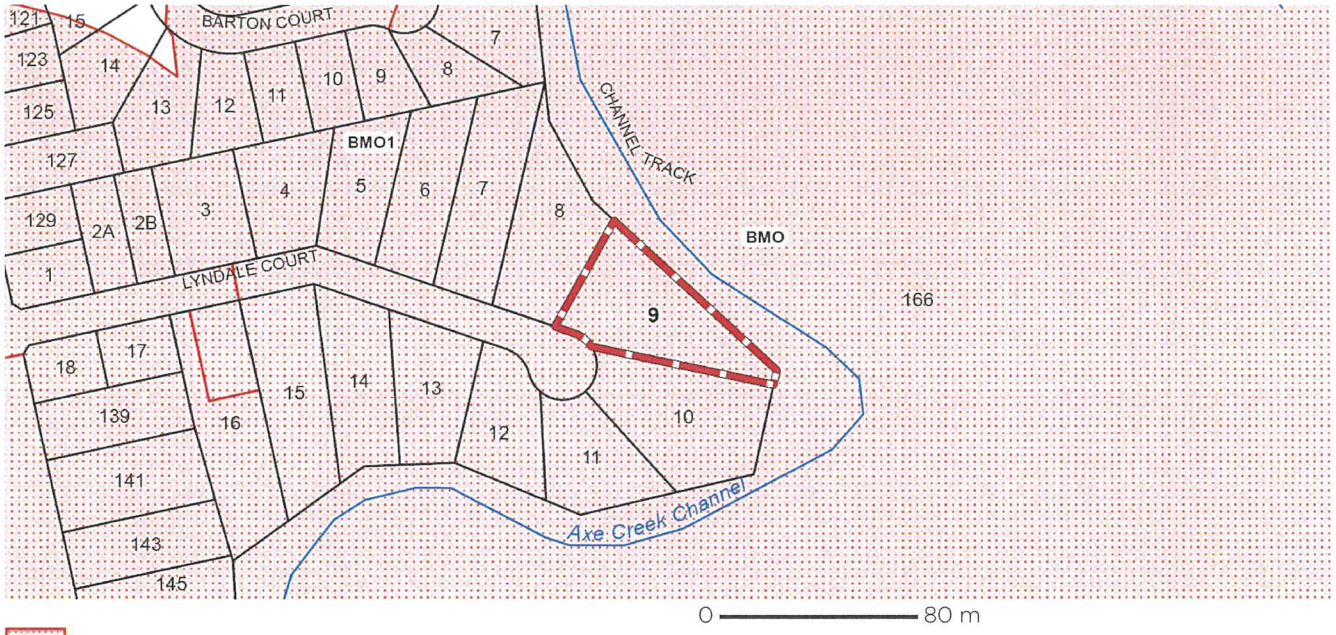
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management Overlay Water course

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

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1 (SLO1)



SLO - Significant Landscape Overlay Water course

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

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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 9 August 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 abut the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

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

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

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

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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

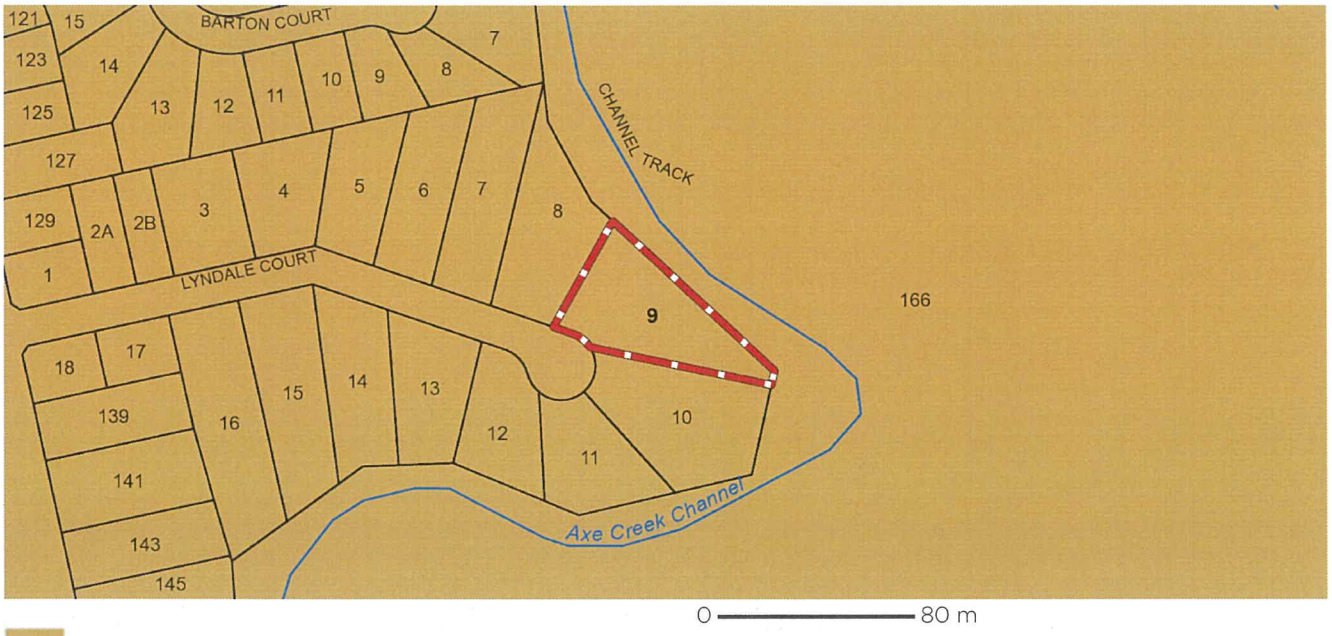
Environment, Land, Water and Planning

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)

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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).

Coliban WATER

ABN 96 549 082 360

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

Taylor Whelan & Whelan C/- LANDATA
Two Melbourne Quarter, Level 13, 697 Collins Street
Docklands

Information Statement Issue Date:
19 August 2024

Your Reference:
73883332-029-2

Settlement Date:
30 September 2024

Information Statement Number:
ISN-0000042797

Property Number:
LOC-000066046

Settlement Payment Reference:
2000000660468

Amount Due:
$388.33

Information Statement

(Special Meter Read)

Service Address: 9 Lyndale Court, Spring Gully, VIC, 3550

Owner(s):	**Title(s):**
ANDREW, PETER JOHN; ANDREW, JUNE PATRICIA	Lot 9, Plan of Subdivision, Plan Number 417599G, Volume 10456, Folio 227, Parish of Sandhurst

Account Calculation:	
Fees and Charges	$0.00
Scheme Arrears	$0.00
Total amount in arrears:	$0.00
Calculated charges from last billing date to 30-09-2024 as detailed on the following page/s.	$388.33
Amount Due:	$388.33

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-000066046
Service Address: 9 Lyndale Court, Spring Gully, VIC, 3550

Details for Services provided and their tariffs:

WATER CONSUMPTION FEE

Service Number	Meter Number	Previous Date	Reading	Current Date	Reading
SP-000065500	13081606	04-06-2024	5137	19-08-2024	5155
	Date From	Date To	Consumption (Kilolitres)	Rate per kL	Amount
	04-06-2024	30-06-2024	6.3100	$ 2.4700	$15.58
	01-07-2024	19-08-2024	11.6900	$ 2.6220	$30.65
			18.00		$46.23

WATER SERVICE FEE

Service Number	Size	Date From	Date To	Days	Rate per day	Amount
SP-000065500	20mm	04-06-2024	30-06-2024	27	$ 0.6837	$18.46
SP-000065500	20mm	01-07-2024	30-09-2024	92	$ 0.7278	$66.95
						$85.41

SEWERAGE SERVICE FEE

Service Number	Date From	Date To	Days	Rate per day	Amount
SP-000065500	04-06-2024	30-06-2024	27	$ 2.0548	$55.47
SP-000065500	01-07-2024	30-09-2024	92	$ 2.1872	$201.22
					$256.69

Encumbrances and other information:

* 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

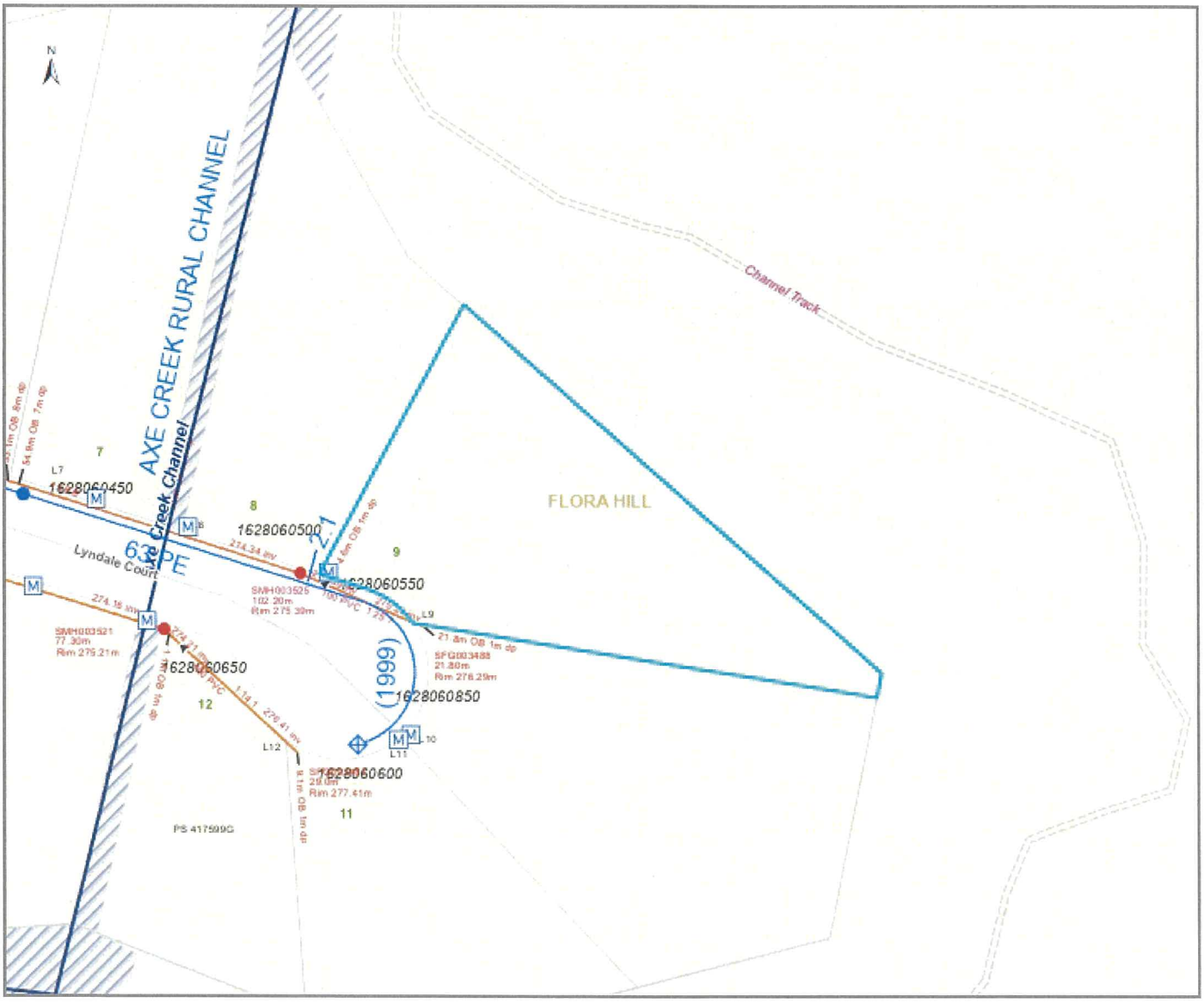
Coliban Region Water Corporation

37-45 Bridge Street Bendigo 3550
Phone 1300 363 200 Fax (03) 5434 1341

PROPERTY REPORT

Property Address: **9 Lyndale Court, Spring Gully, VIC, 3550**

Date Created: 14-Aug-2024



Disclaimer with respect to the information provided:

Coliban Water makes no representation or warranty regarding the accuracy or completeness of the information in this document. Coliban Water further accepts no responsibility for any omissions or inaccuracies that may exist, and disclaims all liability for any loss or damage which may arise directly or indirectly from reliance on the information in this document, whether or not that loss is caused by any negligence on the part of Coliban Water or its employees.

Scale 1: 1,000

Coliban WATER

HISTORIC MINING ACTIVITY
Form No. 692

15 August, 2024

Property Information:

Address: 9 LYNDALE COURT FLORA HILL 3550

It is advised that:

Our records do not indicate the existence of any mining activity on or under this site, but the site is within an area of past prospecting or mining activity. Note that there may be unrecorded mine workings present. (3)

NOTE: Historic Mining activity information is provided from plans and records that may be incomplete and may not be entirely free from errors. It is provided for information only and should not be relied upon as definitive of the status of any area of land. It is provided on the basis that all persons accessing it undertake responsibility for assessing the relevance and accuracy of its content.
The State of Victoria and its officers, agents or employees do not guarantee that the work is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this work.

For queries, contact:

Department of Energy, Environment and Climate Action
E-mail: gsv_info@deeca.vic.gov.au

27/08/2018

File Number: BLD20180005

June & Peter Andrew
9 Lyndale Crt
Flora Hill VIC 3550

Advice: Building Permit Approved On Your Property

Lot 9, 9 Lyndale Court Flora Hill VIC 3550 Australia

Extension to existing dwelling and construction of carport

Dear Sir/Madam:

As required by regulation 39(2) of the Building Regulations 2018, please find a copy of the building permit that has been issued for the works as specified at the above address.

Should you require any further information please do not hesitate to contact me.

Yours faithfully,

Ben Wilby
Building Surveyor
BS-L 58251
WILBY Building Consultants Pty Ltd

Application Number: BLD20180005

FORM 2

Regulation 37(1)
Building Act 1993
Building Regulations 2018

Building Permit No. BS-L 58251/20180002/0 20 August 2018
Stage: Completion

Issue to

Agent of Owner	**Lenny Building and Constructions**	
Postal Address	**60 Pentlands Rd Mandurang**	Postcode **3551**
Email	**lennybuilding@gmail.com**	
Address for serving or giving of documents: **60 Pentlands Rd Mandurang**		Postcode **3551**
Contact Person	**Daniel Schmidt**	Telephone **0417116517**

Ownership Details

Owner	**June & Peter Andrew**	
Postal Address	**9 Lyndale Crt Flora Hill**	Postcode **3550**
Email	**jpa333@westnet.com.au**	
Contact Person	**June & Peter Andrew**	Telephone **0418353015**

Property Details

Number **9**	Street/Road **Lyndale Court**	Suburb **Flora Hill**	Postcode **3550**
Lot/s **9**	LP/PS **PS417599G**	Volume **10456**	Folio **227**
Crown allotment	Section No	Parish	County

Municipal District **City of Greater Bendigo**

Builder

Name	**Indigab Pty** Ltd	Telephone **0417116517**
Address	**60 Pentlands Rd Mandurang**	Postcode **3551**

Details of Building Practitioners and Architects

a) To be engaged in the building work[3]

Name	Category/class	Registration Number
Indigab Pty Ltd	Company domestic builder - unlimited	CBD-U 53226

(b) Who were engaged to prepare documents forming part of the application for this permit[4]

Name	Category/class	Registration Number
John Grewar	Civil Engineer	EC 39557
Indigab Pty Ltd	Company domestic builder - unlimited	CBD-U 53226

Details of Domestic Building Work Insurance[5]
The issuer or provider of the required insurance policy is: **HIA Insurance Services Pty Ltd**
Insurance policy number : **C380875**
Insurance policy date : **02/08/2018**

Details of Relevant Planning Permit
Planning Permit No: **N/A** Date of grant of Planning Permit: **N/A**

Nature of Building Work
Extension to existing dwelling and construction of carport
Storeys contains: **1**
Rise in storeys: **NA**
Effective height: **NA**
Type of construction: **NA**
Version of BCA applicable to permit: **2016**
Cost of Building Work: **$90,000.00**
Total floor area of new building work in m^2: **42**

Conditions and required Certificates
This building permit is issued subject to compliance with all of the conditions as listed in attached Annexures.

BCA Class
Part of Building: **as per approved plans** Class: **1a,10a**

Prescribed Reporting Authorities
The following bodies are Prescribed Reporting Authorities for the purpose of the application for this permit in relation to the matters set out below:

Reporting Authority	Matter Reported On Or Consented To	Regulation
City of Greater Bendigo	Legal Point of discharge	133 (2)
City of Greater Bendigo	Property Information	51 (2)
Coliban Water	Consent to connect - PIC number - 02-00-0541284	NA

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

Inspection Requirements[3]
The mandatory inspection notification stages are:
1. Inspection for stump holes
2. Inspection for strip footings
3. Inspection for steel for strip footing
4. Inspection for sub floor and framework
5. Inspection for footings - Carport
6. Inspection for final

Occupation or Use of Building: A certificate of final inspection is required prior to the occupation or use of this building
If an occupancy permit is required, the permit is required for the part of the building in relation to which the building work is carried out.

Commencement and Completion

This building work must commence by 20 August 2019

If the 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 20 August 2020

If the 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: **Ben Wilby**
Address: **Bendigo | Victoria | Australia**
Email: **admin@wilbybc.com.au**
Building practitioner registration no.: **BS-L 58251**
Municipal district: **City of Greater Bendigo**
Permit no.:**BS-L 58251/20180002/0**

Date of issue of permit: **20 August 2018**

Notes

Note 1 Under Regulation 318 an owner of a building of land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units;

Note 2 Under Regulation 317 the person in charge of the carrying out the building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans and relevant documentation are available for inspection at the allotment while the building works in progress. They must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.

Note 3 Include building practitioners with continuing involvement in the building work.

Note 4 Include building practitioners with no further Involvement in the building work.

Note 5 Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work Is more than $16,000) must be covered by an Insurance policy as required under section 135 of **The Building Act 1993.**

Annexures 'A'
Conditions of Approval
Building Permit No. BS-L 58251/20180002/0 Issued 20 August 2018

The building permit for this project has been issued subject to the following conditions and further information being submitted prior to completion of works certificate being issued:

1. All works authorised by this Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2018, National Construction Code of Australia, other relevant codes and any Local Laws of the Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder is responsible to obtain any other relevant permits or consents prior to commencing work. The approval hereby given is based on the information provided. If at any stage any discrepancies or non compliant issues are identified, the owner/builder is responsible to correct these abnormalities prior to continuation of the works.
2. The owner and/or builder is responsible to define the boundaries of the allotment.
3. Any changes from approved plans including but not limited to structural changes, involving member sizes, stress grades will require the submission and approval of these amended plans by the relevant building surveyor. Please note these such documents will incur a fee associated with this amendment.
4. This building permit shall be read in conjunction with the approved plans and supporting documentation.

5. The person in charge of the building site and building works must display a sign on the allotment during construction showing the names and contact details of the builder, relevant building surveyor and the building permit number and date of issue. These signs can be collected from each office if required.
6. Ground around building is to be graded away at 50mm per 1m for the first meter in accordance with NCC Volume 2 Part 3.1.2.
7. Before any landscaping works are to be carried out, the recommendations of the soil report should be complied with to prevent footing damage.
8. Storm water drainage must comply with AS 3500.3 & AS 3500.3.2
9. Provide the truss layout, design and fixing for review and approval seven (7) days prior to a frame inspection being carried out. All above design details must be signed by the designer.
10. Your attention is drawn to the fact that the property is subject to a Covenant No: W258378T. This document may have conditions which control this building. The approval hereby given does not in any way exempt the necessity to comply with any covenant that may affect the land or any condition on any planning approval.

Annexures 'B'
Required Certificates

Upon completion of the building works you are required to submit the following documentation:

11. Application for Final Certificate
12. Certificate of compliance for plumbing work relating to works authorised by this permit
13. Certificate of compliance for any electrical work relating to works authorised by this permit
14. Builder/owner builder to submit a signed and dated statement that works required by the accredited energy rater (part of the building permit) have been complied with
15. Builder and/or owner builder to submit a signed and dated compliance statement that all wet area construction measures are in accordance with BCA Volume 2 Part 3.8.1
16. Builder/ owner to supply a statement and/ or certificate stating that Termite Treatment has been installed in accordance with the approved building permit documents and AS3660.1
17. Builder/ owner to supply a statement and/ or Certificate from manufacturer stating that all Glazing has been manufactured and installed in accordance with Part 3.6 BCA Vol.2 and AS1288 and AS2047
18. Builder/ owner to supply a statement stating that the requirements for construction in a bushfire prone area have been met in accordance with the approved plans and AS3959

Annexures 'D'
Performance Solution

Performance Solution

A performance solution was used to determine compliance with the following performance requirements of the BCA that relate to the building to which this permit applies:

Relevant performance requirement	Details of performance solution
P2.1.1 Structural stability and resistance to actions	Hebel PowerPanel external cladding used as described in attached document
P2.2.2 Damp and Weatherproofing	Hebel PowerPanel external cladding used as described in attached document
P2.3.4 Bushfire areas	Hebel PowerPanel external cladding used as described in attached document
P2.6.1 Energy efficiency for an extension to a dwelling	Hebel PowerPanel external cladding used as described in attached document



CERTIFICATE OF POOL & SPA BARRIER COMPLIANCE - FORM 23 - S.R. No 116 / 2019
Regulations 147Y(4), 147ZB(2) Building Act 1993 Building Regulations 2018

Peter Andrew / 21 Nov 2022 **Complete**

Flagged items	**0**
1. Name of owner of the land (the property) on which the swimming pool or spa is located:	Peter Andrew
2. Postal Address	9 Lyndale Court Flora Hill
3. Telephone No	0418353015
4. Email address	Peter Andrew <pja3550@westnet.com.au>
Date of Inspection	21.11.2022

Property Details:

Property Details - Location

Property Address of Inspection:	9 Lyndale Court Flora Hill

Type of Swimming Pool / Spa

Type of Pool Swimming pool / Spa / Above Ground Pool / Pool and Spa	Permanent Pool
5. Date of Construction	8/01/2008
6. Applicable Pool Barrier Standard	AS1926.1-1993-Amendment 1
7. Applicable Pool Barrier Standard applies under:	Relevant deemed to satisfy provision of the BCA
8. Date of Inspection	21.11.2022

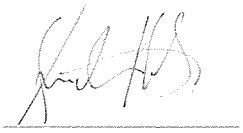
Certificate of Compliance

Following the Inspection of your Pool/Spa Barrier Inspection on the date referred to above I certify that the barrier complies with the applicable barrier standard.	21.11.2022
9. I confirm that I *did/*did not carry out building work on the barrier to address identified non-compliance of the barrier prior to certifying the barrier's compliance with the applicable standard.	I can confirm that I *did not carry out building work on the barrier.

Inspector Details

10. Name of swimming pool and spa inspector:	Andrew Hicks
11. *ACN/*ARBN:	ACN 649 985 080
12. Address:	Strathfieldsaye
13. Email:	Inspections@Bendigopbi.com.au
14. Building practitioner registration no:	Andrew Hicks IN-PS 72571
15. Council Name:	City of Greater Bendigo

Signature of swimming pool and spa inspector:



Andrew Hicks
28.11.2022 12:48 AEDT

Date: 28.11.2022

CITY OF GREATER BENDIGO

BUILDING PARTICULARS

Pursuant to the Building Regulations 2018
Regulation 51(1)

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Applicant Reference: 73883332-016-2:78502

Property Details: **9 Lyndale Court, FLORA HILL 3550**
Lot 9 PS 417599G

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

Our Reference	Description	Status
Private Building Application BX/1658/2018	Extension to existing dwelling and construction of carport	Completed

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.

Hans Tracksdorf
Municipal Building Surveyor

Date of Issue: 15-Aug-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.

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: 189-229 Lyttleton Terrace, Bendigo
Postal Address: PO Box 733, Bendigo VIC 3552
T: 1300 002 642
E: buildingadmin@bendigo.vic.gov.au
W: www.bendigo.vic.gov.au
ABN 74 149 638 164

Property Clearance Certificate

Land Tax

STATE REVENUE OFFICE VICTORIA

TAYLOR WHELAN & WHELAN

Your Reference: LD:74645023-012-2.ANDREW

Certificate No: 80407349

Issue Date: 21 OCT 2024

Enquiries: ESYSPROD

Land Address: 9 LYNDALE COURT FLORA HILL VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
27332577	9	417599	10456	227	$0.00

Vendor: JUNE ANDREW & PETER ANDREW

Purchaser: UNKNOWN UNKNOWN

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MRS JUNE PATRICIA ANDREW	2024	$530,000	$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

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:	$1,320,000
SITE VALUE:	$530,000
CURRENT LAND TAX CHARGE:	**$0.00**

Notes to Certificate - Land Tax

Certificate No: 80407349

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 = $2,040.00

Taxable Value = $530,000

Calculated as $1,350 plus ($530,000 - $300,000) multiplied by 0.300 cents.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 80407349

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: 80407349

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 updates are available at **sro.vic.gov.au/certificates**

Property Clearance Certificate

Commercial and Industrial Property Tax

TAYLOR WHELAN & WHELAN

Your Reference: LD:74645023-012-2.andrew

Certificate No: 80407349

Issue Date: 21 OCT 2024

Enquires: ESYSPROD

Land Address: 9 LYNDALE COURT FLORA HILL VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
27332577	9	417599	10456	227	$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
110.3	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$1,320,000
SITE VALUE:	$530,000
CURRENT CIPT CHARGE:	**$0.00**

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 80407349

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 commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960:*
   - a general valuation of the land;
   - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
   - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
   - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
   - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
   - the date on which the land became tax reform scheme land;
   - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
   - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. 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 commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 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

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. 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.

Property Clearance Certificate

Windfall Gains Tax

TAYLOR WHELAN & WHELAN

Your Reference: LD:74645023-012-2.ANDREW

Certificate No: 80407349

Issue Date: 21 OCT 2024

Land Address: 9 LYNDALE COURT FLORA HILL VIC 3550

Lot	Plan	Volume	Folio
9	417599	10456	227

Vendor: JUNE ANDREW & PETER ANDREW

Purchaser: UNKNOWN UNKNOWN

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.

CURRENT WINDFALL GAINS TAX CHARGE:
$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 80407349

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

BPAY

Biller Code: 416073
Ref: 80407349

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: 80407349

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

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)

CONSUMER AFFAIRS VICTORIA