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	27 Maffra Road, Heyfield 3858	
Vendor's name	Brian Malcolm Sydney Trippett	**Date** 17/4/2026 /
Vendor's signature	Signed by: Brian Malcolm Sydney Trippett 867E4B520DA5400...	
Vendor's name	Theresa Mary Trippett	**Date** 17/4/2026
Vendor's signature	Signed by: Theresa Mary Trippett 05DF9809487B4C3...	
Purchaser's name		**Date** / /
Purchaser's signature		
Purchaser's name		**Date** / /
Purchaser's signature		

1. FINANCIAL MATTERS

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

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

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

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

N/A	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 **Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)**

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 110
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ Yes ☒ No
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows	Date: OR ☒ Not applicable

2. INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable.

2.2 **Owner Builder**

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

Not Applicable.

3. LAND USE

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

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

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 within the meaning of regulations made under the *Building Act* 1993 if the square box is marked with an 'X' ☒

3.4 **Planning Scheme**

Attached is a certificate with the required specified information.

4. NOTICES

4.1 **Notice, Order, Declaration, Report or Recommendation**

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

Not Applicable.

4.2 **Agricultural Chemicals**

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

Nil.

4.3 **Compulsory Acquisition**

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

Nil.

5. BUILDING PERMITS

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

Are contained in the attached certificate.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

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

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

9. TITLE

Attached are copies of the following documents:

9.1 (a) **Registered Title**

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

10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

Not Applicable.

10.2 **Staged Subdivision**

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

Not Applicable.

10.3 **Further Plan of Subdivision**

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

(b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE CHECKLIST

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

Is attached.

13. ATTACHMENTS

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

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

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

1. GST Withholding – Supplier Notification
2. Register Search Statement Volume 9568 Folio 014
3. Copy Plan – TP 96187
4. State Revenue Office – Land Tax, CIPT and Windfall Gains Certificates
5. Certificate of Final Inspection
6. Building Permit
7. Property & Planning Reports
8. Copy Council Rate Notice – Wellington Shire Council
9. Copy Water Rates Notice – Gippsland Water
10. Due Diligence Checklist

GST WITHHOLDING – SUPPLIER NOTIFICATION

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

To :	The Purchaser
Property :	Lot 1 Plan TP96187 being Volume 9568 Folio 014
	27 Maffra Road, Heyfield
From :	Brian Malcolm Sydney Trippett and Theresa Mary Trippett
Of :	27 Maffra Road, Heyfield, VIC 3858 Australia

Select

☒ **PART ONE**

1. The purchaser is given notice it is not required to make a GST Withholding Payment at Settlement of the property as:

   (a) the Vendor is not registered or required to be registered for GST; and/or

   (b) the property comprises existing residential premises.

☐ **PART TWO**

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

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

GST WITHHOLDING PAYMENT DETAILS (where applicable)

Supplier's Name :	Brian Malcolm Sydney Trippett and Theresa Mary Trippett
ABN :	
Amount to be withheld :	$
	(and being 7% of the consideration where the supply is made under the margin scheme or 1/11 otherwise)
Due	At Settlement (unless terms contract)

Signed by or on behalf of the Vendor

Signed by: Brian Malcolm Sydney Trippett
867E4B520DA5400...

Signed by: Theresa Mary Trippett
05DF9809487B4C3...

Brian Malcolm Sydney Trippett and Theresa Mary Trippett

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

VOLUME 09568 FOLIO 014

Security no : 124133721548U
Produced 13/04/2026 03:22 PM

LAND DESCRIPTION

Lot 1 on Title Plan 096187C.
PARENT TITLE Volume 08129 Folio 262
Created by instrument L038121P 16/05/1984

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
    BRIAN MALCOLM SYDNEY TRIPPETT
    THERESA MARY TRIPPETT both of 27 MAFFRA ROAD HEYFIELD VIC 3858
    AV380590W 28/02/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV380591U 28/02/2022
    WESTPAC BANKING CORPORATION

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 TP096187C 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: 27 MAFFRA ROAD HEYFIELD VIC 3858

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 28/02/2022

DOCUMENT END

VICTORIA State Government

Imaged Document Cover Sheet

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Document Type	**Plan**
Document Identification	**TP096187C**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**13/04/2026 15:22**

TITLE PLAN	EDITION 1	TP 96187C

Location of Land

Parish: TINAMBA
Township:
Section:
Crown Allotment: 187
Crown Portion:
SUBDIVISION B (PT)
Last Plan Reference: LP25078
Derived From: VOL 9568 FOL 014
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

ENCUMBRANCES REFERRED TO

As to the land shown marked E-1- -
THE EASEMENTS (if any) existing- - over the same by virtue of- - - -- Section 98 of the Transfer of Land Act- - - - - - - - - - - - - - - - - -

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 05/08/1999
VERIFIED: C.P.

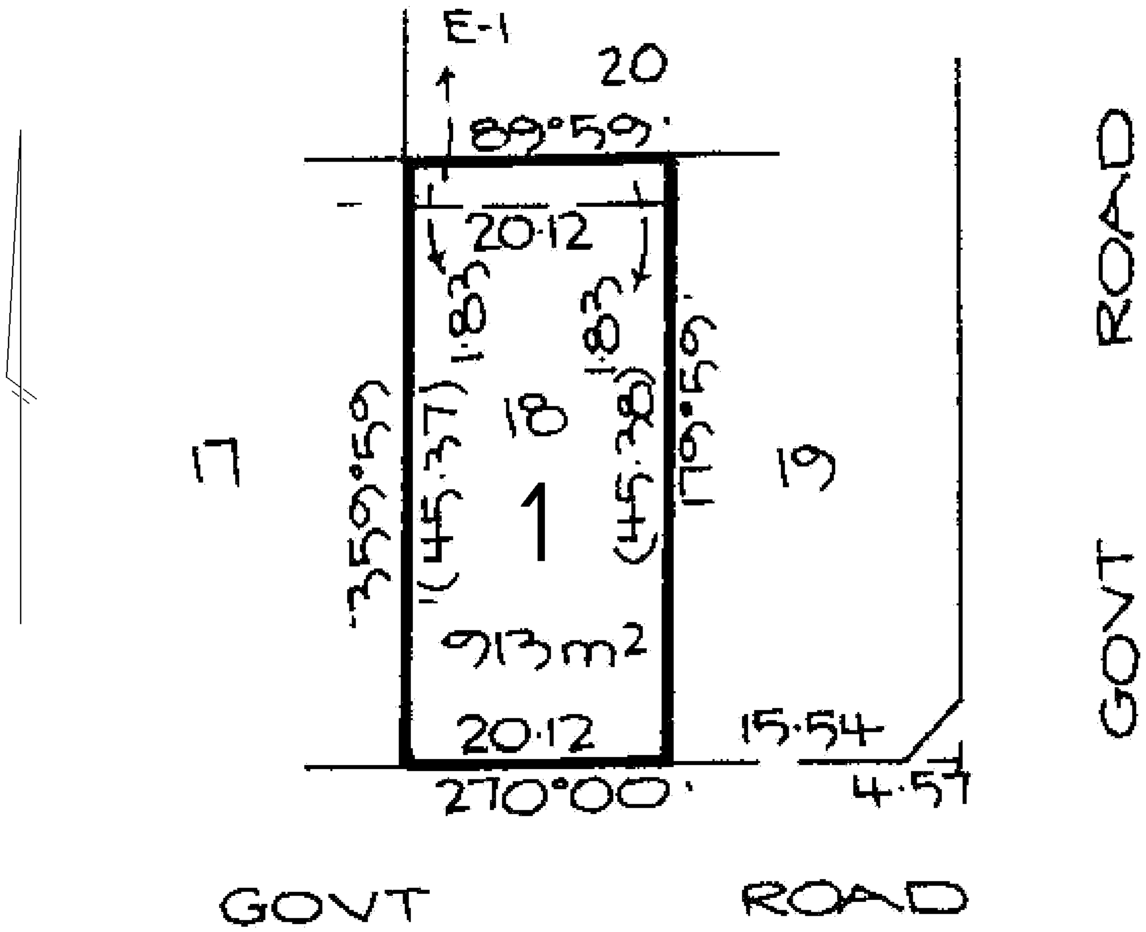

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 18 ON LP25078

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

Property Clearance Certificate
Land Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / LITTLETON HACKFORD

Your Reference:	260463
Certificate No:	98650346
Issue Date:	13 APR 2026
Enquiries:	ESYSPROD

Land Address: 27 MAFFRA ROAD HEYFIELD VIC 3858

Land Id	Lot	Plan	Volume	Folio	Tax Payable
18693592	1	96187	9568	14	$0.00
	1	96187			

Vendor: THERESA MARY TRIPPETT & BRIAN MALCOLM S TRIPPETT

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR BRIAN MALCOLM TRIPPETT	2026	$175,000	$0.00	$0.00	$0.00

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

Current Vacant Residential Land Tax	Year	Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

Arrears of Vacant Residential 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 (CIV):	$405,000
SITE VALUE (SV):	$175,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Notes to Certificate - Land Tax

Certificate No: 98650346

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 and Vacant Residential 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 including vacant residential land tax, interest and penalty 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 = $975.00

Taxable Value = $175,000

Calculated as $975 plus ($175,000 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $4,050.00

Taxable Value = $405,000

Calculated as $405,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code: 5249
Ref: 98650346

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: 98650346

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

STATE REVENUE OFFICE VICTORIA

INFOTRACK / LITTLETON HACKFORD

Your Reference:	260463
Certificate No:	98650346
Issue Date:	13 APR 2026
Enquires:	ESYSPROD

Land Address: 27 MAFFRA ROAD HEYFIELD VIC 3858

Land Id	Lot	Plan	Volume	Folio	Tax Payable
18693592	1	96187	9568	14	$0.00
	1	96187			$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
110	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.

CAPITAL IMPROVED VALUE:	$405,000
SITE VALUE:	$175,000
CURRENT CIPT CHARGE:	**$0.00**

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 98650346

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

STATE REVENUE OFFICE VICTORIA

INFOTRACK / LITTLETON HACKFORD

Your Reference:	260463
Certificate No:	98650346
Issue Date:	13 APR 2026

Land Address: 27 MAFFRA ROAD HEYFIELD VIC 3858

Lot	Plan	Volume	Folio
1	96187	9568	14
1	96187		

Vendor: THERESA MARY TRIPPETT & BRIAN MALCOLM S TRIPPETT

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:

$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 98650346

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: 98650344

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: 98650344

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.

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

EGBP
BUILDING SURVEYORS

East Gippsland Building Permits Vic Pty Ltd
Bairnsdale
30 Macleod Street, Bairnsdale, 3875
(03) 5153 0199
bairnsdale@egbp.com.au
www.egbp.com.au
Project Number: 202316310

FORM 17
Regulation 200
Building Act 1993
Building Regulations 2018

CERTIFICATE OF FINAL INSPECTION

Property Details

Number: 27 **Street/Road:** Maffra Road **Suburb:** Heyfield **Postcode:** 3858
Lot/s: 1 **LP/PS:** TP096187C **Volume:** 09568 **Folio:** 014
Crown allotment: 187 **Section:** - **Parish:** Tinamba **County:** -
Municipal District: Wellington Shire Council

Building Permit Number: BSU-1274/7986392548565
Version of BCA applicable to building permit: NCC 2019 Volume 2

Nature of Building Works: *Construction of Carport*
Building Details
Class: 10a **Part of Building:** As per approved building permit plans

Directions: All directions to fix building work under Part 4 of the **Building Act 1993** have been complied with.

Certificate Number: BSU-1274/7986392548565
Certificate Date: 04/05/2023
Issue By: Brian Ross
30 Macleod Street Bairnsdale
bairnsdale@egbp.com.au
BSU-1274

Inspection approval dates for mandatory inspections that have been carried out are as follows:

Inspection Type	Approved Date
Inspection of pad holes	06/04/2023
Inspection of framework	03/05/2023
Inspection for Final Certificate	03/05/2023

A certificate of final inspection under this division is not evidence that the building or part of a building to which it applies complies with Building Act 1993 or the building regulations.

Brian Ross
BSU-1274

Permit number: **BSU-1274/7986392548565** Date of issue: **05 April 2023**

EGBP
BUILDING SURVEYORS

East Gippsland Building Permits Vic Pty Ltd
Bairnsdale
30 Macleod Street, Bairnsdale, 3875
(03) 5153 0199
bairnsdale@egbp.com.au
www.egbp.com.au
Application Number: 202316310

FORM 2

Building Act 1993
Building Regulations 2018 Regulation 37(1)

BUILDING PERMIT: BSU-1274/7986392548565

Date of issue: 05 April 2023
Stage description: Completion

Amended Building Permit - 04 May 2023

Issue to
Agent of Owner **Gippy Farmsheds & Garages**
ABN/ACN **71 334 788 361**
Postal Address **88 Stephenson Street Sale** Postcode **3850**
Email **darren@gippyfarmsheds.com.au**
Address for serving or giving of documents: **88 Stephenson Street Sale** Postcode **3850**
Contact Person **Darren Unthank** Phone **0437 404 966**

Ownership Details
Owner **Brian Trippett**
ABN/ACN **NA**
Postal Address **27 Maffra Road Heyfield** Postcode **3858**
Email **briantripp.bt50@gmail.com**
Contact Person **Brian Trippett** Phone **0427 196 303**

Property Details
Number **27** Street/Road **Maffra Road** Suburb **Heyfield** Postcode **3858**
Lot/s **1** LP/PS **TP096187C** Volume **09568** Folio **014**
Crown allotment **187** Section No **-** Parish **Tinamba** County
Municipal District **Wellington Shire Council**

Builder
Name **Darren Unthank**
Gippy Farmsheds & Garages Phone **0437 404 966**
ABN/ACN **71 334 788 361**
Building Practitioner no * **DB-L 70403**
Address **88 Stephenson Street Sale** Postcode **3850**

*This builder is specified under section 24A1(a) of the Building Act 1993 for the building work to be carried out under this permit.

Natural person for service of directions, notices and orders (if builder is a body corporate)

Name **Darren Unthank Gippy Farmsheds & Garages** Phone **0437 404 966**
Postal Address **88 Stephenson Street Sale** Postcode **3850**

Details of Building Practitioners and Architects
a) To be engaged in the building work

Name	Category/class	Registration Number
Darren Unthank Gippy Farmsheds & Garages	Domestic Builder - Limited	DB-L 70403

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

Name	Category/class	Registration Number
Dhayanthi Pfeifer A-Line Building System P/L	Engineer - Civil	PE0003404

Details of Domestic Building Work Insurance
Name of Builder **Gippy Farmsheds & Garages** Name of issuer or provider **NA**
Policy Number **NA**

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

Nature of Building Work: **Construction of Carport**
Storeys contains: **1**
Rise in storeys: **NA**
Effective height: **NA**
Type of construction: **NA**
Version of BCA applicable to permit: **NCC 2019 Volume 2**
Cost of Building Work: **$10,800.00**
Total floor area of new building work in m²: **40**

Revisions
1. Amended Building Permit - 04 May 2023: Amended Report and Consent Approval from Wellington Shire Council for siting change.

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 building permit plans Class: 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 below:

Reporting Authority	Matter Reported On Or Consented To	Regulation
Wellington Shire Council	Consent granted for the construction of a carport with a setback varying from 150mm to 950mm from the side boundary in accordance with the attached endorsed plan.	Regulation 79(6) of the Building Regulations 2018 - Side and Rear Setbacks.

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

Inspection Requirements
The mandatory inspection notification stages are:
1. Inspection of pad holes
2. Inspection of framework
3. Inspection for Final Certificate

Occupation or User 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 of the building as shown on approved plans in relation to which the building work is carried out.

Commencement and Completion
This building work must commence by **05 April 2024**
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.

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.
This building work must be completed by 05 April 2025

Relevant Building Surveyor
Brian Ross
30 600 047 452
30 Macleod Street Bairnsdale
bairnsdale@egbp.com.au

Annexures 'A'
Conditions of approval
Building Permit No. BSU-1274/7986392548565 Issued 05 April 2023

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 2019, 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 are 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, inconsistencies or non compliant issues are identified, the owner/builder is responsible to correct these abnormalities and obtaining the approval of the Relevant Building Surveyor, prior to continuation of the works.
2. The owner and/or builder shall be responsible to define the boundaries of the allotment.
3. This building permit shall be read in conjunction with the approved plans and supporting documentation.
4. 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.
5. The bush fire attack level (BAL) is BAL 12.5 and the building must be constructed in accordance with the requirements of AS 3959, 2018.
6. The building is deemed to be located in a N1 wind area. Therefore all framing is to be fixed, tied down and braced to comply with Residential framed construction AS 1684.2.
7. The building is in an area designated by the Municipality as likely to be subject to infestation by termites and shall be protected in accordance NCC 2019 Volume 2 Part 3.1.4. It is the responsibility of the owner to maintain further inspections for termite activity.
8. This building must not be used for human occupation.
9. All construction must meet the performance requirements of Section 2 of the National Construction Code of Australia 2019.
10. Footings are to be founded to depth where a minimum of 100kPa bearing capacity is achieved. Where service pipes exist the adjacent footings must be founded at a minimum depth of 100mm below the angle of repose taken from 100mm below the edge of the trench.
11. Down pipes must be installed in accordance with NCC Volume 2 Part 3.5.3, and overflow provisions made for the spouting and be selected in accordance with the appropriate eaves gutter section as shown in table 3.5.3.2(a) and (c). Such down *pipes shall be directed to an underground drainage system discharging to a legal point to the satisfaction of the Building* Surveyor. Down pipes are to be provided to the building to serve a 12m maximum length of gutter in accordance with NCC Volume 2 Part 3.5.3.
12. Safety mesh must be installed in conjunction with plastic or fibreglass roof sheeting greater than 300mm wide and where the height of the fall from the roof to the surface below exceeds 3m to comply with AS 1562.3.
13. Storm water drainage must comply with AS 3500.3 & AS 3500.3.2
14. Legal Point of discharge is determined by the Relevant Council.
15. As constructed underwater storm water drainage details are to be submitted to the satisfaction of the relevant building surveyor prior to the issue of the Certificate of Occupancy or Final Certificate.
16. Inspections carried out will be the mandatory inspections listed on the Building Permit and any other inspections required by the RBS to ensure compliance with the Act and the Regulations. Construction will not be supervised. Inspections carried out will be the minimum required to ensure compliance with the Act and Regulations, NOT supervision of all the work. It is the responsibility of the builder to construct the building fully in accordance with the approved permit documents. Variations must be approved by the RBS prior to construction and those variations that require further document survey and assessment/and or approval will incur an additional fee of $200 GST INC plus any travel expenses. This includes, but is not limited to, amended documents, any other action will be charged at the standard rate of $220 per hour plus any travel expenses.
17. Any enforcement action necessary will incur fees. This may include but is not limited to; additional inspections, notices, orders and attendance at any hearing or responding to the Victorian Building Authority. Cost of these services is as follows GST INC: Written Direction: $75+GST: Directions, Notices and Orders $550 each + inspection fees. Any other action will be charged at the minimum rate of $275 per hour plus any travel expenses.
18. Upon completion of the building works you are required to submit the following documentation:-
    (i) Application for Final Certificate in accordance with Form 15 Regulation 186(1);
    (ii) Certificate of compliance from Plumbers engaged in carrying out any plumbing works;
19. The site is to be adequately secured at all times during the construction period to prevent unauthorised entry.

Relevant Building Surveyor

Brian Ross
ABN **30 600 047 452**
Address **30 Macleod Street Bairnsdale**
Email **bairnsdale@egbp.com.au**

EGBP
BUILDING SURVEYORS

East Gippsland Building Permits Vic Pty Ltd
Bairnsdale
30 Macleod Street, Bairnsdale, 3875
(03) 5153 0199
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www.egbp.com.au
Application Number: 202316310

FORM 2

Building Act 1993
Building Regulations 2018 Regulation 37(1)

BUILDING PERMIT: BSU-1274/7986392548565

Date of issue: 05 April 2023
Stage description: Completion

Issue to
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ABN/ACN **71 334 788 361**
Postal Address **88 Stephenson Street Sale** Postcode **3850**
Email **darren@gippyfarmsheds.com.au**
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(b) Who were engaged to prepare documents forming part of the application for this permit

Name	Category/class	Registration Number
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Name of Builder **Gippy Farmsheds & Garages** Name of issuer or provider **NA**
Policy Number **NA**

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

Nature of Building Work: **Construction of Carport**
Storeys contains: **1**
Rise in storeys: **NA**
Effective height: **NA**
Type of construction: **NA**
Version of BCA applicable to permit: **NCC 2019 Volume 2**
Cost of Building Work: **$10,800.00**
Total floor area of new building work in m^2: **40**

Conditions and required Certificates
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Relevant Building Surveyor
Brian Ross
30 600 047 452
30 Macleod Street Bairnsdale
bairnsdale@egbp.com.au

Brian Ross
BSU-1274

Relevant Building Surveyor

Brian Ross
ABN **30 600 047 452**
Address **30 Macleod Street Bairnsdale**
Email **bairnsdale@egbp.com.au**

Brian Ross
BSU-1274

Permit number: **BSU-1274/7986392548565** Date of issue: **05 April 2023**

PROPERTY REPORT

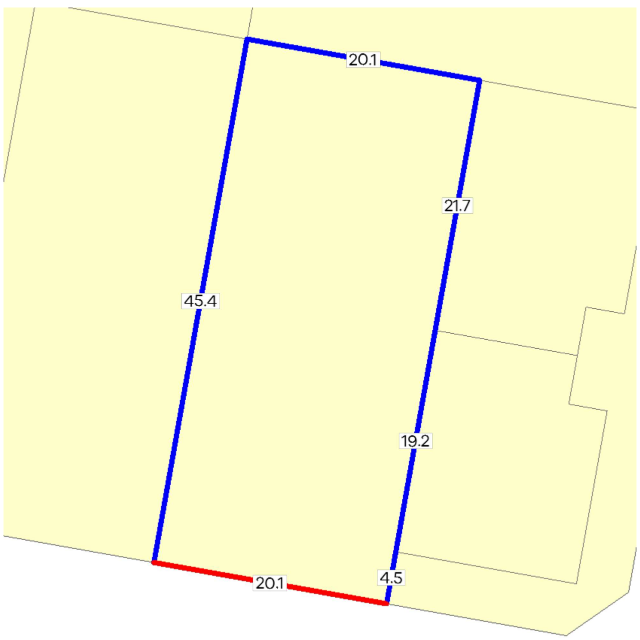
Created at 13 April 2026 03:18 PM

PROPERTY DETAILS

Address:	**27 MAFFRA ROAD HEYFIELD 3858**
Lot and Plan Number:	**Lot 1 TP96187**
Standard Parcel Identifier (SPI):	**1\TP96187**
Local Government Area (Council):	**WELLINGTON** — www.wellington.vic.gov.au
Council Property Number:	**319566**
Directory Reference:	**Vicroads 695 Q10**

SITE DIMENSIONS

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



Area: 913 sq. m
Perimeter: 131 m
For this property:
Site boundaries
Road frontages

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

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

For more accurate dimensions get copy of plan at Title and Property Certificates

UTILITIES

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

STATE ELECTORATES

Legislative Council:	**EASTERN VICTORIA**
Legislative Assembly:	**GIPPSLAND EAST**

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

Selected Property

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 13 April 2026 03:17 PM

PROPERTY DETAILS

Address:	**27 MAFFRA ROAD HEYFIELD 3858**	
Lot and Plan Number:	**Lot 1 TP96187**	
Standard Parcel Identifier (SPI):	**1\TP96187**	
Local Government Area (Council):	**WELLINGTON**	www.wellington.vic.gov.au
Council Property Number:	**319566**	
Planning Scheme:	**Wellington**	Planning Scheme - Wellington
Directory Reference:	**Vicroads 695 Q10**	

UTILITIES

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

STATE ELECTORATES

Legislative Council:	**EASTERN VICTORIA**
Legislative Assembly:	**GIPPSLAND EAST**

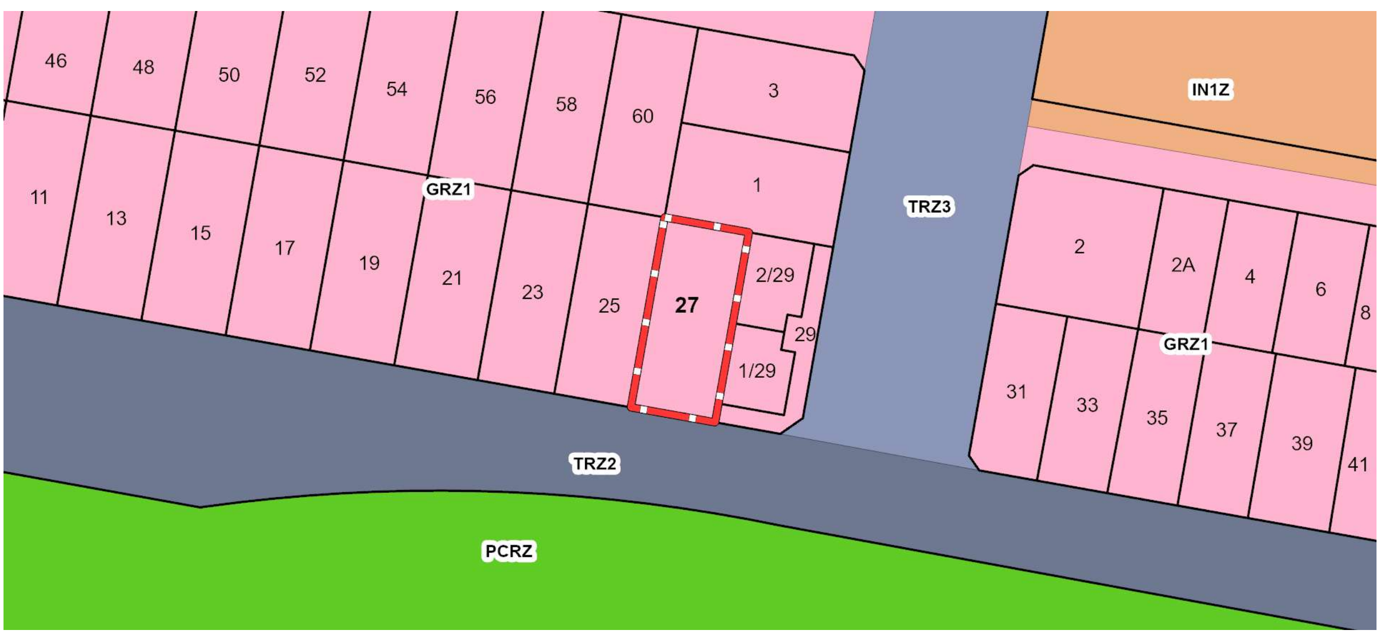
OTHER

Registered Aboriginal Party:	**Gunaikurnai Land and Waters Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



0 — 50 m

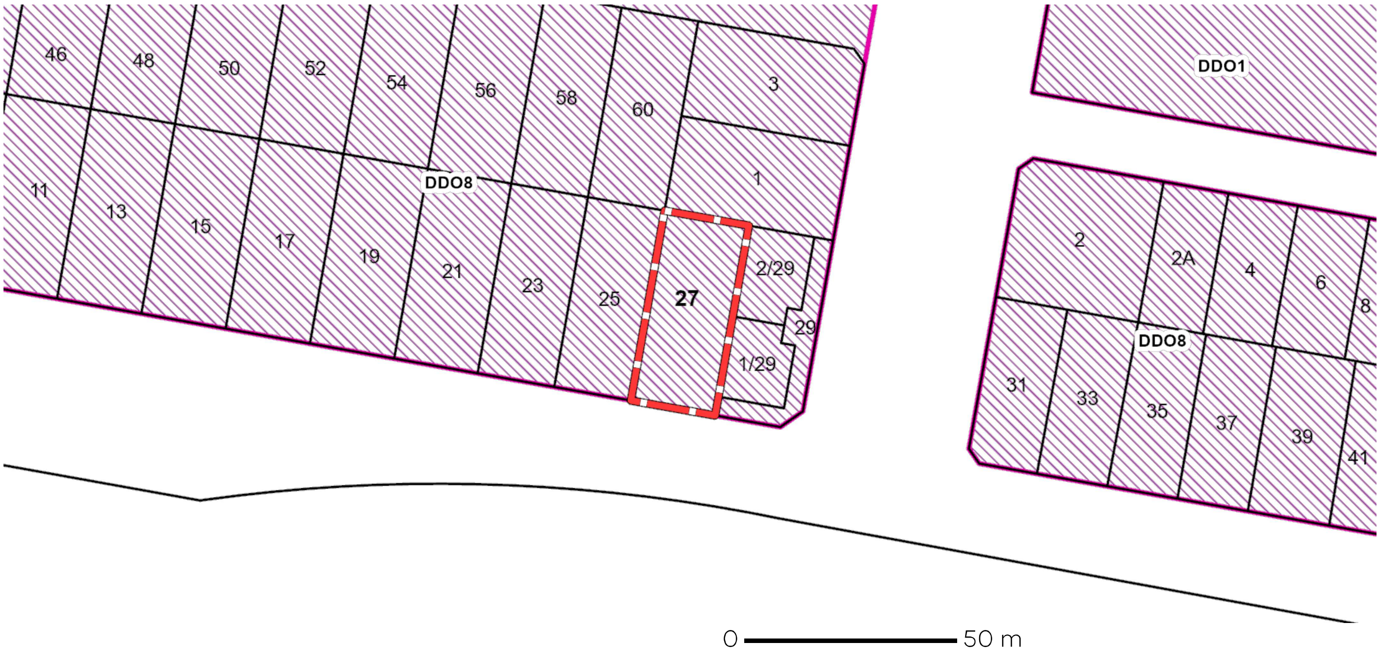
GRZ - General Residential	IN1Z - Industrial 1
PCRZ - Public Conservation and Resource	TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road	

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

PLANNING PROPERTY REPORT

Planning Overlay

DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8 (DDO8)



DDO - Design and Development Overlay

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

Further Planning Information

Planning scheme data last updated on 9 April 2026.

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.vic.gov.au/vicplan/

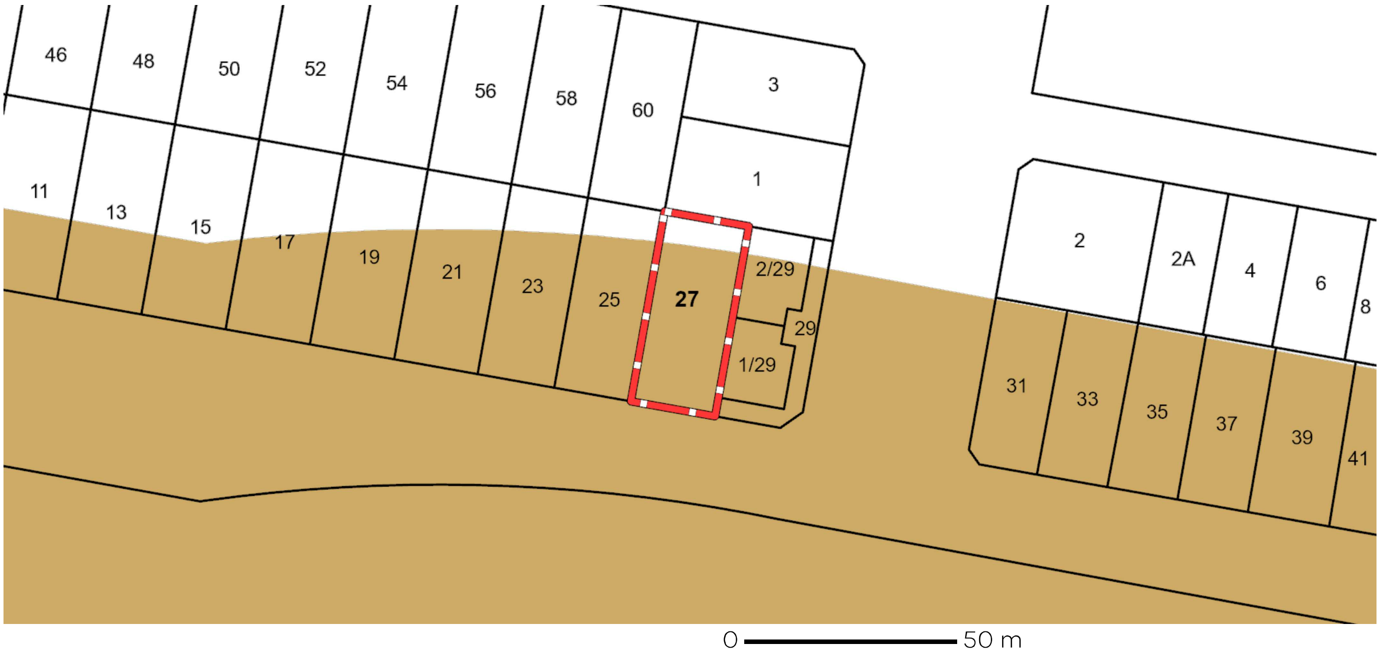
For other information about planning in Victoria visit https://www.planning.vic.gov.au

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 Bushfire Prone Areas

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 Victoria 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 Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ 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)

WELLINGTON
SHIRE COUNCIL
ABN 18 420 243 468

ANNUAL RATES NOTICE

For period 1 July 2025 to 30 June 2026

Assessment Number	319566
Issue Date	05/08/2025

4.2729 - 12075 319566 034
B M & T M Trippett
27 Maffra Road
HEYFIELD VIC 3858

Overdue Pay Now	$0.00
2025-26 Rates and Charges	$2,059.62

FUTURE INSTALMENTS

	DUE DATE	AMOUNT
1st	30 September 2025	$517.62
2nd	30 November 2025	$514.00
3rd	28 February 2026	$514.00
4th	31 May 2026	$514.00

Total Balance **$2,059.62**

Scan to pay flexibly

Simply scan the QR code to pay in full or choose from flexible weekly, fortnightly or monthly instalments. You can also pay online at **pay.wellington.vic.gov.au**

DIRECT Debit VISA

4.2729 - 1/2

Property Description

27 Maffra Road HEYFIELD VIC 3858
LOT 1 TP 96187C

Pd by B.T. 31/8/25. H. loan in Full.

Capital Improved Value	Site Value	Net Annual Value	Valuation Base Date	AVPCC
$405,000	$175,000	$20,250	1 Jan 2025	110

Rates, Charges and Rebates

Brought forward from previous year (arrears or credits)			$0.00
Council Rates and Charges			
General Rate	$0.00361000 on	$405,000	$1,462.05
Garbage Charge	$295.00 on	1	$295.00
Waste Infrastructure Charge	$70.00 on	1	$70.00
EPA Levy Charge	$26.50 on	1	$26.50
Pension Rebate (if applicable)			$0.00

Emergency Services and Volunteers Fund - Collected for State Government

The Victorian Government has mandated that all Councils collect its Emergency Services and Volunteers Fund. It must be paid.

Residential ESVF Variable Charge	$0.00017300 on	$405,000	$70.07
Residential ESVF Fixed Charge	$136.00 on	1	$136.00
ESVF Concession (if applicable)			$0.00

Total Rates, and State Government Emergency Services and Volunteers Fund **$2,059.62**

See reverse side for methods of payment and important information

WELLINGTON
SHIRE COUNCIL

NOTICE OF VALUATION

2025 REVALUATION

4.2729 - 12077 319566 034
B M & T M Trippett
27 Maffra Road
HEYFIELD VIC 3858

Issue Date:	05/08/2025
Valuation Base Date:	01/01/2025
Assessment:	319566

This notice is to inform you that the State Government has completed a revaluation of all properties within Wellington Shire as part of the statewide annual revaluation process.

All rateable properties have been revalued with a valuation date of **1 January 2025**, not as at current market conditions. The valuers (appointed by the Valuer-General Victoria) analyse market sales and rentals in your area to determine your property's value for rates purposes.

PROPERTY DESCRIPTION	27 Maffra Road HEYFIELD VIC 3858 LOT 1 TP 96187C
CAPITAL IMPROVED VALUE (CIV)	**$405,000**

The CIV is the assessed market value of the property including both land (SV) and all improvements (such as buildings). This value is used in calculating your council rates and part of the Emergency Services and Volunteers Fund.

SITE VALUE (SV)	**$175,000**

The SV is the value of the land only, and assumes the land is vacant with no improvements (such as buildings). This value is also used by the State Revenue Office for the basis for collection of land tax.

NET ANNUAL VALUE (NAV)	**$20,250**

This value is not used by Council. The Net Annual Value is the current value of a property's net annual rent. By law, the Net Annual Value must be at least 5 per cent of the Capital Improved Value.

AUSTRALIAN VALUATION PROPERTY CLASSIFICATION CODE (AVPCC)	**110 Detached Dwelling**

The AVPCC is a classification system that ascribes a code to land based on its existing use.
The AVPCC is used to determine the land use classification for Emergency Services and Volunteers Fund purposes.

PLEASE TURN OVER FOR IMPORTANT INFORMATION AND OPTIONS AVAILABLE

4.2729 - 2/2

Docusign Envelope ID: 3CCACED1-A64E-4FD9-B1C4-0F403915EE47

Gippsland Water

Customer enquiries
1800 050 500

Faults & emergencies 24hrs
1800 057 057

www.gippswater.com.au

B Trippett & T Trippett
27 Maffra Rd
HEYFIELD VIC 3858

034
I000589
DLX1_1221

Account number:
0012615804

Amount due:
Credit Balance

Pay by:
Payment not required

Date of issue: 09 February 2026

Tax invoice: 7405371

Service address:
27 Maffra Rd Heyfield Vic 3858

Previous balance	$53.65
Payments received up to 09 February 2026	$210.00 CR
Account adjustment	$212.65 CR
Balance	$369.00 CR
Current charges (over page)	$475.26
Concession entitlement	$122.33 CR
Total amount due	**$16.07 CR**
Total includes GST of	*$0.00*

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

We issue invoices three times per year.

How to pay

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

BPAY
Biller Code: 3475
Ref: 3680 0000 1261 5804 3

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

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

Phone
Call 1800 050 500 and select Option 1.

Post Office
Pay in person at any Australia Post outlet.

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

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.

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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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