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	14A Read Street, Horsham 3400	
Vendor's name		**Date** 17/11/2025
Vendor's signature		
Vendor's name		**Date** 17/11/25
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) Their total does not exceed: $4,000.00 p.a.

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 **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. 120
(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): -

Is in the attached copies of title documents.

(b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

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

3.2. **Road Access**

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

3.3. **Designated Bushfire Prone Area**

The land is in a designated bushfire prone area under section 192A of 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:

Not Applicable.

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:

Not Applicable.

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):

Not Applicable.

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.

6.1 Attached is a current owners corporation certification with its required accompanying documents and statements, issued in accordance with section 151 of the *Owners Corporation Act* 2006.

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 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

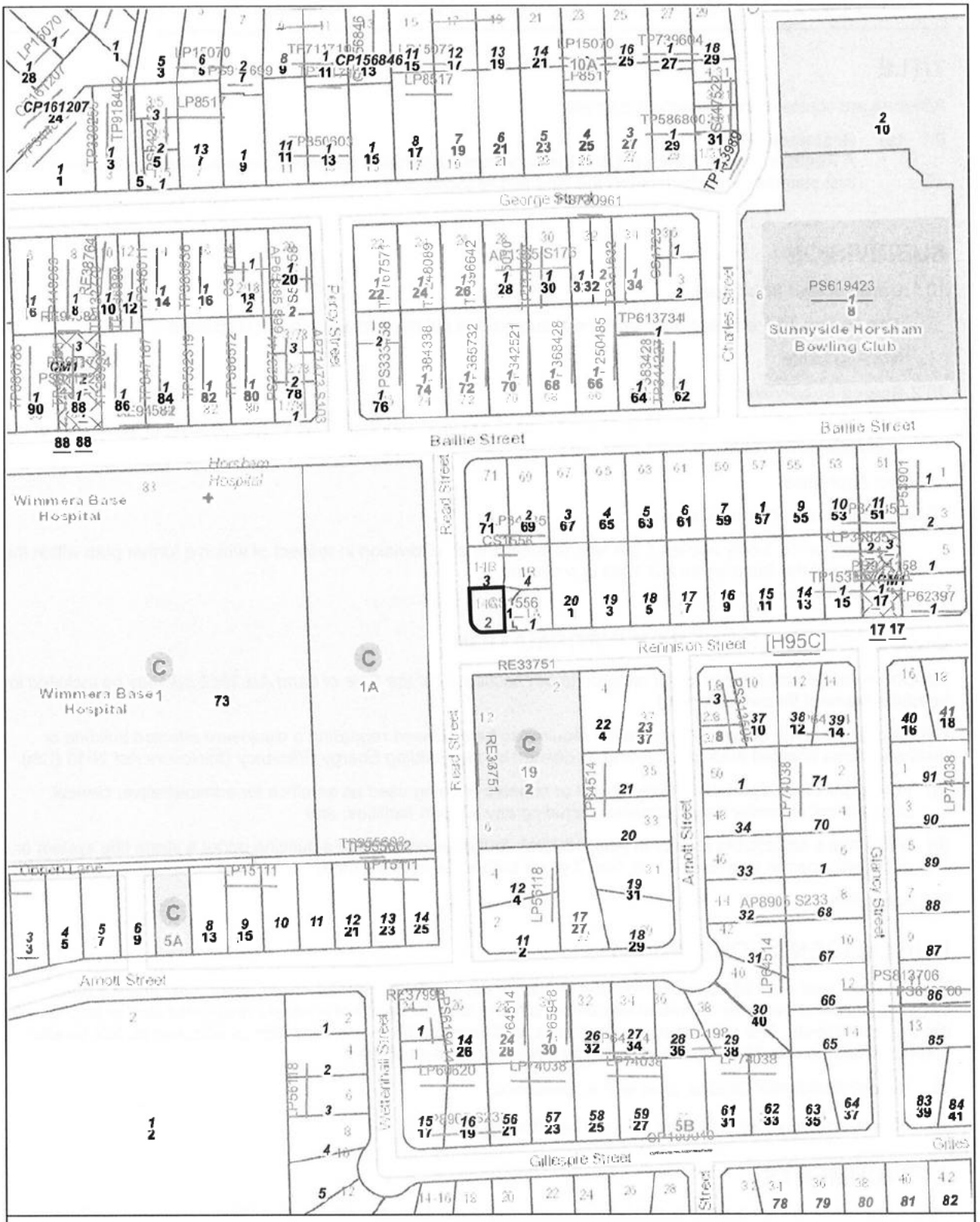
☒ Attach Due Diligence Checklist (this will be attached if ticked)

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)



Data Source: Vicmap Property

0 20 40 60 80 100 120 140 160 180 200m
Scale of Metres (1:2,500)

MGA Zone 54
Vicroads- 544 H5 (ed.8)
Created 12:30 PM on Nov 13, 2025

Co-ordinates of Plot Corners		WARNING:	Co-ordinates of Plot Corners	
NW	607913,5936638	No warranty is given as to the accuracy or completeness of this map.	NE	608361,5936620
SW	607889,5936078	Dimensions are approximate.	SE	608337,5936059
MGA Zone 54		For property dimensions, undertake a Title search.	MGA Zone 54	
		.		

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 09747 FOLIO 272

Security no : 124129874035Y
Produced 13/11/2025 12:28 PM

LAND DESCRIPTION

Lot 2 on Registered Cluster Plan 001556X.
PARENT TITLES :
Volume 09217 Folio 247 to Volume 09217 Folio 248
Created by instrument CS001556X 19/05/1987

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

AB479536C 12/08/2002

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act or Section 20 of Cluster Titles Act 1974 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE CS001556X 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: 14A READ STREET HORSHAM VIC 3400

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. CS001556X

DOCUMENT END

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Document Type	**Plan**
Document Identification	**CS001556X**
Number of Pages (excluding this cover sheet)	**3**
Document Assembled	**13/11/2025 12:00**

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PLAN OF CLUSTER SUBDIVISION | EDITION 1 | CS001556X

LOCATION OF LAND

PARISH: HORSHAM

TOWNSHIP: -

SECTION: 20

CROWN ALLOTMENT: 2 (PART)

CROWN PORTION: -

TITLE REFERENCE: VOL. 9217 FOL's. 247 & 248

LAST PLAN REFERENCE: LOTS 21 & 22 ON LP 34835

DEPTH LIMITATION: DOES NOT APPLY

FOR CURRENT OWNERS CORPORATION DETAILS AND ADDRESS FOR SERVICE OF NOTICE SEE OWNERS CORPORATION SEARCH REPORT

SURVEYOR'S CERTIFICATE

Surveyor: NOEL JAMES FERGUSON

Certification Date: 30/09/1986

CERTIFYING MUNICIPALITY

CITY OF HORSHAM

REFERENCE NUMBER: 6002282

REGISTERED DATE: 19/05/1987

PLAN UPDATED BY REGISTRAR IN AT798496A 27/02/2021

NOTATIONS

THERE ARE NO ACCESSORY LOTS.

FOR SCHEME OF DEVELOPMENT SEE ATTACHED SHEETS.

COMMON PROPERTY IS ALL OF THE LAND IN THE PLAN EXCEPT THE LOTS.
COMMON PROPERTY MAY BE SHOWN AS "CP" ON DIAGRAMS.

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

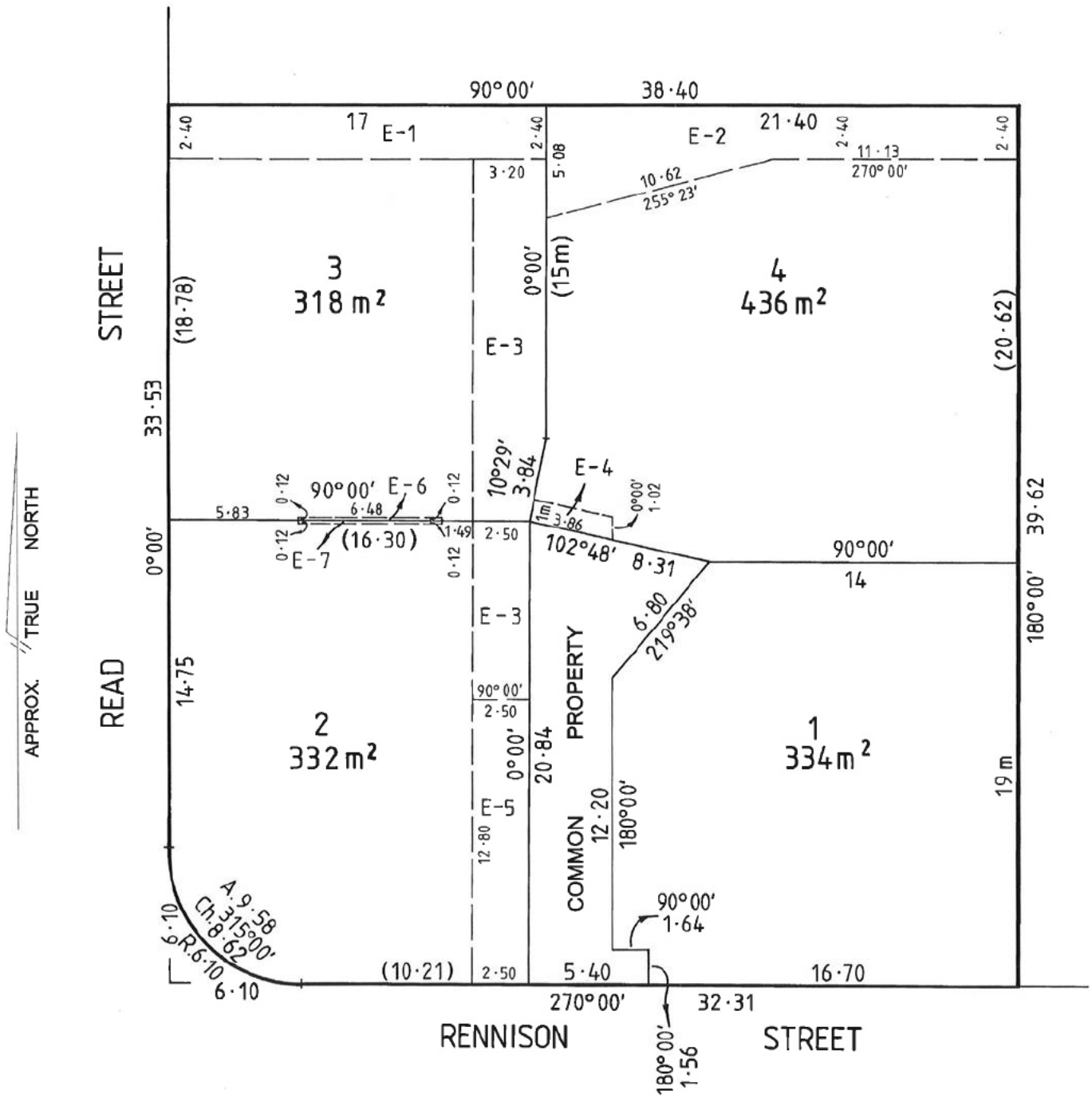
ENCUMBRANCES REFERRED TO IN SECTION 12 (2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN

Easement Reference	Purpose	Width	Origin	Land Benefitted /In Favour Of
E-1	SEWERAGE & TELEPHONE SUPPLY	2.40	THIS PLAN	LOTS IN THIS PLAN
E-2	SEWERAGE	SEE DIAG.	THIS PLAN	LOTS IN THIS PLAN
E-3	SEWERAGE & WATER SUPPLY	SEE DIAG.	THIS PLAN	LOTS IN THIS PLAN
E-4	ELECTRICITY SUPPLY	SEE DIAG.	THIS PLAN	LOTS IN THIS PLAN
E-5	WATER SUPPLY	2.50	THIS PLAN	LOTS IN THIS PLAN
E-6 & E-7	PARTY WALL	0.12	THIS PLAN	RELEVANT ABUTTING LOT

MEASUREMENTS ARE IN METRES

PLAN OF CLUSTER SUBDIVISION

CS001556X



MEASUREMENTS ARE IN METRES

SHEET 2

NOT TO BE TAKEN FROM TITLES

CS001556X

SCHEME OF DEVELOPMENT

1. The lots specified in Column 1 hereunder are affected by the requirements and restrictions set out in Column 2 hereunder.

Column 1	Column 2
Lots 1, 2, 3, 4	As set out in Schedule No. 2.

2. The common property is affected by the requirements and restrictions set out hereunder.

Nil

3. The lots specified hereunder are not affected by any requirements or restrictions.

Nil

Schedule No. 1

Nil

Schedule No. 2

(a) No more than one dwelling shall be erected on a lot.

(b) The form and style of any building constructed within a lot is to be subject to the approval of the City of Horsham.

(c) The form and style of any fences constructed on a lot boundary is to be subject to the approval of the City of Horsham.

(d) No lots shall be used for purposes other than residential.

(e) No alteration shall be made except with the consent in writing of the Body Corporate to the exterior appearance of a building on a lot or to the fences on a lot.

I certify that this is the Scheme of Development that accompanied the Plan of Cluster Subdivision when it was sealed by the City of Horsham.

.....

Town Clerk.

Council Reference Number 6002282

P.W. Guy and Ferguson
Licensed Surveyors
62 McLachlan Street Horsham
Tel. 053 822023
(ref. 4168)

PROPERTY REPORT

VICTORIA State Government | Energy, Environment and Climate Action

Created at 13 November 2025 12:37 PM

PROPERTY DETAILS

Address:	**14A READ STREET HORSHAM 3400**
Lot and Plan Number:	**Lot 2 CS1556**
Standard Parcel Identifier (SPI):	**2\CS1556**
Local Government Area (Council):	**HORSHAM**
Council Property Number:	**6003**
Directory Reference:	**Vicroads 544 H5**

www.hrcc.vic.gov.au

SITE DIMENSIONS

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



Area: 332 sq. m
Perimeter: 72 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.

8 overlapping dimension labels are not being displayed

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:	**Grampians Wimmera Mallee Water**
Urban Water Corporation:	**Grampians Wimmera Mallee Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**WESTERN VICTORIA**
Legislative Assembly:	**LOWAN**

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

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PROPERTY REPORT

VICTORIA State Government | Energy, Environment and Climate Action

Area Map



Selected Property

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PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 12 November 2025 12:03 PM

PROPERTY DETAILS

Address:	**14A READ STREET HORSHAM 3400**
Lot and Plan Number:	**Lot 2 CS1556**
Standard Parcel Identifier (SPI):	**2\CS1556**
Local Government Area (Council):	**HORSHAM** www.hrcc.vic.gov.au
Council Property Number:	**6003**
Planning Scheme:	**Horsham** Planning Scheme - Horsham
Directory Reference:	**Vicroads 544 H5**

UTILITIES

Rural Water Corporation:	**Grampians Wimmera Mallee Wate**
Urban Water Corporation:	**Grampians Wimmera Mallee Wate**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**WESTERN VICTORIA**
Legislative Assembly:	**LOWAN**

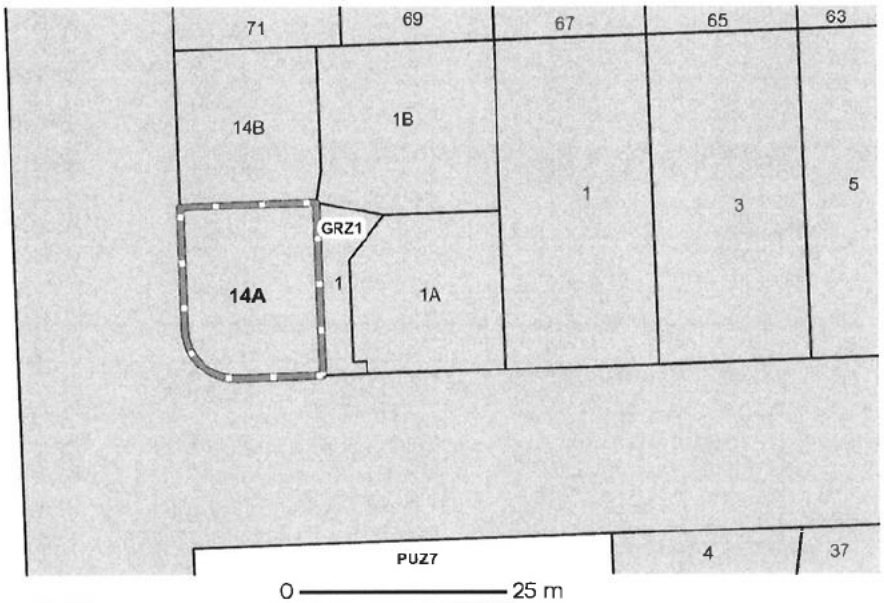
OTHER

Registered Aboriginal Party:	**Barengi Gadjin Land Council Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

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



GRZ - General Residential | PUZ3 - Public Use-Health & Community | PUZ7 - Public Use-Other Public Use

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

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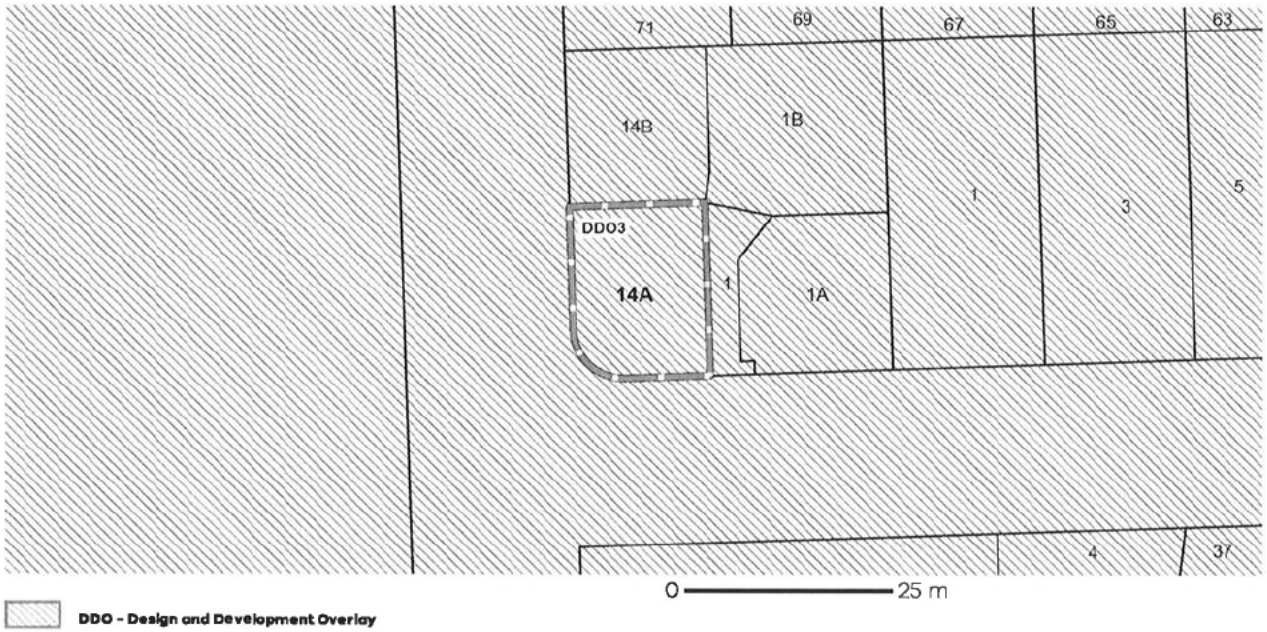
PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 (DDO3)



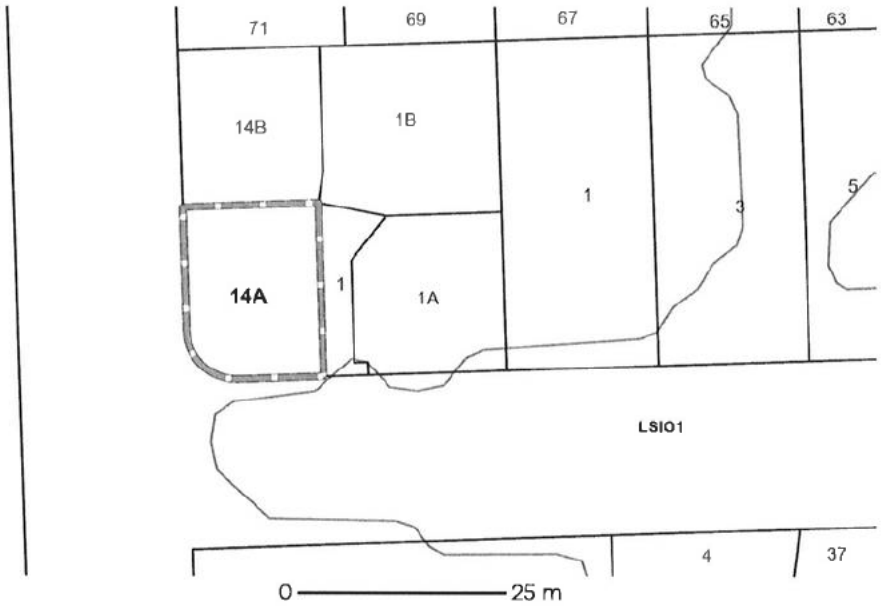
DDO - Design and Development Overlay

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



LSIO - Land Subject to Inundation Overlay

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

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PLANNING PROPERTY REPORT

Department of Transport and Planning

Further Planning Information

Planning scheme data last updated on 6 November 2025.

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

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PLANNING PROPERTY REPORT

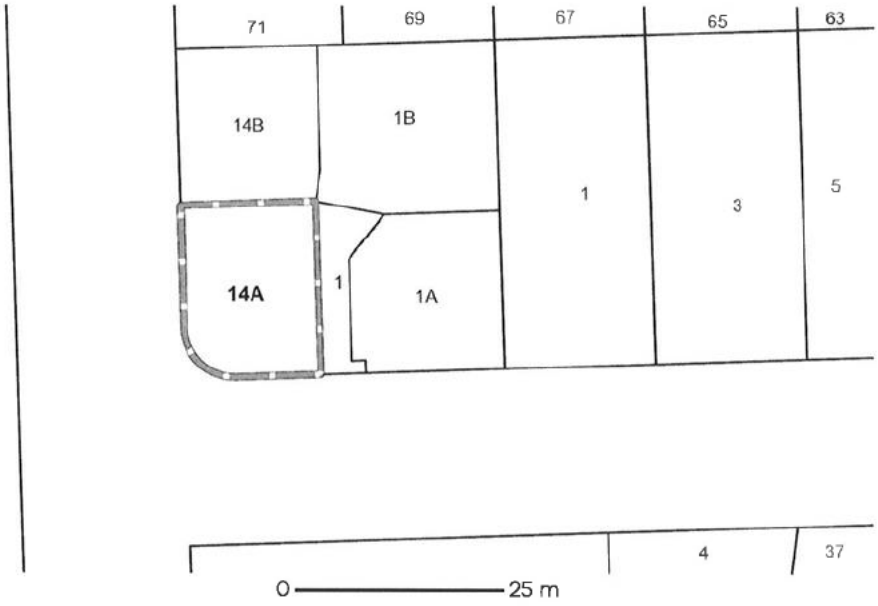
Department of Transport and Planning

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. 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)

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Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Produced: 13/11/2025 12:00:43 PM

OWNERS CORPORATION
PLAN NO. CS001556X

The land in CS001556X is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property, Lots 1 - 4.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
71 BAILLIE STREET HORSHAM VIC 3400

CS001556X 01/01/1700

Owners Corporation Manager:
NIL

Rules:
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:
NIL

Additional Owners Corporation Information:
NIL

Notations:
NIL

Entitlement and Liability:
NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property	0	0
Lot 1	25	25
Lot 2	25	25
Lot 3	25	25
Lot 4	25	25
Total	**100.00**	**100.00**

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 13/11/2025 12:00:43 PM

OWNERS CORPORATION
PLAN NO. CS001556X

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

OWNERS CORPORATION CERTIFICATE

Owners Corporation Act 2006 Section 151, Owners Corporations Regulations 2018 Regulation 16

Owners Corporation No CS001556X

Address: 14A Read Street, Horsham 3400

This certificate is issued for	**Lot on Plan of Subdivision No: CS001556X**
Postal address is	**14A Read Street Horsham 3400**
Applicant for the certificate is	**POWER & BENNETT**
Address for delivery of certificate is:	**12 Pynsent Street Horsham 3400**
Date that the application was received:	**13 November 2025**

IMPORTANT:

The information in this certificate is issued on: **13 November 2025**

You can inspect the owners corporation's register for additional information and you should obtain a new certificate for current information prior to settlement.

1.	The current annual fees for the lot annually are: $110.00 payable 7/8/2025
2.	The date which the fees for the lot have been paid up to is – 7/8/2026.
3.	The total of any unpaid fees or charges for the lot are – NIL.
4.	The special fees or levies which have been struck, and the dates on which they were struck and are payable are - NIL.
5.	The repairs, maintenance or other work which has been or is about to be performed which may incur additional charges not included in annual fees, maintenance fund or special fees as set out above: NIL.
6.	The owners corporation has the following insurance cover: • the name of the company: QBE Insurance (Australia) Ltd • policy number: 61A599818BPK • type of policy: Business Pack Insurance • buildings covered: NIL • building amount: $NIL • public liability amount $10,000,000.00 • renewal date 7/8/2026
7.	Has the owners corporation resolved that the members may arrange their own insurance under section 63 of the Act? If so then provide the date of that resolution -

	NIL.
8.	The total funds held by the owners corporation - NOT APPLICABLE
9.	Are there any liabilities of the owners corporation that are not covered by annual fees, special levies and repairs and maintenance as set out above? If so, provide details: NOT APPLICABLE
10.	Are there any current contracts, leases, licences or agreements affecting the common property? If so, provide details - NOT APPLICABLE
11.	Are there any current agreements to provide services to lot owners, occupiers or the public? If so, provide details - NOT APPLICABLE
12.	Are there any notices or orders served on the owners corporation in the last 12 months that have not been satisfied? If so, provide details - NOT APPLICABLE
13.	Are there any legal proceedings to which the owners corporation is a party and any circumstances of which the owners corporation is aware that are likely to give rise to proceedings? If so, provide details - NOT APPLICABLE
14.	Has the owners corporation appointed or resolved to appoint a manager? If so, provide details - NOT APPLICABLE.
15.	Has an administrator has been appointed for the owners corporation, or has there been a proposal for the appointment of an administrator? NOT APPLICABLE.
16.	A copy of the minutes of the most recent annual general meeting of the owners corporation.
17.	Documents required to be attached to the owners corporation certificate are: • A copy of all resolutions made at the last annual general meeting • A copy of the consolidated rules registered at Land Victoria • A copy of Schedule 3 of the Owners corporations Regulations 2018 entitled "Statement of advice and information for prospective purchasers and lot owners"
18.	**NOTE:** More information can be obtained by an inspection of the owners corporation register. Please make your request to inspect the owners corporation register in writing to: NOT APPLICABLE.

DATED the day of 2025.

This owners corporation certificate was prepared by: Power & Bennett

Postal address	PO Box 40 HORSHAM VIC 3402

(signature)	
(Print name)	John Adlington
(name of management company if relevant) as delegate of the owners corporation	

SIGNED on behalf of the Owners' Corporation by BARRIE CAMPBELL HAHNE in the capacity as Owner of Lot 2 CS001556X in accordance with s11 of the *Owners' Corporation Act* 2006.)

Signature

Statement of advice and information for prospective purchasers and lot owners

Schedule 3, Regulation 17, Owners Corporations Regulations 2018

What is an owners corporation?

The lot you are considering buying is part of an owners corporation. Whenever a plan of subdivision creates common property, an owners corporation is responsible for managing the common property. A purchaser of a lot that is part of an owners corporation automatically becomes a member of the owners corporation when the transfer of that lot to the purchaser has been registered with Land Victoria.

If you buy into an owners corporation, you will be purchasing not only the individual property, but also ownership of, and the right to use, the common property as set out in the plan of subdivision. This common property may include driveways, stairs, paths, passages, lifts, lobbies, common garden areas and other facilities set up for use by owners and occupiers. In order to identify the boundary between the individual lot you are purchasing (for which the owner is solely responsible) and the common property (for which all members of the owners corporation are responsible), you should closely inspect the plan of subdivision.

How are decisions made by an owners corporation?

As an owner, you will be required to make financial contributions to the owners corporation, in particular for the repair, maintenance and management of the common property. Decisions as to the management of this common property will be the subject of collective decision making. Decisions as to these financial contributions, which may involve significant expenditure, will be decided by a vote.

Owners corporation rules

The owners corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, occupiers or guests and grievance procedures.

You should look at the owners corporation rules to consider any restrictions imposed by the rules.

Lot entitlement and lot liability

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of owners corporation expenses that each lot owner is required to pay.

Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

Further information

If you are interested in finding out more about living in an owners corporation, you can contact Consumer Affairs Victoria. If you require further information about the particular owners corporation you are buying into you can inspect that owners corporation's information register.

Management of an owners corporation

An owners corporation may be self-managed by the lot owners or professionally managed by an owners corporation manager. If an owners corporation chooses to appoint a professional manager, it must be a manager registered with the Business Licensing Authority (BLA).

If you are uncertain about any aspect of the owners corporation or the documents you have received from the owners corporation, you should seek expert advice.

MODEL RULES FOR AN OWNERS CORPORATION

1. Health, safety and security

1.1 Health, safety and security of lot owners, occupiers of lots and others

A lot owner or occupier must not use the lot, or permit it to be used, so as to cause a hazard to the health, safety and security of an owner, occupier, or user of another lot.

1.2 Storage of flammable liquids and other dangerous substances and materials

1. Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.

2. This rule does not apply to -

   (a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or
   (b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

An owner or occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers or users of other lots.

2. Committees and sub-committees

2.1 Functions, powers and reporting of committees and sub-committees

A committee may appoint members to a sub committee without reference to the owners corporation.

3. Management and administration

3.1 Metering of services and apportionment of costs of services

1. The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.

2. If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.

3. Subrule (2) does not apply if the concession or rebate -

   (a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or
   (b) is paid directly to the lot owner or occupier as a refund.

4. Use of common property

4.1 Use of common property

1. An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.

2. An owner or occupier of a lot must not, without the written approval of the owners corporation, use for the owner or occupier's own purposes as a garden any portion of the common property.

3. An approval under subrule (2) may state a period for which the approval is granted.

4. If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.

5. An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.

6. Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

4.2 Vehicles and parking on common property

An owner or occupier of a lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle—

(a) to be parked or left in parking spaces situated on common property and allocated for other lots; or
(b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or

(c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

4.3 **Damage to common property**

1. An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.

2. An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.

3. An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.

4. An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.

5. The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

5. Lots

5.1 **Change of use of lots**

An owner or occupier of a lot must give written notification to the owners corporation if the owner or occupier changes the existing use of the lot in a way that will affect the insurance premiums for the owners corporation.

Example

If the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes.

5.2 **External appearance of lots**

1. An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.

2. An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.

5.3 **Requiring notice to the owners corporation of renovations to lots**

An owner or occupier of a lot must notify the owners corporation when undertaking any renovations or other works that may affect the common property and/or other lot owners' or occupiers' enjoyment of the common property.

6. Behaviour of persons

6.1 **Behaviour of owners, occupiers and invitees on common property**

An owner or occupier of a lot must take all reasonable steps to ensure that guests of the owner or occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

6.2 **Noise and other nuisance control**

1. An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.

2. Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

7. Dispute resolution

1. The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.

2. The party making the complaint must prepare a written statement in the approved form.

3. If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.

4. If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.

5. The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 14 working days after the dispute comes to the attention of all the parties.

6. A party to the dispute may appoint a person to act or appear on his or her behalf at the meeting.

7. If the dispute is not resolved, the grievance committee or owners corporation must notify each party of his or her right to take further action under Part 10 of the Owners Corporations Act 2006.

8. This process is separate from and does not limit any further action under Part 10 of the Owners Corporations Act 2006.

Business Pack Insurance
Certificate of Currency

QBE Insurance (Australia) Ltd
Head Office
Level 18, 388 George Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545

Policy Number 61A599818BPK

Issued By
QBE Insurance (Australia) Ltd

Period of Insurance
From 07/08/2025
To 07/08/2026 at 4pm

This certificate confirms this policy is in force for the period shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details, refer to the current Policy Wording/Product Disclosure Statement and schedule). It does not alter, amend or extend the policy. The information is current only at the date of printing.

The Insured

OWNERS CORPORATION CS001556X
ABN Number Not Provided

Cover Details

Location CNR READ & RENNISON STREETS, HORSHAM VIC 3400 **Risk Number** 1

Business STRATA TITLE RESIDENTIAL PROPE

Interested Party None Noted

Broadform Liability Section

Particulars	Total Sum Insured	Limit
Limit of liability, any one occurrence		$10,000,000
Property in Your physical and legal control	As per the policy wording	

Property owners liability only

Excess $500 for property damage claims only
$0 for personal injury claims

Clauses

- **2G9**
  PROPERTY OWNERS ONLY
  This Policy does not cover liability arising out of or in connection with any business, profession, trade or activity other than as owner of property specified in the Policy Schedule.
  Cover under this Policy will only insure your legal liability resulting from an occurrences in the Common Area of the insured property.
  Common Area means the area at your situation that is not part of any Lot.

QM1826-1207

QBE Insurance (Australia) Ltd
Head Office
Level 18, 388 George Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545

Policy Number 61A599818BPK

Cover Details *continued*

Location CNR READ & RENNISON STREETS, HORSHAM VIC 3400 **Risk Number** 1

Business STRATA TITLE RESIDENTIAL PROPE

Clauses *continued*

Lot means an area shown on a plan as a lot or unit in terms of the Strata Schemes Management Act, Strata Titles Act, Community Titles Act or similar legislation applying where your insured property is situated.

- **CIP**
  APPLICABLE POLICY WORDING
  When BUSINESS PACK INSURANCE is shown on the Policy Schedule Austbrokers Commercial/Retail/Industrial Policy wording QM511-0423 applies.
  When TRADES PACK INSURANCE is shown on the Policy Schedule QBE Trade Policy QM207-0421 applies.
  When OFFICE PACK INSURANCE is shown on the Policy Schedule QBE Office Policy QM208-1221 applies.

- **SDE**
  SILICA EXCLUSION
  This Policy does not cover claims arising directly or indirectly from Silica, Silica products, and materials or products containing Silica that gives rise to silicosis or any lung disease or ailment arising out of, caused by, or aggravated by inhalation, consumption or absorption of Silica.
  When used in this endorsement, the term Silica means any solid, liquid or gaseous material consisting of or containing silica, silica fibres, particles or dust.

End of Certificate

QM1826-1207

MGA Insurance Brokers Pty. Ltd.
79 Hamilton Street
HORSHAM VIC 3400

Phone: 03 5382 8600
Website: www.mga.com

MGA Insurance Brokers Pty. Ltd. ABN 29 008 096 277
Australian Financial Services Licence No. 244601

Owners Corporation No. CS001556X
Email all correspondence

Summary of Account as at 10.07.25

Date	Invoice Reference	Cover/Ver	Description	Debits	Credits
07.08.25	I4813909	1005145/018	REN: Business Insurance	440.00	

PAID

Current :	440.00	**Overdue :**	0.00	**TOTAL NOW DUE:**	440.00

Claims must be notified as soon as reasonably possible. Late notification may result in the insurer refusing to indemnify you or reducing your claim, to the extent the insurer is prejudiced by the delay. Refer to your policy for more details.

Payment Options:

BPAY
Biller Code: **36160**
Reference: **328621088575**
From savings or cheque account

Post your cheque with this statement to:
MGA Insurance Brokers Pty. Ltd.
79 Hamilton Street
HORSHAM VIC 3400

Post Billpay
Pay in person at any Australia Post outlet using cash, cheque or EFTPOS.

*2871 328621088575

IN PERSON
Pay in person at any Australia Post outlet or at your local MGA Office.

CREDIT CARD
Visit our website at: www.mga.com
to pay by Visa, Mastercard or Amex.
A surcharge (Incl. GST) will apply.
Client Reference: MGA HSM H5173
Enter an Invoice Reference from the statement above

eft
Pay using internet banking by entering the below BSB, account and reference details:
BSB: 085-456
Account: 691916687
Reference: 32862108852

Total Amount A$ 440.00

Your Broker is Anthony Blake
MGA HSM H5173

austbrokers

MGA Insurance Pty Ltd
ABN 29 008 096 277
AFS License No. 244601
Website: www.mga.com

Owners Corporation No. CS001556X

CLIENT RECEIPT

Client Name:	Owners Corporation No. CS001556X
Receipt Number:	51460
Date:	18/07/25 12:59 PM
Date Payment Received:	18/07/25
Payment Method:	Cheque
In Payment Of:	Other

Invoices Paid:

Invoice Number	Description	Amount
I4813909	BUS SUN - QBEM REN: …	*$110.00*
	Total	***$110.00***

PAID

Property Clearance Certificate

Land Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / POWER & BENNETT

Your Reference:	251667
Certificate No:	94181654
Issue Date:	13 NOV 2025
Enquiries:	ESYSPROD

Land Address: 14A READ STREET HORSHAM VIC 3400

Land Id	Lot	Plan	Volume	Folio	Tax Payable
23021645	2	1556	9747	272	$0.00

Vendor:

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MRS KAYE ELIZABETH HAHNE	2025	$117,000	$438.75	$0.00	$0.00

Comments: Land Tax of $438.75 has been assessed for 2025, an amount of $438.75 has been paid.

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

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):	$304,000
SITE VALUE (SV):	$117,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Notes to Certificate - Land Tax

Certificate No: 94181654

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 = $117,000

Calculated as $975 plus ($117,000 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $3,040.00

Taxable Value = $304,000

Calculated as $304,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code: 5249
Ref: 94181654

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: 94181654

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

Commercial and Industrial Property Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / POWER & BENNETT

Your Reference:	251667
Certificate No:	94181654
Issue Date:	13 NOV 2025
Enquires:	ESYSPROD

Land Address: 14A READ STREET HORSHAM VIC 3400

Land Id	Lot	Plan	Volume	Folio	Tax Payable
23021645	2	1556	9747	272	$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
120	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:	$304,000
SITE VALUE:	$117,000
CURRENT CIPT CHARGE:	**$0.00**

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 94181654

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 / POWER & BENNETT

Your Reference: 251667

Certificate No: 94181654

Issue Date: 13 NOV 2025

Land Address: 14A READ STREET HORSHAM VIC 3400

Lot	Plan	Volume	Folio
2	1556	9747	272

Vendor:

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: 94181654

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: 94181658

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: 94181658

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.

HORSHAM
Rural City Council

CIVIC CENTRE
18 ROBERTS AVENUE, HORSHAM 3400
Tel: 03 5382 9777 Fax: 03 5382 1111
Email: council@hrcc.vic.gov.au
Weekdays: 8.30am to 5.00pm
TTY: 133 677 ask for 03 5382 9777

VALUATION AND RATE NOTICE / TAX INVOICE FOR THE YEAR ENDING 30 JUNE 2026

ABN 37 019 724 765

64 HILLARY STREET
HORSHAM VIC 3400

Date of Notice: 11/08/2025

Date Declared: 23/06/2025

Assessment: ~~6003~~

033
I003048
DLX1_8493

If you are experiencing Financial Hardship please contact Council's Rates staff on 03 5382 9777 or email council@hrcc.vic.gov.au to confidentially discuss payment plan options.

DESCRIPTION AND LOCATION OF LAND
14A READ STREET HORSHAM
LOT 2 CS 1556X HORSHAM

SITE VALUE	109,000
CAPITAL IMPROVED VALUE	321,000
NETT ANNUAL VALUE	16,050
EFFECTIVE DATE	01/07/2025
LEVEL OF VALUE DATE	01/01/2025

AREA 332.0000 SQUARE METRES

AVPCC 120 SINGLE STRATA UNIT/VILLA UNIT/TOWNHOUSE

RATE DETAILS	*RATE IN $ / CHARGE*	*CIV / AMT*	*TOTAL*
ARREARS AT 11/08/2025			$0.00
RESIDENTIAL RATE	0.00383400	321,000	$1230.71
MUNICIPAL CHARGE RESIDENTIAL	200.00	1	$200.00
URBAN BIN SERVICE	543.00	1	$543.00
GOVT PENSION REBATE - RATES			$0.00
COUNCIL PENSION REBATE - RATES			$0.00
VICTORIA STATE GOVERNMENT EMERGENCY SERVICES AND VOLUNTEERS FUND			
ESVF RESIDENTIAL FIXED	136.00	1	$136.00
ESVF RESIDENTIAL VARIABLE	0.00017300	321,000	$55.53
GOVT PENSION REBATE - ESVF			$0.00

TOTAL RATES AND CHARGES OWING **$2,165.24**
TOTAL INCLUDES ESVF CHARGES FOR THE CURRENT YEAR

Payment In Full	Or	On Instalments	Instalment 2	Instalment 3	Instalment 4
Due 16 Feb 2026		Instalment 1 Due 30 Sept 2025	Due 1 Dec 2025	Due 2 Mar 2026	Due 1 Jun 2026
$2,165.24		**$541.31**	$541.31	$541.31	$541.31

Note: Payments received after the due date may be charged interest at 10% pa. Any arrears shown on this notice are due immediately and may accrue interest until paid.

To have your notices emailed
Register at **hrcc.enotices.com.au**
Reference No: E050DBFD3K

ASSESSMENT: 6003

RATEPAYER NAME:

Biller Code: 87221
Ref: 0600 38

BPAY this payment via internet or phone banking
BPAY View® Registration No.: 0600 38

PO BOX 511
HORSHAM VIC 3402

Post Billpay
Bilpay Code: 2315
Ref: 60038

Pay in person at any post office, phone 13 18 16 or go to postbillpay.com.au

POST billpay
*2315 060038

POST billpay
*2315 060038

Urban Water Account
14A Read Street HORSHAM VIC 3400

account number	issue date	Registration Code
2182343	27/10/2025	6SH256

billing and general enquiries
office hours: **1300 659 961**
difficulties and faults
24 hours: **1800 188 586**

GWMWater
11 McLachlan Street (PO Box 481)
Horsham Victoria 3402
info@gwmwater.org.au
www.gwmwater.org.au
ABN: 35 584 588 263

tax invoice

64 Hillary Street
HORSHAM VIC 3400

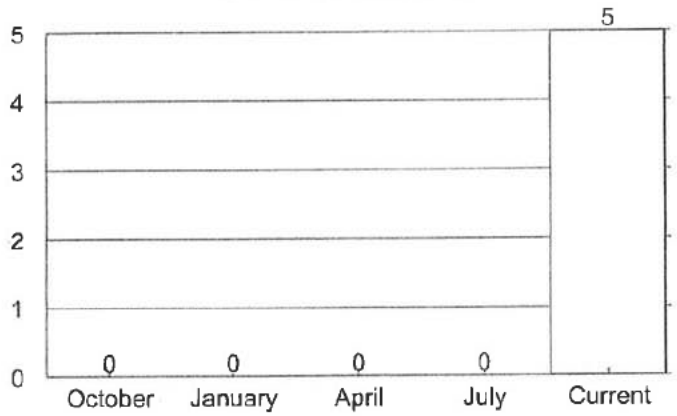
Next Reading: 31/12/2025

033
I009045
DLX1_20157

due date **24/11/2025**

amount due **$269.43**

Your Usage in KiloLitres



Balance Brought Forward	
Opening Balance	$260.16
Transactions since last Account	-$260.16
Current Charges	
Sewer Service	$142.36
Water Service	$117.80
Water Usage	$9.27
Total	**$269.43**
Total Amount Due	**$269.43**
Total includes GST of	$0.00

Penalty interest of 5.7 % per annum will apply to overdue balances
Use water wisely: www.targetyourwateruse.vic.gov.au

eNotices Register to receive your notice via email

GO TO
YOUR REFERENCE NO: F3B00A340J

payment slip

POST billpay

*347 0000000000002182346

account number **2182343**

amount due **$269.43**

If eligible and your concession has not been deducted please call 1300 659 961. Please see reverse for details.

amount being paid

Please see over for payment options

SEWER SERVICE

Service No	Date From	Date To	Days	Rate	Amount
138202	1/10/2025	31/12/2025	91	$1.5644 per day	$142.36

WATER SERVICE

Service No	Size	Date From	Date To	Days	Rate	Amount
138202	20.00mm	1/10/2025	31/12/2025	91	$1.2945 per day	$117.80

WATER USAGE

Service No	Meter Number	Previous Date	Previous Reading	Current Date	Current Reading	Consumption (Kilolitres)	Amount
138202	19V27879T	1/07/2025	363	30/09/2025	368	5.00 @$1.8545/kL	$9.27

Transactions since last Account

Date	Description	Transaction Amount
25/08/2025	Receipt via Australia Post	-$260.16
		-$260.16

CUSTOMER SUPPORT - We're here to help
We understand that personal circumstances can change, and this may affect your ability to pay this account.
Please call us on 1300 659 961 during business hours to discuss available support options.

PAYMENTS
Payments made in the last 14 days may not have been credited to your account prior to issuing this invoice.

PAYMENT PLANS
Payment plans are available should you wish to pay by instalments. Please contact us on 1300 659 961.

LATE PAYMENT PENALTIES
If a final notice is issued, payments not received by the due date of the final notice, may incur an interest penalty calculated from the due date. Please refer to GWMWater's urban and rural customer charters for more information.

ADDITIONAL SERVICES
To access our Translating and Interpreting Service contact 131 450 and ask to be connected to 1300 659 961.
Deaf, hearing impaired or speech/communication impaired customers may call the National Relay Service (TTY service) by dialing 133 677 and quoting 1300 659 961.

PENSION AND CONCESSION CARD REBATE
Concession entitlements include all eligible pensioners and health care card holders. Cardholders already registered with GWMWater will automatically receive concessions on each account.
By claiming a concession, you will be authorising GWMWater to confirm your eligibility with Services Australia or the Department of Veteran Affairs. This consent will be ongoing and can by revoked by Services Australia, Department of Veteran Affairs or by contacting GWMWater on 1300 659 961.

WATER AND SEWERAGE REBATE SCHEME
The State Government offers a rebate on fixed water and wastewater (sewerage) service charges for eligible not-for-profit organisations. Further details regarding eligibility may be obtained by contacting GWMWater on 1300 659 961.

RESIDENTIAL TENANTS
Tenants living in separately metered properties and who have signed a Residential Tenancy Agreement may be liable for water consumption. Tenants should notify GWMWater 48 hours prior to occupying or vacating a property so that a meter reading can be organised for you. Tenants vacating premises must provide a forwarding address.

To report difficulties and faults at any time, please contact 1800 188 586.

ACCESS TO WATER METERS
From time-to-time GWMWater may require access to the water meter that services your property for maintenance and meter reading purposes. We ask that water meters are kept accessible and clear of obstructions where possible.

ESTIMATED READINGS
Where a meter reading has been estimated this will be indicated by an 'E' on your account. If you believe the estimate is not appropriate you may provide a self-read to GWMWater by providing a clear photo of the meter reading. You may request your most recent account to be amended when providing a self-read.

ENVIRONMENTAL CONTRIBUTION
Charges for water and wastewater services include a contribution toward GWMWater's environmental levy.
The environmental contribution levy will be used to improve and protect our rivers and water sources, save water in towns and farms, and support water recycling initiatives.

CHANGE OF ADDRESS
Please phone GWMWater on 1300 659 961 if your postal address has changed.

For assistance using any of these payment options, please call GWMWater on 1300 659 961.

In person
Present this invoice intact to any post office or **GWMWater, 11 McLachlan Street, Horsham**

Centrepay
Go to **servicesaustralia.gov.au/centrepay** for more information.
GWMWater's Reference Number: 555 062 362L

by phone
POSTbillpay Code: 0347
Ref 0000002182346
Phone 13 18 16 or go to postbillpay.com.au

FlexiPay
Direct debit
Go to **gwmwater-pay.enotices.com.au** to deduct payments directly from your bank account or credit card.

BPAY
Biller Code: 79855
Ref: 2182343
Contact your participating bank, credit union or building society to pay this account from your cheque, savings or credit card account. Please quote biller code.

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