# 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 by the vendor with the attached documents before the purchaser signed any contract.

**Land**: 36 GRANT STREET MORWELL Vic 3840

## Vendors

Vendor

| Name | Signature | Date |
|---|---|---|
| Neill Hector MACNEILL | Neill MACNEILL (Oct 21, 2026 11:44:46 GMT+11) | 21/10/2026 |

Vendor

| Name | Signature | Date |
|---|---|---|
| Illyana Miriam Noela DANN | Illyana Dann | 19/10/2026 |

## Purchasers

Purchaser

| Name | Signature | Date |
|---|---|---|
| | | |

Purchaser

| Name | Signature | Date |
|---|---|---|
| | | |

**Important information**

InfoTrack is not liable in any way, including, without limitation, in negligence, for the use to which this document may be put, for any errors or omissions in this document. It is advised you should also check for any subsequent changes in the law.

# 1. FINANCIAL MATTERS

## 1.1 Rates, Taxes, Charges or Other Similar Outgoings

Details of any outgoing and any interest on them

- Attached

## 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

- Not Applicable.

## 1.3 Terms Of Contract

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

- Not Applicable.

## 1.5 Land subject to Tax Reform Scheme

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

- Not Applicable.

| AVPCC | Entry date |
|---|---|
| 110 | |

# 2. INSURANCE

## 2.1 Damage and Destruction

This section 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. When it applies, provide details for any policy of insurance in respect of any damage to or destruction of the land.

- Not Applicable

## 2.2 Owner-Builder

This section 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. Note: There may be additional legislative obligations in respect of the sale of land on which there is a building on which building work has been carried out.

- Not Applicable

## 3. LAND USE

### 3.1 Easements, Covenants or Other Similar Restrictions

- Not Applicable

### 3.2 Road Access

Is there road access to the property?

- Yes

### 3.3 Designated Bushfire Prone Area

Is the land in a designated bushfire prone area under section 192A of the Building Act 1993?

- Yes

### 3.4 Planning Scheme

| Name of planning scheme: | | |
|---|---|---|
| Latrobe City Planning Scheme | | |
| Name of responsible authority | Zoning of the land | Name of the planning overly |
| Latrobe City Council | Neighbourhood Residential Zone (NRZ) | Nil |

## 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

Are there any notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.

- No

### 4.3 Compulsory Acquisition

Are there any notices of intention to acquire that have been served under section 6 of the Land Acquisition and Compensation Act 1986?

- No

## 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 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")

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

7.1 **Work-in-Kind Agreement**

This section only applies if the land is subject to a work-in-kind agreement.

7.2 **GAIC Recording**

This section only applies if there is a GAIC recording. Any of the following certificates or notices must be attached if there is a GAIC recording.

## 8. SERVICES

Selected services marked with an 'X' are NOT connected to the land.

| | | | | |
|---|---|---|---|---|
| ☐ Electricity supply | ☐ Gas supply | ☐ Water supply | ☐ Sewerage | ☐ Telephone services |

## 9. TITLE

Attached are copies of the following documents.

- Registered Title

## 10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

10.2 **Staged Subdivision**

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

10.3 **Further Plan of Subdivision**

This section 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.

## 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):

## 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.

- Consumer Affairs Victoria Due Diligence Checklist

## 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 1.4 (Sale Subject to Mortgage) applies.

Title
Plan of Subdivision
Planning Property Report
Land Rates Notice
Water Rates Notice
Property Clearance Certificates
Due Diligence Checklist
GST Withholding Notice

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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 08166 FOLIO 590

Security no : 124139728579N
Produced 17/10/2026 08:11 AM

## LAND DESCRIPTION

Lot 42 on Plan of Subdivision 017889.
PARENT TITLE Volume 07130 Folio 919
Created by instrument A405320 19/09/1957

## REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
NEILL HECTOR MACNEILL
ILLYANA MIRIAM NOELA DANN both of 36 GRANT STREET MORWELL VIC 3840
AY638973U 27/11/2024

## ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY638974S 27/11/2024
BENDIGO AND ADELAIDE BANK LTD

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

## DIAGRAM LOCATION

SEE LP017889 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: 36 GRANT STREET MORWELL VIC 3840

## ADMINISTRATIVE NOTICES

NIL

eCT Control 18057S BENDIGO BANK
Effective from 27/11/2024

DOCUMENT END



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| Document Type | **Plan** |
| Document Identification | **LP017889** |
| Number of Pages (excluding this cover sheet) | **2** |
| Document Assembled | **17/10/2026 08:11** |

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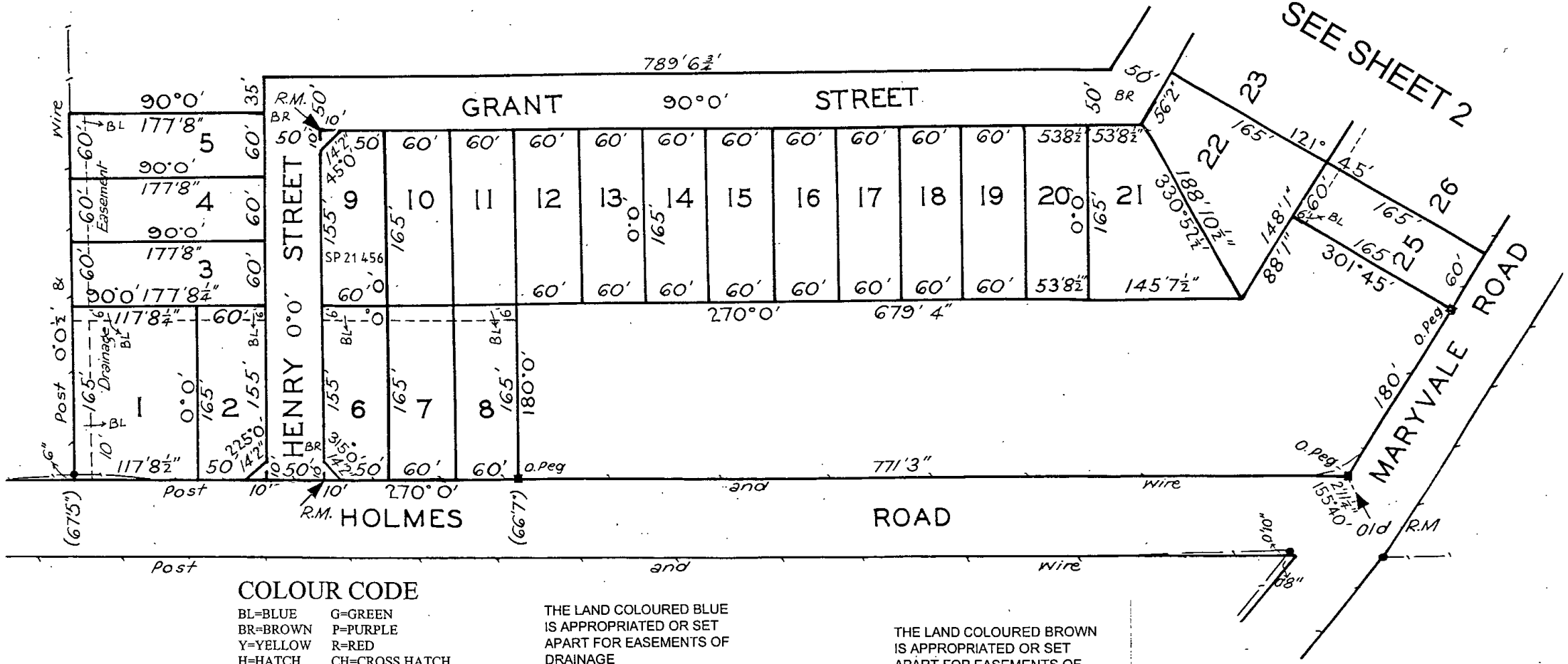
2 SHEETS
SHEET 1

# PLAN OF SUBDIVISION
## OF PART OF CROWN ALLOTMENT 71
## PARISH OF MARYVALE
## COUNTY OF BULN BULN

SCALE 100 FEET TO AN INCH

V 7130 F 918

# LP 17889
EDITION 1
PLAN MAY BE LODGED 2-4-48




## COLOUR CODE

| | |
|---|---|
| BL=BLUE | G=GREEN |
| BR=BROWN | P=PURPLE |
| Y=YELLOW | R=RED |
| H=HATCH | CH=CROSS HATCH |

THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE

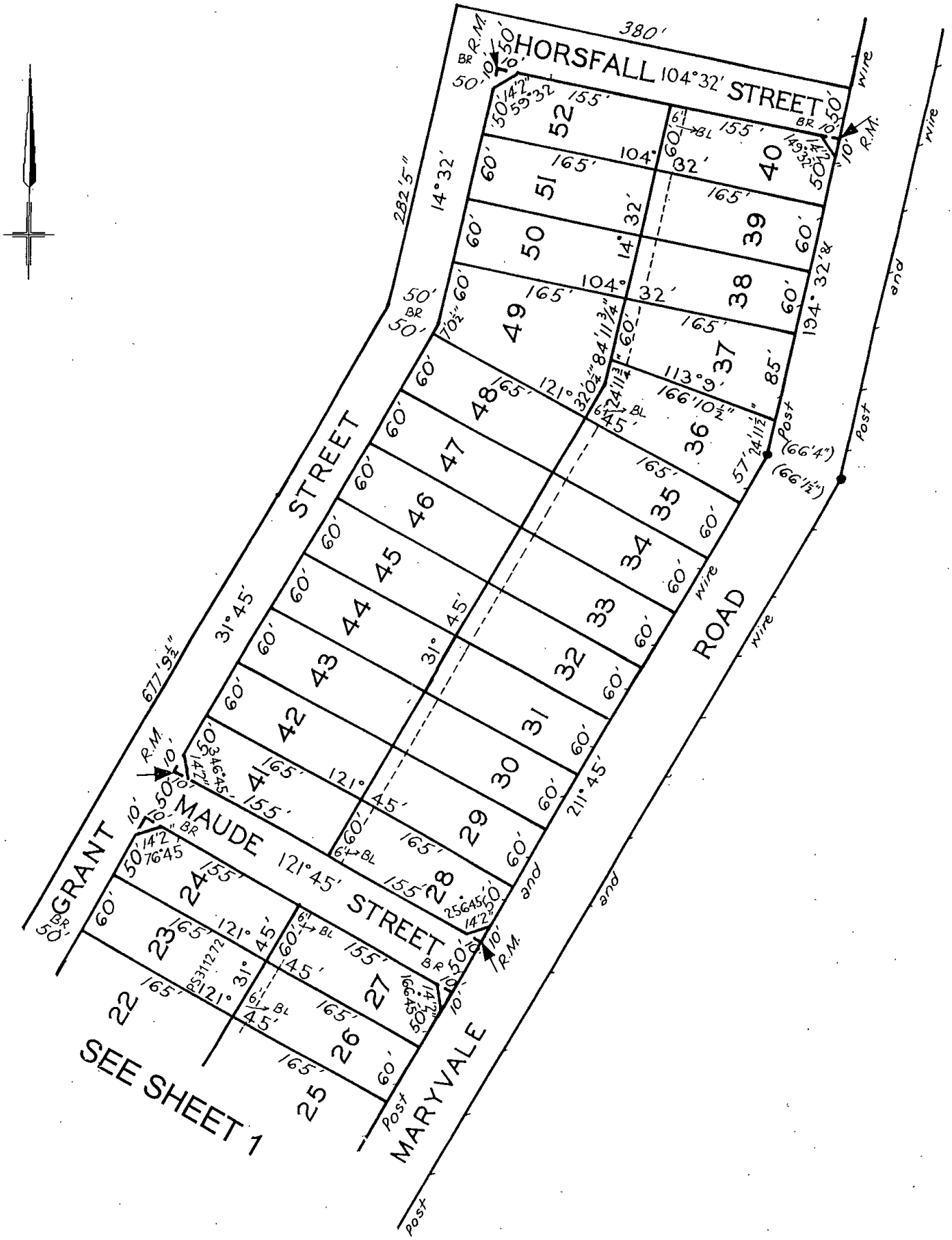
THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE

Delivered by LANDATA®, timestamp 17/10/2026 08:11 Page 1 of 2

Delivered by LANDATA®, timestamp 17/10/2026 08:11 Page 2 of 2

2 SHEETS
SHEET 2

# LP 17889



# PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 17 October 2026 08:06 AM

## PROPERTY DETAILS

| | |
|---|---|
| Address: | **36 GRANT STREET MORWELL 3840** |
| Lot and Plan Number: | **Lot 42 LP17889** |
| Standard Parcel Identifier (SPI): | **42\LP17889** |
| Local Government Area (Council): | **LATROBE** www.latrobe.vic.gov.au |
| Council Property Number: | **10960** |
| Planning Scheme: | **Latrobe** Planning Scheme - Latrobe |
| Directory Reference: | **Vicroads 699 N5** |

## 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: | **MORWELL** |

## OTHER

| | |
|---|---|
| Registered Aboriginal Party: | **Gunaikurnai Land and Waters Aboriginal Corporation** |
| Fire Authority: | **Fire Rescue Victoria & Country Fire Authority** |

View location in VicPlan

## Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)
NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)




NRZ - Neighbourhood Residential

PPRZ - Public Park and Recreation

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

## Planning Overlays

No planning overlay found

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

# PLANNING PROPERTY REPORT

Department of Transport and Planning

## Further Planning Information

Planning scheme data last updated on 16 October 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

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# PLANNING PROPERTY REPORT

Department of Transport and Planning

## Designated Bushfire Prone Areas

**This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.




**Designated 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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LATROBE CITY COUNCIL

ABN: 92 472 314 133

# VALUATION AND RATES NOTICE

**1 July 2026 to 30 June 2027**

**Date of issue**
17/08/2026

| Assessment number | 109603 |
|---|---|
| OVERDUE - PAY NOW | $0.00 |

⊢ 011810 034

Mr N H MacNeill and Ms I M N Dann
36 Grant St
MORWELL VIC 3840

| Instalment due dates | Amount due |
|---|---|
| 30 September 2026 | $520.20 |
| 30 November 2026 | $520.10 |
| 28 February 2027 | $520.10 |
| 31 May 2027 | $520.10 |

Payments made after the due dates may be charged interest at 10% p.a.

## Rates and Charges at your property - 1 July 2026 to 30 June 2027

| | |
|---|---|
| **Property** | 36 Grant Street, MORWELL VIC 3840 |
| **Description** | L 42 LP 17889 |
| **Property owner/s** | Mr N H MacNeill & Ms I M N Dann |
| **Council Ward** | YALLOURN |

| | |
|---|---|
| **Property valuation date** | 01 January 2026, effective as 01 July 2026 |
| **Capital Improved Value (CIV)** | $425,000 |
| **Site value** (Site value is included in your CIV amount) | $180,000 |
| **Net annual value** | $21,250 |
| **AVPCC** | 110 - Detached Home |

| | |
|---|---|
| **Council Rates & Charges** | |
| General Rates Residential (0.0029128 x CIV) | $1,237.95 |
| Municipal Charge | $159.00 |
| **Waste Services Charges** | |
| (Rubbish x1, Recycling x1, Organics x1) | $434.00 |
| **State Government Charges** | |
| Emergency Services & Volunteers Fund Levy - Residential (0.000173 x CIV) | $73.55 |
| Emergency Services & Volunteers Fund Fixed Charge | $139.00 |
| EPA Victoria Landfill Levy | $37.00 |
| Sub-total of current year charges | $2,080.50 |
| **Other Charges** (if applicable) | |
| **Rebates and Payments** | |
| **TOTAL AMOUNT DUE** | $2,080.50 |

**See reverse for payment methods and important information.**

Payments made on or after 17 August 2026 may not be included

046421-011810-001-004-046709-95912

## PAYMENT METHODS

### ONLINE PAYMENT

**Visit:** www.latrobe.vic.gov.au/pay
Mastercard or Visa only

Ref: 109603

### BPAY

Pay using BPAY via your online banking

BPAY

Biller Code: 6072
Ref: 109603

### IN PERSON

*Council Use Only*

You can also pay in person at our customer service centres or libraries.

### POST BILLPAY

Pay 24 hours a day by credit card

*359 109603

Post Billpay

Biller Code: 0359
Ref: 109603

**Online:** www.auspost.com.au/postbillpay
**Phone:** 13 18 16
Or pay in person at any Australia Post outlet.

### DIRECT DEBIT

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

### CENTREPAY

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

### RATING DIFFERENTIALS

All rating differentials adopted by Council are shown for comparative purposes. Refer to page one of this notice for the amount that you are being charged. The rates shown are based on the same rateable valuation.

| Differential rates type | Rates in $ | Rate amount $ |
|---|---|---|
| General rate | 0.0029128 | $1,237.95 |
| Farm rate* | 0.0021846 | $928.45 |
| Derelict rate | 0.0087384 | $3,713.80 |

*In order to qualify for Farm rate you must complete an application form and meet the criteria as outlined in the Council's Revenue and Rating Plan.

**Please note:**

Refunds will only be considered for rates accounts that have a credit balance.
Early payment of instalments are not eligible for a refund.

## HOW YOUR RATES ARE CALCULATED

### General rates, payments, rebates and other charges

The **Capital Improved Value (CIV)** is the total market value of your property, including the **Site Value** (land value) plus the value of any buildings or other improvements. Your rate charge is the CIV of the property multiplied by the rate in the dollar. The Valuer General of Victoria (VGV) reassesses the valuation of your property every year. The most recent valuation has been determined as of 1 January 2026.

For more information regarding how your rates and charges are calculated and spent, visit **latrobe.vic.gov.au/understanding-rates**

### Waste charges including State Government Landfill Levy

The waste services charges fund kerbside collections and processing including garbage, recycling and Food Organic Garden Organic waste and the cost of transfer stations. The State Government Landfill Levy is a State Government charge Council must pay when waste is disposed in landfill. Waste service charges are not subject to rate capping.

### State Government Emergency Services and Volunteers Fund

The Emergency Services and Volunteers Fund is collected by Council on behalf of the State Government to fund the fire and other emergency service agencies. This amount is set by the State Government. The levy includes a fixed charge payable by all property owners, plus a variable levy which is determined by your Australian Valuation Property Classification Code (AVPCC) and calculated on the CIV of your property. This levy is not subject to rate capping.

### Council elections

Want a say in who represents your community? If you are not state-enrolled at an address in Latrobe City Council, you may still be able to enrol as a council-enrolled voter if you are 18 years or older and are a property owner, occupier, or corporate representative in the municipality.

Council elections in Victoria are held every four years, voting is compulsory for enrolled voters, and the next general council election for Latrobe City Council will be held in 2028.

Elections are managed by the Victorian Electoral Commission (VEC) and conducted by postal ballot only.

To learn more or check your eligibility, visit **www.vec.vic.gov.au** or Council's election information page at **www.latrobe.vic.gov.au/Council/Our_Council/Council_Elections**

Gippsland Water

**Customer enquiries**
**1800 050 500**

**Faults & emergencies 24hrs**
**1800 057 057**

**www.gippswater.com.au**

N Macneill & I Dann
36 Grant St
MORWELL VIC 3840

**Account number:**
**0011424007**

**Amount due:**
**$464.71**

**Pay by:**
**30 September 2026**

**Date of issue:** 02 September 2026

**Tax invoice:** 7591524

**Service address:**
36 Grant St Morwell Vic 3840

| | |
|---|---|
| Previous balance | $458.02 |
| Payments received | |
| up to 02 September 2026 | $458.02 CR |
| Balance | $0.00 |
| Current charges (over page) | $464.71 |
| **Total amount due** | **$464.71** |
| *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

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

**We issue invoices three times per year.**

## How to pay

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

**BPAY**
Biller Code: 3475
Ref: 3680 0000 1142 4007 6

**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.

## Your current charges - 01 July 2026 to 31 October 2026

| | |
|---|---|
| Water Usage Treated: 18.05 kL (kilolitres) @ $2.4638 per kL | $44.47 |
| 18.95 kL (kilolitres) @ $2.5324 per kL | $47.99 |
| Water Service Charge | $66.53 |
| Wastewater Service Charge | $305.72 |

## Your charges explained

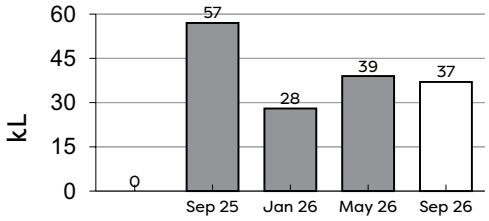
**Water usage**
This is a variable charge for the amount of water used at your property as recorded by the water meter.

**Water service**
This is a fixed charge for us to maintain the quality of your drinking water and maintain and construct water mains and treatment plants.

**Wastewater/sewerage service**
This is a fixed charge for us to responsibly dispose of the wastewater/sewage from your property with the exception of properties serviced by septic tank systems.

### Your water usage

| | |
|---|---|
| Meter number: | 02AF006715 |
| Current meter read: | 01 September 2026 |
| Meter reading: | 3783 |
| Previous meter read: | 01 May 2026 |
| Meter reading: | 3746 |




| | |
|---|---|
| Average daily water usage | 0.3008 kL/day |
| Same time last year | 0.4634 kL/day |

If you are deaf or find it hard hearing or speaking with people on the phone visit relayservice.gov.au or call 1800 555 677 for the Telephone Typewriter Service (TTY).

For interpreter or translation services call 13 14 50.

## Payment slip

Gippsland Water
PO Box 348 TRARALGON VIC 3844
ABN 75 830 750 413

* 368 00114240076

Account number: 0011424007

N Macneill & I Dann

Tax invoice number: 7591524

Amount Paid

Date Paid

# Property Clearance Certificate

*Land Tax*

INFOTRACK / SARGEANTS - LATROBE VALLEY

| | |
|---|---|
| **Your Reference:** | 26-1698 |
| **Certificate No:** | 11821666 |
| **Issue Date:** | 19 OCT 2026 |
| **Enquiries:** | MXG16 |

**Land Address:** 36 GRANT STREET MORWELL VIC 3840

| Land Id | Lot | Plan | Volume | Folio | Tax Payable |
|---|---|---|---|---|---|
| 18579900 | 42 | 17889 | 8166 | 590 | $0.00 |
| | | | 7130 | 919 | |

**Vendor:** ILLYANA DANN & NEILL MACNEILL

**Purchaser:** FOR INFORMATION PURPOSES

| Current Land Tax | Year | Taxable Value (SV) | Proportional Tax | Penalty/Interest | Total |
|---|---|---|---|---|---|
| MR NEILL HECTOR MACNEILL | 2026 | $185,000 | $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): | $410,000 |
| SITE VALUE (SV): | $185,000 |
| **CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:** | **$0.00** |

# Notes to Certificate - Land Tax

**Certificate No:** 11821666

**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 = $185,000

Calculated as $975 plus ( $185,000 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $4,100.00

Taxable Value = $410,000

Calculated as $410,000 multiplied by 1.000%.

## Land Tax - Payment Options

**BPAY**

Biller Code:5249
Ref: 11821666

**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: 11821666

**Visa or Mastercard**

Pay via our website or phone 13 21 61.

**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*

*INFOTRACK / SARGEANTS - LATROBE VALLEY*

| | |
|---|---|
| **Your Reference:** | 26-1698 |
| **Certificate No:** | 11821666 |
| **Issue Date:** | 19 OCT 2026 |
| **Enquires:** | MXG16 |

**Land Address:** 36 GRANT STREET MORWELL VIC 3840

| Land Id | Lot | Plan | Volume | Folio | Tax Payable |
|---|---|---|---|---|---|
| 18579900 | 42 | 17889 | 8166 | 590 | $0.00 |
| | | | 7130 | 919 | $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.

**Paul Broderick**
Commissioner of State Revenue

| | |
|---|---|
| CAPITAL IMPROVED VALUE: | $410,000 |
| SITE VALUE: | $185,000 |
| **CURRENT CIPT CHARGE:** | **$0.00** |

# Notes to Certificate - Commercial and Industrial Property Tax

**Certificate No:** 11821666

**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*

INFOTRACK / SARGEANTS - LATROBE VALLEY

| | |
|---|---|
| **Your Reference:** | 26-1698 |
| **Certificate No:** | 11821666 |
| **Issue Date:** | 19 OCT 2026 |

**Land Address:** 36 GRANT STREET MORWELL VIC 3840

| Lot | Plan | Volume | Folio |
|---|---|---|---|
| 42 | 17889 | 8166 | 590 |
| | | 7130 | 919 |

**Vendor:** ILLYANA DANN & NEILL MACNEILL

**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:** 11821666

**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: 11821667

**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: 11821667

**Visa or Mastercard**

Pay via our website or phone 13 21 61.

**sro.vic.gov.au/payment-options**

**Important payment information**

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

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

# Due Diligence Checklist

## What you need to know before buying a residential property

Consumer Affairs Victoria

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 **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.



State Government Victoria

Consumer Affairs Victoria

**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

# Vendor/supplier GST withholding notice

**Pursuant to section 14-255 Schedule 1 *Taxation Administration Act 1953* (Cwlth)**

**To:** Purchasers/Recipient:

**Property address:** 36 Grant Street, Morwell VIC 3840

**Lot no.:** 42 **Plan of subdivision:** LP17889

| |
|---|
| The Purchasers/Recipient are not required to make a payment under section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwlth) in relation to the supply of the above property. |

**From:** Vendors/Suppliers: Neill Hector MACNEILL and Illyana Miriam Noela DANN

**Dated:** 19/10/2026

**Signed by or on behalf of the Vendors/Suppliers**: Neill MACNEILL (Oct 21, 2026 11:44:46 GMT+11) Illyana Dann

**Neill Hector MACNEILL and Illyana Miriam Noela DANN**

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*SECTION 32 – VENDOR STATEMENT*

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36 Grant Street, Morwell VIC 3840

Volume 8166 Folio 590

**SARGEANTS CONVEYANCING LATROBE VALLEY**
Property Transfer Specialists
Licensed Conveyancer No. 000382L

19 Sunderland Cct, Traralgon, Vic, 3844
Phone (03) 5176 1314
Andy mobile 0417 524 780
E-mail: sargeantslv@bigpond.com
Web: www.sargeants-latrobe-valley.com.au

# InfoTrack - Compiled Vendor Statement - 36 GRANT STREET MORWELL VIC 3840

Final Audit Report 2026-10-21

| | |
|---|---|
| Created: | 2026-10-19 |
| By: | Andrew Milbourne (sargeantslv@bigpond.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAA-irwtLpuxN92CQOJKQeNASmOVFwCq8O3 |

## "InfoTrack - Compiled Vendor Statement - 36 GRANT STREET MORWELL VIC 3840" History

Document created by Andrew Milbourne (sargeantslv@bigpond.com)
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Document e-signed by Illyana DANN (aj19972014@gmail.com)
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Email viewed by Neill MACNEILL (fsandak@gmail.com)
2026-10-21 - 0:34:55 AM GMT

Document e-signed by Neill MACNEILL (fsandak@gmail.com)
Signature Date: 2026-10-21 - 0:44:46 AM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW

Agreement completed.
2026-10-21 - 0:44:46 AM GMT

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