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	1 DE CASTELLA DRIVE, HORSHAM VIC 3400

Vendor's name		Date 26 / 6 / 26
Vendor's signature	x [signature]	
Vendor's name		Date 26 / 6 / 26
Vendor's signature	x [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 amounts are:

	Authority	Amount	Interest (if any)
(1)	Horsham Rural City Council	$2,229.36	
(2)	GWM Water	$1,043.50 plus usage	

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

$0.00	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	AVPC No. 110
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR ☒ See Attached

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 document/s

☒ See GWM Water GIS Plan Attached

(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 easements, covenants 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 within the meaning of section 192A of the *Building Act* 1993 if the square box is marked with an 'X' ☐

3.4 Planning Scheme

☒ The required specified information is as follows:

(a)	Name of planning scheme	Horsham Planning Scheme
(b)	Name of responsible authority	Horsham Rural City Council
(c)	Zoning of the land	GRZ - General Residential Zone - Schedule 1
(d)	Name of planning overlay	Design and Development Overlay - Schedule 3

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

☒ Are as follows
None to the Vendors knowledge, however, the Vendors have no means of knowing of all decisions of public authorities and government departments affecting the property unless these are communicated to the Vendors.

The Shire designate the area, in which the property is located, to be likely to be subject to termite infestation.

4.2 Agricultural Chemicals

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

NIL

4.3 Compulsory Acquisition

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

NIL

5. BUILDING PERMITS

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

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.

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.

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. MATERIAL FACTS

Not applicable.

10. TITLE

Attached are copies of the following documents:

10.1 ☒ (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.

11. SUBDIVISION

11.1 Unregistered Subdivision

This section 11.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable

11.2 Staged Subdivision

This section 11.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act* 1988.

(a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.

(b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

(c) The proposals relating to subsequent stages that are known to the vendor are as follows:

NIL

(d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:

NIL

11.3 Further Plan of Subdivision

This section 11.3 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

12. 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

13. DUE DILIGENCE CHECKLIST

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

Is attached

14. 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)

- State Revenue Office Land Tax Certificate

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

1 DE CASTELLA DRIVE
HORSHAM VIC 3400

Date of Notice: 11/08/2025
Date Declared: 23/06/2025
Assessment: 5862

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
1 DE CASTELLA DRIVE HORSHAM
LOT 42 LP 209937P HORSHAM

SITE VALUE	119,000
CAPITAL IMPROVED VALUE	337,000
NETT ANNUAL VALUE	16,850
EFFECTIVE DATE	01/07/2025
LEVEL OF VALUE DATE	01/01/2025

AREA 698.2000 SQUARE METRES
AVPCC 110 DETACHED DWELLING

RATE DETAILS	*RATE IN $ / CHARGE*	*CIV / AMT*	*TOTAL*
ARREARS AT 11/08/2025			$0.00
RESIDENTIAL RATE	0.00383400	337,000	$1292.06
MUNICIPAL CHARGE RESIDENTIAL	200.00	1	$200.00
URBAN BIN SERVICE	543.00	1	$543.00
GOVT PENSION REBATE - RATES			-$266.00
COUNCIL PENSION REBATE - RATES			-$50.00
VICTORIA STATE GOVERNMENT EMERGENCY SERVICES AND VOLUNTEERS FUND			
ESVF RESIDENTIAL FIXED	136.00	1	$136.00
ESVF RESIDENTIAL VARIABLE	0.00017300	337,000	$58.30
GOVT PENSION REBATE - ESVF			-$50.00

TOTAL RATES AND CHARGES OWING **$1,863.36**
TOTAL INCLUDES ESVF CHARGES FOR THE CURRENT YEAR

Payment In Full		On Instalments	Instalment 2	Instalment 3	Instalment 4
Due 16 Feb 2026	Or	Instalment 1 Due 30 Sept 2025	Due 1 Dec 2025	Due 2 Mar 2026	Due 1 Jun 2026
$1,863.36		**$465.90**	$465.82	$465.82	$465.82

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: 47AA2025EZ

ASSESSMENT: 5862

RATEPAYER NAME:

Biller Code: 87221
Ref: 0586 28

BPAY this payment via internet or phone banking
BPAY View® Registration No.: 0586 28

PO BOX 511
HORSHAM VIC 3402

Post Billpay
Bilpay Code: 2315
Ref: 58628

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

POST billpay
*2315 058628

POST billpay
*2315 058628

Urban Water Account
1 De Castella Drive HORSHAM VIC 3400

account number	issue date
2139510	27/04/2026

Registration Code
5DR51E

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

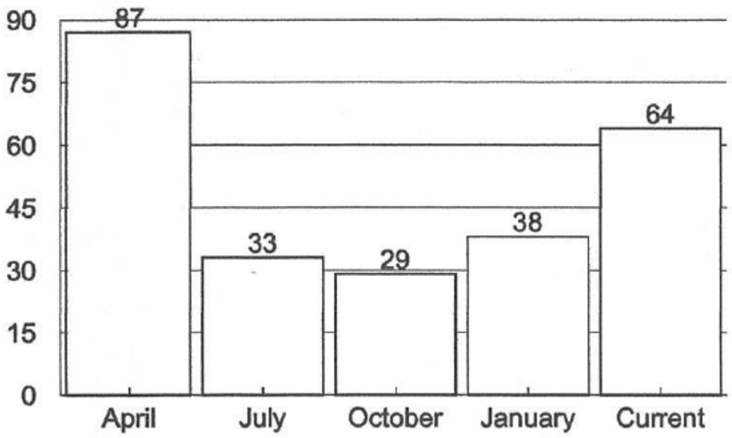
1 De Castella Drive
HORSHAM VIC 3400

Next Reading: 30/06/2025

due date
27/05/2026

amount due
$283.17

Your Usage in KiloLitres



Balance Brought Forward	
Opening Balance	$234.96
Transactions since last Account	-$234.96
Current Charges	
Sewer Service	$142.36
Water Service	$115.15
Water Usage	$118.68
Total	**$376.19**
Rebate	-$93.02
Total Amount Due	**$283.17**
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

payment slip

POST billpay

*347 000000000002139516

account number
2139510

amount due
$283.17

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
133939	1/04/2026	30/06/2026	90	$1.5818 per day	$142.36

WATER SERVICE

Service No	Size	Date From	Date To	Days	Rate	Amount
133939	20.00mm	1/04/2026	30/06/2026	90	$1.2794 per day	$115.15

WATER USAGE

Service No	Meter Number	Previous Date	Previous Reading	Current Date	Current Reading	Consumption (Kilolitres)	Amount
133939	19V04622T	2/01/2026	1188	31/03/2026	1252	64.00 @$1.8545/kL	$118.68

Transactions since last Account

Date	Description	Transaction Amount
23/02/2026	Receipt via BPay	-$234.96
		-$234.96

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.

by phone
POSTbillpay Code: 0347
Ref 0000002139516
Phone 13 18 16 or go to postbillpay.com.au

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

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

Services Australia
Centrepay
Go to **servicesaustralia.gov.au/centrepay** for more information.

BPAY
Biller Code: 79855
Ref: 2139510
Contact your participating bank, credit union or building society to pay this account from your cheque, savings or credit card account.

Legend:

- Water Meters
  - Fire
  - Groundwater
  - Rural
  - Urban
  - ReUse
  - Wetlands
- Hydrants
  - Electronic Standpipe
  - Rural Hydrants
  - Urban Hydrants
  - Hydrants Out of Service
- Water System Valves
  - Out Of Service Valves
  - Rural System Valves
  - Urban System Valves
  - Reuse System Valves
- Water Control Valves
  - Rural Air Valve
  - Urban Air Valve
  - Reuse Air Valve
  - Rural Scour Valves
  - Urban Scour Valves
  - Reuse Scour Valves
- Water Mains
  - Out of Service
  - Urban Water Treated
  - Urban Untreated Water
  - Urban Water - Private
  - Reclaim Water Non Urban
  - Reclaim Water Urban
  - Rural Water Untreated - GWMWater
  - Rural Water - Private
- Water Lateral
- Sewer Services
  - Sewer Network Structures
  - Pressure Sewer Units
  - Sewer System Valves
  - Sewer Manholes Monitored
  - Sewer Manholes
    - Manhole
    - Maintenance Shaft
    - Maintenance Flushing Point
  - Sewer Control Valves
    - Sewer Air Valve
    - Sewer Flush Point
    - Sewer Scour
  - Relined Sewer Main
  - Sewer Mains
    - Gravity
    - Pressure
    - Rising
    - Out Of Service
    - Private Line
  - Sewer Lateral

GWMWater

Disclaimer
Digital Mapping Solutions does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that GWMWater shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

17/06/2026

Scale 1:564

GDA94 / MGA zone 54

N

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 15 June 2026 11:31 AM

PROPERTY DETAILS

Address:	**1 DE CASTELLA DRIVE HORSHAM 3400**	
Lot and Plan Number:	**Lot 42 LP209937**	
Standard Parcel Identifier (SPI):	**42\LP209937**	
Local Government Area (Council):	**HORSHAM**	www.hrcc.vic.gov.au
Council Property Number:	**5862**	
Planning Scheme:	**Horsham**	Planning Scheme - Horsham
Directory Reference:	**Vicroads 544 D3**	

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**

OTHER

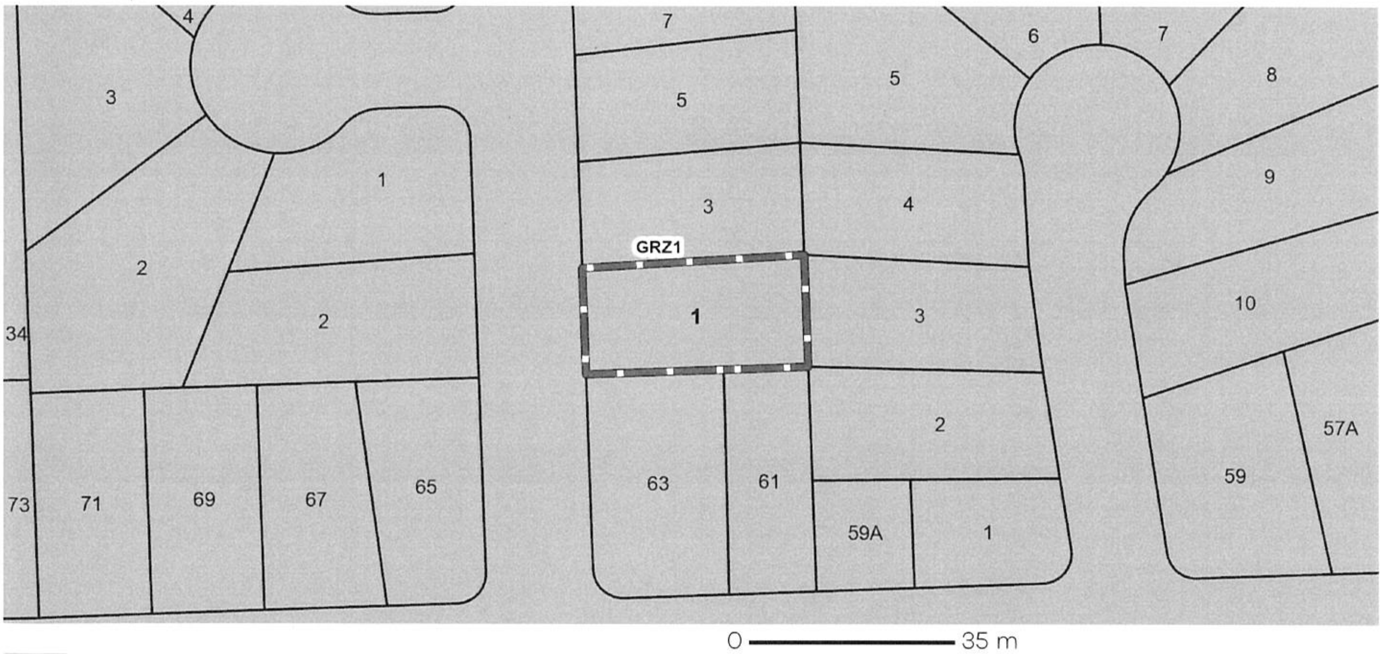
Registered Aboriginal Party:	**Barengi Gadjin Land Council Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



GRZ - General Residential

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

Planning Overlay

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 (DDO3)

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

Further Planning Information

Planning scheme data last updated on 11 June 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.
This report provides information about the zone and overlay provisions that apply to the selected land.
Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.***
It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.
To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

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

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

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

Designated Bushfire Prone Areas

This property is 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 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)

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).

PROPERTY REPORT

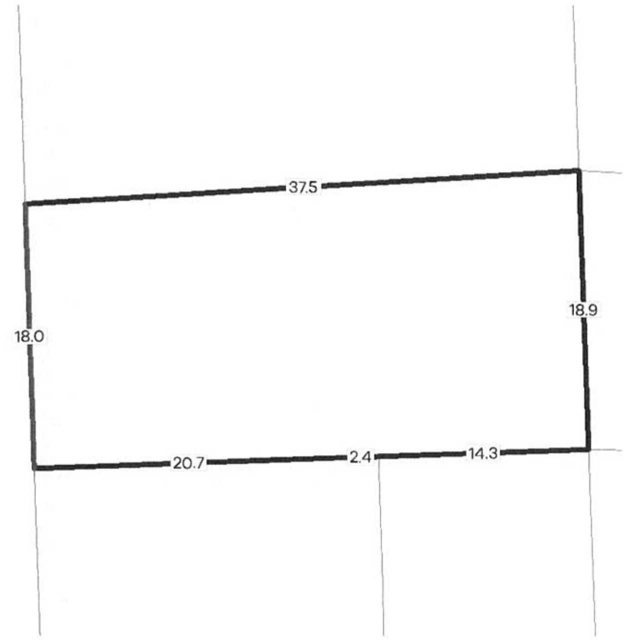
Created at 17 June 2026 09:47 AM

PROPERTY DETAILS

Address:	**1 DE CASTELLA DRIVE HORSHAM 3400**
Lot and Plan Number:	**Lot 42 LP209937**
Standard Parcel Identifier (SPI):	**42\LP209937**
Local Government Area (Council):	**HORSHAM** www.hrcc.vic.gov.au
Council Property Number:	**5862**
Directory Reference:	**Vicroads 544 D3**

SITE DIMENSIONS

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



Area: 692 sq. m
Perimeter: 112 m
For this property:
—— Site boundaries
—— Road frontages

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

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

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

UTILITIES

Rural Water Corporation:	**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

PROPERTY REPORT

VICTORIA State Government | Energy, Environment and Climate Action

Area Map

43.02
31/07/2018
VC148

DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO** with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which are affected by specific requirements relating to the design and built form of new development.

43.02-1
19/01/2006
VC37

Design objectives

A schedule to this overlay must contain a statement of the design objectives to be achieved for the area affected by the schedule.

43.02-2
20/04/2026
VC307

Buildings and works

Permit requirement

A permit is required to:

- Construct a building or construct or carry out works. This does not apply:
  - If a schedule to this overlay specifically states that a permit is not required.
  - To the construction of an outdoor swimming pool associated with a dwelling unless a specific requirement for this matter is specified in a schedule to this overlay.
  - To the construction of a building or construction or carrying out of works for a small second dwelling if all the following requirements are met:
    - The building height must not exceed 5 metres.
    - The building must be finished using muted tones and colours.
- Construct a fence if specified in a schedule to this overlay.

Buildings and works must be constructed in accordance with any requirements in a schedule to this overlay. A schedule may include requirements relating to:

- Building setbacks.
- Building height.
- Plot ratio.
- Landscaping.
- Any other requirements relating to the design or built form of new development.

A permit may be granted to construct a building or construct or carry out works which are not in accordance with any requirement in a schedule to this overlay, unless the schedule specifies otherwise.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Provision
Construct a fence.	Clause 59.05

Class of application	Provision
Construct a building or construct or carry out works for: ▪ A carport, garage, pergola, verandah, deck, shed or similar structure. ▪ An outdoor swimming pool. The buildings and works must be associated with a dwelling.	Clause 59.05
Construct a building or construct or carry out works with an estimated cost of up to $1,400,000 where the land is in an industrial zone.	Clause 59.05
Construct a building or construct or carry out works with an estimated cost of up to $700,000 where the land is in a commercial zone or a Special Use Zone, Comprehensive Development Zone, Capital City Zone, Docklands Zone, Priority Development Zone, Activity Centre Zone or Precinct Zone.	Clause 59.05

Exemption from notice and review

A schedule to this overlay may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

43.02-3
16/10/2025
VC288

Subdivision

Permit requirement

A permit is required to subdivide land.

This does not apply if a schedule to this overlay specifically states that a permit is not required.

Subdivision must occur in accordance with any lot size or other requirement specified in a schedule to this overlay.

A permit may be granted to subdivide land which is not in accordance with any lot size or other requirement in a schedule to this overlay, unless the schedule specifies otherwise.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Provision
Subdivide land to realign the common boundary between two lots where: ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change.	Clause 59.01
Subdivide land into lots each containing an existing building or car parking space where: ▪ The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. ▪ An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within five years prior to the application for a permit for subdivision.	Clause 59.02

Class of application	Provision
Subdivide land into two lots if: ▪ The construction of a building or the construction or carrying out of works on the land: – Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired. – Has started lawfully. ▪ The subdivision does not create a vacant lot.	Clause 59.02
Subdivide land into two lots if: ▪ A permit has been issued under a provision of a residential zone to construct up to two dwellings on the land and the permit has not expired. ▪ Each lot will contain either: – one existing dwelling; or – one dwelling permitted to be constructed in accordance with the permit.	Clause 59.02

Exemption from notice and review

A schedule to this overlay may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

43.02-4 Signs

31/07/2018
VC148

Sign requirements are at Clause 52.05 unless otherwise specified in a schedule to this overlay.

43.02-5 Application requirements

31/07/2018
VC148

An application must be accompanied by any information specified in a schedule to this overlay.

43.02-6 Decision guidelines

31/07/2018
VC148

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The design objectives of the relevant schedule to this overlay.
- The provisions of any relevant policies and urban design guidelines.
- Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.
- Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking
- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Any other matters specified in a schedule to this overlay.

18/08/2022
C79hors

SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3** .

WIDER AIRPORT ENVIRONS AREA

1.0 Design objectives

18/08/2022
C79hors

To maintain the efficiency and safety of the Horsham airfield.

To ensure the height of development in the wider area surrounding the airport does not prejudice the existing or future use of the airport.

2.0 Buildings and works

18/08/2022
C79hors

A permit is not required to construct a building or work which has a total height of less than 30 metres above natural ground level.

3.0 Subdivision

18/08/2022
C79hors

None specified.

4.0 Signs

18/08/2022
C79hors

None specified.

5.0 Application requirements

18/08/2022
C79hors

None specified.

6.0 Decision guidelines

18/08/2022
C79hors

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The need to prevent buildings or works from being constructed which could interfere with or cause a safety hazard to aircraft operations in the vicinity of the airport.
- The existing and likely future use of the airport.

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

VOLUME 09787 FOLIO 604 Security no : 124135702671A
Produced 19/06/2026 11:48 AM

LAND DESCRIPTION

Lot 42 on Plan of Subdivision 209937P.
PARENT TITLE Volume 09736 Folio 046
Created by instrument LP209937P 29/12/1987

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

AN657447F 17/03/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN657448D 17/03/2017
COMMONWEALTH BANK OF AUSTRALIA

COVENANT (as to whole or part of the land) in instrument N864282T

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 LP209937P 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: 1 DE CASTELLA DRIVE HORSHAM VIC 3400

ADMINISTRATIVE NOTICES

NIL

eCT Control 15771K COMMONWEALTH BANK OF AUSTRALIA - CONSUMER
Effective from 17/03/2017

Imaged Document Cover Sheet

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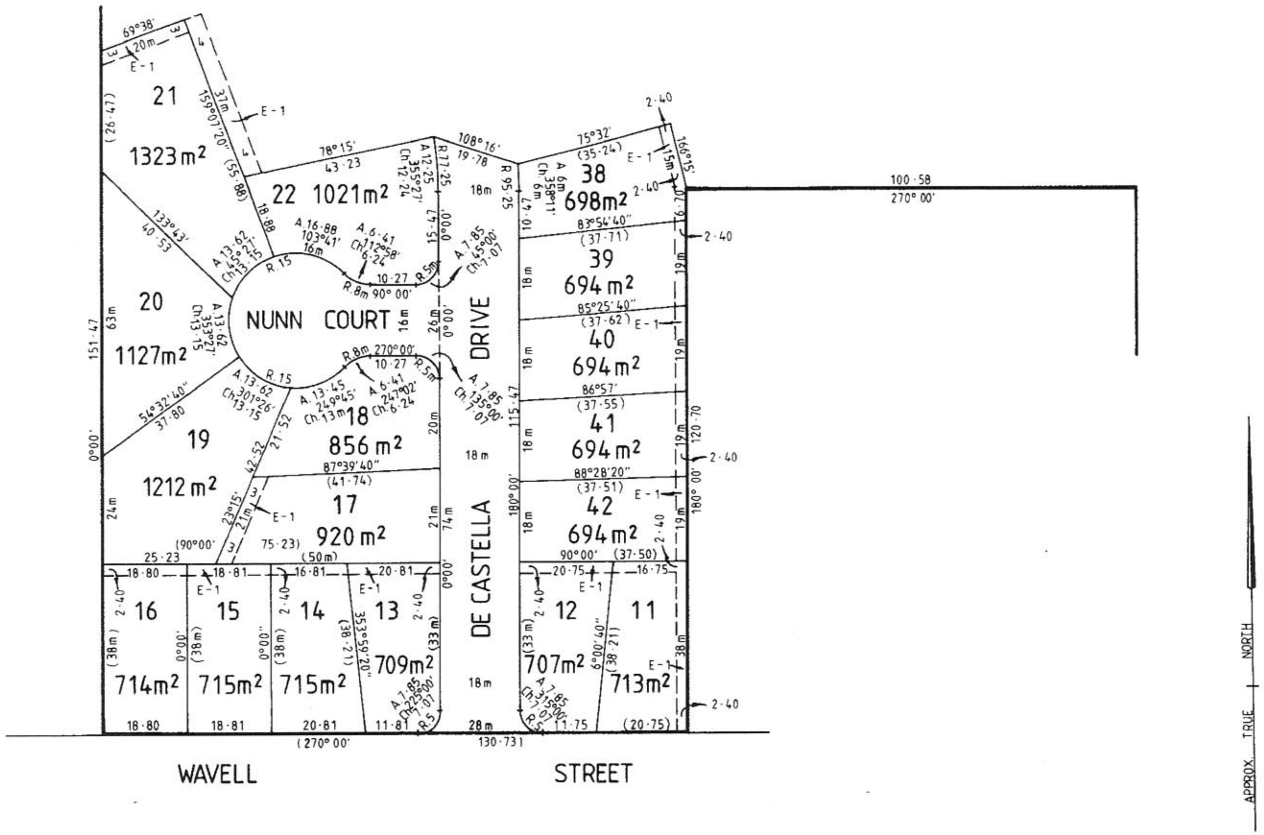
Document Type	**Plan**
Document Identification	**LP209937P**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**19/06/2026 11:48**

OFFICE USE ONLY

LP209937 P
EDITION 1
~~PARISH / TOWNSHIP~~ / CHART 10



NOTATIONS

LAND SUBJECT TO EASEMENT

E-2 DRAINAGE AND SEWERAGE VIDE LP206425K

LAND APPROPRIATED OR SET APART

E-1 SEWERAGE

ROADS WITHIN THE THICK LINES FOR WAY AND DRAINAGE AND SUPPLY OF ELECTRICITY, WATER, TELEPHONE AND GAS.

OTHER NOTATIONS

LOTS 1 TO 10 (BOTH INCLUSIVE) AND LOTS 23 TO 37 (BOTH INCLUSIVE) ARE NOT SHOWN ON THIS PLAN.

TANGENT POINTS ARE SHOWN THUS

TO BE COMPLETED WHERE APPLICABLE
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS:
IN PROCLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES
TITLE REF: VOL. 9736, FOL. 046
LAST PLAN REF: L.P. 206425K (LOT 11)

PLAN OF SUBDIVISION

COUNTY BORUNG
PARISH HORSHAM (CHART NO 10)
SECTION 2
CROWN ALLOTMENT 1 (PART)

NUMBER OF SHEETS IN PLAN 2
NUMBER OF THIS SHEET 1

SCALE 10 0 10 20 30 40
LENGTHS ARE IN METRES
ORIGINAL SCALE 1:800
SHEET SIZE A2

OFFICE USE ONLY
LP 209937P
VICTORIA

CERTIFICATION BY SURVEYOR

AMENDMENTS

P. W. GUY & FERGUSON
LICENSED SURVEYORS

SURVEYORS REF 4048A

CERTIFICATE OF MUNICIPAL CLERK

MUNICIPALITY CITY OF HORSHAM COUNCIL REF.

CERTIFICATE A
THIS PLAN ACCORDS WITH A PLAN
- SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON
- CONFIRMED BY THE PLANNING APPEALS BOARD ON
- AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL GOVERMENT ACT 1958 HAS BEEN MADE

DATE MUNICIPAL CLERK

~~CERTIFICATE B~~
~~THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (9) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY~~
- ~~THE COUNCIL ON~~
- ~~THE PLANNING APPEALS BOARD ON~~

DATE MUNICIPAL CLERK

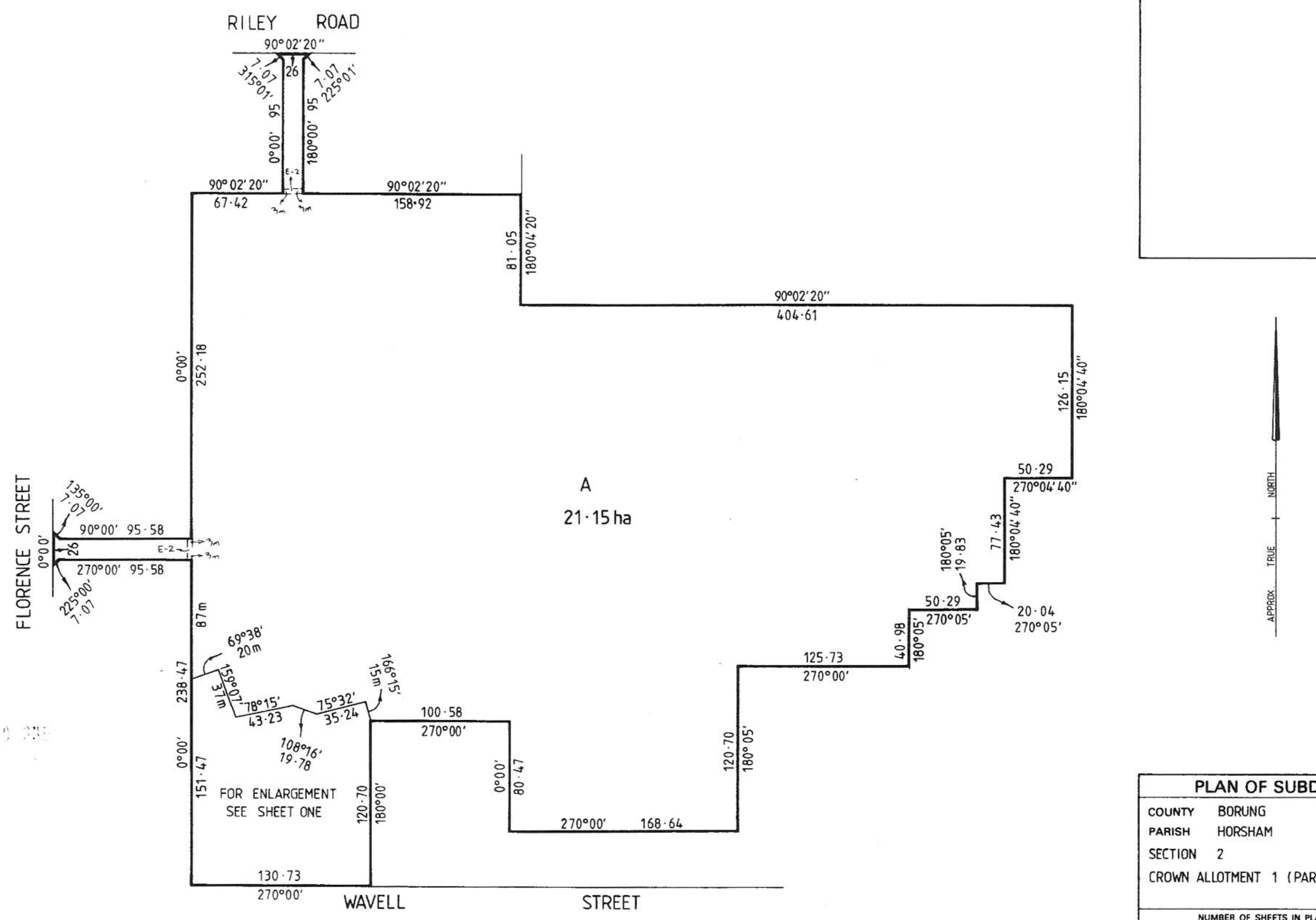
OFFICE USE ONLY

PLAN APPROVED
AT
ON 29·DEC·87

(ASSISTANT) REGISTRAR OF TITLES

ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED
- DELETE WORDS NOT APPLICABLE

OFFICE USE ONLY



PLAN OF SUBDIVISION

COUNTY BORUNG
PARISH HORSHAM (CHART NO.10)
SECTION 2
CROWN ALLOTMENT 1 (PART)

NUMBER OF SHEETS IN PLAN : 2
NUMBER OF THIS SHEET : 2

SCALE 40 0 40 80
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:2000 SHEET SIZE A2

OFFICE USE ONLY

LP209937P

VICTORIA

P. W. GUY & FERGUSON
LICENSED SURVEYORS
42 McLACHLAN ST. HORSHAM 3400
TELEPHONE (053) 822023

SURVEYORS REF 4048A

SIGNATURE OF SURVEYOR

SIGNATURE OF MUNICIPAL CLERK

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209937 CONTINUATION SHEET

Imaged Document Cover Sheet

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Document Type	**Instrument**
Document Identification	**N864282T**
Number of Pages (excluding this cover sheet)	**4**
Document Assembled	**19/06/2026 11:50**

328

Lodged at the Titles Office by

Westpac Banking Corporation

Code 23

Titles Office Use Only

REGD

281188 0934 45 22 N864282T

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land (Note 5)

CERTIFICATE OF TITLE VOLUME 9787 FOLIO 604.

Consideration (Note 6)

$ 22,000.00

STAMP DUTY VICTORIA
U#04C#1 S#1 T#000233 00102978 10/11/88
R#003062 D#44 $328.00

Transferor (Note 7)

GAJO INVESTMENTS PTY. LTD.

Transferee (Note 8)

DAVID JOHN ELLIS of 13 Wilmoth Avenue, Horsham

Estate and Interest (Note 9)

Estate in fee simple

CODE: 11
DUTY:
$ 328
STATUS: 0
TYPE: —
VALUE:
$ 22,000
ASSESSOR:

Comptroller of Stamps Use Only

Directing Party (Note 10)

DN864282T-1-7

Creation (or Reservation) of Easement and/or Covenant (Notes 11-12)

And the Transferees with the intent that the benefit of this Covenant shall be attached to and run at law and in equity with each and every lot on Plan of Subdivision No. LP209937P other than the land hereby transferred and that the said Covenant shall be set out as an encumbrance at the foot of the Certificate of Title to be issued pursuant to this Transfer for themselves and their heirs, executors, administrators and the transferees thereof hereby and as separate covenants COVENANT with the Transferors its successors and transferees and other registered proprietor or proprietors for the time being of each

T2 Office Use Only

OFFICE OF TITLES VICTORIA

A memorandum of ... has been entered in the Register Book.

OFFICE OF TITLES J.M.S. VICTORIA

29/11/88

Approval No. T2/1

and every lot on Plan of Subdivision No. LP209937P other than the land hereby transferred and their respective heirs, executors, administrators and transferees that they shall not at any time hereafter erect construct or build or cause to be erected constructed or built on the said land or any part thereof any building other than:

(a) a dwelling house or houses each having a floor area of at least 120 square metres and each having external walls which are constructed of brick, brick veneer, hardiplank weatherboard, concrete or stone;

(b) one residential strata titled unit or dwelling for each 400 square metres of land.

(c) any outbuildings which are constructed of brick, brick veneer, concrete, stone, hardiplank, new timber or factory painted iron.

nor shall the transferees their executors, administrators and transferees erect construct build or move onto the said land any pre-existing dwelling house which is not constructed of new materials as described in (a) hereof.

Dated this 10TH day of OCTOBER 1988 (Note 13)

Execution and Attestation (Note 14)

THE COMMON SEAL of GAJO INVESTMENTS PTY. LTD. was hereunto affixed in accordance with its Articles of Association in the presence of:

GAJO INVESTMENTS PTY. LTD. THE COMMON SEAL OF

Director........................

Secretary...........Radford

SIGNED by the Transferee DAVID JOHN ELLIS in the presence of:

NOTES

1. This form must be used for any transfer by the registered proprietor—
   (a) of other than the whole of an estate and interest in fee simple
   (b) by direction
   (c) in which an easement is created or reserved
   (d) which contains a restrictive covenant or a covenant created pursuant to statute.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use an annexure sheet (Form A1) or (if there is space available) enter the information under the appropriate heading after any creation or reservation of easement or covenant. Insert only the words "See Annexure A" (or as the case may be) or "See overleaf" in the panel as appropriate.

   Multiple annexures may appear on the same annexure sheet but each must be correctly headed.

   All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed hereon or on an annexure sheet (Form A1).
6. Set out the amount (in figures) or the nature of the consideration. If the transfer is by direction show the various considerations
   e.g. $ .... paid by B to A
   $ .... paid by C to B

   In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. $ .... which includes the amount owing under mortgage No. ....
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. Set out "All my estate and interest in the fee simple" (or other as the case may be).
10. If the transfer is by direction give the full name of any directing party and show the various considerations under the consideration heading.
11. Set out any easement being created or reserved and define the dominant and servient tenements.
12. Set out full details of any covenant and define the covenantee and the land to bear the burden and to take the benefit of the covenant.
13. The transfer must be dated.
14. If an executing party is a natural person execution should read "Signed by the transferor (transferee, directing party) in the presence of ....". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

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.

Property Clearance Certificate

Land Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / STAWELL & DISTRICT PROPERTY TRANSFERS

Your Reference:	26400
Certificate No:	10145368
Issue Date:	19 JUN 2026
Enquiries:	ESYSPROD

Land Address: 1 DE CASTELLA DRIVE HORSHAM VIC 3400

Land Id	Lot	Plan	Volume	Folio	Tax Payable
21212402	42	209937	9787	604	$0.00

Vendor:

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR WAYNE JAMES WHELAN	2026	$119,000	$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.

CAPITAL IMPROVED VALUE (CIV):	$337,000
SITE VALUE (SV):	$119,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Land Tax

Certificate No: 10145368

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 = $119,000

Calculated as $975 plus ($119,000 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $3,370.00

Taxable Value = $337,000

Calculated as $337,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code: 5249
Ref: 10145368

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: 10145368

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

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

Property Clearance Certificate

Commercial and Industrial Property Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / STAWELL & DISTRICT PROPERTY TRANSFERS

Your Reference:	26400
Certificate No:	10145368
Issue Date:	19 JUN 2026
Enquires:	ESYSPROD

Land Address: 1 DE CASTELLA DRIVE HORSHAM VIC 3400

Land Id	Lot	Plan	Volume	Folio	Tax Payable
21212402	42	209937	9787	604	$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:	$337,000
SITE VALUE:	$119,000
CURRENT CIPT CHARGE:	**$0.00**

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 10145368

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 / STAWELL & DISTRICT PROPERTY TRANSFERS

Your Reference:	26400
Certificate No:	10145368
Issue Date:	19 JUN 2026

Land Address: 1 DE CASTELLA DRIVE HORSHAM VIC 3400

Lot	Plan	Volume	Folio
42	209937	9787	604

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: 10145368

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: 10145365

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: 10145365

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.

DATED 2026

VENDOR STATEMENT

Property: **1 De Castella Drive, Horsham VIC 3400**

Stawell & District Property Transfers
Licensed Conveyancer
131 Main Street
STAWELL VIC 3380
Tel: 03 5358 2477
Fax:
PO Box 448, Stawell VIC 3380
Ref: LJ:26400