

Vendor Statement

**LAND: 23 FRASER DRIVE,
HORSHAM VIC 3400**



T (03) 5331 2966
E info@heinzlaw.com.au
A 6 Dawson Street North, Ballarat VIC 3350
P.O. Box 722 Ballarat VIC 3353
W heinzlaw.com.au

Ref: 2252985:BEG:JJS

This document is prepared from a precedent intended solely for use by legal practitioners with the knowledge, skill and qualifications required to use the precedent to create a document suitable to meet the vendor's legal obligation to give certain statements and documents to a purchaser before the purchaser signs a contract to purchase the land. This document is current as at 1 July 2024.



Vendor Statement

Instructions for completing this document

Words in *italics* are generally for instruction or information only.

Where marked "+" below, the authority of a person signing under a power of attorney, as a director of a corporation or as an agent authorized in writing must be added in the vendor or purchaser's name or signature box. A corporation's ACN or ABN should also be included.

"Nil" may be written in any of the rectangular boxes if appropriate.
Additional information may be added to section 13 where there is insufficient space.

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

23 Fraser Drive, HORSHAM VIC 3400

+ Vendor's name

Signed by:		Date
		22-Oct-25 17:03 AEDT /

+ Vendor's signature

E7B452F2753143B...

+ Purchaser's name

	Date
	/ /

+ Purchaser's signature

--

+ Purchaser's name

	Date
	/ /

+ Purchaser's signature

--

Ref: BEG/2252985

Important information

Legal practitioners using this document should check for any subsequent changes in the law. The Law Institute of Victoria, its contractors and agents are 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 the precedent document, or any other changes in the law or understanding of the law, arising from any legislative instruments or the decision of any court or tribunal, whether before or after this precedent was prepared, first published, sold or used.

Copyright

This document is copyright. This document may only be reproduced in accordance with an agreement with the Law Institute of Victoria Ltd ABN 32 075 475 731 for each specific transaction that is authorized. Any person who has purchased a physical copy of this precedent document may only copy it for the purpose of providing legal services for a sale by a specific vendor of specific land.

1. FINANCIAL MATTERS**1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings** (and any interest on them)(a) ☐ *Their total does not exceed:

\$

OR

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

	Authority		Amount		Interest (if any)
(1)	Horsham Rural City Council	(1)	\$	(1)	\$
(2)	GWM Water	(2)	\$	(2)	\$
(3)	State Revenue Office Land Tax	(3)	\$	(3)	\$

(d) ☐ *There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge¹, which are not included in items 1.1(a), (b) or (c) above; other than any amounts described in this rectangular box.

Apart from the usual adjustment of rates and charges.

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.

If any, disclosed in the attached Certificates.

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 Other than GST Payable in accordance with the contract.

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	120
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	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	Not applicable

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

A 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 and any apparent or implied or necessary easements for services, drains, sewers, party walls and wires not located in registered easements by prescription.

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

*The land is in a designated bushfire prone area within the meaning of regulations made under the Building Act 1993 if the square box is marked with an "X" ☒

3.4 Planning Scheme

☒ *Attached is a certificate with the required specified information.

(a) Name of planning scheme	Horsham Rural City Council Planning Scheme
(b) Name of the responsible authority	Horsham Rural City Council
(c) Zoning of the land	General Residential Zone (GRZ) General Residential Zone – Schedule 1 (GRZ1)
(d) Name of the planning overlay	Design and Development Overlay (DDO) Design and Development Overlay – Schedule 3 (DDO3)

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:

Nil to the Vendor's knowledge.

4.2 Agricultural Chemicals

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

Not Applicable.

4.3 Compulsory Acquisition

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

Not Applicable.

5. BUILDING PERMITS

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

Not Applicable.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not Applicable

8. SERVICES

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

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

9. TITLE

Attached are copies of the following documents:

Registered Title

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

10. SUBDIVISION

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

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)

Not Applicable.

12. DUE DILIGENCE CHECKLIST

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

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 a Law Institute of Victoria published "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

--



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 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 REPORT



Energy,
Environment
and Climate Action

Created at 21 October 2025 03:52 PM

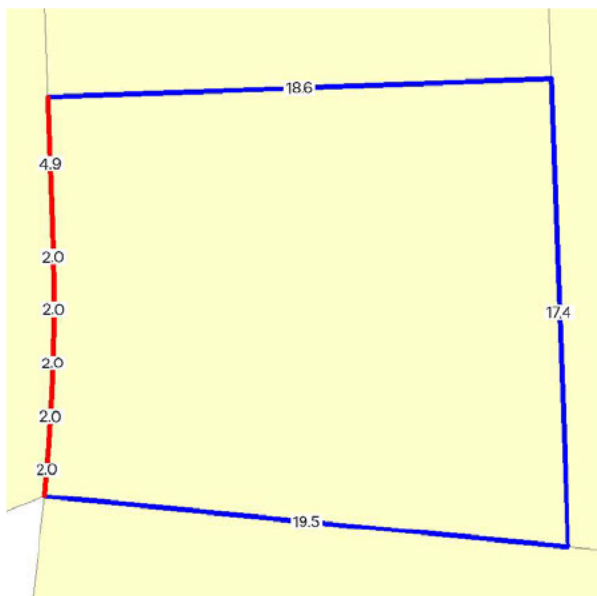
PROPERTY DETAILS

Address: **23 FRASER DRIVE HORSHAM 3400**
 Lot and Plan Number: **Lot 2 PS700304**
 Standard Parcel Identifier (SPI): **2\PS700304**
 Local Government Area (Council): **HORSHAM**
 Council Property Number: **14947**
 Directory Reference: **Vicroads 544 E2**

www.hrcc.vic.gov.au

SITE DIMENSIONS

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



Area: 303 sq. m

Perimeter: 70 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



Energy,
Environment
and Climate Action

Area Map



Selected Property

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 21 October 2025 03:53 PM

PROPERTY DETAILS

Address: 23 FRASER DRIVE HORSHAM 3400
Lot and Plan Number: Lot 2 PS700304
Standard Parcel Identifier (SPI): 2\PS700304
Local Government Area (Council): HORSHAM
Council Property Number: 14947
Planning Scheme: Horsham
Directory Reference: Vicroads 544 E2

www.hrcc.vic.gov.au

[Planning Scheme - Horsham](#)

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
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 PROPERTY REPORT

Planning Overlay

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 (DDO3)



 **DDO - Design and Development Overlay**

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

Further Planning Information

Planning scheme data last updated on 16 October 2025.

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

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect 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>

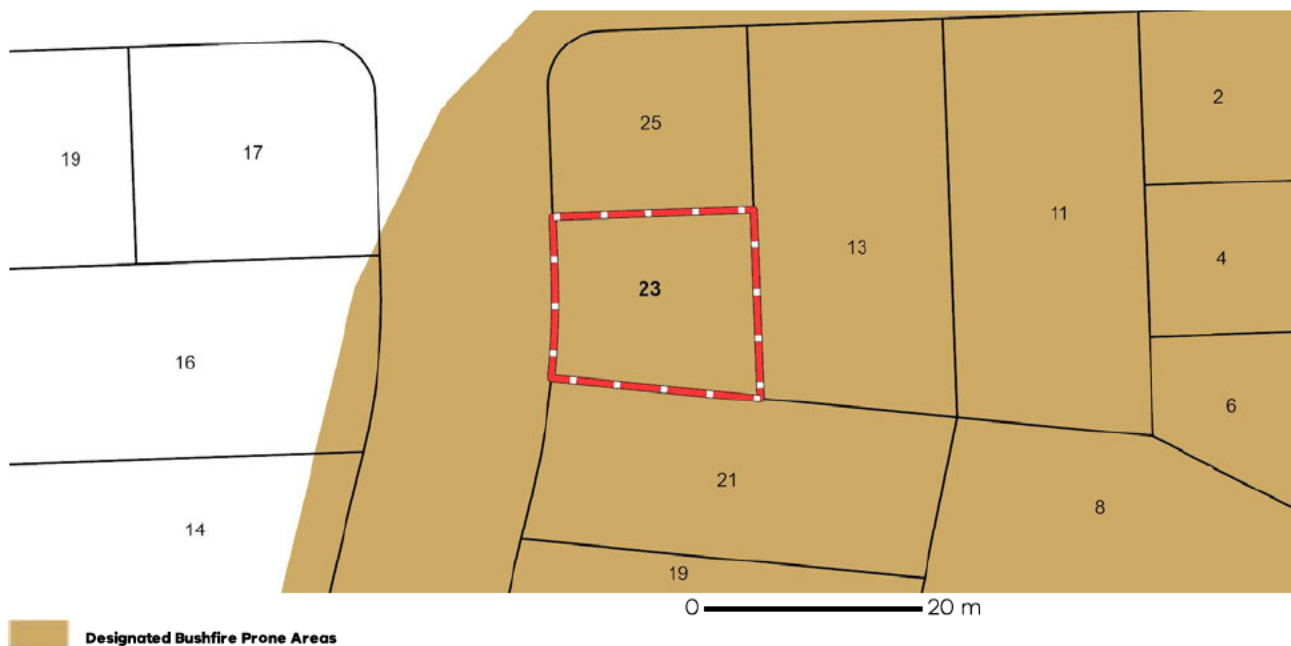
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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

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

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



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to 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 \(environment.vic.gov.au\)](#).

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at <https://www.vic.gov.au/disclaimer>.

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

LAND INFORMATION CERTIFICATE In accordance with Section 121 of The Local Government Act 2020 Certificate No: 12065 Date: 15 October 2025		 Council Office: 18 Roberts Avenue, Horsham PO Box 511, Horsham VIC 3402 Phone: 03 5382 9777 Fax: 03 5382 1111 Email: council@hrcc.vic.gov.au ABN: 37 019 724 765	
APPLICANT'S DETAILS APPLICANT: LANDATA PO Box 500 EAST MELBOURNE VIC 3002 APPLICANTS REF: 78360280-014-7 Heinz Law		Purchaser: Unknown Vendor: Owner(s) as per Rate Book:	
This certificate provides information regarding valuation, rates, charges, and other monies owing and any orders or notices made under the Local Government Act 2020, the Local Government Act 1989 or under a local law or by-law of the HORSHAM RURAL CITY COUNCIL and specified flood level, if any, by the HORSHAM RURAL CITY COUNCIL. This certificate is not required to include information regarding planning, building, health, land fill, land slip, other flooding information or service easements. Information regarding these matters may be available from the Council or the relevant Authority. A fee may be charged for such information.			
PROPERTY DETAILS Assessment Number: 14947 Address: 23 Fraser Drive HORSHAM Area: 303.0000 Square Metres		BPAY DETAILS Biller Code: 288548 Reference: 149476	
Description: LOT 2 PS 700304C HORSHAM			
PROPERTY VALUATION Land Valuation Date: 01 January 2025 Effective Date: 01 July 2025 Capital Improved Value: \$ 386,000.00 Net Annual Value: \$ 19,300.00 Site Value: \$ 69,000.00 AVPCC: 120 Single Strata Unit/Villa Unit/Townhouse		Due Dates for Payment Instalment 1 due 30 th September 2025 Instalment 2 due 1 st December 2025 Instalment 3 due 2 nd March 2026 Instalment 4 due 1 st June 2026 Payment in Full due 16 th February 2026 Settlement Date Unknown This property is on Council's instalment program.	
Statement of Rates and Charges for Year Ending 30 June 2026 declared by Council on 23 June 2025			
RATES AND CHARGES			
Residential Rate		\$ 1,479.92	
Municipal Charge Residential		\$ 200.00	
ESVF Residential Fixed		\$ 136.00	
ESVF Residential Variable		\$ 66.78	
Urban Bin Service		\$ 543.00	
Property Rate Arrears/Credits Brought Forward		\$ 0.00	
Legal Costs		\$ 0.00	
Interest (calculated daily)		\$ 0.00	
Fire Hazard Removal Debt		\$ 0.00	
Pension Rebate		\$ 0.00	
Payments Made		\$ 0.00	
BALANCE DUE		\$ 2,425.70	
Any other monies due for this property are shown in the Other Information section on Page 2 of this Certificate. To obtain an updated balance prior to settlement please call our office on 03 5382 9777 or email rates@hrcc.vic.gov.au			

INSTRUCTIONS: All rates and charges must be paid in full at settlement. The Annual Rate Notices have been issued and the first instalment was due on 30 September 2025. Please contact Council for an updated balance prior to making settlement adjustments

LAND INFORMATION CERTIFICATE No: 12065

ASSESSMENT No: 14947

PLEASE NOTE

- Verbal confirmation or variations will only be given for a period of 60 days from the date of issue. However, Council will not be held responsible for information provided verbally. For settlement purposes another certificate should be obtained after 60 days.
- Amounts shown as paid on this Certificate may be subject to clearance by a Bank.
- If there has been no contact made with Council and no payment plan is put in place for overdue amounts, then penalty interest may accrue at a rate of 10% per annum. This will be assessed on a case by case basis.

OTHER INFORMATION

- There are no flood levels specified by Horsham Rural City Council. If this property is subject to flooding a flood level should be obtained by contacting the Wimmera Catchment Management Authority, PO Box 479, Horsham Vic 3402 PH: 03 5382 1544.
- Money is not owed for works under the Local Government Act 1989.
- Notices have not been served in respect to proposed Special Rates or Charges under Section 163 of the Local Government Act 1989.
- There are no outstanding amounts to be paid for recreational purposes or transfer of land required to be made for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act 1958.
- There is not a potential liability for rates under the Cultural and Recreational Lands Act 1963.
- There is not a potential liability for the land to become rateable under Sections 173 or 174A of the Local Government Act 1989.
- There are no notices or orders outstanding under the Local Government Act 1958, the Local Government Act 1989 or under local laws or by-laws of the Council.

I hereby certify that, as at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the HORSHAM RURAL CITY COUNCIL, together with any Notices pursuant to The Local Government Act 1989, Local Laws or any other legislation.

I acknowledge having received the sum of \$30.60 being the fee for this certificate.

Kayla Christian

Authorised Officer

Date 15.10.2025

**GWMWater**11 McLachlan Street
(PO Box 481)
Horsham Victoria 3402

Tel: 1300 659 961

Fax: 03 5381 9881

Email: info@gwmwater.org.auWebsite: www.gwmwater.org.auHeinz Law
C/- Landata
GPO Box 527
MELBOURNE VIC 3001Your Ref: 78360280-025-3
Statement No: CER2025/00835
Property No: 157123
Valid Date: 09/10/2025
Settlement Date: 08/10/2025

Information Statement

Water Act 1989, Section 158

Statement of encumbrances, works required, outstanding matters, tariffs and other charges including outstanding amounts and other information which the Corporation considers relevant for the property known as:

23 Fraser Drive HORSHAM VIC 3400

Title(s):

L2 PS700304C V11342 F998 Parish HORSHAM

Owner(s):**Account Calculations:**

Fees and Charges (including interest)			\$0.00
Total amount in arrears:			\$0.00
(Amounts below do not include any pensions rebates or concessions)			
Charges to:	08/10/2025	(from page 2)	\$77.45
Total amount:			\$77.45

Info Stmt No: CER2025/00835

Property Address: 23 Fraser Drive HORSHAM VIC 3400

Details for Services provided and their tariffs:

METERED SERVICE: 52112 (20mm) Meter Number: 19V06355T			
Water SAC Residential 20mm: From 01/10/25 To 08/10/25 = 7 days @ 129.10¢ per day =			\$9.04
Wastewater Service Availability: From 01/10/25 To 08/10/25 = 7 days @ 156.01¢ per day =			\$10.92
Water Volume: Read 808 (08/10/25) - Prev. Read 777 (01/07/25) =	31 kL		
Water Volume Charged:	31 kL	=	31 kL
Water Usage Charge(2025-26)	31 kL @ 185.45¢ per kL =		\$57.49

----- PLEASE NOTE -----

1. In accordance with Section 275(1) of the *Water Act 1989*, the person/s who becomes the owners of a property must pay any amount that is under Section 274 (4a) a charge on that property. All unpaid charges must be paid in full upon settlement.
2. The statement may include estimate volumetric consumption from the last meter read if a remote read is not available. Should you require a special reading this may be applied for by contacting GWMWater.
3. All measurements used for encumbrances are to be assumed to be estimations of locations. Further details should be obtained from the Corporation before works are commenced.

AMOUNTS SHOULD BE CONFIRMED PRIOR TO SETTLEMENT

Encumbrances and other information:

This property is subject to encumbrances resulting from works of the Corporation. There are no works, matters or other details to be disclosed.

An update is recommended closer to settlement date to reflect any new charges raised, meter readings or payments received. Please note that statements will only be updated for three months after the valid date.

The Water Service Availability Charge will vary dependent on the property owner's concession entitlements.

Tenant is responsible for water consumption. When tenant vacates a final read will be obtained and consumption will revert to property owner.

B-Pay Biller Code: 79855 Account Reference Number: 2670348

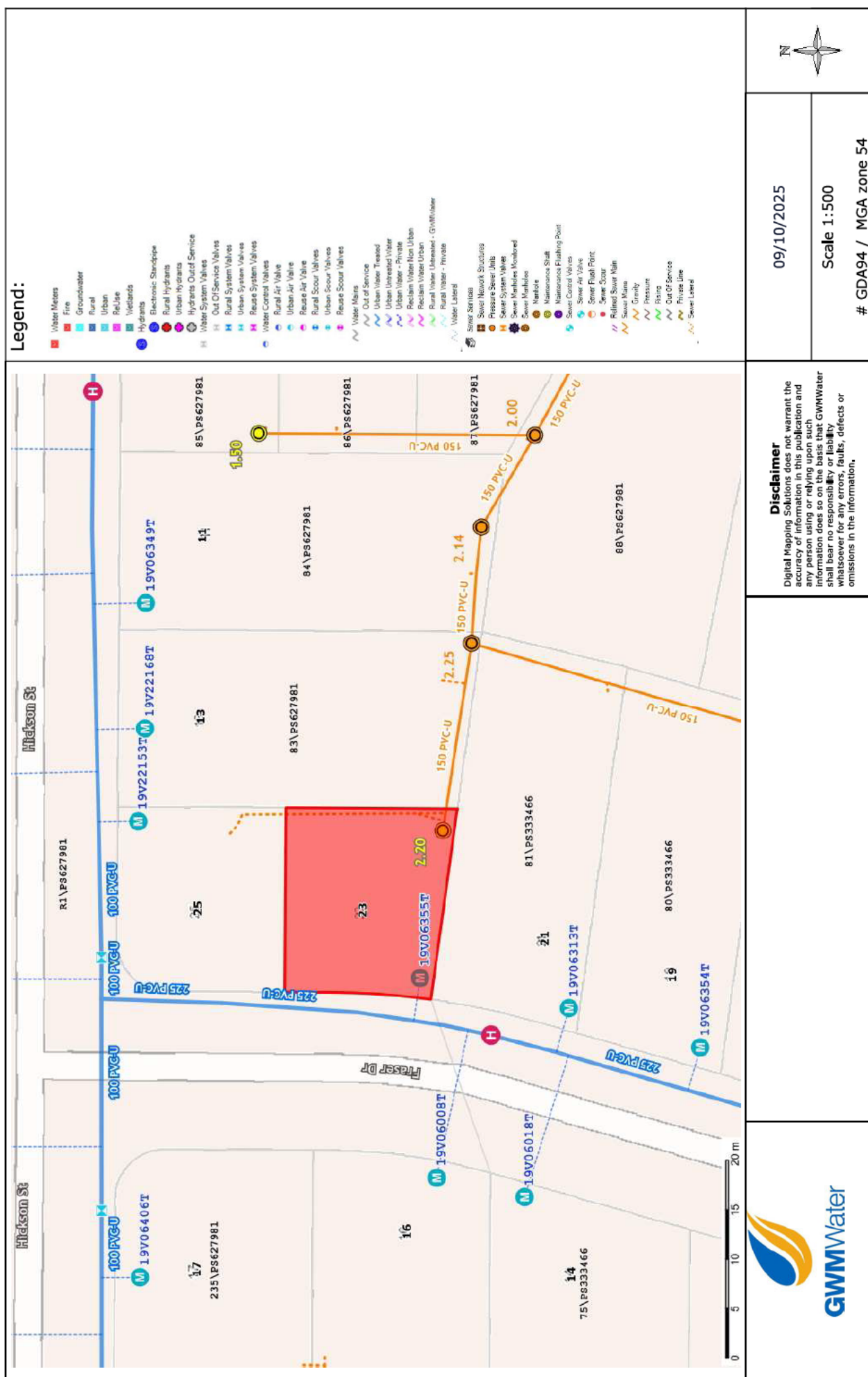
Comments:

Signed



Authorised Officer

Adele Rohde, Executive Manager Customer and Employee Experience



LANDATA® Property Enquiry Application Form

This application was lodged on 08-10-2025 using the LANDATA® System.		Agency Ref.	Code	Agency Application No.					
AUTHORITY: 530		Municipal Property No.							
GRAMPIANS WIMMERA-MALLEE RURAL WATER (Urban) P.O. Box 481 Horsham 3402		Standard Parcel Identifiers:							
		CERTIFICATE NAME: Water Information Statement							
		FEE ENCLOSED: \$69.20							
VENDOR:		PURCHASER:							
NAME AND ADDRESS OF REG'D PROP. IF NOT VENDOR:		VENDORS SOLICITOR							
APPLICANT: C/O LANDATA® *		Applicant's Reference: 78360280-025-3							
Heinz Law c/o LANDATA (fax 9194 0616) DX 250639 or GPO Box 527 Melbourne, Victoria 3001 DX No: 250639		Total Sale Price: \$0 Auction/Settlement Date: 08/10/2025 Terms of Sale: Contract Date: Applicant's Telephone No: 03 5329 1212							
Street No., Street, Road, etc. 23 FRASER DRIVE		Town or Suburb HORSHAM							
Lot No./Plan No. Lot 2 PS700304C		Municipality RURAL CITY OF HORSHAM	Postcode 3400						
Volume/Folio or Book/Memorial 11342/998									
Crown Description(s)									
Additional References or Comments		Parish HORSHAM	Name of Directory						
V40 E5,V544 E2		Map Reference							
Please return certificate to LANDATA® via: E-mail: Landata.online@servictoria.com.au									
* Please quote this number on your certificate LANDATA® Ref: 78360280-025-3									



Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is on a confidential basis and is not to be released to the public under the Freedom of Information Act 1982 (Vic). None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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

VOLUME 11342 FOLIO 998

Security no : 124128796585Q

Produced 08/10/2025 03:19 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 700304C.
PARENT TITLE Volume 11223 Folio 421
Created by instrument PS700304C 02/04/2012

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

of "2\PS700304" 23 FRASER DRIVE HORSHAM VIC 3400
AW555083J 16/02/2023

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS627981N 30/08/2010

COVENANT PS700304C 02/04/2012

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

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987
T532902T 01/02/1995

DIAGRAM LOCATION

SEE PS700304C 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: "2\PS700304" 23 FRASER DRIVE HORSHAM VIC 3400

ADMINISTRATIVE NOTICES

NIL

eCT Control 16811U HEINZ LAW
Effective from 16/02/2023

DOCUMENT END

PLAN OF SUBDIVISION		STAGE No.	LRS USE ONLY EDITION 1	PS700304C 30/03/2012 \$731.30 PS 
LOCATION OF LAND Parish: HORSHAM Township: _____ Section: 2 Crown Allotment: 1 (Part) Crown Portion: _____ Title Reference: Vol.11223 Fol.421 Last Plan Reference: Lot 82 PS627981N Postal Address: 15 Hickson Street (At time of subdivision) Horsham, 3340 MGA Co-ordinates E 606540 (of approx. centre of land in plan) N 5937720 Zone: 54		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: HORSHAM RURAL CITY REF: A06339 1. This plan is certified under section 6 of the Subdivision Act 1988. ~~2. This plan is certified under section 11(7) of the Subdivision Act 1988.~~ ~~Date of original certification under section 6~~ / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. ~~(ii) The requirement has been satisfied.~~ ~~(iii) The requirement is to be satisfied in Stage~~ Council delegate <i>John H. Nelson</i> ~~Council seal~~ Date 16/2/2012 ~~Re-certified under section 11(7) of the Subdivision Act 1988.~~ ~~Council delegate~~ ~~Council seal~~ ~~Date~~ / /		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
Nil	Nil			
		NOTATIONS		
		STAGING This is/is not a staged subdivision. Planning Permit No. 11-111a		
		DEPTH LIMITATION Does not apply.		
		THE LAND ON THIS PLAN IS AFFECTED BY A RESTRICTION CREATED IN PS627981N. SURVEY This plan is/is not based on survey. This survey has been connected to permanent marks no(s) _____ in Proclaimed Survey Area No. _____		
EASEMENT INFORMATION				
LEGEND: A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)				
Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to the whole of the land in this plan.				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE DIAG.	PS627981N	GWMWATER
E-2	SEWERAGE	0.90	THIS PLAN	LOT 1 ON THIS PLAN
ARARAT SURVEY PTY LTD PO BOX 1399 BAKERY HILL 3354 PHONE 53 344448				LICENSED SURVEYOR (PRINT)..... KEVIN BERNARD FLYNN..... SIGNATURE..... <i>Kevin Bernard Flynn</i> DATE 17/11/2011 REF. 110706 VERSION 5
				LRS use only Statement of Compliance/ Exemption Statement Received ☒ Date 30/03/ 2012
				LRS use only PLAN REGISTERED TIME 1:49PM DATE 02/04/ 2012 N. Le Assistant Registrar of Titles
				Sheet 1 of 3 Sheets
				<i>John H. Nelson</i> DATE 16/2/2012 COUNCIL DELEGATE SIGNATURE Original sheet size A3

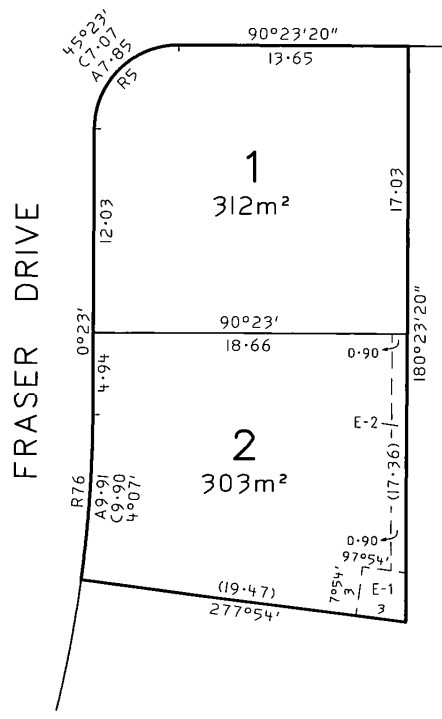
0 10 20 30 40 50 60 70 80 90 100mm

	PLAN OF SUBDIVISION	Stage No.	Plan Number PS700304C
--	----------------------------	-----------	---------------------------------



MGA 94
Zone 54

HICKSON STREET



FRASER DRIVE

SCALE 2.5 0 2.5 5 7.5 10 LENGTHS ARE IN METRES ARARAT SURVEY PTY LTD PO BOX 1399 BAKERY HILL 3354 PHONE 53 344448	ORIGINAL <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; font-size: x-small;">SCALE</td> <td style="width: 50%; font-size: x-small;">SHEET SIZE</td> </tr> <tr> <td style="text-align: center;">1:250</td> <td style="text-align: center;">A3</td> </tr> </table>	SCALE	SHEET SIZE	1:250	A3	LICENSED SURVEYOR KEVIN BERNARD FLYNN SIGNATURE DATE 17/11/2011 REF: 110706 VERSION 5	Sheet 2 of 3 Sheets DATE 16/2/2012 COUNCIL DELEGATE SIGNATURE
SCALE	SHEET SIZE						
1:250	A3						

0	10	20	30	40	50	60	70	80	90	100mm
---	----	----	----	----	----	----	----	----	----	-------

	PLAN OF SUBDIVISION	Stage No.	Plan Number PS700304C
--	---------------------	-----------	---------------------------------

MGA 94
Zone 54

CREATION OF RESTRICTION
UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.

DESCRIPTION OF RESTRICTION
NO BUILDING, EXCEPTING ENCROACHMENTS PERMITTED BY REGULATION 409(3) OF BUILDING REGULATIONS 2006, SHALL BE LOCATED OUTSIDE THE BUILDING ENVELOPES SHOWN HATCHED.

VARIATION
VARIATION OF THIS RESTRICTION WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.

LAND TO BE BURDENED
ALL LOTS ON THIS PLAN

LAND TO BENEFIT
ALL LOTS ON THIS PLAN

HICKSON STREET

SCALE 2.5 0 2.5 5 7.5 10 LENGTHS ARE IN METRES	ORIGINAL SCALE SHEET SIZE 1:250 A3	LICENSED SURVEYOR KEVIN BERNARD FLYNN SIGNATURE <i>Kevin B. Flynn</i> DATE 17/11/2011 REF: 110706 VERSION 5	Sheet 3 of 3 Sheets COUNCIL DELEGATE SIGNATURE DATE 16/2/2012 COUNCIL DELEGATE SIGNATURE
---	---	---	--

0	10	20	30	40	50	60	70	80	90
---	----	----	----	----	----	----	----	----	----

100mm

Property Clearance Certificate

Land Tax



HEINZ LAW

Your Reference:	LD:78360280-011-6.2252985
Certificate No:	93611478
Issue Date:	08 OCT 2025
Enquiries:	ESYSPROD

Land Address: 23 FRASER DRIVE HORSHAM VIC 3400					
Land Id	Lot	Plan	Volume	Folio	Tax Payable
39530474	2	700304	11342	998	\$0.00

Vendor:

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MS TRACEY ANNE HARRISON	2025	\$87,000	\$0.00	\$0.00

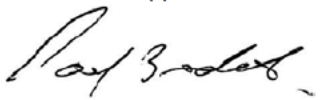
Comments: Property is exempt: LTX Principal Place of Residence.

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

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):	\$387,000
SITE VALUE (SV):	\$87,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 93611478

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 = \$500.00

Taxable Value = \$87,000

Calculated as \$500 plus (\$87,000 - \$50,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$3,870.00

Taxable Value = \$387,000

Calculated as \$387,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billor Code:5249
Ref: 93611478

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: 93611478

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



HEINZ LAW

Your Reference:	LD:78360280-011-6.2252985
Certificate No:	93611478
Issue Date:	08 OCT 2025
Enquires:	ESYSPROD

Land Address: 23 FRASER DRIVE HORSHAM VIC 3400					
Land Id	Lot	Plan	Volume	Folio	Tax Payable
39530474	2	700304	11342	998	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
120	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.	

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$387,000
SITE VALUE:	\$87,000
CURRENT CIPT CHARGE:	\$0.00



Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 93611478

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



HEINZ LAW

Your Reference:	LD:78360280-011-6.2252985
Certificate No:	93611478
Issue Date:	08 OCT 2025

Land Address: 23 FRASER DRIVE HORSHAM VIC 3400					
Lot	Plan	Volume	Folio		
2	700304	11342	998		
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.

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00



Notes to Certificate - Windfall Gains Tax

Certificate No: 93611478

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



Billers Code: 416073
Ref: 93611473

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: 93611473

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.

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

Page 1 of 1

VOLUME 11342 FOLIO 998

Security no : 124128796664E

Produced 08/10/2025 03:20 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 700304C.
PARENT TITLE Volume 11223 Folio 421
Created by instrument PS700304C 02/04/2012

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

of "2\PS700304" 23 FRASER DRIVE HORSHAM VIC 3400
AW555083J 16/02/2023

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS627981N 30/08/2010

COVENANT PS700304C 02/04/2012

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

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987
T532902T 01/02/1995

DIAGRAM LOCATION

SEE PS700304C 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: "2\PS700304" 23 FRASER DRIVE HORSHAM VIC 3400

ADMINISTRATIVE NOTICES

NIL

eCT Control 16811U HEINZ LAW
Effective from 16/02/2023

DOCUMENT END

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

**Application to register a plan of
subdivision not related to
acquisition by an acquiring authority
Section 22 Subdivision Act 1988**

Subdiv

**Lodged by:**

Name: Brown & Proudfoot
Phone: (03) 5382 4455
Address: 74 Wilson Street, Horsham 3400
Ref: ATW:CH:091286
Customer Code: 0545D

Privacy Collection Statement

The information from this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes in the Victorian Land Registry

The applicant applies for registration of the plan described**Land:** *(Volume and Folio reference)*

Certificate of Title Volume 11032 Folio 662

Applicant: *(Full name and address including postcode)*

SUNNYBRAE ESTATE PTY LTD registered office 43-45 Pynsent Street, Horsham 3400

Plan No:

627981N

Stage No: *(if applicable)*

1

Municipal district in which land is located: Horsham Rural City Council*Office use only***Date:** 28 JULY 2010**Signed:****Applicant**

or

**Current Practitioner under
the Legal Practice Act 1996
for applicant**

or

Agent* (written proof of agency must be supplied)*

Andrew Trevor Wyatt
Partner in the firm of
Brown Proudfoot Solicitors
Horsham

ANDREW TREVOR WYATT
 74 Wilson St., Horsham
 An Australian Legal Practitioner
 within the meaning of
 the Legal Profession Act 2004

ORDER TO REGISTER AND CONSENTS

As per annexure attached

PS**THE BACK OF THIS FORM MUST NOT BE USED**

(\$63



Form 9.1

BY LETTER

010295 2110 173 \$63 T532902T

Lodged by ... POWER & BENNETT

T532902T

Code 14074

VICTORIA

APPLICATION BY A RESPONSIBLE
AUTHORITY under Section 181 of *Planning
and Environment Act 1987* for ENTRY OF A
MEMORANDUM OF AGREEMENT under
Section 173 of the Act.

The Responsible Authority under the Planning Scheme having entered into an Agreement with the parties named for the land described requires that a memorandum of the Agreement be entered on the Certificate(s) of Title to the land referred to.

LAND (insert Certificate of Title Volume and Folio)

Lot F on Plan of Subdivision No. 333466T being part of the land described in Certificate of Title Volume 10171 Folio 442. Now = 10206 - 945

30.3.95

ADDRESS OF THE LAND

Fraser Drive, Horsham.

RESPONSIBLE AUTHORITY (name and address)

City of Horsham whose office is at Civic Centre, Roberts Avenue, Horsham.

PLANNING SCHEME

Horsham Planning Scheme.

AGREEMENT DATE

19/12/94

AGREEMENT WITH (name and address)

BRIAN BREUER NOMINEES PTY LTD and KEN
BREUER NOMINEES PTY LTD both of 157 Bay Street,
Port Melbourne

A copy of the Agreement is attached to this Application.

Signature for the Responsible Authority

Name of Officer

Date

30 MAR 1995

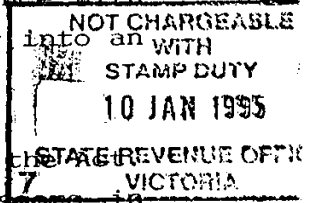
THIS AGREEMENT is made the 19th day of December 1994
BETWEEN THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF HORSHAM
whose office is at Civic Centre, Roberts Avenue, Horsham
(hereinafter called "the Responsible Authority") of the first
part and BRIAN BREUER NOMINEES PTY LTD of 157 Bay Street, Port
Melbourne and KEN BREUER NOMINEES PTY LTD of 157 Bay Street, Port
Melbourne (hereinafter called "the Subdividers") of the other
part.

WHEREAS

- A. The Responsible Authority is responsible under the Planning and Environment Act 1987 ("the Act") for the administration of the Horsham Planning Scheme ("the Planning Scheme").
- B. The Subdividers are the owners and registered proprietors of the land in Certificate of Title Volume 10171 Folio 442 ("the land") which land is within the ambit of the Planning Scheme.
- C. Application was made to the Responsible Authority on behalf of the Subdividers for a Planning Permit to permit a subdivision of the land creating inter alia seventeen vacant residential allotments in Fraser Drive and Perkins Court, Horsham in accordance with PS333466T ("the present subdivision") and such plan has been submitted to the Responsible Authority for certification.
- D. The Responsible Authority granted Planning Permit No. 1915 ("the permit") to the Subdividers on the 8th June 1994 permitting the present subdivision subject to the conditions and requirements in the permit contained including a requirement for contribution to public open space for the present subdivision and in accordance with agreements for previous subdivisions and to enter into an Agreement regarding same.

NOW THIS AGREEMENT WITNESSETH:

- 1. This Agreement is made pursuant to Section 173 of the Act
- 2. The Subdividers for themselves and their successors in title and the registered proprietor or proprietors for the time being and from time to time of the land in Lot F on Plan of Subdivision No. 333466T acknowledge the requirement of the Responsible Authority for the provision of an area or areas of public open space comprising at least five per



- 2 -

centum of the area of the residential lots on Plan of Subdivision No. 333466T for the present subdivision and the areas of residential lots in previous subdivisions on the Subdivisional Estate by the Subdividers and by Gajo Investments Pty Ltd before them (including the Gajo Investments Pty Ltd stages one, two and three subdivisions) in accordance with the said agreements for the previous subdivisions and it is hereby agreed that the residential lots on Plan of Subdivision No. 333466T shall be taken into account, together with the land in all the previous subdivisions aforesaid, in connection with quantifying an area or areas of public open space to be transferred to the Responsible Authority pursuant to its public open space requirements aforesaid and that such area or areas of public open space shall be provided in a location or locations within Lot F aforesaid approved by the Responsible Authority and that Lot F aforesaid is hereby encumbered with the requirement to provide such area or areas of public open space and it is further agreed that such area or areas of public open space shall be transferred to the Responsible Authority free of charge and at the Transferor's expense forthwith upon a request being made by the Responsible Authority for the same.

3. It is acknowledged that it is intended to register this Agreement pursuant to Section 181 of the Act and that the obligations imposed and agreements made herein shall take effect as covenants which shall be annexed to and run at law and in equity with the land in Lot F aforesaid.
4. The Subdividers agree to pay the legal costs and expenses incurred in connection with this Agreement and its registration pursuant to Section 181 of the Act.
5. It is agreed that the Responsible Authority will at the request of the Subdividers or their successors (but subject to the Responsible Authority being reasonably satisfied that any balance of land remaining subject to the covenants herein is sufficient security for the obligations outstanding pursuant thereto) release future residential

- 3 -

subdivisional allotments on future subdivisions of the land
in Lot F aforesaid from the covenants and requirements
herein contained.

IN WITNESS WHEREOF the parties hereto have executed this
Agreement the day and year first hereinbefore written.

THE COMMON SEAL of THE MAYOR)
COUNCILLORS AND CITIZENS OF)
THE CITY OF HORSHAM was hereunto)
affixed in the presence of:)

..... Mayor

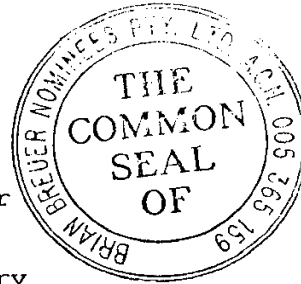
..... Councillor

..... Town Clerk

THE COMMON SEAL of BRIAN BREUER)
NOMINEES PTY LTD was hereunto)
affixed in accordance with its)
Articles of Association in the)
presence of:)

..... Director

..... Secretary

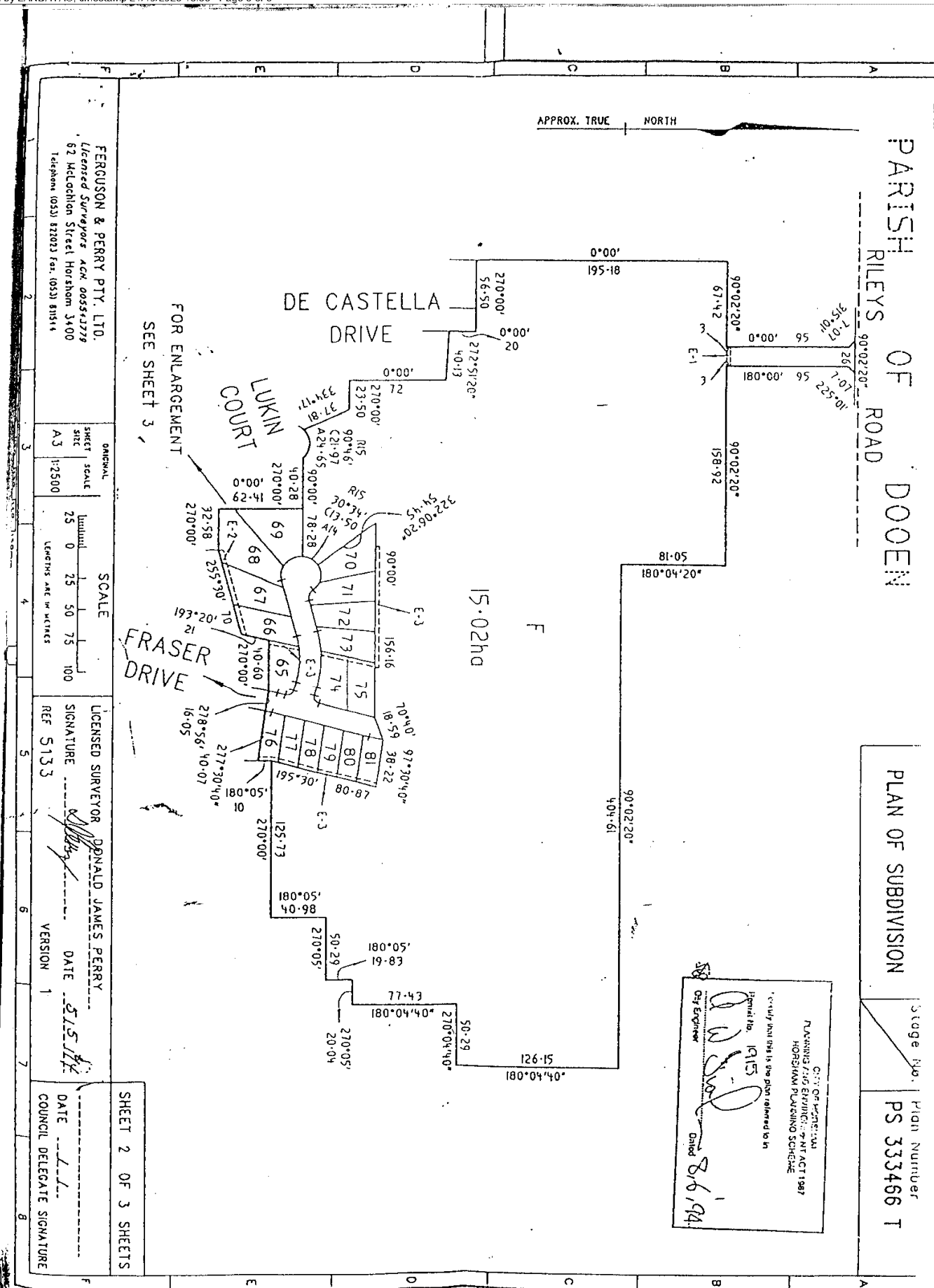


THE COMMON SEAL of KEN BREUER)
NOMINEES PTY LTD was hereunto)
affixed in accordance with its)
Articles of Association in the)
presence of:)

..... Director

..... Secretary







Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	PS700304C
Number of Pages (excluding this cover sheet)	3
Document Assembled	08/10/2025 15:20

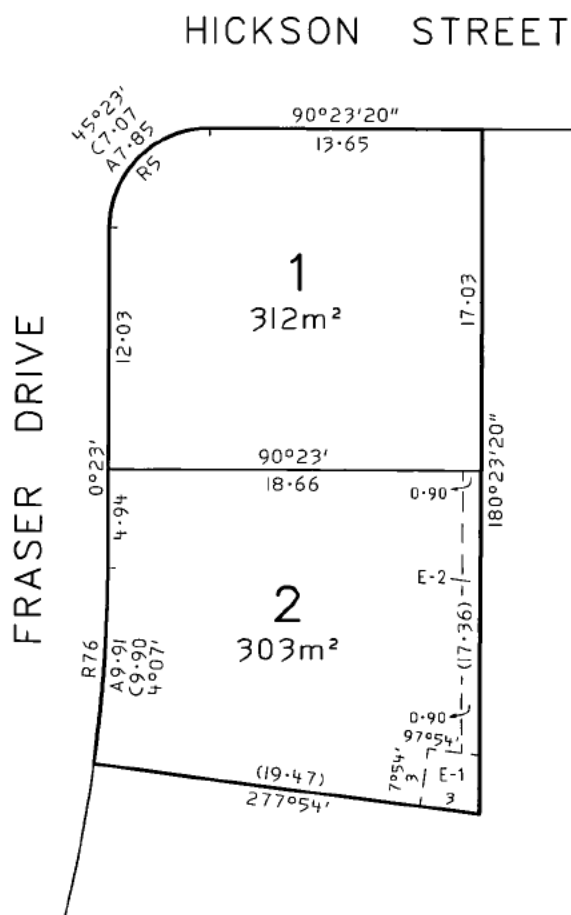
Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION		STAGE No. 	LRS USE ONLY EDITION 1	PS700304C 30/03/2012 \$731.30 PS 
LOCATION OF LAND Parish: <u>HORSHAM</u> Township: <u> </u> Section: <u>2</u> Crown Allotment: <u>1 (Part)</u> Crown Portion: <u> </u> Title Reference: Vol.11223 Fol.421 Last Plan Reference: Lot 82 PS627981N Postal Address: <u>15 Hickson Street</u> (At time of subdivision) <u>Horsham, 3340</u> MGA Co-ordinates E 606540 (of approx. centre of N 5937720 land in plan) Zone: 54		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: <u>HORSHAM RURAL CITY</u> REF: <u>A06339</u> 1. This plan is certified under section 6 of the Subdivision Act 1988. ~~2. This plan is certified under section 11(7) of the Subdivision Act 1988.~~ ~~Date of original certification under section 6 / /~~ 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 ~~has~~ /has not been made. ~~(ii) The requirement has been satisfied.~~ <del>(iii) The requirement is to be satisfied in Stage </del> Council delegate <u>John H. Nelson</u> ~~Council seal~~ Date <u>16/2/2012</u> ~~Re-certified under section 11(7) of the Subdivision Act 1988.~~ ~~Council delegate~~ ~~Council seal~~ ~~Date / /~~		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	STAGING This is/is not a staged subdivision. Planning Permit No. 11-111a DEPTH LIMITATION Does not apply. THE LAND ON THIS PLAN IS AFFECTED BY A RESTRICTION CREATED IN PS627981N. SURVEY This plan ~~is~~ is not based on survey. This survey has been connected to permanent marks no(s) <u> </u> in Proclaimed Survey Area No. <u> </u>		
Nil		Nil		
EASEMENT INFORMATION				
LEGEND: A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)				
Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to the whole of the land in this plan.				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE DIAG.	PS627981N	GWMWATER
E-2	SEWERAGE	0-90	THIS PLAN	LOT 1 ON THIS PLAN
ARARAT SURVEY PTY LTD PO BOX 1399 BAKERY HILL 3354 PHONE 53 344448 LICENSED SURVEYOR (PRINT) <u>KEVIN BERNARD FLYNN</u> SIGNATURE <u>[Signature]</u> DATE <u>17/11/2011</u> REF. <u>110705</u> VERSION <u>5</u>				
LRS use only Statement of Compliance/ Exemption Statement Received ☒ Date <u>30/03/2012</u> LRS use only PLAN REGISTERED TIME <u>1:49PM</u> DATE <u>02/04/2012</u> <u>N. Le</u> Assistant Registrar of Titles Sheet 1 of 3 Sheets				
ARARAT SURVEY PTY LTD PO BOX 1399 BAKERY HILL 3354 PHONE 53 344448			LICENSED SURVEYOR (PRINT) <u>KEVIN BERNARD FLYNN</u> SIGNATURE <u>[Signature]</u> DATE <u>17/11/2011</u> REF. <u>110705</u> VERSION <u>5</u>	
ARARAT SURVEY PTY LTD PO BOX 1399 BAKERY HILL 3354 PHONE 53 344448			<u>John H. Nelson</u> DATE <u>16/2/2012</u> COUNCIL DELEGATE SIGNATURE Original sheet size A3	

	PLAN OF SUBDIVISION	Stage No.	Plan Number PS700304C
--	---------------------	-----------	--------------------------



SCALE 2.5 0 2.5 5 7.5 10 LENGTHS ARE IN METRES	ORIGINAL SCALE SHEET SIZE 1:250 A3	LICENSED SURVEYOR KEVIN BERNARD FLYNN SIGNATURE <i>Kevin Bernard Flynn</i> DATE 17/11/2011 REF: 110706 VERSION 5	Sheet 2 of 3 Sheets <i>John W. Hedson</i> DATE 16/2/2012 COUNCIL DELEGATE SIGNATURE
---	---	---	---

0 10 20 30 40 50 60 70 80 90 100mm

MGA 914
Zone 54

HICKSON STREET

FRASER DRIVE

CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.

DESCRIPTION OF RESTRICTION

NO BUILDING, EXCEPTING ENCROACHMENTS PERMITTED BY REGULATION 409(3) OF BUILDING REGULATIONS 2006, SHALL BE LOCATED OUTSIDE THE BUILDING ENVELOPES SHOWN HATCHED.

VARIATION

VARIATION OF THIS RESTRICTION WILL REQUIRE APPROVAL FROM THE RESPONSIBLE AUTHORITY.

LAND TO BE BURDENED

ALL LOTS ON THIS PLAN

LAND TO BENEFIT

ALL LOTS ON THIS PLAN

45°23'
C1.07
A1.85
R5
13.65
90°23'20"
4.74
12.03
0.16
4.90
0.90
0.90
17.03
8.53
6.37
3.50
18.66
90°23'
3.50
3.50
180°23'20"
0.90
0.90
0.90
5.67
2.3
3
6
3
E-2
E-1
4.71
17.36
19.47
277°54'

SCALE 2.5 0 2.5 5 7.5 10  LENGTHS ARE IN METRES	ORIGINAL	LICENSED SURVEYOR KEVIN BERNARD FLYNN	Sheet 3 of 3 Sheets
ARARAT SURVEY PTY LTD PO BOX 1399 BAKERY HILL 3354 PHONE 53 344448	SCALE 1:250 SHEET SIZE A3	SIGNATURE  DATE 17/11/2011 REF: 110706 VERSION 5	 DATE 16/2/2012 COUNCIL DELEGATE SIGNATURE

