

DATED

2023

CECILIA ANNE JOHNSON

(Vendor)

VENDOR'S STATEMENT

Property:

11 Clara Street, Kalimna

LYTTLETONS LAWYERS
350 Boundary Road
DINGLEY VILLAGE VIC 3172

Tel: 8555 3895 or 0422 565 857
Ref: 1589

VENDOR'S STATEMENT PURSUANT TO SECTION 32 OF THE SALE OF LAND ACT 1962

PROPERTY 11 Clara Street, Kalimna

FINANCIAL MATTERS

- 1.1 **Rates, Taxes, Charges or Other Similar Outgoings** affecting the land and any interest payable, are as follows:
- (a) Are contained in the attached certificates.
 - (b) Amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge of, are as follows:
 - (i) The purchaser will be liable for municipal, water, sewerage and drainage rates and charges from the date of settlement.
 - (ii) The purchaser may also become liable for State Land Tax depending on the use to which the property is put and other properties owned by the purchaser.
- 1.2 **Charges** (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, are as follows:
Nil.
- 1.3 **Mortgages** (whether registered or unregistered) over the land, which will not to be discharged before the purchaser becomes entitled to possession or to the receipt of rents and profits, are as follows:
Nil.
- 1.4 **Terms Contract** - where the purchaser is obliged to make 2 or more payments to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land, particulars are as follows:
Not applicable.

2. INSURANCE

- 2.1 **Damage and Destruction** - if the contract does not provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or to the receipt of rents and profits, particulars of any policy of insurance maintained by the vendor in respect of any damage to or destruction of the land are as follows:
Not applicable.
- 2.2 **Owner-Builder** - if there is a residence on the land which was constructed within the preceding 6 years and section 137B of the *Building Act 1993* applies to the residence, particulars of any required insurance under that Act applying to the residence are as follows:
Not applicable.

3. LAND USE

3.1 **Easements, Covenants or Other Similar Restrictions** affecting the land (whether registered or unregistered):

- (a) Are as set out in the attached copies of title documents otherwise none known to the vendor.
- (b) To the best of the vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction.

3.2 **Designated Bushfire Prone Area** - the property is in a bushfire prone area within the meaning of regulations made under the *Building Act 1993*.

3.3 **Road Access** - there is access to the property by road.

3.4 **Planning Scheme** - information concerning the planning scheme is contained in the attached certificate.

NOTE – Design and Development Overlay, Erosion Management Overlay, Environmental Significance Overlay

4. NOTICES

4.1 **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 particulars are as follows:

None to the vendor's knowledge.

4.2 **Livestock Disease or Contamination by Agricultural Chemicals** - particulars of any notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes are as follows:

Nil.

4.3 **Compulsory Acquisition** - particulars of any notice of intention to acquire served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

None to the vendor's knowledge.

5. BUILDING PERMITS

No building permits have been issued in the past 7 years under the *Building Act 1993* (required only where there is a residence on the land).

6. OWNERS CORPORATION

The land is not affected by an Owners Corporation within the meaning of the *Owners Corporations Act 2006*.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

The land is not affected by the GAIC. There is no work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*), certificate or notice relating to the GAIC applicable to the land.

8. NON-CONNECTED SERVICES

The following services are **not** connected to the land:

Gas and telephone – available but not connected.
Property uses bottle gas.

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate their account with the service provider before settlement and the Purchaser will have to have the service reconnected.

9. TITLE

Attached is a copy of the Register Search Statement and the document, or part of the document, referred to as a diagram location in the Register Search Statement that identifies the land and its location.

10. DISCLOSURE OF ENERGY EFFICIENCY INFORMATION

There is no certificate relating to Energy Efficiency Information applicable.

11. DUE DILIGENCE CHECKLIST

The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must ensure that a prescribed due diligence checklist is made available to any prospective purchasers from the time the land is offered for sale where that land 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's statement but may be attached as a matter of convenience.

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

Date of this Statement:/...../

Signature of the vendor:
Cecilia Anne Johnson

The purchaser acknowledges being given a duplicate of this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Date of this Acknowledgment:/...../

Signature/s of the purchaser:

Name/s of the purchaser:



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

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

Page 1 of 1

VOLUME 09034 FOLIO 011

Security no : 124110164966A
Produced 31/10/2023 12:15 PM

LAND DESCRIPTION

Lot 6 on Plan of Subdivision 086267.
PARENT TITLE Volume 03247 Folio 294
Created by instrument F172194 22/01/1974

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CECILIA ANNE JOHNSON of 68 GREENHILL ROAD BAYSWATER NORTH 3153
AB170530M 22/03/2002

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AB170531K 22/03/2002
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

MORTGAGE AC230894F 30/07/2003
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

DIAGRAM LOCATION

SEE LP086267 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: 11 CLARA STREET KALIMNA VIC 3909

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 23/10/2016

DOCUMENT END



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	LP086267
Number of Pages (excluding this cover sheet)	1
Document Assembled	31/10/2023 12:19

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LP86267
EDITION 1
APPROVED 2 11/0/69

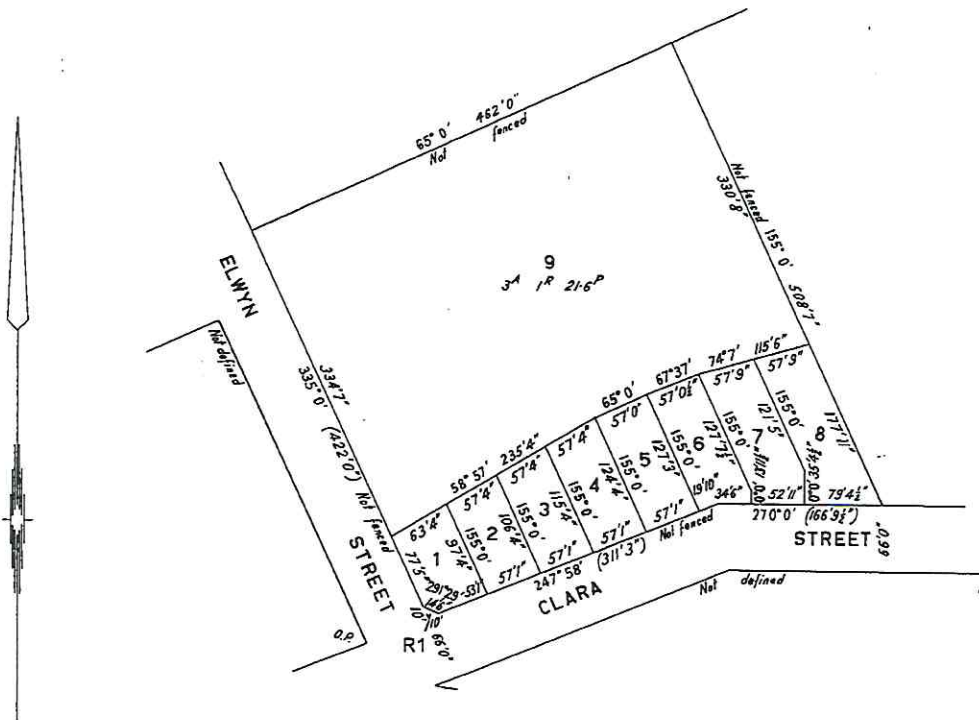
PLAN OF SUBDIVISION OF: PART OF CROWN ALLOTMENT 84A PARISH: COLQUHOUN COUNTY: TAMBO	APPROPRIATIONS WAY AND DRAINAGE — BROWN.	ENCUMBRANCES & OTHER NOTATIONS

Measurements are in Feet & Inches

Conversion Factor
FEET X 0.3048 = METRES

- VOL. 2987 FOL. 237
- VOL. 2987 FOL. 239
- VOL. 3109 FOL. 750
- VOL. 3247 FOL. 294
- VOL. 8730 FOL. 972

COLOUR CONVERSION
R1 = BROWN



PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 31 October 2023 12:19 PM

PROPERTY DETAILS

Address: **11 CLARA STREET KALIMNA 3909**
Lot and Plan Number: **Lot 6 LP86267**
Standard Parcel Identifier (SPI): **6\LP86267**
Local Government Area (Council): **EAST GIPPSLAND**
Council Property Number: **42441**
Planning Scheme: **East Gippsland**
Directory Reference: **Vicroads 686 E5**

www.eastgippsland.vic.gov.au

[Planning Scheme - East Gippsland](#)

UTILITIES

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

STATE ELECTORATES

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

OTHER

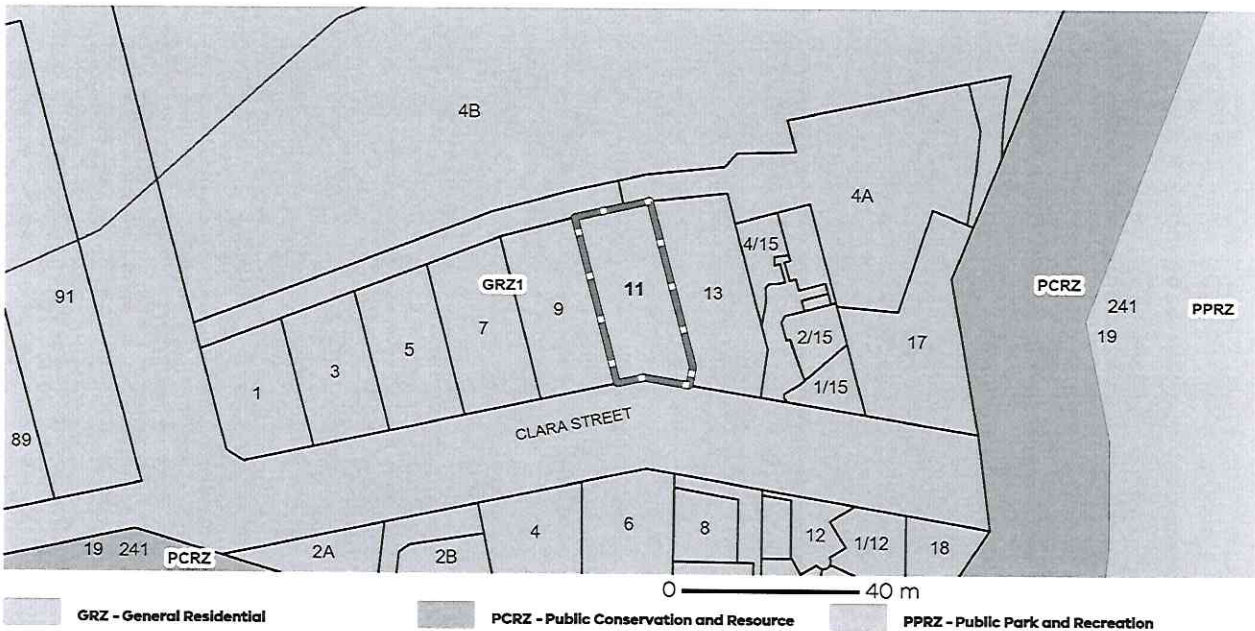
Registered Aboriginal Party: **Gunaikurnai Land and Waters
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



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

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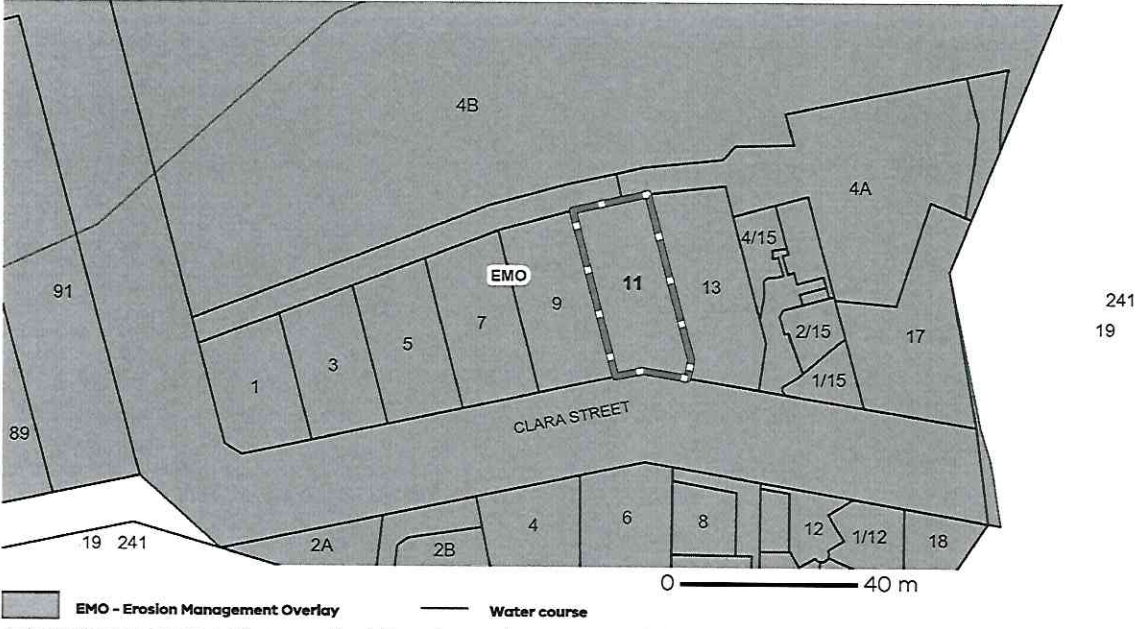
Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 13 (DDO13)



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

EROSION MANAGEMENT OVERLAY (EMO)
EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)



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

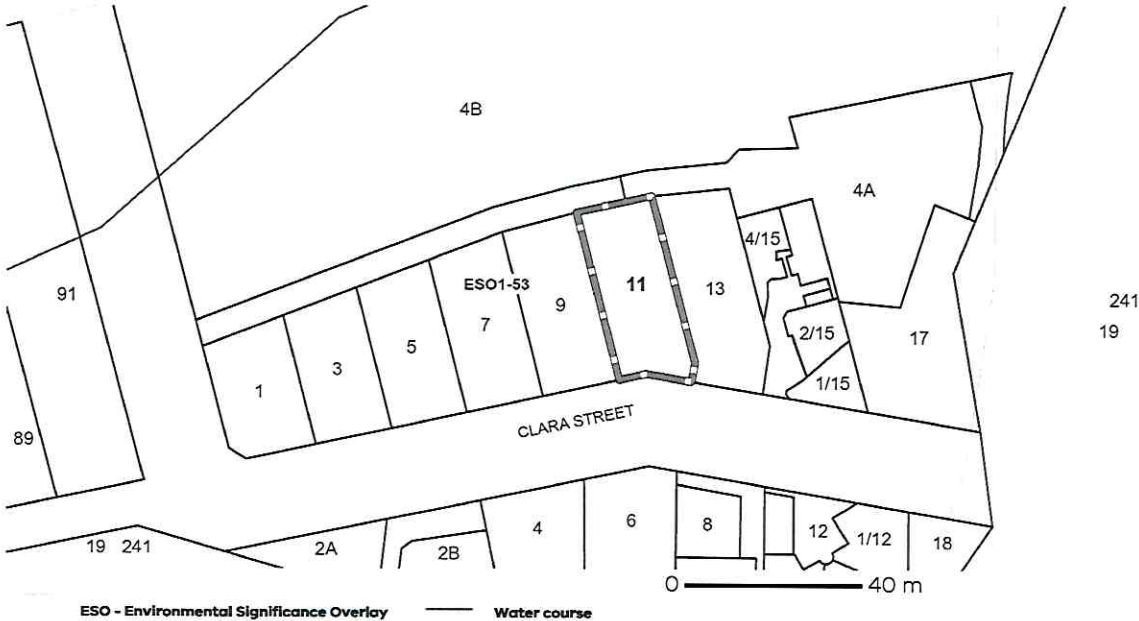
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Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1-53 (ESO1-53)



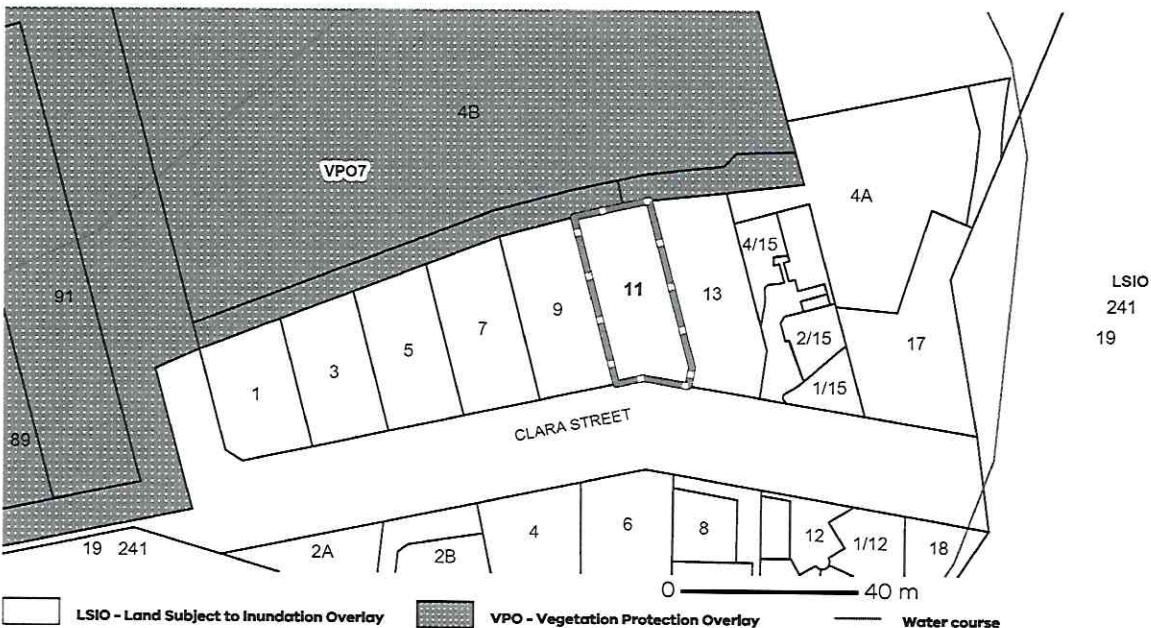
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

VEGETATION PROTECTION OVERLAY (VPO)



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

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

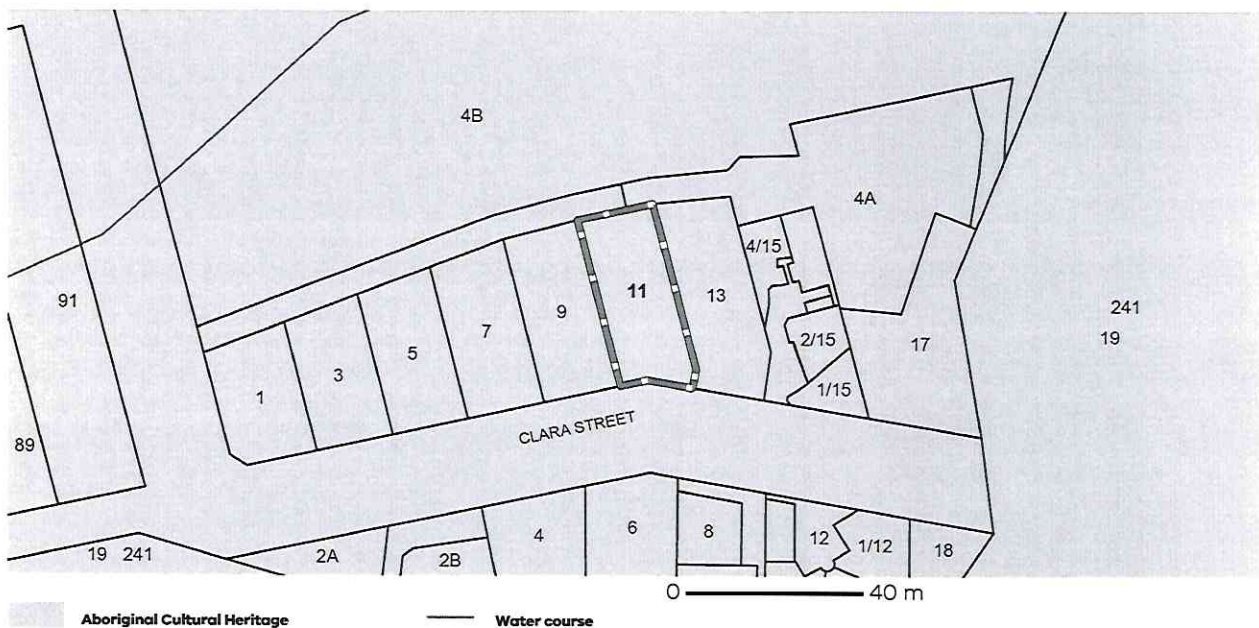
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 26 October 2023.

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.maps.vic.gov.au/vicplan>

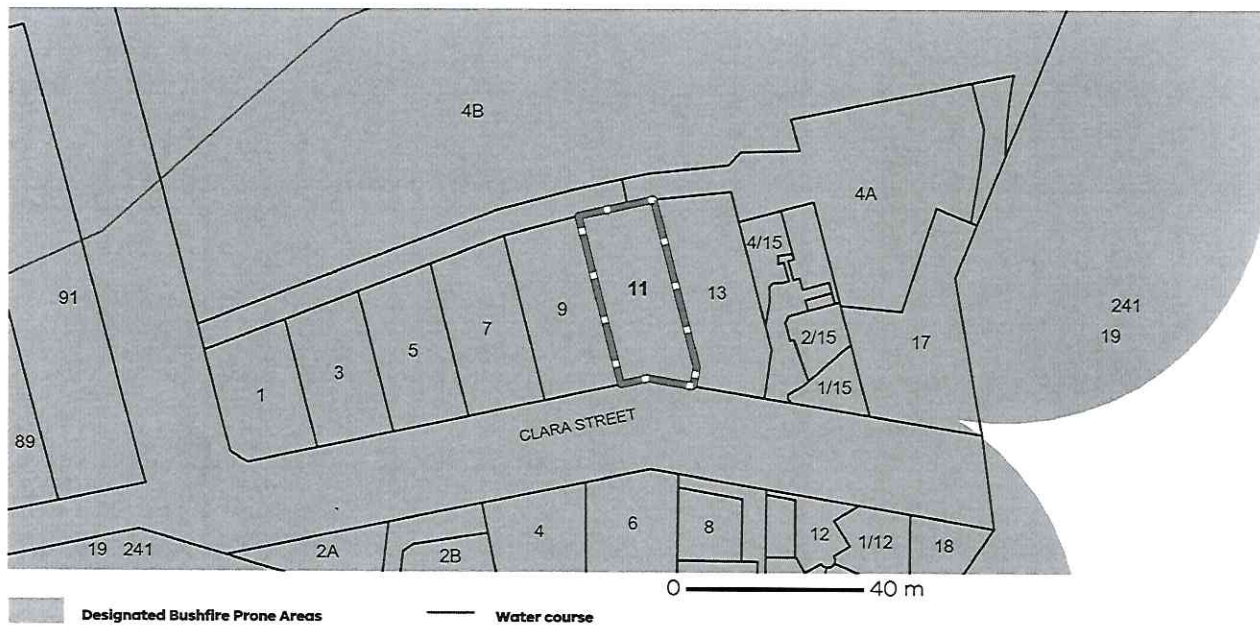
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

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

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

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



Designated 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 the region 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 Information Management system <https://nvm.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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Valuation and Rate Notice 2023 - 2024

PO Box 1618, Bairnsdale, VIC 3875
ABN 81 957 967 765
Enquiries (03) 5153 9500
www.eastgippsland.vic.gov.au



031 0002731

C A Johnson
PO Box 60
DINGLEY VILLAGE VIC 3172

Assessment Number: 42441
Date of Issue: 04/09/2023
Arrears
Due Immediately:
Pay in Full \$2,782.05
By 15/2/2024:
Pay by 4 instalments \$697.05
First by 30/9/2023:

11 Clara Street KALIMNA VIC 3909
Lot 6 LP 86267

Land Area: 0.0707 Ha

AVPCC: 110 Detached Dwelling

Owner: Johnson, Cecilia Anne

Date of valuation 01/01/2023
Operative Date 01/07/2023
Site Valuation (SV) \$410,000
Capital Improved Valuation (CIV) \$730,000
Net Annual Valuation (NAV) \$36,500

Rates and charges (Council uses CIV for rating purposes). Date of Declaration: 27 June 2023.

2023/2024 Council Rate and Charges

Item	Rate	Amount
General Rate	0.00256872 X \$730,000	\$1,875.17
Municipal Charge		\$245.30
Waste Levy		\$51.00
Waste - 3 Bins - Compulsory	\$452.00 X 1	\$452.00
2023/2024 Victorian Government Fire Services Property Levy		
FSPL – Residential Variable	0.00004600 X \$730,000	\$33.58
FSPL – Residential Fixed	\$125.00 X 1	\$125.00
Total Amount of this notice		\$2,782.05

Instalments

Date Due	Amount Due
30/09/2023	\$697.05
30/11/2023	\$695.00
28/02/2024	\$695.00
31/05/2024	\$695.00

Payment(s) made on or after 23 August 2023 may not be shown on this account.

No GST is applied to rates.

11007231 0005997 #86986



Contact your bank or credit union to register for BPAY

Billers Code: 125864
Customer Ref: 1704244167

BPAY® this payment via Internet or phone banking.
BPAY View® – View and pay this bill using internet banking.
BPAY View Registration No.: 1704244167
BPAY View Registration Name: C A Johnson



Pay at our website with credit card (Visa and Mastercard only)
visit www.eastgippsland.vic.gov.au/rates and follow the prompts.
Use Customer Reference Number: 1704244167



By Telephone
Pay with your credit card (Visa and Mastercard only)
Call 1300 321 219



In person at any Australia Post Office



To arrange periodical Direct Debit from your bank account, please contact our office or download the form from our website and return to Council. Payment by quarterly instalment or in full can be arranged.



In Person - At Council's Service Centres (cash, cheque, EFTPOS or credit card)



Pay by cheque –
Please detach this payment slip and mail with your cheque to:
East Gippsland Shire
PO Box 1618,
BAIRNSDALE VIC 3875



Contact Centrelink to arrange regular deductions from your Centrelink payments. Quote Customer Reference Number: 555 015 834V and your reference number: 424416 42441



East Gippsland Water

133 Macleod St (PO Box 52)
Bairnsdale Victoria 3875

Telephone 1300 720 700
www.egwater.vic.gov.au

ABN: 40 096 764 586

Secure Electronic Registries Victoria (SERV)
Two Melbourne Quarter
Level 13 697 Collins St
DOCKLANDS VIC 3008

Your Ref: 70743773-027-1
Statement No: 64130
Property No: 19-0206-0650
Account No: 19-0206-0650-01-9
Date: 01-Nov-2023

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 Authority considers relevant for the property known as:

11 Clara St, Kalimna VIC 3909

Titles(s):

Lot 6, Lodged Plan 86267, Volume 09034, Folio 011

Owner(s):

Johnson, Cecilia Anne

Account Calculation:

Fees and Charges	\$0.00
Scheme Arrears	\$0.00

Total amount in arrears:	\$0.00
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Access Fees: 07-Nov-2023 (from page 2)	\$241.65
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Total Amount (not including volume charges):	\$241.65
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Note: To calculate charges to settlement date, calculations should be based on daily access fees and volumetric charges from the period of the last account until settlement date. A special meter reading certificate may be applied for to ascertain volume charges for the period from the last meter read to settlement date.

This certificate is valid for three months only. We recommend a financial update prior to settlement be obtained by telephoning the East Gippsland Water's Bairnsdale office.

Property No: 19-0206-0650
Property Address: 11 Clara St, Kalimna VIC 3909

Details for Services provided and their tariffs:

METERED SERVICE: 7402 (20mm) Meter Number: 16w106328

Sewerage Service Fee: EQT: 1 From 08/08/23 To 07/11/23 = 91 days @ 199.30¢ per day = \$181.36

Water Service Fee: From 08/08/23 To 07/11/23 = 91 days @ 66.25¢ per day = \$60.29

Water volume: Read _____ - Prev. Read 1287 (08/08/23) = _____ kL

Water volume Charged: _____ kL = _____ kL

Water volume Charge(2023-24): _____ kL @ 254.35¢ per kL = \$_____

Other information:

If not connected to water and/or sewer an under road bore may be required. Please refer Plan.

This information statement is valid for a period of three (3) months from the date of issue. A new application must be submitted if updated information is required after the three month period.

If the vendor is entitled to a concession at settlement, please inform the vendor that they must contact East Gippsland Water within seven days of settlement date.

East Gippsland Water must be provided with a Notice of Change document in relation to the disposition /acquisition of land. Please send to egw@egwater.vic.gov.au

Please note that East Gippsland Water accounts are issued quarterly and we may be in the process of issuing an invoice for this account. To ensure the accuracy of your statement please request a financial update prior to settlement .

If there is an arrears amount shown on this information statement, this amount will continue to incur a penalty interest rate, currently 6.90%.

As no settlement date was provided with this application a settlement date of 7 days from date of application has been applied on this information statement.

A special meter reading is required to be carried out prior to settlement. East Gippsland Water needs a written application specifying the date the reading is required. The cost of a special meter reading is \$79.61 (2023/24).

Please note there is a current active Direct Debit on this account. Please contact this office prior to settlement to cancel the Direct Debit.

Sewer main does not traverse property.

Comments:

There are no Comments applicable to this property

Signed



James Sanford, Manager Customers

East Gippsland Water

PO Box 52
Bairnsdale Victoria 3875

Electronic Payment Option:
Please make this payment via
internet or phone banking.



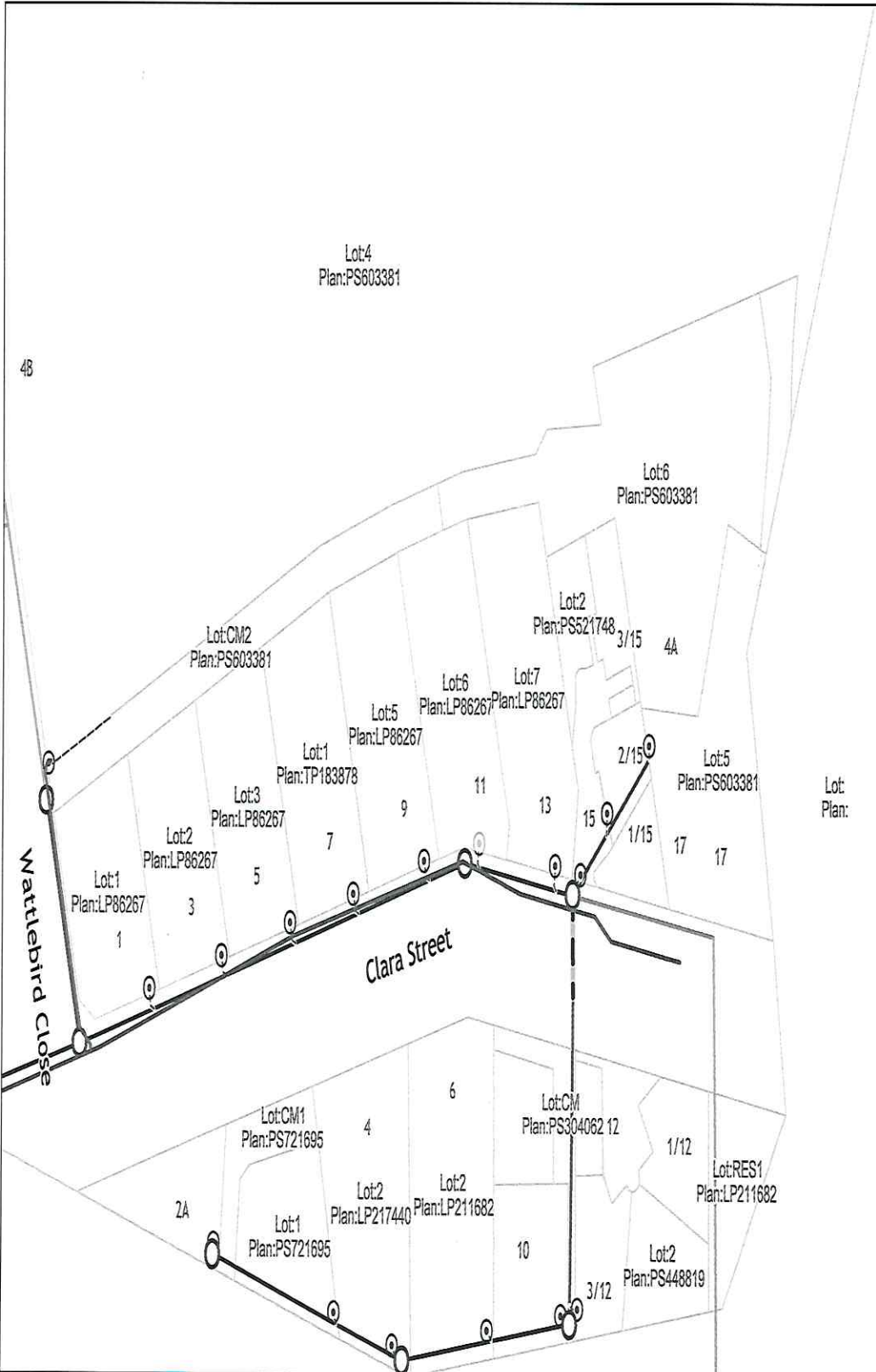
Biller Code: 16063 Ref: 1902 0606 5001 9

Property No: 19-0206-0650
Property Address: 11 Clara St, Kalimna VIC 3909

information Statement Remittance Page

<u>AccountNo</u>	<u>Description</u>	<u>Amount</u>	<u>Barcode</u>
19-0206-0650-01	Water Account	\$241.65	
	Total	\$241.65	

**** Please return this page with your payment ****



Legend

Water Mains

==== Main Supply Pipeline

— Water Main

Sewer Gravity Mains

— Sewer Main

Sewer Pressure Mains

— Pressure Main

--- Rising Main

○ Sewer Manholes

Sewer Property Connections

⊙ Gravity

⊙ Pressure

□ Property Boundaries



<<INTRAMAPSTITLE>>

DISCLAIMER: East Gippsland Water accepts no responsibility for the accuracy of any dimension appearing on this plan. Any persons undertaking works in the vicinity of East Gippsland Water assets are advised to contact our offices to arrange an on-site location. Compensation will be sought for any damage or loss to Corporation assets. Steve McKenzie, Managing Director, East Gippsland Water Corporation.

Wednesday, 1 November 2023

Scale 1:1017.23153270074





**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Lyttletons C/- InfoTrack (ATOM)
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 356155

NO PROPOSALS. As at the 31th October 2023, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

11 CLARA STREET, KALIMNA 3909
SHIRE OF EAST GIPPSLAND

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 31th October 2023

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 70743773 - 70743773121537 '356155'

Property Clearance Certificate

Land Tax



INFOTRACK / LYTTLETONS

Your Reference: 2023/001589
Certificate No: 67463407
Issue Date: 31 OCT 2023
Enquiries: PXS9

Land Address: 11 CLARA STREET KALIMNA VIC 3909

Land Id	Lot	Plan	Volume	Folio	Tax Payable
16243969	6	86267	9034	11	\$0.00

Vendor: CECILIA JOHNSON
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
CECILIA ANNE JOHNSON	2023	\$360,000	\$0.00	\$0.00	\$0.00

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

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	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:	\$630,000
SITE VALUE:	\$360,000
CURRENT LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 67463407

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 cannot exceed the amount set out in the certificate, described as the "Current 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.

General information

6. 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.
7. 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 = \$495.00

Taxable Value = \$360,000

Calculated as \$375 plus (\$360,000 - \$300,000) multiplied by 0.200 cents.

Land Tax - Payment Options

BPAY 	Billers Code: 5249 Ref: 67463407
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: 67463407
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

Windfall Gains Tax



INFOTRACK / LYTTLETONS

Your Reference: 2023/001589
Certificate No: 67463407
Issue Date: 31 OCT 2023

Land Address: 11 CLARA STREET KALIMNA VIC 3909

Lot	Plan	Volume	Folio
6	86267	9034	11

Vendor: CECILIA JOHNSON

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: 67463407

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 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.

General information

8. 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.
9. 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.
10. 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

<p>BPAY</p>  <p>Billers Code: 416073 Ref: 67463406</p> <p>Telephone & Internet Banking - BPAY®</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p>www.bpay.com.au</p>	<p>CARD</p>  <p>Ref: 67463406</p> <p>Visa or Mastercard</p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p>sro.vic.gov.au/payment-options</p>	<p>Important payment information</p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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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](http://consumer.vic.gov.au/duediligencechecklist) (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.

(04/10/2016)

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.