

Vendor Statement

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

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

| | |
|-------------|--|
| Land | 22 Hill Crest Way, Lake Tyres Beach 3909 |
|-------------|--|

| | | |
|----------------------|---|--------------------|
| Vendor's name | J & W Breukel Pty Ltd ACN 005 955 439 as trustee for The William Breukel Family Trust | Date / / |
|----------------------|---|--------------------|

| | | |
|---------------------------|--|------------|
| Vendor's signature | Signed by:  FE72034185F647B... | 21/10/2024 |
|---------------------------|--|------------|

| | | |
|-------------------------|--|--------------------|
| Purchaser's name | | Date / / |
|-------------------------|--|--------------------|

| | |
|------------------------------|--|
| Purchaser's signature | |
|------------------------------|--|

| | | |
|-------------------------|--|--------------------|
| Purchaser's name | | Date / / |
|-------------------------|--|--------------------|

| | |
|------------------------------|--|
| Purchaser's signature | |
|------------------------------|--|

1 FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a) Are contained in the attached certificate/s.

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

| | | |
|--|----|--|
| | To | |
|--|----|--|

Other particulars (including dates and times of payments):

1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable.

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable.

1.5 Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)

| | |
|---|--|
| (a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows | AVPCC No. |
| (b) Is the land tax reform scheme land within the meaning of the CIPT Act? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| (c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows | Date: OR <input type="checkbox"/> Not applicable |

2 INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3 LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered): -

Is in the attached copies of title documents.

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

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

3.2. Road Access

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

3.3. Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act 1993* if the square box is marked with an 'X'

3.4. Planning Scheme

Attached is a certificate with the required specified information.

4 NOTICES

4.1. Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

4.2. Agricultural Chemicals

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

None to the vendors knowledge

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:

None to the vendors knowledge

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 <input type="checkbox"/> | Gas supply <input checked="" type="checkbox"/> | Water supply <input type="checkbox"/> | Sewerage <input type="checkbox"/> | Telephone services <input checked="" type="checkbox"/> |
|---|--|---------------------------------------|-----------------------------------|--|

9 TITLE

Attached are copies of the following documents:

9.1 (a) **Registered Title**

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

10 SUBDIVISION

10.1. Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable.

10.2. Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

Not Applicable.

10.3. Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable.

11 DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12 DUE DILIGENCE CHECKLIST

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

- Vacant Residential Land or Land with a Residence
- Attach Due Diligence Checklist (this will be attached if ticked)

13 ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

| |
|---|
| Certificate of Title Copy of Plan Covenant F956059 Land Information certificate – East Gippsland |
|---|

Water Information Statement – East Gippsland water

137B Report

Land Tax Certificate

Planning Property report

Property report

Vendor Supplier GST Withholding notice

Due Diligence



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

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

VOLUME 08839 FOLIO 270

Security no : 124118679170F
Produced 01/10/2024 03:22 PM

LAND DESCRIPTION

Lot 122 on Plan of Subdivision 087613.
PARENT TITLE Volume 08720 Folio 310
Created by instrument LP087613 14/07/1970

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
J & W BREUKEL PTY LTD of 84 OLD EMERALD ROAD MONBULK VIC 3793
AU224238V 12/04/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU224239T 12/04/2021
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT F956059 05/12/1975

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 LP087613 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: 22 HILL CREST WAY LAKE TYERS BEACH VIC 3909

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 12/04/2021

DOCUMENT END



Imaged Document Cover Sheet

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| Document Type | Plan |
| Document Identification | LP087613 |
| Number of Pages (excluding this cover sheet) | 3 |
| Document Assembled | 01/10/2024 15:22 |

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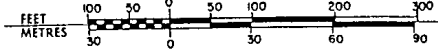
The document is invalid if this cover sheet is removed or altered.

LP 87613
EDITION 2
 APPROVED 14 / 5 / 1970
 PARISH 1
COLOUR CONVERSION
 BLUE = E-1
 BROWN = E-2
 GREEN = E-3
 PURPLE = E-4
 YELLOW = E-5

| | | |
|--|-------------------------------------|--------|
| PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT ONE SECTION B. PARISH OF COLQUHOUN COUNTY OF TAMBO SCALE OF FEET | APPROPRIATIONS | |
| | DRAINAGE AND SEWERAGE - | BLUE |
| | WAY AND DRAINAGE - | BROWN |
| | RECREATION, DRAINAGE AND SEWERAGE - | GREEN. |

BEING LOT 180, L.P. 80312.

Vol. 8720 Fol. 310

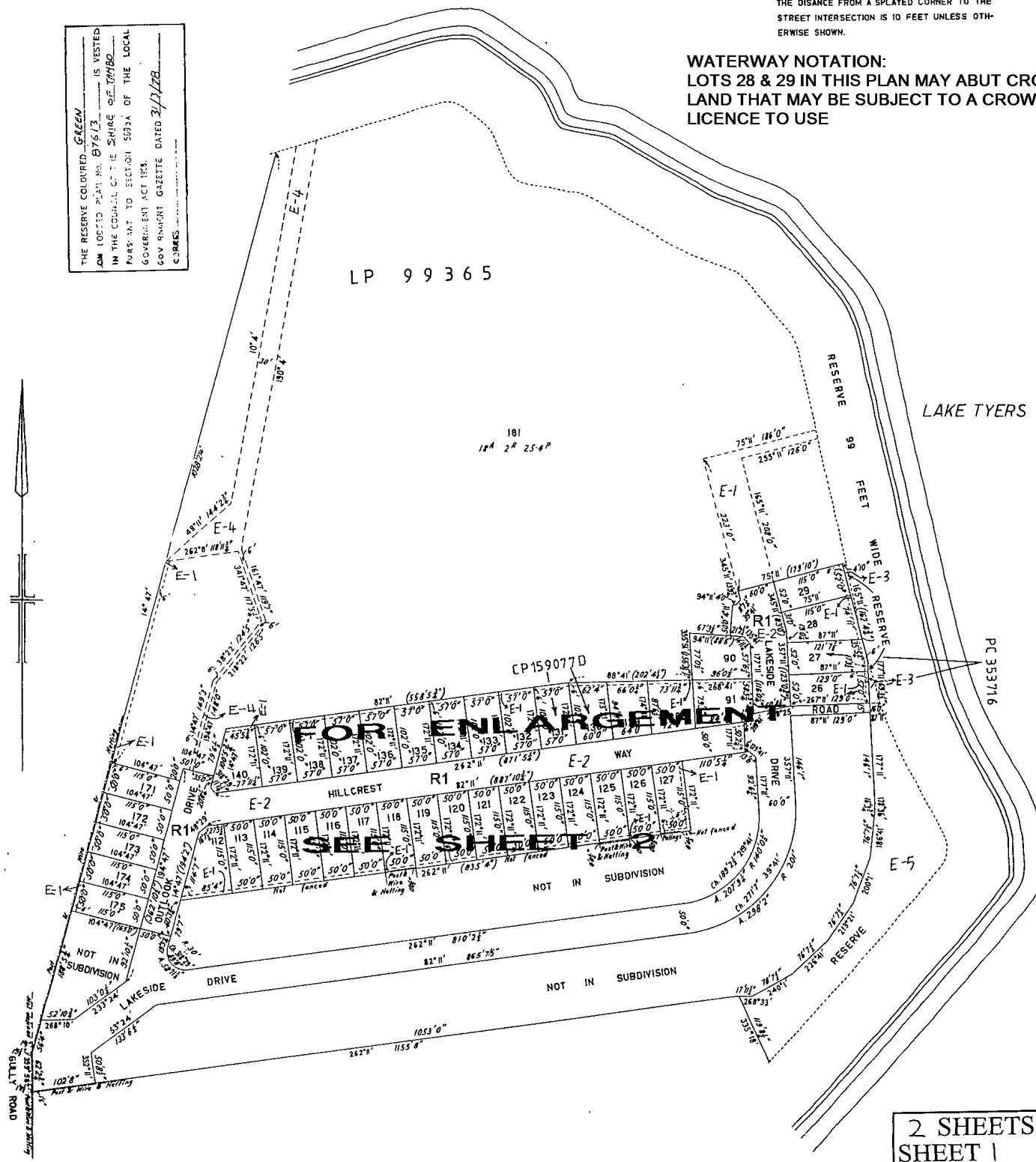


ENCUMBRANCES AND OTHER NOTATIONS

THE LAND COLOURED PURPLE IS ENCUMBERED.
 VIDE L.P. 80312.
 THE LAND COLOURED YELLOW IS AN IMPLIED
 EASEMENT, VIDE L.P. 80312.
 LOT 181 HAS NOT BEEN SURVEYED.
 THE DISTANCE FROM A SPLOYED CORNER TO THE
 STREET INTERSECTION IS 10 FEET UNLESS OTH-
 ERWISE SHOWN.

THE RESERVE COLOURED GREEN
 ON LOT 180, L.P. 80312 IS VESTED
 IN THE COUNCIL OF THE SHIRE OF 01/07/80
 PURSUANT TO SECTION 563A OF THE LOCAL
 GOVERNMENT ACT 1954.
 GOVERNMENT GAZETTE DATED 21/11/78
 C.3845

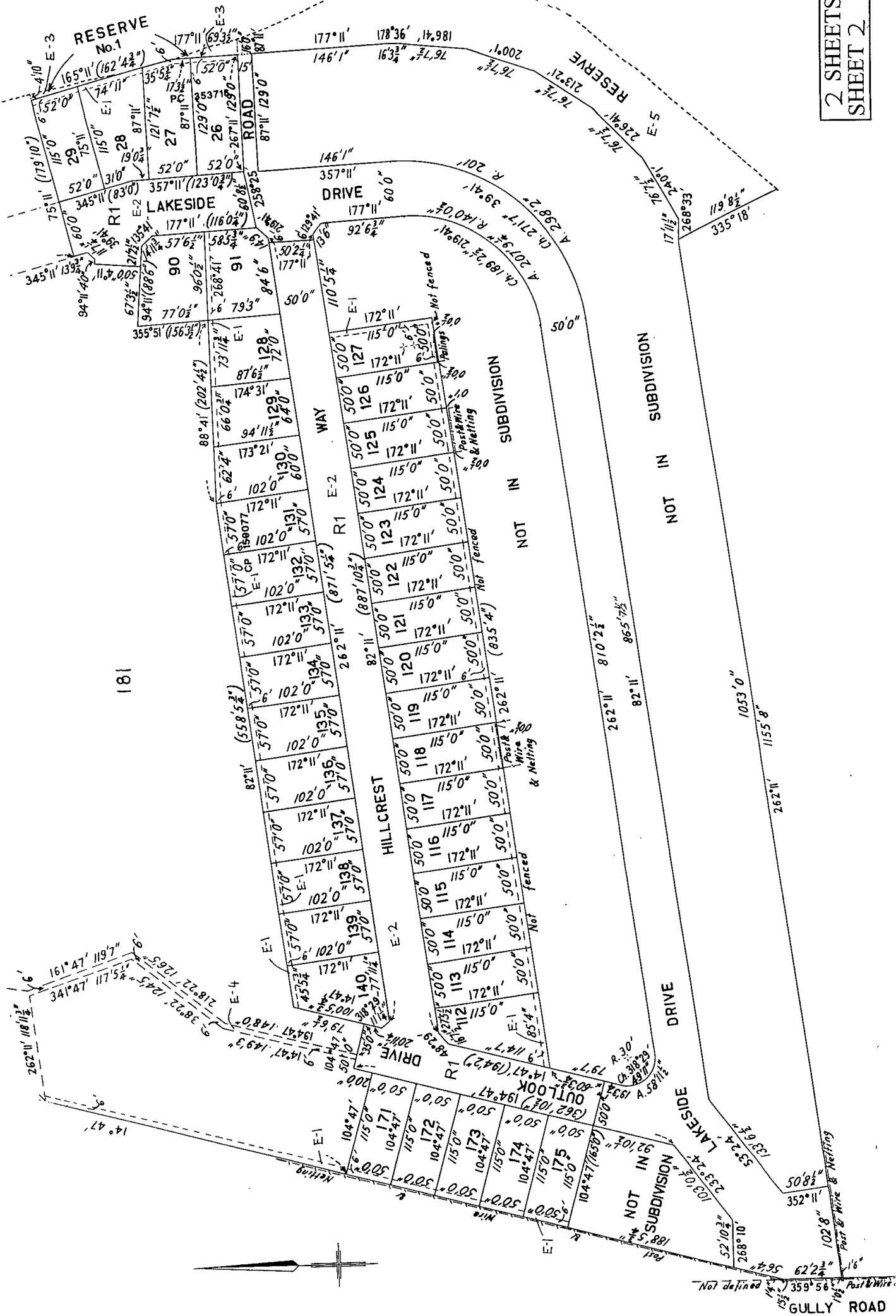
WATERWAY NOTICE:
 LOTS 28 & 29 IN THIS PLAN MAY ABUT CROWN
 LAND THAT MAY BE SUBJECT TO A CROWN
 LICENCE TO USE



2 SHEETS
SHEET 1

LP 87613

2 SHEETS
SHEET 2





Imaged Document Cover Sheet

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| Document Type | Instrument |
| Document Identification | F956059 |
| Number of Pages (excluding this cover sheet) | 4 |
| Document Assembled | 01/10/2024 15:22 |

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19

F956059

F956059

REGD

***19.00 G.R.T

9-18 559277 DEC-5-15

Freehold

MADDEN BUTLER ELDER & GRAHAM ^{CR}

VICTORIA

TRANSFER OF LAND

SKIDALE PROPRIETARY LIMITED of 39 Service Street, Bairnsdale (hereinafter called "the Company") being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of ONE THOUSAND SEVEN HUNDRED AND EIGHTY-FIVE DOLLARS (\$1,785.00) paid DOTH HEREBY TRANSFER to RONALD DARLINGTON Senior Engineer and MOLLIE DARLINGTON Married Woman both of 32 Headingley Road Mount Waverley (hereinafter called "the Transferees") ALL its estate and interest in ALL THAT piece of land being Lot 122 on Plan of Subdivision No. 87613 and being the whole of the land described in Certificate of Title Volume 8839 Folio 270 AND the Transferees with the intent that the benefit of this Covenant shall be attached to and run at law and in equity with the whole of the land comprised in the said Plan of Subdivision (other than the land hereby transferred) and each and every part thereof and that the burden of this Covenant shall be annexed to and run at law and in equity with the land hereby transferred and each and every part thereof and be set out as an encumbrance at the foot of the Certificate of Title to be issued pursuant to this Transfer HEREBY for themselves their heirs executors administrators and transferees jointly and severally COVENANT with the Company its successors and transferees and other the registered proprietor or proprietors for the time being of the whole of the land comprised in the said Plan of Subdivision and each and every part thereof (other than the land hereby transferred) that they the Transferees shall not erect or place or permit or license or authorise to be erected or placed or permit or allow or remain erected on the land hereby transferred any building other than a building built entirely of new materials and that any building erected or placed or remaining upon the land ^{herby transferred} sold of any part thereof

27-21

CAVEAT

A memorandum of the within instrument has been entered in the Register Books



DEC-4-15 354415 0000 LE ELS*



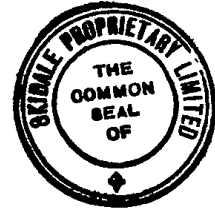
Handwritten initials

which is or is to be used for residential purposes shall contain a floor area of not less than 650 square feet within the outer walls thereof exclusive of the area of any car port garage terrace pergola or verandah and further that they the Transferees shall not use or permit or allow or license or suffer to be used the land ^{herby transferred} or any part thereof for the purpose of carrying on therein any noxious or offensive trade.

Whe

DATED the 4th day of October One thousand nine hundred and seventy-five.

THE COMMON SEAL of SKIDALE PROPRIETARY LIMITED was hereunto affixed in accordance with its Articles of Association in Victoria in the presence of:



[Signature] Director
[Signature] Director

SIGNED in Victoria by the said RONALD DARLINGTON in the presence

of: E. V. Vahary
Witness

} R. Darlington
R. DARLINGTON

SIGNED in Victoria by the said MOLLIE DARLINGTON in the presence

of: E. V. Vahary
Witness

} M. Darlington
M. DARLINGTON

ENCUMBRANCES REFERRED TO

Any encumbrances affecting the same.



DF956059-2-1

DATED

1975.

SKIDALE PROPRIETARY LIMITED

to

R. & M. DARLINGTON

TRANSFER OF LAND

MADDEN BUTLER ELDER & GRAHAM,
Solicitors,
500 Collins Street,
MELBOURNE. Vic. 3000
62-6621 54/DF

LAND INFORMATION CERTIFICATEIn accordance with Section 121 of the *Local Government Act 2020*Certificate Number: 20250557
Date of Issue: 04/10/2024

Applicants Reference: 74418463-014-0

Applicant: Landata
Two Melbourne Quarter
Level 13 697 Collins Street
DOCKLANDS VIC 3008

Corporate Centre
273 Main Street (PO Box 1618)
Bairnsdale Victoria 3875
Telephone: (03) 5153 9500
National Relay Service: 133 677
Residents' Info Line: 1300 555 886
Facsimile: (03) 5153 9576
Email: feedback@egipps.vic.gov.au
ABN 81 957 967 765

| | | | |
|-----------------------------|---|---------------------|-----------------|
| Assessment Number | 47852 | Area | 0.0537 Hectares |
| Property Address | 22 Hill Crest Way LAKE TYERS BEACH VIC 3909 | | |
| Property Description | Lot: 122 LP: 87613 | | |
| Site Value | \$285,000.00 | Level of Value Date | 01/01/2024 |
| Capital Improved Value | \$690,000.00 | | |
| Net Annual Value | \$34,500.00 | | |

STATEMENT OF RATES AND CHARGES LEVIED FOR PERIOD ENDING 30 JUNE 2025 AND BALANCE DUE

| Rates Levied | | Levy Amount |
|--|--|-------------------|
| General Rate | | \$1,831.72 |
| Municipal Charge | | \$252.00 |
| Waste - 3 Bins - Compulsory | | \$464.00 |
| Waste Levy | | \$51.00 |
| FSPL - Residential Variable Charge | | \$60.03 |
| FSPL - Residential Fixed Charge | | \$132.00 |
| | | |
| Brought forward balance as at 30/06/2024 | | \$0.00 |
| Interest to 15/08/2024 | | \$0.00 |
| Other Adjustments | | \$0.00 |
| Property Debt (Balance) | | \$0.00 |
| Less Rate Waiver | | \$0.00 |
| Less Pensioner Government Rebate | | \$0.00 |
| Less Council Special Rebate | | \$0.00 |
| Less Payments | | \$0.00 |
| Total Balance Due | | \$2,790.75 |

NOTE: Any payment made which is reflected in the balance above, is subject to normal bank clearance procedures.

Any unpaid rate arrears are due immediately and interest will continue to apply until paid in full.

Rates are due for payment in full by 15/02/2025 (except where paying by instalments). Current year rates unpaid after the due date/s, may also be subject to interest.

FINANCIALS ARE CORRECT AS AT THE DATE OF ISSUE, PLEASE CONTACT COUNCIL FOR AN UPDATE PRIOR TO SETTLEMENT.

Assessment Number: 47852
Certificate Number: 20250557

Page Number: 2

OTHER INFORMATION

1. Credit Balances

If account is currently in credit, credit will apply to new owner unless instructions to issue a refund are received from the conveyancers involved in this sale. If no instructions are received you will need to take this credit into consideration when preparing settlement figures.

2. Farming Properties

1a) If this property is currently subject to the farm rate differential, the property will revert to the general rate differential in the next rating period after transfer to the new owner/s, unless an application for the farm rate is lodged by the new owner/s.

1b) If this property is also exempt from the Council Municipal Charge and Waste Levy as well as the fixed component of the Fire Services Property Levy under the Single Farming Enterprise provisions, these charges will also be added from the next rating period, unless an application for exemptions is lodged by the new owner/s.

3. Waste Service

If this property is within a defined waste collection district and either a key or bins have been supplied to the current owner/premises, please note that they are the property of Council and MUST remain at the premises. Please ensure the key or bins are left at the premises as a fee will apply for any replacement.

4. Other

POTENTIAL LIABILITY

1. There ARE NO other Notices or Orders on the land that have been served by Council under the *Local Government Act 1958*, *Local Government Act 1989*, *Local Government Act 2020*, or under a Local Law of the Council which have a continuing application as at the date of this Certificate.
2. There ARE NO outstanding amounts required to be paid for recreational purposes or any transfer of land to the Council for recreational purposes under Section 18 of the *Subdivision of Land Act 1988*, or the *Local Government Act 1958*.
3. There is no potential liability for rates under the *Cultural and Recreational Land Act 1963*.
4. There IS NO money owed in relation to Section 94(S) of the *Electricity Industry Act 2000*.
5. There IS NO money owed for works under the *Local Government Act 1958*.
6. There IS NO money owed under Section 227 or the *Local Government Act 1989*.
7. There IS NO potential liability for the land to become rateable under Section 173 or 174A of the *Local Government Act 1989*, unless shown below.



Assessment Number: 47852
Certificate Number: 20250557

Page Number: 3

In accordance with Section 175 of the *Local Government Act 1989*, the purchaser of the land must pay any rate or charge on the land by the due date, or if that date has passed, immediately after they become the owner. Council recommends that payment of all outstanding amounts is made at settlement.

This Certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the *Local Government Act 2020*, the *Local Government Act 1989*, *Local Government Act 1958* or under a Local Law or By Law of the Council.

This Certificate is not required to include information regarding planning, building, health, land fill, land slip, 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.

I hereby certify that the information provided in this certificate is true and correct at the date of issue for the property described in this certificate. A verbal update of information included in this Certificate will be provided up to 60 days after the date of issue. Applicants should confirm details with Council prior to settlement.

 **AUTHORISED OFFICER**



Bill Code: 125864
Ref: 1704785292





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: 74418463-026-3
Statement No: 67336
Property No: 21-0467-0950
Account No: 21-0467-0950-01-7
Date: 02-Oct-2024

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:

22 Hill Crest Way, Lake Tyers Beach VIC 3909

Titles(s):

Lot 122, Lodged Plan 87613, Volume 08839, Folio 270

Owner(s):

J & W Breukel Pty Ltd ATF William Breukel Family Trust

Account Calculation:

| | |
|------------------|--------|
| Fees and Charges | \$0.00 |
| Scheme Arrears | \$0.00 |

| | |
|---------------------------------|---------------|
| Total amount in arrears: | \$0.00 |
|---------------------------------|---------------|

| | |
|--|----------|
| Access Fees: 02-Oct-2024 (from page 2) | \$141.30 |
|--|----------|

| | |
|---|-----------------|
| Total Amount (not including volume charges): | \$141.30 |
|---|-----------------|

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: 21-0467-0950
Property Address: 22 Hill Crest Way, Lake Tyers Beach VIC 3909

Details for Services provided and their tariffs:

METERED SERVICE: 11326 (20mm) Meter Number: T55785

Sewerage Service Fee: EQT: 1 From 12/08/24 To 02/10/24 = 51 days @ 207.88¢ per day = \$106.02

Water Service Fee: From 12/08/24 To 02/10/24 = 51 days @ 69.18¢ per day = \$35.28

Water volume: Read _____ - Prev. Read 1303 (12/08/24) = _____ kL

Water volume Charged: _____ kL = _____ kL

Water volume Charge(2024-25): _____ kL @ 264.87¢ per kL = \$_____

Other information:

If this property is not connected to water and/or sewer, an under road bore may be required at the owner(s) cost (See attached plan). Please contact our Property Connections Department for further information.

This Information Statement is valid for a period of three (3) months from the date of issue.

East Gippsland Water must be provided with a Notice of Disposition (Acquisition) of land at time of settlement. Please send through to rca@egwater.vic.gov.au.

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 Information 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 of 6.20% (2024/25).

Sewer main does not traverse property (See attached plan).

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 \$82.49 (2024/25).

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.



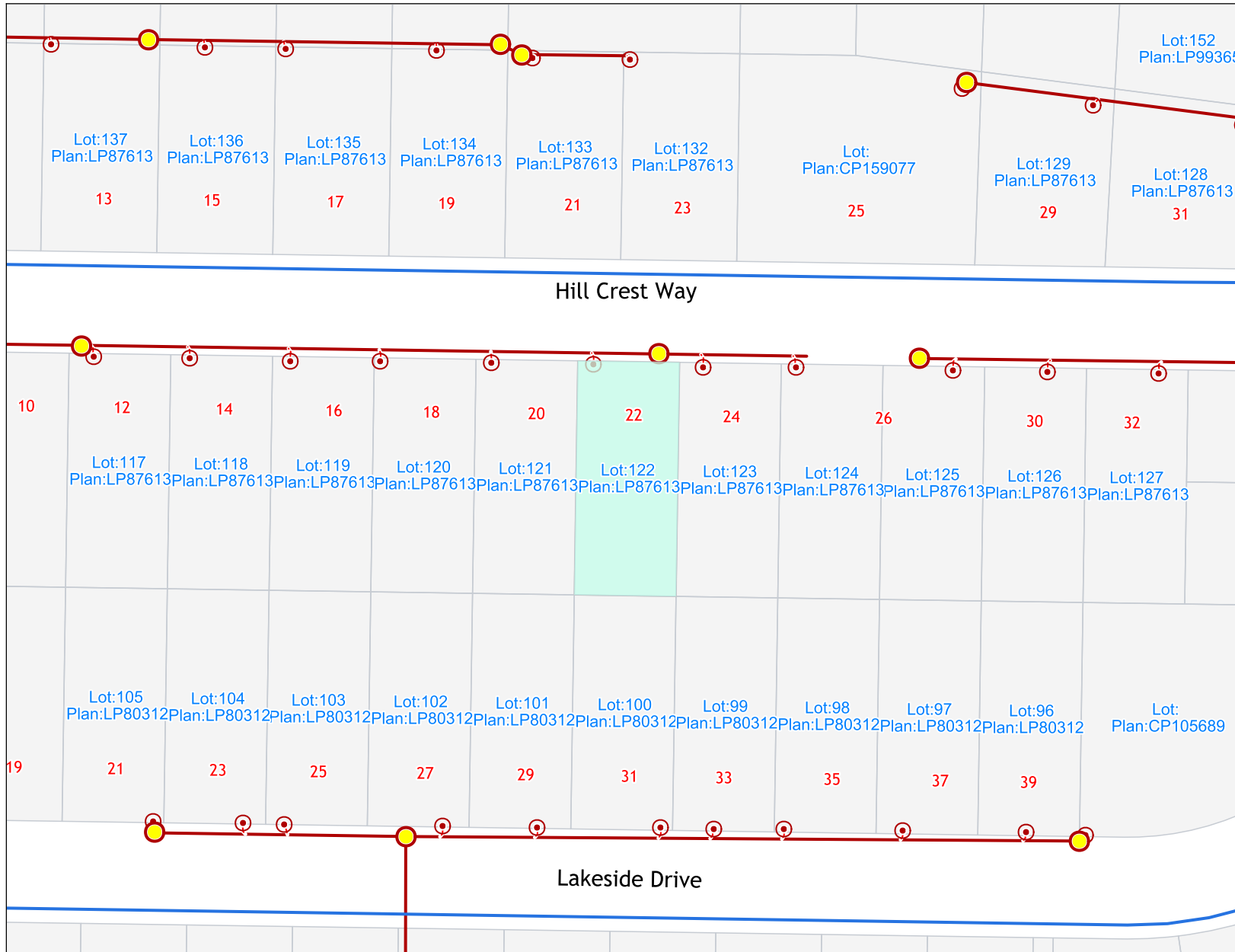
Billers Code: 16063
Ref: 2104 6709 5001 7

Property No: 21-0467-0950
Property Address: 22 Hill Crest Way, Lake Tyers Beach VIC 3909

Information Statement Remittance Page

| <u>AccountNo</u> | <u>Description</u> | <u>Amount</u> | <u>Barcode</u> |
|------------------|--------------------|-----------------|---|
| 21-0467-0950-01 | Water Account | \$141.30 |  |
| Total | | \$141.30 | |

**** 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.

Wednesday, 2 October 2024

Scale 1:862.142616579226



Report on domestic building work under section 137b of the building act 1993 (owner-builder construction)

Property details:

| | |
|--------------------------------|---|
| Address of Property: | 22 Hill Crest Way, Lake Tyers Beach |
| Date of Report: | 21.10.2024 |
| Date of Inspection: | 18.10.2024 |
| Name of Building Practitioner: | Brian Ross |
| Certificate Number: | BS-U 1274 |
| Address: | 30 Macleod Street, Bairnsdale |
| Signature: |  |

Weather conditioning at the time of inspection:

Fine **Cloudy** Wet Windy Other (please specify)

General description of building (i.e. single storey detached dwelling):

Attached carport to western side of dwelling

Soil Report: Yes **No**

Foundation (strip footing/stumps or concrete slab): Pier holes

Floor: **Masonry** Wall: **N/A**
Window: **N/A** Roof: **Metal/ Polycarbonate**

Services

Power: **N/A**
Water: **N/A**
Sewerage: **N/A**
Gas: **N/A**
Storm Water: **connected to legal point of discharge**
Essential Services: Yes No

Site details

Site Location: **Southern side of Hill Crest Way**
Site Fall: **Flat**

Property Clearance Certificate

Land Tax



INFOTRACK / MCPHEE LEGAL & CONVEYANCING PTY LTD

| | |
|------------------------|-------------|
| Your Reference: | 24234 |
| Certificate No: | 80132627 |
| Issue Date: | 01 OCT 2024 |
| Enquiries: | ESYSPROD |

Land Address: 22 HILL CREST WAY LAKE TYERS BEACH VIC 3909

| Land Id | Lot | Plan | Volume | Folio | Tax Payable |
|----------|-----|-------|--------|-------|-------------|
| 16239960 | 122 | 87613 | 8839 | 270 | \$975.00 |

Vendor: J & W BREUKEL PTY LTD
Purchaser: FOR INFORMATION PURPOSES

| Current Land Tax | Year | Taxable Value | Proportional Tax | Penalty/Interest | Total |
|-----------------------|------|---------------|------------------|------------------|----------|
| J & W BREUKEL PTY LTD | 2024 | \$250,000 | \$975.00 | \$0.00 | \$975.00 |

Comments: Land Tax will be payable but is not yet due - please see notes on reverse.

| 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: \$730,000

SITE VALUE: \$250,000

CURRENT LAND TAX CHARGE: \$975.00



Notes to Certificate - Land Tax

Certificate No: 80132627

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" 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 to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
8. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$975.00

Taxable Value = \$250,000

Calculated as \$975 plus (\$250,000 - \$100,000) multiplied by 0.000 cents.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 80132627

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: 80132627

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



INFOTRACK / MCPHEE LEGAL & CONVEYANCING PTY LTD

| | |
|------------------------|-------------|
| Your Reference: | 24234 |
| Certificate No: | 80132627 |
| Issue Date: | 01 OCT 2024 |
| Enquires: | ESYSPROD |

Land Address: 22 HILL CREST WAY LAKE TYERS BEACH VIC 3909

| Land Id | Lot | Plan | Volume | Folio | Tax Payable |
|----------|---------------------------|----------------|-------------------------------------|--|-------------|
| 16239960 | 122 | 87613 | 8839 | 270 | \$0.00 |
| AVPCC | Date of entry into reform | Entry interest | Date land becomes CIPT taxable land | Comment | |
| 110 | N/A | N/A | N/A | The AVPCC allocated to the land is not a qualifying use. | |

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

Paul Broderick
Commissioner of State Revenue

| | |
|--------------------------------|-----------|
| CAPITAL IMPROVED VALUE: | \$730,000 |
| SITE VALUE: | \$250,000 |
| CURRENT CIPT CHARGE: | \$0.00 |



Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 80132627

Power to issue Certificate

- 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

- 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)

- 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.
- 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

- 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.
- 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

- 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

- 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

- 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

- 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

- 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

- 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).
- 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.
- 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.
- An updated Certificate may be requested free of charge via our website, if:
 - the request is within 90 days of the original Certificate's issue date, and
 - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / MCPHEE LEGAL & CONVEYANCING PTY LTD

Your Reference: 24234**Certificate No:** 80132627**Issue Date:** 01 OCT 2024**Land Address:** 22 HILL CREST WAY LAKE TYERS BEACH VIC 3909

| Lot | Plan | Volume | Folio |
|-----|-------|--------|-------|
| 122 | 87613 | 8839 | 270 |

Vendor: J & W BREUKEL PTY LTD**Purchaser:** FOR INFORMATION PURPOSES

| WGT Property Id | Event ID | Windfall Gains Tax | Deferred Interest | Penalty/Interest | Total |
|-----------------|----------|--------------------|-------------------|------------------|--------|
| | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

Comments: No windfall gains tax liability identified.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

CURRENT WINDFALL GAINS TAX CHARGE:**\$0.00**

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 80132627

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

| | | |
|---|--|--|
| <p>BPAY</p>  <p>Billers Code: 416073 Ref: 80132624</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: 80132624</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> |
|---|--|--|

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 01 October 2024 03:35 PM

PROPERTY DETAILS

Address: **22 HILL CREST WAY LAKE TYERS BEACH 3909**

Lot and Plan Number: **Lot 122 LP87613**

Standard Parcel Identifier (SPI): **122\LP87613**

Local Government Area (Council): **EAST GIPPSLAND** www.eastgippsland.vic.gov.au

Council Property Number: **47852**

Planning Scheme: **East Gippsland** [Planning Scheme – East Gippsland](#)

Directory Reference: **Vicroads 85 C7**

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

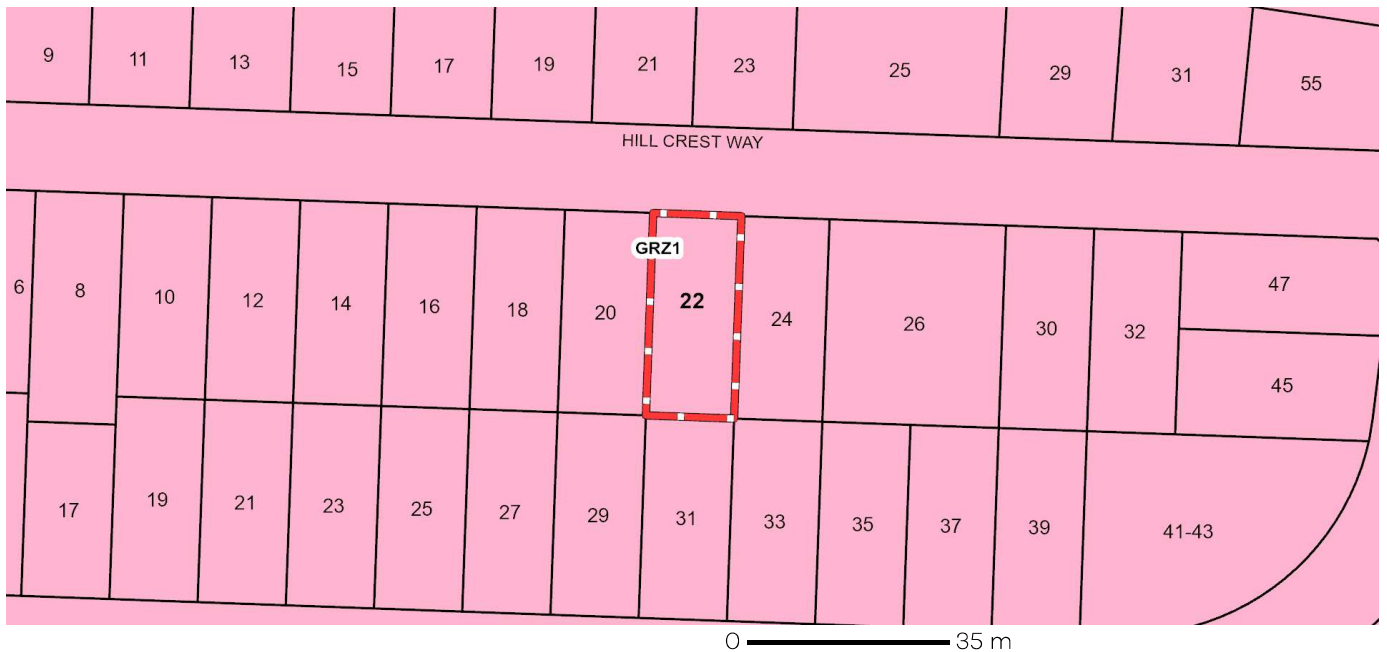
Registered Aboriginal Party: **Gunaikurnai Land and Waters
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

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

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



GRZ - General Residential

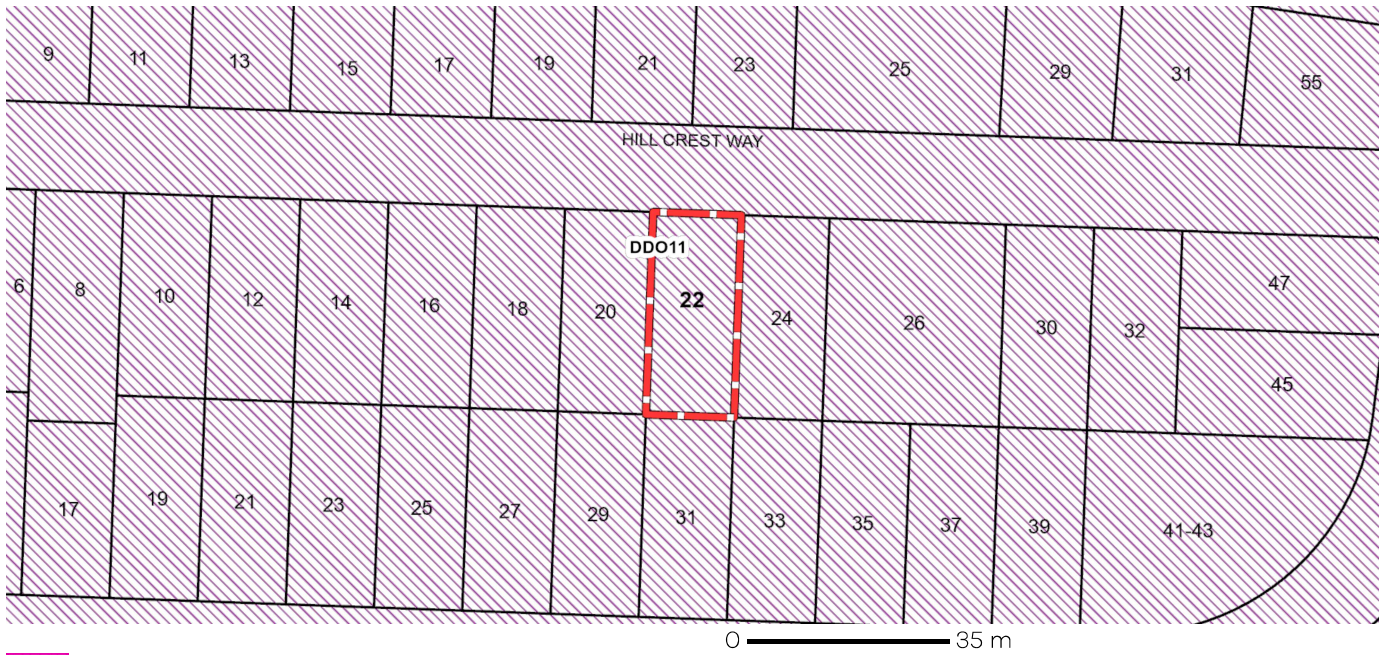
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

PLANNING PROPERTY REPORT

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11 (DDO11)



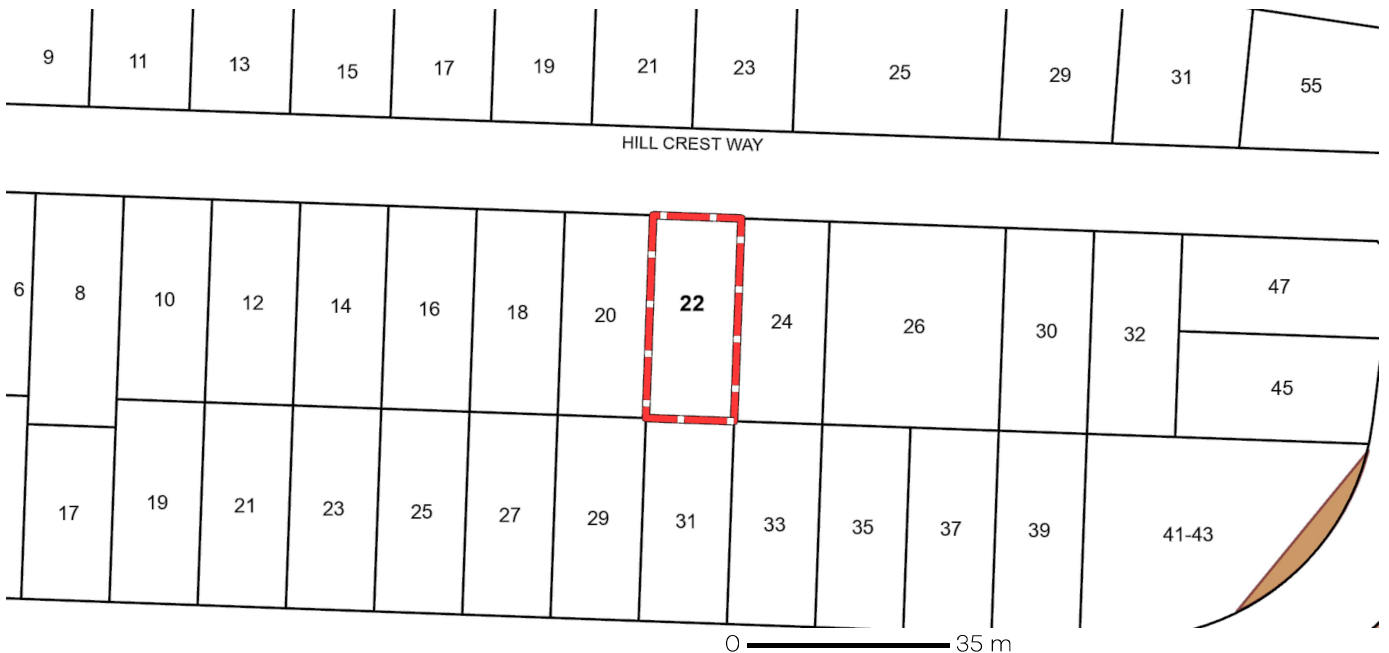
DDO - Design and Development Overlay

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

EROSION MANAGEMENT OVERLAY (EMO)



EMO - Erosion Management Overlay

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

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Read the full disclaimer at <https://www.delwp.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).

PLANNING PROPERTY REPORT

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.oav.nrms.net.au/oavQuestion1.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>



PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 19 September 2024.

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>

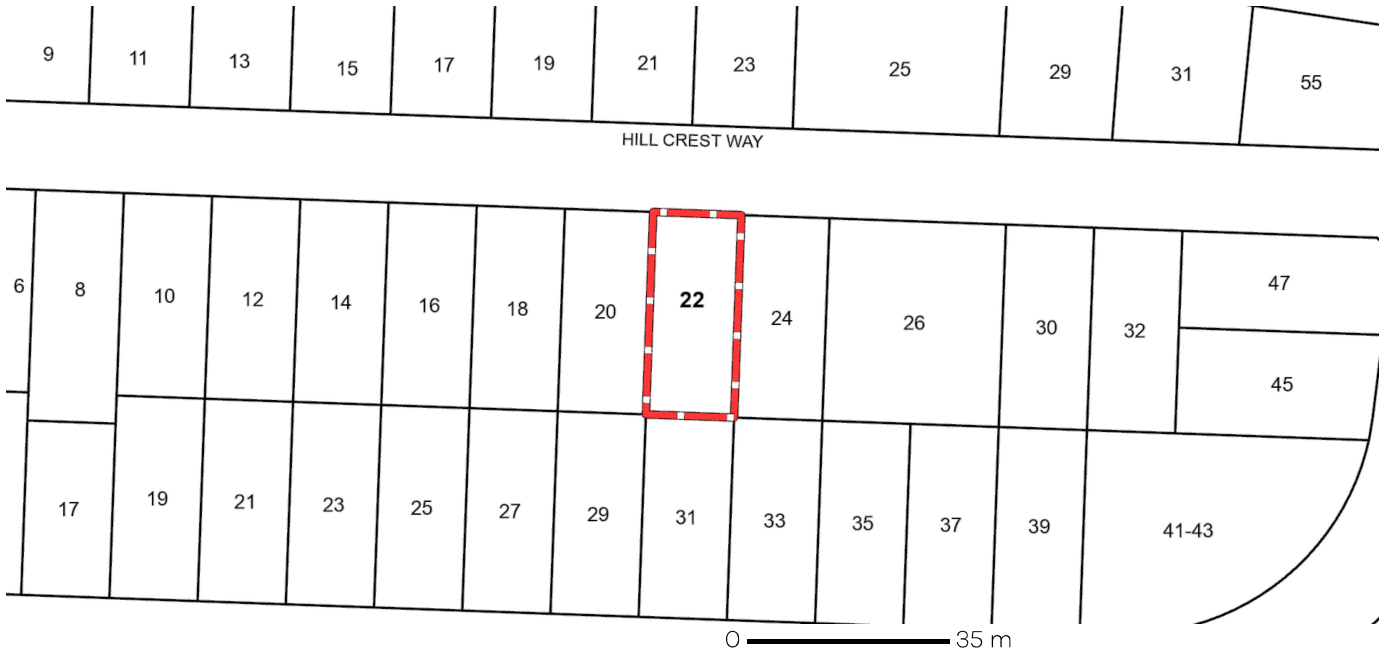
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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

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

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



Designated Bushfire Prone Areas

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

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

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

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

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

Native Vegetation

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

PROPERTY REPORT

From www.land.vic.gov.au at 01 October 2024 03:35 PM

PROPERTY DETAILS

Address: **22 HILL CREST WAY LAKE TYERS BEACH 3909**

Lot and Plan Number: **Lot 122 LP87613**

Standard Parcel Identifier (SPI): **122\LP87613**

Local Government Area (Council): **EAST GIPPSLAND**

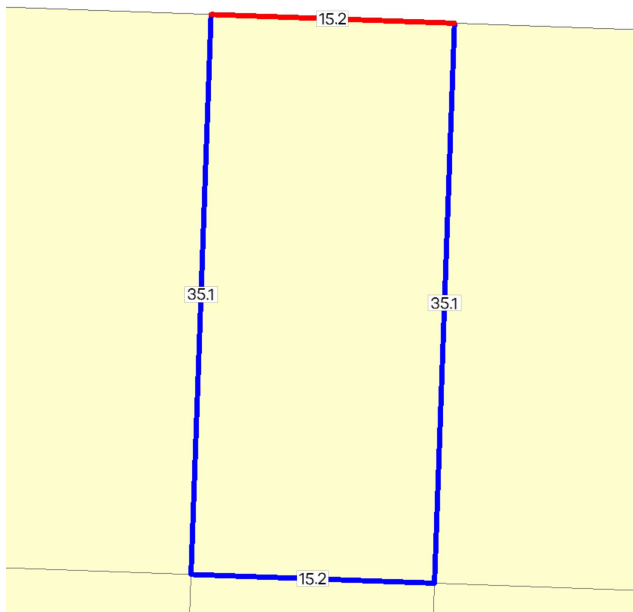
Council Property Number: **47852**

Directory Reference: **Vicroads 85 C7**

www.eastgippsland.vic.gov.au

SITE DIMENSIONS

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



Area: 534 sq. m

Perimeter: 101 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: **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**

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](#)

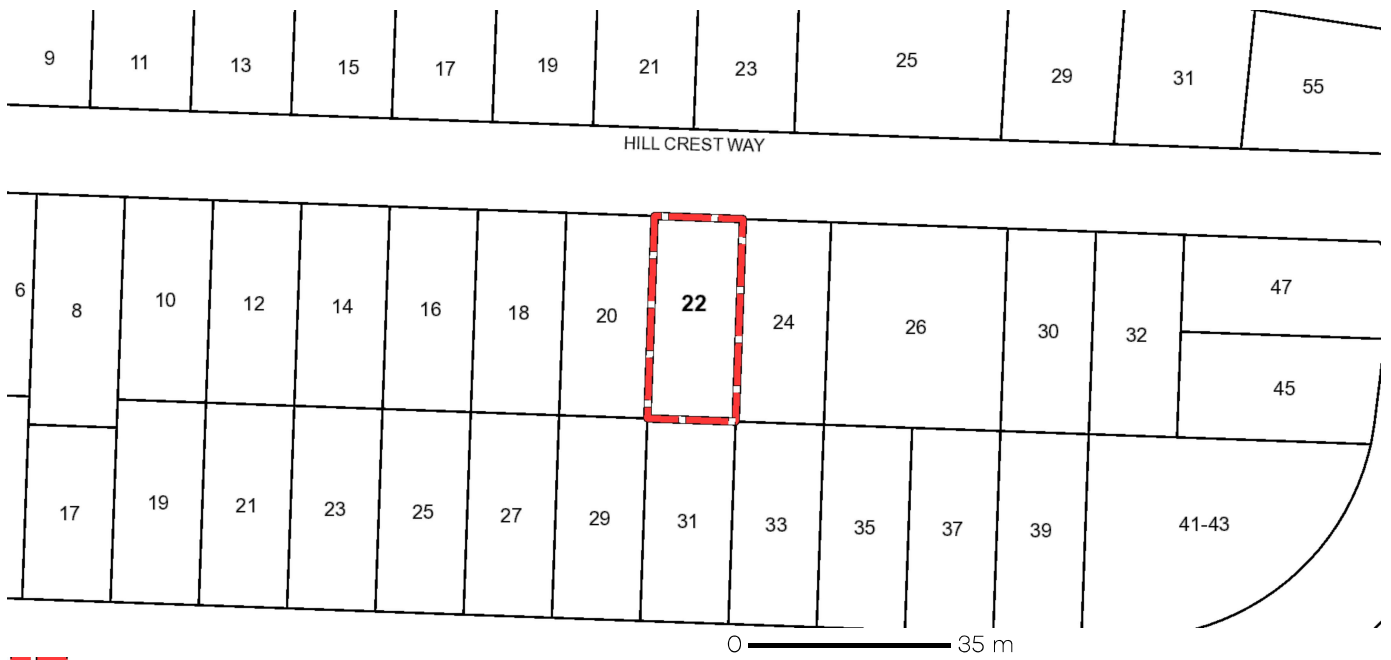
Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

PROPERTY REPORT

Area Map



 Selected Property

Vendor/supplier GST withholding notice

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

To:

Purchaser/recipient: _____

Property address: 22 Hill Crest Way

Lake Tyres Beach Vic 3909

Lot no.: 122 **Plan of subdivision:** 087613

[Cross out whichever is not applicable]

The Purchaser/recipient is not required to make a payment under section 14–250 of Schedule 1 of the *Taxation Administration Act 1953* (Cwlth) in relation to the supply of the above property.

From: Vendor/supplier: J & W Breukel Pty Ltd

Dated: 01/10/2024

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.

(04/10/2016)