

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	36 MCCUE ROAD, KALIMNA 3909	
Vendor's name	Jessica Nancy Maunder	Date 2/8/2023
Vendor's signature	DocuSigned by: <i>Jessica Nancy Maunder</i> D250790DD205467...	
Purchaser's name		Date
Purchaser's signature		
Purchaser's name		Date
Purchaser's signature		

Important information

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1. FINANCIAL MATTERS

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

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 of 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.

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.

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

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

*Is in the attached copies of title document/s.

*Is as follows:

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

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:

Are contained in the attached certificates and/or statements.

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:

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:

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*

6.1 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:

Electric 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"/>
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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**

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 2000m²; (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.)

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)

Contract of Sale 36 MCCUE ROAD, KALIMNA 3909
Vendor Statement 36 MCCUE ROAD, KALIMNA 3909
Instrument Search AE902270K
Copy of Plan PS521920A
State Revenue Office: Land Tax Certificate - 10901/588
Vicroads: Vicroads Certificate - 10901/588
East Gippsland: Land Information Certificate - 10901/588
Department of Environment, Land, Water & Planning: Planning Certificate Express - 10901/588
East Gippsland Water: Water Information Statement - 10901/588



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](https://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.

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.

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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 10901 FOLIO 588

Security no : 124107871124G
Produced 25/07/2023 03:48 PM

LAND DESCRIPTION

Lot 24 on Plan of Subdivision 521920A.
PARENT TITLE Volume 09999 Folio 318
Created by instrument PS521920A 22/09/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

JESSICA NANCY MAUNDER of 37 BEVERIDGES ROAD LAKES ENTRANCE VIC 3909
AK464848M 15/07/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK464849K 15/07/2013
NATIONAL AUSTRALIA BANK LTD

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

AGREEMENT Section 173 Planning and Environment Act 1987
AE902270K 16/02/2007

DIAGRAM LOCATION

SEE PS521920A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 36 MCCUE ROAD KALIMNA VIC 3909

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 23/10/2016

DOCUMENT END

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Document Identification	PS521920A
Number of Pages (excluding this cover sheet)	4
Document Assembled	25/07/2023 19:21

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PLAN OF SUBDIVISION	STAGE No. /	LTO USE ONLY EDITION 1	PLAN NUMBER PS 521920A
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LOCATION OF LAND

PARISH: COLQUHOUN
 TOWNSHIP: _____
 SECTION: _____
 CROWN ALLOTMENT: 30^B (PART)
 CROWN PORTION: _____

TITLE REFERENCES: VOL 9999 FOL 318

LAST PLAN REFERENCE: LOT 1006 ON PS 302376U

POSTAL ADDRESS: McCUE ROAD,
 (At time of subdivision) LAKES ENTRANCE, 3909

AMG CO-ORDINATES: E 584 750
 (Of approx. centre of land in plan) N 5807 250 **ZONE: 55**

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 212 | 2003 | CRT

~~1. This plan is certified under Section 6 of the Subdivision Act 1988.~~
 2. This plan is certified under Section 11(7) of the Subdivision Act 1988.
 Date of original certification under Section 6 01 / 10 / 2004
~~3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.~~

OPEN SPACE

(i) A requirement for public open space under Section 18 Subdivision Act 1988 has / has not been made.
 (ii) The requirement has been satisfied.
~~(iii) The requirement is to be satisfied in stage -
 Council Delegate
 Council seal
 Date / /
 Re-certified under Section 11(7) of the Subdivision Act 1988
 Council Delegate
 Council seal
 Date 12 / 10 / 2004~~

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
R1	EAST GIPPSLAND SHIRE COUNCIL

NOTATIONS

STAGING This ~~is~~ / is not a staged subdivision
 Planning Permit No JT/413/2003/P

DEPTH LIMITATION DOES NOT APPLY

SURVEY: THIS PLAN IS / ~~IS NOT~~ BASED ON SURVEY
 THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s) 107

EASEMENT INFORMATION

LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE & SEWERAGE	3	LP 218321	ALL LOTS ON LP 218321
E-2	DRAINAGE	2	LP 144253	ALL LOTS ON LP 144253
E-3	WAY & SUPPLY OF ELECTRICITY	SEE DIAG.	PS 302376U	S.E.C.V. & LOTS ON PS 302376U
E-4	DRAINAGE & SEWERAGE	SEE DIAG.	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL, EAST GIPPSLAND REGION WATER AUTHORITY & LAND IN THIS PLAN

LTO USE ONLY

STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT

RECEIVED


DATE 21 / 09 / 2005

LTO USE ONLY

PLAN REGISTERED

TIME 2:01 PM

DATE 22/09/2005


 Assistant Registrar of Titles

SHEET 1 OF 4 SHEETS

Crowthier & Sadler Pty. Ltd.
 LICENSED SURVEYORS & TOWN PLANNERS
 182 MACLEOD STREET, BAINSDALE, VIC., 3875
 TELEPHONE (03) 8182 6011

LICENSED SURVEYOR MICHAEL JOSEPH SADLER

SIGNATURE _____ DATE / /

REF 10395 VERSION 3

DATE 12 / 10 / 2004

COUNCIL DELEGATE SIGNATURE

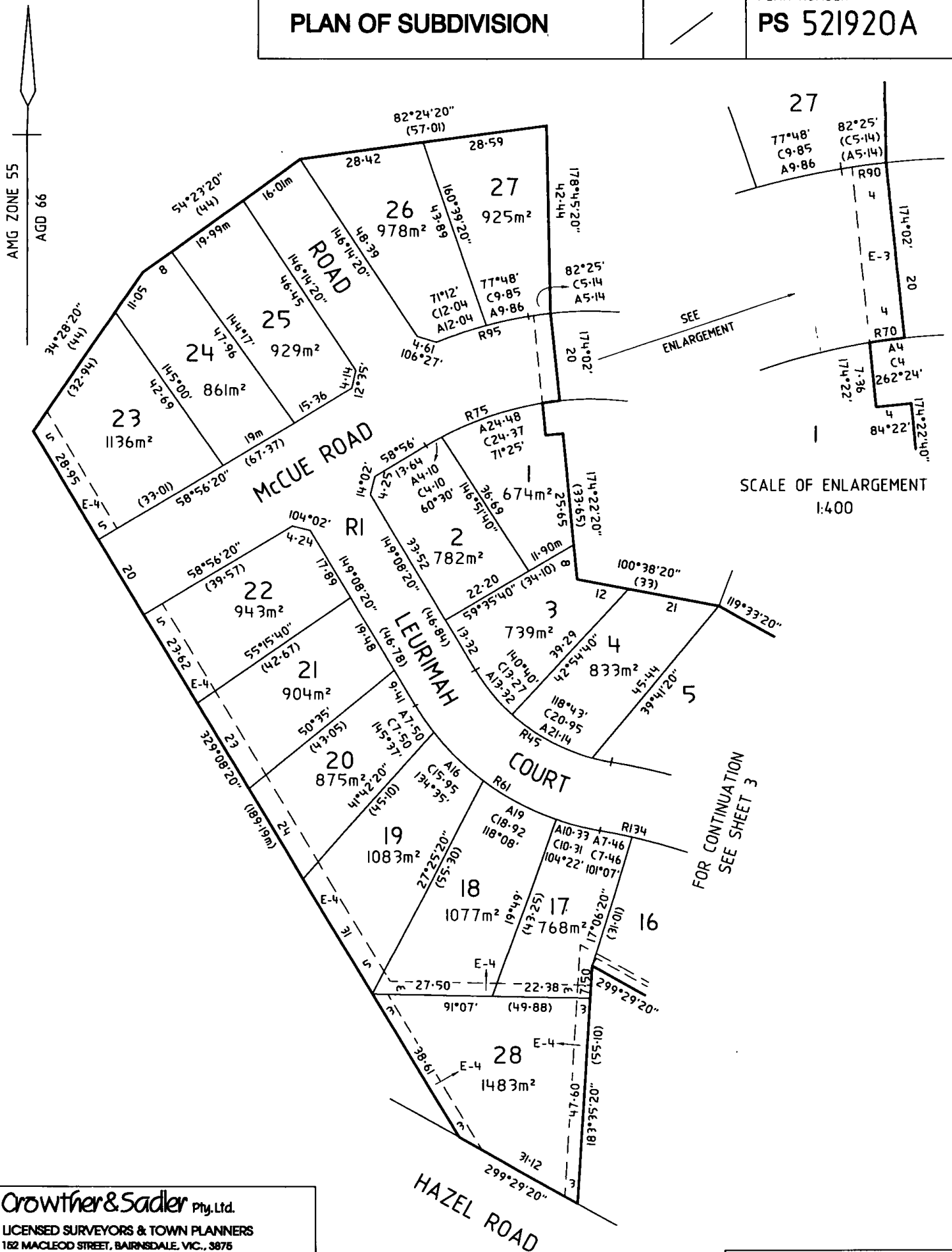
ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 521920A



SCALE OF ENLARGEMENT
1:400

FOR CONTINUATION
SEE SHEET 3

Crowther & Sadler Pty. Ltd.
 LICENSED SURVEYORS & TOWN PLANNERS
 182 MACLEOD STREET, BAIRNSDALE, VIC., 3875
 TELEPHONE (03) 6162 6011

ORIGINAL SHEET SIZE A3	SCALE 1:800	SCALE 8 0 8 16 24 32 LENGTHS ARE IN METRES
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LICENSED SURVEYOR: MICHAEL JOSEPH SADLER
 SIGNATURE: _____ DATE: / /
 REF: 10395 VERSION: 3

SHEET 2 OF 4 SHEETS
 DATE: / /
 COUNCIL DELEGATE SIGNATURE: _____

PLAN OF SUBDIVISION

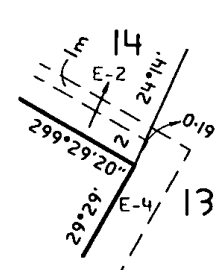
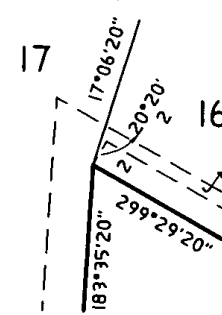
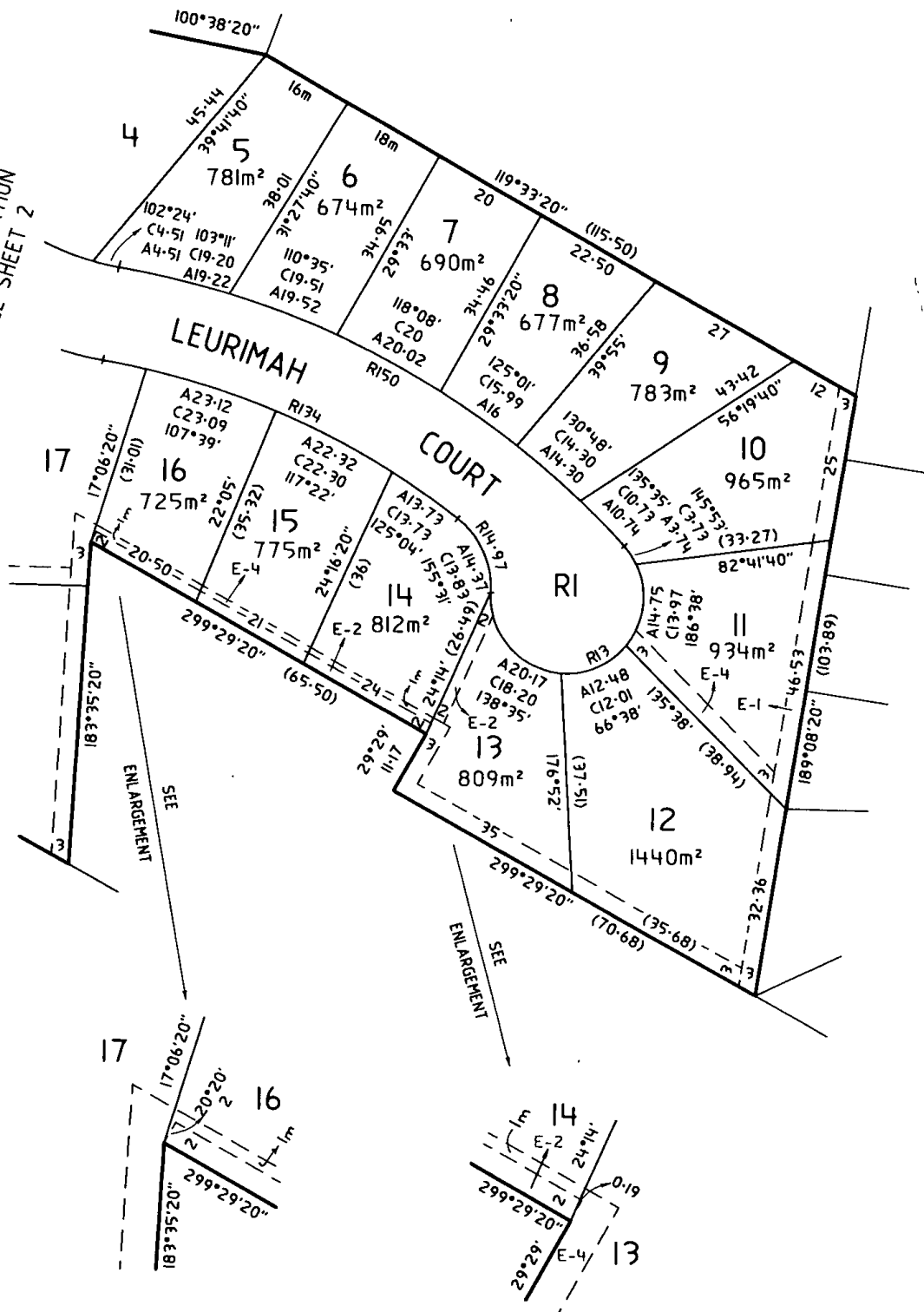
STAGE No.

PLAN NUMBER

PS 521920A

AMG ZONE 55
AGD 66

FOR CONTINUATION
SEE SHEET 2



SCALE OF ENLARGEMENTS
1:400

Crowther & Sadler Pty. Ltd.
 LICENSED SURVEYORS & TOWN PLANNERS
 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875
 TELEPHONE (03) 6182 6011

SHEET 3 OF 4 SHEETS

ORIGINAL SHEET SIZE A3	SCALE 1:800	SCALE 8 0 8 16 24 32 LENGTHS ARE IN METRES
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LICENSED SURVEYOR
 SIGNATURE
 REF 10395

MICHAEL JOSEPH SADLER
 DATE / /
 VERSION 3

DATE / /
 COUNCIL DELEGATE SIGNATURE

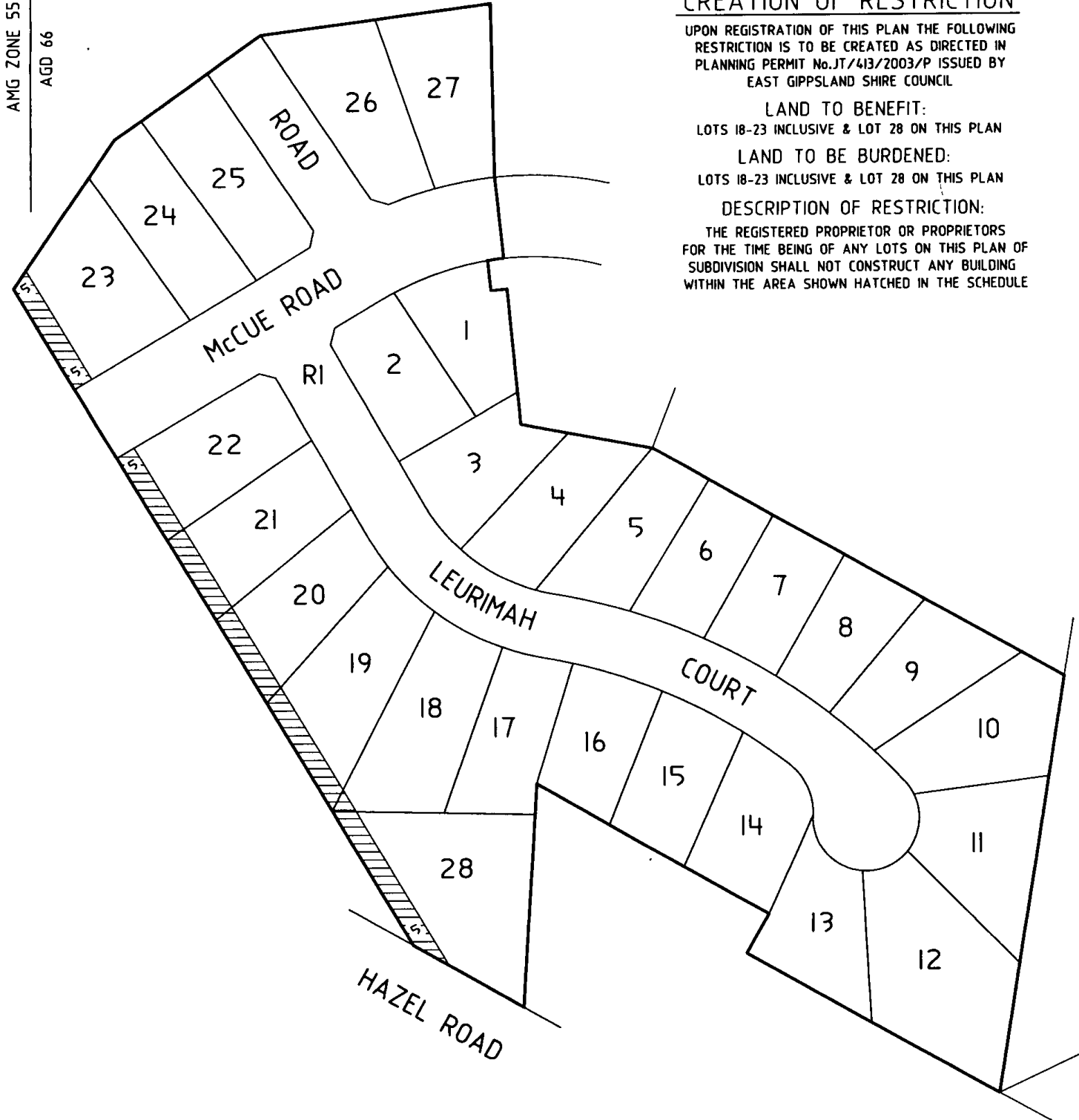
PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 521920A

AMG ZONE 55
AGD 66



CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED AS DIRECTED IN PLANNING PERMIT No.JT/413/2003/P ISSUED BY EAST GIPPSLAND SHIRE COUNCIL

LAND TO BENEFIT:

LOTS 18-23 INCLUSIVE & LOT 28 ON THIS PLAN

LAND TO BE BURDENED:

LOTS 18-23 INCLUSIVE & LOT 28 ON THIS PLAN

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY LOTS ON THIS PLAN OF SUBDIVISION SHALL NOT CONSTRUCT ANY BUILDING WITHIN THE AREA SHOWN HATCHED IN THE SCHEDULE

Crowther & Sadler Pty. Ltd.
 LICENSED SURVEYORS & TOWN PLANNERS
 162 MACLEOD STREET, BAIRNSDALE, VIC., 3675
 TELEPHONE (03) 5182 6011

SHEET 4 OF 4 SHEETS

ORIGINAL	SCALE	10 0 10 20 30 40
SHEET SIZE	SCALE	LENGTHS ARE IN METRES
A3	1:1000	

LICENSED SURVEYOR MICHAEL JOSEPH SADLER
 SIGNATURE DATE / /
 REF 10395 VERSION 3

DATE / /
 COUNCIL DELEGATE SIGNATURE



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16/02/2007 \$94.60 173

Section 181

APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING OF A RECORDING OF AN AGREEMENT

Planning and Environment Act 1987

Lodged by:

Name: *C.J. Southern*
Phone: *95332999*
Address: *DA 30105 RAWAN*
Ref: Customer Code: *1853H.*

Privacy Collection Statement
The Information under this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes in the Victorian Land Registry.

The Authority having made an agreement referred to in section 181(1) of the **Planning and Environment Act 1987** requires a recording to be made in the Register for the land.

Land: Volume: 10901 Folio: 588

Authority: East Gippsland Shire of 273 Main Street Bairnsdale Victoria 3875

Section and Act under which agreement made: Section 173 of Planning and Environment Act 1987

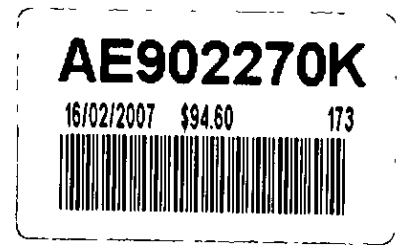
A copy of the Agreement is attached to this Application.

Signature for the Authority: *Aaron Hallow*

Name of Officer: *AARON HALLOW, MANAGER DEVELOPMENT*

Date: *27/12/2006*

X
X
X



**Agreement Under Section 173 of the
Planning and Environment Act 1987**

BETWEEN:-

THE EAST GIPPSLAND SHIRE

-and-

**MCHERLBROW PTY LTD
ACN 004 735 424**

This **AGREEMENT** is made the 27th day of Dec, 2006.

BETWEEN THE EAST GIPPSLAND SHIRE of 273 Main Street, Bairnsdale Victoria 3875 (“Responsible Authority”)

AND: MCHERLBROW PTY LTD ACN 004 735 424 of 5 Clayton Place, Fadden ACT 2904 (“the Owner”)

AE902270K

16/02/2007 \$94.60 173



RECITALS:

- A. The Owner is the owner and registered proprietor of all that piece of land situated at Lot 24 on PS521920A, McCue Road, Kalimna, Victoria 3909 being the whole of the land described in Certificate of Title Volume 10901 Folio 588 (“the Land”).
- B. The East Gippsland Shire is the responsible authority for the administration and enforcement of the East Gippsland Planning Scheme (“the Scheme”) which applies to the Land.
- C. East Gippsland Water are the Water Supply Authority for the Land.
- D. The East Gippsland Shire have issued a Town Planning Permit, No. 413/2003/P (amended) and dated 2 October 2003.
- E. Condition 31 of Permit No. 413/2003/P requires that an Agreement be entered into with the Responsible Authority.

THIS AGREEMENT IS WITNESSED AND THE PARTIES AGREE as follows:

Interpretation

1. In this Agreement:
 - “the Responsible Authority” means the East Gippsland Shire
 - “the Water Supply Authority” means East Gippsland Water
 - “the Owner” means McHerlbrow Pty Ltd or any person entitled from time to time to be registered by the Registrar of Titles as the proprietor of any estate in fee simple of the land or any part or parts thereof;
 - “the Land” means the land referred to in Recital A;

“the Scheme” means the East Gippsland Planning Scheme;

“the Planning and Environment Act” means the Planning and Environment Act 1987 or any modification, amendment or re-enactment thereof;

“the Subdivision Act” means the Subdivision Act 1988 or any modification amendment or re-enactments thereof;

Section 173 of the Planning and Environment Act 1987

2. Without limiting the operation or effect which this Agreement otherwise has, the parties acknowledge that this Agreement is made under the provisions of Section 173 of the Planning and Environment Act 1987.
3. 3.1 This Agreement shall come into force immediately upon execution by both parties.
3.2 The burden of the covenants and obligations imposed on the Owner in this Agreement are intended to run with the Land and apply to the Owner and its successors in title to the Land or any part thereof.

Covenants of Owner

4. The Owner covenants for itself and its successors in Title that no building shall be located closer than five metres to the freeway reserve boundary and that there will be no access from lot 24 onto the freeway reserve. Dwelling to lot 24 will be designed and constructed to acoustic standards as set out in AS 3671 – 1989 “Acoustics – Road Traffic Noise Intrusions – Building siting and construction” where the noise level is in excess of 60dB (A) (free field L, (18hr.)).

Registration of Agreement

5. The owner shall do all things necessary (including signing any further agreement, acknowledgement or document) to enter a memorandum of this Agreement of the Certificate of Title to the Land in accordance with Section 181 of the Planning and Environment Act 1987.





Costs

6. The Owner shall pay all reasonable costs of the preparation, execution and registration of this Agreement.

Notices

7. Any notice made under this Agreement may be served by delivering the same to the Owner at its address, or at such other address as may have been notified by the Owner to the Responsible Authority in writing, or at such address as may appear in the records of the Responsible Authority for the Owner in respect to the Land, or by putting the same into the post in a prepaid certified envelope addressed to the Owner at its address any notice posted shall be conclusively deemed to have been serviced at the expiration of 48 hours from the time of posting.

General

8. 8.1 Whenever the word "Owner" (if the Owner holds the Land in a trust capacity) appears it shall include the beneficiaries of the trust in relation to which it holds the Land. Where such trust relationship exists, the Owner in executing this Agreement does so intending to assume not only personal liability but also to bind the trust for which it acts as trustee.
- 8.2 In this Agreement where a word or phrase is given a particular meaning, other parts of speech and grammatical forms of that word or phrase have, unless the contrary intention appears, corresponding meanings.
- 8.3 Whenever the word "Responsible Authority" appears it shall include its successors (including its successors as Responsible Authority for the town planning controls in which case any reference to the holder of an office with the Responsible Authority shall be deemed to be a reference

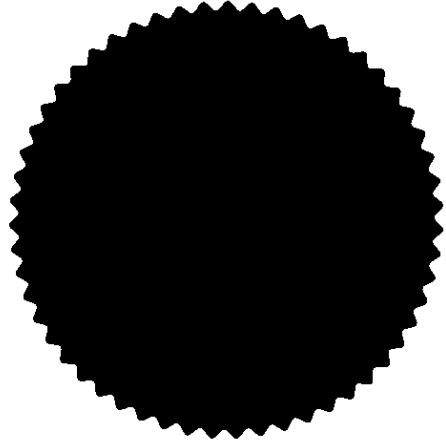
to such office of the successor. Responsible Authority as that Responsible Authority may designate).

- 8.4 Where the owner is constituted by more than one person, any obligation imposed by the Agreement on the Owner shall be imposed on those persons jointly and severally..
- 8.5 The expression “Owner” shall be deemed to include its successors, assigns, and transferees and the obligations imposed upon and summed by the Owner shall also be binding on its successors, transferees, purchasers, mortgagees, assignees and any person obtaining possession of the whole or part of the Land (called the “Successors”) as each of those Successors had separately executed this Agreement.
- 8.6 Each of the parties to this Agreement shall respectively sign and execute all such further documents and deeds and do all acts and things as the other party shall reasonable require for completely effectuating this Agreement.



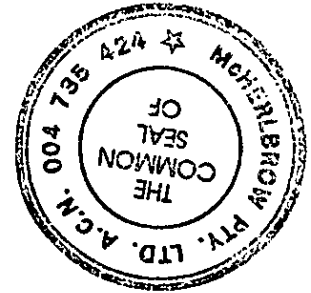
EXECUTED by the parties on the date set out at the commencement of this **AGREEMENT.**

The **COMMON SEAL** of **EAST GIPPSLAND SHIRE**)
Was affixed on behalf of Council by authority)
Of the Chief Executive Officer on the)
.... 27.... Day of December.. 2006.....)
In exercise of the power delegated under
Administrative Procedures (Use Common Seal)
Local Law in the presence of:



.....
[Handwritten Signature]
.....
Holly Yates
.....

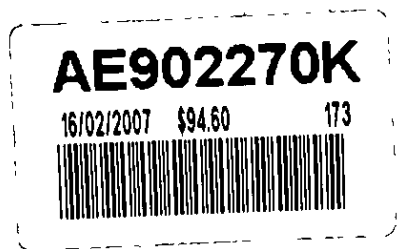
THE COMMON SEAL of **MCHERLBROW Pty Ltd**)
(ACN 004 735 424) was hereunto affixed in)
accordance with its Articles of Association in the)
presence of:)



.....
[Handwritten Signature]
.....
[Handwritten Signature]
.....

Director

Director/Secretary



LAND INFORMATION CERTIFICATEIn accordance with Section 121 of the *Local Government Act 2020*Certificate Number: 193
Date of Issue: 31/07/2023

Applicants Reference: 69678732-015-0

Applicant: Landata
Two Melbourne Quarter
Level 13 697 Collins Street
DOCKLANDS VIC 3008Corporate 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	90384	Area	0.0861 ha
Property Address	36 Mccue Road KALIMNA VIC 3909		
Property Description	Lot: 24 PS: 521920		
Site Value	\$195,000.00	Level of Value Date	01/01/2023
Capital Improved Value	\$660,000.00		
Net Annual Value	\$33,000.00		

STATEMENT OF RATES AND CHARGES LEVIED FOR PERIOD ENDING 30 JUNE 2024 AND BALANCE DUE

Rates Levied	Date Levied	Levy Amount
General Rate	01/07/2023	\$1,695.36
Municipal Charge	01/07/2023	\$245.30
Waste - 3 Bins - Compulsory	01/07/2023	\$452.00
Waste Levy	01/07/2023	\$51.00
FSPL - Residential Variable Charge	01/07/2023	\$30.36
FSPL - Residential Fixed Charge	01/07/2023	\$125.00
Scheme		
Arrears & Interest to 30/06/2023		\$2,318.80
Interest to 31/07/2023		\$18.89
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		\$4,936.71

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

Instalment Dates	30/09/2023	30/11/2023	28/02/2024	31/05/2024
Instalment Balances	\$2989.71	\$649.00	\$649.00	\$649.00

Rates are due for payment in full by 15/02/2024 (except where paying by instalments as shown above). Any unpaid rate arrears are due immediately and interest will continue to apply until paid in full.

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: 90384
Certificate Number: 193

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: 90384
Certificate Number: 193

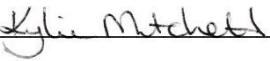
Page Number: 3

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**



Billor Code: 125864
Ref: 1709038499



PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

948198

APPLICANT'S NAME & ADDRESS

FIRST CALL CONVEYANCING C/- TRICONVEY2 (RESELLER)
C/- LANDATA
DOCKLANDS

VENDOR

MAUNDER, JESSICA NANCY

PURCHASER

N/A, N/A

REFERENCE

609471

This certificate is issued for:

LOT 24 PLAN PS521920 ALSO KNOWN AS 36 MCCUE ROAD KALIMNA
EAST GIPPSLAND SHIRE

The land is covered by the:

EAST GIPPSLAND PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- is within a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 13
- and a EROSION MANAGEMENT OVERLAY

A detailed definition of the applicable Planning Scheme is available at :
(<http://planningschemes.dpcd.vic.gov.au/schemes/eastgippsland>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:

<http://vhd.heritage.vic.gov.au/>

25 July 2023

Sonya Kilkeny
Minister for Planning

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be checked carefully.

The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

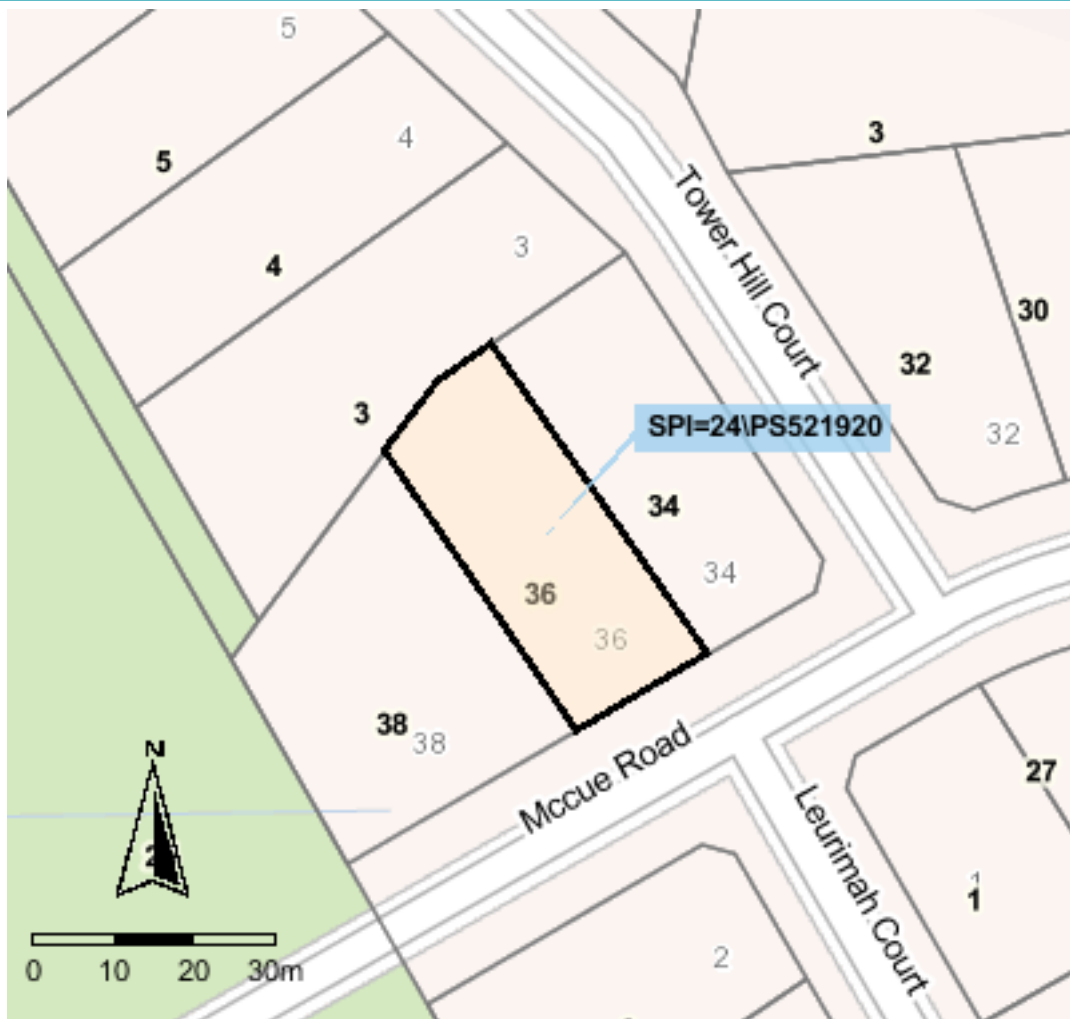
LANDATA@
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



Copyright © State Government of Victoria. Service provided by maps.land.vic.gov.au

Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

First Call Conveyancing C/- Triconvey2 (Reseller)
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 609471

NO PROPOSALS. As at the 31th July 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®.

36 MCCUE ROAD, 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 July 2023

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 69678732 - 69678732155330 '609471'

Property Clearance Certificate

Land Tax



INFOTRACK / FIRST CALL CONVEYANCING

Your Reference: 2023:0486**Certificate No:** 66312815**Issue Date:** 25 JUL 2023**Enquiries:** ESYSPROD**Land Address:** 36 MCCUE ROAD KALIMNA VIC 3909

Land Id	Lot	Plan	Volume	Folio	Tax Payable
33434010	24	521920	10901	588	\$0.00

Vendor: JESSICA MAUNDER**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
JESSICA NANCY MAUNDER	2023	\$175,000	\$0.00	\$0.00	\$0.00

Comments:

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: \$570,000

SITE VALUE: \$175,000

CURRENT LAND TAX CHARGE: \$0.00

Notes to Certificate - Land Tax

Certificate No: 66312815

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 = \$0.00

Taxable Value = \$175,000

Calculated as \$0 plus (\$175,000 - \$0) multiplied by 0.000 cents.

Land Tax - Payment Options

BPAY	
	Biller Code: 5249 Ref: 66312815
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: 66312815
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 / FIRST CALL CONVEYANCING

Your Reference: 2023:0486**Certificate No:** 66312815**Issue Date:** 25 JUL 2023**Land Address:** 36 MCCUE ROAD KALIMNA VICTORIA 3909

Lot	Plan	Volume	Folio
24	521920	10901	588

Vendor: JESSICA NANCY MAUNDER**Purchaser:**

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**

A handwritten signature in black ink, appearing to read 'Paul Broderick'.

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 66312815

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>Biller Code: 416073 Ref: 66312828</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: 66312828</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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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: 69678732-027-3
Statement No: 62882
Property No: 19-0683-1325
Account No: 19-0683-1325-01-7
Date: 27-Jul-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:

36 McCue Rd, Kalimna VIC 3909

Titles(s):

Lot 24, Plan of Subdivision 521920, Volume 10901, Folio 588

Owner(s):

Maunder, Jessica Nancy

Account Calculation:

Fees and Charges	\$0.00
Scheme Arrears	\$0.00

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

Access Fees: 02-Aug-2023 (from page 2)	\$218.71
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Total Amount (not including volume charges):	\$218.71
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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: 19-0683-1325
Property Address: 36 McCue Rd, Kalimna VIC 3909

Details for Services provided and their tariffs:

METERED SERVICE: 29329 (20mm) Meter Number: 13w090414

Sewerage Service Fee: EQT: 1 From 08/05/23 To 01/07/23 = 54 days @ 185.87¢ per day = \$100.37

Sewerage Service Fee: EQT: 1 From 01/07/23 To 02/08/23 = 32 days @ 199.30¢ per day = \$63.78

Water Service Fee: From 08/05/23 To 01/07/23 = 54 days @ 61.78¢ per day = \$33.36

Water Service Fee: From 01/07/23 To 02/08/23 = 32 days @ 66.25¢ per day = \$21.20

Water Volume: Read _____ - Prev. Read 1080 (08/05/23) = _____ kL

Water Volume Charged: _____ kL = _____ kL

Water Volume Charge(2022-23): _____ kL @ 236.56¢ per 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.

Sewer main does not traverse property.

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.

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.



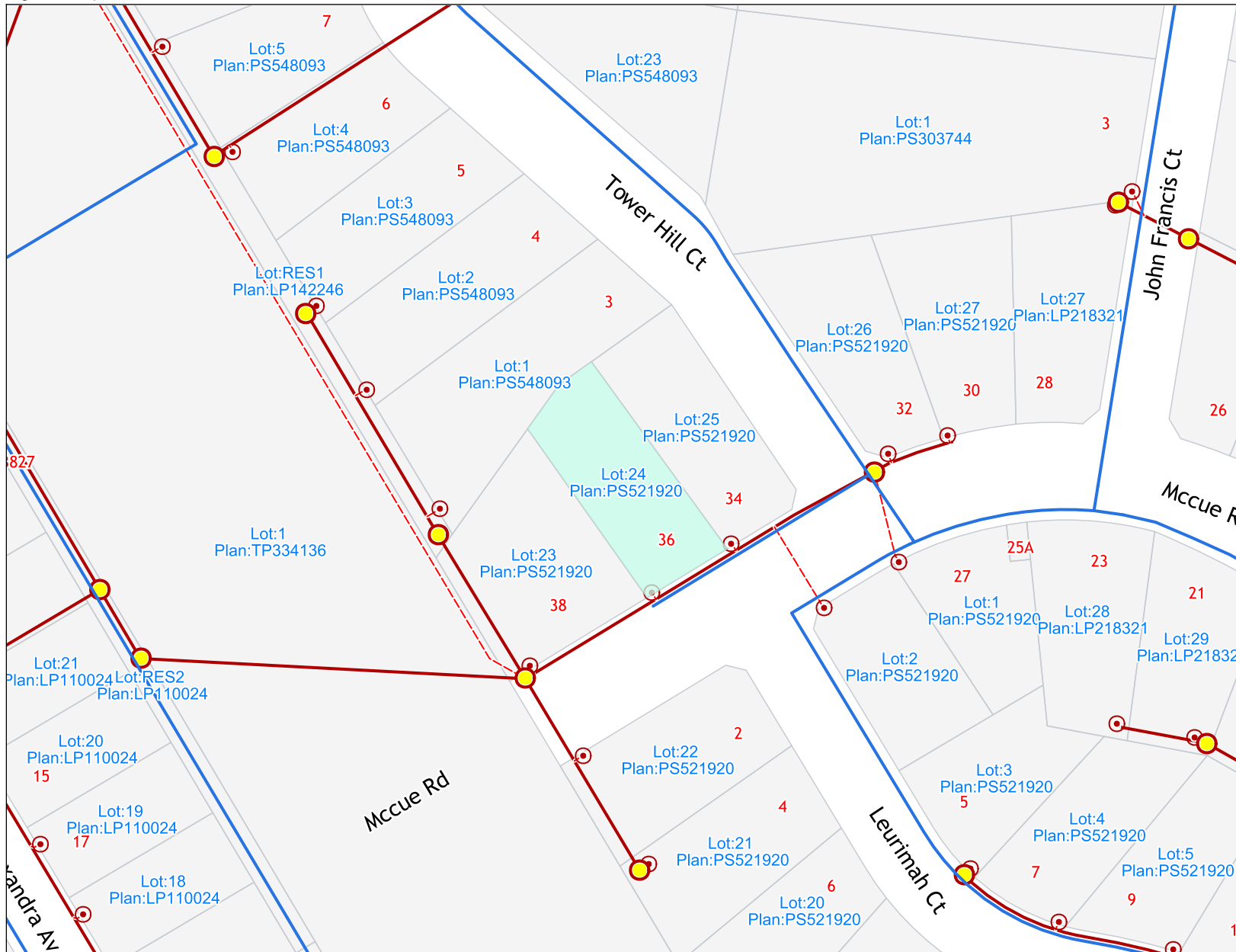
Billers Code: 16063
Ref: 1906 8313 2501 7

Property No: 19-0683-1325
Property Address: 36 McCue Rd, Kalimna VIC 3909

Information Statement Remittance Page

<u>AccountNo</u>	<u>Description</u>	<u>Amount</u>	<u>Barcode</u>
19-0683-1325-01	Water Account	\$218.71	
Total		\$218.71	

**** 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.

Thursday, 27 July 2023

Scale 1: 1168.68052956912



PROPERTY REPORT

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

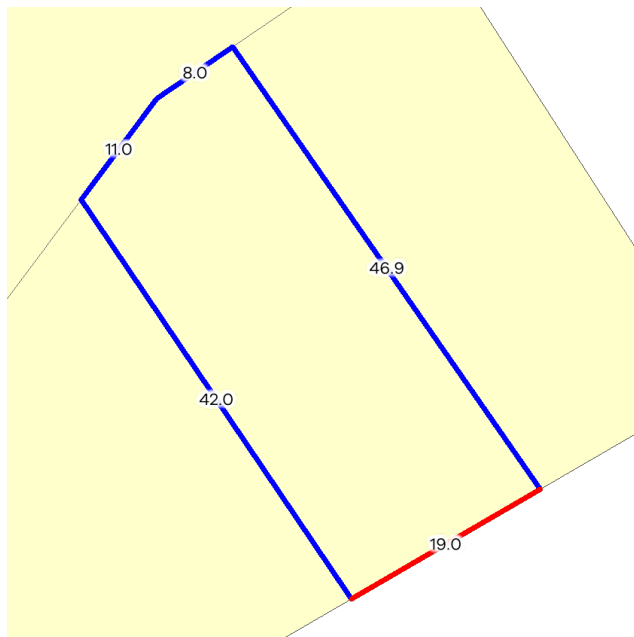
PROPERTY DETAILS

Address: **36 MCCUE ROAD KALIMNA 3909**
 Lot and Plan Number: **Lot 24 PS521920**
 Standard Parcel Identifier (SPI): **24\PS521920**
 Local Government Area (Council): **EAST GIPPSLAND**
 Council Property Number: **90384**
 Directory Reference: **Vicroads 686 B5**

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: 844 sq. m

Perimeter: 127 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 address duplication with the Planning Property Reports which are DELWP's 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/>

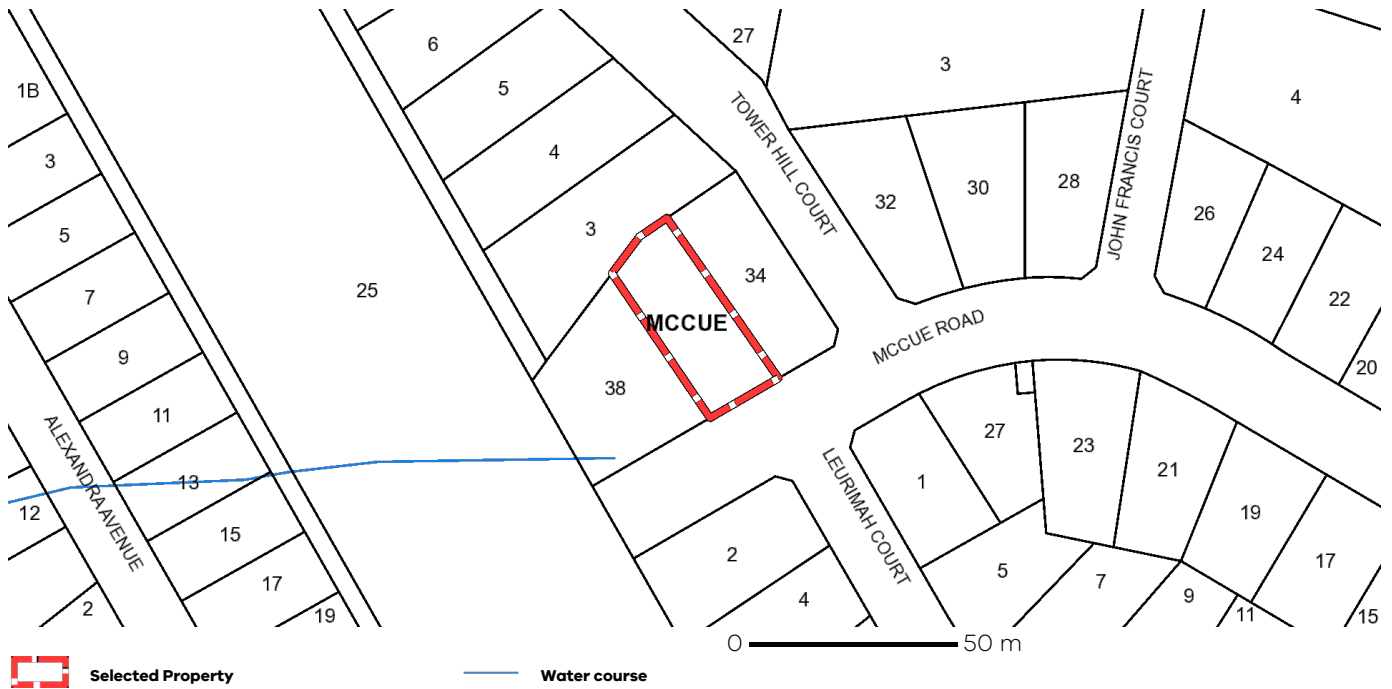
Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

PROPERTY REPORT



Environment,
Land, Water
and Planning

Area Map



PLANNING PROPERTY REPORT

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

PROPERTY DETAILS

Address: **36 MCCUE ROAD KALIMNA 3909**
 Lot and Plan Number: **Lot 24 PS521920**
 Standard Parcel Identifier (SPI): **24\PS521920**
 Local Government Area (Council): **EAST GIPPSLAND**
 Council Property Number: **90384**
 Planning Scheme: **East Gippsland**
 Directory Reference: **Vicroads 686 B5**

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 PROPERTY REPORT

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 PROPERTY REPORT

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

Further Planning Information

Planning scheme data last updated on 26 July 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>

PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

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