



## **VENDORS STATEMENT**

**VENDOR: John Reginld Wade and Sara Wade**

**PROPERTY: 60 Amberly Drive, Nicholson VIC 3882**

**Moreland Conveyancing**  
526 Sydney Road  
BRUNSWICK VIC 3056  
(PO Box 486 Brunswick 3056)  
Telephone: 03 9380 9388 Fax: 03 9380 9588  
Ref: Sam Di Pasquale 27946  
Email: sam@conveymore.com.au

## Vendors Statement to the Purchaser of Real Estate Pursuant to Section 32 of the Sale of Land Act (“the Act”)

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**VENDOR**                    **John Reginld Wade and Sara Wade**

**PROPERTY**                **60 Amberly Drive, Nicholson VIC 3882**

### **1. Financial matters**

1.1. **Particulars of any Rates, Taxes, Charges or Other Similar Outgoings** and interest (if any) payable thereon (including any Owners Corporation Charges and Interest):

- 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:-

- None to the Vendors knowledge

#### **1.3 Terms Contract**

This section 1.3 applies if this vendors statement is in respect of a terms contract and whether 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 applied 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 details in respect of the land**

#### **2.1 Damage and Destruction**

This section 2.1 only applies if this vendors statement is in respect of a contract which does NOT provides for the land to remain at the risk of the vendor until the purchaser is 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. Matters relating to 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)
- See attached copies of title documents.
- (b) Particulars of any existing failure to comply with the terms of that easement, covenant and/or 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 similar restriction. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

#### **3.2 Designated Bushfire Prone Area**

- This land **IS** within a bushfire prone area within the meaning of the regulations made under the *Building Act 1993*.

#### **3.3 Road Access**

- There is access to the property by road
- There is **NO** access to the property by road

#### **3.4 Planning Scheme**

- Attached is a certificate with the required specified information.

### **4. Notices made in respect of land**

#### **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 property of which the vendor might reasonably be expected to have knowledge:

- Unless contained in the attached certificate/s and all statement/s none to the Vendors knowledge.

However, the Vendor has no means of knowing all decisions of the government and other authorities unless such decisions have been communicated to the Vendor.

#### **4.2 Agricultural Chemicals**

Whether there are any notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes:

- Unless contained in the attached certificate/s and all statement/s the Vendor is not aware of any Notices, Property/Management Plans, Reports or Orders in respect of the land issued by a government Department or Public Authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.

#### **4.3 Compulsory Acquisition**

Particulars of any notice of intention to acquire served under section 6 of the *Land Acquisition and Compensation Act 1986*.

- Unless contained in the attached certificate/s and all statement/s none to the Vendors knowledge.

## 5. Building Permits

Particulars of any building permit issued during the past seven years under the *Building Act 1993* (where the property includes a Residence):

- Not applicable

The Vendor gives no warranties as to any additions and/or alterations to the property prior to becoming proprietor thereof and the Purchaser indemnifies the Vendor in this regard.

The Vendor will not be required to procure any building permit, building approval, final inspection, certificate of occupancy, or any other permits approvals or inspections in relation to the land or any improvements and the Purchaser shall not make any requisition or claim any compensation from the Vendor on that ground.

## 6. Owners Corporation

Particulars of the Owners Corporation within the meaning of the *Owners Corporations Act 2006*

- Copy of the Owners Corporation Certificate is attached in respect of the land under section 151 of the *Owners Corporations Act 2006*
- Copy documents specified in section 151(4)(b)(i) and (iii) of the *Owners Corporations Act 2006* accompany the Owners Corporation Certificate under the Act.
- Not applicable

## 7. Growth areas infrastructure contribution

- Not applicable

## 8. Disclosure of non-connected services

The following services are connected to the land

- electricity supply
- water supply

**The Vendor reserves the right to have some or all of the services listed above disconnected prior to settlement. Any costs of reconnection will be paid by the Purchaser. The Purchaser assumes responsibility for the transfer of services into the name of the Purchaser and the Vendor makes no representation in relation to the status of the services after the day of sale.**

**Warning to the Purchaser:** You should check with the appropriate Authorities as to the availability, and costs, of providing any essential service not connected to the Property. If any of the above services are not connected at the time of sale and it is described as being connected in the Vendors Statement then the Purchaser indemnifies the Vendor from any claims, actions, suits or demands for any utility not connected prior to or after Settlement whatsoever.

## 9. Evidence of title



Attached are copies of the following document/s concerning Title:

- (a) in the case of land under the **Transfer of Land Act 1958**, a copy of the Register Search Statement and the document, or part of the document, referred to as the diagram location in the Register Search Statement that identifies the land and its location;
- (b) in any other case, a copy of -
  - (i) the last conveyance in the chain of title to the land; or
  - (ii) any other document which gives evidence of the vendor's title to the land;
- (c) if the vendor is not the registered proprietor of the land or the owner of the estate in fee simple in the land, evidence of the vendor's right or power to sell the land;
- (d) in the case of land that is subject to a subdivision -
  - (i) if the plan of subdivision has not been registered, a copy of the plan of subdivision which has been certified by the relevant municipal council; or
  - (ii) if the plan of subdivision has not yet been certified, a copy of the latest version of the plan;
- (e) In the case of land that is part of a staged subdivision within the meaning of Section 37 of the **Subdivision Act 1988** -
  - (i) If the land is in the second or a subsequent stage, a copy of the plan for the first stage; and
  - (ii) Details of any requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with; and
  - (iii) Details of any proposals relating to subsequent stages that are known to the vendor; and
  - (iv) A statement of the contents of any permit under the **Planning and Environment Act 1987** authorising the staged subdivision.
- (f) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the **Subdivision Act 1988** is proposed -
  - (i) If the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
  - (ii) If the later plan has not yet been certified, a copy of the latest version of the plan.

## 10. 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 vendors 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 lettable area of at least 2000m<sup>2</sup>; (but does not include a building under a strata title system or in an occupancy permit or if an occupancy permit was issued less than 2 years before the relevant date)
  - Not applicable

## 11. Due Diligence Checklist

*(The Sale of Land Act 1962 provides that the vendor or the vendors 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 vendors statement but the checklist maybe attached as a matter of convenience.)*

- Is attached





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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 10110 FOLIO 274

Security no : 124118924921K  
Produced 10/10/2024 02:05 PM

LAND DESCRIPTION

Lot 8 on Plan of Subdivision 323397S.  
PARENT TITLE Volume 10049 Folio 768  
Created by instrument PS323397S 16/04/1993

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
JOHN REGINLD WADE  
SARA WADE both of 12 ELVA COURT MITCHAM VIC 3132  
AC321965C 09/09/2003

ENCUMBRANCES, CAVEATS AND NOTICES

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.

DIAGRAM LOCATION

SEE PS323397S 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)

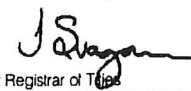
Street Address: 60 AMBERLY DRIVE NICHOLSON VIC 3882

DOCUMENT END

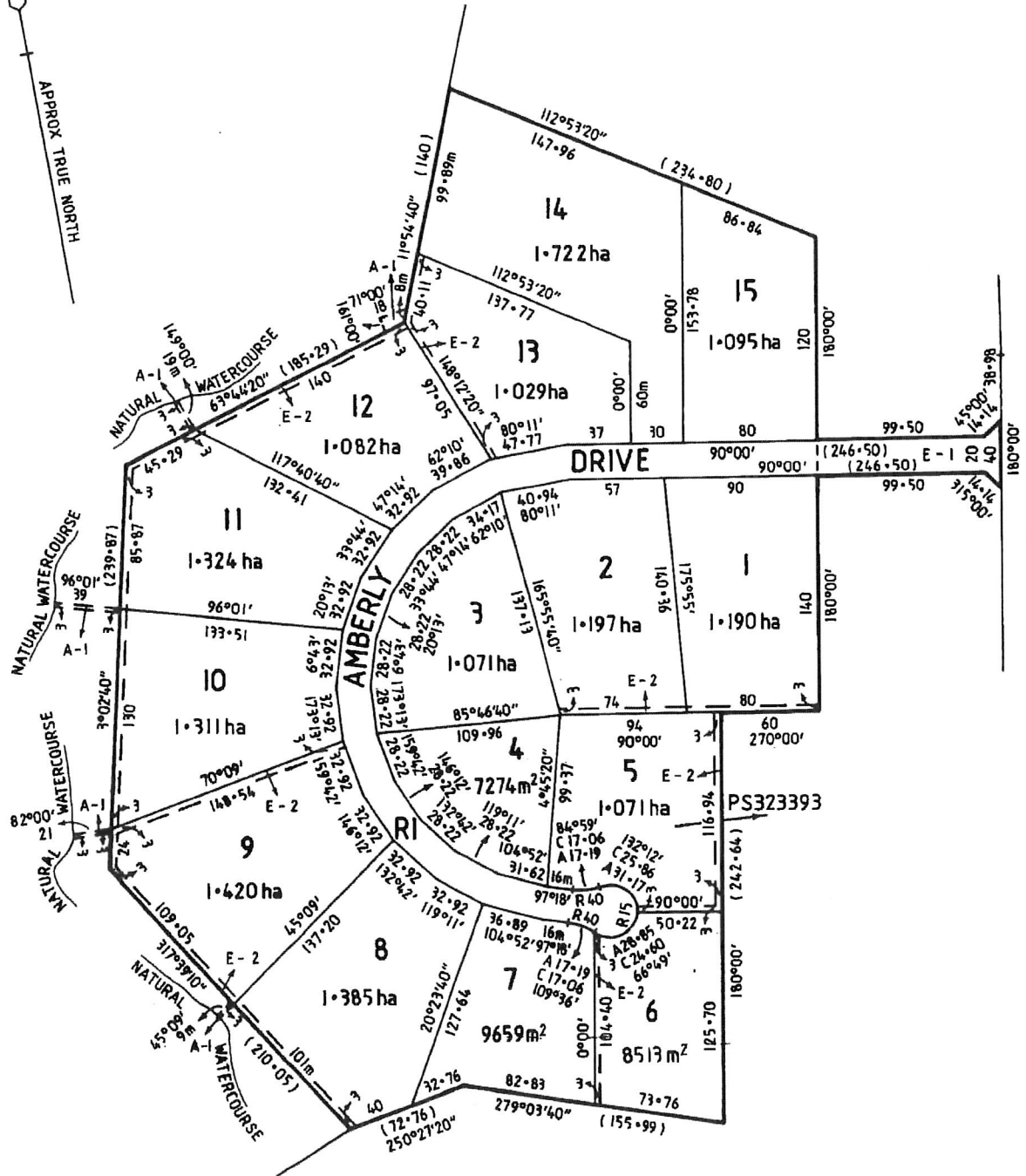
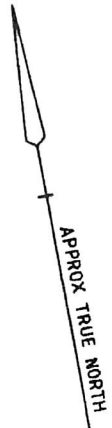
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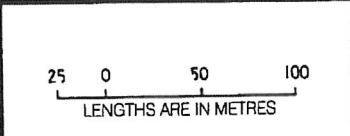
<b>PLAN OF SUBDIVISION</b>			STAGE No. /	LTO USE ONLY <b>EDITION 3</b>	PLAN NUMBER <b>PS 323397S</b>	
<b>LOCATION OF LAND</b> PARISH: SARSFIELD TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 5 & 6 (PARTS) CROWN PORTION: — LTO BASE RECORD: PARISH (3476) TITLE REFERENCES:  LAST PLAN REFERENCE/S: PS 303126P      LOT 3 POSTAL ADDRESS: NICHOLSON - SARSFIELD ROAD, (At time of subdivision) NICHOLSON 3882  AMG Co-ordinates      E 564 600      ZONE: 55 (of approx centre of land      N 5816 150 in plan)			<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b> COUNCIL NAME: SHIRE OF BAIRNSDALE      REF: 77-92-0143 1. This plan is certified under Section 6 of the Subdivision Act 1988. <del>2. This plan is certified under Section 11(7) of the Subdivision Act 1988.</del> <del>— Date of original certification under Section 6. / /</del> <del>3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.</del> OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/ <del>has not</del> been made. <del>(ii) The requirement has been satisfied.</del> <del>(iii) The requirement is to be satisfied in Stage .....</del> Council Delegate Council Seal Date 11 / 2 / 93  Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /			
<b>VESTING OF ROADS AND/OR RESERVES</b>						
IDENTIFIER		COUNCIL/BODY/PERSON				
RI ROAD		SHIRE OF BAIRNSDALE				
<b>NOTATIONS</b>						
STAGING    This is/ is not a staged subdivision. Planning permit No.						
DEPTH LIMITATION    DOES NOT APPLY						
SURVEY    THIS PLAN IS/ <del>IS NOT</del> BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No.						
<b>EASEMENT INFORMATION</b>					<b>LTO USE ONLY</b>	
LEGEND    A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)					STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT	
					RECEIVED <input checked="" type="checkbox"/>	
					DATE 15 / 4 / 93	
					<b>LTO USE ONLY</b>	
					PLAN REGISTERED	
					TIME 12-05	
					DATE 16 / 4 / 93	
					 Assistant Registrar of Titles	
					SHEET 1 OF 2 SHEETS	
<b>CROWTHER &amp; SADLER PTY. LTD.</b> Licensed Surveyors and Town Planners 152 Macleod Street,      P.O. Box 722, BAIRNSDALE, 3875.      Phone (051) 52 5011			LICENSED SURVEYOR (PRINT)      JON MARK BRODZIK SIGNATURE .....      DATE / / REF 7257      VERSION			DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE      A3

PLAN OF SUBDIVISION	STAGE No. /	PLAN NUMBER <b>PS 323397 S</b>
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NICHOLSON - SARSFIELD ROAD

**CROWTHER & SADLER PTY. LTD.**  
 Licensed Surveyors and Town Planners  
 152 Macleod Street, PO. Box 722,  
 BAIRNSDALE, 3675. Phone (051) 52 5011

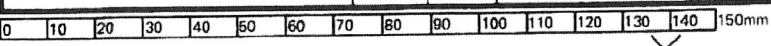


ORIGINAL	SCALE	SHEET SIZE	LICENSED SURVEYOR (PRINT) <b>JON MARK BRODZIK</b>	SIGNATURE .....	DATE / /
	1:2500	A3	REF <b>7257</b>	VERSION	

SHEET 2 OF 2 SHEETS

DATE / /

COUNCIL DELEGATE SIGNATURE









# PROPERTY REPORT



Energy,  
Environment  
and Climate Action

From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 25 October 2024 09:57 AM

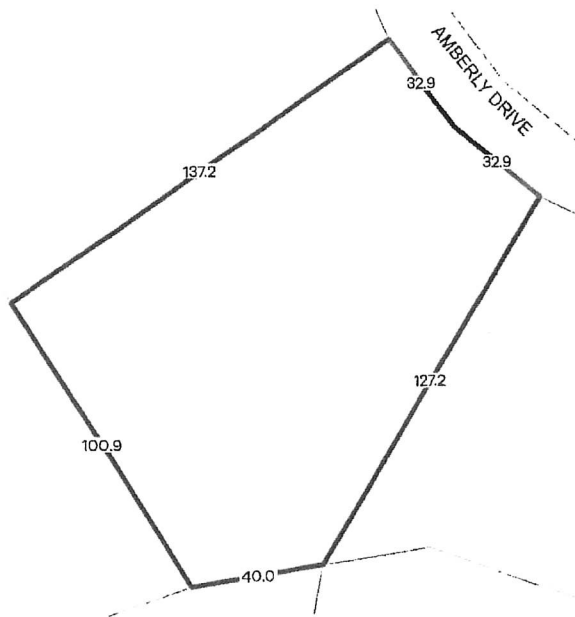
## PROPERTY DETAILS

Address: **60 AMBERLY DRIVE NICHOLSON 3882**  
Lot and Plan Number: **Lot 8 PS323397**  
Standard Parcel Identifier (SPI): **8\PS323397**  
Local Government Area (Council): **EAST GIPPSLAND**  
Council Property Number: **9**  
Directory Reference: **Vicroads 84 D6**

[www.eastgippsland.vic.gov.au](http://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:** 13849 sq. m (1.38 ha)

**Perimeter:** 472 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/>

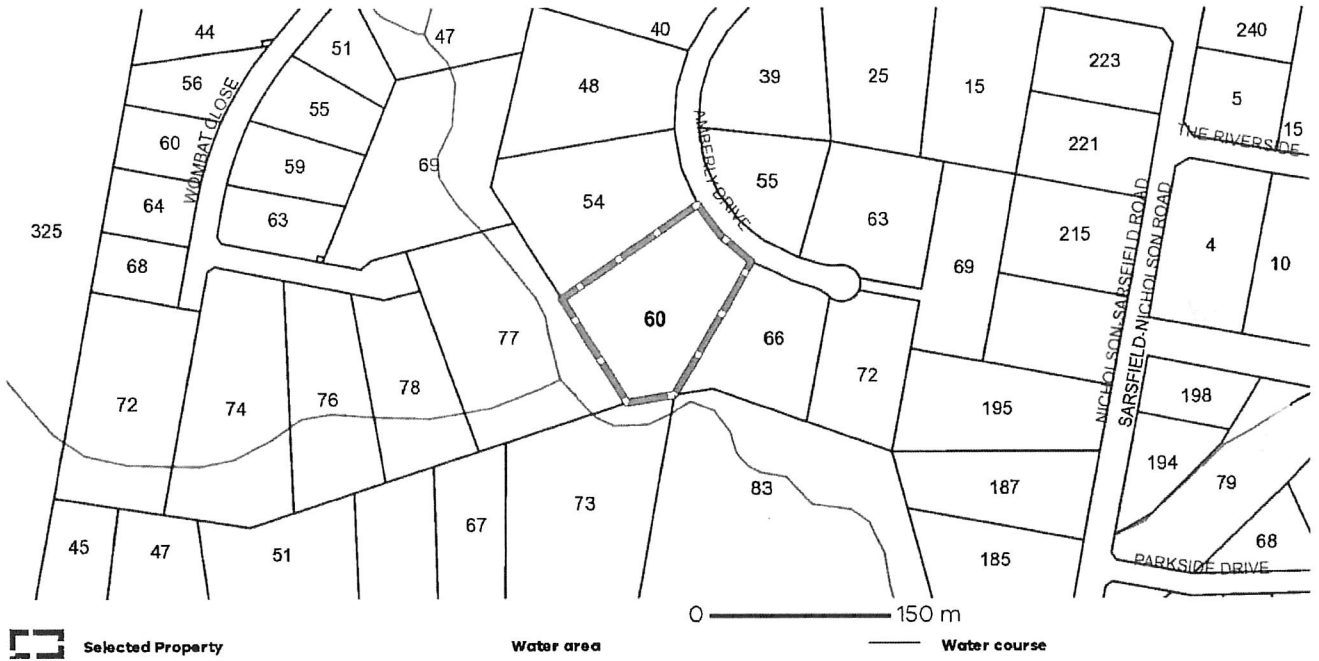
**Property and parcel search** <https://www.land.vic.gov.au/property-and-parcel-search>

# PROPERTY REPORT



Energy,  
Environment  
and Climate Action

## Area Map



Selected Property

Water area

Water course

# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 25 October 2024 09:57 AM

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[www.eastgippsland.vic.gov.au](http://www.eastgippsland.vic.gov.au)

[Planning Scheme - East Gippsland](#)

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Legislative Assembly: **GIPPSLAND EAST**

## OTHER

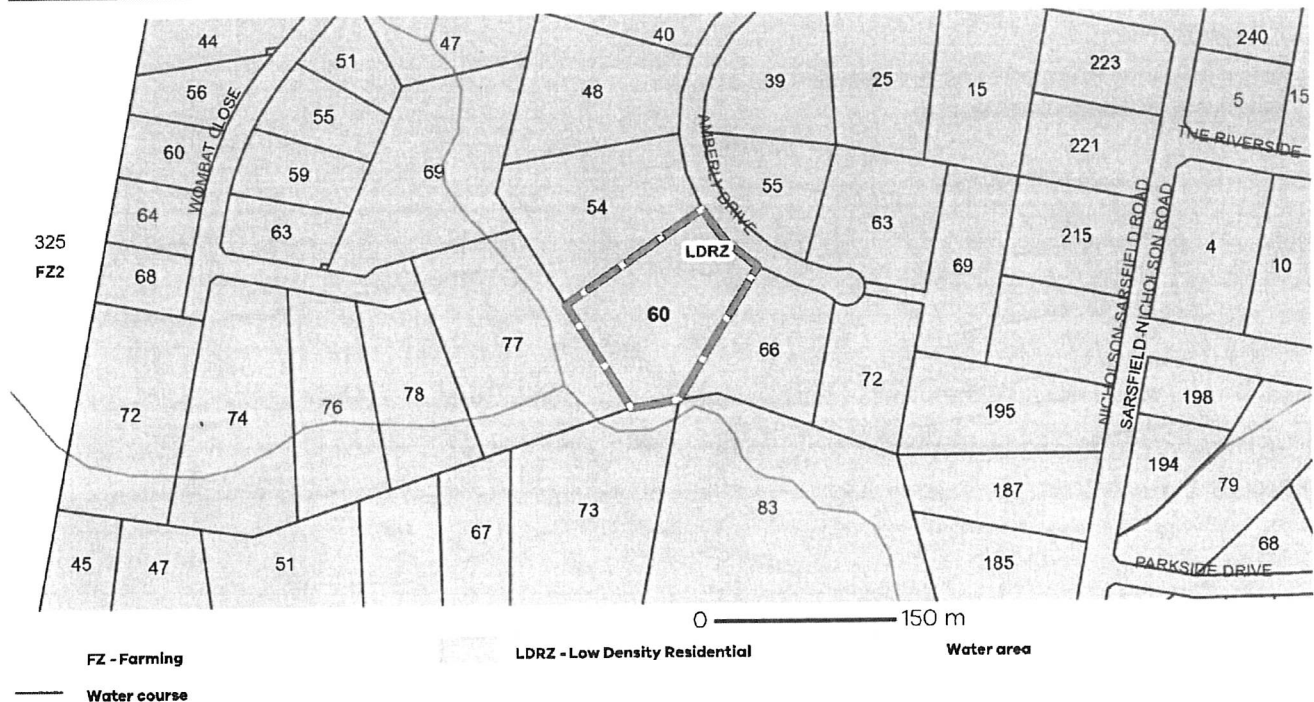
Registered Aboriginal Party: **Gunaikurnai Land and Waters  
Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

LOW DENSITY RESIDENTIAL ZONE (LDRZ)

SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE (LDRZ)



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

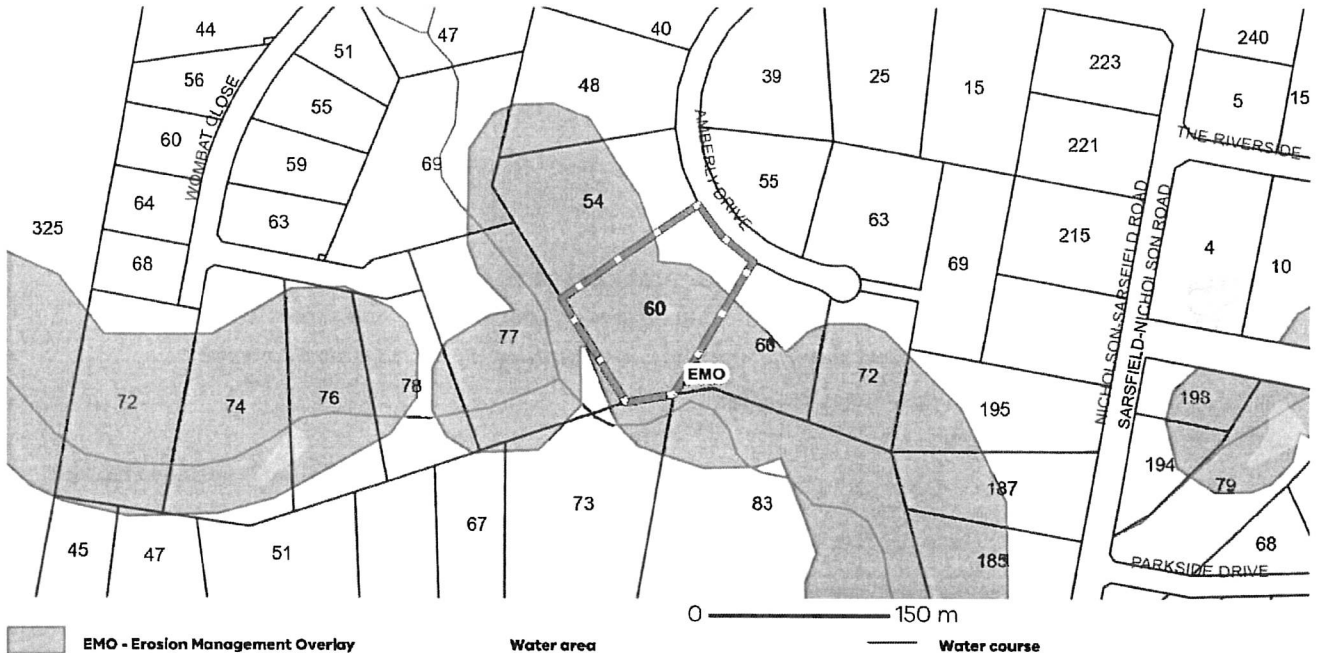
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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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 Overlays

### EROSION MANAGEMENT OVERLAY (EMO)

### EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)

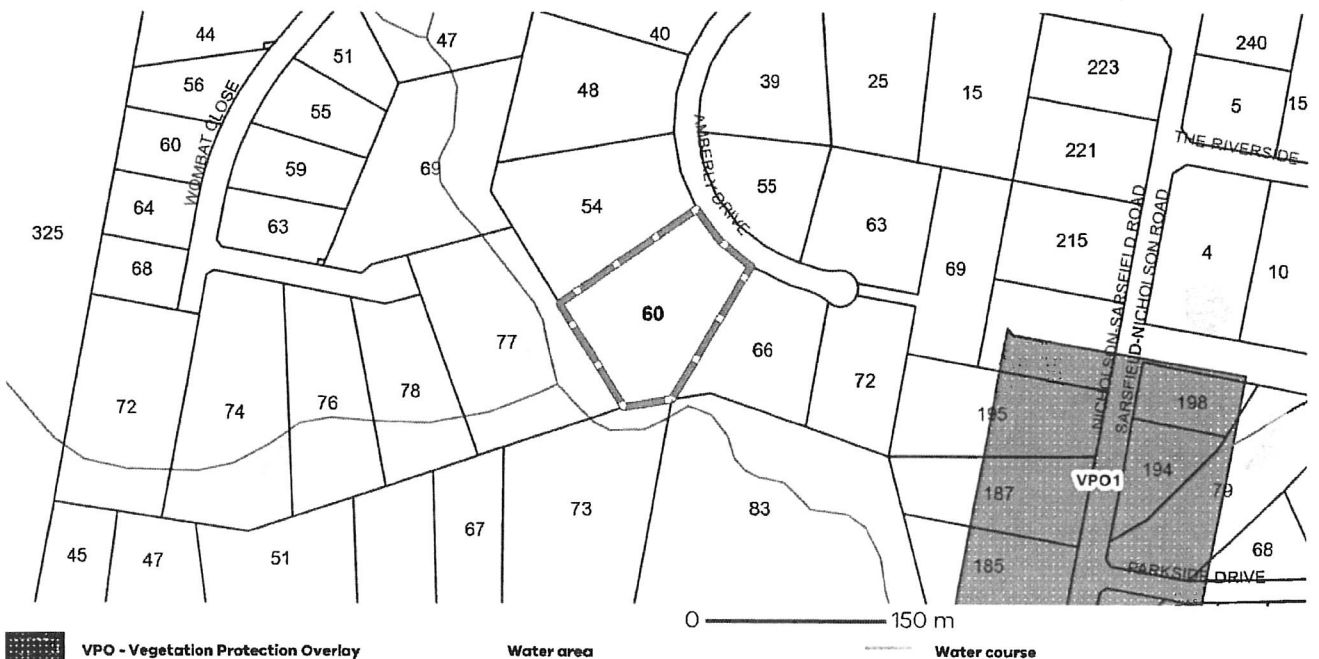


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

### VEGETATION PROTECTION OVERLAY (VPO)



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 24 October 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>

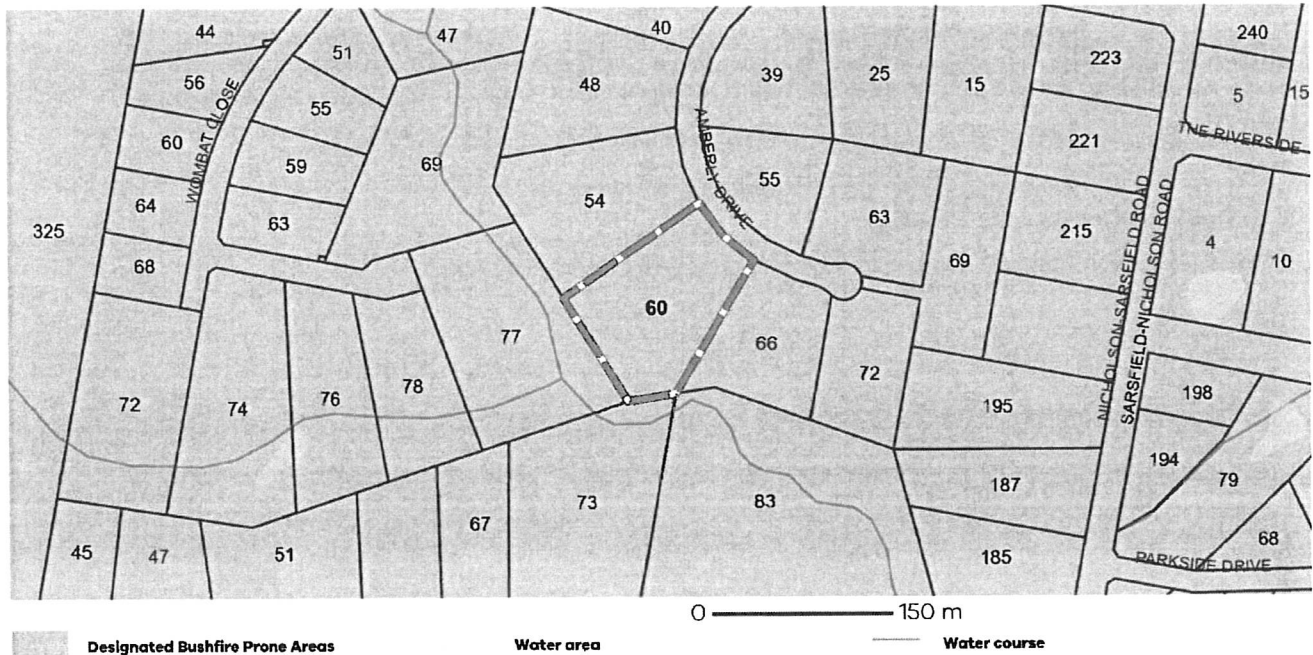
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

## Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvm.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

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





**EAST GIPPSLAND**  
SHIRE COUNCIL

# Valuation and Rate Notice

## 2024-2025

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

002124



028  
H1

J R Wade & S Wade  
12 Elva Court  
MITCHAM VIC 3132

Assessment Number: 9  
Date of Issue: 23/08/2024  
Arrears  
Due immediately:  
Pay in Full  
By 15/2/2025: \$3,061.74  
Pay by 4 instalments  
First by 30/9/2024: \$766.74

60 Amberly Drive NICHOLSON VIC 3882  
Lot 8 PS 323397

Land Area: 1.3850 Ha

AVPCC: 117 Residential Rural/Rural Lifestyle

Owner: J R Wade & S Wade

Date of valuation: 01/01/2024  
Operative Date: 01/07/2024  
Site Valuation (SV): \$410,000  
Capital Improved Valuation (CIV): \$810,000  
Net Annual Valuation (NAV): \$40,500

Rates and charges (Council uses CIV for rating purposes). Date of Declaration: 25 June 2024.

### 2024/2025 Council Rate and Charges

Item	Rate	Amount
General Rate	0.00265466 X \$810,000	\$2,150.27
Municipal Charge		\$252.00
Waste Levy		\$51.00
Waste - 2 Bins - Compulsory	\$406.00 X 1	\$406.00
2024/2025 Victorian Government Fire Services Property Levy		\$70.47
FSPL - Residential Variable	0.00008700 X \$810,000	\$70.47
FSPL - Residential Fixed	\$132.00 X 1	\$132.00
<b>Total Amount of this notice</b>		<b>\$3,061.74</b>

### Instalments

Date Due	Amount Due
30/09/2024	\$766.74
30/11/2024	\$765.00
28/02/2025	\$765.00
31/05/2025	\$765.00

Payment(s) made on or after 9 August 2024 may not be shown on this account.

No GST is applied to rates.



Contract your bank or credit union to register for BPAY

Billor Code: 125864  
Customer Ref: 1700000910

BPAY® this payment via Internet or phone banking.  
BPAY View\* - View and pay this bill using internet banking.  
BPAY View Registration No: 1700000910  
BPAY View Registration Name: J R Wade & S Wade

Pay at our website with credit card (Visa and Mastercard only) visit  
www.eastgippsland.vic.gov.au/council/online  
Use Customer Reference Number: 1700000910



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



In person at any Australia Post Office



\*3632 1 1700000910



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



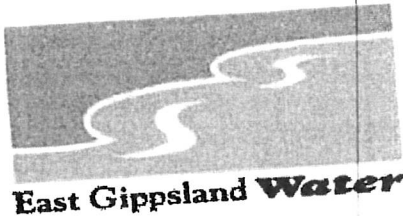
In Person - At Council's Service Centres (cash, cheque, EFTPOS or credit card). Reference: 9



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



Contact Centrelink to arrange regular deductions from your Centrelink payments. Quote Customer Reference Number: 555 015 834V and your reference number: 91



Bairnsdale Office  
 133 Macleod St (PO Box 52),  
 BAIRNSDALE VIC 3875  
 ABN: 40 096 764 586  
 Web: www.egwater.vic.gov.au  
 Email: egw@egwater.vic.gov.au



Emergencies, Service Difficulties and Faults  
 1300 134 202 (24 Hours, 7 Days)  
 Account Enquiries 1800 671 841

Account Number  
**29-0021-0600-01-6**

Invoice Number  
 2405319

Amount Due  
**\$62.42**

Issued: 20 Aug 2024

Next Scheduled Reading: 18 Nov 2024

Pay By  
**17 Sep 2024**

# Tax Invoice

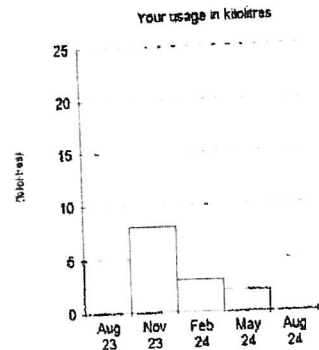
Service Address: 60 Amberly Dr, Nicholson VIC 3882

J R & S Wade  
 12 Elva Ct  
 MITCHAM VIC 3132



1000666

<b>Opening Balance</b>	<b>\$64.72</b>
Total Payments received to the 20 Aug 2024	\$64.72 CR
<b>Balance</b>	<b>\$0.00</b>
<b>Current Charges</b>	<b>\$0.00</b>
Water Usage	\$62.42
Water Service Charge	\$62.42
<b>Total</b>	<b>\$62.42</b>
<b>Total Amount Due</b>	<b>\$0.00</b>
Total includes GST of	



Av. Daily Use	Av. Daily Cost
Last year 0.000 kL/day	Current period 0.000 kL/day
	Current period \$0.68/day

*Handwritten signature and date: 3/10/2024*

Penalty Interest of 6.20% p/a will apply to overdue balances.

## Payment Options



**Direct Debit:** Call 1800 671 841 for an application or visit our website.



**Mail:** Send a cheque with this portion of the account to PO Box 52, BAIRNSDALE VIC 3875



Quote the Biller Code and Reference No.

Biller Code: 16063  
 Ref: 2900 2106 0001 6



**Payment in Person:** Please present this account to our Bairnsdale office at 133 Macleod Street.



**Centrepay:** Centrepay recipients can arrange automatic payments through Centrepay.



Pay at any Post Office, or via [postbillpay.com.au](http://postbillpay.com.au) for on-line payments or phone 13 18 16 for credit card payments.



**Internet:** Visit our website at [www.egwater.vic.gov.au](http://www.egwater.vic.gov.au) and click on Pay: Bill Online. Use Post Billpay Code and Ref Number.

Billpay Code: 0436  
 Ref: 0290 0210 6000 16

Account Number  
**29-0021-0600-01-6**

Invoice Number  
 2405319

Amount Due  
**\$62.42**



\*436 02900210600016

Office Use: 80-19122023

# Property Clearance Certificate

## Land Tax



TOM DI PASQUALE

**Your Reference:** LD:74526398-008-8.27946  
**Certificate No:** 80270988  
**Issue Date:** 10 OCT 2024  
**Enquiries:** ESYSPROD

**Land Address:** 60 AMBERLY DRIVE NICHOLSON VIC 3882

Land Id	Lot	Plan	Volume	Folio	Tax Payable
24154035	8	323397	10110	274	\$0.00

**Vendor:** SARA WADE & JOHN REGINALD WADE  
**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR JOHN REGINALD WADE	2024	\$340,000	\$1,290.61	\$0.00	\$0.00

**Comments:** Land Tax of \$1,290.61 has been assessed for 2024, an amount of \$1,290.61 has been paid.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
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**Comments:**

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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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:	\$800,000
SITE VALUE:	\$340,000
<b>CURRENT LAND TAX CHARGE:</b>	<b>\$0.00</b>



# Notes to Certificate - Land Tax

Certificate No: 80270988

## 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 = \$1,470.00

Taxable Value = \$340,000

Calculated as \$1,350 plus ( \$340,000 - \$300,000) multiplied by 0.300 cents.

## Land Tax - Payment Options

### BPAY



Billers Code: 5249  
Ref: 80270988

### 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](http://www.bpay.com.au)

### CARD



Ref: 80270988

### Visa or Mastercard

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

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)

# Property Clearance Certificate

## Commercial and Industrial Property Tax



TOM DI PASQUALE

**Your Reference:** LD:74526398-008-8.27946  
**Certificate No:** 80270988  
**Issue Date:** 10 OCT 2024  
**Enquires:** ESYSPROD

**Land Address:** 60 AMBERLY DRIVE NICHOLSON VIC 3882

Land Id	Lot	Plan	Volume	Folio	Tax Payable
24154035	8	323397	10110	274	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
117	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

<b>CAPITAL IMPROVED VALUE:</b>	<b>\$800,000</b>
<b>SITE VALUE:</b>	<b>\$340,000</b>
<b>CURRENT CIPT CHARGE:</b>	<b>\$0.00</b>

# Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 80270988

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## Power to Issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

## Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

## Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960*:
  - a general valuation of the land;
  - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
  - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
  - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
  - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

## Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
  - the date on which the land became tax reform scheme land;
  - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
  - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

## Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification

must be given to the Commissioner within 30 days of the change of use.

## Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

## Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

## Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

## General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to [www.sro.vic.gov.au/CIPT](http://www.sro.vic.gov.au/CIPT).
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
  - the request is within 90 days of the original Certificate's issue date, and
  - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

# Property Clearance Certificate

## Windfall Gains Tax



TOM DI PASQUALE

**Your Reference:** LD:74526398-008-8.27946

**Certificate No:** 80270988

**Issue Date:** 10 OCT 2024

**Land Address:** 60 AMBERLY DRIVE NICHOLSON VIC 3882

Lot	Plan	Volume	Folio
8	323397	10110	274

**Vendor:** SARA WADE & JOHN REGIND WADE

**Purchaser:** FOR INFORMATION PURPOSES

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

**Comments:** No windfall gains tax liability identified.

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

**Paul Broderick**  
Commissioner of State Revenue

**CURRENT WINDFALL GAINS TAX CHARGE:**

**\$0.00**

# Notes to Certificate - Windfall Gains Tax

Certificate No: 80270988

## 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><b>BPAY</b></p>  <p>Billier Code: 416073 Ref: 80270986</p> <p><b>Telephone &amp; Internet Banking - BPAY®</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p><a href="http://www.bpay.com.au">www.bpay.com.au</a></p>	<p><b>CARD</b></p>  <p>Ref: 80270986</p> <p><b>Visa or Mastercard</b></p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p><a href="http://sro.vic.gov.au/payment-options">sro.vic.gov.au/payment-options</a></p>	<p><b>Important payment information</b></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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\*\*\*\* Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning \*\*\*\*

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Tom Di Pasquale  
526 Sydney Road  
BRUNSWICK 3056

Client Reference: 27946

NO PROPOSALS. As at the 17th May 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®.

60 AMBERLY DRIVE, NICHOLSON 3882  
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: 17th May 2023

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 68906585 - 68906585101231 '27946'

