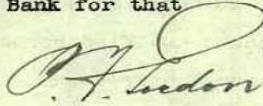
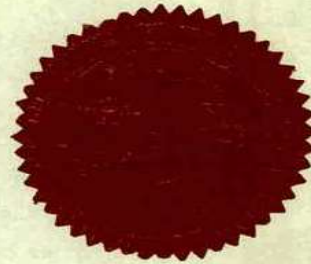


I certify that the Seal of THE COMMERCIAL
BANK OF AUSTRALIA LIMITED was affixed
hereto by me and that I am an officer
appointed by the said Bank for that
purpose -



General Manager.



ENCUMBRANCES REFERRED TO

As to the land secondly described The reservation contained in
Instrument of Transfer numbered 476383 in the Register Book.



ARTHUR ROBINSON & CO.,
Solicitors,
360 Collins Street,
Melbourne.

TRANSFER

THE COMMERCIAL BANK OF
AUSTRALIA LIMITED

to

COLE BROTHERS PTY. LTD.

DATED 1939.

MEMORIAL OF INSTRUMENT

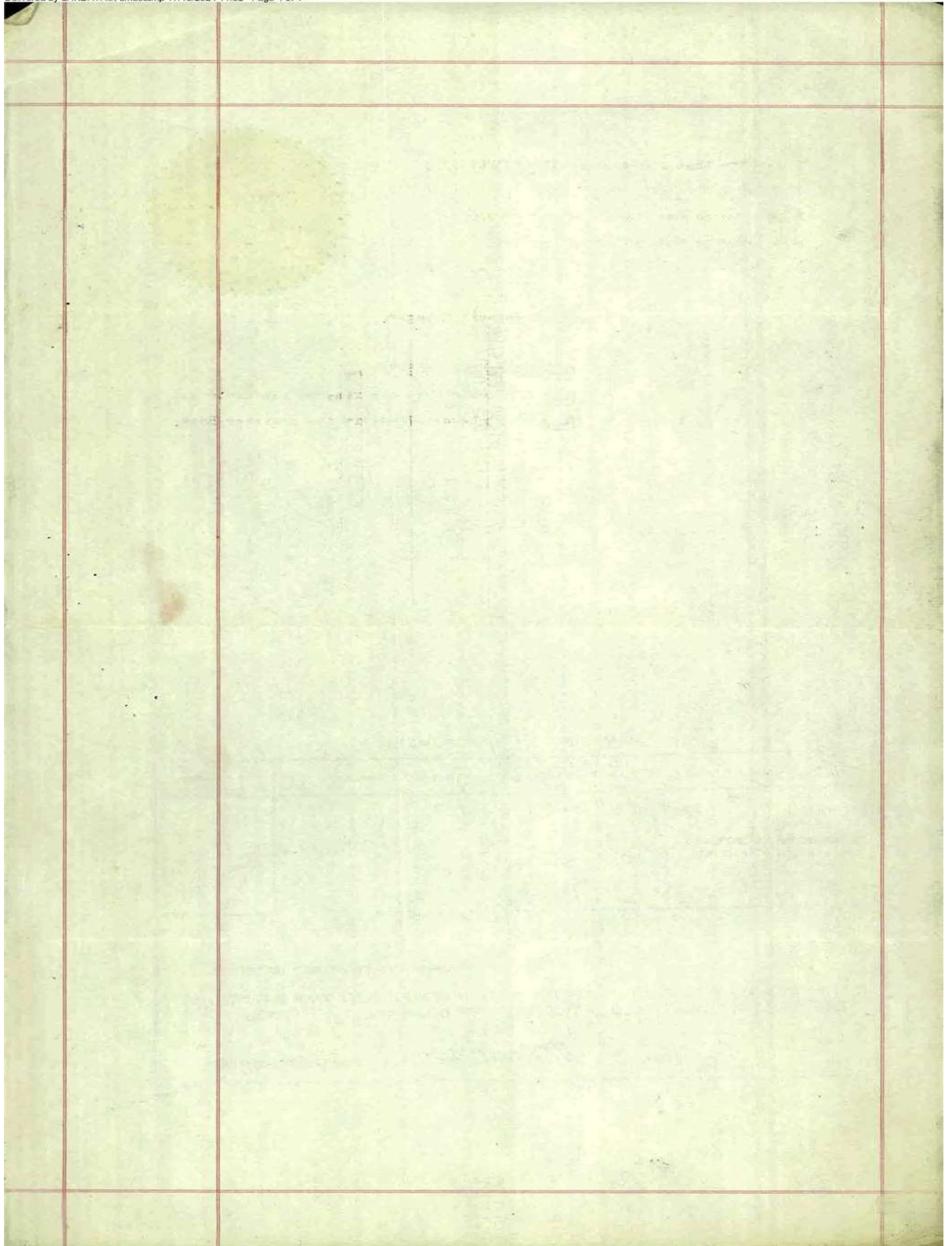
NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OR SYMBOL THEREON
Transfer as to part and Creation of Easement.	THE 6 th DAY OF <i>April</i> 1939	TO COMMERCIAL BANK OF AUSTRALIA LIMITED <i>to Hewison</i>	1726854

[Signature]

ASSISTANT REGISTRAR OF TITLES.

I CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE TIME LAST MENTIONED IN THE REGISTER BOOK VOL. *p 2945* FOL. *p 588963*
1537 *307281*

to Hewison
ASSISTANT REGISTRAR OF TITLES



From www.planning.vic.gov.au at 02 September 2024 02:01 PM

PROPERTY DETAILS

Address: **139-141 MAIN STREET BAIRNSDALE 3875**
Lot and Plan Number: **Lot 1 TP824321**
Standard Parcel Identifier (SPI): **1\TP824321**
Local Government Area (Council): **EAST GIPPSLAND**
Council Property Number: **87621**
Planning Scheme: **East Gippsland**
Directory Reference: **Vicroads 688 K7**

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

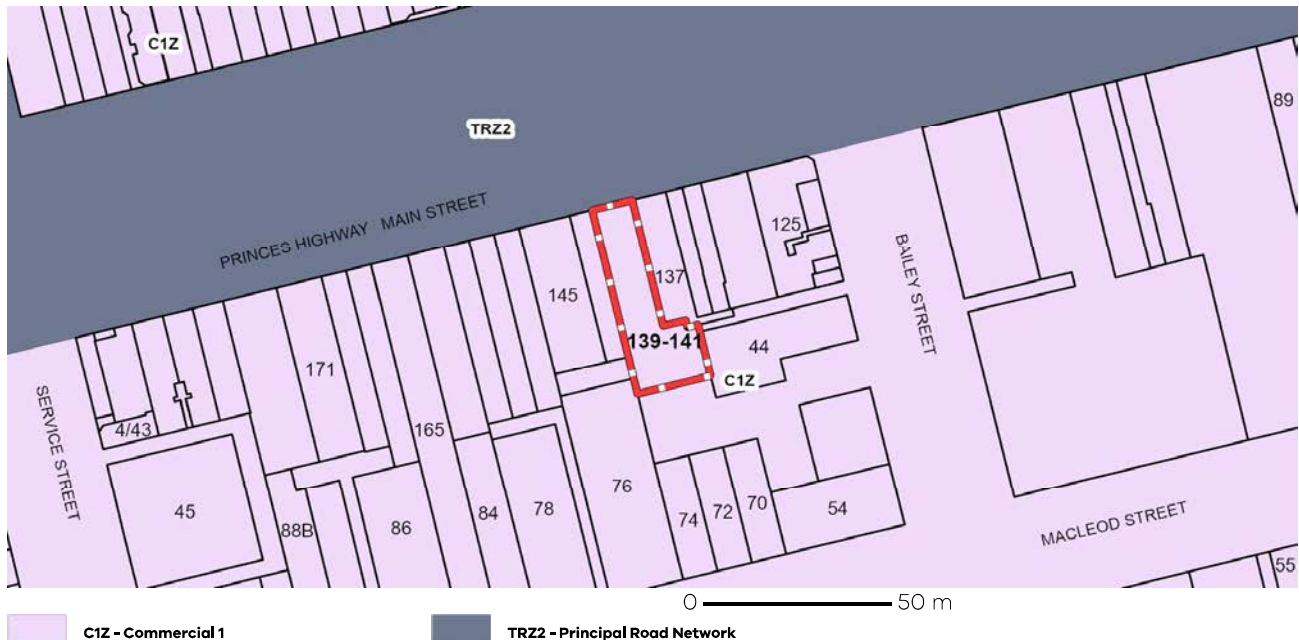
Registered Aboriginal Party: **Gunaikurnai Land and Waters
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[COMMERCIAL 1 ZONE \(C1Z\)](#)

[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)



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

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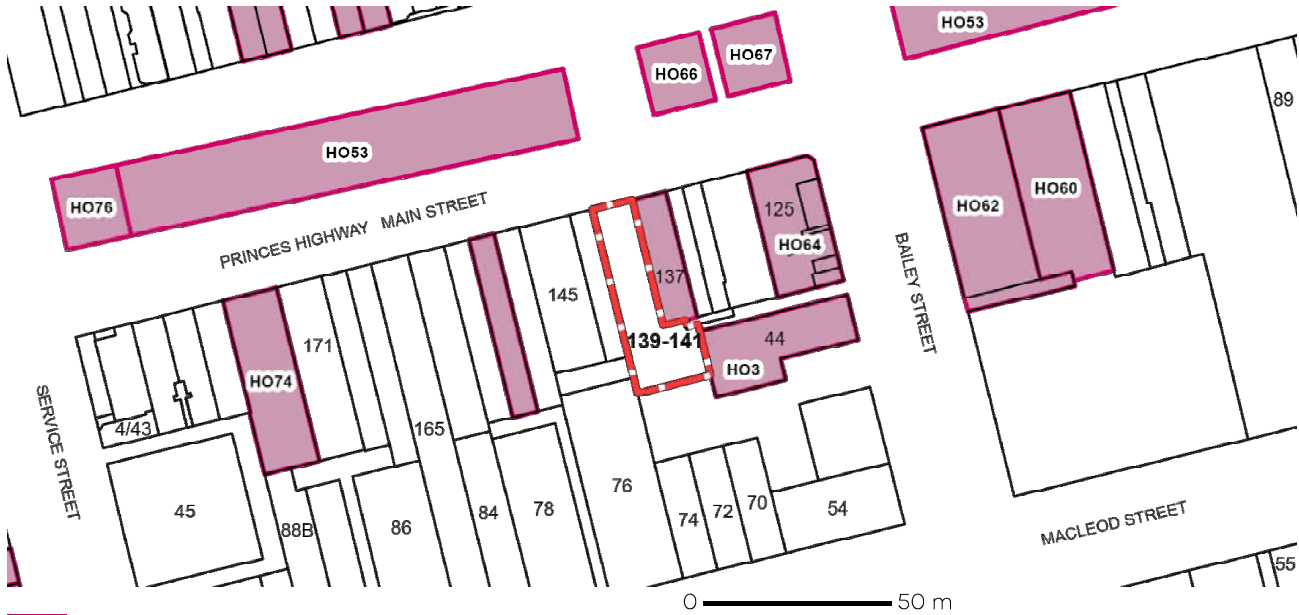
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)



 HO - Heritage Overlay

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

Further Planning Information

Planning scheme data last updated on 28 August 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>

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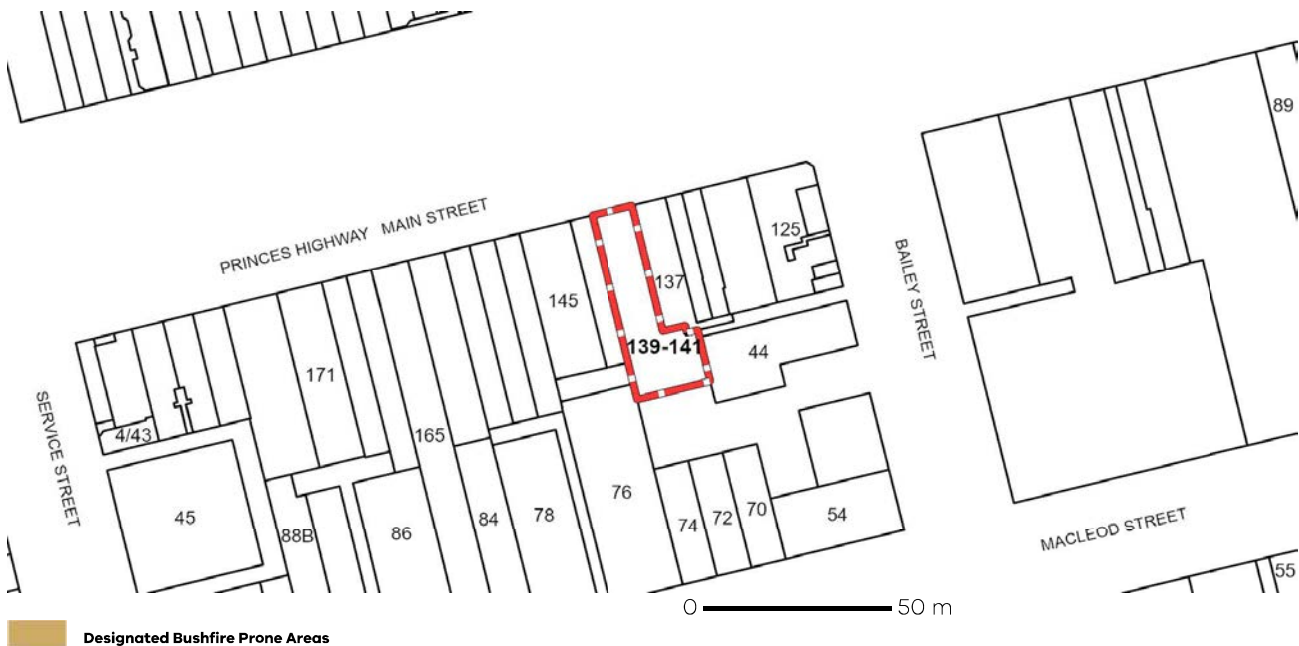
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

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

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

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



Designated 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 \(environment.vic.gov.au\)](#)

From www.planning.vic.gov.au at 02 September 2024 02:02 PM

PROPERTY DETAILS

Address: **44A BAILEY STREET BAIRNSDALE 3875**
Lot and Plan Number: **Lot 1 TP824321**
Standard Parcel Identifier (SPI): **1\TP824321**
Local Government Area (Council): **EAST GIPPSLAND**
Council Property Number: **87622**
Planning Scheme: **East Gippsland**
Directory Reference: **Vicroads 688 K7**

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

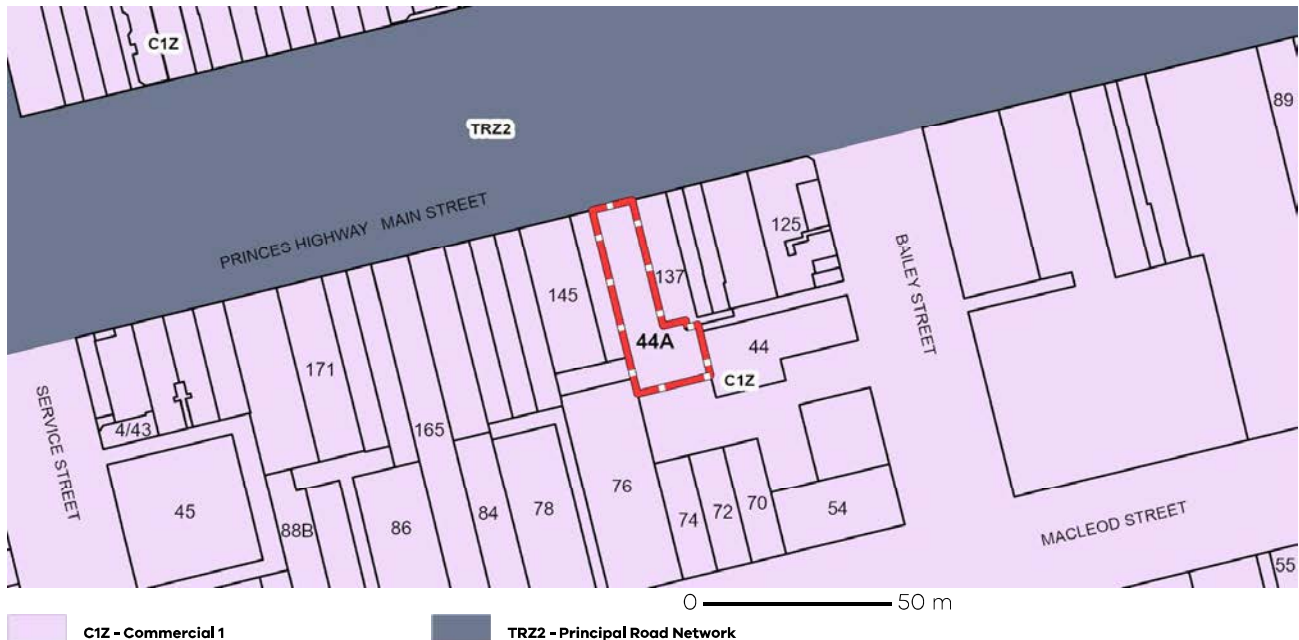
Registered Aboriginal Party: **Gunaikurnai Land and Waters
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[COMMERCIAL 1 ZONE \(C1Z\)](#)

[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)



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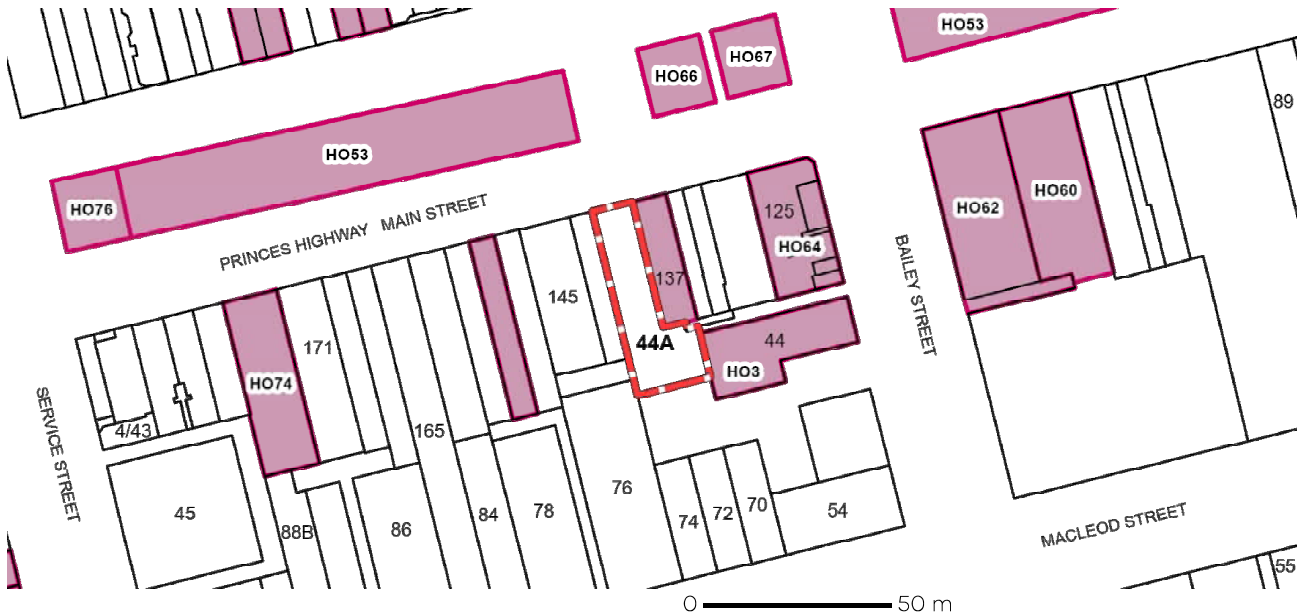
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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Further Planning Information

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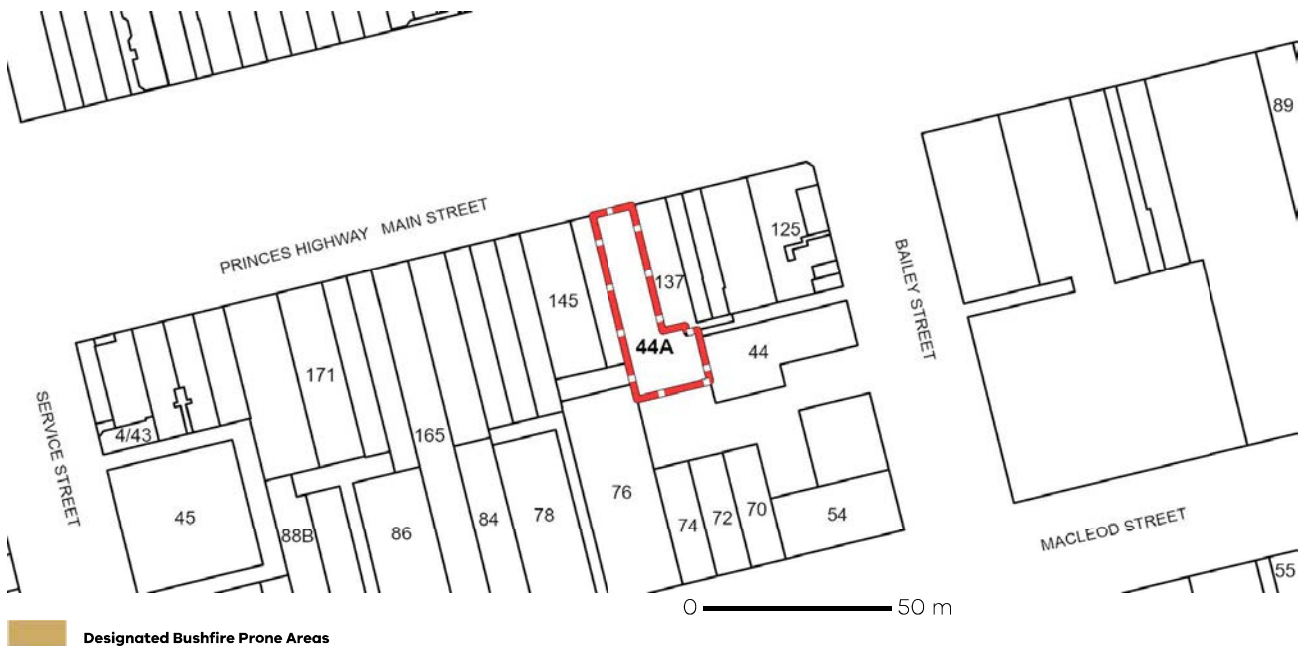
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From www.planning.vic.gov.au at 02 September 2024 02:04 PM

PROPERTY DETAILS

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Lot and Plan Number: **Lot 1 TP824321**
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Planning Scheme: **East Gippsland**
Directory Reference: **Vicroads 688 K7**

www.eastgippsland.vic.gov.au

[Planning Scheme - East Gippsland](#)

UTILITIES

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

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

OTHER

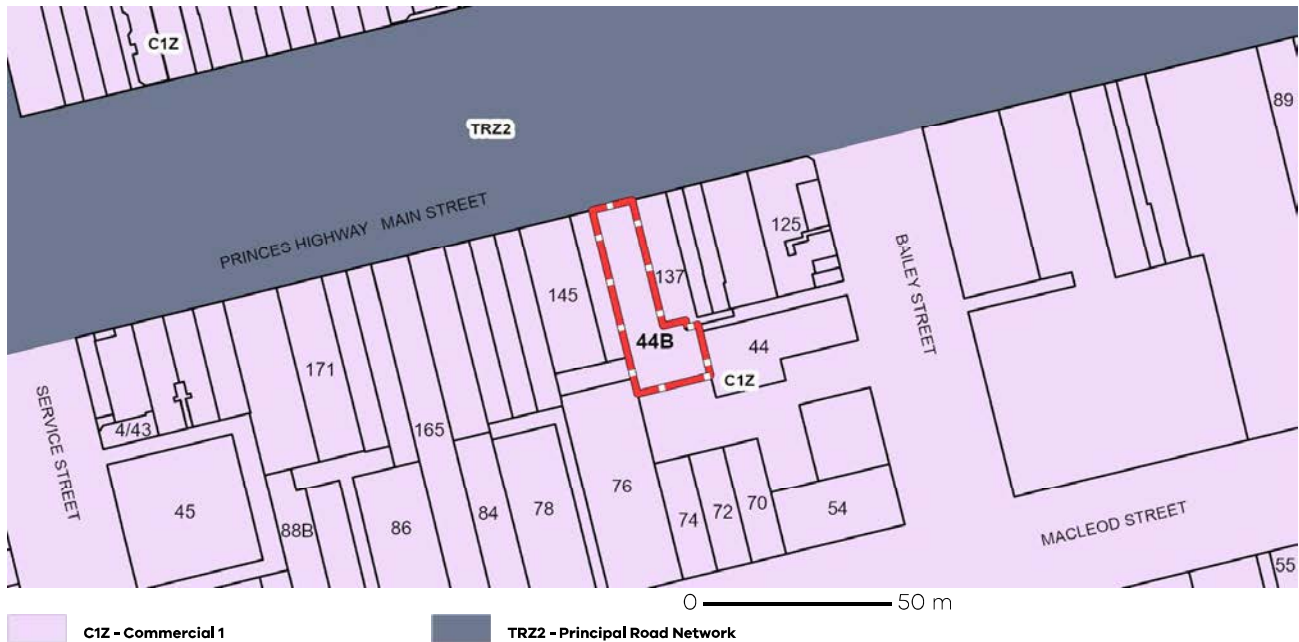
Registered Aboriginal Party: **Gunaikurnai Land and Waters
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[COMMERCIAL 1 ZONE \(C1Z\)](#)

[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)



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Planning Overlay

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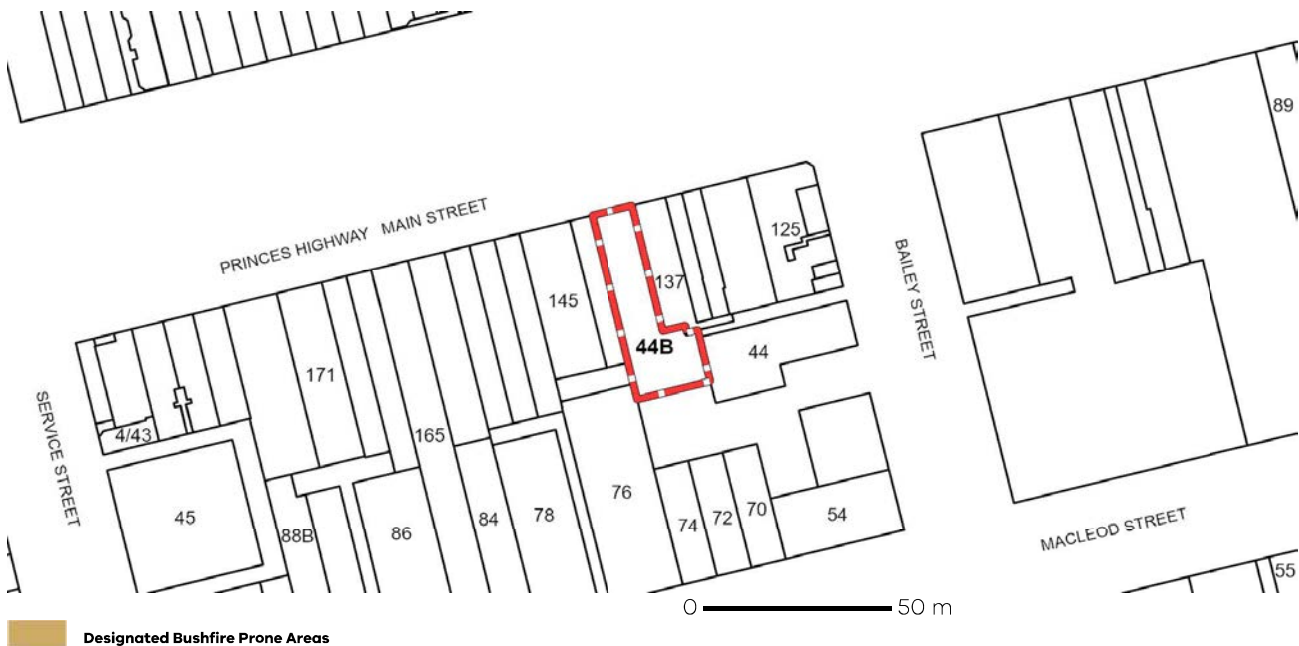
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LAND INFORMATION CERTIFICATE

In accordance with Section 121 of the *Local Government Act 2020*

Certificate Number: 20250409
Date of Issue: 06/09/2024

Applicants Reference: 74091487-012-1

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

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

Assessment Number	87621	Area	685.0000 Square Metres
Property Address	139-141 Main Street BAIRNSDALE VIC 3875		
Property Description	PtL: 1 TP: 824321		
Site Value	\$385,000.00	Level of Value Date	01/01/2024
Capital Improved Value	\$780,000.00		
Net Annual Value	\$56,000.00		

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

Rates Levied		Levy Amount
Comm/Industrial Rate		\$2,795.36
Municipal Charge		\$252.00
Waste Levy		\$51.00
FSPL - Commercial Charge		\$517.92
FSPL - Commercial Fixed Charge		\$267.00
Brought forward balance as at 30/06/2024		\$0.00
Interest to 15/08/2024		\$0.00
Other Adjustments		\$0.00
Property Debt (Balance)		\$0.00
Less Rate Waiver		\$0.00
Less Pensioner Government Rebate		\$0.00
Less Council Special Rebate		\$0.00
Less Payments		\$0.00
Total Balance Due		\$3,883.28

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

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

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

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

Please note that the titles provided in your application cover additional rates assessments and further applications are required. Please quote assessment numbers 87622 and 87623.



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: 87621
Certificate Number: 20250409

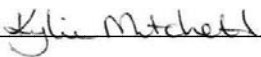
Page Number: 3

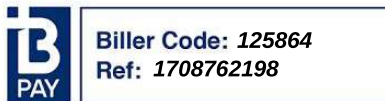
In accordance with Section 175 of the *Local Government Act 1989*, the purchaser of the land must pay any rate or charge on the land by the due date, or if that date has passed, immediately after they become the owner. Council recommends that payment of all outstanding amounts is made at settlement.

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**



LAND INFORMATION CERTIFICATE

In accordance with Section 121 of the *Local Government Act 2020*

Certificate Number: 20250411
Date of Issue: 06/09/2024

Applicants Reference: 74092198-012-7

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

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

Assessment Number	87623	Area	685.0000 Square Metres
Property Address	44B Bailey Street BAIRNSDALE VIC 3875		
Property Description	PtL: 1 TP: 824321		
Site Value	\$85,000.00	Level of Value Date	01/01/2024
Capital Improved Value	\$155,000.00		
Net Annual Value	\$12,000.00		

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

Rates Levied		Levy Amount
Comm/Industrial Rate		\$555.49
Municipal Charge		\$252.00
Waste Levy		\$51.00
FSPL - Commercial Charge		\$102.92
FSPL - Commercial Fixed Charge		\$267.00
Brought forward balance as at 30/06/2024		-\$0.50
Interest to 15/08/2024		\$0.00
Other Adjustments		\$0.00
Property Debt (Balance)		\$0.00
Less Rate Waiver		\$0.00
Less Pensioner Government Rebate		\$0.00
Less Council Special Rebate		\$0.00
Less Payments		\$0.00
Total Balance Due		\$1,227.91

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

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

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

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

Please note that the titles provided in your application cover additional rates assessments and further applications are required. Please quote assessment numbers 87621 and 87622.



OTHER INFORMATION

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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.

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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: 87623
Certificate Number: 20250411

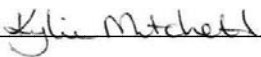
Page Number: 3

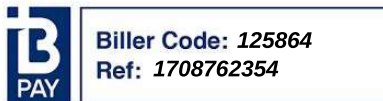
In accordance with Section 175 of the *Local Government Act 1989*, the purchaser of the land must pay any rate or charge on the land by the due date, or if that date has passed, immediately after they become the owner. Council recommends that payment of all outstanding amounts is made at settlement.

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**



LAND INFORMATION CERTIFICATE

In accordance with Section 121 of the *Local Government Act 2020*

Certificate Number: 20250412
Date of Issue: 06/09/2024

Applicants Reference: 74092118-012-1

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

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

Assessment Number	87622	Area	685.0000 Square Metres
Property Address	44A Bailey Street BAIRNSDALE VIC 3875		
Property Description	PtL: 1 TP: 824321		
Site Value	\$60,000.00	Level of Value Date	01/01/2024
Capital Improved Value	\$115,000.00		
Net Annual Value	\$9,000.00		

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

Rates Levied		Levy Amount
Comm/Industrial Rate		\$412.14
Municipal Charge		\$252.00
Waste Levy		\$51.00
FSPL - Commercial Charge		\$76.36
FSPL - Commercial Fixed Charge		\$267.00
Brought forward balance as at 30/06/2024		\$0.00
Interest to 15/08/2024		\$0.00
Other Adjustments		\$0.00
Property Debt (Balance)		\$0.00
Less Rate Waiver		\$0.00
Less Pensioner Government Rebate		\$0.00
Less Council Special Rebate		\$0.00
Less Payments		-\$1,058.50
Total Balance Due		\$0.00

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

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

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

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

Please note that the titles provided in your application cover additional rates assessments and further applications are required. Please quote assessment numbers 87621 and 87623.



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: 87622
Certificate Number: 20250412

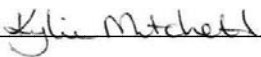
Page Number: 3

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**





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: 74091487-024-4
Statement No: 67063
Property No: 11-0646-1820
Account No: 11-0646-1820-01-1
Date: 04-Sep-2024

Information Statement

Water Act 1989, Section 158

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

139 Main St, Bairnsdale VIC 3875

Titles(s):

Part of Lot 1, Title Plan 824321, Volume 08034, Folio 761

Owner(s):

Comben, Thelma Margaret

Account Calculation:

Fees and Charges	\$295.32
Scheme Arrears	\$0.00

Total amount in arrears:	\$295.32
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Access Fees: 09-Sep-2024 (from page 2)	\$42.51
--	---------

Total Amount (not including volume charges):	\$337.83
---	-----------------

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: 11-0646-1820
Property Address: 139 Main St, Bairnsdale VIC 3875

Details for Services provided and their tariffs:

FIRE SERVICE: 29215 (32mm)

Fire Service Fee: From 26/08/24 To 09/09/24 = 14 days @ 26.56¢ per day = \$3.72

METERED SERVICE: 2021 (20mm) Meter Number: 73792

Sewerage Service Fee: EQT: 1 From 26/08/24 To 09/09/24 = 14 days @ 207.88¢ per day = \$29.10

Water Service Fee: From 26/08/24 To 09/09/24 = 14 days @ 69.18¢ per day = \$9.69

Water Volume: Read _____ - Prev. Read 1292 (26/08/24) = _____ kL

Water Volume Charged: _____ kL x 75.00% = _____ kL

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

Other information:

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

This property is served by a shared meter. The percentage charged to this property is 75.00% of water volume used.

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

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

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

If there is an arrears amount shown on this Information Statement, this amount will continue to incur a penalty interest rate of 6.20% (2024/25).

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

This property is served by a shared sewer drain. This drain also serves the properties located at 44B Bailey Street Bairnsdale VIC 3875, 137 Main Street Bairnsdale VIC 3875, and 135 Main Street Bairnsdale VIC 3875 (See attached plan).

It is the responsibility of owner(s) to ensure this drain is maintained to the satisfaction of East Gippsland Water. Additionally the owner(s) are responsible for all associated costs relating to the drain.

A special meter reading is required to be carried out prior to settlement. East Gippsland Water needs a written application specifying the date the reading is required. The cost of a special meter reading is \$82.49 (2024/25).

Commercial Tenant forms are enclosed for completion and to be returned to our office on settlement, if applicable.

This property is deemed as a potential trade waste property. East Gippsland Water must be notified when there is a change in your waste discharge or business type. This change may result in a new trade waste agreement being required.

No settlement date was provided with this application. A settlement date of seven (7) days from date of the application has been applied on this Information Statement.

Comments:

There are no Comments applicable to this property

Signed



James Sanford, Manager Customers

East Gippsland Water

PO Box 52
Bairnsdale Victoria 3875

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



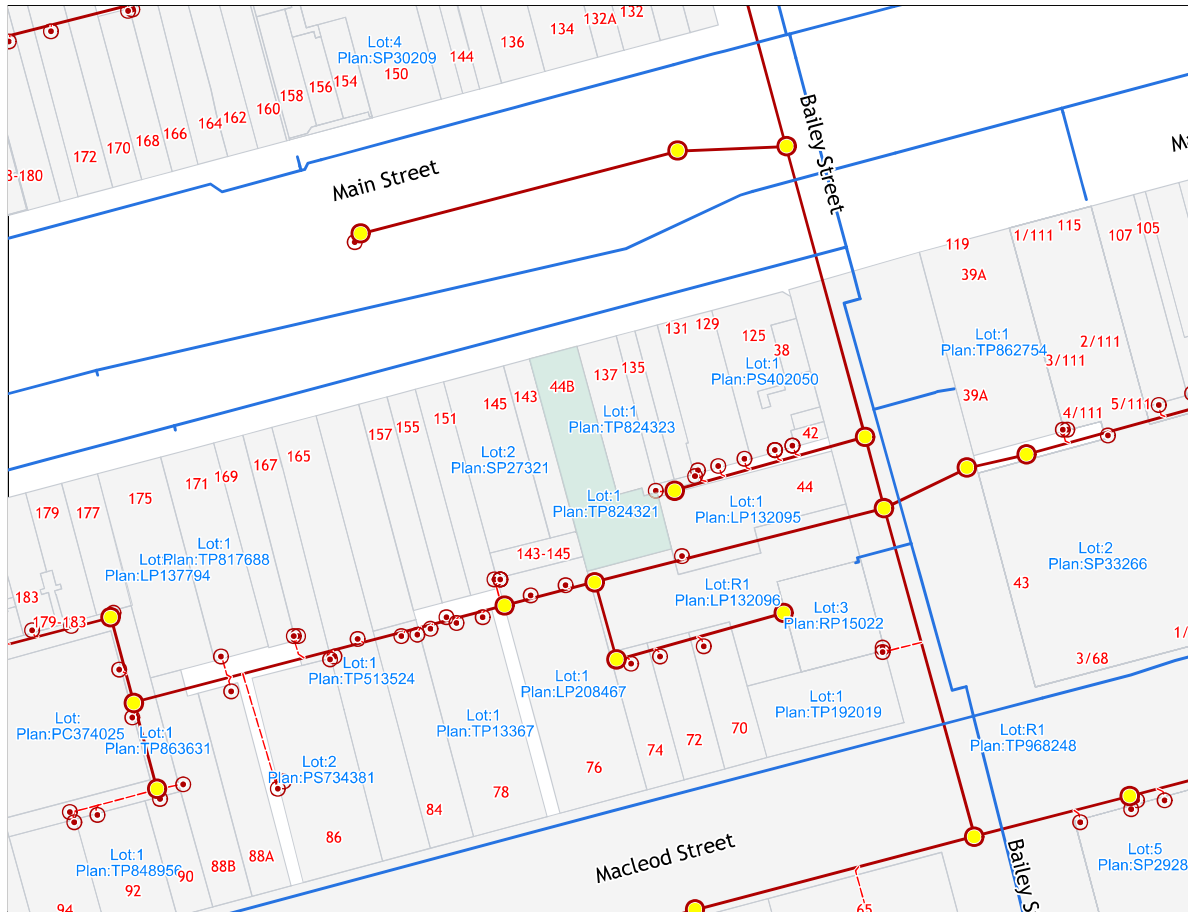
Biller Code: 16063 Ref: 1106 4618 2001 1

Property No: 11-0646-1820
Property Address: 139 Main St, Bairnsdale VIC 3875

information Statement Remittance Page

<u>AccountNo</u>	<u>Description</u>	<u>Amount</u>	<u>Barcode</u>
11-0646-1820-01	Water Account	\$337.83	
Total		\$337.83	

**** 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 Manholes
 - Sewer Property Connections**
 - Gravity
 - Pressure
 - Property Boundaries



<<INTRAMAPSTITLE>>

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

Wednesday, 4 September 2024

Scale 1:1231.34874283908





COMMERCIAL NEW TENANT APPLICATION (F145)

Purpose of this form

The purpose of this form is to notify East Gippsland Water of your request to add a commercial tenants' details to an active non-residential account issued by East Gippsland Water.

Privacy notice

We manage your personal information in accordance with the Information Privacy Principles that are set out in the Privacy and Data Protection Act 2014 (VIC).

If you choose not to provide us with the requested information, we may not be able to process your application.

We may share your information with a third party, however the information will always be used in accordance with our policies as stated. We may disclose your information to other parties as required by law, or to contractors, who are required to comply with our privacy obligations.

You can get more information about the way in which the organisation will manage your personal information, including our privacy policy and the Information Privacy Act 2000 at <https://www.egwater.vic.gov.au/privacy>

Filling in this form

- Please use black or blue pen
- Print in BLOCK LETTERS
- Mark boxes like this with a ✓ or ✕
- **All relevant parties must sign consent**

Returning your form

Check that all required questions are answered and that the form is signed and dated.

You can return this form via:

- Post - East Gippsland Water
PO Box 52
Bairnsdale VIC 3875
- E-mail - egw@egwater.vic.gov.au
- In Person - 133 MacLeod St,
Bairnsdale VIC 3875

For more information

Please visit our website at www.egwater.vic.gov.au or call us on 1300 720 700 Monday to Friday, between 8:30am and 5:00pm, excluding public holidays.

Applicant details

1. Full Name

2. Company/Organisation (if applicable)

Commercial tenants' details

4. Company/Business Name

5. First Name

Surname

<input type="text"/>	<input type="text"/>
----------------------	----------------------

6. ABN Number

7. Contact Number

8. Email Address

9. Postal Address

<input type="text"/>
Postcode:

10. Account Delivery Method

POST

EMAIL

11. Has the tenant previously held an account with EGW?

YES

NO

Property information

12. Occupying Property Address

<input type="text"/>
Postcode:

13. Lease Start Date

14. The property is managed

Privately

Real Estate Agent

(If by an agent, please provide name of agent)

Follow us:

@eastgippslandwater @eastgippslandwater

15. Landlords Name	Landlords Contact Number
<input type="text"/>	<input type="text"/>

16. Trade Waste Applicable?
 YES NO

Meter reading

East Gippsland Water require a meter reading when a tenant moves in to or out of a property. Please note that if a reading has not been completed at the time the commercial tenant form has been submitted to our office, the tenants will be set up as an active tenant from the last billing cycle reading.

17. Meter Number

18. Meter Reading

19. Date of Reading

20. Any Additional Comments?

Terms and Conditions

I understand and acknowledge that:

- The information provided in this application is true and correct to the best of my knowledge.
- East Gippsland Water may refuse this application if any supporting documents or information provided is incomplete or false.
- I approve of the information that has been provided in this application.
- At least two working days' notice must be given prior to moving in/vacating for a meter reading to be undertaken.

Confirmation

21. I declare and understand that:

- The information I have provided in this form is complete and correct.
- Giving false or misleading information is a serious offence.

Applicants Name

Applicants Signature

Date Submitted



COMMERCIAL VACATE TENANT APPLICATION (F146)

Purpose of this form

The purpose of this form is to notify East Gippsland Water of your request to add a commercial tenants' details to an active non-residential account issued by East Gippsland Water.

Privacy notice

We manage your personal information in accordance with the Information Privacy Principles that are set out in the Privacy and Data Protection Act 2014 (VIC).

If you choose not to provide us with the requested information, we may not be able to process your application.

We may share your information with a third party, however the information will always be used in accordance with our policies as stated. We may disclose your information to other parties as required by law, or to contractors, who are required to comply with our privacy obligations.

You can get more information about the way in which the organisation will manage your personal information, including our privacy policy and the Information Privacy Act 2000 at <https://www.egwater.vic.gov.au/privacy>

Filling in this form

- Please use black or blue pen
- Print in BLOCK LETTERS
- Mark boxes like this with a ✓ or ✕
- **All relevant parties must sign consent**

Returning your form

Check that all required questions are answered and that the form is signed and dated.

You can return this form via:

- Post - East Gippsland Water
PO Box 52
Bairnsdale VIC 3875
- E-mail - egw@egwater.vic.gov.au
- In Person - 133 MacLeod St,
Bairnsdale VIC 3875

For more information

Please visit our website at www.egwater.vic.gov.au or call us on 1300 720 700 Monday to Friday, between 8:30am and 5:00pm, excluding public holidays.

Applicant details

1. Full Name

2. Company/Organisation (if applicable)

Commercial tenants' details

4. Company/Business Name

5. First Name Surname

<input type="text"/>	<input type="text"/>
----------------------	----------------------

6. ABN Number

7. Contact Number

8. Email Address

9. Forwarding Address

<input type="text"/>
Postcode:

10. Account Delivery Method

- POST EMAIL

Property information

11. Vacating Property Address

<input type="text"/>
Postcode:

12. Lease End Date

13. East Gippsland Water Account Number

14. The property is managed

- Privately Real Estate Agent
(If by an agent, please provide name of agent)

Follow us:



15. Landlords Name	Landlords Contact Number
<input type="text"/>	<input type="text"/>

16. Trade Waste Applicable?
 YES NO

Meter reading

East Gippsland Water require a meter reading when a tenant moves in to or out of a property. Please note that if a reading has not been completed at the time the commercial tenant form has been submitted to our office, the tenants will be set up as an active tenant from the last billing cycle reading.

17. Meter Number

18. Meter Reading

19. Date of Reading

20. Any Additional Comments?

Terms and Conditions

I understand and acknowledge that:

- The information provided in this application is true and correct to the best of my knowledge.
- East Gippsland Water may refuse this application if any supporting documents or information provided is incomplete or false.
- I approve of the information that has been provided in this application.
- At least two working days' notice must be given prior to moving in/vacating for a meter reading to be undertaken.

Confirmation

21. I declare and understand that:

- The information I have provided in this form is complete and correct.
- Giving false or misleading information is a serious offence.

Applicants Name

Applicants Signature

Date Submitted



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: 74092198-023-3
Statement No: 67062
Property No: 11-0646-1840
Account No: 11-0646-1840-01-9
Date: 04-Sep-2024

Information Statement

Water Act 1989, Section 158

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

44B Bailey St, Bairnsdale VIC 3875

Titles(s):

Part of Lot 1, Title Plan 824321, Volume 08034, Folio 761

Owner(s):

Comben, Thelma Margaret

Account Calculation:

Fees and Charges	\$0.00
Scheme Arrears	\$0.00

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

Access Fees: 09-Sep-2024 (from page 2)	\$38.79
--	---------

Total Amount (not including volume charges):	\$38.79
---	----------------

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: 11-0646-1840
Property Address: 44B Bailey St, Bairnsdale VIC 3875

Details for Services provided and their tariffs:

METERED SERVICE: 2021 (20mm) Meter Number: 73792
Sewerage Service Fee: EQT: 1 From 26/08/24 To 09/09/24 = 14 days @ 207.88¢ per day = \$29.10
Water Service Fee: From 26/08/24 To 09/09/24 = 14 days @ 69.18¢ per day = \$9.69
Water Volume: Read _____ - Prev. Read 1292 (26/08/24) = _____ kL
Water Volume Charged: _____ kL x 25.00% = _____ kL
Water Volume Charge(2024-25): _____ kL @ 264.87¢ per kL = \$_____

Other information:

If this property is not connected to water and/or sewer, an under road bore may be required at the owner(s) cost (See attached plan). Please contact our Property Connections Department for further information.
This property is served by a shared meter. The percentage charged to this property is 25.00% of water volume used.
This Information Statement is valid for a period of three (3) months from the date of issue.
East Gippsland Water must be provided with a Notice of Disposition (Acquisition) of land at time of settlement. Please send through to rcs@egwater.vic.gov.au.
East Gippsland Water accounts are issued quarterly and we may be in the process of issuing an invoice for this account . To ensure the accuracy of your Information Statement, please request a financial update prior to settlement.
If there is an arrears amount shown on this Information Statement, this amount will continue to incur a penalty interest rate of 6.20% (2024/25).
Sewer main does not traverse property (See attached plan).
This property is served by a shared sewer drain. This drain also serves the properties located at 139 Main Street Bairnsdale VIC 3875, 137 Main Street Bairnsdale VIC 3875, and 135 Main Street Bairnsdale VIC 3875 (See attached plan).
It is the responsibility of owner(s) to ensure this drain is maintained to the satisfaction of East Gippsland Water . Additionally the owner(s) are responsible for all associated costs relating to the drain.
A special meter reading is required to be carried out prior to settlement . East Gippsland Water needs a written application specifying the date the reading is required. The cost of a special meter reading is \$82.49 (2024/25).
Commercial Tenant forms are enclosed for completion and to be returned to our office on settlement, if applicable.
This property is deemed as a potential trade waste property. East Gippsland Water must be notified when there is a change in your waste discharge or business type. This change may result in a new trade waste agreement being required.
No settlement date was provided with this application. A settlement date of seven (7) days from date of the application has been applied on this Information Statement.

Comments:

There are no Comments applicable to this property

Signed



James Sanford, Manager Customers

East Gippsland Water

PO Box 52
Bairnsdale Victoria 3875

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



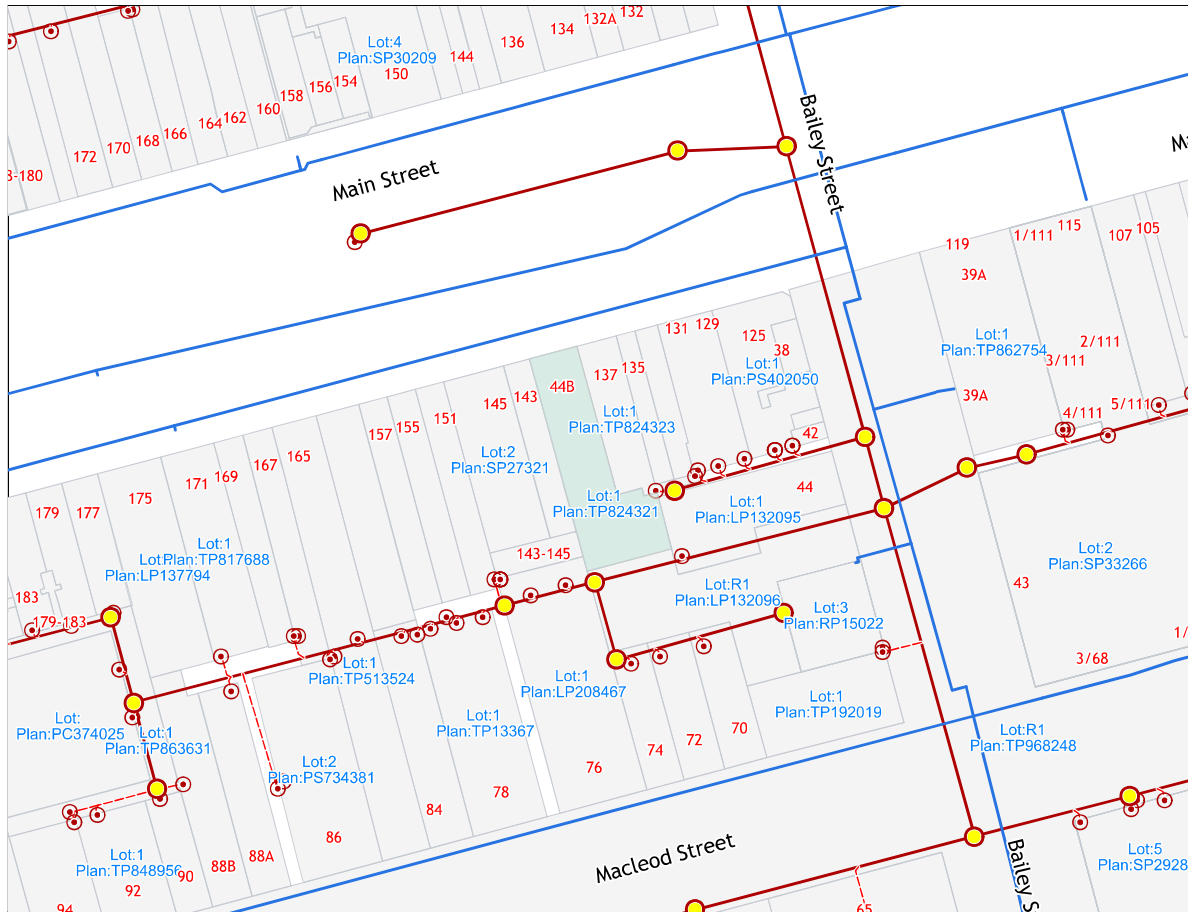
Biller Code: 16063 Ref: 1106 4618 4001 9

Property No: 11-0646-1840
Property Address: 44B Bailey St, Bairnsdale VIC 3875

information Statement Remittance Page

<u>AccountNo</u>	<u>Description</u>	<u>Amount</u>	<u>Barcode</u>
11-0044-1230-01	Water Account	\$38.79	
Total		\$38.79	

**** 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 Manholes
 - Sewer Property Connections**
 - Gravity
 - Pressure
 - Property Boundaries



<<INTRAMAPSTITLE>>

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

Wednesday, 4 September 2024

Scale 1:1231.34874283908





COMMERCIAL NEW TENANT APPLICATION (F145)

Purpose of this form

The purpose of this form is to notify East Gippsland Water of your request to add a commercial tenants' details to an active non-residential account issued by East Gippsland Water.

Privacy notice

We manage your personal information in accordance with the Information Privacy Principles that are set out in the Privacy and Data Protection Act 2014 (VIC).

If you choose not to provide us with the requested information, we may not be able to process your application.

We may share your information with a third party, however the information will always be used in accordance with our policies as stated. We may disclose your information to other parties as required by law, or to contractors, who are required to comply with our privacy obligations.

You can get more information about the way in which the organisation will manage your personal information, including our privacy policy and the Information Privacy Act 2000 at <https://www.egwater.vic.gov.au/privacy>

Filling in this form

- Please use black or blue pen
- Print in BLOCK LETTERS
- Mark boxes like this with a ✓ or ✕
- **All relevant parties must sign consent**

Returning your form

Check that all required questions are answered and that the form is signed and dated.

You can return this form via:

- Post - East Gippsland Water
PO Box 52
Bairnsdale VIC 3875
- E-mail - egw@egwater.vic.gov.au
- In Person - 133 MacLeod St,
Bairnsdale VIC 3875

For more information

Please visit our website at www.egwater.vic.gov.au or call us on 1300 720 700 Monday to Friday, between 8:30am and 5:00pm, excluding public holidays.

Follow us:



Applicant details

1. Full Name

2. Company/Organisation (if applicable)

Commercial tenants' details

4. Company/Business Name

5. First Name

Surname

<input type="text"/>	<input type="text"/>
----------------------	----------------------

6. ABN Number

7. Contact Number

8. Email Address

9. Postal Address

<input type="text"/>
Postcode:

10. Account Delivery Method

- POST EMAIL

11. Has the tenant previously held an account with EGW?

- YES NO

Property information

12. Occupying Property Address

<input type="text"/>
Postcode:

13. Lease Start Date

14. The property is managed

- Privately Real Estate Agent

(If by an agent, please provide name of agent)

15. Landlords Name	Landlords Contact Number
<input type="text"/>	<input type="text"/>

16. Trade Waste Applicable?
 YES NO

Meter reading

East Gippsland Water require a meter reading when a tenant moves in to or out of a property. Please note that if a reading has not been completed at the time the commercial tenant form has been submitted to our office, the tenants will be set up as an active tenant from the last billing cycle reading.

17. Meter Number

18. Meter Reading

19. Date of Reading

20. Any Additional Comments?

Terms and Conditions

I understand and acknowledge that:

- The information provided in this application is true and correct to the best of my knowledge.
- East Gippsland Water may refuse this application if any supporting documents or information provided is incomplete or false.
- I approve of the information that has been provided in this application.
- At least two working days' notice must be given prior to moving in/vacating for a meter reading to be undertaken.

Confirmation

21. I declare and understand that:

- The information I have provided in this form is complete and correct.
- Giving false or misleading information is a serious offence.

Applicants Name

Applicants Signature

Date Submitted



COMMERCIAL VACATE TENANT APPLICATION (F146)

Purpose of this form

The purpose of this form is to notify East Gippsland Water of your request to add a commercial tenants' details to an active non-residential account issued by East Gippsland Water.

Privacy notice

We manage your personal information in accordance with the Information Privacy Principles that are set out in the Privacy and Data Protection Act 2014 (VIC).

If you choose not to provide us with the requested information, we may not be able to process your application.

We may share your information with a third party, however the information will always be used in accordance with our policies as stated. We may disclose your information to other parties as required by law, or to contractors, who are required to comply with our privacy obligations.

You can get more information about the way in which the organisation will manage your personal information, including our privacy policy and the Information Privacy Act 2000 at <https://www.egwater.vic.gov.au/privacy>

Filling in this form

- Please use black or blue pen
- Print in BLOCK LETTERS
- Mark boxes like this with a ✓ or ✕
- **All relevant parties must sign consent**

Returning your form

Check that all required questions are answered and that the form is signed and dated.

You can return this form via:

- Post - East Gippsland Water
PO Box 52
Bairnsdale VIC 3875
- E-mail - egw@egwater.vic.gov.au
- In Person - 133 MacLeod St,
Bairnsdale VIC 3875

For more information

Please visit our website at www.egwater.vic.gov.au or call us on 1300 720 700 Monday to Friday, between 8:30am and 5:00pm, excluding public holidays.

Applicant details

1. Full Name

2. Company/Organisation (if applicable)

Commercial tenants' details

4. Company/Business Name

5. First Name

Surname

6. ABN Number

7. Contact Number

8. Email Address

9. Forwarding Address

Postcode:

10. Account Delivery Method

POST

EMAIL

Property information

11. Vacating Property Address

Postcode:

12. Lease End Date

13. East Gippsland Water Account Number

14. The property is managed

Privately

Real Estate Agent

(If by an agent, please provide name of agent)

Follow us:

@eastgippslandwater @eastgippslandwater

15. Landlords Name	Landlords Contact Number
<input type="text"/>	<input type="text"/>

16. Trade Waste Applicable?
 YES NO

Meter reading

East Gippsland Water require a meter reading when a tenant moves in to or out of a property. Please note that if a reading has not been completed at the time the commercial tenant form has been submitted to our office, the tenants will be set up as an active tenant from the last billing cycle reading.

17. Meter Number

18. Meter Reading

19. Date of Reading

20. Any Additional Comments?

Terms and Conditions

I understand and acknowledge that:

- The information provided in this application is true and correct to the best of my knowledge.
- East Gippsland Water may refuse this application if any supporting documents or information provided is incomplete or false.
- I approve of the information that has been provided in this application.
- At least two working days' notice must be given prior to moving in/vacating for a meter reading to be undertaken.

Confirmation

21. I declare and understand that:

- The information I have provided in this form is complete and correct.
- Giving false or misleading information is a serious offence.

Applicants Name

Applicants Signature

Date Submitted



East Gippsland **Water**

133 Macleod Street, PO Box 52, Bairnsdale Victoria 3875
Tel: (03) 5150 4444 Fax: (03) 5150 4477
Email: egw@egwater.vic.gov.au Web: www.egwater.vic.gov.au

Our Ref: 11-0044-1230-01 TMW

03 September 2024

L Comben
27 Hamilton St
BRIGHTON VIC 3186

Dear Customer,

RE: NEW PROPERTY AND ACCOUNT NUMBER
Property Address: 139A Main St, Bairnsdale VIC 3875
Account No: 11-0646-1840-01-9

East Gippsland Water wish to advise of a change to the property description and account number for the above stated property. Upon investigation and verification with East Gippsland Shire data, we recognise that the correct address is **44B Bailey St, Bairnsdale VIC 3875** not **139A Main St, Bairnsdale VIC 3875**.

Please be advised that we have now updated our records to reflect the above information. As such you have now been allocated a new account number **11-0044-1230-01-1**. Please update your records to reflect this change as the old account number **11-0646-1840-01-9** will no longer be valid or accepted.

If you require any further information or wish to discuss this matter further, please do not hesitate to contact our Customer, Community and Communications Team on 1800 671 841.

Yours faithfully,

JAMES SANFORD
MANAGER CUSTOMERS
EAST GIPPSLAND WATER



Property Clearance Certificate

Land Tax



INFOTRACK / ROTMAN & MORRIS

Your Reference:	242438
Certificate No:	79717189
Issue Date:	02 SEP 2024
Enquiries:	ESYSPROD

Land Address: 44B BAILEY STREET BAIRNSDALE VIC 3875

Land Id	Lot	Plan	Volume	Folio	Tax Payable
32777148	1	824321	8034	761	\$0.00

Vendor: THELMA MARGARET COMBEN
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MRS THELMA MARGARET COMBEN	2024	\$80,000	\$410.67	\$0.00	\$0.00

Comments: Land Tax of \$410.67 has been assessed for 2024, an amount of \$410.67 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
---------------------	------	------------------	------------------	-------

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:	\$155,000
SITE VALUE:	\$80,000
CURRENT LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 79717189

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 = \$500.00

Taxable Value = \$80,000

Calculated as \$500 plus (\$80,000 - \$50,000) multiplied by 0.000 cents.

Land Tax - Payment Options

BPAY



Billers Code:5249
Ref: 79717189

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: 79717189

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / ROTMAN & MORRIS

Your Reference:	242438
Certificate No:	79717189
Issue Date:	02 SEP 2024
Enquires:	ESYSPROD

Land Address: 44B BAILEY STREET BAIRNSDALE VIC 3875

Land Id	Lot	Plan	Volume	Folio	Tax Payable
32777148	1	824321	8034	761	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
220	N/A	N/A	N/A	The AVPCC allocated to the land indicates a qualifying use. The land may enter the reform if an entry transaction occurs in respect of the land.

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$155,000
SITE VALUE:	\$80,000
CURRENT CIPT CHARGE:	\$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 79717189

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

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

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

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / ROTMAN & MORRIS

Your Reference: 242438

Certificate No: 79717189

Issue Date: 02 SEP 2024

Land Address: 44B BAILEY STREET BAIRNSDALE VIC 3875

Lot	Plan	Volume	Folio
1	824321	8034	761

Vendor: THELMA MARGARET COMBEN

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.

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

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:

\$0.00

Notes to Certificate - Windfall Gains Tax

Certificate No: 79717189

Power to issue Certificate

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

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
 - Windfall gains tax that is due and unpaid, including any penalty tax and interest
 - Windfall gains tax that is deferred, including any accrued deferral interest
 - Windfall gains tax that has been assessed but is not yet due
 - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
 - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

7. Despite the issue of a Certificate, the Commissioner may recover a windfall gains tax liability from a vendor, including any amount identified on this Certificate.

Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

BPAY




Billers Code: 416073
Ref: 79717187

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: 79717187

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

Property Clearance Certificate

Land Tax



INFOTRACK / ROTMAN & MORRIS

Your Reference:	242438
Certificate No:	79716329
Issue Date:	02 SEP 2024
Enquiries:	ESYSPROD

Land Address: 139 -141 MAIN STREET BAIRNSDALE VIC 3875

Land Id	Lot	Plan	Volume	Folio	Tax Payable
32777122	1	824321	8034	761	\$0.00

Vendor: THELMA MARGARET COMBEN
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MRS THELMA MARGARET COMBEN	2024	\$380,000	\$1,950.67	\$0.00	\$0.00

Comments: Land Tax of \$1,950.67 has been assessed for 2024, an amount of \$1,950.67 has been paid.

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:	\$800,000
SITE VALUE:	\$380,000
CURRENT LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 79716329

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 = \$1,590.00

Taxable Value = \$380,000

Calculated as \$1,350 plus (\$380,000 - \$300,000) multiplied by 0.300 cents.

Land Tax - Payment Options

BPAY



Biller Code:5249
Ref: 79716329

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: 79716329

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / ROTMAN & MORRIS

Your Reference:	242438
Certificate No:	79716329
Issue Date:	02 SEP 2024
Enquires:	ESYSPROD

Land Address: 139 -141 MAIN STREET BAIRNSDALE VIC 3875

Land Id	Lot	Plan	Volume	Folio	Tax Payable
32777122	1	824321	8034	761	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
220	N/A	N/A	N/A	The AVPCC allocated to the land indicates a qualifying use. The land may enter the reform if an entry transaction occurs in respect of the land.

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$800,000
SITE VALUE:	\$380,000
CURRENT CIPT CHARGE:	\$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 79716329

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

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

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

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / ROTMAN & MORRIS

Your Reference: 242438

Certificate No: 79716329

Issue Date: 02 SEP 2024

Land Address: 139 -141 MAIN STREET BAIRNSDALE VIC 3875

Lot	Plan	Volume	Folio
1	824321	8034	761

Vendor: THELMA MARGARET COMBEN

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.

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

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:

\$0.00

Notes to Certificate - Windfall Gains Tax

Certificate No: 79716329

Power to issue Certificate

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

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
 - Windfall gains tax that is due and unpaid, including any penalty tax and interest
 - Windfall gains tax that is deferred, including any accrued deferral interest
 - Windfall gains tax that has been assessed but is not yet due
 - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
 - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

7. Despite the issue of a Certificate, the Commissioner may recover a windfall gains tax liability from a vendor, including any amount identified on this Certificate.

Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

BPAY




Billers Code: 416073
Ref: 79716320

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: 79716320

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

Property Clearance Certificate

Land Tax



INFOTRACK / ROTMAN & MORRIS

Your Reference:	242438
Certificate No:	79715713
Issue Date:	02 SEP 2024
Enquiries:	ESYSPROD

Land Address: 44A BAILEY STREET BAIRNSDALE VIC 3875

Land Id	Lot	Plan	Volume	Folio	Tax Payable
32777130	1	824321	8034	761	\$0.00

Vendor: THELMA MARGARET COMBEN
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MRS THELMA MARGARET COMBEN	2024	\$65,000	\$333.67	\$0.00	\$0.00

Comments: Land Tax of \$333.67 has been assessed for 2024, an amount of \$333.67 has been paid.

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:	\$130,000
SITE VALUE:	\$65,000
CURRENT LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 79715713

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 = \$500.00

Taxable Value = \$65,000

Calculated as \$500 plus (\$65,000 - \$50,000) multiplied by 0.000 cents.

Land Tax - Payment Options

BPAY



Billers Code:5249
Ref: 79715713

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: 79715713

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / ROTMAN & MORRIS

Your Reference:	242438
Certificate No:	79715713
Issue Date:	02 SEP 2024
Enquires:	ESYSPROD

Land Address: 44A BAILEY STREET BAIRNSDALE VIC 3875

Land Id	Lot	Plan	Volume	Folio	Tax Payable
32777130	1	824321	8034	761	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
210	N/A	N/A	N/A	The AVPCC allocated to the land indicates a qualifying use. The land may enter the reform if an entry transaction occurs in respect of the land.

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$130,000
SITE VALUE:	\$65,000
CURRENT CIPT CHARGE:	\$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 79715713

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

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

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

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / ROTMAN & MORRIS

Your Reference: 242438

Certificate No: 79715713

Issue Date: 02 SEP 2024

Land Address: 44A BAILEY STREET BAIRNSDALE VIC 3875

Lot	Plan	Volume	Folio
1	824321	8034	761

Vendor: THELMA MARGARET COMBEN

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.

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

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:

\$0.00

Notes to Certificate - Windfall Gains Tax

Certificate No: 79715713

Power to issue Certificate

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

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
 - Windfall gains tax that is due and unpaid, including any penalty tax and interest
 - Windfall gains tax that is deferred, including any accrued deferral interest
 - Windfall gains tax that has been assessed but is not yet due
 - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
 - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

7. Despite the issue of a Certificate, the Commissioner may recover a windfall gains tax liability from a vendor, including any amount identified on this Certificate.

Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

BPAY




Billers Code: 416073
Ref: 79715710

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: 79715710

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

Your Reference 74091487-014-5
Our Reference BLDG/1081
Contact Building Department
Parcel Number 109375
Fee: \$52.10

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

03/09/2024

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

Dear Sir/Madam,

BUILDING INFORMATION – REGULATION 51(1)

Property Address: 139-141 Main Street BAIRNSDALE VIC 3875
Property Description: Lot: 1 TP: 824321 - Vol 8034 Fol 761

In reference to your request for information pursuant to Regulation 51(1) *Building Regulations 2018* on the above-mentioned property I would like to offer the following:

(a) Details of any permits or certificates of final inspection issued in the preceding 10 years:

The below record/s exist for this property

- Alterations and emergency lighting, Certificate of Final Inspection Issued 05/04/2016
- Change of Use, Occupancy Permit Issued 13/06/2014

(b) Details of current determination under regulation 64(1) or exemption granted under regulation 231(2):

Council records do not capture determinations made under Regulation 64(1) or exemptions granted under Regulation 231(2).

(c) Details of current Notices or Orders:

No records exist against this property

For further information regarding building matters please contact the Council's on (03) 5153 9500.

Yours sincerely



MICHELLE VAN AARDE
Land Use Administration Team Leader

Your Reference 74091487-015-2
Our Reference BLDG/1080
Contact Building Department
Parcel Number 109375
Fee: \$52.10

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

03/09/2024

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

Dear Sir/Madam,

BUILDING INFORMATION – REGULATION 51(2)

Property Address: 139-141 Main Street BAIRNSDALE VIC 3875
Property Description: Lot: 1 TP: 824321 - Vol 8034 Fol 761

In reference to your request for information pursuant to Regulation 51(2) *Building Regulations 2018* on the above-mentioned property I would like to offer the following:

(a)(e)	In an area liable to flooding within the meaning of regulation 51(2) or is designated land.	No
(b)	In an area that is designated under regulation 150 as an area in which buildings are likely to be subject to attack by termites.	Yes
(c)	In an area for which a bushfire attack level has been specified in a planning scheme.	No See Bushfire Note below
(d)	In an area designated under regulation 152 as likely to be subject to significant snowfalls	No
(f)	Effected by Designated Works	No

Bushfire and Flooding Note

To see if this property has been designated in an area for which a bushfire attack level has been specified in a planning scheme, or within a land subject to inundation overlay, click on the following link: <https://www.land.vic.gov.au/property-and-parcel-search>

If the property shows as being in a BMO1 or BMO2, a bushfire attack level is specified in the Planning Scheme.

If the property shows as being in a land subject to inundation overlay, please contact the East Gippsland Catchment Management Authority to confirm any levels applicable to this property. Ph. 5152 0600 www.egcma.com.au. The minimum designated flood level for Lakes Entrance is 1.8m AHD.

For further information regarding building matters please contact the Council on (03) 5153 9500.

Yours sincerely



MICHELLE VAN AARDE
Land Use Administration Team Leader



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Rotman & Morris C/- InfoTrack (LEAP)
135 King St
SYDNEY 2000
AUSTRALIA

Client Reference: 88370

NO PROPOSALS. As at the 2th September 2024, 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®.

139-141 MAIN STREET, BAIRNSDALE 3875
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: 2th September 2024

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 74091487 - 74091487143000 '88370'

Due Diligence Checklist



What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting consumer.vic.gov.au/duediligencechecklist.

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.

- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or

the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed,

which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights