TaitsLegal

Vendors Section 32 Statement

VENDOR

Lorna Joy McConnell
(formerly Lorna Joy Everard)

PROPERTY

Lot 1 Cobden-Warrnambool Road,
Naringal East VIC 3277

VENDORS STATEMENT TO THE PURCHASER OF REAL ESTATE PURSUANT TO SECTION 32 OF THE SALE OF LAND ACT 1962

VENDOR **Lorna Joy McConnell (formerly Lorna Joy Everard)**

PROPERTY Certificate of Title: Volume 8885 Folio 647
Land Description: 1 on Plan of Subdivision LP81016
Address: Lot 1 Cobden-Warrnambool Road, Naringal East VIC 3277

A Financial matters in respect of the land

(a) Particulars of any mortgage (whether registered or unregistered over the land, which is not to be discharged before the purchaser becomes entitled to possession or to the receipt of rents and profits:

Nil

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

Nil

(c) The amount of any rates, taxes, charges or other similar outgoings (including any Owners Corporation charges) AND any interest payable on any part of them:

As contained in the attached certificate/s

The Purchaser may become liable (in consequence of the purchase of the property) for a proportion of current rates and will be liable for all future rates.

Depending on the Contract of Sale, the Purchaser *may* be liable for GST as a consequence of the purchase of the property which tax shall be no more than ten percent of the purchase price of the property and any chattels.

B Insurance details

(a) Particulars of the vendor's insurance policy in respect of any damage to or destruction of the land (only required if the contract for the sale of the land does not provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits):

Not applicable

(b) Particulars of any insurance required under section 137B of the Building Act 1993 (only required if there is a residence on the land constructed within the preceding 6 years by an Owner-Builder):

No such insurance has been effected

C Land use matters

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

As set out in the attached copies of the title document/s.

Sewers/drains if any may be laid outside registered easements.

(a)(ii) Particulars of any existing failure to comply with their terms are as follows:

None so far as the vendor is aware

(b) Is the land in a bushfire prone area within the meaning of the regulations made under section 192A of the Building Act 1993?

Yes

(c) Is there access to the property by road?

Yes

(d) Planning Scheme Information

As contained in the attached certificate

D Notices made in respect of the land

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

none to the vendor's knowledge, apart from the usual rates notices

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

none to the vendor's knowledge

(c) Particulars of any notice of intention to acquire served under section 6 of the **Land Acquisition and Compensation Act 1986**:

Not applicable

The vendor has no means of knowing of the decisions of all the public authorities and government departments affecting the property unless these have been communicated to the vendor.

E Building permits issued

If there is a residence on the land, particulars of any building permit issued under the **Building Act 1993** in the preceding 7 years in relation to a building on the land:

No such approvals have been granted

F Additional Material Facts

Nil

G Owners Corporation

If the land is affected by an owners corporation within the meaning of the **Owners Corporation Act 2006**:

Not applicable

H Growth areas infrastructure contribution details

If the land is land in relation to which there is a certificate, notice or agreement relating to the Growth Areas Infrastructure Contribution.

Not applicable

I Disclosure of non-connected services

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

(a) electricity supply;

(b) gas supply;

(c) water supply;

(d) sewerage;

(e) telephone services.

J Evidence of title

Attached are copies of the following documents concerning title to the land:

(a) Register Search Statement Volume 8885 Folio 647;

(b) Plan of Subdivision LP81016 (being the document referred to as the diagram location in the Register Search Statement).

DATE OF THIS STATEMENT: the 5th day of September 20 23

L. J. McConnell.

Signature/s of the Vendor

THE PURCHASER ACKNOWLEDGES receipt of this statement signed by the Vendor before the Purchaser signed any Contract.

DATE OF THIS ACKNOWLEDGEMENT: the ____ day of _____ 20 ____

Signature/s of the Purchaser

Due Diligence Checklist

What you need to know before buying a residential property

Consumer Affairs Victoria

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.

consumer.vic.gov.au/duediligencechecklist

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

State Government Victoria

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

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

VOLUME 08885 FOLIO 647 Security no : 124108680032J
Produced 29/08/2023 11:05 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 081016.
PARENT TITLE Volume 05947 Folio 346
Created by instrument D912643 14/12/1970

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
LORNA JOY EVERARD of R M B 4170 HALLIWELL'S RD CUDGEE 3265
T957326W 14/11/1995

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP081016 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: COBDEN-WARRNAMBOOL ROAD NARINGAL EAST VIC 3277

DOCUMENT END

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Delivered by LANDATA®, timestamp 29/08/2023 11:08 Page 1 of 1
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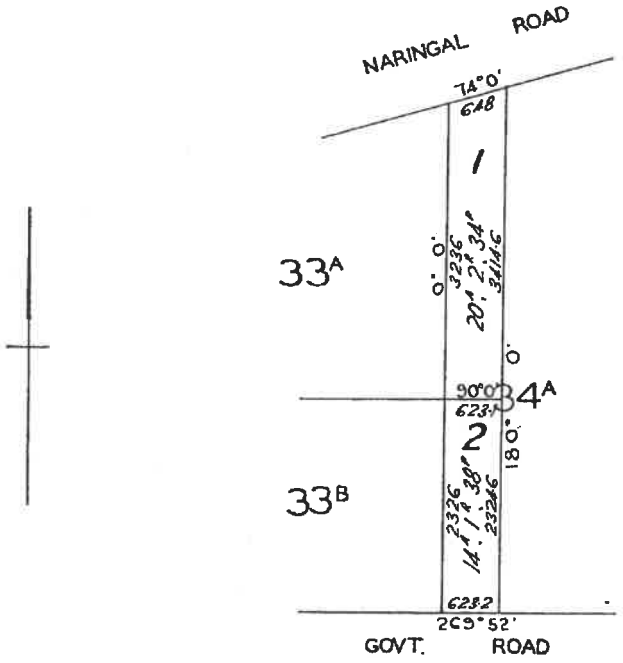
LP81016
EDITION 1
APPROVED 29/4/68.

PLAN OF SUBDIVISION OF:	APPROPRIATIONS
PART OF CROWN ALLOTMENT 34A PARISH: NULLAWARRE COUNTY: HEYTESBURY SCALE OF CHAINS 0 5 10 20 30	

V. 5947 F. 346



CONSENT OF COUNCIL	SURVEYORS CERTIFICATION
Approved by the Council of the Shire of Warrnambool, this 11th day of March 1968. The Seal of the President, Councillors and Ratepayers of the Shire of Warrnambool was hereunto affixed in the presence of - [signature] President. [signature] Councillor. [signature] Shire Secretary.	I CERTIFY THAT THIS PLAN HAS BEEN MADE BY me, Vivian Kirby Hand AND ACCORDS WITH TITLE Vol. 5947 Fol. 347 excepting the land contained in Transfer No. 1703513. AND IS MATHEMATICALLY CORRECT. [signature] LICENSED SURVEYOR 6/2/68. Ref. No. 1149

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

958138

APPLICANT'S NAME & ADDRESS

TAITS LEGAL C/- INFOTRACK (AFFINITY) C/- LANDATA
MELBOURNE

VENDOR

MCCONNELL, LORNA JOY

PURCHASER

N/A, N/A

REFERENCE

352020

This certificate is issued for:

LOT 1 PLAN LP81016 ALSO KNOWN AS COBDEN-WARRNAMBOOL ROAD NARINGAL EAST
MOYNE SHIRE

The land is covered by the:

MOYNE PLANNING SCHEME

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

The land:

- is included in a FARMING ZONE
- is within a BUSHFIRE MANAGEMENT OVERLAY
- and abuts a TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

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

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:
http://vhd.heritage.vic.gov.au/

Additional site-specific controls may apply. The Planning Scheme Ordinance should be checked carefully.
The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

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

29 August 2023

Sonya Kilkenny
Minister for Planning

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

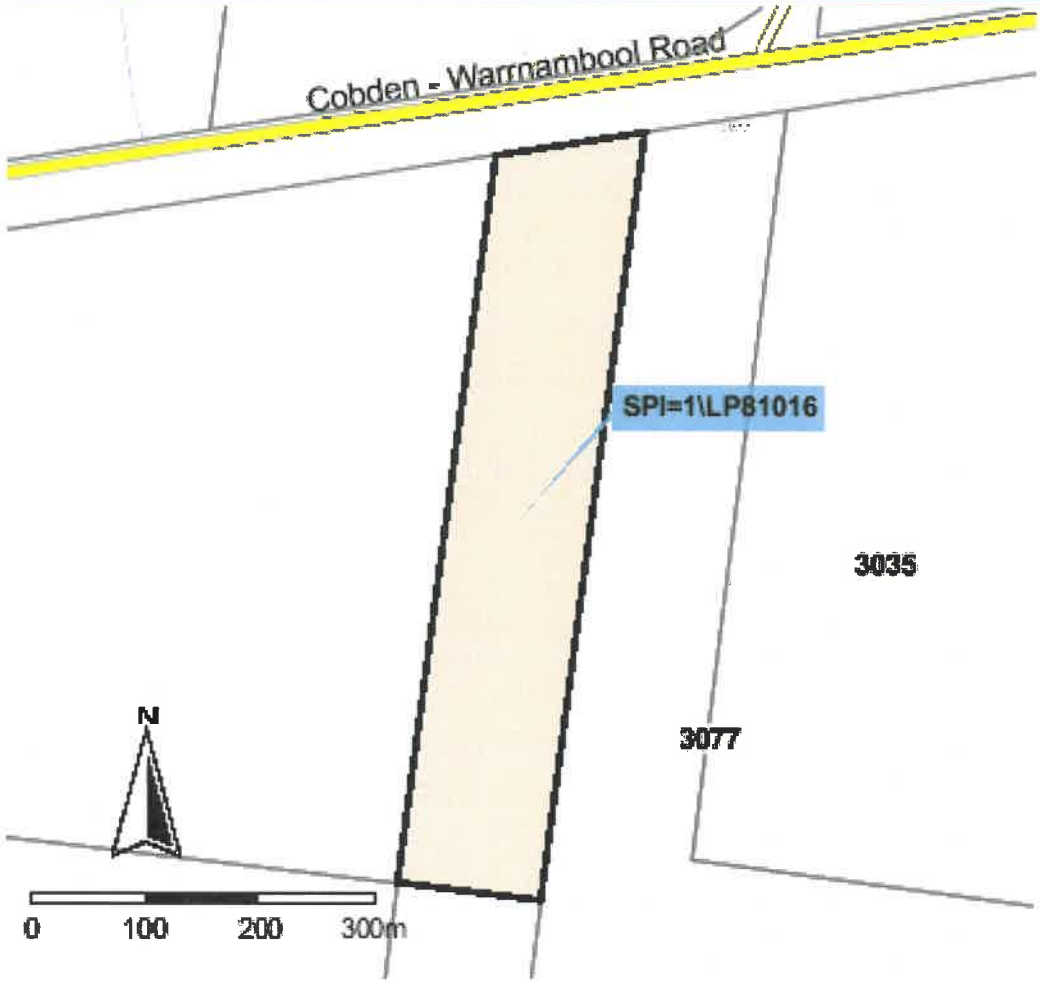
VICTORIA State Government

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

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

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

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



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Choose the authoritative Planning Certificate

Why rely on anything less?

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

Privacy Statement

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

VICTORIA State Government

PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

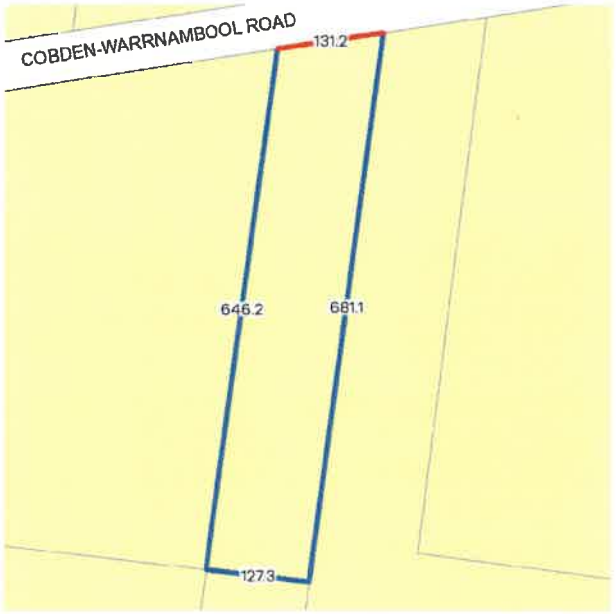
From www.planning.vic.gov.au at 29 August 2023 12:40 PM

PROPERTY DETAILS

Address:	**COBDEN-WARRNAMBOOL ROAD NARINGAL EAST 3277**
Lot and Plan Number:	**Lot 1 LP81016**
Standard Parcel Identifier (SPI):	**1\LP81016**
Local Government Area (Council):	**MOYNE** www.moyne.vic.gov.au
Council Property Number:	**500355**
Directory Reference:	**Vicroads 90 E8**

SITE DIMENSIONS

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



Area: 84032 sq. m (8.40 ha)
Perimeter: 1586 m
For this property:
— Site boundaries
— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at Title and Property Certificates

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Urban Water Corporation:	**Wannon Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**WESTERN VICTORIA**
Legislative Assembly:	**SOUTH-WEST COAST**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

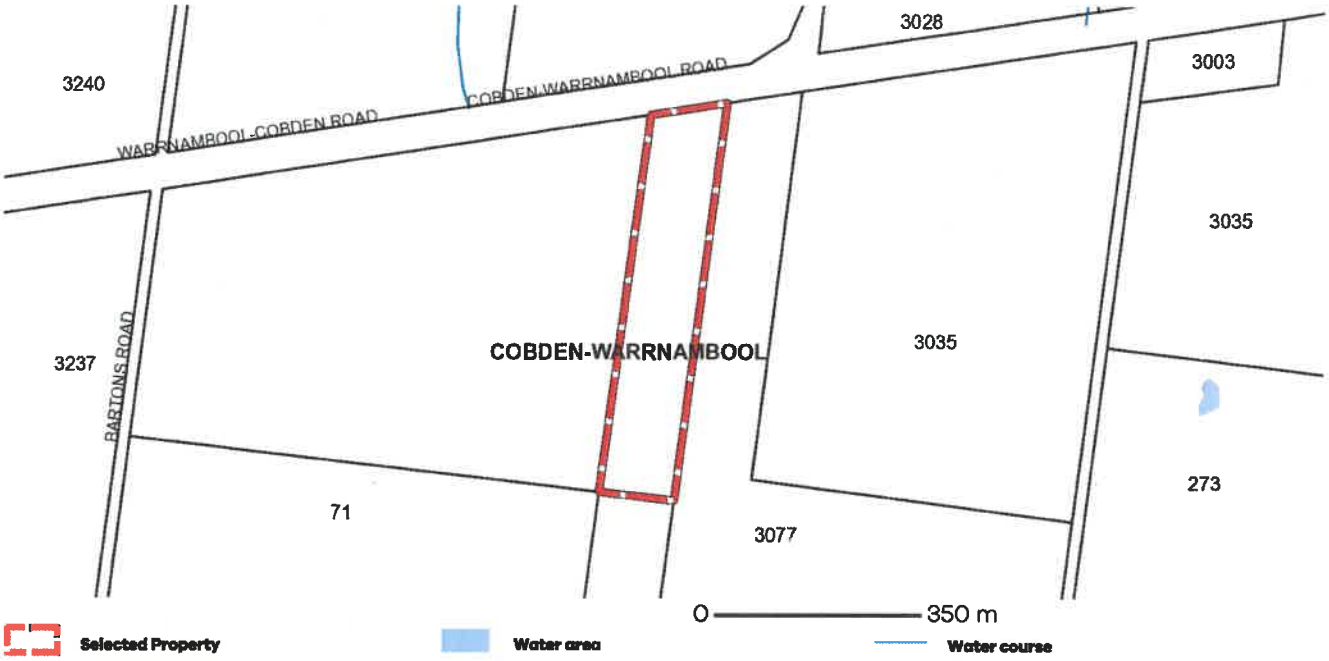
The Planning Property Report for this property can found here - Planning Property Report

Planning Property Reports can be found via these two links
Vicplan https://mapshare.vic.gov.au/vicplan/
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

Area Map



PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 29 August 2023 12:40 PM

PROPERTY DETAILS

Address:	**COBDEN-WARRNAMBOOL ROAD NARINGAL EAST 3277**
Lot and Plan Number:	**Lot 1 LP81016**
Standard Parcel Identifier (SPI):	**1\LP81016**
Local Government Area (Council):	**MOYNE** www.moyne.vic.gov.au
Council Property Number:	**500355**
Planning Scheme:	**Moyne** Planning Scheme - Moyne
Directory Reference:	**Vicroads 90 E8**

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Urban Water Corporation:	**Wannon Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**WESTERN VICTORIA**
Legislative Assembly:	**SOUTH-WEST COAST**

OTHER

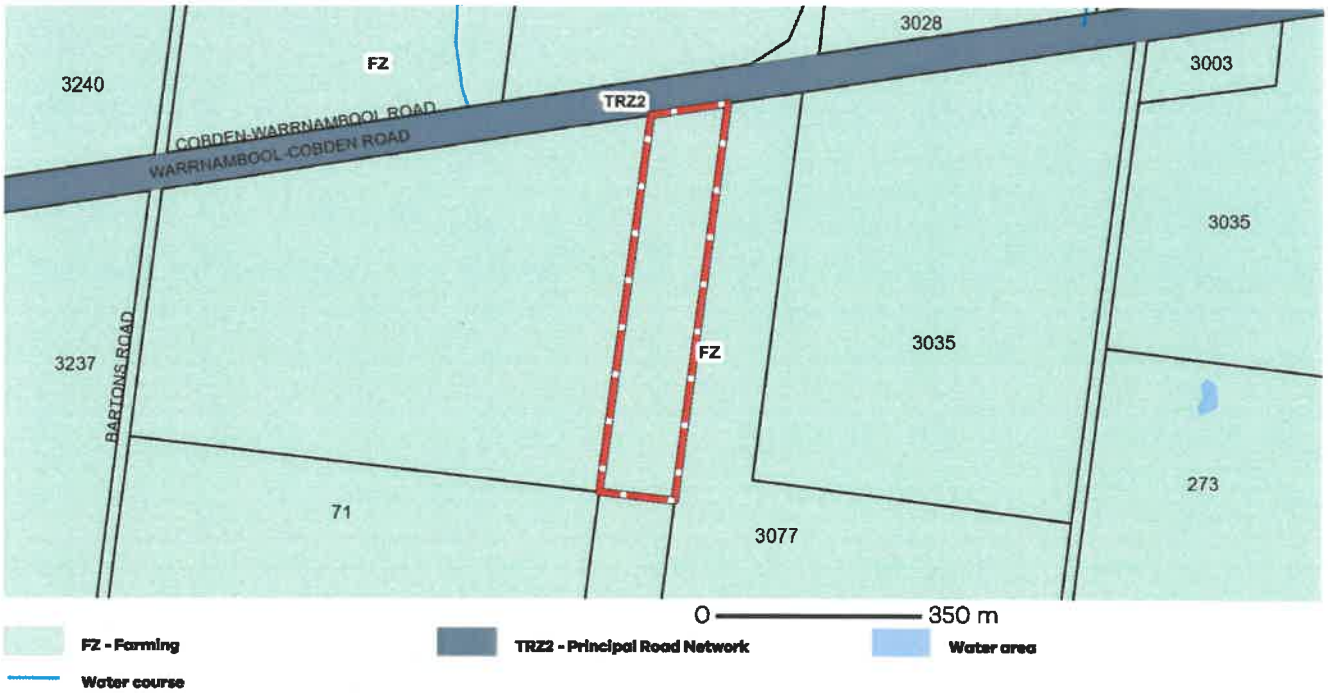
Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



FZ - Farming

TRZ2 - Principal Road Network

Water area

Water course

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

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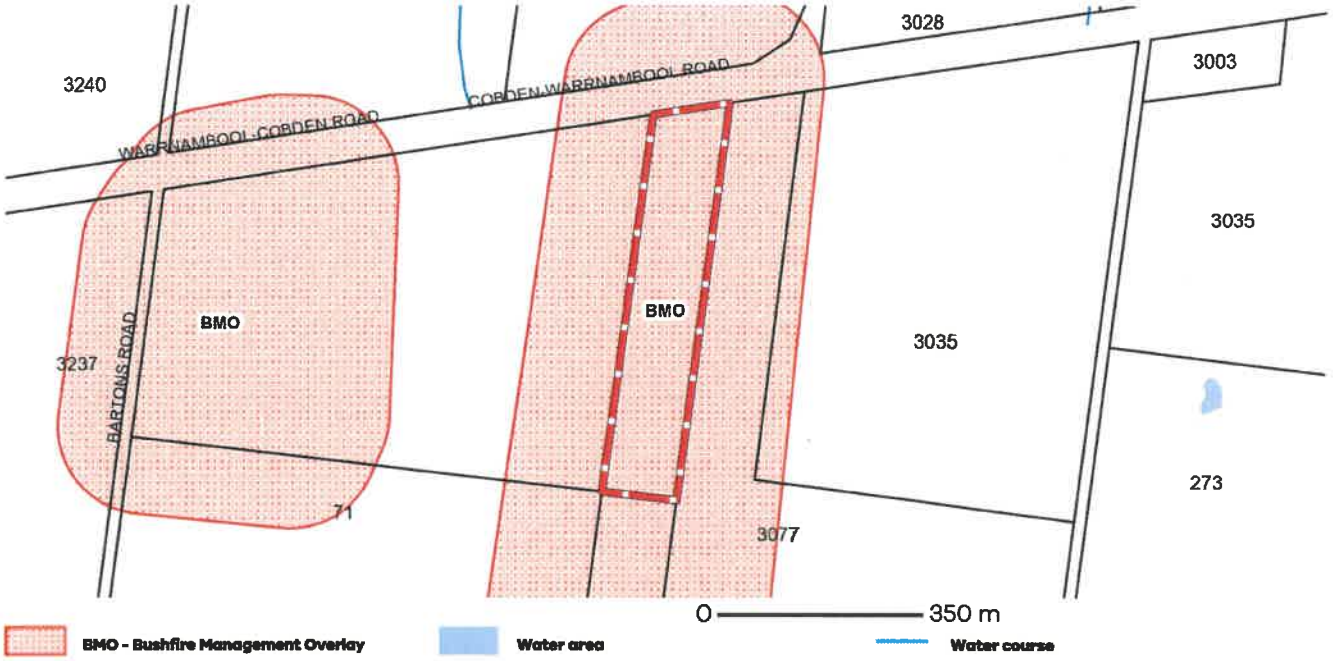
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

Planning Overlay

BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management Overlay | Water area | Water course

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 23 August 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.
This report provides information about the zone and overlay provisions that apply to the selected land.
Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.***
It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.
To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit https://mapshare.maps.vic.gov.au/vicplan

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

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PLANNING PROPERTY REPORT

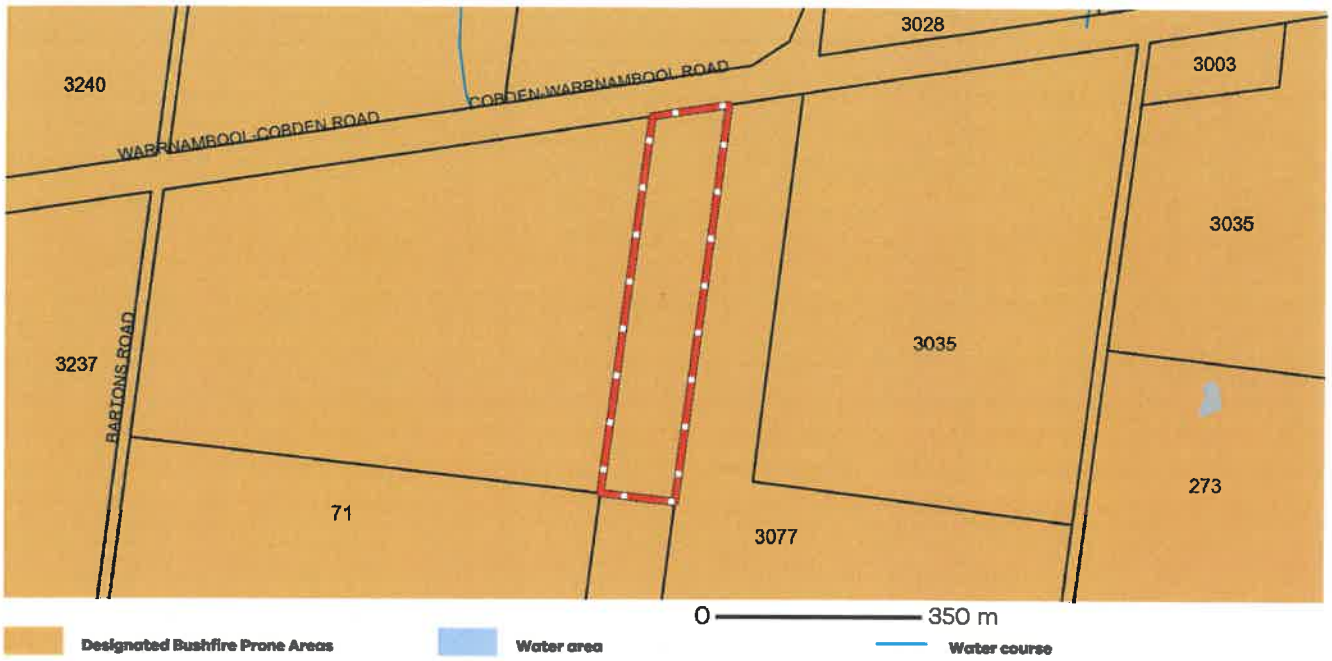
VICTORIA State Government | Environment, Land, Water and Planning

Designated Bushfire Prone Areas

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

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

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



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

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

Create a BPA definition plan in VicPlan to measure the BPA.

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

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

Native Vegetation

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

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

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

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MOYNE SHIRE COUNCIL
RATES OFFICE: 5568 0555
FAX 5568 2515
AUSDOC 28402
PO BOX 51, PORT FAIRY 3284

LAND INFORMATION CERTIFICATE

Section 229 of the Local Government Act 1989

This Certificate provides information regarding Valuation, Rates, Charges, and other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under local law or by-law of the Moyne Shire, and specified flood level by Moyne Shire (if any). This Certificate is not required to include information regarding Planning, Building, Health, Landfill, Land slip, other Flooding information or Service Easements. Information regarding these matters may be available from the Council or relevant authority. A fee may be charged for such information.

Applicant: **Landata**
DX 250639
MELBOURNE

Issue Date: **29/08/2023**

Certificate No: **LIC-24/24061**

Your Reference: ***70058755-013-3***

Property No.: **500355**

Property Location: **Cobden-Warrnambool Road NARINGAL EAST VIC 3277**

Property Description: **NULLAWARRE Lot 1 LP 81016 8.350000 HA**

Site Value: **$25000.00** Capital Improved Value: **$34000.00** Net Annual Value: **$1700.00**

Level of Valuation: **01/01/2023** Effective Date of Valuation: **01/07/2023**

Rates are levied on the Capital Improved Value. **Rate in the $: .0012898**

RATES, CHARGES AND OTHER MONIES
For the year ending 30th June 2024

Details of Rates, Charges, Outstanding Notices and Works for which a charge has been made:

Description	Levied	Outstanding Arrears	Outstanding Current	Total Outstanding
General Rate	$43.85	$0.00	$43.85	$43.85
Municipal Charge	$286.00	$0.00	$286.00	$286.00
Waste Facilities Service Charge	$38.00	$0.00	$38.00	$38.00
Fire Services Levy	$259.75	$0.00	$259.75	$259.75
Schemes (L.G.A. 1958) Interest to A/C No.				
Separate Rates (L.G.A. 1958) Interest to A/C No.				
Special Rates & Charges Interest to A/C No.				
				$627.60

PLEASE NOTE: IN ACCORDANCE WITH SECTION 175(1), LOCAL GOVERNMENT ACT, 1989, THE OWNER **MUST PAY** ALL RATES AND CHARGES THAT ARE CURRENT OR IN ARREARS WHICH ARE DUE AND PAYABLE. **THE ARREARS AMOUNTS SHOWN ON THIS CERTIFICATE ARE ACCURATE AT THE TIME OF ISSUE.**

COUNCIL ADVISES RECIPIENTS OF LAND INFORMATION CERTIFICATES TO CONTACT THE RATES DEPARTMENT FOR AN UPDATE OF THIS INFORMATION PRIOR TO SETTLEMENT

MOYNE SHIRE COUNCIL

LAND INFORMATION CERTIFICATE (CONT.)

Property Address: **Cobden-Warrnambool Road NARINGAL EAST VIC 3277**

Property No.: **500355** Certificate No.: **LIC-24/24061**

Important Notes:

1. This certificate may be updated verbally within the Current Rate period up to three (3) months from date of issue. It should be noted that Council will only be held responsible for information given in writing. (i.e. A new certificate - **not** information provided or confirmed verbally.)
2. Rates and Charges not paid by the due dates are subject to penalty interest. Interest will continue to accrue at the rate fixed under Section 2 of the Penalty Interest Rates Act 1983 until such time as payment of outstanding rates and charges is received.
3. This Land Information Certificate does not contain any information about the planning controls that apply to the land. Planning controls may regulate the use or development of the land. You should make enquiries of Council through its Planning Department or apply for a planning certificate under the ***Planning and Environment Act 1987*** to ascertain the planning controls that may apply to the land.
4. Payments are subject to clearance by the bank.
5. The rates and charges are for the period **01/07/2023** to **30/06/2024**.
6. In accordance with Section 175 of the Local Government Act 1989, the purchaser must pay at settlement any rates or charges (including interest) which are due and payable by Instalments on: **30/09/2023; 30/11/2023; 28/02/2024; 31/05/2024**.

For further information, please contact Council's Rates Office on ☎ (03) 5568 0555 or moyne@moyne.vic.gov.au

Receipt for the sum of $28.80 being the fee for this Certificate is acknowledged.

I hereby certify that as at the date of this Certificate, the information given in this Certificate is true and correct and conforms with the requirements of the appropriate section of the Local Government Act 1989.

.....

Trudy Kelly
Rates Officer

Please check Rate Account balance with Shire before making payment.

Biller Code : 71944

Reference : 5003555

Property Clearance Certificate

Land Tax

INFOTRACK / TAITS LEGAL

Your Reference: 221175
Certificate No: 66719897
Issue Date: 30 AUG 2023
Enquiries: MXH10

Land Address: COBDEN-WARRNAMBOOL ROAD NARINGAL EAST VIC 3277

Land Id	Lot	Plan	Volume	Folio	Tax Payable
24226882	1	81016	8885	647	$0.00

Vendor: LORNA JOY MCCONNELL
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MS LORNA JOY MCCONNELL	2023	$25,000	$0.00	$0.00	$0.00

Comments: Property is exempt: LTX primary production land.

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:	$36,000
SITE VALUE:	$25,000
CURRENT LAND TAX CHARGE:	**$0.00**

Notes to Certificate - Land Tax

Certificate No: 66719897

Power to issue Certificate

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

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
   - Land tax that has been assessed but is not yet due,
   - Land tax for the current tax year that has not yet been assessed, and
   - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

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

General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.

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

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = $0.00

Taxable Value = $25,000

Calculated as $0 plus ($25,000 - $0) multiplied by 0.000 cents.

Land Tax - Payment Options

BPAY

Biller Code: 5249
Ref: 66719897

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: 66719897

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 updates are available at **sro.vic.gov.au/certificates**

Property Clearance Certificate

Windfall Gains Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / TAITS LEGAL

Your Reference:	221175
Certificate No:	66719897
Issue Date:	30 AUG 2023

Land Address: COBDEN-WARRNAMBOOL ROAD NARINGAL EAST VIC 3277

Lot	Plan	Volume	Folio
1	81016	8885	647

Vendor: LORNA JOY MCCONNELL

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:
$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 66719897

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

General information

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

Windfall Gains Tax - Payment Options

BPAY

Biller Code: 416073
Ref: 66719899

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: 66719899

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.

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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Taits Legal C/- InfoTrack (Affinity)
475-495 Victoria Avenue
CHATSWOOD 2067
AUSTRALIA

Client Reference: 352020

NO PROPOSALS. As at the 29th August 2023, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

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

COBDEN-WARRNAMBOOL ROAD, NARINGAL EAST 3277
SHIRE OF MOYNE

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: 29th August 2023

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 70058755 - 70058755110928 '352020'