

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

Vendor: Mark Joshua Mahoney

Property: 37 Rowe Street, Mansfield VIC 3722
(Certificate of Title Volume 08923 Folio 635)

1. Financial matters in respect of the land

Information concerning the amount of Rates, Taxes, Charges and other similar outgoings affecting the property and interest (if any) payable thereon (including any Owners Corporation Charges and Interest):

(a) are as follows :

<u>Authority</u>	<u>Amount</u>	<u>Interest</u>
1. Mansfield Shire Council	See attached certificate	
2. Goulburn Valley Water	See attached certificate	
3. State Land Tax	See attached certificate	

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:

- a. Their total does not exceed \$5,000.00
- b. The particulars of any Charge (whether registered or not) over the property imposed by or under any Act to secure an amount due under that Act are as follows: Nil – unless contained herein.

2. Insurance details in respect of the land

- (a) if the contract provides that the land does not remain at the vendor's risk before the purchaser is entitled to possession or receipt of rents and profits:

No such insurance has been effected

- (b) if there is a residence on the land which was constructed within the preceding 6 years and section 137B of the **Building Act 1993** applies to the residence:

No such insurance has been effected.

3. Matters relating to land use

- (a) Information concerning any easement, covenant or similar restriction affecting the property, registered or unregistered, are as follows:

- i. Description: As set out in the enclosed Title documentation.

The purchaser should note sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes, if any, may be laid outside registered easements.

- ii. Particulars of any existing failure to comply with the terms of that easement, covenant and/or restriction are as follows: None to the Vendors knowledge.

- (b) This land is within a bushfire prone area within the meaning of the regulations made under the *Building Act 1993*
- (c) There is access to the property by road.
- (d) in the case of land to which a planning scheme applies a statement specifying—
 - (i) name of the planning scheme:
 - (ii) name of the responsible authority:
 - (iii) zoning of the land:
 - (iv) name of any planning overlay affecting the land:

Are contained in the attached certificate/s.

4. Notices made in respect of 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 property of which the vendor might reasonably be expected to have knowledge:

Is contained in the attached certificate/s and/or statement/s.

Is as follows: The Vendors are not aware of any notices (other than rate notices) orders or approved proposals affecting the property, unless contained herein.

- (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:

Is contained in the attached certificate/s and/or statement/s.

Is as follows: The Vendors are not aware of any such notices, reports or orders, unless contained herein.

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

Is contained in the attached certificate/s and/or statement/s.

Is as follows: The Vendors are not aware of any such notice unless contained herein.

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

5. Building permits

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

No such Building permit has been granted to the Vendor's knowledge.

6. Information relating to any owners corporation

The land is not affected by an Owners Corporation within the meaning of the *Owners Corporations Act 2006*.

7. Growth areas infrastructure contribution

There is not a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*).

8. 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 supply;
- (e) telephone supply;

It is the Purchasers sole responsibility to check with the appropriate authorities as to the availability and cost of reconnection to the property of any services the purchaser requires. The connected services may be disconnected on or before the settlement date and it is the purchasers responsibility to pay all costs of and incidental to the transfer or re-connection to the land of the services the purchaser requires. The Vendor makes no representation that any of the connected services are adequate for the purchasers proposed use and the purchaser should make his own enquiries.

9. Evidence of title

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

- (a) in the case of land under the *Transfer of Land Act 1958*, a copy of the Register Search Statement and the document, or part of the document, referred to as the diagram location in the Register Search Statement that identifies the land and its location;

The day of this Statement is theday of20

Signed by the

Vendor.....
Mark Joshua Mahoney

The Purchaser acknowledges being given a duplicate of this Statement signed by the Vendor before the Purchaser signed any Contract.

The day of this Acknowledgement is theday of.....20

Signed by the

Purchaser.....

IMPORTANT NOTICE – ADDITIONAL DISCLOSURE REQUIREMENTS:

Where the property is to be sold subject to a Mortgage that is not to be discharged by the date of possession (or receipt of rents and profits) of the property and/or sold on Terms – the Vendor must provide an additional Statement containing the particulars specified in Schedules 1 and 2 of the Act.

Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the Sale of Land Act 1962.

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

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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 08923 FOLIO 635

Security no : 124110381125U

Produced 09/11/2023 01:38 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 094774.
PARENT TITLE Volume 08653 Folio 708
Created by instrument LP094774 05/05/1972

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MARK JOSHUA MAHONEY of 9 MALCOLM STREET MANSFIELD VIC 3722
AS803777D 12/12/2019

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 LP094774 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: 37 ROWE STREET MANSFIELD VIC 3722

DOCUMENT END

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Number of Pages (excluding this cover sheet)	1
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1. 8653 F-708

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Assistant Registrar of Titles

CONSENT OF COUNCIL	SURVEYOR'S CERTIFICATION
<p><i>J. Louice</i> <i>Richardson</i></p>	<p>I Certify that this plan has been made by me..... and accords with title and is mathematically correct and ^{is}/_{not} based on survey. <i>Norman H. Hinson</i> Licensed Surveyor. Date <i>15. 11. 71</i></p>

LAND INFORMATION CERTIFICATE

Section 229 Local Government Act 1989

Tax Invoice – ABN 74566834923

Email: rates@mansfield.vic.gov.au



Mansfield Shire

APPLICANT'S NAME & ADDRESS
LANDATA
Po Box 500
EAST MELBOURNE VIC 3002

CERTIFICATE NO: 14064
YOUR REF: 70843599-013-1
ISSUE DATE: 10/11/2023

This certificate provides information regarding, valuation, rates, charges, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a local law or bylaw of the Council. This certificate is not required to include information regarding planning, building, health, land fill, land slip, other flooding information or service easements. Information regarding these matters may be available from Council, or the relevant authority. A fee may be charged for such information.

ASSESSMENT NO: A19730 **LOCATION:** 37 ROWE STREET MANSFIELD VIC 3722

PROPERTY DESCRIPTION: L2 LP 94774

AREA: 890 sq m **PARISH:** MANSFIELD **AVPCC:** 100 Residential

OWNER(S) AS PER RATE BOOK: MARK JOSHUA MAHONEY

PROPERTY VALUATIONS AS AT JANUARY 2023 LEVELS: (Operative Date 01/01/2023)

Net Annual Value \$ 20,100 Capital Improved Value \$ 402,000 Site Value \$ 402,000

RATES & CHARGES FOR THE YEAR ENDING 30TH JUNE 2024

	LEVIED	ARREARS	BALANCE OWING
Rates	\$1,177.86	\$0.00	\$385.07
Municipal Charge	\$340.50	\$0.00	\$170.24
Community Waste	\$91.42	\$0.00	\$45.70
Fire Services Property Levy	\$143.49	\$0.00	\$53.61
O/S DEBTORS BALANCE			\$
TOTAL RATES & CHARGES	\$1,753.27	\$ 0.00	\$654.62

PLEASE NOTE:
IN ACCORDANCE WITH SEC. 175(1) OF THE LOCAL GOVERNMENT ACT 1989, THE PURCHASER MUST PAY ALL OUTSTANDING RATES AND CHARGES ON THE DUE DATE FOR PAYMENT, OR IF THAT HAS PASSED, IMMEDIATELY AFTER THE PURCHASER BECOMES THE OWNER.

ADDITIONAL RATE INFORMATION:

TOTAL RECEIPTS YTD: \$ 1130.00



Biller Code 258848

Bpay Reference: 1000197309

This property may have a septic tank system that needs to be assessed and maintained on an ongoing basis and in time, upgraded. The system may be in contravention of current legislation - for specific information or advice contact Council's Environmental Health Officer.

I hereby certify that as at the date of issue, the information given in this certificate is a true and correct disclosure of the rates and other monies and interest payable to Mansfield Shire together with any notices or orders referred to in this certificate. Received the sum of \$28.80 fee. Checked By:

ASHLEE WATSON

AUTHORISED OFFICER

High Country, Lakes and Rivers

ABN 74 566 834 923



mansfield.vic.gov.au
 council@mansfield.vic.gov.au

03 5775 8555
 TTY 133 677

33 Hightett Street, Mansfield VIC 3722
 Private Bag 1000, Mansfield VIC 3724



ABN 84 578 076 056
Tel: 1300 360 007
Fax: (03) 5831 1467

mail@gvwater.vic.gov.au
www.gvwater.vic.gov.au

Goulburn Valley Region Water Corporation
104-110 Fryers Street
Shepparton, Victoria 3630

**P.O. Box 185, Shepparton 3632
DX 63036 Shepparton**

Secure Electronic Registries Vic P/L ATFT
Secure Electronic Registries Vic Trust
Locked Bag 20005
MELBOURNE VIC 3001

Your Ref: 70843599-023-0
Statement No: 248313
Account No: 41-2281-0140-01-6
Date: 14-Nov-2023

Information Statement

Water Act 1989, Section 158

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

37 Rowe St, Mansfield VIC 3722

Title(s):

Lot 2, Plan of Sub-division 94774, Volume 8923, Folio 695, Parish of Mansfield

Owner(s):

Mahoney, Mark Joshua

Purchaser(s):

No purchaser on application

Account Calculation:

Fees and Charges (including interest)	\$-164.09
Scheme Arrears	\$0.00

Total Amount in Arrears at Date of Issue:	\$-164.09
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Service Charges & Estimated Consumption to: (from page 2)	\$67.28
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Total Amount:	\$-96.81
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Goulburn Valley Water would like to remind conveyancers that they are obligated under the Water Act to notify Water Authorities on change of ownership. This is not automatically done via PEXA.

Electronic Payment Option:

Make this payment via internet or phone banking.



Bill Code: 39420
Ref: 4122 8101 4001 6

Statement No: 248313
Account No: 41-2281-0140-01
Property Address: 37 Rowe St, Mansfield VIC 3722

Details for Services provided and their tariffs:

AVAILABILITY SERVICE: 54451

Sewerage Service Fee:	From 05/09/23 To 21/11/23 = 77 days @ 63.09¢ per day	= \$48.58
Water Service Fee:	From 05/09/23 To 21/11/23 = 77 days @ 24.29¢ per day	= \$18.70

Note:

This Statement is valid for 120 days only from the date of issue. Within the valid timeframe, please obtain an update prior to settlement to avoid overpayment.

Consumption charges to the date specified is an ESTIMATION ONLY. A Special Meter Reading certificate may be applied for to obtain accurate consumption charges for property settlement adjustment - standard fees apply. Consumption charges are not applicable to unconnected services.

Orders and Notices:

There are no Orders and Notices applicable to this property

Comments:

Unmetered Vacant Land

Goulburn Valley Water charge an availability rate on vacant land for water and/or sewerage services. For further information refer to the Water Act 1989 - Section 144 Serviced Properties. Available at: austlii.edu.au

A financial update for this information statement can now be accessed via -

https://goulburnvalleywater.formstack.com/forms/information_statement_update

I hereby certify that the above Statement is correct.



Laurienne Winbanks
Manager - Retail Customers and Billing



Address: 37 Rowe Street Mansfield VIC 3722		
Sewer Main DOES NOT traverse property Water Main DOES NOT traverse property		
DISCLAIMER Goulburn Valley Water provides this information with the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user. While every effort has been made to ensure the accuracy, correctness and timeliness of the data, Goulburn Valley Water assumes no responsibility for errors or omissions.	Property No: 41-2281-0140	
	14-11-2023	Scale 1: 377

Property Clearance Certificate

Land Tax



INFOTRACK / VICTORIAN COUNTRY CONVEYANCING

Your Reference:	VM13489
Certificate No:	67563045
Issue Date:	09 NOV 2023
Enquiries:	ESYSPROD

Land Address: 37 ROWE STREET MANSFIELD VIC 3722

Land Id	Lot	Plan	Volume	Folio	Tax Payable
46833948	2	94774	8923	635	\$183.01

Vendor: MARK MAHONEY
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR MARK JOSHUA MAHONEY	2023	\$348,000	\$471.00	\$0.00	\$183.01

Comments: Land Tax of \$471.00 has been assessed for 2023, an amount of \$287.99 has been paid. Land Tax will be payable but is not yet due - please see notes on reverse.

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

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.


Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$348,000
SITE VALUE:	\$348,000
CURRENT LAND TAX CHARGE:	\$183.01



Notes to Certificate - Land Tax

Certificate No: 67563045

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 = \$471.00

Taxable Value = \$348,000

Calculated as \$375 plus (\$348,000 - \$300,000) multiplied by 0.200 cents.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 67563045

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: 67563045

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / VICTORIAN COUNTRY CONVEYANCING

Your Reference:	VM13489
Certificate No:	67563045
Issue Date:	09 NOV 2023

Land Address: 37 ROWE STREET MANSFIELD VIC 3722

Lot	Plan	Volume	Folio
2	94774	8923	635

Vendor: MARK MAHONEY
Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00



Notes to Certificate - Windfall Gains Tax

Certificate No: 67563045

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



Billers Code: 416073
Ref: 67563049

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: 67563049

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.

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 09 November 2023 01:42 PM

PROPERTY DETAILS

Address: **37 ROWE STREET MANSFIELD 3722**
Lot and Plan Number: **Lot 2 LP94774**
Standard Parcel Identifier (SPI): **2\LP94774**
Local Government Area (Council): **MANSFIELD**
Council Property Number: **A19730**
Planning Scheme: **Mansfield**
Directory Reference: **Vicroads 679 Q6**

www.mansfield.vic.gov.au

[Planning Scheme - Mansfield](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
Urban Water Corporation: **Goulburn Valley Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **EILDON**

OTHER

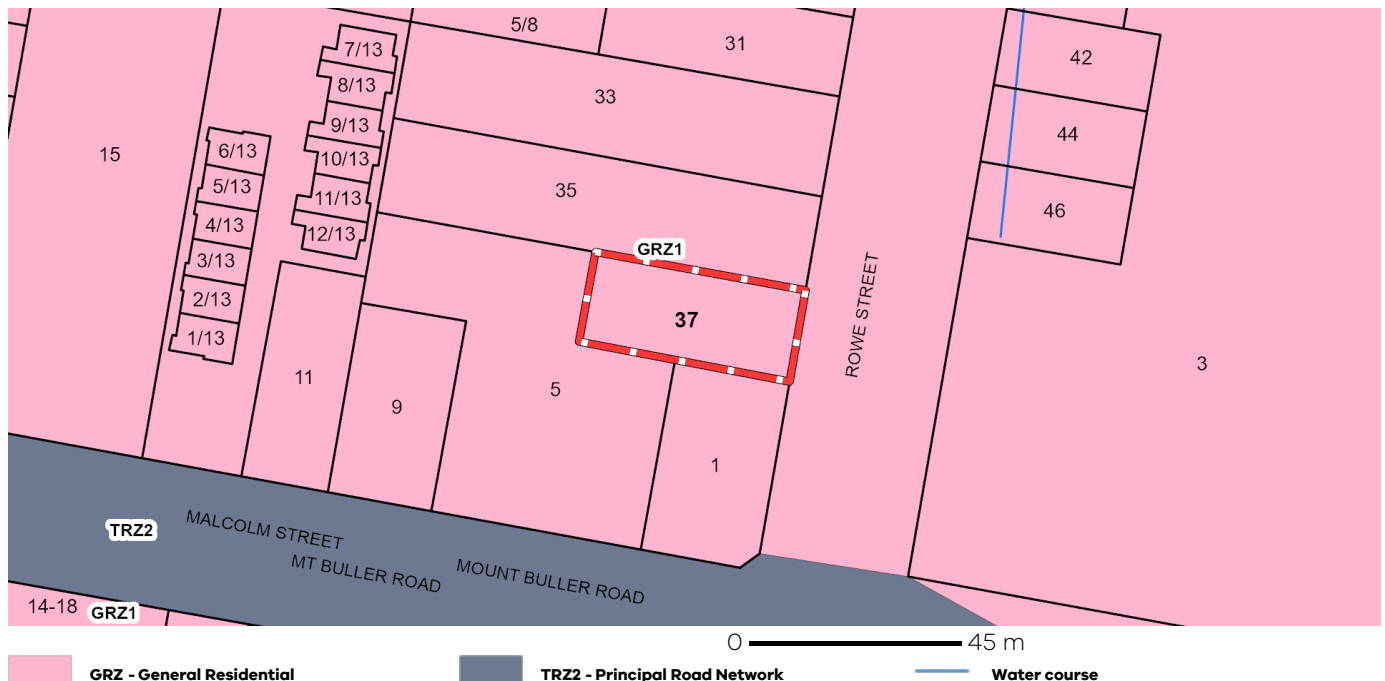
Registered Aboriginal Party: **Taungurung Land and Waters
Council Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

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

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



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

Planning Overlays

No planning overlay found

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

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

PLANNING PROPERTY REPORT: 37 ROWE STREET MANSFIELD 3722

Page 1 of 3

Further Planning Information

Planning scheme data last updated on 2 November 2023.

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

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

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

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

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

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

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

979850

APPLICANT'S NAME & ADDRESS

VICTORIAN COUNTRY CONVEYANCING C/- TRICONVEY
(RESELLER) C/- LANDATA

MELBOURNE

VENDOR

MAHONEY, MARK

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

354691

This certificate is issued for:

LOT 2 PLAN LP94774 ALSO KNOWN AS 37 ROWE STREET MANSFIELD
MANSFIELD SHIRE

The land is covered by the:

MANSFIELD PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1

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

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

09 November 2023

Sonya Kilkeny
Minister for Planning

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

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

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

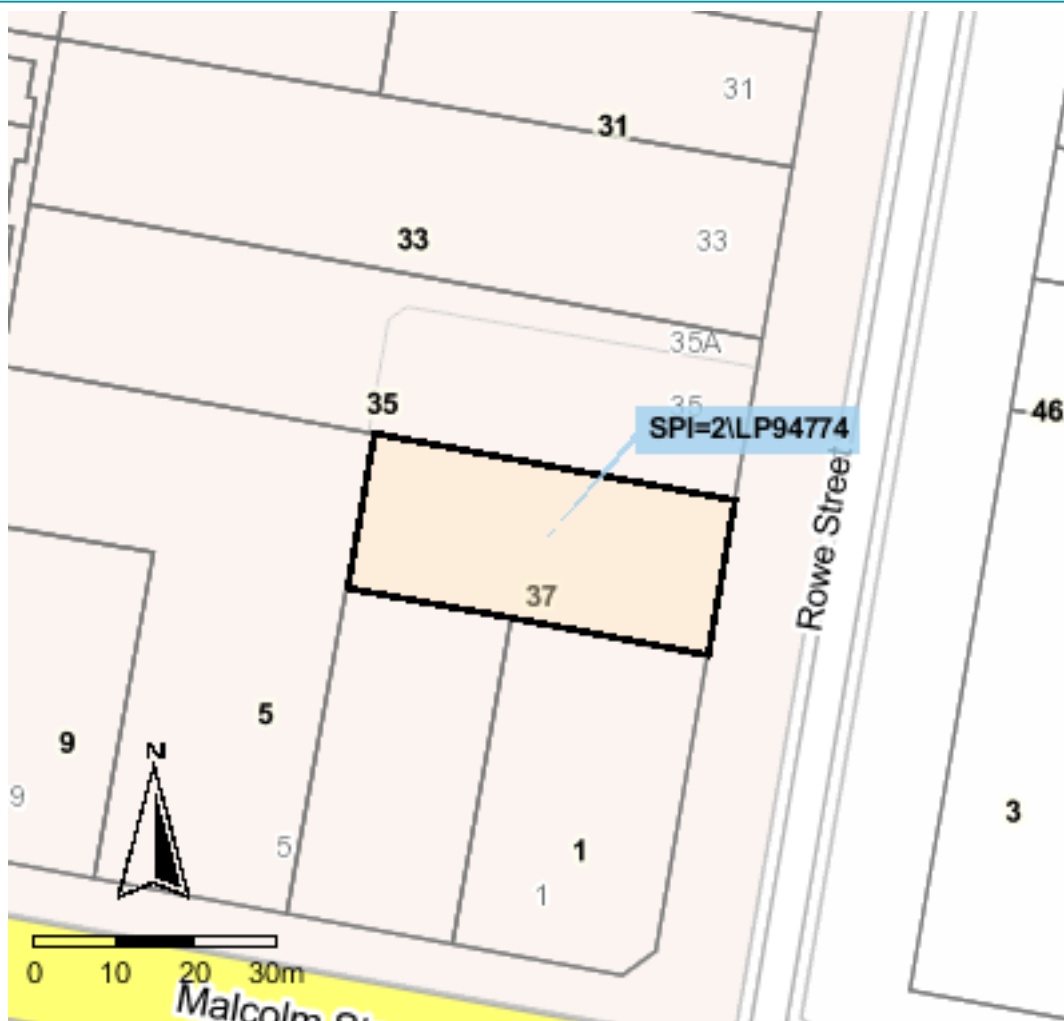
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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

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

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

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



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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.

Vendor:

Mark Joshua Mahoney

Vendor's Section 32 Statement

Property:

37 Rowe Street, Mansfield VIC 3722

Vendor's Conveyancer:

VICTORIAN COUNTRY CONVEYANCING
PO Box 310, Mansfield, 3724

Tel; 5775 1405

Email; admin@viccountryconveyancing.com.au