

Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land

"Shed Paddock" Cheesley Gate Road, Indigo Valley VIC 3688

Vendor's name

Robert Andrew Cheesley

Date

12/1/2025

**Vendor's
signature**



Margaret Rose Cheesley
as Power of Attorney

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

1 FINANCIAL MATTERS

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

- (a) Are contained in the attached certificate/s.

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

	To	
Other particulars (including dates and times of payments):		

1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable.

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable.

1.5 Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 520
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> Not applicable

2 INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable.

2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the *Building Act 1993* applies to the residence.

Not Applicable.

3 LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

To the best of the vendor's knowledge, there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

3.2. Road Access

There is NO access to the property by road if the square box is marked with an 'X' ☐

3.3. Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act 1993* if the square box is marked with an 'X' ☒

3.4. Planning Scheme

Attached is a certificate with the required specified information.

4 NOTICES

4.1. Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

4.2. Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

Not Applicable.

4.3. Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

Not Applicable.

5 BUILDING PERMITS

Particulars of any building permit issued under the *Building Act 1993* in the preceding 7 years (required only where there is a residence on the land):

Not Applicable.

6 OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

Not Applicable.

7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not Applicable.

8 SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electricity supply <input checked="" type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input checked="" type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
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9 TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10 SUBDIVISION

10.1. Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable.

10.2. Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

Not Applicable.

10.3. Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable.

11 DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12 DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

- ☒ Vacant Residential Land or Land with a Residence
- ☐ Attach Due Diligence Checklist (this will be attached if ticked)

13 ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

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

Page 1 of 1

VOLUME 04575 FOLIO 995

Security no : 124126276594L
Produced 16/07/2025 04:23 PM

LAND DESCRIPTION

Crown Allotment 4 Section G1 and Crown Allotment 6 Section H1 Parish of
Woorragee North.
PARENT TITLE Volume 02787 Folio 223
Created by instrument 1050431 19/06/1922

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ROBERT ANDREW CHEESLEY of BLACKDOG CREEK RD CHILTERN 3683
T363789K 18/10/1994

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out
under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP669980Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

TITLE PLAN		EDITION 1	TP 669980Q
Location of Land Parish: WOORRAGEE NORTH Township: Section: G1 H1 Crown Allotment: 4 6 Crown Portion: Last Plan Reference: Derived From: VOL 4575 FOL 995 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 27/10/2000 VERIFIED: SO'C	
<p style="text-align: center;">TOTAL AREA = 146A 3R 26P</p>			
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets

Type 1



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

Page 1 of 1

VOLUME 08141 FOLIO 046

Security no : 124126276595K
Produced 16/07/2025 04:23 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 4A Section G1 Parish of Woorragee North.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ROBERT ANDREW CHEESLEY of BLACKDOG CREEK RD CHILTERN 3683
T363789K 18/10/1994

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP776040U 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: "APONAVIVA" 1121 BLACK DOG CREEK ROAD INDIGO VALLEY VIC 3688

DOCUMENT END

TITLE PLAN		EDITION 1	TP 776040U
Location of Land Parish: WOORRAGEE NORTH Township: Section: G1 Crown Allotment: 4A Crown Portion: Last Plan Reference: Derived From: VOL 8141 FOL 046 Depth Limitation: 50 FEET		Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL 8141 FOL 046 AND NOTED ON SHEET 2 OF THIS PLAN ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 11/03/2003 VERIFIED: RZ	
		COLOUR CODE Y = YELLOW	
LENGTHS ARE IN LINKS Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 2 sheets	

TITLE PLAN	TP 776040U
<h2 style="margin: 0;">LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT</h2>	
<p style="text-align: right; margin-bottom: 0;">All that piece of land in the said State containing fourteen—</p> <p style="margin-bottom: 0;">acres and thirty-seven perches more or less being Allotment four^A of Section C⁹¹² in the Parish of Woorroo North—</p> <p style="margin-bottom: 0;">County of Bogong</p> <p style="margin-bottom: 0;">delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow. PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth. EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the <i>Mines Act 1928</i> in upon or under or within the boundaries of the land hereby granted. AND reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted. AND ALSO reserving to Us Our heirs and successors—</p> <ul style="list-style-type: none"> (i) all petroleum as defined in the <i>Mines (Petroleum) Act 1935</i> on or below the surface of the said land and (ii) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and (iii) rights of way for access and for pipelines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land. <p style="margin-top: 20px;">PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 105 of the <i>Land Act 1928</i>. AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the <i>Mines Act 1928</i> or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands: PROVIDED that compensation shall be paid to the said</p> <p style="margin-top: 10px;">GRANTEE</p> <p style="text-align: right; margin-top: 20px;">his executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.</p>	
LENGTHS ARE IN LINKS	<div style="display: flex; justify-content: space-between;"> <div>Metres = 0.3048 x Feet</div> <div>Metres = 0.201168 x Links</div> </div>
Sheet 2 of 2 sheets	

PROPERTY REPORT



Energy,
Environment
and Climate Action

From www.land.vic.gov.au at 16 July 2025 03:46 PM

PROPERTY DETAILS

Address: **1121 BLACK DOG CREEK ROAD INDIGO VALLEY 3688**

Crown Description: **This property has 15 parcels. See table below**

Standard Parcel Identifier (SPI): **See table below**

Local Government Area (Council): **INDIGO**

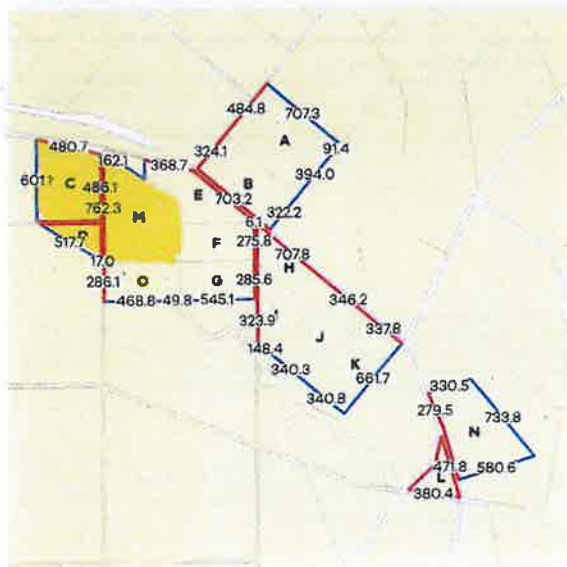
Council Property Number: **1377**

Directory Reference: **Vicroads 35 D5**

www.indigoashire.vic.gov.au

SITE DIMENSIONS

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



Area: 298077 sq. m (298.08 ha)

Perimeter: 17.89 km

For this property:

— Site boundaries

— Road frontages

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

14 overlapping dimension labels are not being displayed

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](#)

PARCEL DETAILS

The letter in the first column identifies the parcel in the diagram above

Lot/Plan or Crown Description	SPI	Lot/Plan or Crown Description	SPI
A Lot 1 TP109318	1\TP109318	PARISH OF WOORRAGEE NORTH	
PARISH OF WOORRAGEE NORTH		I Allot 3B Sec. H1	3B-H1\PP3894
B Allot 3 Sec. E1	3-E1\PP3894	J Allot 4A Sec. H1	4A-H1\PP3894
C Allot 4 Sec. G1	4-G1\PP3894	K Allot 4B Sec. H1	4B-H1\PP3894
D Allot 4A Sec. G1	4A-G1\PP3894	L Allot 5A Sec. H1	5A-H1\PP3894
E Allot 1B Sec. H1	1B-H1\PP3894	M Allot 6 Sec. H1	6-H1\PP3894
F Allot 2A Sec. H1	2A-H1\PP3894	N Allot 6A Sec. H1	6A-H1\PP3894
G Allot 2B Sec. H1	2B-H1\PP3894	O Allot 6B Sec. H1	6B-H1\PP3894
H Allot 3A Sec. H1	3A-H1\PP3894		

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**

Urban Water Corporation: **North East Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**

Legislative Assembly: **BENAMBRA**

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PROPERTY REPORT: 1121 BLACK DOG CREEK ROAD INDIGO VALLEY 3688

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PROPERTY REPORT



Energy,
Environment
and Climate Action

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

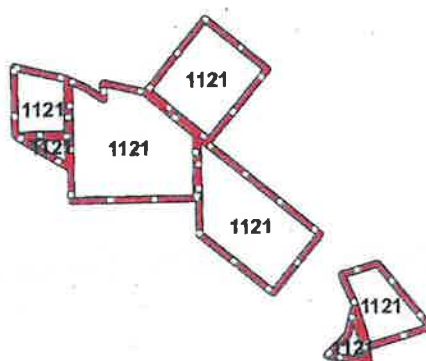
The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

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

Area Map



Selected Property



Water area

0 ————— 1500 m



Water course

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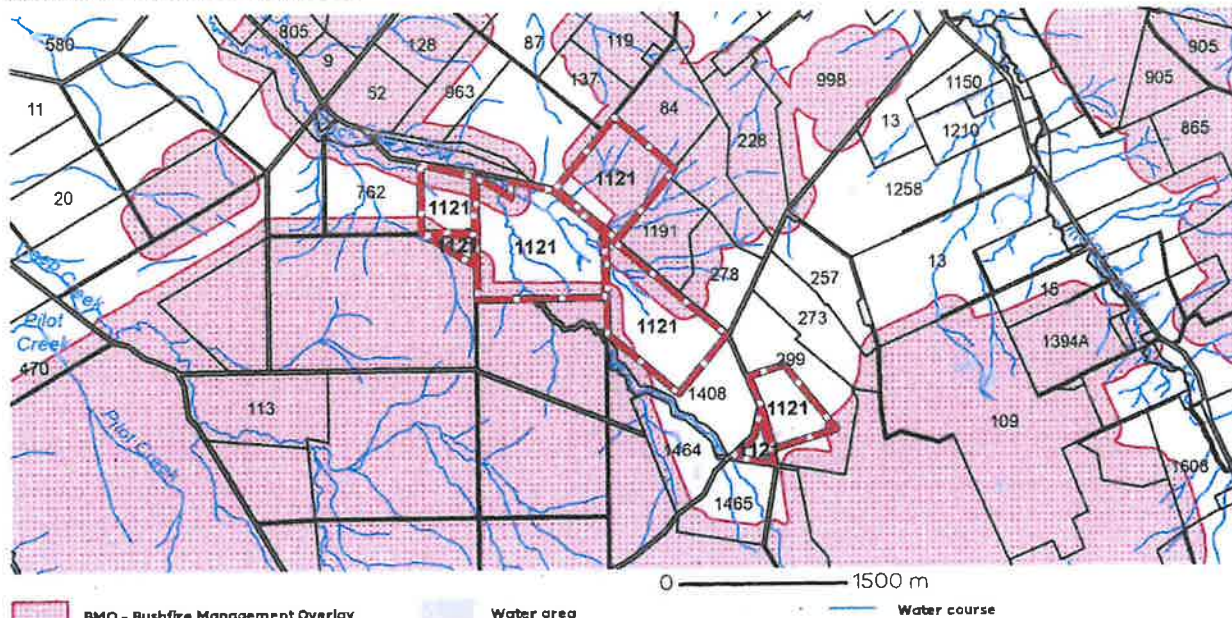
PROPERTY REPORT: 1121 BLACK DOG CREEK ROAD INDIGO VALLEY 3698

Department
of Transport
and Planning

PROPERTY DETAILS

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

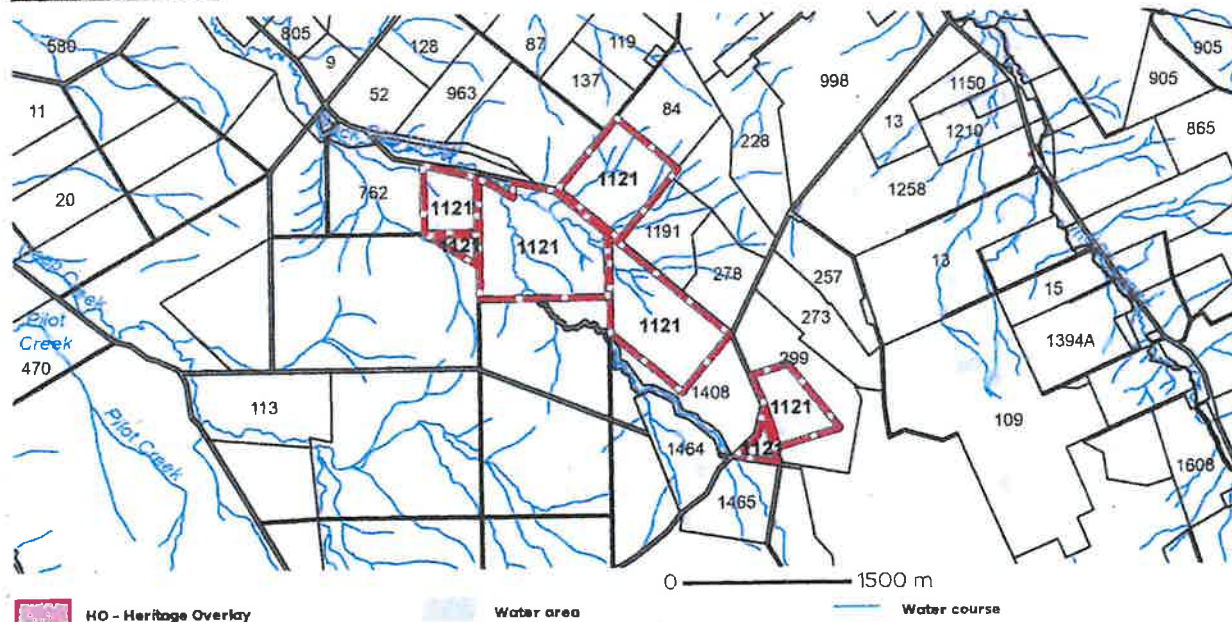


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in 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: 1121 BLACK DOG CREEK ROAD INDIGO VALLEY 3688

Further Planning Information

Planning scheme data last updated on 11 July 2025.

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>

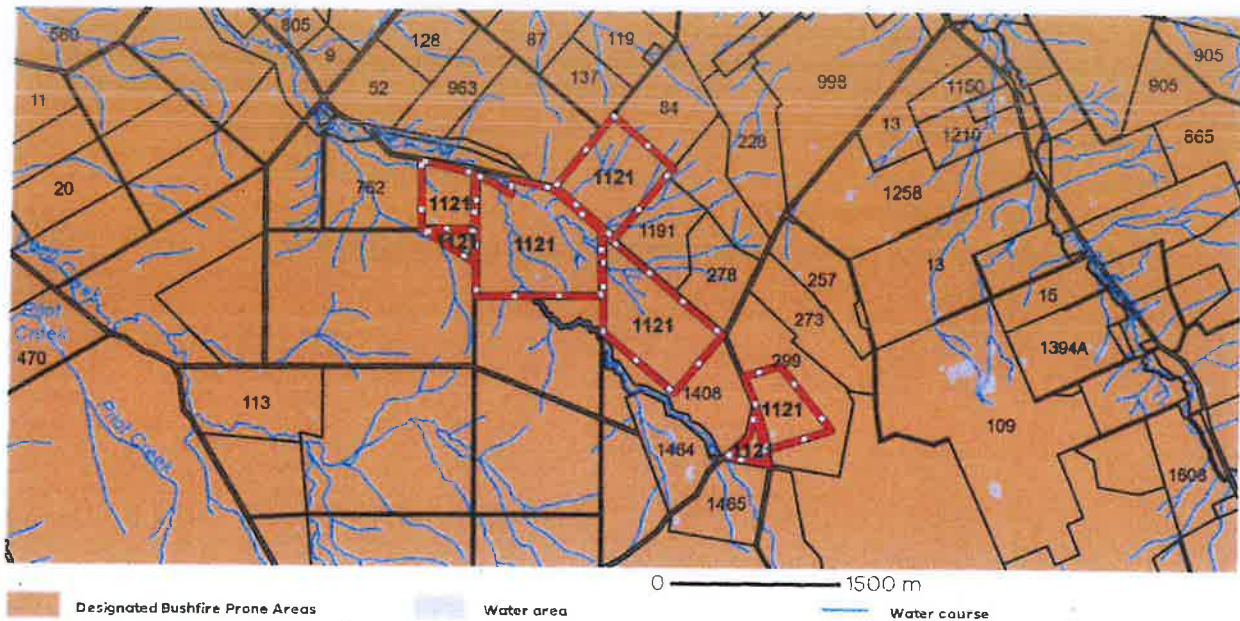
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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

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PLANNING PROPERTY REPORT: 1121 BLACK DOG CREEK ROAD INDIGO VALLEY 3688

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Transfer of Licence Form

This form is to formally transfer a licence for the occupation of Crown land.

Following settlement, please submit this completed transfer form (both pages with plan) by post to PO Box 879, Seymour, Victoria, 3660 or emailed to transactioncentre@deeca.vic.gov.au, with requirements listed below.

Please review and tick the checklist below, this will assist in the Transfer of Licence being conducted efficiently. *If any details are not included, the transfer paperwork may be returned to you to have sufficient information included.*

The \$67.25 transfer fee (GST Exempt) and any outstanding rental (if applicable) are included.

☐ Please invoice the proposed licensee the transfer fee & any outstanding rental. An invoice for the transfer fee and any outstanding rental will be arranged and sent to the proposed licensee separately after the transfer is completed. Please allow up to 21 days from the date of transfer for the invoice to be issued.

☐ Notice of Acquisition, Copy of Title or Copy of Rates notice to identify that the proposed Licensee is now the adjoining landowner to the licensed area.

☐ Part Transfer or ☐ Full Transfer – Please note that in most cases licenses or part of licences can only be transferred to the adjoining land owner.

Details of present licence holder(s)

Please do not change details of pre-filled information this has been populated from the existing licence.

I/We Robert Cheesley

Of: 1121 BLACK DOG CREEK RD, INDIGO VALLEY, Victoria, 3688, Australia

Being the holder(s) of Licence No: 1107439

Granted under the provisions of the Land Act 1958 do hereby agree to transfer said licence.

Signature(s): _____ Date: _____

If the Licensee is no longer able to sign the form, please provide an explanation in the covering letter with supporting documentation.

Particulars of the adjoining freehold land which is now occupied/owned or in the process of purchase by me/us:

Lot on Plan Number: _____

Crown allotment number

with parish name (if applicable): _____

OFFICIAL

Transfer of Licence Form

- Transfer of this licence should not be used as a condition of sale as the transfer is not an automatic process and will be subject to approval of the land manager. Please advise prospective purchasers of this information.
- Please ensure to include Notice of Acquisition, Copy of Title or Copy or Rates notice to identify that you are now the adjoining landowner to the licensed area.

This section to be completed by the proposed licence holder(s) – Please print clearly and provide full names.

I/We _____

Of _____

Town: _____ Postcode: _____ State: _____

Postal Address if Different to Above

Address: _____

Town: _____ Postcode: _____ State: _____

do hereby agree to accept the transfer of the said licence to me/us and supply the following information which is true and correct, and acknowledge this licence is issued for the purpose of GRAZING

Signature/s: _____ Date: _____

_____ Date: _____

To ensure the Department meets financial obligation please provide a contact phone number and email

Preferred Contact phone no.: _____

Email: _____

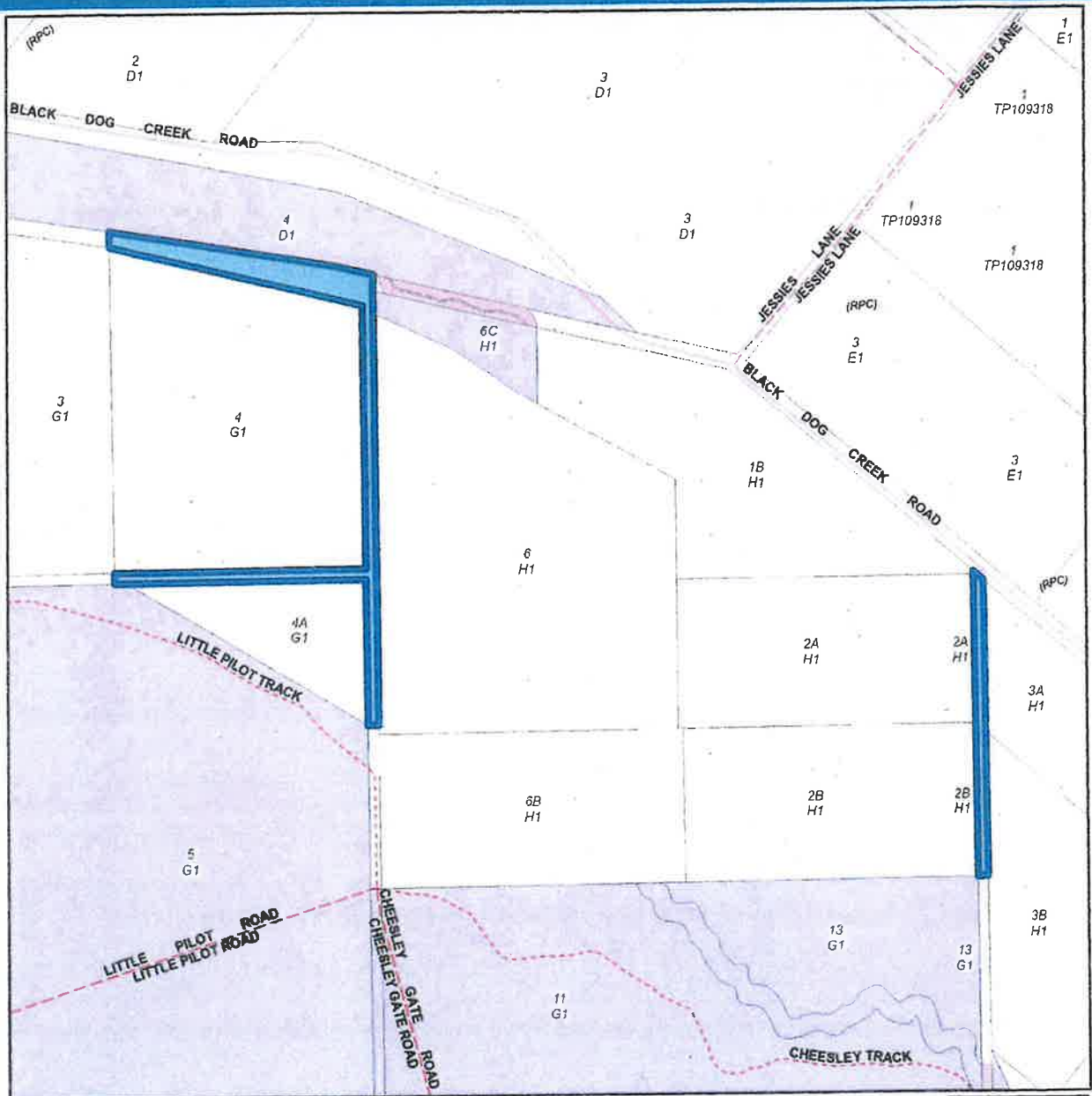
Rental Information

Licence No. **1107439** Unused Road – Rental of \$158.60 has been paid for the period ending 30/09/2027

The Department of Energy, Environment and Climate Action (DEECA) is committed to protecting your personal information in accordance with the principles of the Privacy and Data Protection Act 2014. Personal information collected will be used for the purpose of issuing and administering your Crown Land Licence and the attendant Crown Land management requirements. DEECA may disclose your information to the local municipality or other relevant government agencies or statutory authorities for this purpose or if required by law. DEECA also uses and discloses the information for the purpose of the resolution of applications for determination of native title and for meeting its obligations under the Native Title Act 1993 (Cth). If you wish to access this information please contact the Manager, Privacy and FOI, PO Box 500, East Melbourne, Vic, 3002

OFFICIAL

Tenure 1107439



Legend

- Township
- Parish
- Parcel
- Crown Parcel
- Crown Land
- Government Road
- Plan Noting
- Apiary
- Temporary Asylum Rights
- Boundary and Range Boundaries

Linear Tenure

- Other Pipelines
- Industrial Commercial Licences
- Recreation Attachment Licences
- Occupancy Licences
- Radio TV Telecom site Licences
- Emergency Services Use Licences
- Water Supply Licences
- Miscellaneous General Licences
- Estuaries
- Place Contents

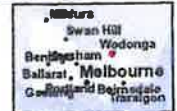
Lease

- General Licence
- Delegated Lease
- Delegated Licence
- Grazing Licence
- Riparian Management Licence
- Water Frontage Licence
- Unused Road Licence
- Delegated Management Reserve
- Direct Management Reserve

Government Road

- Government Road
- Dual Status Government Road

1:10,000



Overview Map

Land and Built Environment

Hume

Dept of Energy, Environment & Climate Action

Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of the data.

Transfer of Licence Form

This form is to formally transfer a licence for the occupation of Crown land.

Following settlement, please submit this completed transfer form (both pages with plan) by post to PO Box 879, Seymour, Victoria, 3660 or emailed to transactioncentre@deeca.vic.gov.au, with requirements listed below.

Please review and tick the checklist below, this will assist in the Transfer of Licence being conducted efficiently. *If any details are not included, the transfer paperwork may be returned to you to have sufficient information included.*

The \$67.25 transfer fee (GST Exempt) and any outstanding rental (if applicable) are included.

☐ Please invoice the proposed licensee the transfer fee & any outstanding rental. An invoice for the transfer fee and any outstanding rental will be arranged and sent to the proposed licensee separately after the transfer is completed. Please allow up to 21 days from the date of transfer for the invoice to be issued.

☐ Notice of Acquisition, Copy of Title or Copy of Rates notice to identify that the proposed Licensee is now the adjoining landowner to the licensed area.

☐ Part Transfer or ☐ Full Transfer – Please note that in most cases licenses or part of licences can only be transferred to the adjoining land owner.

Details of present licence holder(s)

Please do not change details of pre-filled information this has been populated from the existing licence.

I/We Robert Chéesley

Of: 1121 BLACK DOG CREEK RD, INDIGO VALLEY, Victoria, 3688, Australia

Being the holder(s) of Licence No: 1108119

Granted under the provisions of the Land Act 1958 do hereby agree to transfer said licence.

Signature(s): _____ Date: _____

If the Licensee is no longer able to sign the form, please provide an explanation in the covering letter with supporting documentation.

Particulars of the adjoining freehold land which is now occupied/owned or in the process of purchase by me/us:

Lot on Plan Number: _____

Crown allotment number

with parish name (if applicable): _____

OFFICIAL

Transfer of Licence Form

- Transfer of this licence should not be used as a condition of sale as the transfer is not an automatic process and will be subject to approval of the land manager. Please advise prospective purchasers of this information.
- Please ensure to include Notice of Acquisition, Copy of Title or Copy or Rates notice to identify that you are now the adjoining landowner to the licensed area.

This section to be completed by the proposed licence holder(s) – Please print clearly and provide full names.

I/We _____

Of _____

Town: _____ Postcode: _____ State: _____

Postal Address if Different to Above

Address: _____

Town: _____ Postcode: _____ State: _____

do hereby agree to accept the transfer of the said licence to me/us and supply the following information which is true and correct, and acknowledge this licence is issued for the purpose of GRAZING

Signature/s: _____ Date: _____

_____ Date: _____

To ensure the Department meets financial obligation please provide a contact phone number and email

Preferred Contact phone no.: _____

Email: _____

Rental Information

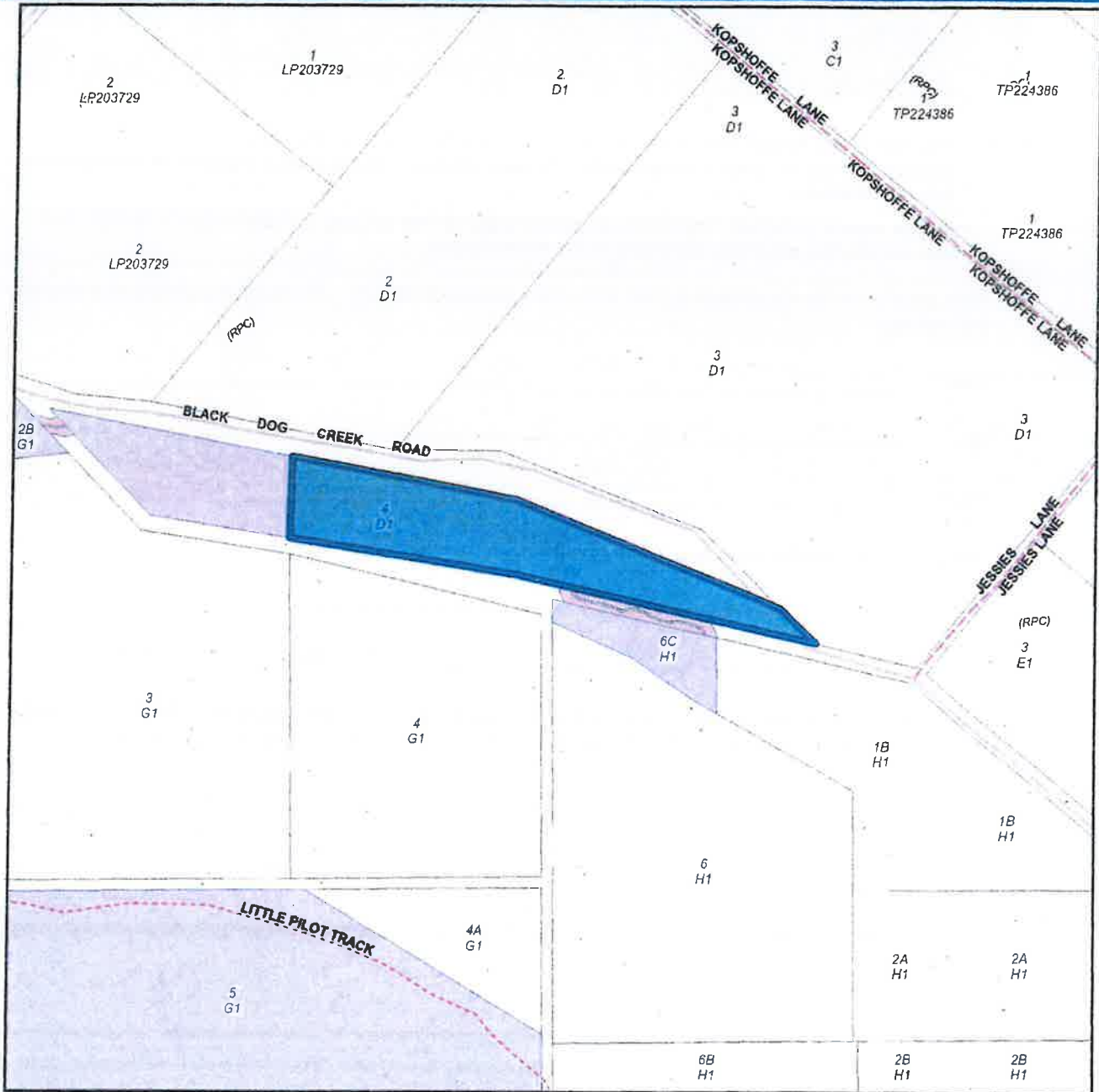
OFFICE USE ONLY

All Licences with no outstanding rental (Except UR with Long Term paid)

Licence No. 1108119 (Grazing)– Rental of \$64.90 has been paid for the period 1/10/2024 to 30/09/2025.

The Department of Energy, Environment and Climate Action (DEECA) is committed to protecting your personal information in accordance with the principles of the Privacy and Data Protection Act 2014. Personal information collected will be used for the purpose of issuing and administering your Crown Land Licence and the attendant Crown Land management requirements. DEECA may disclose your information to the local municipality or other relevant government agencies or statutory authorities for this purpose or if required by law. DEECA also uses and discloses the information for the purpose of the resolution of applications for determination of native title and for meeting its obligations under the Native Title Act 1993 (Cth). If you wish to access this information please contact the Manager, Privacy and FOI, PO Box 500, East Melbourne, Vic, 3002

OFFICIAL



Legend

Township	Linear Tenure	Lease	Government Road
Township	Other Pipeline	General Licence	Government Road
Parish	Industrial Commercial Licences	Delegated Lease	Dual State Government Road
Crown Parcel	Recreation Amusement Licences	Delegated Licence	
Crown Land	Occupancy Licences	Grazing Licence	
Government Road	Radio TV Telecom site Licences	Riparian Management Licence	
Plan Noting	Emergency Services Use Licences	Water Frontage Licence	
Apiary	Water Supply Licences	Unused Road Licence	
Temporary Access Rights	Miscellaneous General Licences	Delegated Management Reserve	
Beef and Range Licences	Easements	Direct Management Reserve	
	Pole Cansets		

1: 10,000



Overview Map

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Property Clearance Certificate

Land Tax



INFOTRACK / BROOKS LAWYERS

Your Reference: 5436/25
Certificate No: 92305210
Issue Date: 17 JUL 2025
Enquiries: TVD0

Land Address: 1121 BLACK DOG CREEK ROAD INDIGO VALLEY VIC 3688

Land Id	Lot	Plan	Volume	Folio	Tax Payable
39604338			4575	995	\$0.00
			8141	46	

Vendor: ROBERT ANDREW CHEESLEY
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR ROBERT ANDREW CHEESLEY	2025	\$3,450,000	\$0.00	\$0.00

Comments: Property is exempt: LTX primary production land.

Current Vacant Residential Land Tax	Year Taxable Value (CIV)	Tax Liability	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 (CIV):	\$3,810,000
SITE VALUE (SV):	\$3,450,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00

ABN 76 775 195 331 | ISO 9001 Quality Certified

sro.vic.gov.au | Phone 13 21 61 | GPO Box 1641 Melbourne Victoria 3001 Australia



Notes to Certificate - Land Tax

Certificate No: 92305210

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 and Vacant Residential 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 including vacant residential land tax, interest and penalty 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 = \$43,575.00

Taxable Value = \$3,450,000

Calculated as \$31,650 plus (\$3,450,000 - \$3,000,000) multiplied by 2.650 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$38,100.00

Taxable Value = \$3,810,000

Calculated as \$3,810,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 92305210

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: 92305210

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

Commercial and Industrial Property Tax



INFOTRACK / BROOKS LAWYERS

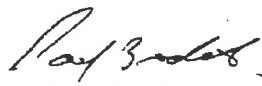
Your Reference: 5436/25
Certificate No: 92305210
Issue Date: 17 JUL 2025
Enquires: TVD0

Land Address: 1121 BLACK DOG CREEK ROAD INDIGO VALLEY VIC 3688

Land Id	Lot	Plan	Volume	Folio	Tax Payable
39604338			4575	995	\$0.00
			8141	46	\$0.00

AVPCC	Date of entry into reform	Entry Interest	Date land becomes CIPT taxable land	Comment
520	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

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


Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE: \$3,810,000

SITE VALUE: \$3,450,000

CURRENT CIPT CHARGE: \$0.00

ABN 76 775 195 331 | ISO 9001 Quality Certified

sro.vic.gov.au | Phone 13 21 61 | GPO Box 1641 Melbourne Victoria 3001 Australia



Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 92305210

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 / BROOKS LAWYERS

Your Reference: 5436/25

Certificate No: 92305210

Issue Date: 17 JUL 2025

Land Address: 1121 BLACK DOG CREEK ROAD INDIGO VALLEY VIC 3688

Lot	Plan	Volume	Folio
		4575	995
		8141	46

Vendor: ROBERT ANDREW CHEESLEY

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: 92305210

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: 92305218

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: 92305218

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

LAND INFORMATION CERTIFICATE

Certificate No: 1724

Date: 21 July 2025

APPLICANT'S DETAILS

APPLICANT: Landata
GPO Box 527
Melbourne VIC 3001

Applicant's Ref: 77452109-019-1
Purchaser: N/A
Vendor: R A Cheesley

This certificate provides information regarding Valuation, Rates, Charges, and other monies owing and any orders or notices made under the Local Government Act 1958, the Local Government Act 1989, the Local Government Act 2020 or under a local law or by-law of the INDIGO SHIRE COUNCIL and specified flood level if any by the INDIGO SHIRE 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 the Council or the relevant Authority. A fee may be charged for such information.

PROPERTY DETAILS

Property Number: 1377

Owner(s) as per Rate Book: Composite_Owner_Name

Property Name: Aponaviva
Property Address: 1121 Black Dog Creek ROAD, Indigo Valley

Area (Ha): 298.1102

AVPCC: 520-Domestic Livestock Grazing

Description: Lot 1 Title Pan 109318, Crown Allotment 1B, 2A, 2B, 3A, 3B, 4A, AB, 5A, 6, 6A & 6B Section H1, Crown Allotment 4 & 4A Section G1

PROPERTY VALUATIONS

Land Valuation Date: 01/01/2024
Operative Date of Valuation: 01/07/2024
Site Value: \$3,450,000.00
Capital Improved Value: \$3,810,000.00
Net Annual value: \$190,500.00



Billers Code: 397703
Ref: 9192477

Statement of Rates and Charges for YEAR ENDING 30 June 2026

RATES AND CHARGES

BALANCE DUE

Balance Brought Forward:	\$0.00
Estimate General	\$5,682.24
Municipal Charge	\$354.45
Garbage	\$235.40
Recycling	\$108.25
Estimate ESVF	\$1,300.20
	\$0.00
Payments made against current year-property rates:	\$0.00
Estimate Only Total:	\$7,680.54

Any other monies due for this property are shown in the Other Information section on Page 2 of this Certificate. If this Certificate shows any unpaid rates, please contact this office for an update, prior to settlement

PROPERTY NO: 1377

PLEASE NOTE:

- * Verbal confirmation or variations will only be given for a period of 60 days from the date of issue. However, Council will not be held responsible for information provided verbally. For settlement purposes another certificate should be obtained after 60 days.
- * Amounts shown as paid on this Certificate may be subject to clearance by a Bank
- * Overdue amounts accrue interest on a daily basis

OTHER INFORMATION:

1. There ARE NO proposed schemes, notices or orders on the land that have been served by Council under the Local Government Act 1958, Local Government Act 1989, or any other Act or Regulation, or under a Local Law of the Council, which have a continuing application at the date of the Certificate, details being (if any) :
2. A specified Flood Level HAS NOT been determined pursuant to the Building Regulations 1994. The specified Flood Level (if any) is :
3. There IS NO potential liability for the land to become rateable under Section 173, 174, 174A of the Local Government Act 1989.
4. All unpaid monies are required to be paid immediately upon settlement, regardless of due dates. Refer Section 175(1) of the Local Government Act 1989.
5. Unless otherwise stated elsewhere in this certificate, there is no liability for amounts due, or land to be transferred to Council, for recreational purposes, under Section 18 of the Subdivision Act 1988, or Local Government Act 1958, or any other liability for works done under the Local Government Act 1958 or the Local Government Act 1989 or the Local Government Act 2020.
6. Please note that CA 4 & 4A Sec G1 & CA 6 Sec H1 is part of multiple lots on this property known as 1121 Black Dog Creek Road, Indigo Valley and will remain part of this assessment until Notice of Acquisition/Disposition is received.

As at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the INDIGO SHIRE COUNCIL, together with any Notices pursuant to The Local Government Act 1989, The Local Government Act 2020, Local Laws or any other legislation.



Authorised Officer

DATED

2018

ENDURING POWER OF ATTORNEY

OF

ROBERT ANDREW CHEESLEY

HARGRAVES AMBROSE & CO
Legal Practitioners
74 Main Street
RUTHERGLEN Vic 3685

Tel: (02) 6032 8690
Fax: (02) 6032 9049

Ref: RA:KL:18112.

Certified
I certify that this document is a
true copy of the original having
been sighted by me on this day.
Dated: 9/3/1/2025

PHILLIP MARK WEST
110 Main Street, Rutherglen VIC 3685
An Australian Legal Practitioner within
the meaning of the Legal Profession
Uniform Law (Victoria)

Enduring Power of Attorney

Regulation 5

Name of principal: **ROBERT ANDREW CHEESLEY**
Address of principal: **1121 Black Dog Creek Road, Indigo Valley, Victoria**

APPOINTMENT

I appoint **MARGARET ROSE CHEESLEY** of 1121 Blackdog Creek Road, Indigo Valley, Victoria and **BONNIE ROSE HARTSHORN** of 1408 Blackdog Creek Road, Indigo Valley, Victoria to be my:

- ☐ joint attorneys
- ☐ several attorneys
- ☒ joint and several attorneys
- ☐ majority attorneys

AND I appoint **SHARON LEE PITTS** of Chiltern Barnawartha Road, Barnawartha, Victoria as alternative attorney for **MARGARET ROSE CHEESLEY** and **BONNIE ROSE HARTSHORN**.

Note: Under Section 31(3) of the Act an alternative attorney must act in the same manner as the attorney for whom the alternative attorney is appointed to act unless you provide otherwise.

AUTHORISATION

☒ I authorise my attorneys to do anything on my behalf that I can lawfully do by an attorney (including both personal and financial matters)

REVOCATION

Under section 55 of the **Powers of Attorney Act 2014** any existing enduring power of attorney previously made by you will be revoked on making this enduring power of attorney, unless specified otherwise.

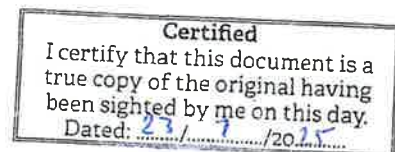
An existing enduring power of attorney is taken to include an enduring power of attorney made under the **Powers of Attorney Act 2014** or the **Instruments Act 1958** and an appointment of an enduring guardian made under the **Guardianship and Administration Act 1986**.


I specify that any existing enduring power of attorney or parts of an existing enduring power of attorney made by me are revoked by this enduring power of attorney.

COMMENCEMENT

The powers under this enduring power of attorney for all matters are exercisable:

- ☒ immediately on the making of this enduring power of attorney.
- ☐ when I cease to have the decision making capacity for the matter(s).
- ☐ from the time, in the circumstance or on the occasion as follows:




PHILLIP MARK WEST
110 Main Street, Rutherglen VIC 3685
An Australian Legal Practitioner within
the meaning of the Legal Profession
Uniform Law (Victoria)

CONDITIONS AND INSTRUCTIONS

The exercise of power under this enduring power of attorney is subject to the following conditions or instructions:

- (a) I authorise my Attorney to confer benefits on my wife **MARGARET ROSE CHEESLEY** of 1121 Blackdog Creek Road, Indigo Valley, Victoria to meet her reasonable living and medical expenses

SIGNED



ROBERT ANDREW CHEESLEY
Principal


Date

Certified

I certify that this document is a true copy of the original having been sighted by me on this day.

Dated: 23/7/2015


PHILLIP MARK WEST
110 Main Street, Rutherglen VIC 3685
An Australian Legal Practitioner within
the meaning of the Legal Profession
Uniform Law (Victoria)

CERTIFICATE OF WITNESSES

Witnessed by:

Rodney James Ambrose

Name of first witness

Sharon Eileen Cornish

Name of second witness

74 Main Street,

32 Ready Street,

Rutherglen, Victoria

Address of first witness

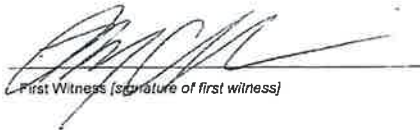
Rutherglen, Victoria

Address of second witness

Each witness certifies that the principal appeared to freely and voluntarily sign this instrument in our presence; and

- at that time, the principal appeared to me to have decision making capacity in relation to the making of this enduring power of attorney; and
- I am not an attorney under this enduring power of attorney; and
- I am not a relative of the principal or of an attorney under this enduring power of attorney; and
- I am not a care worker or accommodation provider for the principal.

Signed:


First Witness (signature of first witness)


Second Witness (signature of second witness)

Legal Practitioner

Qualification
(if first witness is acting as a medical practitioner or person authorised to witness affidavits)

Law Clerk

Qualification
(if second witness is acting as a medical practitioner or person authorised to witness affidavits)

Date:

29 March 2015

Certified

I certify that this document is a true copy of the original having been sighted by me on this day.

Dated: 23/ 7 /2015


PHILLIP MARK WEST

110 Main Street, Rutherglen VIC 3685
An Australian Legal Practitioner within
the meaning of the Legal Profession
Uniform Law (Victoria)

STATEMENT OF ACCEPTANCE OF APPOINTMENT – ATTORNEY

Name of attorney: MARGARET ROSE CHEESLEY
Address of attorney: 1121 Blackdog Creek Road, Indigo Valley, Victoria


I accept my appointment as attorney under this enduring power of attorney and state that:

- ☒ I am eligible under Part 3 of the Powers of Attorney Act 2014 to act as an attorney under an enduring power of attorney; and
- ☒ I understand the obligations of an attorney under an enduring power of attorney and under the Powers of Attorney Act 2014 and the consequences of failing to comply with those obligations; and
- ☒ I undertake to act in accordance with the Powers of Attorney Act 2014 that relate to the enduring powers of attorney.

- ☐ I have disclosed to the principal that I have been convicted or found guilty of an offence involving dishonesty.

Tick this box if the attorney is appointed for financial matters and has been convicted or found guilty of an offence involving dishonesty

Signed:


Margaret Rose Cheesley

Date:

Witnessed by:

I witnessed the signing of the statement of acceptance by the attorney.

Rodney James Ambrose

Name of witness

74 Main Street

Rutherglen VIC 3685

Address of witness


Signature

74 March 2014
Date

Note: Each attorney must sign a statement of acceptance and it must be witnessed separately in the enduring power of attorney.

Certified
I certify that this document is a true copy of the original having been sighted by me on this day.
Dated: 7/3/14/2014

PHILLIP MARK WEST
110 Main Street, Rutherglen VIC 3685
An Australian Legal Practitioner within the meaning of the Legal Profession Uniform Law (Victoria)

STATEMENT OF ACCEPTANCE OF APPOINTMENT – SECOND ATTORNEY

Name of attorney: **BONNIE ROSE HARTSHORN**
Address of attorney: **1408 Blackdog Creek Road, Indigo Valley, Victoria**

I **ACCEPT** my appointment as attorney under this enduring power of attorney and state that:

- ☒ I am eligible under Part 3 of the *Powers of Attorney Act 2014* to act as an attorney under an enduring power of attorney; and
- ☒ I understand the obligations of an attorney under an enduring power of attorney and under the *Powers of Attorney Act 2014* and the consequences of failing to comply with those obligations; and
- ☒ I undertake to act in accordance with the *Powers of Attorney Act 2014* that relate to the enduring powers of attorney.

- ☐ I have disclosed to the principal that I have been convicted or found guilty of an offence involving dishonesty.

Tick this box if the attorney is appointed for financial matters and has been convicted or found guilty of an offence involving dishonesty

Signed:

B. Hartshorn

Bonnie Rose Hartshorn

Date:

1/6/18

Witnessed by:

I witnessed the signing of the statement of acceptance by the attorney.

Katherine Caroline Lewis

Name of witness

K Lewis

Signature

71 Ready Street

Rutherglen Vic 3685

Address of witness

1/6/18

Date

Note: Each attorney must sign a statement of acceptance and it must be witnessed separately in the enduring power of attorney.

Certified

I certify that this document is a true copy of the original having been sighted by me on this day.
Dated: 13/1/2018

PHILLIP MARK WEST
110 Main Street, Rutherglen VIC 3685
An Australian Legal Practitioner within
the meaning of the Legal Profession
Uniform Law (Victoria)

**STATEMENT OF ACCEPTANCE OF APPOINTMENT –
ALTERNATIVE ATTORNEY**

Name of alternative attorney: **SHARON LEE PITTS**

Address of alternative attorney: **Chiltern Barnawartha Road, Barnawartha, Victoria**

I ACCEPT my appointment as an alternative attorney under this enduring power of attorney and state that:

- ☒ I am eligible under Part 3 of the *Powers of Attorney Act 2014* to act as an attorney under an enduring power of attorney; and
- ☒ I understand the obligations of an attorney under an enduring power of attorney and under the *Powers of Attorney Act 2014* and the consequences of failing to comply with those obligations; and
- ☒ I undertake to act in accordance with the *Powers of Attorney Act 2014* that relate to the enduring powers of attorney; and
- ☒ I understand the circumstances in which the alternative attorney is authorised to act under the *Powers of Attorney Act 2014*; and
- ☒ I am prepared to act in place of the attorney for whom I am appointed, if still eligible to act as attorney, when authorised to do so under the *Powers of Attorney Act 2014*

- ☐ I have disclosed to the principal that I have been convicted or found guilty of an offence involving dishonesty

Tick this box if the attorney is appointed for financial matters and has been convicted or found guilty of an offence involving dishonesty

Signed:

Sharon Lee Pitts

Date:

Witnessed by:

I witnessed the signing of the statement of acceptance by the alternative attorney.

Name of witness

Signature

Address of witness

Date

Note: Each alternative attorney must sign a statement of acceptance and it must be witnessed separately in the enduring power of attorney.

Certified

I certify that this document is a true copy of the original having been sighted by me on this day.
Dated: 13/07/2025

PHILLIP MARK WEST
110 Main Street, Rutherglen VIC 3685
An Australian Legal Practitioner within
the meaning of the Legal Profession
Uniform Law (Victoria)

