

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	201 GAYFER ROAD, CHILTERN VIC 3683	
Vendor's name	Simon Bowan Cutts	Date 12.2.25
Vendor's signature	 Vendors Legal Practitioner authorised by the vendor to sign this statement	
Vendor's name	Nichola Jayne Cutts	Date 12.2.25
Vendor's signature	 Vendors Legal Practitioner authorised by the vendor to sign this statement	
Purchaser's name		Date
Purchaser's signature		
Purchaser's name		Date
Purchaser's signature		

Important information

InfoTrack is not liable in any way, including, without limitation, in negligence, for the use to which this document may be put, for any errors or omissions in this document. It is advised you should also check for any subsequent changes in the law.

1. FINANCIAL MATTERS

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

Total does not exceed new:

\$4,000.00

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 of 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 Land subject to Tax Reform scheme

Is the land tax reform scheme land within the meaning of the **Commercial and Industrial Property Tax Reform Act 2024**?

(a)

(b) If yes to 1.5(a), please provide:

i. the AVPCC* most recently allocated to the land; AND

ii. the entry date within the meaning of the Commercial and Industrial Property Tax Reform Act 2024

* **AVPCC** means an Australian Valuation Property Classification Code based on the Valuation Best Practice Specifications Guidelines, or as otherwise defined under the **Commercial and Industrial Property Tax Reform Act 2024**.

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.

Note: There may be additional legislative obligations in respect of the sale of land on which there is a building on which building work has been carried out.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

Not applicable.

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

Not applicable.

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:

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:

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

6.1 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:

Electric Supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input checked="" type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
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- rain water tank - septic system

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**

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 2000m²; (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.)

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)

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

VOLUME 12570 FOLIO 317

Security no : 124121912146C
Produced 11/02/2025 11:26 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 923741J.

PARENT TITLES :

Volume 11996 Folio 280 to Volume 11996 Folio 281

Created by instrument PS923741J 04/09/2024

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

SIMON BOWMAN CUTTS

NICHOLA JAYNE CUTTS both of 131 GAYFER ROAD CHILTERN VIC 3683

PS923741J 04/09/2024

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS923741J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY689480G (E)	DISCHARGE OF MORTGAGE	Registered	11/12/2024

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

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

Street Address: 201 GAYFER ROAD CHILTERN VIC 3683

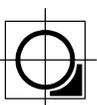
ADMINISTRATIVE NOTICES

NIL

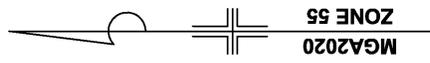
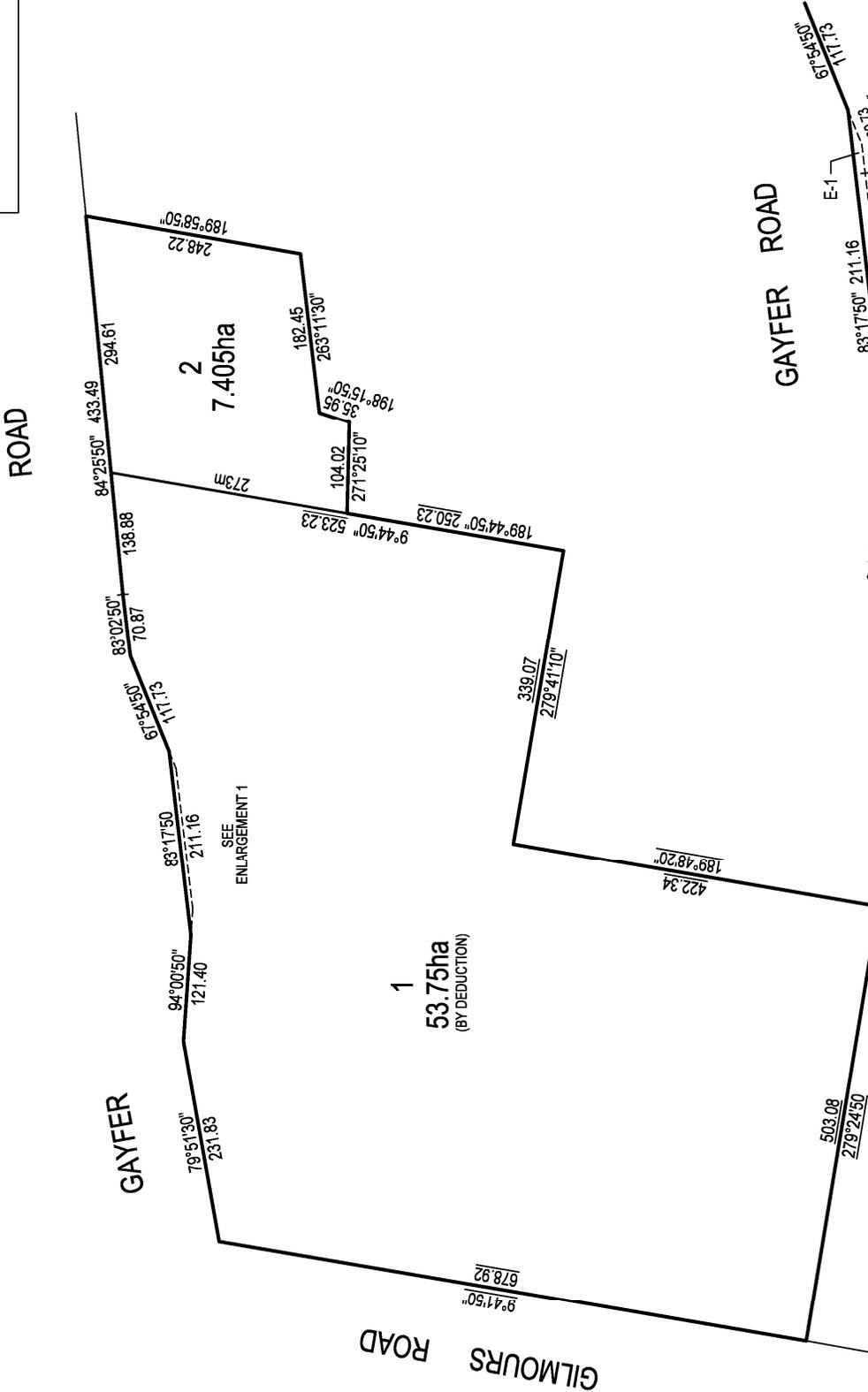
eCT Control REGISTRAR OF TITLES

Effective from 11/12/2024

DOCUMENT END

PLAN OF SUBDIVISION		EDITION 1	PS923741J	
LOCATION OF LAND PARISH: CHILTERN TOWNSHIP: ----- SECTIONS: C1 D1 CROWN ALLOTMENTS: 2(PART), 3(PART), 4, 5, 5A, 6, 9, 10, 11 5 CROWN PORTION: ----- TITLE REFERENCES: VOL. 11996 FOL. 280 VOL. 11996 FOL. 281 LAST PLAN REFERENCE: PS821799T (LOTS 1 & 2) POSTAL ADDRESS: 131 & 201 GAYFER ROAD (at time of subdivision) CHILTERN 3683 MGA2020 CO-ORDINATES: E: 459300 ZONE: 55 (of approx centre of land in plan) N: 5997300 GDA 2020		Council Name: Indigo Shire Council Council Reference Number: PP24-0054 Planning Permit Reference: PP24-0054 SPEAR Reference Number: S227209B Certification This plan is certified under section 6 of the Subdivision Act 1988 Statement of Compliance This is a statement of compliance issued under section 21 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made Digitally signed by: James Turner for Indigo Shire Council on 14/08/2024		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
NOTATIONS		The dimensions underlined are based on Title and are not the result of this survey.		
DEPTH LIMITATION				
15.24 metres below the surface - applies to that part of the land contained in CA 5 Section D1 & CA 5A Section C1				
SURVEY: This plan is based on survey.				
STAGING: This is not a staged subdivision. Planning Permit No. PP240054 This survey has been connected to Permanent Marks No(s). 66 & 107 In Proclaimed Survey Area No. 67				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	POWERLINE	SEE PLAN	PS303233N - Section 103B State Electricity Commission Act 1958	SECV
 OXLEY + CO SURVEYORS ENGINEERS PLANNERS DEVELOPMENT CONSULTANTS 45 OVENS STREET, WANGARATTA 3677 PH (03) 5721 6255 - www.oxleyco.com.au - admin@oxleyco.com.au		SURVEYORS FILE REFERENCE: S10442 VERSION: 2 Digitally signed by: Matthew Ross Bowers, Licensed Surveyor, Surveyor's Plan Version (2), 08/08/2024, SPEAR Ref: S227209B		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 2 SHEETS Land Use Victoria Plan Registered 03:41 PM 04/09/2024 Assistant Registrar of Titles

PS923741J



<p>OXLEY + CO SURVEYORS ENGINEERS PLANNERS DEVELOPMENT CONSULTANTS 145/150 GAYFER ROAD INDIGO VIC 3243 PH: (03) 5721 5252 - www.oxleyco.com.au - admin@oxleyco.com.au</p>	<p>SURVEYORS FILE REFERENCE: S10442</p>	<p>VERSION: 2</p>	<p>SCALE: 1:5000</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 2</p>
	<p>Digitally signed by: Matthew Ross Bowers, Licensed Surveyor's Plan Version (2), 08/08/2024, SPEAR Ref: S227209B</p>			<p>Digitally signed by: Indigo Shire Council, 14/08/2024, SPEAR Ref: S227209B</p>	

Amended by: Matthew Ross Bowers, Licensed Surveyor 03/09/2024.

From www.planning.vic.gov.au at 11 February 2025 03:04 PM

PROPERTY DETAILS

Address: **201 GAYFER ROAD CHILTERN 3683**
 Lot and Plan Number: **Lot 1 PS923741**
 Standard Parcel Identifier (SPI): **1\PS923741**
 Local Government Area (Council): **INDIGO**
 Council Property Number: **3933**
 Planning Scheme: **Indigo**
 Directory Reference: **Vicroads 35 A4**

www.indigoshire.vic.gov.au

[Planning Scheme - Indigo](#)

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**

OTHER

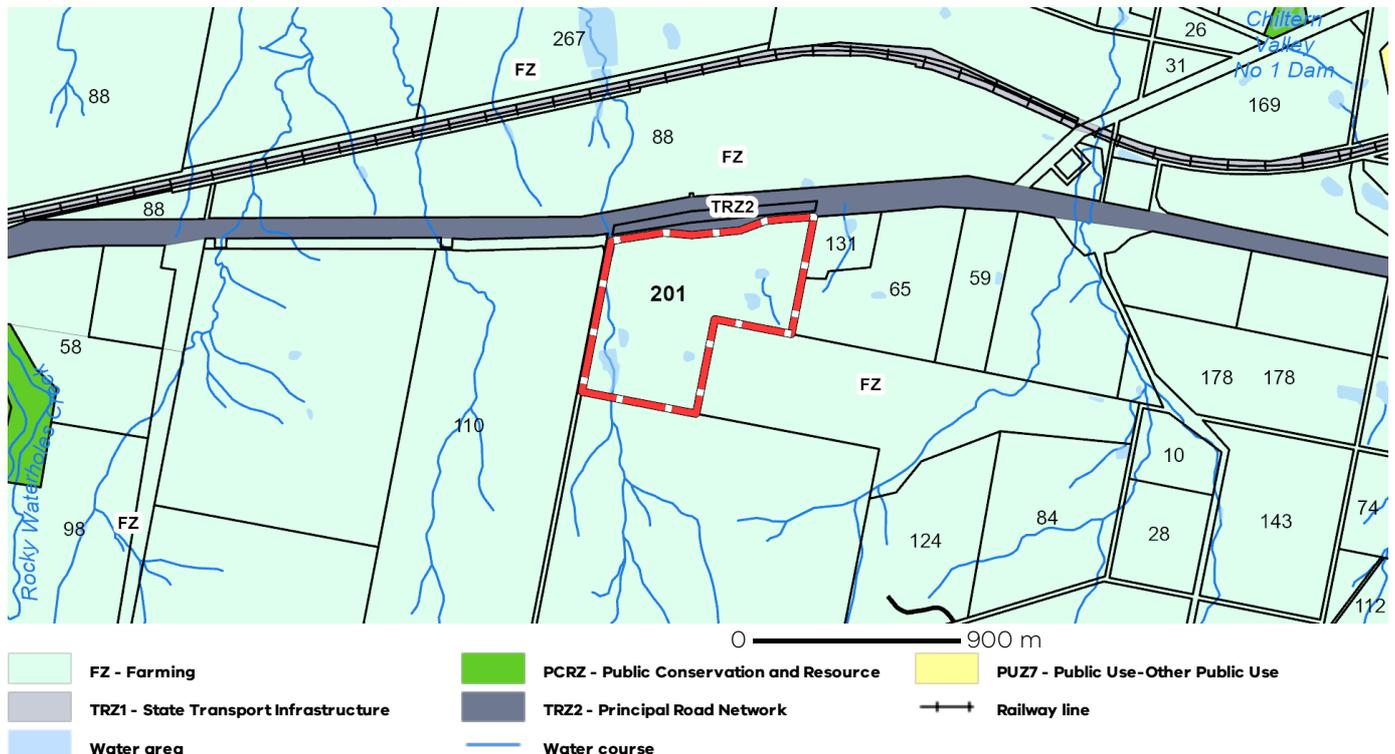
Registered Aboriginal Party: **Yorta Yorta Nation Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[FARMING ZONE \(FZ\) \(INDIGO\)](#)

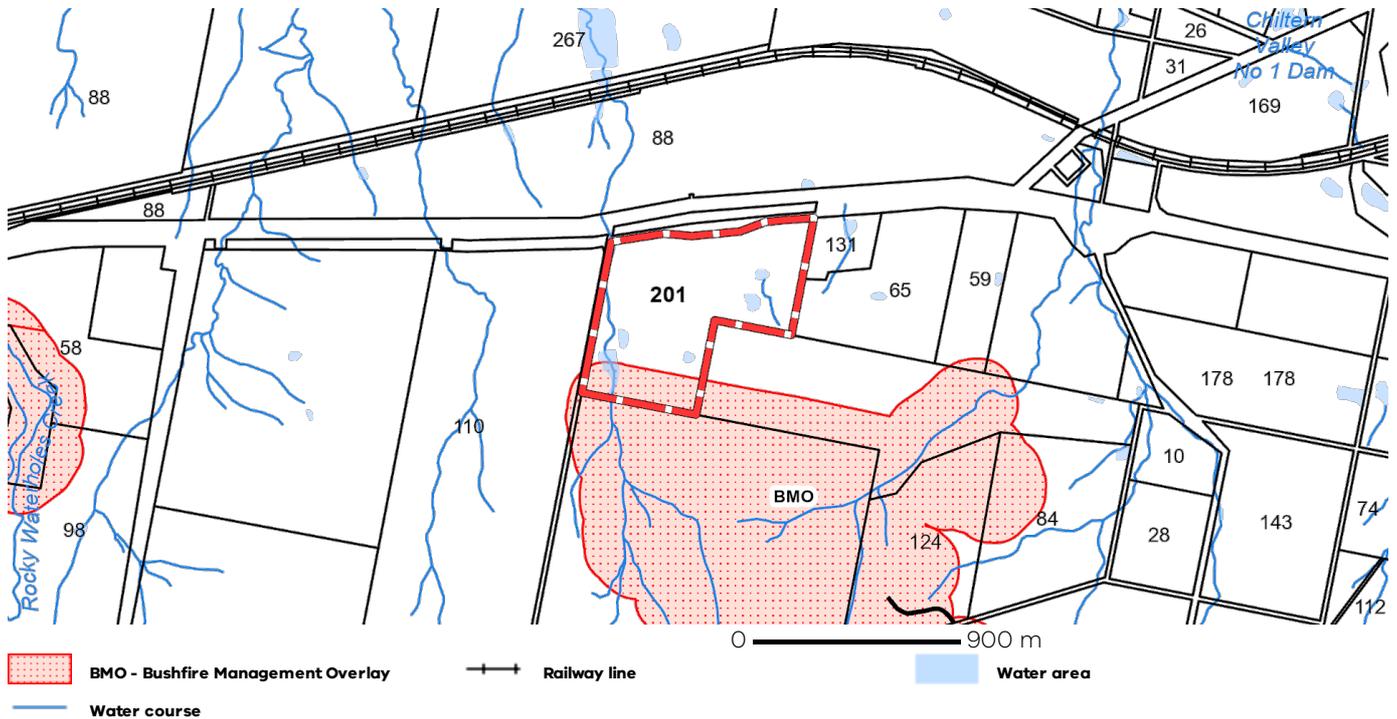
[SCHEDULE TO THE FARMING ZONE \(FZ\) \(INDIGO\)](#)



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

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO) (INDIGO)



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

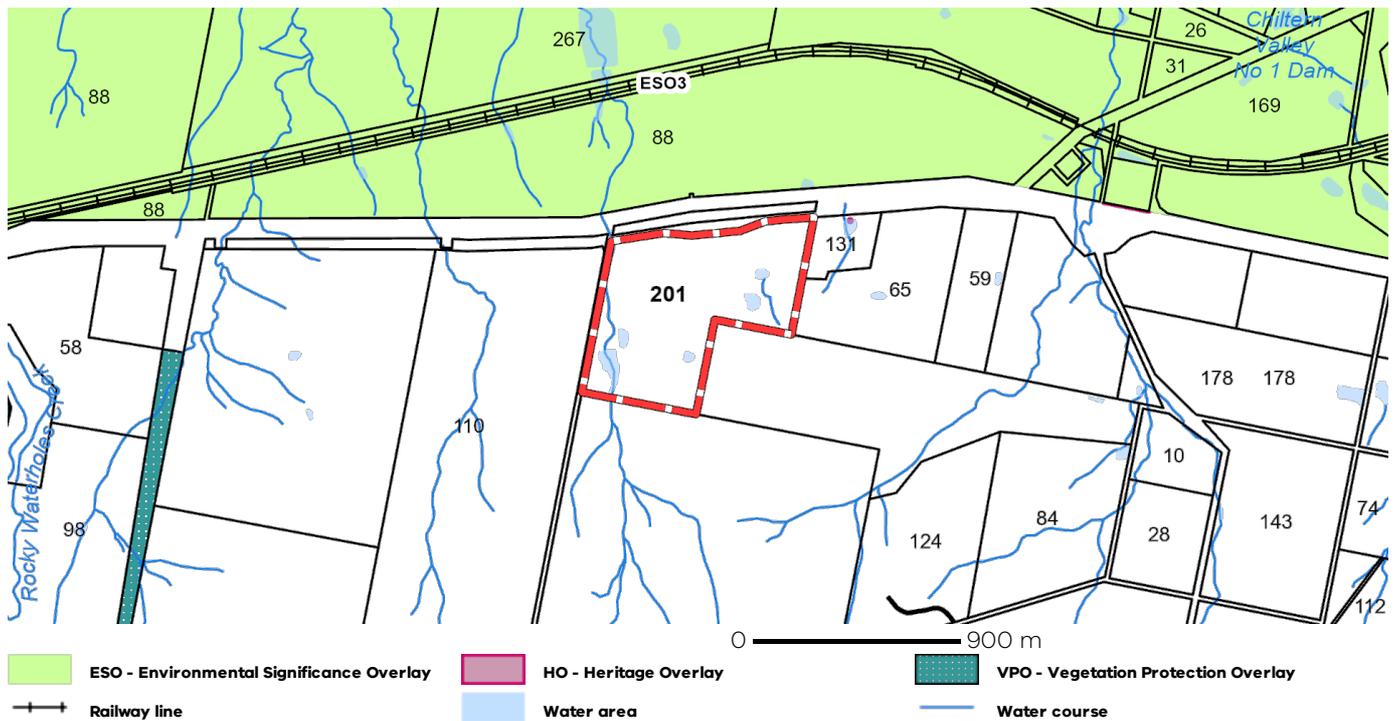
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) (INDIGO)

HERITAGE OVERLAY (HO) (INDIGO)

VEGETATION PROTECTION OVERLAY (VPO) (WANGARATTA)



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

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

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

Further Planning Information

Planning scheme data last updated on 08 February 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>

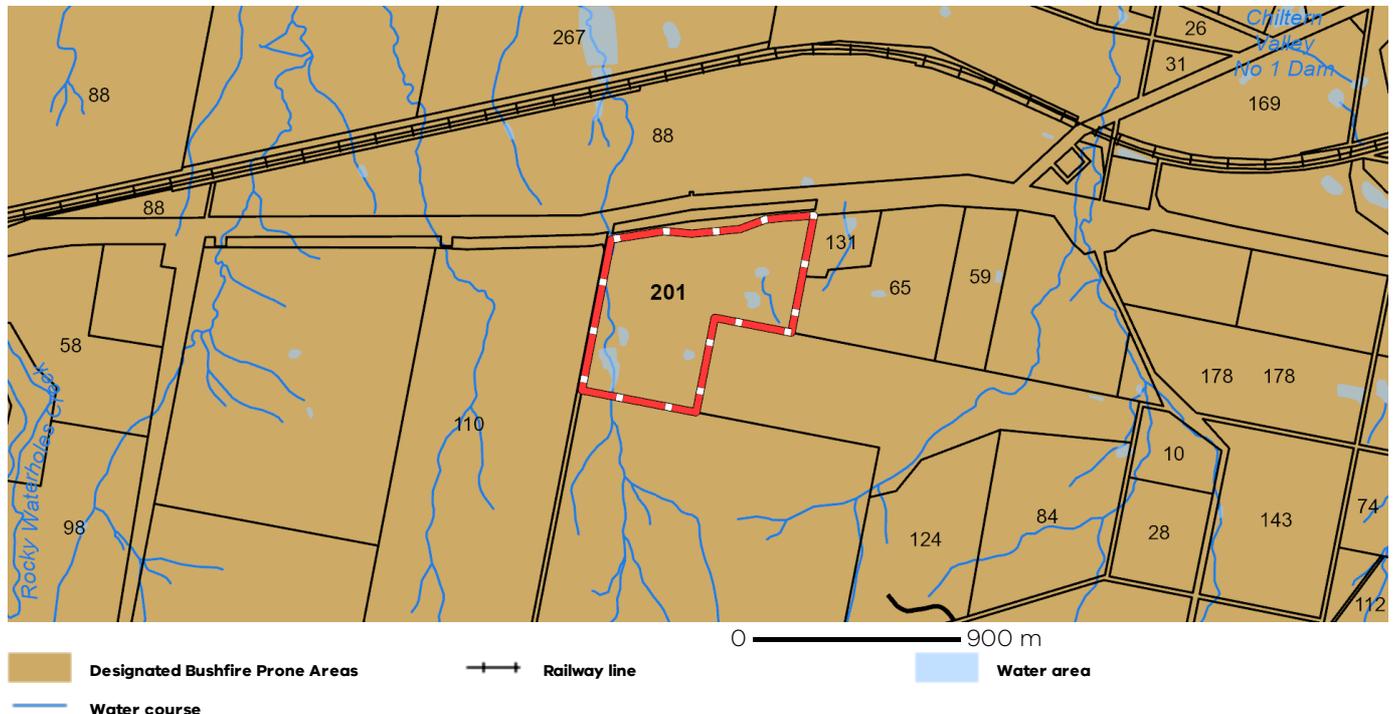
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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

Property Clearance Certificate

Land Tax



INFOTRACK / MCHARGS SOLICITORS

Your Reference: 250095
Certificate No: 84075259
Issue Date: 11 FEB 2025
Enquiries: ESYSPROD

Land Address: 201 GAYFER ROAD CHILTERN VIC 3683

Land Id	Lot	Plan	Volume	Folio	Tax Payable
50906004	1	923741	12570	317	\$0.00

Vendor: NICHOLA JAYNE CUTTS & SIMON BOWMAN CUTTS

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MRS NICHOLA JAYNE CUTTS	2025	\$1,168,956	\$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
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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 (CIV):	\$2,443,382
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SITE VALUE (SV):	\$1,168,956
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CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00
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Notes to Certificate - Land Tax

Certificate No: 84075259

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 = \$6,170.60

Taxable Value = \$1,168,956

Calculated as \$4,650 plus (\$1,168,956 - \$1,000,000) multiplied by 0.900 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$24,433.82

Taxable Value = \$2,443,382

Calculated as \$2,443,382 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Biller Code: 5249
Ref: 84075259

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: 84075259

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / MCHARGS SOLICITORS

Your Reference:	250095
Certificate No:	84075259
Issue Date:	11 FEB 2025
Enquires:	ESYSPROD

Land Address: 201 GAYFER ROAD CHILTERN VIC 3683

Land Id	Lot	Plan	Volume	Folio	Tax Payable
50906004	1	923741	12570	317	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
N/A	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:	\$2,443,382
SITE VALUE:	\$1,168,956
CURRENT CIPT CHARGE:	\$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 84075259

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 / MCHARGS SOLICITORS

Your Reference: 250095

Certificate No: 84075259

Issue Date: 11 FEB 2025

Land Address: 201 GAYFER ROAD CHILTERN VIC 3683

Lot	Plan	Volume	Folio
1	923741	12570	317

Vendor: NICHOLA JAYNE CUTTS & SIMON BOWMAN CUTTS

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:

\$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 84075259

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: 84075258

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: 84075258

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.



FORM 16
Building Act 1993
 Building Regulations 2018
 Regulation 192

OCCUPANCY PERMIT

To: OWNER
 SB Cutts and NJ Wraith
 131 Gayfer Road Chiltern 3683

Copy to: AGENT
 SB Cutts and NJ Wraith
 131 Gayfer Road Chiltern 3683

From: Municipal Building Surveyor G Colwell Registration No: BS-U 1362
 Indigo Shire Council
 PO Box 28, Beechworth, Vic., 3747

PROPERTY DETAILS: 131 Gayfer Road, Chiltern, VIC, 3683

TITLE DETAILS:

MUNICIPAL DISTRICT: Indigo Shire Council

BUILDING DETAILS: **New Building: Boarding house, Guest house, Hostel or the like:** Commercial
 Use: Commercial
 BCA Class: 1b
 Allowable Live Load: 1.50
 Persons accommodated for: 12 No of storeys: 2

Places of Public Entertainment

Place of Public Entertainment: -----

Type of Temporary Structure: -----

Public Entertainment To Be Conducted: -----

Class of Public Entertainment: -----

Period of Operation of this Permit: -----

Conditions

Occupation is subject to the following conditions:

(1) Essential Safety Measures
 Essential Safety Measures must be maintained in accordance with the maintenance requirements set out in the attached Essential Safety Measures form (if applicable).

(2) Other Conditions

Approved location for display of Occupancy Permit

For a building or place of public entertainment that has Essential Safety Measures the approved location for display of this permit (for the purposes of regulation 1007) and the Annual Essential Safety Measures report (if applicable) is detailed in the attached Essential Safety Measures form

Suitability for occupation

The building or place of public entertainment or part of a building or place of public entertainment to which this permit applies is suitable for occupation.

Relevant Building Surveyor: G Colwell Registration. No: BS-U 1362

Occupancy Permit No: 20190151/0

Date of Inspection: 03/02/2021

Date of Issue: 03/02/2021

Certificate No: 20190151/0

INSPECTION RECORDS:

Piers

Approved 12/11/2019

Pre Slab

Approved 12/11/2019

Slab Reinforcement

Approved 14/11/2019

Frame

Approved 06/01/2020

Final

Approved 03/02/2021

CERTIFICATE OF FINAL INSPECTION

To: OWNER
SB Cutts and NJ Wraith
131 Gayfer Road

Copy to: Chiltern VIC 3683
AGENT
SB Cutts and NJ Wraith
131 Gayfer Road Chiltern 3683

From: Municipal Building Surveyor G Colwell Registration No: BS-U 1362
Indigo Shire Council
PO Box 28, Beechworth, Vic., 3747

PROPERTY DETAILS: 131 Gayfer Road, Chiltern, VIC, 3683

MUNICIPAL DISTRICT: Indigo Shire Council

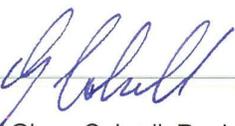
Versions of BCA applicable to building permit BCA Vol 2, 2016

DESCRIPTION OF BUILDING WORK: **New Building: Boarding house, Guest house, Hostel or like**
Permitted Use: Commercial
BCA Class: 1b

BUILDING PERMIT NO. 20190151/0

Maintenance Determination

A maintenance determination is not required to be prepared in accordance with Regulation 215 of the Building Regulations 2018



Relevant Building Surveyor: Glenn Colwell Registration No.: BSU-1362

MUNICIPAL DISTRICT: Indigo Shire Council

Certificate No: 20190151/0

Date of Inspection: 03/02/2021

Date of Issue: 03/02/2021

Certificate No: 20190151/0

AOBW 202406-0028

Certificate Of Insurance

Building Act 1993 Section 135

Domestic Building Insurance Order Certificate in respect of Insurance

Domestic Building Contract

A Contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under section 135 of the Building Act 1993 has been issued by Assetinsure Pty Ltd (ABN 65 066 463 803)

In respect of: Structural Alterations/Additions
At: 131 Gayfer Road, Chiltern, VIC, 3683, AUSTRALIA
Carried out by: SB Cutts & NJ Wraith
For: The Purchaser
Building Permit: 1362/20190076/0
Construction Complete Date: 03/07/2019
Defects Inspection Report: Andrew Herbig BSL62668
Defects Inspection Date: 05/06/2024

Subject to the Building Act 1993, the Ministerial Order and the conditions of the insurance contract, cover will be provided to the purchaser named in the Contract of Sale and to the successors in title to the purchaser.

Authorisation: In witness whereof, the insurer issuing this policy has caused this policy to be signed by the Authorised Signatory of the insurer's agent.

Signed at Seaford on Thursday, 6 June 2024



Cover is only provided if the owner builder noted in this certificate has died, disappeared or become insolvent. The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the Policy wording.

Important notice: This certificate must be read in conjunction with the policy wording and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

CERTIFICATE TO USE Environmental Health



CERTIFICATE TO USE A SEPTIC TANK SYSTEM ENVIRONMENT PROTECTION REGULATIONS 2021 PART 3.3 – PERMITS

Date: 01 December 2021

Property Owner: Nichola Cutts

Applicant: Nichola Cutts

GPO BOX 61
CHILTERN
VIC 3683

Permit Number: 3931

**Property Address: 131 Gayfer Road, CHILTERN
VIC 3683**

System Type: Septic tank

This certifies that the septic tank system situated at: 131 Gayfer Road, CHILTERN VIC 3683 has been inspected and is suitable for use.

A handwritten signature in dark ink that reads "Anton Maas".

Anton Maas
Environmental Health Officer

Footnotes:

- The *Environment Protection Act 2017* has introduced a duty focused on prevention, called **general environmental duty** (GED). This duty requires anyone conducting an activity that may pose risks of harm to human health or the environment from pollution and waste, to minimise those risks.
- **General Environmental Duty** requires the person in management or control of a **septic tank system** to take all reasonable practicable steps to make sure the system does not pose a risk to human health or the environment.

CERTIFICATE TO USE - Attachment

Environmental Health



ATTACHMENT

A person in management or control of land on which a septic tank system is located (for example an owner or occupier) must:

Take all reasonable steps to ensure the septic system is maintained in good working order. Examples of maintenance activities include:

- regular desludging to remove the contents of the system ;
- ensuring the integrity of pipes, tanks and storage systems;
- repairing and when required replacing components and fittings of the system, maintaining the biological and chemical processes integral to the proper functioning of the system;
- maintaining the integrity of the land used in connection with the system to ensure access to the system is not impeded;
- complying with the system manufacturer's specifications and recommendations;
- complying with any relevant council requirements; monitoring the system for signs of failure.

(After 1 July 2022) - Notify the council as soon as practicable after you become aware, or reasonably should have been aware, that the system poses a risk to human health or the environment, or is otherwise not in good working order.

The system poses a risk if any of the following apply (but is not limited to these circumstances):

- the absorption field of the system becomes sodden with wastewater pooling on the surface of the surrounding land
- there is wastewater runoff from the disposal area
- there is an odour of effluent emanating from or near the system
- the drain or toilet of the system is running slowly
- the grease trap of the system is full or blocked
- there are any other signs that indicate that the system poses a risk to human health or the environment or is otherwise not in good working order.

An owner of land on which a septic tank system (OWMS) is located (landowner) must:

- Provide written information to a person in management or control of the OWMS (for example an occupier) regarding the correct operation and maintenance of the system. For example, where the property is leased, landowners need to provide information to occupiers or renters on how to correctly operate the system.
- Keep and hold all records of maintenance activities carried out on the system, including any pump-out and service records, for five years after each activity.

Building Permit RBS Permit No: 20190076/0



Issued To Owner: SB Cutts and NJ Wraith
PO Box 61
Chiltern VIC 3683

ADDRESS FOR SERVING OR GIVING OF DOCUMENTS

SB Cutts and NJ Wraith
PO Box 61
Chiltern VIC 3683

Contact Person:
Contact Phone No: 0408 597 268

PROPERTY DETAILS

Property No. 3931
Address: Apple Tree Boarding Kennels 131 Gayfer Road Chiltern
Title Description:
Area (m2): 74,050
Municipal District: Indigo Shire Council

BUILDER DETAILS

Owner Builder (see above)

PRACTITIONERS AND ARCHITECTS

Engaged to prepare documents forming part of the application for this permit.

B Cook	Draftsperson	DP-AD 512
Rohan Nancarrow	Engineer	EC 44684

Details of domestic building work insurance (if applicable)

The issuer or provider of the required insurance policy is: n/a

Details of domestic relevant planning permit (if applicable)

Planning Permit No: n/a Planning Permit Date: n/a

Nature of Building Work: New Building: Non Habitable Building or Structure (Class 10a)

Stages of work permitted: n/a

Project estimated value: \$28,400.00

Building Details:

Non Habitable Building or Structure
BCA Classification: 10a

No. of Storeys: n/a	Allowable Live Load (kPa): 2.50
New Floor Area (m2): 144	Persons Accommodated For: 0

Inspection Requirements

The mandatory notification stages are: Footings
Slab Reinforcement
Frame & Final

Occupation or Use of Building:

A **Certificate of Final Inspection** is required prior to the occupation or use of this building.

Commencement and Completion: This building work must commence by 02/05/2020.
This building work must be completed by 02/05/2021.

Conditions - This permit is subject to the following conditions:-

All stormwater drainage shall be connected to the point of legal discharge. The point of legal discharge may be verified with the Council's Assets Department.

All works authorised by this Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2018, Building Code of Australia, other relevant codes and any Local Laws of the Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder is responsible to obtain any other relevant permits or consents prior to commencing work.

The approval hereby given does not in any way obviate the necessity to comply with any covenant that may affect the land. The owner/agent is responsible to comply with any covenants or section 173 agreements, which may affect the property. The extent to which any restrictions affect the property should be confirmed with your solicitor.

The approved building permit includes the mandatory inspections required for completion of the project - additional reinspections will be charged at \$150.00 per inspection.

The Building Regulations 2018 require the person in charge of building work to display a site sign on all building sites. Under the new regulations site signs must contain:

- The registered numbers and contact details of the builder
- The registered numbers and contact details of the building surveyor
- The building permit number and issue date.

The proposed shed is not to be used for habitation, commercial or industrial purposes without prior consent of the Council.

This structure is not to be located over an easement without prior Council consent. It remains the owner's responsibility to locate and identify any easements on their property.

Where roof plumbing on any building exceeds \$750 (including materials) a Plumbing Compliance Certificate must be supplied.

Brett Baxter

B.A. BS-240246

br

Relevant Building Surveyor: G Colwell

RBS Permit No: 20190076/0

Date of Issue: Friday, 3 May, 2019

Registration No. BS U-1362

Indigo Shire Council

PO Box 28, Beechworth, Vic., 3747 101 Ford Street, Beechworth, Vic., 3747

CERTIFICATE OF FINAL INSPECTION

To: OWNER
SB Cutts and NJ Wraith
PO Box 61
Chiltern VIC 3683

Copy to: AGENT
SB Cutts and NJ Wraith
PO Box 61 Chiltern 3683

From: Municipal Building Surveyor G Colwell
Indigo Shire Council
PO Box 28, Beechworth, Vic., 3747

Registration No: BS-U 1362

PROPERTY DETAILS: 131 Gayfer Road, Chiltern, VIC, 3683

MUNICIPAL DISTRICT: Indigo Shire Council

Versions of BCA applicable to building permit BCA Vol 2, 2016

DESCRIPTION OF BUILDING WORK: **New Building: Non Habitable Building or Structure**
Permitted Use: Residential
BCA Class: 10a

BUILDING PERMIT NO. 20190076/0

Maintenance Determination

A maintenance determination is not required to be prepared in accordance with Regulation 215 of the Building Regulations 2018

Brett Barter

B. Barter BS-L40246

for

Relevant Building Surveyor: Glenn Colwell Registration No.: BSU-1362

MUNICIPAL DISTRICT: Indigo Shire Council

Certificate No: 20190076/0

Date of Inspection: 03/07/2019

Date of Issue: 03/07/2019

Certificate No: 20190076/0

AOBW 202406-0027

Certificate Of Insurance

Building Act 1993 Section 135

Domestic Building Insurance Order Certificate in respect of Insurance

Domestic Building Contract

A Contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under section 135 of the Building Act 1993 has been issued by Assetinsure Pty Ltd (ABN 65 066 463 803)

In respect of: Construction of a Single Dwelling

At: 131 Gayfer Road, Chiltern, VIC, 3683, AUSTRALIA

Carried out by: SB Cutts & NJ Wraith

For: The Purchaser

Building Permit: 20190151/0

Construction Complete Date: 03/02/2021

Defects Inspection Report: Andrew Herbig BSL62668

Defects Inspection Date: 05/06/2024

Subject to the Building Act 1993, the Ministerial Order and the conditions of the insurance contract, cover will be provided to the purchaser named in the Contract of Sale and to the successors in title to the purchaser.

Authorisation: In witness whereof, the insurer issuing this policy has caused this policy to be signed by the Authorised Signatory of the insurer's agent.

Signed at Seaford on Thursday, 6 June 2024



Cover is only provided if the owner builder noted in this certificate has died, disappeared or become insolvent. The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the Policy wording.

Important notice: This certificate must be read in conjunction with the policy wording and kept in a safe place. These documents are very important and must be retained by you and any successive owner s of the property for the duration of the statutory period of cover.



REPORT ON DOMESTIC BUILDING WORKS – OWNER BUILDER CONSTRUCTION

(PURSUANT TO SECTION 137B OF THE BUILDING ACT 1993)

Project File No. 20240081/1

INSPECTION DETAILS

DATE OF REPORT:	12/02/2025	DATE OF INSPECTION:	12/02/2025
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PROPERTY DETAILS

STREET ADDRESS:	201 Gayfer Road
SUBURB/TOWN:	Chiltern VIC 3683
MUNICIPALITY:	Indigo Shire Council

OWNER DETAILS

NAME(S):	Simon & Nichola Cutts
CONTACT ADDRESS:	131 Gayfer Road, Chiltern VIC 3683

WEATHER CONDITIONS AT TIME OF INSPECTION

FINE <input checked="" type="checkbox"/> CLOUDY <input type="checkbox"/> WET <input type="checkbox"/> WINDY <input type="checkbox"/> OTHER <input type="checkbox"/> (Please specify) _____

BUILDING APPROVAL DETAILS

BUILDING PERMIT NUMBER:	20190076/0 (Class 10a Shed) 5423350489606 (Class 1b)
OCCUPANCY PERMIT DATE:	20190151/0 (Class 1b)
CERTIFICATE OF FINAL INSPECTION DATE:	20190076/0 (Class 10a Shed)

DOMESTIC BUILDING WORKS COVERED BY THIS REPORT

- Class 10a (Shed – Private Stables)
- Class 1b (Boarding House, Guest House, Hostel or the like)

DOMESTIC BUILDING WORKS IDENTIFIED AT INSPECTION FOR WHICH NO BUILDING PERMIT WAS EVIDENCE PROVIDED BY OWNER

- Solar panels are installed on the Class 1b building that are not evidenced on provided building permit documentation.
- It is noted that the general layout and glazing of the Class 1b building does not exactly match the approved building permit documentation. It is also noted that a required accessible bathroom has not been provided nor a required smoke alarm on ground floor level or in the bedroom; as required by the Building Code of Australia. Unable to determine if additional works have occurred after the issue of the occupancy permit.

SITE DETAILS

SIDE OF STREET:	South
SITE FALLS TO:	North
FRONT DOOR FACES:	South

CONSTRUCTION DETAILS

FOOTINGS:	Concrete	STUMPS:	N/A
FLOOR:	Concrete	WALL FRAME:	Steel
ROOF SHAPE:	Pitched/Rafters	WALL LINING (INTERNAL DWELLING):	Plasterboard
DECK FRAME:	N/A	WALL CLADDING (EXTERNAL):	Steel Sheeting
ROOF CLADDING:	Steel Sheeting	CEILING LINING:	Plasterboard
WINDOW FRAMES:	Aluminium	NO. OF STOREYS:	Double (Class 1b) Single (Shed)

SERVICES CONNECTED TO WORK COVERED BY THIS REPORT

SEWERAGE:	<input checked="" type="checkbox"/>	LP GAS:	<input checked="" type="checkbox"/>	DUCTED VACUUM:	<input type="checkbox"/>
HOT WATER SYSTEM:	<input checked="" type="checkbox"/>	WATER:	<input checked="" type="checkbox"/>	SMOKE ALARM/S:	<input checked="" type="checkbox"/>
ELECTRICITY:	<input checked="" type="checkbox"/>	HEATING:	<input checked="" type="checkbox"/>	SECURITY ALARM:	<input type="checkbox"/>
STORMWATER DRAINS:	<input checked="" type="checkbox"/>	COOLING:	<input checked="" type="checkbox"/>		

ROOMS/STRUCTURES INCLUDED IN WORK COVERED BY THIS REPORT

BEDROOM/S:	<input checked="" type="checkbox"/>	LOUNGE/LIVING:	<input checked="" type="checkbox"/>	FAMILY ROOM:	<input type="checkbox"/>
SEPARATE DINING:	<input type="checkbox"/>	PASSAGE/S:	<input type="checkbox"/>	ENTRY HALL:	<input checked="" type="checkbox"/>
KITCHEN:	<input checked="" type="checkbox"/>	LAUNDRY:	<input checked="" type="checkbox"/>	BATHROOM/S:	<input checked="" type="checkbox"/>
TOILET/POWDER ROOM:	<input checked="" type="checkbox"/>	RUMPUS:	<input type="checkbox"/>	CARPORT:	<input type="checkbox"/>
VERANDAH/ALFRESCO:	<input type="checkbox"/>	DECK:	<input type="checkbox"/>	BALCONY:	<input type="checkbox"/>
STORE ROOM:	<input type="checkbox"/>	SHED/GARAGE/LEAN-TO:	<input checked="" type="checkbox"/>	RETAINING WALL/S:	<input type="checkbox"/>
PERGOLA:	<input type="checkbox"/>				

LIST OF DEFECTS IN THE DOMESTIC BUILDING WORKS

- Minimum ground clearance has not been provided to steel wall sheeting; including concrete areas and natural ground. There is evidence of surface corrosion on wall sheeting.
- An insufficient number of screw fixings have been installed to the end span of the roof sheeting at the ridge of the shed. (Note: A fixing is required in every rib of the roof sheeting)
- A minimum 50mm setback to external concrete areas has not been provided to the Class 1b building.
- A window in the upstairs bedroom is not restricted to a maximum 125mm opening as required by the Building Code of Australia.
- Gaps in external facade exceeding 3mm exist throughout Class 1b building; relating to bushfire construction compliance requirements.
- There is evidence of inadequate/incomplete waterproofing in the laundry room with unsealed wall/floor junctions.
- Uneven floor tiling and inadequate grouting is evident in wet area rooms.
- There is no evidence of a required waterstop at the perimeter opening (doorway) to the wet area room; nor at the shower rooms and shower areas.
- Painting defects throughout generally include: overpainting, insufficient coverage, nail/screw holes visible on timber architraves and mouldings, paint runs, brush marks; all visible from a normal viewing position.

AREAS OF THE BUILDING/S INACCESSIBLE AT THE TIME OF INSPECTION

- Note: This inspection is unable to determine the extent and compliance of any substrate waterproofing in accordance with AS3740 (2010) due to works being completed at the time of the inspection.
- Limited access to stables due to installed stable fencing & partially lined walls.

SECOND-HAND MATERIAL USED

(As confirmed by owner builder & visual assessment)

- Nil identified.

CONDITION AND STATUS OF INCOMPLETE WORKS

- All downpipes are yet to be painted.
- Required draft seals are yet to be installed to external door of Class 1b building.

INSPECTOR DETAILS

SIGNATURE OF BUILDING PRACTITIONER:	
PRESCRIBED BUILDING PRACTITIONER:	Andrew Herbig
VBA REGISTRATION NUMBER:	BS-L 62668 (Building Surveyor – Limited)
ADDRESS:	PO Box 443, WODONGA VIC 3689

The inspection will be carried out in accordance with the requirements of Section 137B of the Building Act 1993. Impact Building Approvals will carry out the inspection and report as requested by the client in accordance with these Terms and Conditions.

TERMS AND CONDITIONS

1.0 The report has been prepared in accordance with the requirements of Section 137B of the Building Act 1993 and the associated Building Acts and Regulations.

1.1 "Building" is defined in the Building Act 1993 as any structure, temporary building, temporary structure, or any part of a building or structure.

1.2 "Construct" in relation to a building, is defined in section 137B of the Building Act 1993 as to build, rebuild, erect or re-erect the building, make alterations to the building, enlarge or extend the building, manage or arrange any other person to do anything referred to above.

2.0 The purpose of the inspection

2.1 Areas for inspection shall cover all safe and accessible areas defined as those which can be accessed by a 3.6m ladder on the ground or those which have at least 650mm unimpeded vertical and horizontal clearance without the removal of furniture, fittings, cladding or lining materials, plants or soil. Such access does not include the use of destructive or invasive inspection methods, nor does it include removing screws and bolts to access covers or cutting or making access traps or moving furniture, floor coverings or stored goods.

2.2 In the case where a property is occupied, the client must be aware that personal items and furnishings may restrict access to rooms and limit vision in places. These household items may conceal signs of problems which may only be discovered once items have been shifted or removed.

3.0 The Report covers only the building works carried out by the nominated Owner-Builder, as advised by the client. It is not a pre-purchase property inspection, within the meaning of AS4349.1, and therefore does not cover works carried out by anyone other than the Owner-Builder. Purchasers cannot rely on this report to ascertain the full condition of the building.

4.0 Materials notes as "recycled" or "second-hand" in this Report, are not covered by any warranties extended by this practitioner and/or the relevant Insurer. As such, any reference to these items has been based on a casual inspection only.

4.1 The timber used has been painted and as a result, the species, grading or durability of the timber used could not be determined.

5.0 The scope of the inspection

5.1 The inspection comprised a visual assessment of the property to identify building defects and to form an opinion regarding the general condition of the property at the time of the inspection.

5.2 An estimate of the cost of rectification of defects is outside the scope of the Standard and does not form part of this report.

5.3 The report does not cover any part of the building located beneath the ground surface (such as sewer, stormwater drains, plumbing, electrical, phone/data or gas etc.) except in the case of a Base Stage inspection, if these areas are visible.

5.4 This report does not deal with non-standard inspections such as electrical installation or other specialist inspections (such as plumbing, hydraulics, mechanical services or geotechnical). Impact Building Approvals recommend that an appropriately qualified or licensed contractor undertake such further inspections where applicable.

5.5 The inspection will not look for timber pest activity. However, if timber pest damage is found then it will be reported. The Inspector will only report on the damage which is visible. It is recommended to have an inspection carried out in accordance with AS4349.3-2010 Timber Pest Inspections by a fully qualified, licensed and insured Timber Pest Inspector.

5.6 The report does not cover the identification of asbestos related products.

5.7 The report does not determine whether the building complies with the provisions of any building Act, regulation, ordinance, local law, bylaw, or as an insurance policy or a warranty against problems developing with the building in the future.

5.8 The report does not contain the assessment of any apparent defect including rising damp and leaks as the detection of which may be subject to prevailing weather conditions or recent occupancy or use of services.

5.9 The report may not cover issues of maintenance or specific minor defects (such as jamming doors, windows or catches, decorative finishes or hairline cracks). The report may include a general assessment of the general incidence of minor defects in the building compared with otherwise similar properties.



5.10 The report shall identify any observed item that may constitute a present or imminent serious safety hazard.

5.11 The roof has not been water-tested for leaks, or the guttering checked for levels.

5.12 The roof areas are deemed to be inaccessible.

5.13 The report and inspection does not assess the condition of conspicuous, non-structural items such as carpets, vinyl floor coverings etc. or the operation of any appliances, spa pumps or pool equipment or matters of privacy or vehicle access. Such matters are for the client's own consideration.

6.0 The report is prepared for the sole and exclusive use of the client whose name appears on page 1 of the Report and cannot be used or acted upon by any other party or without written permission of Impact Building Approvals. The report does not constitute a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, local law or by law and does not warranty against problems developing with the building in the future.

7.0 Impact Building Approvals accepts no liability for advice given in this report beyond a refund of the inspection fee.

8.0 Impact Building Approvals accepts no liability for any building work undertaken without the requisite building permit from the relevant authority and the report does not identify such unauthorised building work or work that is not compliant with building regulations in force at the time.

9.0 If plans, town planning or building permits are not sighted at the time of this inspection, it is the purchaser's responsibility to verify the legality of these works.

10.0 This Building Practitioner and/or the relevant Insurer are not liable in respect to any defects referred to in this Report.

11.0 This Report is valid for a period of six (6) months from the date of the Report. As per section 137B(2)(a)(ii) of the Building Act 1993, this Report must be obtained not more than 6 months before the person enters into the contract to sell the building. A reinspection may be requested in writing at the expiration of this report and an additional fee is payable representing 50% of the original fee for the purposes of reinspection.

12.0 This Report does not cover the identification of non-compliant and non-conforming building products and materials as outlined within the requirements of the National Construction Code (NCC).

13.0 This Report must be provided to the Purchaser and/or the Insurer as required, prior to entering into a contract of sale.

COPY OF RECORD IN THE VICTORIAN WATER REGISTER

TAKE AND USE LICENCE

under Section 51 of the Water Act 1989

The information in this copy of record is as recorded at the time of printing. Current information should be obtained by a search of the register. The State of Victoria does not warrant the accuracy or completeness of this information and accepts no responsibility for any subsequent release, publication or reproduction of this information.

This licence does not remove the need to apply for any authorisation or permission necessary under any other Act of Parliament with respect to anything authorised by the take and use licence.

Water used under this entitlement is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.

The Authority does not guarantee, by the granting of the licence, that the licensee will obtain any specific quantity or quality of water. The Authority is not liable for any loss or damage suffered by the licensee as a result of the quantity of water being insufficient or the quality of the water being unsuitable for use by the licensee at any particular time or for any particular purpose.

This take and use licence entitles its holders to take and use water as set out under the licence description, subject to the conditions that are specified.

Licence Holder(s)

SIMON BOWMAN CUTTS of APPLETREE PET RESORT
131 GAYFER ROAD CHILTERN VIC 3683
NICHOLA JAYNE CUTTS of APPLETREE PET RESORT
131 GAYFER ROAD CHILTERN VIC 3683

Licence Contact Details

NJ & SB CUTTS

APPLETREE PET RESORT
131 GAYFER ROAD
CHILTERN VIC 3683

Licence Description

Expiry date	30 Jun 2027
Status	Active
Authority	Goulburn-Murray Water
Name of waterway, aquifer or works	Black Dog Creek - Upper
Water system type	Unregulated waterway, spring or run-off
River basin or groundwater unit	Murray
Licence volume	24.0 megalitres
Licence volume adjusted for temporary trade	24.0 megalitres
Method of taking	Extraction from an on-waterway dam
Period during which water can be taken	Water may only be harvested into the on-waterway dam from 01 Jul - 31 Oct inclusive

Use of water

Irrigation - as well as domestic and stock use, dairy use, and general non-irrigation farm use

Trading Zone

160 Upper Murray Unregulated

Licence Volume Details

Licence volume 24.0 megalitres

Licence volume adjusted for temporary trade 24.0 megalitres

Temporary volume transaction details

<i>Approval date</i>	<i>Volume traded (ML)</i>	<i>Expiry date</i>
Nil		

Extraction Point Details

<i>Eastings</i>	<i>Northing</i>	<i>Zone MGA</i>	<i>Location description</i>
459016	5996918	Zone 55	Nil

Land on which the Water is to be Used**Land description**

Volume 11996 Folio 280
Lot 1 of Plan PS821799T

Property address

201 GAYFER ROAD, CHILTERN, VIC 3683

Related Instruments

Related entitlements Nil

Related works licences WLE015336

Other related entities Nil

Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
BER052969	Modify	Approved	06 Jun 2024	06 Jun 2024	
BET018442	Transfer	Approved	07 Jun 2022	02 Aug 2022	
BEC000740	Surrender and reissue	Approved	28 Oct 2015	29 Oct 2015	

Conditions

This take and use licence is subject to the following conditions:

Method of taking

- 1 Water may only be taken under this licence if it is taken by the method specified in this licence.

Take location

- 2 Water may only be taken under this licence if it is taken at the location specified in the licence under "extraction point details".

Take volume and rate

- 3 The maximum volume that may be taken under this licence in any one day is 1.00 megalitres per day.

Temporary transfers to the licence holder

- 4 If there has been a temporary transfer of another licence to take water at the location, and use water on the land, specified in this licence:
 - a) the extra volume of water taken must not exceed the volume transferred, and
 - b) all the conditions of this licence apply to the taking and using of water consequential to the transfer.

Take period

- 5 Unless otherwise directed by the Authority, water may only be harvested into the on-waterway dam during the period 1 July - 31 Oct (Winter Fill); at all other times, the entire stream flow must be passed downstream of the dam.

Passing flows

- 6 Bypass mechanisms must be installed and maintained in good working order to ensure that a) outside the take period, none of the natural flow in the waterway is harvested into the dam, and b) during the take period, minimum passing flow rates of 0.7 megalitres per day are passed by the dam.

Rosters and restrictions

- 7 When directed by the Authority, water must be taken in accordance with the rosters and restrictions determined by the Authority, and advised to the licence holder.

Metering of water taken and used

- 8 Water may only be taken under this licence if it is taken through a meter approved by the Authority.
- 9 Meters must be installed, in accordance with the specifications set by the Authority, at the licence holder's expense.
- 10 Meters used for the purpose of this licence are deemed to be the property of the Authority.
- 11 The licence holder must at all times provide the Authority with safe access to meters for the purpose of reading, calibration or maintenance.
- 12 The licence holder must notify the Authority within one business day if the meter ceases to function or operate properly.
- 13 The licence holder must not, without the consent of the Authority, interfere with, disconnect or remove any meter used for the purposes of the licence.
- 14 The Authority may, if it deems necessary, make an estimate of the total volume of water taken under this licence.
- 15 The licence holder must when required by the Authority maintain records of the quantity of water taken and in accordance with the Authority's directions enter start and end meter reads directly into the system the Authority uses for recording usage.

Use of water

- 16 Water taken under this licence may only be used on the land, and for the purposes, specified in

the licence.

- 17 The licence holder must at all times provide the Authority with safe access to inspect the land on which water is licensed to be used.

Managing drainage disposal

- 18 Where water use results in drainage from the land specified in the licence, that drainage water must be disposed in ways that meet with the standards, terms and conditions adopted from time to time by the Authority.

Fees and charges

- 19 The licence holder must, when requested by the Authority, pay all fees, costs and other charges under the Water Act 1989 in respect of this licence.

END OF COPY OF RECORD

COPY OF RECORD IN THE VICTORIAN WATER REGISTER

LICENCE TO OPERATE WORKS

under Section 67 of the Water Act 1989

The information in this copy of record is as recorded at the time of printing. Current information should be obtained by a search of the register. The State of Victoria does not warrant the accuracy or completeness of this information and accepts no responsibility for any subsequent release, publication or reproduction of this information.

This licence does not remove the need to apply for any authorisation or permission necessary under any other Act of Parliament with respect to anything authorised by the works licence.

Water used under this licence is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.

This licence is not to be interpreted as an endorsement of the design and/or construction of any works (including dams). The Authority does not accept any responsibility or liability for any suits or actions arising from injury, loss, damage or death to person or property which may arise from the maintenance, existence or use of the works.

Each person named as a licence holder is responsible for ensuring all the conditions of this licence are complied with.

This licence authorises its holders to operate the described works, subject to the conditions.

Licence Holder(s)

SIMON BOWMAN CUTTS of APPLETREE PET RESORT
131 GAYFER ROAD CHILTERN VIC 3683
NICHOLA JAYNE CUTTS of APPLETREE PET RESORT
131 GAYFER ROAD CHILTERN VIC 3683

Licence Contact Details

NJ & SB CUTTS
APPLETREE PET RESORT
131 GAYFER ROAD
CHILTERN VIC 3683

Licence Details

Expiry date	30 Jun 2027
Status	Active
Authority	Goulburn-Murray Water
Name of waterway or aquifer	Black Dog Creek - Upper
Water system	Murray

Summary of Licensed Works

The details in this section are a summary only. They are subject to the conditions specified in this licence.

<i>Works ID</i>	<i>Works type</i>	<i>Use of water</i>
WRK021786	Pump	Irrigation

Description of Licensed Works

WORKS ID WRK021786

Works type Pump
Works subtype Portable/movable

Extraction Details

Service point/s SP042043 MU004060
Maximum extraction rate 1.000 megalitres per day (The physical capacity of the works)
Maximum daily volume 1.000 megalitres (The volume authorised to be extracted via the works)
Maximum annual volume 24.000 megalitres
Use of water Irrigation - as well as domestic and stock use, dairy use, and general non-irrigation farm use

Works location

<i>Easting</i>	<i>Northing</i>	<i>Zone MGA</i>
459016	5996918	Zone 55

Land description

Volume 11996 Folio 280
Lot 1 of Plan PS821799T

Property address

201 GAYFER ROAD, CHILTERN, VIC 3683

Description of Associated Works

The works in this section are associated with the licensed works and are subject to the conditions of this licence.

WORKS ID WRK089933

Works type Dam
Works subtype On stream storage

Extraction Details

Service point/s SP042043 MU004060
Maximum extraction rate 1.000 megalitres per day (The physical capacity of the works)
Maximum daily volume 1.000 megalitres (The volume authorised to be extracted via the works)
Maximum annual volume 24.000 megalitres
Use of water Irrigation - as well as domestic and stock use, dairy use, and general non-irrigation farm use

Works location

<i>Easting</i>	<i>Northing</i>	<i>Zone MGA</i>
459016	5996918	Zone 55

Land description

Volume 11996 Folio 280
Lot 1 of Plan PS821799T

Property address

201 GAYFER ROAD, CHILTERN, VIC 3683

Related Instruments

Related entitlements BEE073338

Related water-use entities Nil

Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
PTA034638	Address amendment	Recorded			29 Oct 2015
PTA034637	Address amendment	Recorded			29 Oct 2015
WLV910344	Modify	Approved	06 Jun 2024	06 Jun 2024	
WLV715650	Modify	Approved	07 Jun 2022	02 Aug 2022	
WLV172753	Modify	Approved	28 Oct 2015	29 Oct 2015	
PTN017466	Name and address amendment	Recorded	11 Dec 2014	15 Dec 2014	15 Dec 2014
WLV501104	Modify	Approved	16 Dec 2009	29 Jan 2010	
WLI577525	Issue	Approved	01 Jul 2007	01 Jul 2007	

Conditions

Licence WLE015336 is subject to the following conditions:

Preventing pollution

- 1 Water must not be taken through the works if the Authority reasonably believes fuel, or lubricant, or any other matter used in connection with works and appliances associated with this licence, is at risk of contaminating a waterway, or aquifer, or the riparian or riverine environment.
- 2 The licence holder must construct and maintain bund walls around any hydrocarbon-fuel-driven engine, motor, fuel storage, or chemical storage used in connection with this licence, in accordance with the timeframe, specifications, guidelines and standards prescribed by the Authority.

Take volume and rate

- 3 The maximum volume that may be taken under this licence in any one day is 1.00 megalitres per day.

Rosters and restrictions

- 4 When directed by the Authority, water must be taken in accordance with the rosters and restrictions determined by the Authority, and advised to the licence holder.

Metering of water taken and used

- 5 Water may only be taken under this licence if it is taken through a meter approved by the Authority.
- 6 Meters must be installed, in accordance with the specifications set by the Authority, at the licence holder's expense.
- 7 Meters used for the purpose of this licence are deemed to be the property of the Authority.
- 8 The licence holder must at all times provide the Authority with safe access to meters for the purpose of reading, calibration or maintenance.
- 9 The licence holder must notify the Authority within one business day if the meter ceases to function or operate properly.
- 10 The licence holder must, if required by the Authority, keep an accurate record of the quantity of water taken under this licence and allow the Authority to inspect this record at all reasonable times, and provide a copy of the record when requested.
- 11 The licence holder must not, without the consent of the Authority, interfere with, disconnect or remove any meter used for the purposes of the licence.
- 12 The Authority may, if it deems necessary, make an estimate of the total volume of water taken under this licence.

Operation and maintenance

- 13 Water may only be taken through the works at the specified location.
- 14 The licence holder must keep all works, appliances and dams associated with this licence, including outlet pipes and valves, in a safe and operable condition, and free from obstacles and vegetation that might hinder access to works.
- 15 Water may only be taken through the works if the works are sited, constructed, operated and maintained to the satisfaction of the Authority.
- 16 Works must not be altered, removed or decommissioned without a licence that authorises alteration, removal or decommissioning.
- 17 The licence holder must at all times provide the Authority with safe access to inspect all works and appliances used to take water under this licence.

Protecting biodiversity

- 18 Water must not be taken through the works if the Authority reasonably believes that the taking of water, through the works and appliances associated with this licence, is at risk of causing damage to the environment.

19 The licence holder must, if required by the Authority, remedy any damage to the environment that in the opinion of the Authority is a result of the installation, operation or maintenance of the works.

Fees and charges

20 The licence holder must, when requested by the Authority, pay all fees, costs and other charges under the Water Act 1989 in respect of this licence.

END OF COPY OF RECORD

Rates and Valuation Notice



Tax invoice issued on 01 September 2024
 ABN 76 887 704 310

Enquiries?

03 5728 8000 or 1300 365 003
 rates@indigoshire.vic.gov.au
 www.indigoshire.vic.gov.au



163127/A/008709 1 034
 S B & N J Cutts
 131 Gayfer Road
 CHILTERN VIC 3683

Property Number
3933

Carried Forward Balance **\$0.00** + This Instalment **\$721.30** = Amount Payable **\$721.30**
 Due 30 September 2024

Your rates and charges

For 1 July 2024 to 30 June 2025	
Rural 1 @ 0.00148600 x CIV	\$1,560.30
Municipal Charge	\$348.40
Domestic - Garbage Collection - Rural Upsize (240L)	\$220.00
Domestic - Recycling Collection (240L)	\$105.10
Environmental Management Contribution	\$88.15
CFA Primary-Production @ 0.00028700 x CIV	\$568.35
Rates and charges	\$2,890.30

Your property

Address: 201 Gayfer ROAD Chiltern VIC 3683
 Area: 45.714700 Hectares
 Valuation code (AVPCC): 530 - Mixed Farming and Grazing
 Capital Improved Value: \$1,050,000
 Site Value: \$820,000
 Net Annual Value: \$52,500
 Valuation at: 1 January 2024
 Valuation effective from: 1 July 2024

Description:
 Lot 1 821799 V11996 F280 Parish of Chiltern

Instalment 1 \$721.30 30 September 2024	+	Instalment 2 \$723.00 30 November 2024	+	Instalment 3 \$723.00 28 February 2025	+	Instalment 4 \$723.00 31 May 2025	=	Total \$2,890.30
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How to pay



Billers Code: 397703
 Ref: 9456963

BPAY* this payment via Internet or phone banking.

BPAY View* - View and pay this bill using Internet banking.

BPAY View Registration No.: **9456963**

©Registered to BPAY Pty Ltd ABN 69 079 137 518



Pay in person at any Post Office
 with eftpos, Visa, MasterCard,
 cash or cheque.



Billers code: 397703
 Ref: 9456963

To make this payment from your Visa or MasterCard
 visit www.indigoshire.vic.gov.au or phone 1300 276 468.



*3109 9456963



Council office: Pay with eftpos,
 Visa, MasterCard, cash or cheque at:

- 101 Ford St, Beechworth
- 153 High St, Rutherglen
- 40 Conness St, Chiltern
- 34 High St, Yackandandah



Mail: Detach and return this section
 with a cheque to:

- PO Box 28, Beechworth VIC 3747



TRANSFER STATION VOUCHER Property Number: **3933**

This voucher entitles the holder to dispose of up to 1 cubic metre of general waste or other items to the equivalent value in a single visit. Other items include green waste and household items.

Voucher can be used at the Beechworth or Rutherglen Transfer Stations during their opening hours. For details visit: www.indigoshire.vic.gov.au
 Voucher may also be redeemed at Wodonga or Tallangatta Transfer Stations during opening hours.

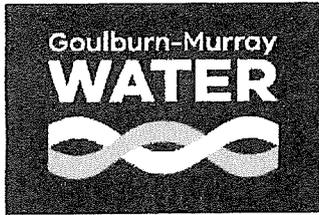
****Voucher must be presented** Expires: 30 September 2025**

TRANSFER STATION VOUCHER Property Number: **3933**

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 Voucher may also be redeemed at Wodonga or Tallangatta Transfer Stations during opening hours.

****Voucher must be presented** Expires: 30 September 2025**



Fixed Charges 2024/2025

Tax Invoice
Date of Issue:31/07/2024

PO Box 165
Tatura Victoria 3616

Enquiries: 1800 013 357
reception@gmwater.com.au

ABN 4676 1336 846



034-3683 (742)

S B Cutts & N J Cutts
131 Gayfer Road
CHILTERN VIC 3683

Account Number **7070845**

Payment Option 1:

Overdue - Pay Now **\$0.00**

PLUS

Pay by 16/12/2024 **\$428.01**

OR

Payment Option 2:

Overdue - Pay Now	Instalment 1 16-Sep-2024	Instalment 2 16-Oct-2024	Instalment 3 16-Nov-2024	Instalment 4 16-Dec-2024	Instalment 5 16-Jan-2025	Instalment 6 16-Feb-2025	Instalment 7 16-Mar-2025	Instalment 8 16-Apr-2025
\$0.00	\$43.01	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00	\$55.00

Account Number: **7070845**

Gayfers Rd CHILTERN VIC 3683V 11996 F 280 Lot 1 Plan 821799T

Summary of Charges

Details of Entitlement and Fees at 01/07/2024

Customer Fee

Customer Fee - \$138.00 each \$138.00

Surface Water Licence

Service Point - Unmetered - 1.00 @ \$127.00 each \$127.00

Access Fee - 1.00 Service Point @ \$77.00 each \$77.00

Resource Management Fee - 24.00ML @ \$3.34/ML \$80.15

Water Register Entitlement Fee

Water Register Entitlement Fee - 1.00 @ \$14.86 each \$14.86

Total \$437.01

Payments and Adjustments

Payments/Adjustments \$9.00 CR

Total \$-9.00

Total \$428.01

For more payment options please turn over. If you are having difficulties paying please contact Goulburn-Murray Water immediately.

Account No: **7070845**

Issue Date: **31/07/2024**

Total: **\$428.01**



Billor Code: 72801
Ref: 070708458

BPAY View - View and pay this account using Internet banking
BPAY View Registration No. - Enter the BPAY Reference No.

Post Billpay



*3212 070708458

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 the [Due diligence checklist page on the Consumer Affairs Victoria website](http://consumer.vic.gov.au/duediligencechecklist) (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.

(04/10/2016)

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.

(04/10/2016)