

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

Vendor: Dylan Jack Krajnc

Property: 9 Village Way, Macs Cove VIC 3723
(Certificate of Title Volume 09455 Folio 944)

1. Financial matters in respect of the land

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

(a) are as follows :

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

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

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

2. Insurance details in respect of the land

(a) if the contract provides that the land does not remain at the vendor's risk before the purchaser is entitled to possession or receipt of rents and profits:
No such insurance has been effected

(b) if there is a residence on the land which was constructed within the preceding 6 years and section 137B of the **Building Act 1993** applies to the residence:
No such insurance has been effected.

3. Matters relating to land use

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

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

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

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

(b) This land is within a bushfire prone area within the meaning of the regulations made under the **Building Act 1993**

- (c) There is access to the property by road.
- (d) in the case of land to which a planning scheme applies a statement specifying—
 - (i) name of the planning scheme:
 - (ii) name of the responsible authority:
 - (iii) zoning of the land:
 - (iv) name of any planning overlay affecting the land:

Are contained in the attached certificate/s.

4. Notices made in respect of land

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

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

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

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

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

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

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

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

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

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

5. Building permits

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

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

6. Information relating to any owners corporation

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

7. Growth areas infrastructure contribution

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

8. Disclosure of non-connected services

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

- (a) gas supply;
- (b) water supply;
- (c) sewerage supply;
- (d) telephone supply;

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

9. 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 as set out in the attached Municipal rates notice or property clearance certificate or is as follows – AVPC No. 110.3
- (b) is the land tax reform scheme land within the meaning of the CIPT Act? 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 or property clearance certificate or is as follows –Not applicable


10. Evidence of title

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

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

The day of this Statement is the 19.....day of 7.....2025

Signed by the

Vendor 
Dylan Jack Krajnc

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

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

Signed by the

Purchaser.....

IMPORTANT NOTICE – ADDITIONAL DISCLOSURE REQUIREMENTS:

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

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

Due Diligence Checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

- * Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- * Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- * Do you understand your obligations to manage weeds and pest animals?
- * Can you build new dwellings?
- * Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

Can you change how the property is used, or the buildings on it?

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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



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

Page 1 of 1

VOLUME 09455 FOLIO 944

Security no : 124121900159F
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LAND DESCRIPTION

Lot 1 on Title Plan 126388E.
PARENT TITLE Volume 08547 Folio 267
Created by instrument J629833 11/09/1981

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
DYLAN JACK KRAJNC of 9 VILLAGE WAY MACS COVE VIC 3723
AW341480R 06/12/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW341481P 06/12/2022
NATIONAL AUSTRALIA BANK LTD

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 TP126388E 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: 9 VILLAGE WAY MACS COVE VIC 3723

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 06/12/2022

DOCUMENT END

Imaged Document Cover Sheet

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The document is invalid if this cover sheet is removed or altered.

TITLE PLAN		EDITION 1	TP 126388E						
<p>Location of Land</p> <p>Parish: BOOROLITE</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment:</p> <p>Crown Portion:</p> <p>Last Plan Reference: LP66337</p> <p>Derived From: VOL 9455 FOL 944</p> <p>Depth Limitation: NIL</p>		<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>							
<p>Description of Land / Easement Information</p>		<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 30/08/1999</p> <p>VERIFIED: BC</p>							
<table><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = LOT 30 ON LP66337</td></tr></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 30 ON LP66337	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = LOT 30 ON LP66337									
<p>LENGTHS ARE IN METRES</p>		<p>Metres = 0.3048 x Feet</p> <p>Metres = 0.201168 x Links</p>	<p>Sheet 1 of 1 sheets</p>						



Mansfield Shire

LAND INFORMATION CERTIFICATE

Section 121 Local Government Act 2020

Tax Invoice – ABN 74566834923

Email: rates@mansfield.vic.gov.au

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

CERTIFICATE NO: 14962
YOUR REF: 75793879-013-7
ISSUE DATE: 13/02/2025

This certificate provides information regarding, valuation, rates, charges, other monies owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989 or under a local law or bylaw of the Council. This certificate is not required to include information regarding planning, building, health, land fill, land slip, other flooding information or service easements. Information regarding these matters may be available from Council, or the relevant authority. A fee may be charged for such information.

ASSESSMENT NO: A10142**LOCATION:** 9 VILLAGE WAY MACS COVE VIC 3723**PROPERTY DESCRIPTION:** L1 TP 126388**AREA:** 966 sq m **PARISH:** BOOROLITE **AVPCC:** 110.3 Residential**OWNER(S) AS PER RATE BOOK:** DYLAN JACK KRAJNC**PROPERTY VALUATIONS AS AT JANUARY 2024 LEVELS: (Operative Date 01/07/2024)**

Net Annual Value \$ 19,750 Capital Improved Value \$ 395,000 Site Value \$ 227,000

RATES & CHARGES FOR THE YEAR ENDING 30TH JUNE 2025

Description	Levies	Receipts	Balance
Rates	\$ 645.83	\$ 323.65	\$ 322.18
120L Garbage Bin	\$ 518.16	\$ 259.08	\$ 259.08
Community Waste	\$ 86.29	\$ 43.15	\$ 43.14
Municipal Charge	\$ 347.00	\$ 173.50	\$ 173.50
Recycle Bin 240L	\$ 137.87	\$ 68.95	\$ 68.92
Fire Services Property Levy	\$ 166.37	\$ 83.19	\$ 83.18
*** TOTALS ***	\$1,901.52	\$ 951.52	\$950.00

ADDITIONAL RATE INFORMATION:**Biller Code:** 258848**Bpay Reference:** 1000101426**PLEASE NOTE:**

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

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

I hereby certify that as at the date of issue, the information given in this certificate is a true and correct disclosure of the rates and other monies and interest payable to Mansfield Shire together with any notices or orders referred to in this certificate. Received the sum of \$29.70 fee. Checked By:

ASHLEE WATSON

AUTHORISED OFFICER

High Country, Lakes and Rivers

ABN 74 566 834 923



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

03 5775 8555
 TTY 133 677

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

Property Clearance Certificate

Land Tax



INFOTRACK / VICTORIAN COUNTRY CONVEYANCING

Your Reference: VK14015
Certificate No: 84065814
Issue Date: 11 FEB 2025
Enquiries: ESYSPROD

Land Address: 9 VILLAGE WAY MACS COVE VIC 3723

Land Id	Lot	Plan	Volume	Folio	Tax Payable
33265356	1	126388	9455	944	\$0.00

Vendor: DYLAN KRAJNC
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR DYLAN JACK KRAJNC	2025	\$227,000	\$0.00	\$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

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):	\$395,000
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SITE VALUE (SV):	\$227,000
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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: 84065814

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 = \$975.00

Taxable Value = \$227,000

Calculated as \$975 plus (\$227,000 - \$100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$3,950.00

Taxable Value = \$395,000

Calculated as \$395,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 84065814

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: 84065814

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 / VICTORIAN COUNTRY CONVEYANCING

Your Reference: VK14015
Certificate No: 84065814
Issue Date: 11 FEB 2025
Enquires: ESYSPROD

Land Address: 9 VILLAGE WAY MACS COVE VIC 3723

Land Id	Lot	Plan	Volume	Folio	Tax Payable
33265356	1	126388	9455	944	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
110.3	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:	\$395,000
SITE VALUE:	\$227,000
CURRENT CIPT CHARGE:	\$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 84065814

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 / VICTORIAN COUNTRY CONVEYANCING

Your Reference: VK14015
Certificate No: 84065814
Issue Date: 11 FEB 2025

Land Address: 9 VILLAGE WAY MACS COVE VIC 3723

Lot	Plan	Volume	Folio
1	126388	9455	944

Vendor: DYLAN KRAJNC

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: 84065814

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: 84065812

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: 84065812

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

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

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

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 10 February 2025 08:47 PM

PROPERTY DETAILS

Address: **9 VILLAGE WAY MACS COVE 3723**
Lot and Plan Number: **Lot 1 TP126388**
Standard Parcel Identifier (SPI): **1\TP126388**
Local Government Area (Council): **MANSFIELD**
Council Property Number: **A10142**
Planning Scheme: **Mansfield**
Directory Reference: **Vicroads 63 D5**

www.mansfield.vic.gov.au

[Planning Scheme - Mansfield](#)

UTILITIES

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

STATE ELECTORATES

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

OTHER

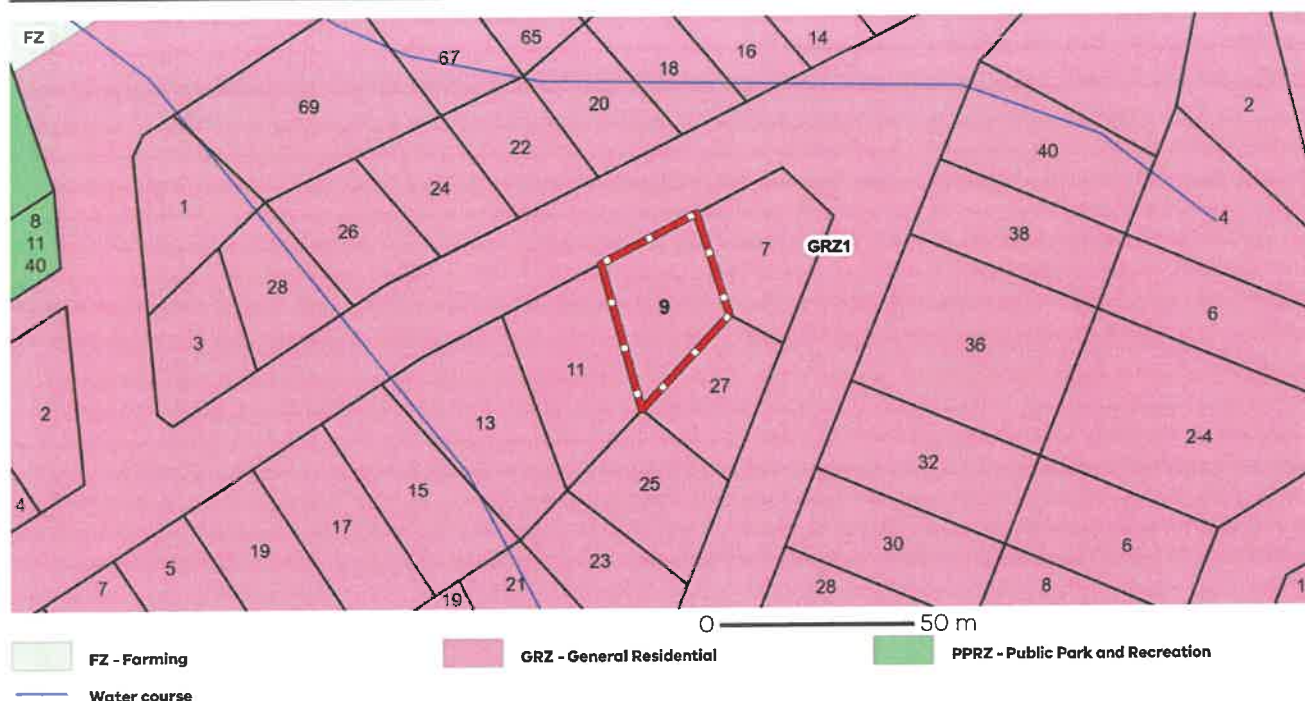
Registered Aboriginal Party: **Taungurung Land and Waters**
Council Aboriginal Corporation

[View location in VicPlan](#)

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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

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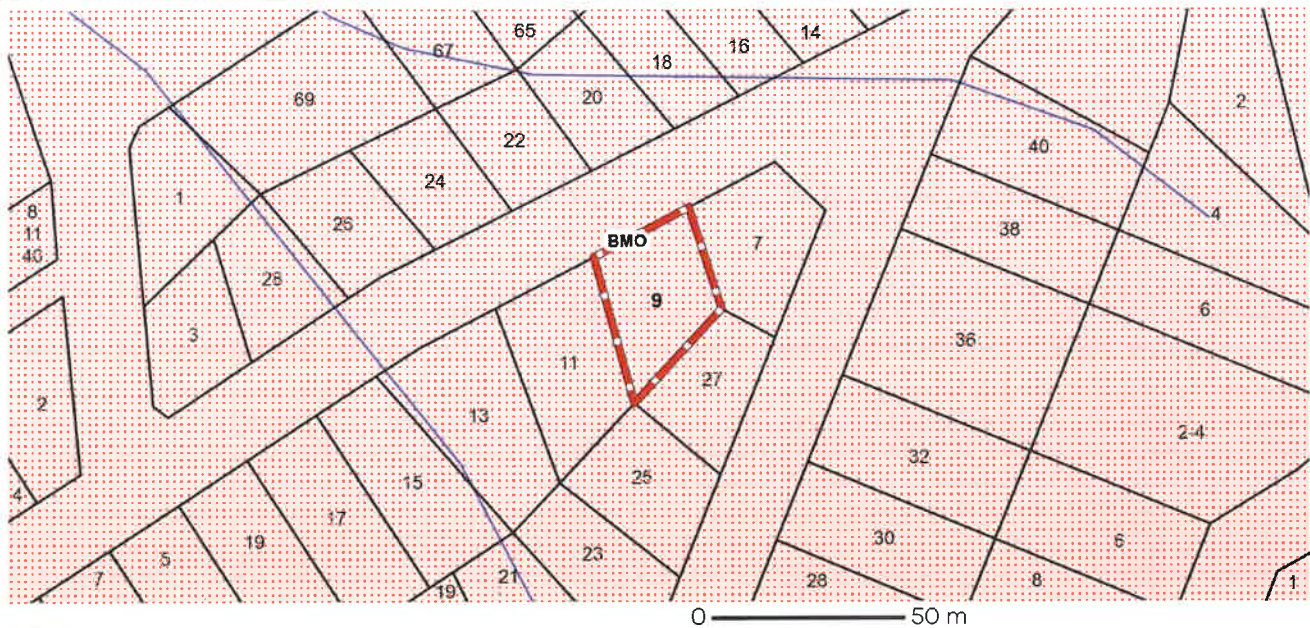
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 9 VILLAGE WAY MACS COVE 3723

Page 1 of 4

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

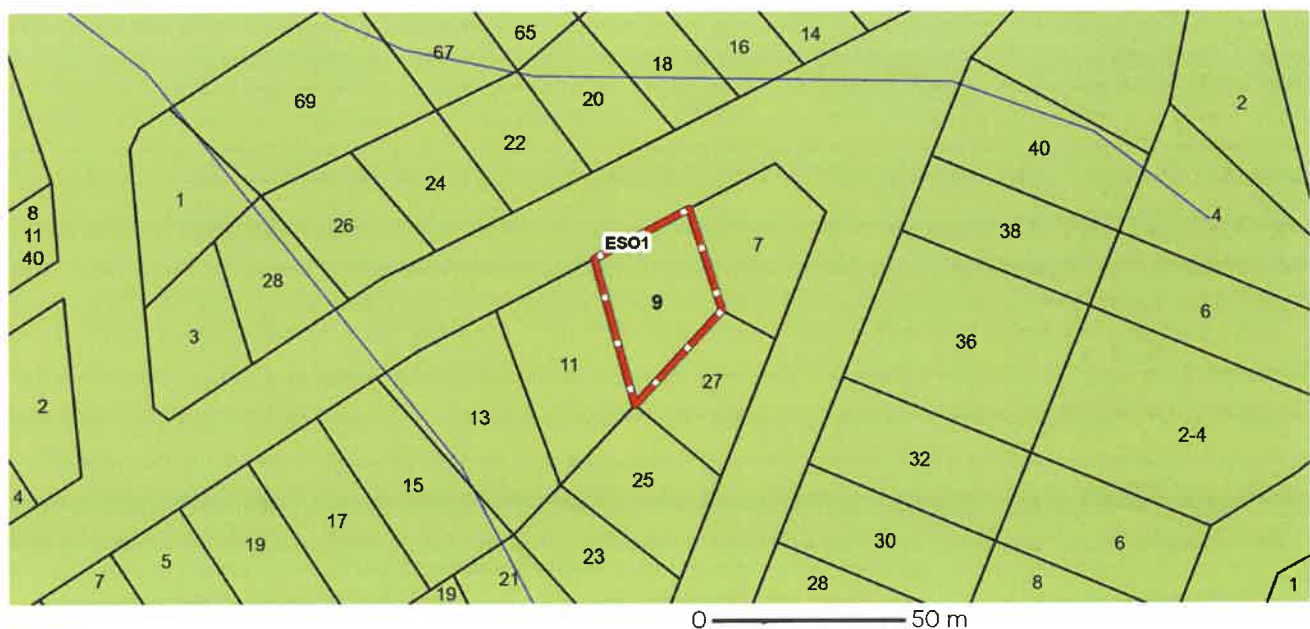


 BMO - Bushfire Management Overlay  Water course

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

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



 ESO - Environmental Significance Overlay  Water course

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

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Further Planning Information

Planning scheme data last updated on 7 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>

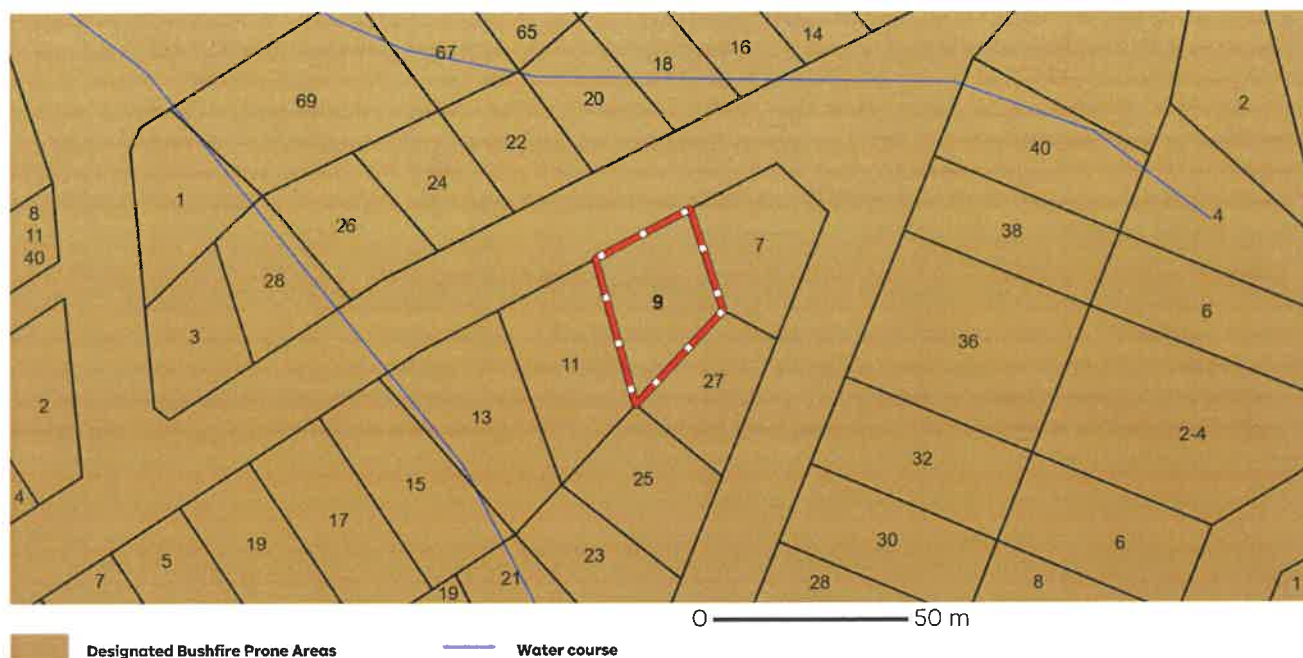
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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

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PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1109019

APPLICANT'S NAME & ADDRESS

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

MELBOURNE

VENDOR

KRAJNC, DYLAN JACK

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

354691

This certificate is issued for:

LOT 1 PLAN TP126388 ALSO KNOWN AS 9 VILLAGE WAY MACS COVE
MANSFIELD SHIRE

The land is covered by the:

MANSFIELD PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- is within a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1
- and a BUSHFIRE MANAGEMENT OVERLAY

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

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian
Heritage Register at:

<http://vhd.heritage.vic.gov.au/>

10 February 2025

Sonya Kilkenny
Minister for Planning

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

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

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

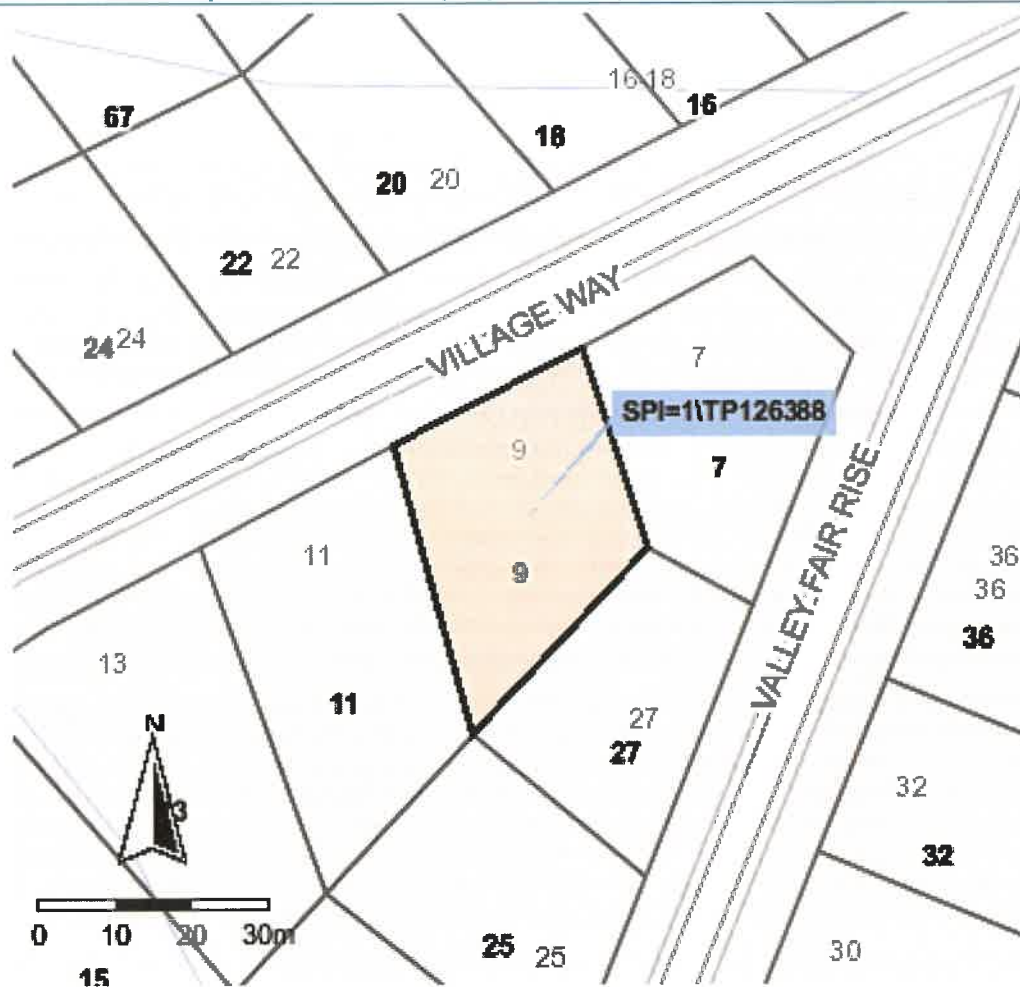
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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

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

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

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



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Choose the authoritative Planning Certificate

Why rely on anything less?

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

Privacy Statement

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

Enquiries: Building
Telephone: (03) 5775 8555
Our Ref: PI250126



Scan QR code to
login to the portal



11 February 2025

Landata
GPO BOX 527
MELBOURNE Vic 3001

Regulation 51 (1)

To Whom It May Concern

Reference Number: **PI250126**
Client Job Number: **75793879-015-1**
Property Address: **Lot: 1, 9 VILLAGE WAY, MACS COVE VIC 3723**

I refer to your recent request for information under Regulation 51 (1) of the Building Regulations 2018 and wish to advise as follows:-

- Details of building permits, occupancy permits, certificates of final inspection, notices and orders issued in the preceding 10 years on this property are set out on the following page. Reg 51(1)(a), (1)(b) & (1)(c)

Information supplied in accordance with Regulation 51 of the Building Regulations 2018 is provided based on the information contained in records held by Council.

Should you require any further information please contact Council's Building Unit on 03 5775 8555.

Your faithfully

Building Department
Mansfield Shire Council



Enc Permits issued in the preceding 10 years



High Country, Lakes and Rivers

ABN 74 565 834 923



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

 03 5775 8555
 TTY 133 677

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

Permits, certificates of final inspection, notices and orders in the preceding 10 years

Property address:	9 VILLAGE WAY MACS COVE VIC 3723
--------------------------	----------------------------------

- **No building permits have been issued in the last 10 years.**
- **A search of Building Office records has shown that there are no outstanding notices under the Building Regulations. However, it is to be noted that no inspection has been carried out on the property in regards to this enquiry and this does not preclude Council's right in respect of any non-approved works**

Council disclaims any liability for loss, however occasioned for reliance upon the information herein.

Further, it is recommended that you make your own enquiries on specific details you may require. The information supplied in this letter is only from Council's immediately available records and no specific enquiries nor any site inspections have been made to furnish this information.

NOTE:


*As of 1st July 1994, with the introduction of the New Building Bill, purchasers of properties that have swimming pools are required to have pool fencing erected within 30 days, failure to do so could result in a penalty of \$500.00.


*You are advised that with the building (Amendment) Regulations 1996 effective as from 1st February 1997, self-contained smoke alarms complying with AS 3786 - 1993 must be installed in each dwelling or sole-occupancy unit within 30 days. Failure to do so could result in a penalty of \$500.00.

High Country, Lakes and Rivers

ABN 74 566 834 922





 mansfield.vic.gov.au

 council@mansfield.vic.gov.au

 03 5775 8555

 TTY 133 677

 33 Highett Street, Mansfield VIC 3722

 Private Bag 1000, Mansfield VIC 3724

Certificate of Approval

Onsite Wastewater Management System



Mansfield Shire

Dylan Krajnc
dylankrajnc57@gmail.com

Copy to:
Andrew Pigdon
andrewpigdon@bigpond.com

The onsite wastewater management system installed on the premises situated at:

A10142 - 9 Village Way, MACS COVE
File No.: DA8062 Our Ref: 23/026

has been inspected and approved as being in accordance with the permit granted by Mansfield Shire Council. Permission is granted to use the said system subject to compliance with the provision of the *Environment Protection Act 2017* and the maintenance requirements endorsed hereon:-

SENIOR ENVIRONMENTAL HEALTH OFFICER..... 21 August 2023

MAINTENANCE REQUIREMENTS ASSOCIATED WITH ALL SEPTIC SYSTEM APPROVALS:

The System

1. Desludging of the system must occur at least once every three (3) years.
2. Inspection of the system by a competently trained person or servicing agent must be carried out at least once every three (3) years to ensure the ongoing effectiveness of the operation.
3. Copies of the Inspection (including any maintenance carried out) report must be submitted to the Council within 14 days of the inspection.
4. No alteration is to be made to any part of the system without first obtaining consent. This includes excavations in the close vicinity.

Effluent Disposal Area

1. After completion of the system, the ground surface over the absorption drains should be kept domed to allow for settlement and surface water runoff. The effluent disposal area is to be grassed.
2. Shrubs should be planted adjacent to the effluent area to assist transpiration of water to the atmosphere.
3. Garden beds, driveways, swimming pools, tennis courts, pebble gardens, large trees, concrete or buildings shall not be placed in or on the effluent disposal area.
4. Cut off or open channel (water diversion) drains are to be regularly cleared to maintain maximum efficiency.
5. Vehicles are not to be driven on the effluent disposal area.

General Advice

1. If excessive odours arise from the vent pipe, flush a handful of garden lime daily into the toilet bowl. If problem continues for longer than 30 days, evaluate usage of septic system - poisoning of the system may be occurring; - reduce usage of dishwashing detergent and disinfectants.
2. Remind all users that the house is connected to a septic system, not the sewer as problems created will be your problems and may be costly to solve.

NOTE: If sewerage becomes available, connections must be made. Council retains the right to require additional works to be carried out at any time to rectify problems observed. Written directions will be provided.

Permit to Alter Onsite Wastewater Management System



Mansfield Shire

Dylan Krajnc
dylankrajnc57@gmail.com

Copy to:
Andrew Pigdon
andrewpigdon@bigpond.com

is hereby granted permission under the provision of Part IXB of the *Environment Protection Act 2017* to alter a septic tank system on the premises situated at:-

A10142 - 9 Village Way, MACS COVE
File No.: DA8062 Our Ref: 23/026

This permit is issued to acknowledge the upgrade to the Onsite Wastewater Management System, with the installation of a new System (new all waste Septic tank and effluent trenches) to service the existing two (2) bedroom dwelling.

such installation to be in accordance with the endorsed plans and specifications lodged with and approved by Mansfield Shire Council and to comply with the *Environment Protection Act 2017*, the *Environmental Protection Regulations 2021*, the *EPA Code of Practice - Onsite Wastewater Management*, relevant *Certificate of Approvals*, *Plumbing Regulations 1998*, Australian Standard AS3500-2-1 and the conditions endorsed hereon:-

SPECIAL CONDITIONS:

1. The existing septic tank system is to be decommissioned. The existing Septic Tank will need to be desludged, holed and backfilled with inert materials. Evidence of desludging to be provided (invoice sufficient) and photos provided showing the decommissioned septic tank system.
2. Ensure minimum gravity fall of 250mm is achieved from the top of the septic tank to the first inspection pit at ground level. *- or install pump + alarm*
3. As the Onsite Wastewater Management System design is based on three (3) persons occupying the dwelling, based on 150 litres per person, wastewater generating fixtures and fittings are to be WELS-rated minimum 4 Stars for dual-flush toilets, shower-flow restrictors, aerator taps, flow/pressure control valves and minimum 3 Stars for all appliances.
4. As recommend for soil renovation, when installing effluent trenches, trench bases are to be ripped and gypsum applied at a rate of 1.0kg/m² (65kgs).
5. Effluent disposal area is to be suitably fenced off from heavy stock and vehicle access.
6. Block to be drained to Council's satisfaction. Drain where directed.
7. A copy of the Plumbing Industry Commission "Certificate of Compliance" to be lodged on completion by the plumber and drainer.

SENIOR ENVIRONMENTAL HEALTH OFFICER..... *Ken May* 19 April 2023

CONDITIONS ASSOCIATED WITH ALL APPROVALS TO ALTER:

1. This permit will expire after two years from the date of issue unless an extension of time is sought and granted.
2. The system shall not be used prior to the issue of the "Certificate of Approval" to use the system.
3. The system layout shall be in accordance with the specifications sent with the application and not be altered from that shown on the accompanying stamped plan without the lodgement and approval of amended plans.
4. The system must be installed with all inspection and access openings over all chambers being brought up to ground-surface level.
5. Effluent disposal trenches shall **not** be backfilled with clay or heavy soil, use topsoil (depth of 150mm max.).
6. A final inspection is to be arranged when the system has reached practical completion - i.e. septic tank and drains installed, storm water drainage completed, fittings and venting completed.
7. The septic system must be operated and maintained in accordance with the following:
 - i. Inspection of the system by a competently trained person or servicing agent must be carried out at least once every three years to ensure the ongoing effectiveness of the system operation.
 - ii. Copies of the inspection report (including any maintenance carried out) must be submitted to Mansfield Shire Council within 14 days of the inspection.

mansfield.vic.gov.au

council@mansfield.vic.gov.au

03 5775 8555

TTY 133 677

33 Highett Street, Mansfield VIC 3722

Private Bag 1000, Mansfield VIC 3724

- iii. Desludging of the system shall occur at least once every three years.
- 8. No modifications or variations to the system may be made unless approved by Mansfield Shire Council.

NOTE: The EP Act provides for on the spot fines and Court Imposed fines for failure to comply.

Appendix B

Septic design Not to Scale



3200L All waste Septic Tank

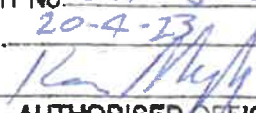


Sub soil absorption trench (total 65m) as 6 x 10.8m (0.7m) 2m spacing
- protected from storm water flow etc.



Distribution pit

As constructed plan to be provided on completion
If there is any variation i.e. showing pump well
and alarm location if installed

MANSFIELD SHIRE COUNCIL SEPTIC SYSTEM APPROVED FOR INSTALLATION ONLY	
FILE REF:	23/026
PERMIT No:	DA 8062
DATE:	20-4-13
	
AUTHORISED OFFICER	

Vendor:

Dylan Jack Krajnc

Vendor's Section 32 Statement

Property:

9 Village Way, Macs Cove VIC 3723

Vendor's Conveyancer:

VICTORIAN COUNTRY CONVEYANCING
PO Box 310, Mansfield, 3724

Tel; 5775 1405

Email; admin@viccountryconveyancing.com.au

