



# 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**

28 Tarra Drive, Lakes Entrance 3909

**Vendor's name**

Monica Francisca Maria Stanistreet

**Date**

23/6/2025

**Vendor's signature**

Signed by:

Monica Francisca Maria Stanistreet

7534016864704B8...

**Vendor's name**

Richard Bradley Stanistreet

**Date**

23/6/2025

**Vendor's signature**

Signed by:

Richard Bradley Stanistreet

B193B93954494AF...

**Purchaser's name**

**Date**

**Purchaser's signature**

**Purchaser's name**

**Date**

**Purchaser's signature**

80 Albert Street WARRAGUL  
24 Hotham Street TRARALGON  
03 5176 1000  
conveyancing@bdlegal.com.au  
Ref: 250707

## 1 FINANCIAL MATTERS

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

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

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

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

### 1.3 Terms Contract

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

Not Applicable.

### 1.4 Sale Subject to Mortgage

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

Not Applicable.

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

|                                                                                                                                                                                                                                         |                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| (a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows | AVPCC No. 100                                                       |
| (b) Is the land tax reform scheme land within the meaning of the CIPT Act?                                                                                                                                                              | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows    | Date:<br>OR<br><input checked="" type="checkbox"/> Not applicable   |

## 2 INSURANCE

### 2.1 Damage and Destruction

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

Not Applicable.

### 2.2 Owner Builder

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

Not Applicable.

### 3 LAND USE

#### 3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

To the best of the Vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restrictions.

#### 3.2. Road Access

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



#### 3.3. Designated Bushfire Prone Area

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



#### 3.4. Planning Scheme

Attached is a certificate with the required specified information.

### 4 NOTICES

#### 4.1. Notice, Order, Declaration, Report or Recommendation

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

Are as follows:

None to the best of the Vendors knowledge

#### 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:

None to the best of the Vendors knowledge

#### 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:

None to the best of the Vendors knowledge

## 5 BUILDING PERMITS

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

Not Applicable.

## 6 OWNERS CORPORATION

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

Not Applicable.

## 7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not Applicable.

## 8 SERVICES

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

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

## 9 TITLE

Attached are copies of the following documents:

### 9.1 (a) Registered Title

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

## 10 SUBDIVISION

### 10.1. Unregistered Subdivision

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

Not Applicable.

### 10.2. Staged Subdivision

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

Not Applicable.

### 10.3. Further Plan of Subdivision

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

Not Applicable.

## 11 DISCLOSURE OF ENERGY INFORMATION

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

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

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

Not Applicable.

## 12 DUE DILIGENCE CHECKLIST

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



*statement but the checklist may be attached as a matter of convenience.)*

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

## 13 ATTACHMENTS

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

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

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

Copy Register Search Statement Volume 10129 Folio 583

Copy of Plan 308751M

Covenant T254004J

East Gippsland Shire Council – Land Information Certificate

East Gippsland Water – Water Information Statement

State Revenue Office – Land Tax Statement

Jetty Licence

Due Diligence

## Vendor/supplier GST withholding notice

Pursuant to section 14-255 Schedule 1 *Taxation Administration Act 1953* (Cwlth)

This notice contains information to help a purchaser / buyer comply with  
GST withholding obligations.

To: The purchasers  
Property: 28 Tarra Drive, Lakes Entrance  
Lot no.: 37  
Plan of subdivision: 308751M  
Title particulars: Volume 10129 Folio 583

### Supplier details

Name of supplier: Monica Francisca Maria Stanistreet and Richard Bradley Stanistreet  
ABN:  
Business address: 72 Ellavale Drive, Traralgon, VIC

### Withholding payment details

Purchaser / buyer must make a GST withholding payment: ☒ No ☐ Yes

DATED the 20 day of June 2025

*bdlegal.*



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

Page 1 of 2

VOLUME 10129 FOLIO 583

Security no : 124125268359T  
Produced 12/06/2025 10:53 AM

### LAND DESCRIPTION

Lot 37 on Plan of Subdivision 308751M.  
PARENT TITLE Volume 10123 Folio 512  
Created by instrument PS308751M 19/08/1993

### REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
RICHARD BRADLEY STANISTREET  
MONICA FRANCISCA MARIA STANISTREET both of 72 ELLAVALLE DRIVE TRARALGON VIC  
3844  
AK989199V 27/03/2014

### ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument T254004J 16/08/1994

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 PS308751M 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: 28 TARRA DRIVE LAKES ENTRANCE VIC 3909

### ADMINISTRATIVE NOTICES

NIL

eCT Control 17349J BDLEGAL  
Effective from 09/06/2023

### OWNERS CORPORATIONS

The land in this folio is affected by  
OWNERS CORPORATION PLAN NO. PS308751M



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

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

DOCUMENT END



# Imaged Document Cover Sheet

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|                                                 |                         |
|-------------------------------------------------|-------------------------|
| Document Type                                   | <b>Plan</b>             |
| Document Identification                         | <b>PS308751M</b>        |
| Number of Pages<br>(excluding this cover sheet) | <b>6</b>                |
| Document Assembled                              | <b>12/06/2025 10:53</b> |

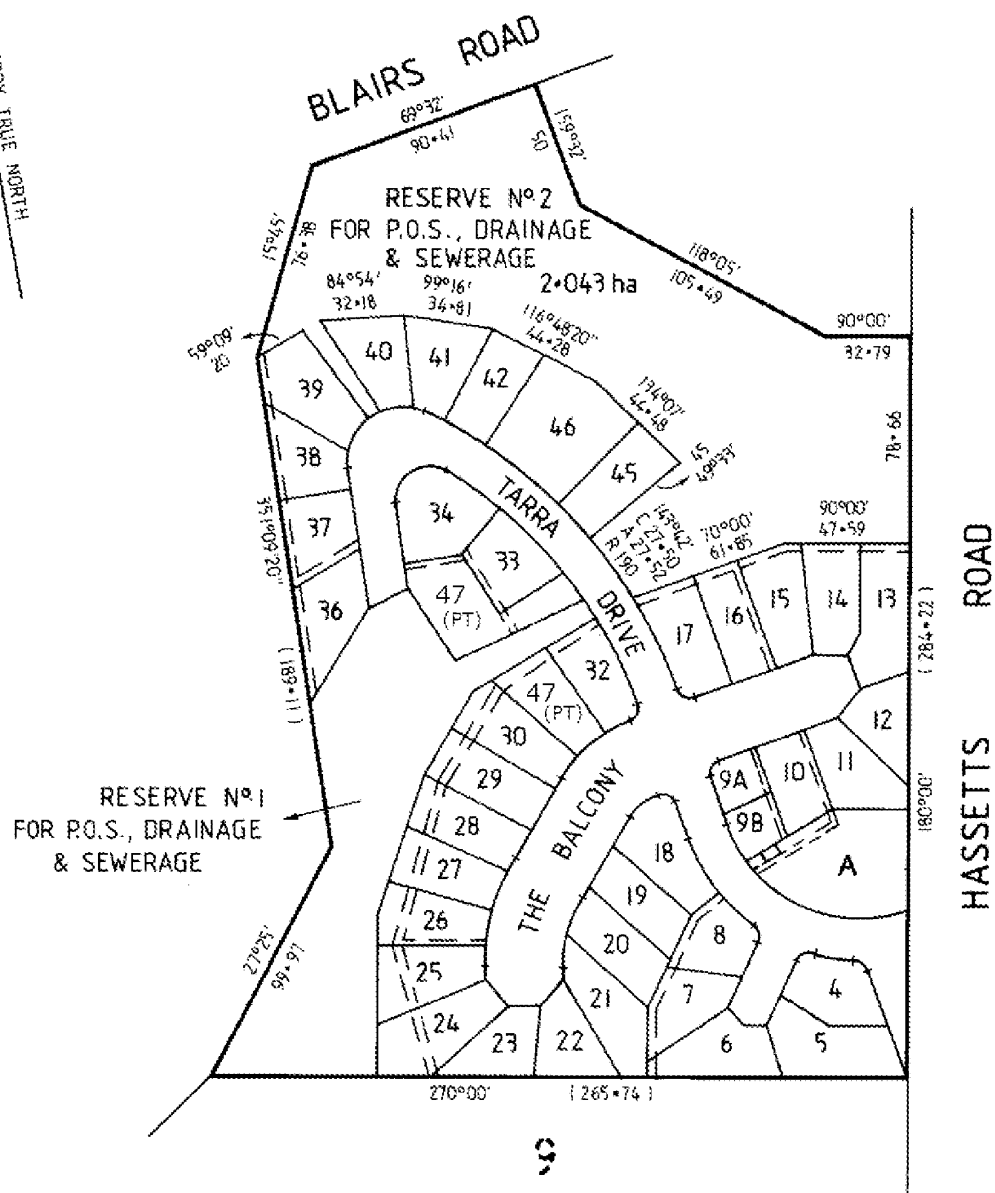
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| <b>PLAN OF SUBDIVISION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                     | STAGE No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | LTO USE ONLY<br><b>EDITION 6</b> | PLAN NUMBER<br><b>PS 308751 M</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------|
| <b>LOCATION OF LAND</b><br><br>PARISH: COLQUHOUN<br><br>TOWNSHIP: LAKES ENTRANCE<br><br>SECTION: A<br><br>CROWN ALLOTMENT: 6, 7, 8 & (PART) 5<br><br>CROWN PORTION: -----<br><br>LTO BASE RECORD: CHART 1 (2412)<br>TITLE REFERENCES: V.10123 F.512<br><br>LAST PLAN REFERENCE/S: PS 306489J LOT 4<br><br>POSTAL ADDRESS: HASSETTS ROAD.<br>(At time of subdivision) LAKES ENTRANCE 3909<br><br>AMG Co-ordinates<br>(of approx centre of land in plan) E 586 500 N 5808 900 ZONE: 55 |                     | <b>COUNCIL CERTIFICATION AND ENDORSEMENT</b><br><br>COUNCIL NAME: SHIRE OF TAMBO REF: S/0081/308751 M<br>1. This plan is certified under Section 6 of the Subdivision Act 1988.<br><del>2. This plan is certified under Section 11(7) of the Subdivision Act 1988.</del><br><del>Date of original certification under Section 6: / /</del><br><del>3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.</del><br><br>OPEN SPACE<br>(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/ <del>has not</del> been made.<br>(ii) The requirement has been satisfied.<br><del>(iii) The requirement is to be satisfied in Stage -----</del><br>Council Delegate<br><del>Council Seal</del><br>Date 11/ 6 /1991<br><br><del>Re-certified under Section 11(7) of the Subdivision Act 1988.</del><br><del>Council Delegate</del><br><del>Council Seal</del><br><del>Date: / /</del> |                                  |                                   |
| <b>VESTING OF ROADS AND/OR RESERVES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     | <b>NOTATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  |                                   |
| IDENTIFIER                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | COUNCIL/BODY/PERSON | <div style="border: 1px solid black; padding: 5px;">STAGING This <del>is</del> is not a staged subdivision.<br/>Planning permit No. 5391</div> <div style="border: 1px solid black; padding: 5px;">DEPTH LIMITATION 15.24 BELOW THE SURFACE</div><br>LOTS 1, 2, 3, 31, 35, 43 & 44 HAVE BEEN OMITTED FROM THIS PLAN<br>LOT 47 CONSISTS OF 2 PIECES<br>WATERWAY NOTATION:<br>RESERVE No.2 IN THIS PLAN MAY ABUT CROWN LAND<br>THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE<br>SURVEY THIS PLAN IS/ <del>IS NOT</del> BASED ON SURVEY<br>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s)<br>IN PROCLAIMED SURVEY AREA No.                                                                                                                                                                                                                                                                                                                      |                                  |                                   |

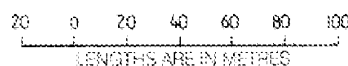
PS 308751M



152 Macleod Street, P.O. Box 722,  
BAIRNSDALE, 3875. Phone (051) 52 5011

DATE            /            /

COUNCIL DELEGATE SIGNATURE



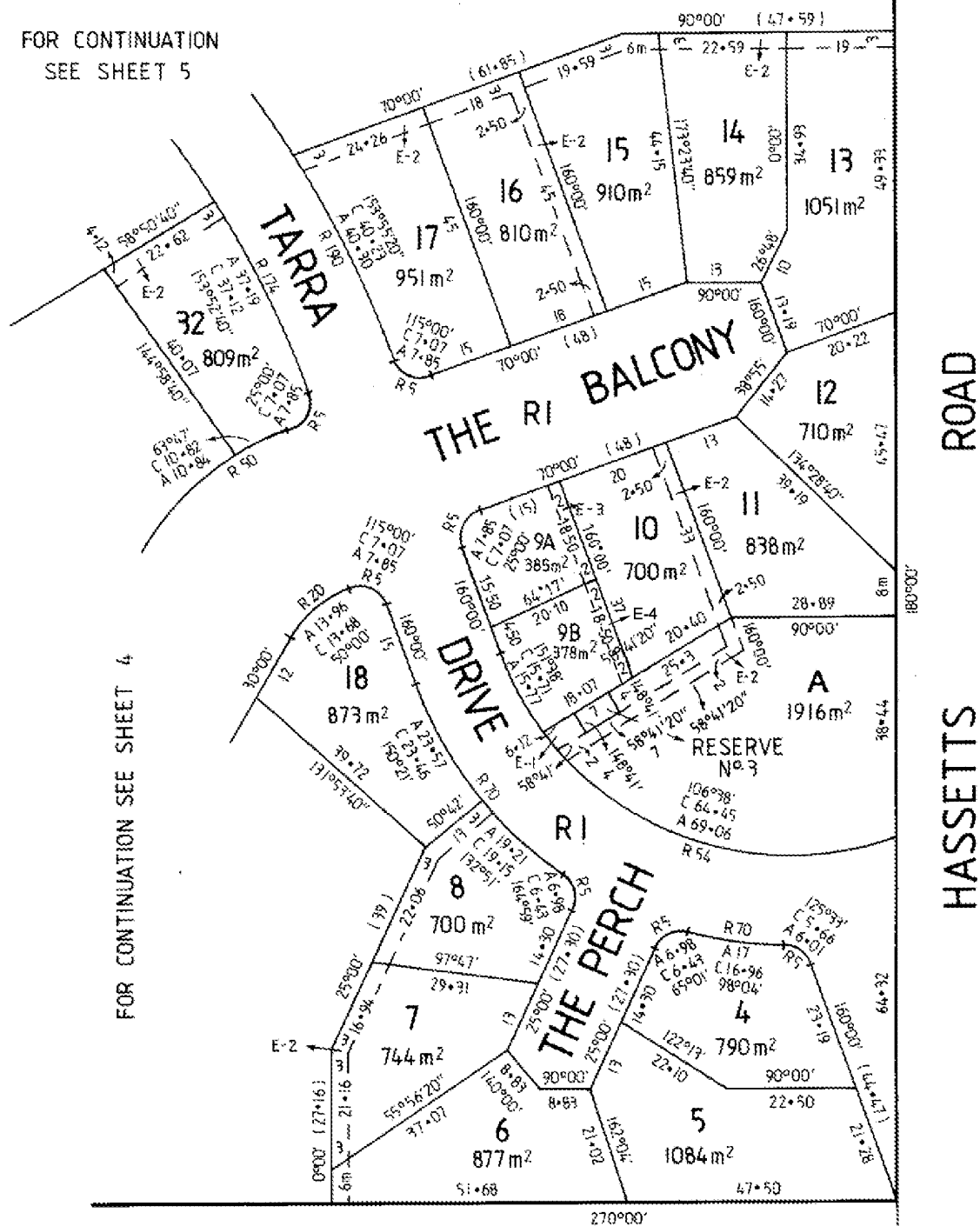
# PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 308751M

FOR CONTINUATION  
SEE SHEET 5



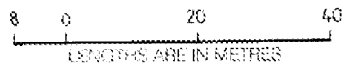
FOR CONTINUATION SEE SHEET 4

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Phone (051) 52 5011



ORIGINAL  
SCALE SHEET  
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1:800 A3

LICENSED SURVEYOR (PRINT) MICHAEL JOSEPH SADLER

SIGNATURE DATE / /

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VERSION

SHEET 3

DATE / /  
COUNCIL DELEGATE SIGNATURE

Gridfile PS03



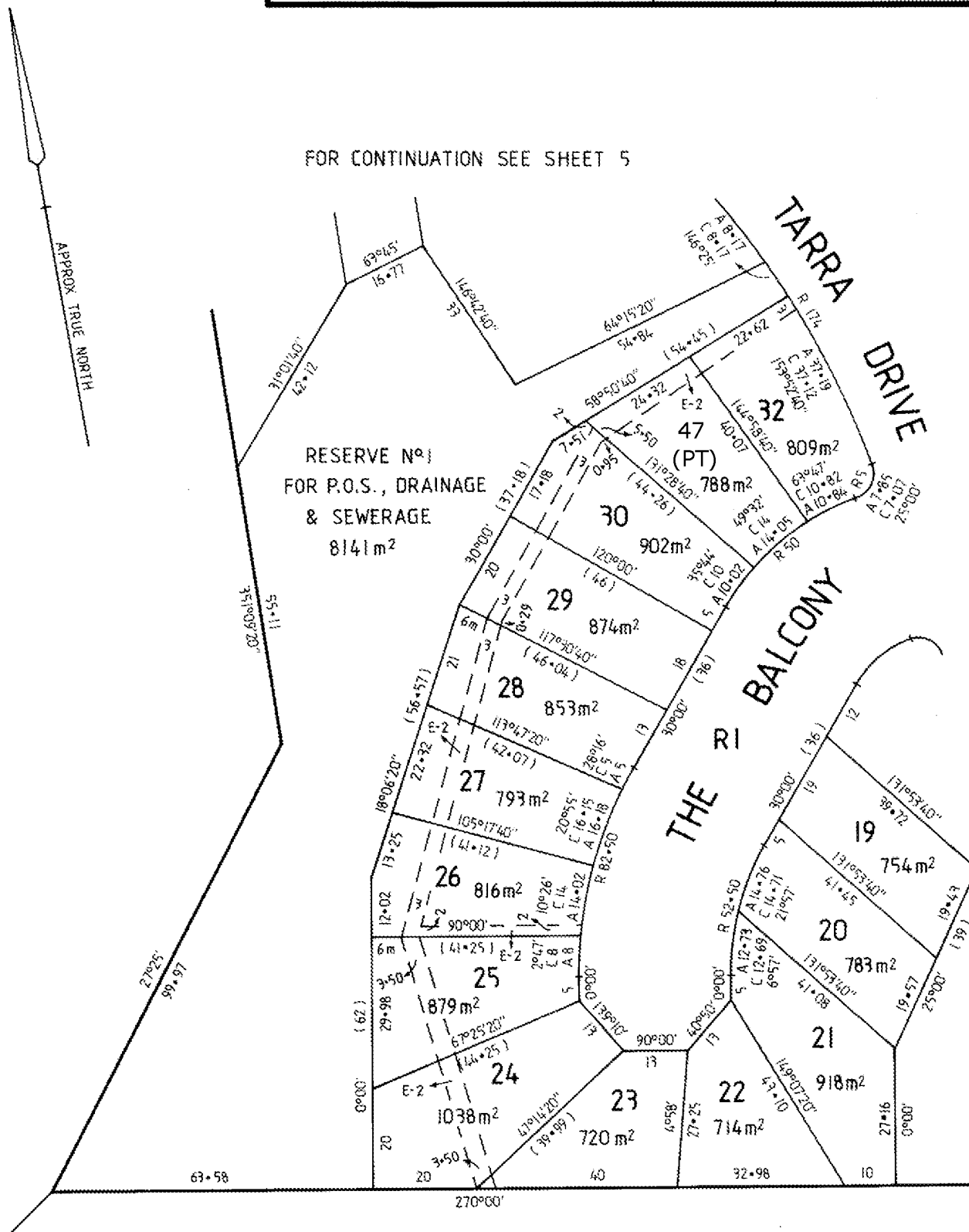
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PLAN NUMBER

PS 308751M

FOR CONTINUATION SEE SHEET 5

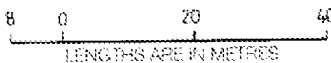


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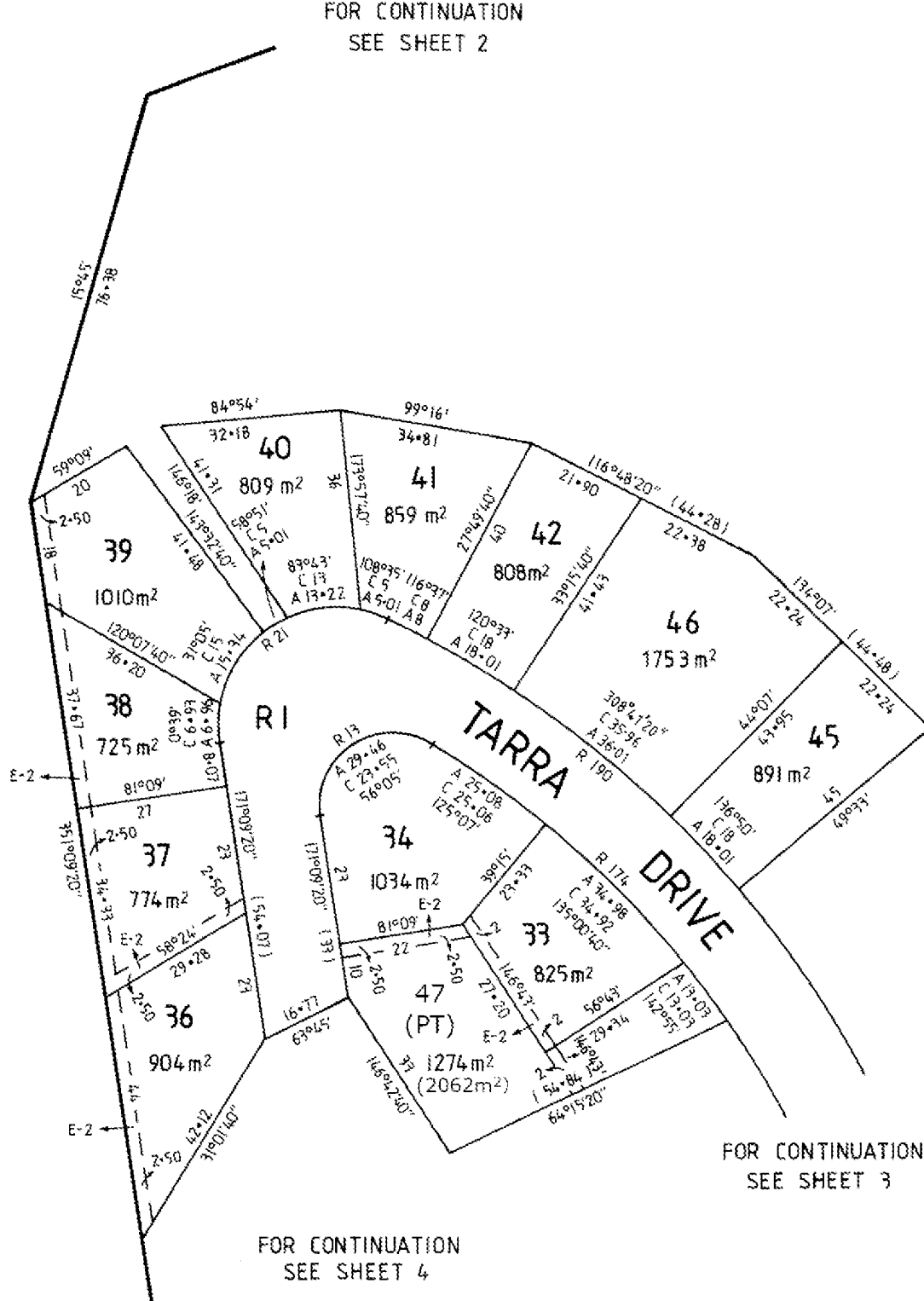
# PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 308751M

FOR CONTINUATION  
SEE SHEET 2



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SIGNATURE DATE

REF 6757

VERSION

SHEET 5

DATE

COUNCIL DELEGATE SIGNATURE

8 0 20 40  
LENGTHS ARE IN METRES

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm

Offset PS03

PLAN NUMBER

PS308751

[illegible]

**LAND INFORMATION CERTIFICATE**  
**In accordance with Section 121 of the Local Government Act 2020**

Certificate Number: 20252031  
Date of Issue: 17/06/2025

**Applicants Reference: 77072936-016-6**

Applicant: Landata  
Two Melbourne Quarter  
Level 13 697 Collins Street  
DOCKLANDS VIC 3008

**Corporate Centre**  
273 Main Street (PO Box 1618)  
Bairnsdale Victoria 3875  
**Telephone:** (03) 5153 9500  
**National Relay Service:** 133 677  
**Residents' Info Line:** 1300 555 886  
**Facsimile:** (03) 5153 9576  
**Email:** feedback@egipps.vic.gov.au  
**ABN** 81 957 967 765

|                                                                                                              |                                        |                                |                 |
|--------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------------------------|-----------------|
| Assessment Number                                                                                            | 43941                                  | Area                           | 0.0774 Hectares |
| Property Address                                                                                             | 28 Tarra Drive LAKES ENTRANCE VIC 3909 |                                |                 |
| Property Description                                                                                         | Lot: 37 PS: 308751                     |                                |                 |
| Site Value                                                                                                   | \$490,000.00                           | Level of Value Date 01/01/2024 |                 |
| Capital Improved Value                                                                                       | \$490,000.00                           |                                |                 |
| Net Annual Value                                                                                             | \$24,500.00                            |                                |                 |
| Australian Valuation Property Classification Code (AVPCC) 100: Vacant Residential Dwelling Site/Surveyed Lot |                                        |                                |                 |

**STATEMENT OF RATES AND CHARGES LEVIED FOR PERIOD ENDING 30 JUNE 2025 AND BALANCE DUE**

|                                          |  |               |
|------------------------------------------|--|---------------|
| Rates Levied                             |  | Levy Amount   |
| General Rate                             |  | \$1,300.78    |
| Municipal Charge                         |  | \$252.00      |
| Waste Levy                               |  | \$51.00       |
| FSPL - Residential Variable Charge       |  | \$42.63       |
| FSPL - Residential Fixed Charge          |  | \$132.00      |
|                                          |  |               |
| Brought forward balance as at 30/06/2024 |  | \$0.00        |
| Interest to 01/05/2025                   |  | \$0.00        |
| Other Adjustments                        |  | \$0.00        |
| Property Debt (Balance)                  |  | \$0.00        |
| Less Rate Waiver                         |  | \$0.00        |
| Less Pensioner Government Rebate         |  | \$0.00        |
| Less Council Special Rebate              |  | \$0.00        |
| Less Payments                            |  | -\$1,778.41   |
| <b>Total Balance Due</b>                 |  | <b>\$0.00</b> |

NOTE: Any payment made which is reflected in the balance above, is subject to normal bank clearance procedures.

Any unpaid rate arrears are due immediately and interest will continue to apply until paid in full.

Rates are due for payment in full by 15/02/2025 (except where paying by instalments). Current year rates unpaid after the due date/s, may also be subject to interest.

FINANCIALS ARE CORRECT AS AT THE DATE OF ISSUE, PLEASE CONTACT COUNCIL FOR AN UPDATE PRIOR TO SETTLEMENT.



Assessment Number: 43941  
Certificate Number: 20252031

Page Number: 2

## OTHER INFORMATION

### 1. Credit Balances

If account is currently in credit, credit will apply to new owner unless instructions to issue a refund are received from the conveyancers involved in this sale. If no instructions are received you will need to take this credit into consideration when preparing settlement figures.

### 2. Farming Properties

1a) If this property is currently subject to the farm rate differential, the property will revert to the general rate differential in the next rating period after transfer to the new owner/s, unless an application for the farm rate is lodged by the new owner/s.

1b) If this property is also exempt from the Council Municipal Charge and Waste Levy as well as the fixed component of the Fire Services Property Levy under the Single Farming Enterprise provisions, these charges will also be added from the next rating period, unless an application for exemptions is lodged by the new owner/s.

### 3. Waste Service

If this property is within a defined waste collection district and either a key or bins have been supplied to the current owner/premises, please note that they are the property of Council and MUST remain at the premises. Please ensure the key or bins are left at the premises as a fee will apply for any replacement.

### 4. Other

## POTENTIAL LIABILITY

1. There ARE NO other Notices or Orders on the land that have been served by Council under the *Local Government Act 1958*, *Local Government Act 1989*, *Local Government Act 2020*, or under a Local Law of the Council which have a continuing application as at the date of this Certificate.
2. There ARE NO outstanding amounts required to be paid for recreational purposes or any transfer of land to the Council for recreational purposes under Section 18 of the *Subdivision of Land Act 1988*, or the *Local Government Act 1958*.
3. There is no potential liability for rates under the *Cultural and Recreational Land Act 1963*.
4. There IS NO money owed in relation to Section 94(S) of the *Electricity Industry Act 2000*.
5. There IS NO money owed for works under the *Local Government Act 1958*.
6. There IS NO money owed under Section 227 or the *Local Government Act 1989*.
7. There IS NO potential liability for the land to become rateable under Section 173 or 174A of the *Local Government Act 1989*, unless shown below.



Assessment Number: 43941  
Certificate Number: 20252031

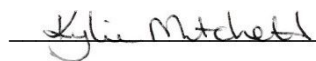
Page Number: 3

In accordance with Section 175 of the *Local Government Act 1989*, the purchaser of the land must pay any rate or charge on the land by the due date, or if that date has passed, immediately after they become the owner. Council recommends that payment of all outstanding amounts is made at settlement.

This Certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the *Local Government Act 2020*, the *Local Government Act 1989*, *Local Government Act 1958* or under a Local Law or By Law of the Council.

This Certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from the Council or the relevant authority. A fee may be charged for such information.

I hereby certify that the information provided in this certificate is true and correct at the date of issue for the property described in this certificate. A verbal update of information included in this Certificate will be provided up to 60 days after the date of issue. Applicants should confirm details with Council prior to settlement.

 **AUTHORISED OFFICER**



**Bill Code: 125864**  
**Ref: 1704394145**





**133 Macleod St (PO Box 52)  
Bairnsdale Victoria 3875**

**Telephone 1300 720 700  
www.egwater.vic.gov.au**

**ABN: 40 096 764 586**

Secure Electronic Registries Victoria (SERV)  
Two Melbourne Quarter  
Level 13 697 Collins St  
DOCKLANDS VIC 3008

Your Ref: 77072936-028-9  
Statement No: 69995  
Property No: 22-1038-0700  
Account No: 22-1038-0700-01-2  
Date: 13-Jun-2025

## **Information Statement**

Water Act 1989, Section 158

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

**28 Tarra Dr, Lakes Entrance VIC 3909**

**Titles(s):**

Lot 37, Plan of Subdivision 308751, Volume 10129, Folio 583

**Owner(s):**

Stanistreet, Richard Bradley  
Stanistreet, Monica Francisca Maria

**Account Calculation:**

|                  |          |
|------------------|----------|
| Fees and Charges | \$128.30 |
| Scheme Arrears   | \$0.00   |

|                                 |                 |
|---------------------------------|-----------------|
| <b>Total amount in arrears:</b> | <b>\$128.30</b> |
|---------------------------------|-----------------|

|                                        |         |
|----------------------------------------|---------|
| Access Fees: 19-Jun-2025 (from page 2) | \$52.74 |
|----------------------------------------|---------|

|                                                     |                 |
|-----------------------------------------------------|-----------------|
| <b>Total Amount (not including volume charges):</b> | <b>\$181.04</b> |
|-----------------------------------------------------|-----------------|

**Note:** To calculate charges to settlement date, calculations should be based on daily access fees and volumetric charges from the period of the last account until settlement date. A special meter reading certificate may be applied for to ascertain volume charges for the period from the last meter read to settlement date.

This certificate is valid for three months only. We recommend a financial update prior to settlement be obtained by telephoning the East Gippsland Water's Bairnsdale office.

**Property No:** 22-1038-0700  
**Property Address:** 28 Tarra Dr, Lakes Entrance VIC 3909

**Details for Services provided and their tariffs:**

|                             |        |               |                                         |           |
|-----------------------------|--------|---------------|-----------------------------------------|-----------|
| AVAILABILITY SERVICE: 22038 |        |               |                                         |           |
| Sewerage Service Fee:       | EQT: 1 | From 13/05/25 | To 19/06/25 = 37 days @ 103.93¢ per day | = \$38.45 |
| Water Service Fee:          |        | From 13/05/25 | To 19/06/25 = 37 days @ 38.62¢ per day  | = \$14.29 |

**Other information:**

---

If this property is not connected to water and/or sewer, an under road bore may be required at the owner(s) cost (See attached plan). Please contact our Property Connections Department for further information.  
This property is Vacant Land  
This Information Statement is valid for a period of three (3) months from the date of issue.  
Sewer main does traverse land (See attached plan).  
East Gippsland Water must be provided with a Notice of Disposition (Acquisition) of land at time of settlement. Please send through to [racs@egwater.vic.gov.au](mailto:racs@egwater.vic.gov.au).  
East Gippsland Water accounts are issued quarterly and we may be in the process of issuing an invoice for this account . To ensure the accuracy of your Information Statement, please request a financial update prior to settlement.  
If there is an arrears amount shown on this Information Statement, this amount will continue to incur a penalty interest rate of 6.20% (2024/25).  
No settlement date was provided with this application. A settlement date of seven (7) days from date of the application has been applied on this Information Statement.

**Comments:**

---

There are no Comments applicable to this property

Signed



James Sanford, Manager Customers



East Gippsland Water

PO Box 52  
Bairnsdale Victoria 3875

Electronic Payment Option:  
Please make this payment via  
internet or phone banking.



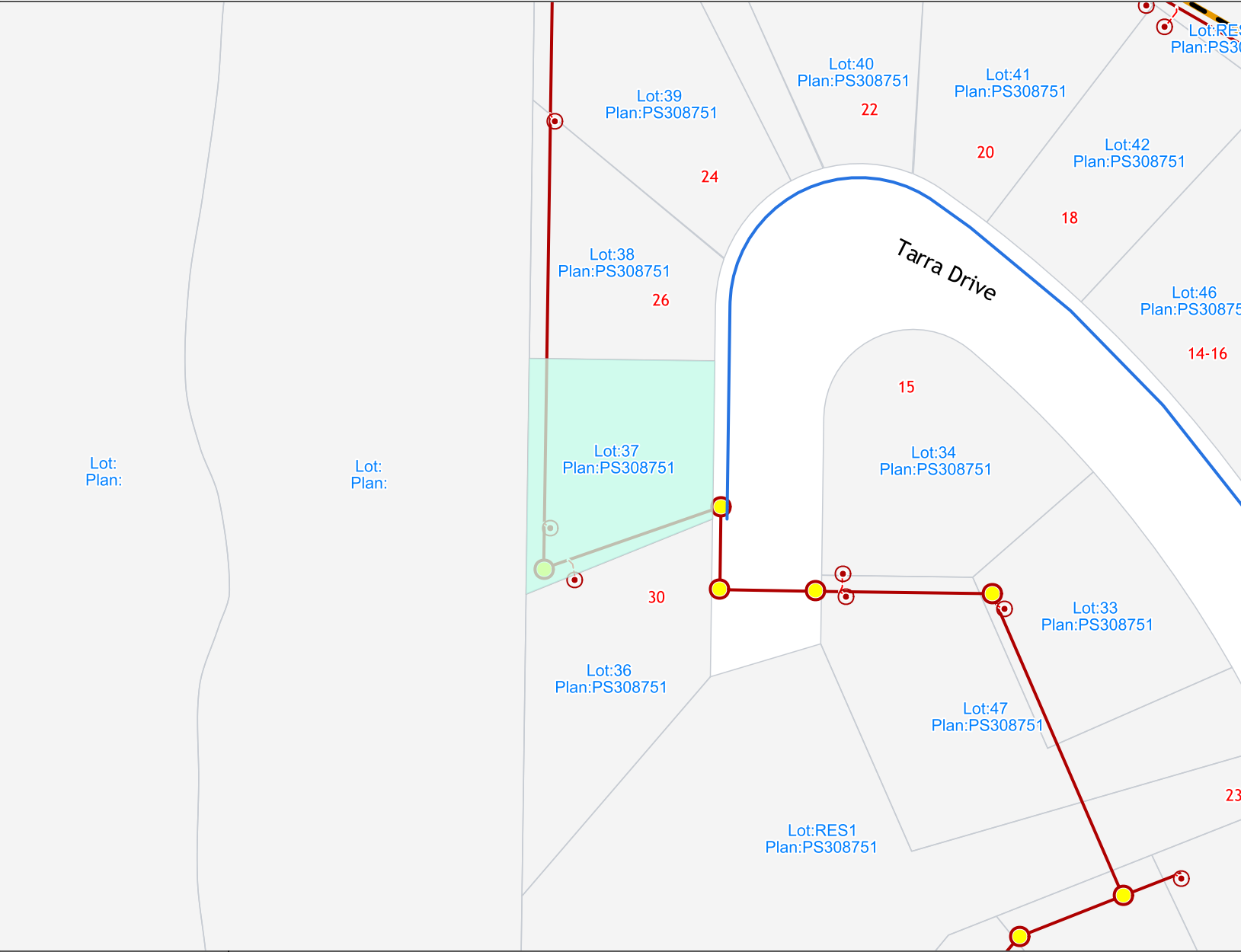
Billers Code: 16063  
Ref: 2210 3807 0001 2

Property No: 22-1038-0700  
Property Address: 28 Tarra Dr, Lakes Entrance VIC 3909

information Statement Remittance Page

| <u>AccountNo</u> | <u>Description</u> | <u>Amount</u> | <u>Barcode</u> |
|------------------|--------------------|---------------|----------------|
| 22-1038-0700-01  | Water Account      | \$181.04      |                |
| Total            |                    | \$181.04      |                |

\*\*\*\* Please return this page with your payment \*\*\*\*



**Legend**

**Water Mains**

- Main Supply Pipeline
- Water Main

**Sewer Gravity Mains**

- Sewer Main

**Sewer Pressure Mains**

- Pressure Main
- Rising Main
- Sewer Manholes

**Sewer Property Connections**

- Gravity
- Pressure
- Property Boundaries



<<INTRAMAPSTITLE>>

**DISCLAIMER:** East Gippsland Water accepts no responsibility for the accuracy of any dimension appearing on this plan. Any persons undertaking works in the vicinity of East Gippsland Water assets are advised to contact our offices to arrange an on-site location. Compensation will be sought for any damage or loss to Corporation assets.

Friday, 13 June 2025

Scale 1:838.780153093934



# Property Clearance Certificate

## Land Tax



INFOTRACK / BD LEGAL PTY LTD

|                 |             |
|-----------------|-------------|
| Your Reference: | 250707      |
| Certificate No: | 91739466    |
| Issue Date:     | 12 JUN 2025 |
| Enquiries:      | ESYSPROD    |

|                                                      |     |        |        |       |             |
|------------------------------------------------------|-----|--------|--------|-------|-------------|
| Land Address: 28 TARRA DRIVE LAKES ENTRANCE VIC 3909 |     |        |        |       |             |
| Land Id                                              | Lot | Plan   | Volume | Folio | Tax Payable |
| 24137805                                             | 37  | 308751 | 10129  | 583   | \$0.00      |

Vendor: MONICA FRANCISC STANISTREET & RICHARD BRADLEY STANISTREET  
Purchaser: FOR INFORMATION PURPOSES

|                                |                         |                  |                  |        |
|--------------------------------|-------------------------|------------------|------------------|--------|
| Current Land Tax               | Year Taxable Value (SV) | Proportional Tax | Penalty/Interest | Total  |
| MR RICHARD BRADLEY STANISTREET | 2025                    | \$490,000        | \$1,920.00       | \$0.00 |

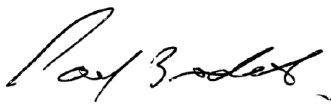
Comments: Land Tax of \$1,920.00 has been assessed for 2025, an amount of \$1,920.00 has been paid.

|                                     |                          |               |                  |       |
|-------------------------------------|--------------------------|---------------|------------------|-------|
| Current Vacant Residential Land Tax | Year Taxable Value (CIV) | Tax Liability | Penalty/Interest | Total |
|                                     |                          |               |                  |       |

Comments:

|                     |      |                  |                  |       |
|---------------------|------|------------------|------------------|-------|
| Arrears of Land Tax | Year | Proportional Tax | Penalty/Interest | Total |
|                     |      |                  |                  |       |

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

  
Paul Broderick  
Commissioner of State Revenue

|                                                          |           |
|----------------------------------------------------------|-----------|
| CAPITAL IMPROVED VALUE (CIV):                            | \$490,000 |
| SITE VALUE (SV):                                         | \$490,000 |
| CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE: | \$0.00    |



# Notes to Certificate - Land Tax

**Certificate No:** 91739466

## 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 = \$1,920.00

Taxable Value = \$490,000

Calculated as \$1,350 plus ( \$490,000 - \$300,000) multiplied by 0.300 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$4,900.00

Taxable Value = \$490,000

Calculated as \$490,000 multiplied by 1.000%.

## Land Tax - Payment Options

### BPAY



Billers Code: 5249  
Ref: 91739466

### 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](http://www.bpay.com.au)

### CARD



Ref: 91739466

### Visa or Mastercard

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

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)

# Property Clearance Certificate

## Commercial and Industrial Property Tax



INFOTRACK / BD LEGAL PTY LTD

|                 |             |
|-----------------|-------------|
| Your Reference: | 250707      |
| Certificate No: | 91739466    |
| Issue Date:     | 12 JUN 2025 |
| Enquires:       | ESYSPROD    |

|                                                      |                           |                |                                     |                                                          |             |
|------------------------------------------------------|---------------------------|----------------|-------------------------------------|----------------------------------------------------------|-------------|
| Land Address: 28 TARRA DRIVE LAKES ENTRANCE VIC 3909 |                           |                |                                     |                                                          |             |
| Land Id                                              | Lot                       | Plan           | Volume                              | Folio                                                    | Tax Payable |
| 24137805                                             | 37                        | 308751         | 10129                               | 583                                                      | \$0.00      |
| AVPCC                                                | Date of entry into reform | Entry interest | Date land becomes CIPT taxable land | Comment                                                  |             |
| 100                                                  | 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: | \$490,000 |
| SITE VALUE:             | \$490,000 |
| CURRENT CIPT CHARGE:    | \$0.00    |



# Notes to Certificate - Commercial and Industrial Property Tax

**Certificate No:** 91739466

## 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](http://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 / BD LEGAL PTY LTD

|                 |             |
|-----------------|-------------|
| Your Reference: | 250707      |
| Certificate No: | 91739466    |
| Issue Date:     | 12 JUN 2025 |

Land Address: 28 TARRA DRIVE LAKES ENTRANCE VIC 3909

| Lot | Plan   | Volume | Folio |
|-----|--------|--------|-------|
| 37  | 308751 | 10129  | 583   |

Vendor: MONICA FRANCISC STANISTREET & RICHARD BRADLEY STANISTREET

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: 91739466

### 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

|                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>BPAY</div><div><div></div><div>Billers Code: 416073<br/>Ref: 91739466</div></div></div> <div><div>Telephone &amp; Internet Banking - BPAY®</div><div>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</div><div>www.bpay.com.au</div></div> | <div><div>CARD</div><div><div></div><div>Ref: 91739466</div></div></div> <div><div>Visa or Mastercard</div><div>Pay via our website or phone 13 21 61.<br/>A card payment fee applies.</div><div>sro.vic.gov.au/payment-options</div></div> | <div><div>Important payment information</div><div>Windfall gains tax payments must be made using only these specific payment references.</div><div>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</div></div> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|





# Department of Sustainability and Environment

## LICENCE

### Section 140A, *Land Act 1958*

Region: **GIPPSLAND**  
Licence No.: **341//140A**  
Date: **1 DECEMBER 2012**  
Reference No: **2014974**

I, the undersigned, being in that behalf duly authorised by the Governor of the State of Victoria, do hereby in pursuance of the Land Act give and grant to **GK & MJ OWEN, EST. OF MS WIGHT, D MILLER, P MARSDEN, D & S FOREMAN AND S & P RICKMAN** in consideration of the payment of the sum of **\$1,500.00** advance to the Senior Property Manager **BAIRNSDALE**, subject to the fulfilment of the conditions printed or written hereon, full licence and authority to enter upon on and after the date there of and to occupy until the **30** day of **NOVEMBER 2013** with the right to renew annually until the **30** day of **NOVEMBER 2019**, the Crown lands more particularly described or delineated in the schedule hereto, for the purpose being the **whole of the area of land beneath the water encompassing the area enclosed by the mooring poles, jetty and/or landing stage for the purpose of mooring watercraft.**

## SCHEDULE

All the Crown land situated in the **PARISH OF COLQUHOUN** as shown coloured yellow on the diagram attached herein, subject to any modification of boundaries of the site that may be deemed necessary at any time during the currency of the licence.

**Rob Stewart**  
Program Manager- Public Land  
Land & Fire, Gippsland

The Licensee(s) hereby agree that payment of the annual rental amount as indicate in this licence, by the Licensee(s) shall constitute acceptance by the Licensee(s) of this Licence and shall constitute an undertaking by the Licensee(s) that the Licensee(s) shall comply with the terms and conditions of this Licence.



## CONDITIONS UNDER WHICH THIS LICENCE IS ISSUED

1. The licensee shall:

- ~~a. erect and construct on the licensed land within twelve months of the date hereof all structures and improvements required in connection with the purposes for which this licence is granted in accordance with plans and specifications approved by the Gippsland Ports;~~
- b. as often as is necessary and to the satisfaction of the Gippsland Ports repair and keep the said structure and improvements in good order and condition;
- c. construct maintain and use the said structure and improvements so that public use of the foreshore is not obstructed;
- d. if the licence be for the purpose of a jetty or landing stage, make the jetty or landing stage available for free use by members of the public for embarkation and disembarkation;
- e. HEREBY FOREVER RELEASE, DISCHARGE, INDEMNIFY AND HOLD HARMLESS the Crown in the right of the State of Victoria, its servants and agents and the Secretary as the body corporate of the Department of Sustainability and Environment and its servants and agents employed by the Crown and/or the Department.
  - (i) From any legal liability whatsoever arising from the participation or use by the licensee, and/or any other persons associated with the licensee in the operation of the structure and in all activities in connection therewith due to any other than the act, default or negligence of the Department, its servants and agents or employees.
  - (ii) To maintain a public liability policy of insurance for an amount of not less than \$5 million each and every occurrence, unlimited during the policy period.
  - (iii) That the public liability policy of insurance include as a named insured the Crown in the right of the State of Victoria, its servants and agents and the Secretary as the body corporate of the Department of Sustainability and Environment and its servants and agents employed by the Crown and/or the Department.
  - (iv) That the public liability policy of insurance includes a cross liability clause for the named insured at (iii) above.
- f. pay all rates, taxes and other charges and bear and discharge all obligations whether under statute or otherwise now or hereafter imposed in respect of the licensed land;
- g. produce this licence upon the request of an authorised officer of the Department of Sustainability and Environment or police officer or constable or any representative of the Gippsland Ports;
- h. erect and keep erected in a prominent position on the licensed land and visible from both land and water the licence plate issued with the licence;
- i. not transfer or assign his interest in the licence without the prior written consent of the Secretary of the Department of Sustainability and Environment;
- j. acknowledge that if he fails at any time during the term of the licence to use the land for the purpose for which it is licensed or if he uses the land for any purpose other than that named in the licence or if he fails to perform or comply with any condition of the licence the Minister of the Crown for the time being administering the Land Act (hereinafter called 'the Minister') may by notice published in the *Government Gazette* declare the licence to be forfeited;
- k. acknowledge that no compensation shall be payable by Her said Majesty in respect of land or structures or other improvements upon the expiry or the termination of the licence;
- l. acknowledge that notwithstanding the right to renew the licence, should the whole or any portion of the licensed land at any time be required for any public purpose, the licensee shall be given not less than twelve months' notice in writing under the hand of the Minister to deliver to Her said Majesty the land so required; and
- m. acknowledge that the conditions of this licence shall not be construed as imposing any liability on Her said Majesty or her officers servants and agents as to the design construction or maintenance of the said structures and improvements or any part thereof and that no warranty is implied or given as to the fitness of the said structure and improvements for the purpose for which they were designed.

2. The licensee may, on or before the expiry or determination of the licence, remove all structures or improvements erected by him on the licensed land making good any injury which may be done to the land.

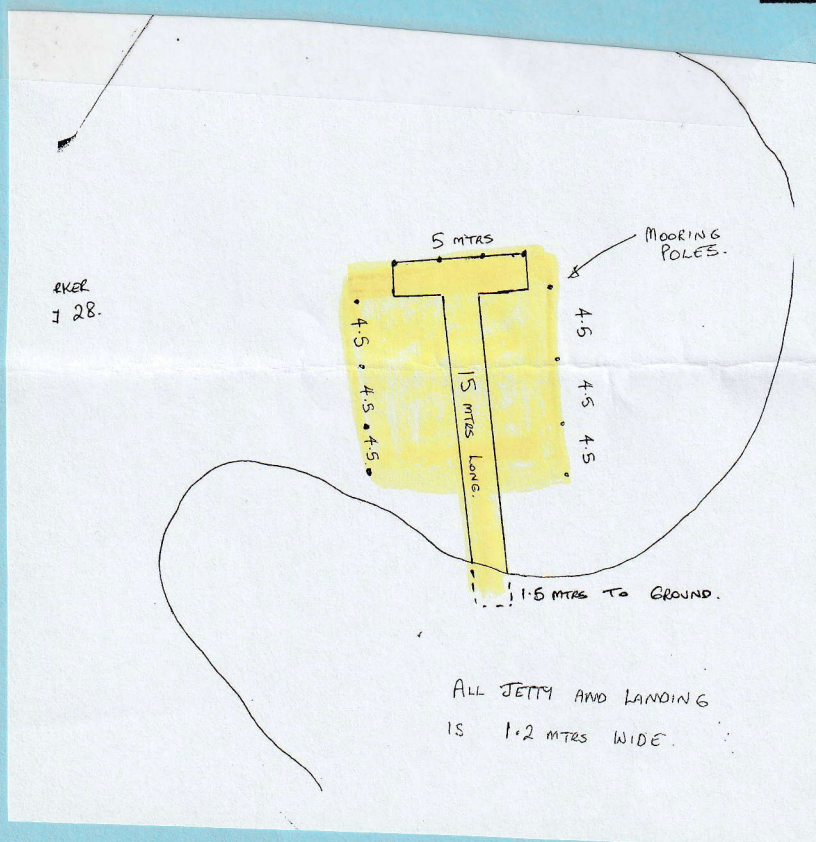


3. Any structure or improvement not removed before the expiry or determination of the licence or within such further period as the Secretary may allow shall be the property of Her said Majesty and may be sold, removed or demolished as the Secretary may direct and the costs and expenses incidental to the demolition and of the making good of any injury to the land shall be a debt due to her said majesty by the licensee.
4. When the holder of the licence does any act not expressly authorised by the same which, if it were done by a stranger, would be punishable as trespass, or if he fails to produce his licence when asked to do so by any person nominated in clause 1(g) hereof, he shall be conclusively deemed to be a person not licensed or otherwise authorised to do such act within the meaning of Section 190 of the *Land Act 1958*.
5. The licensee will accept any person or persons from time to time nominated by the Secretary as an additional licensee or licensees entitled to use any structures and improvements on the licensed land AND the licensee will agree to the extension of any such structures or improvements for use by himself and any additional licensees.
6. If a public mooring facility is constructed in the vicinity of the licensed land and the licensee is offered part of such facility for his use, then, notwithstanding anything herein before contained, the licence will not be renewed.
7. The licensee must fit retro-reflective tape 150 mm square or red reflectors to both sides of the seaward end of the jetty.
8. The licence fee, unless it has been paid in full for the term, will be reviewed by the Licensor every year from the commencement date, and the reviewed fee shall commence on the day following the date fixed for each such review.

### SPECIAL CONDITIONS

### ENDORSEMENTS

THE INTEREST IN THIS LICENCE HAS BEEN TRANSFERRED  
 FROM P. Rickman  
 TO RA & AY Stanistreet  
 OF 48 Ocean View PRD Lakes Entrance  
18/12/13 Allen





# PROPERTY REPORT

## Details

**LOT/PLAN NUMBER OR CROWN DESCRIPTION**

Lot. 37 PS308751

**LOCAL GOVERNMENT (COUNCIL)**

East Gippsland

**LEGAL DESCRIPTION**

37\PS308751

**COUNCIL PROPERTY NUMBER**

43941

**LAND SIZE**774m<sup>2</sup> Approx**ORIENTATION**

West

**FRONTAGE**

23m Approx

**ZONES**

GRZ - General Residential Zone - Schedule 1

**OVERLAYS**

DDO - Design And Development Overlay - Schedule 13

EMO - Erosion Management Overlay

## State Electorates

**LEGISLATIVE COUNCIL**

Eastern Victoria Region

**LEGISLATIVE ASSEMBLY**

Gippsland East District

## Schools

**CLOSEST PRIVATE SCHOOLS**

St Brendan's School (2701 m)

Glenvale School - Bairnsdale Centre (30072 m)

Gippsland Grammar - Bairnsdale Campus (32501 m)

**CLOSEST PRIMARY SCHOOLS**

Lakes Entrance Primary School (1844 m)

**CLOSEST SECONDARY SCHOOLS**

Lakes Entrance Secondary College (1660 m)

## Burglary Statistics

**POSTCODE AVERAGE**

1 in 128 Homes

**STATE AVERAGE**

1 in 76 Homes

**COUNCIL AVERAGE**

1 in 126 Homes

## Council Information - East Gippsland

**PHONE**

03 5153 9500 (East Gippsland)

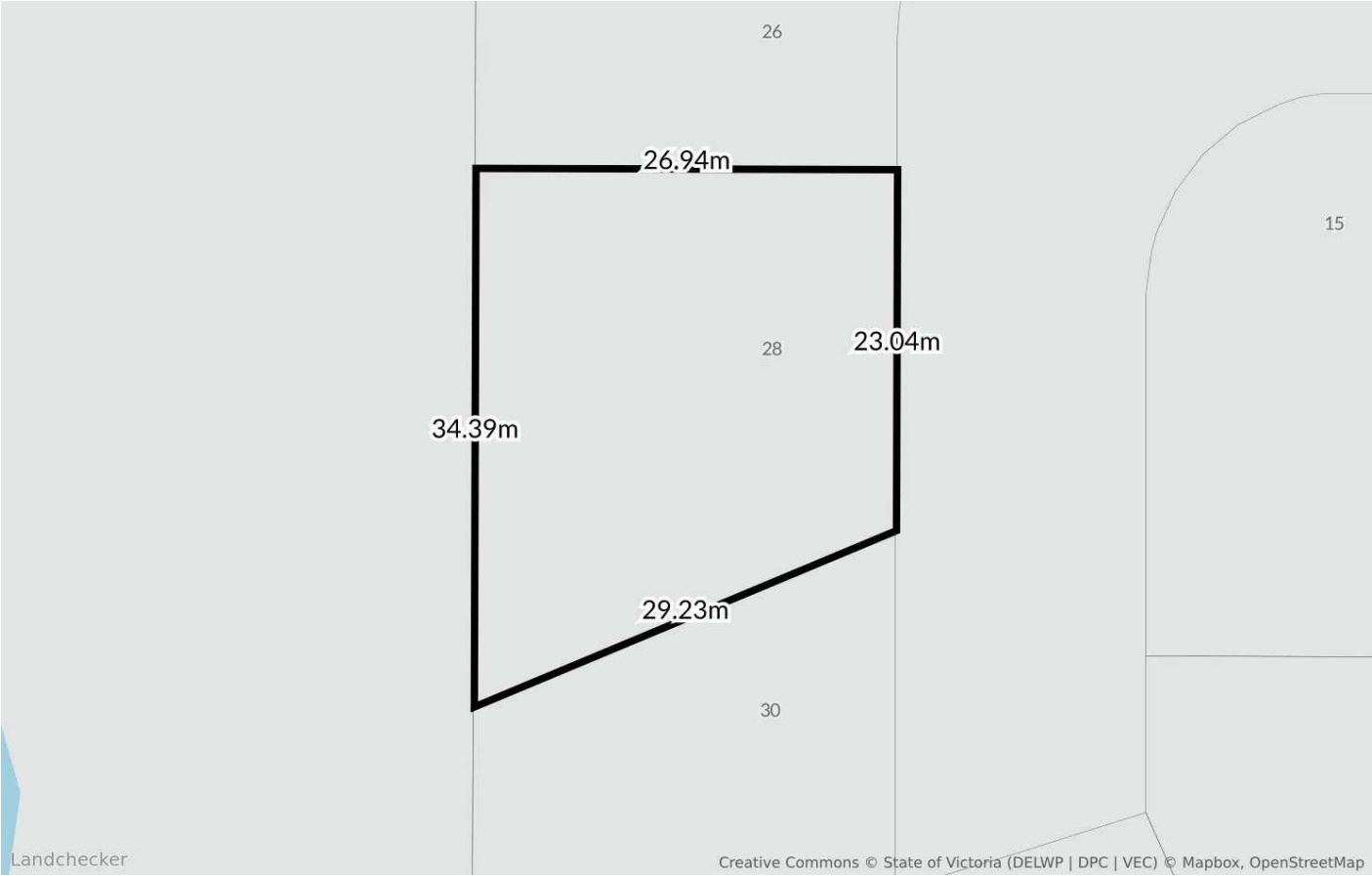
**EMAIL**

feedback@egipps.vic.gov.au

**WEBSITE**<http://www.eastgippsland.vic.gov.au/>

SITE DIMENSIONS

28 Tarra Drive, Lakes Entrance Vic 3909



# RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

| Status   | Code  | Date       | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------|-------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPROVED | VC267 | 18/06/2025 | Amendment VC267 implements new residential development planning assessment provisions to boost housing construction to meet the housing needs of Victorians.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| APPROVED | VC266 | 28/05/2025 | The amendment extends the timeframe for the temporary planning provisions that allow for the use and development of land for a Dependent persons unit (DPU) by one year to 28 March 2026. The amendment also updates the permit requirements for DPU proposals affected by particular overlays.                                                                                                                                                                                                                                                                                                                                            |
| APPROVED | VC274 | 28/05/2025 | Amendment VC274 introduces the Precinct Zone (PRZ) at Clause 37.10 to support housing and economic growth in priority precincts across Victoria in line with Victorias Housing Statement, The Decade Ahead 2024-2034 and the Victorian Governments vision for priority precincts, including Suburban Rail Loop precincts.                                                                                                                                                                                                                                                                                                                  |
| APPROVED | VC257 | 28/05/2025 | Amendment VC257 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to introduce Clause 32.10 Housing Choice and Transport Zone (HCTZ) and Clause 43.06 Built Form Overlay (BFO) to support housing growth in and around activity centres and other well-serviced locations in line with Victorias Housing Statement, The Decade Ahead 2024-2034                                                                                                                                                                                                                                                              |
| APPROVED | VC280 | 06/04/2025 | Amendment VC280 introduces the Great Design Fast Track into the Victoria Planning Provisions and all planning schemes in Victoria. The Great Design Fast Track implements a new planning assessment pathway to facilitate the delivery of high-quality townhouse and apartment developments.                                                                                                                                                                                                                                                                                                                                               |
| APPROVED | VC237 | 02/04/2025 | The Amendment changes the VPP and all planning schemes in Victoria by introducing a permit exemption for a remote sellers packaged liquor licence under Clause 52.27, replacing references to EPAs Recommended Separation Distances for Industrial Residual Air Emissions document with the new Separation Distance Guideline and Landfill Buffer Guideline, replacing existing references to superseded state and regional waste and resource recovery plans with the new Victorian Recycling Infrastructure Plan, correcting typographical errors, updating formatting and ensuring language and references are accurate and up to date. |
| APPROVED | VC273 | 02/04/2025 | Amendment VC273 makes changes to clause 52.20 to apply to housing development that are wholly or partly funded by the Victorian or Commonwealth governments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| APPROVED | VC269 | 02/04/2025 | The amendment makes changes to the VPP and all planning schemes to improve the operation of clause 53.24 Future Homes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

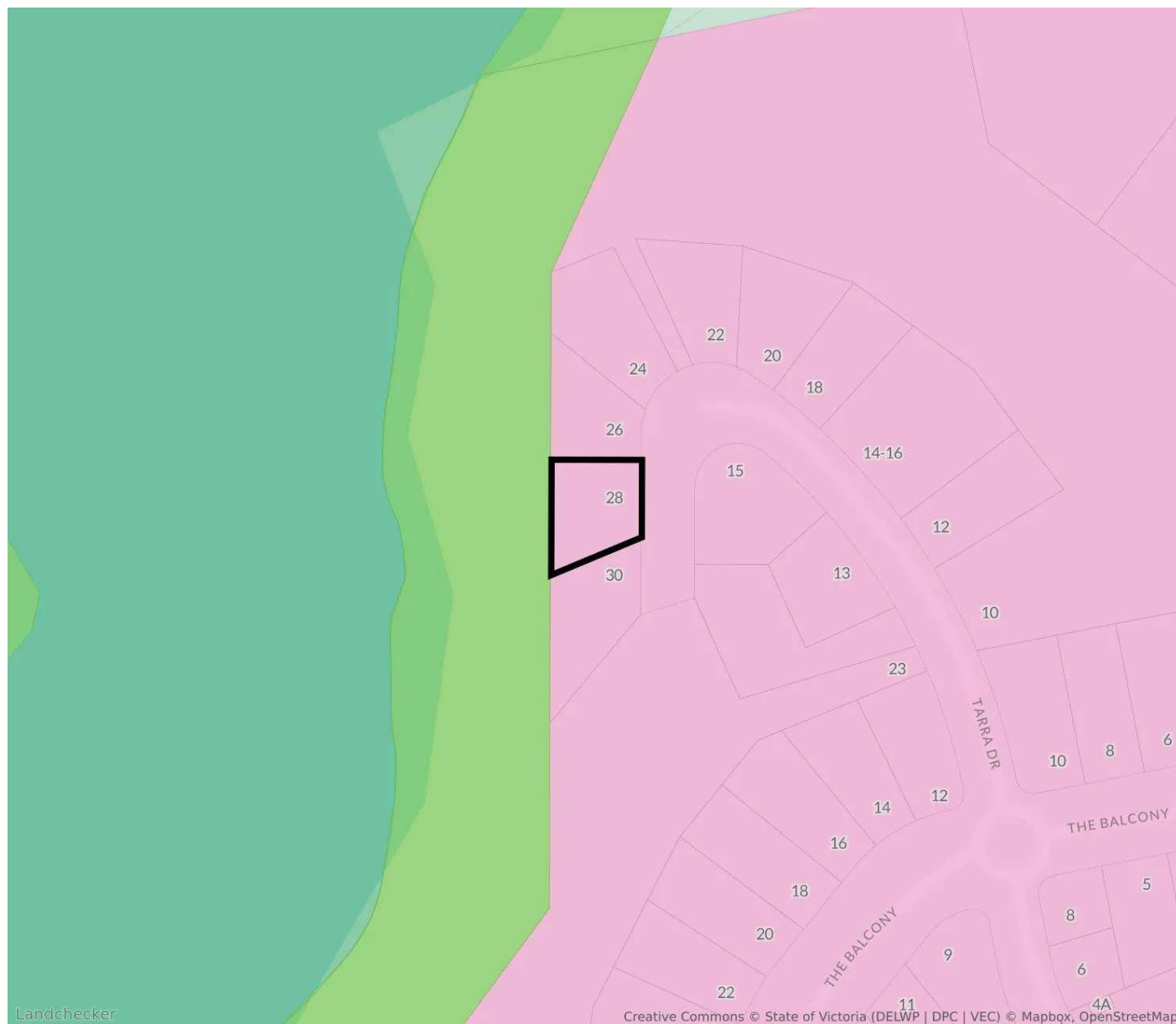
| Status   | Code  | Date       | Description                                                                                                                                                                                                                                                                                                                     |
|----------|-------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPROVED | VC276 | 01/04/2025 | Amendment VC276 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to amend all residential zone schedules and Neighbourhood Character Overlay schedules to implement the new residential development planning assessment provisions and correct technical errors resulting from Amendment VC267. |

# PROPOSED PLANNING SCHEME AMENDMENTS

| Status   | Code     | Date       | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------|----------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED | C169egip | 30/05/2025 | The amendment updates the Municipal Planning Strategy (MPS), the local planning policy content within the Planning Policy Framework (PPF) and various operational provisions of the East Gippsland Planning Scheme in accordance with adopted Council plans and strategies.                                                                                                                                                                                         |
| PROPOSED | C172egip | 28/05/2025 | Implements the Paynesville Growth Area Structure Plan 2016 by; updating the Planning Policy Framework, rezoning land identified as the Paynesville Growth Area from Farming Zone to General Residential Zone (Schedule 3) and applying the Development Plan Overlay (Schedule 10) to the land, and by making other consequential changes to overlay controls and schedules to operational provisions.                                                               |
| PROPOSED | C171egip | 28/05/2025 | The amendment proposes to implement the recommendations of the Eagle Point Structure Plan (2019) by updating the Municipal Planning Strategy and Planning Policy Framework to make policy changes, rezoning land to Rural Living Zone, Low Density Residential Zone and General Residential Zone, extending the Significant Landscape Overlay, applying the Environmental Audit Overlay and making other operational changes to the East Gippsland Planning Scheme. |



# ZONES



## GRZ1 - General Residential Zone - Schedule 1

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage development that is responsive to the neighbourhood character of the area.

To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

### VPP 32.08 General Residential Zone

None specified.

### LPP 32.08 Schedule 1 To Clause 32.08 General Residential Zone

For confirmation and detailed advice about this planning zone, please contact EAST GIPPSLAND council on 03 5153 9500.

### Other nearby planning zones

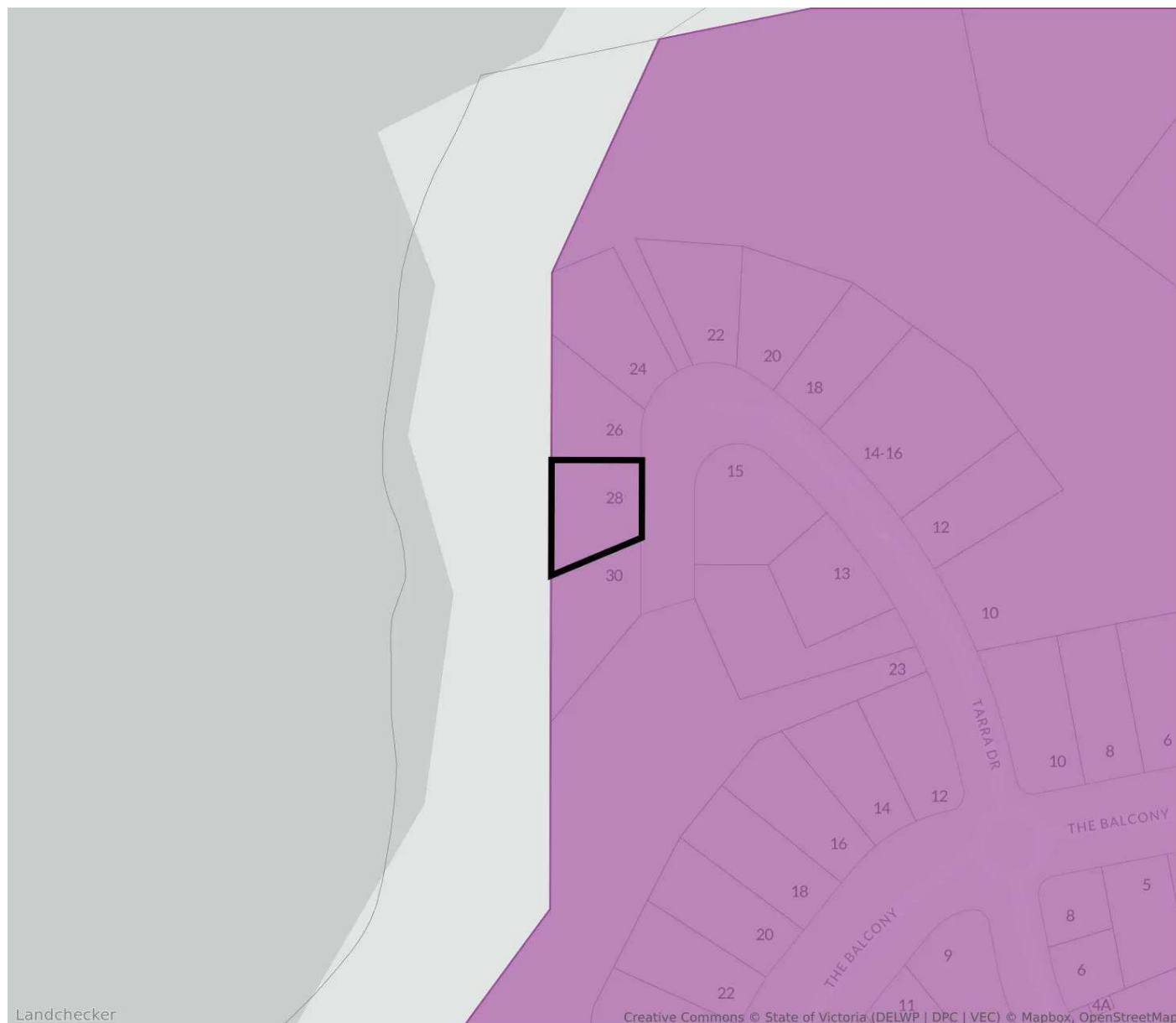
FZ - Farming Zone

PCRZ - Public Conservation And Resource Zone

PPRZ - Public Park And Recreation Zone

# OVERLAYS ON THE PROPERTY

28 Tarra Drive, Lakes Entrance Vic 3909



## DDO13 - Design And Development Overlay - Schedule 13

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which are affected by specific requirements relating to the design and built form of new development.

### VPP 43.02 Design And Development Overlay

The following design objectives apply to all areas shown on Map 1 forming part of this clause, including the character areas. All areas To protect and manage the township character of coastal settlements. To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting. To ensure that new development is designed to minimise visual impacts on the natural landscape. To ensure that new development is visually and physically integrated with the site and surrounding landscape. To ensure that new development is sited and designed to be visually unobtrusive through and above the surrounding tree canopy when viewed from the public realm, lakes, coastal areas, or other distant viewpoints. To protect the vegetated character of the landscape, particularly where it is a dominant visual and environmental feature. To maintain the generally small mass of buildings in the landscape. Kalimna (area 3) To ensure that the design of buildings on prominent ridgelines minimises the impact of the development when viewed from distant viewpoints. To encourage the

planting of indigenous tree species. Northern residential (area 5) To encourage the visual enhancement of private land facing the North Arm with natural landscaping. Inner residential (area 7) To support intensification while protecting and managing the older character of the area. Eastern Lakes Entrance tourist accommodation (area 9) To ensure that new development retains and reinforces the distinctive character of the area which is shaped by single and double storey development and nine (9) metre front garden setbacks. To ensure that car parking spaces and structures are sited behind the line of the dwelling. To ensure that the width of crossovers and driveways is minimised. Princes Highway residential (area 10) To encourage the development of well-designed medium density development in suitable locations close to the town and water to assist in unifying the area. Eastern residential (area 11) To protect existing vegetation on steep slopes. To ensure that new buildings on steep slopes are designed and sited to minimise impact on the topography and visual impact. To ensure that development on newly subdivided lots is designed to be sympathetic to the landscape, and to protect and enhance indigenous vegetation. Eastern low density residential (area 12) To protect and retain the existing rural residential character of the area and large lot sizes. To ensure that new buildings are recessive in the landscape. To encourage further revegetation of the precinct along drainage

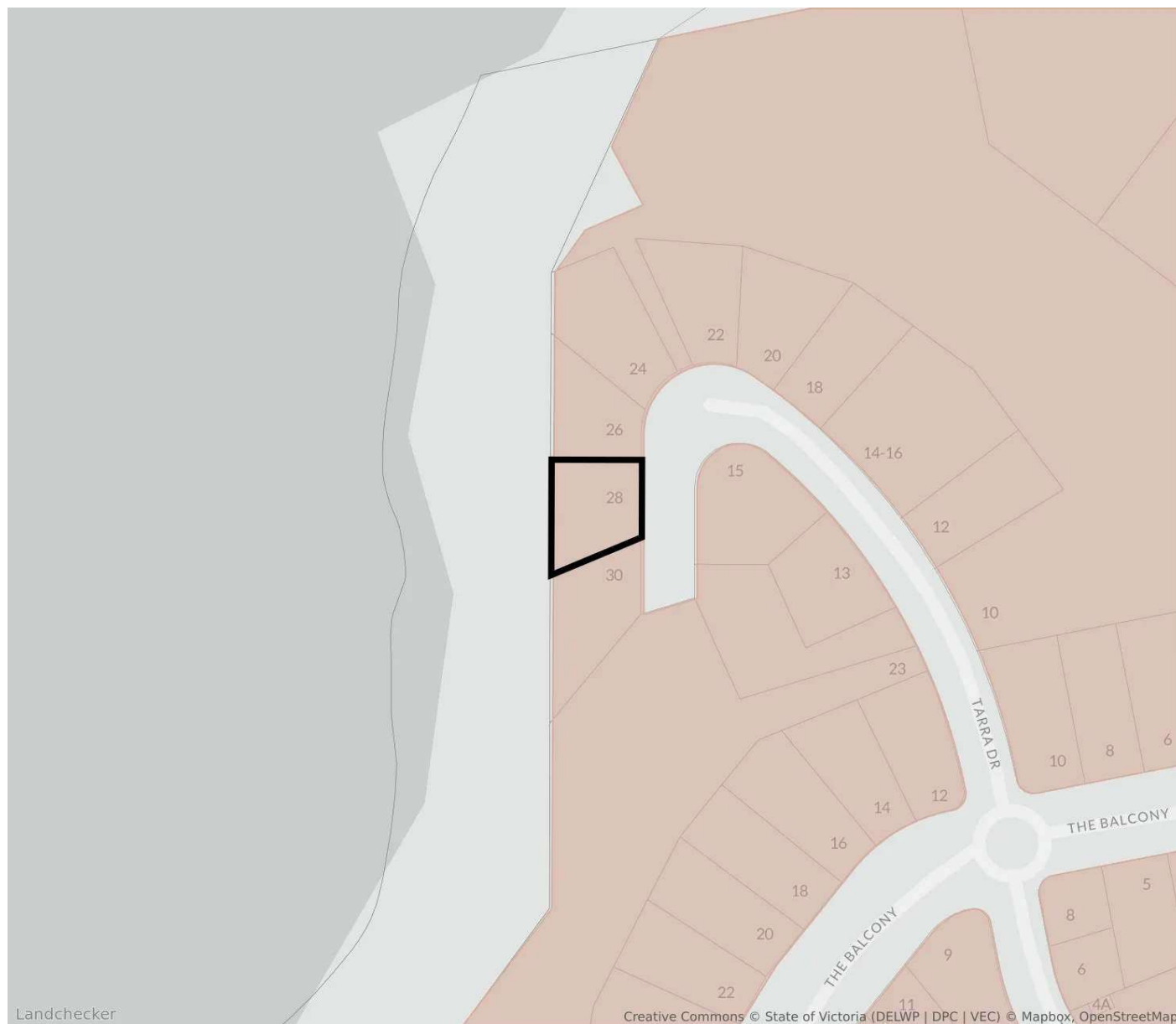
lines, on steep slopes and around buildings in order to unify the area. North eastern residential (area 13) To encourage re-establishment of indigenous vegetation along drainage lines. Future residential (area 14) To encourage development of the precinct that minimises visual and environmental impacts. To encourage development of the precinct in discreet stages, working away from the town. To encourage revegetation of the precinct along drainage lines and on steep slopes. To encourage shared path connections to town through the precinct. To ensure that new housing and gardens are well integrated with the natural landscape

LPP 43.02 Schedule 13 To Clause 43.02 Design And Development Overlay

For confirmation and detailed advice about this planning overlay, please contact EAST GIPPSLAND council on 03 5153 9500.

# OVERLAYS ON THE PROPERTY

28 Tarra Drive, Lakes Entrance Vic 3909



## EMO - Erosion Management Overlay

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To protect areas prone to erosion, landslip, other land degradation or coastal processes by minimising land disturbance and inappropriate development.

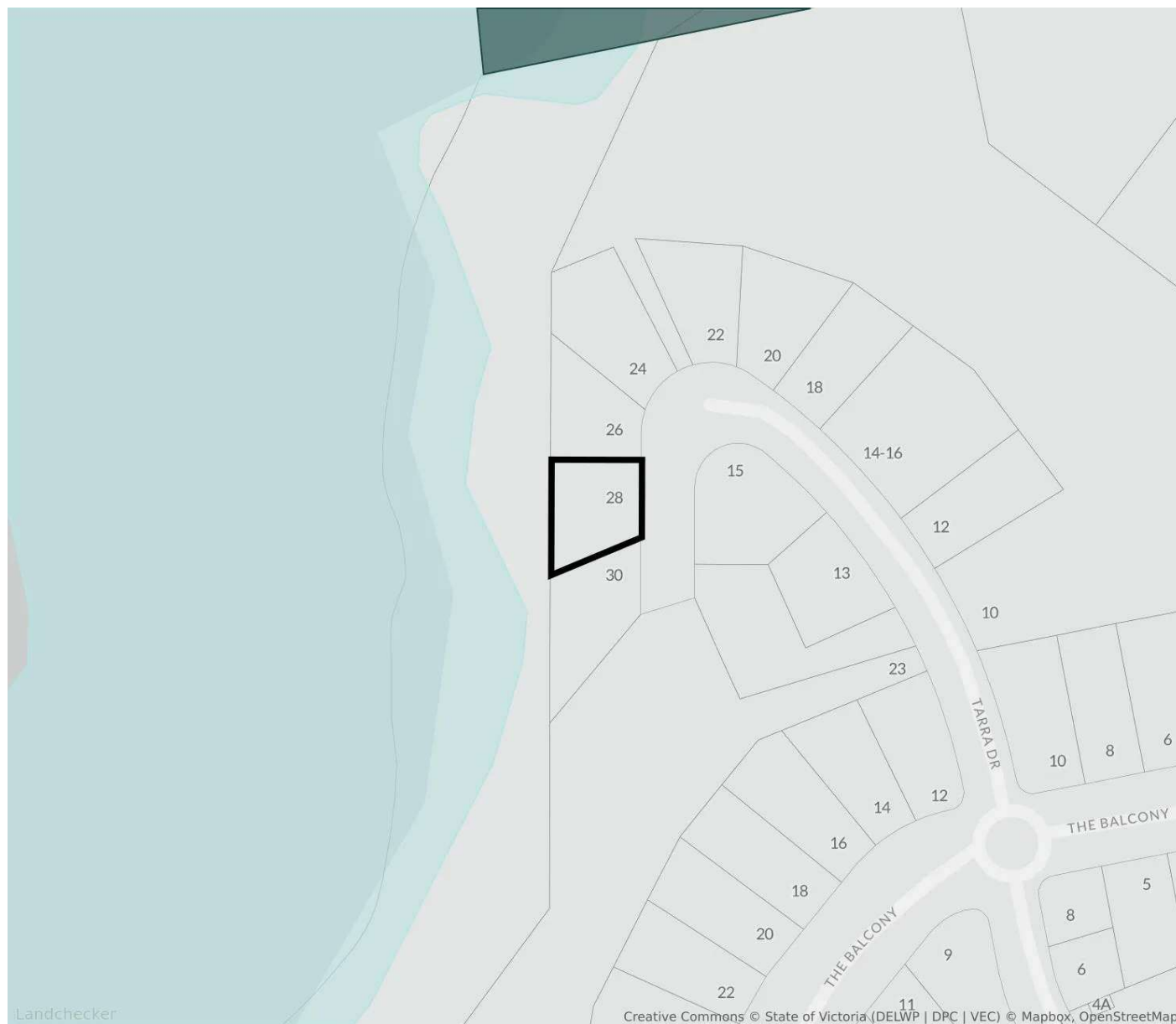
### VPP 44.01 Erosion Management Overlay

To ensure that applications for the development of land subject to high or very high geotechnical hazard are accompanied by expert geotechnical risk assessments. To ensure that development is designed and carried out in accordance with the recommendations of expert geotechnical risk assessments. To ensure that development does not increase the risk of geotechnical hazard to life or property. To encourage the rehabilitation of land affected by geotechnical hazard.

### LPP 44.01 Schedule To Clause 44.01 Erosion Management Overlay

For confirmation and detailed advice about this planning overlay, please contact EAST GIPPSLAND council on 03 5153 9500.

## NEARBY OVERLAYS



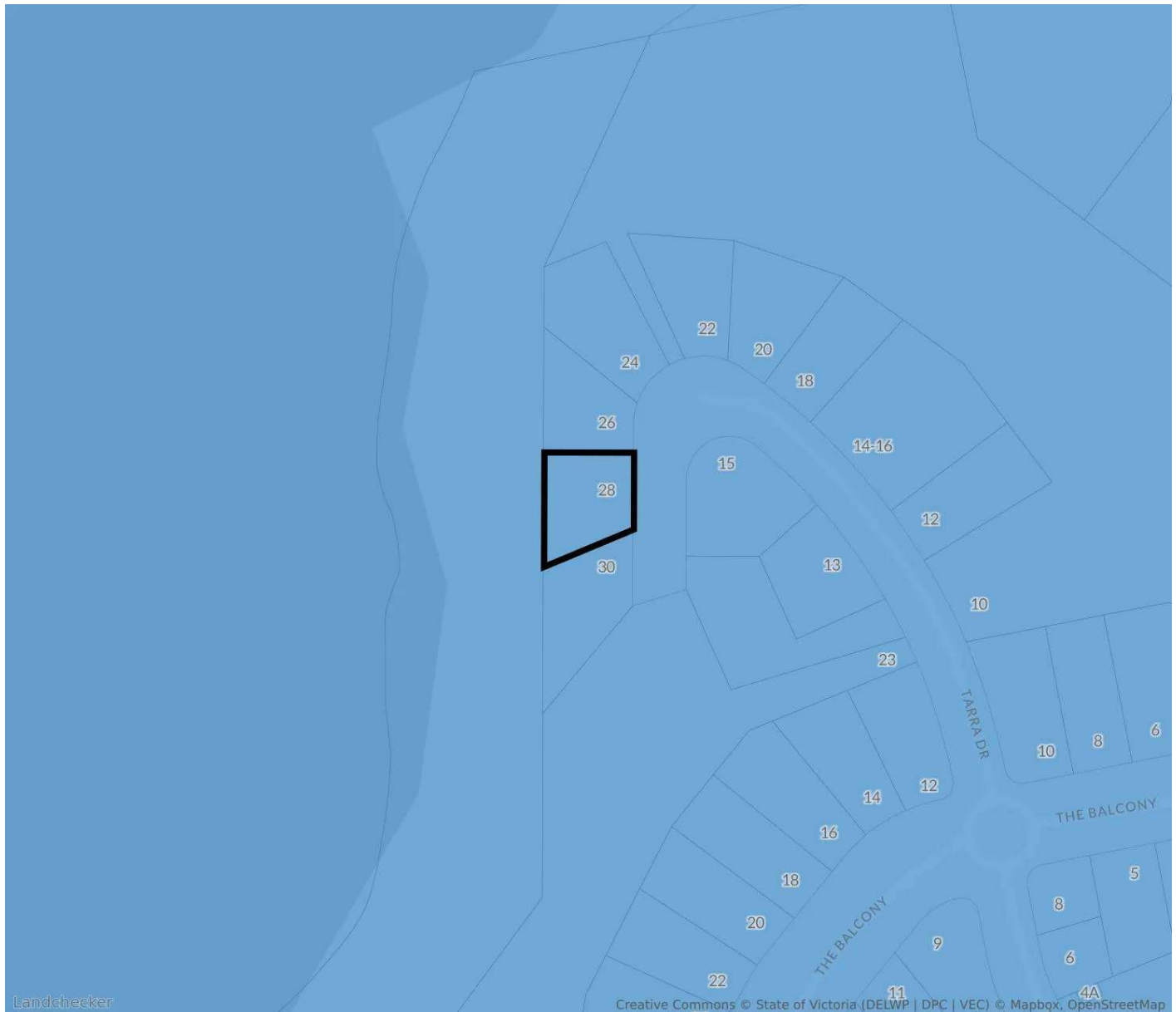
- DCPO - Development Contributions Plan Overlay
- DPO - Development Plan Overlay
- EMO - Erosion Management Overlay
- ESO - Environmental Significance Overlay
- LSIO - Land Subject To Inundation Overlay

For confirmation and detailed advice about this planning overlay, please contact EAST GIPPSLAND council on 03 5153 9500.



# CULTURAL HERITAGE SENSITIVITY

28 Tarra Drive, Lakes Entrance Vic 3909

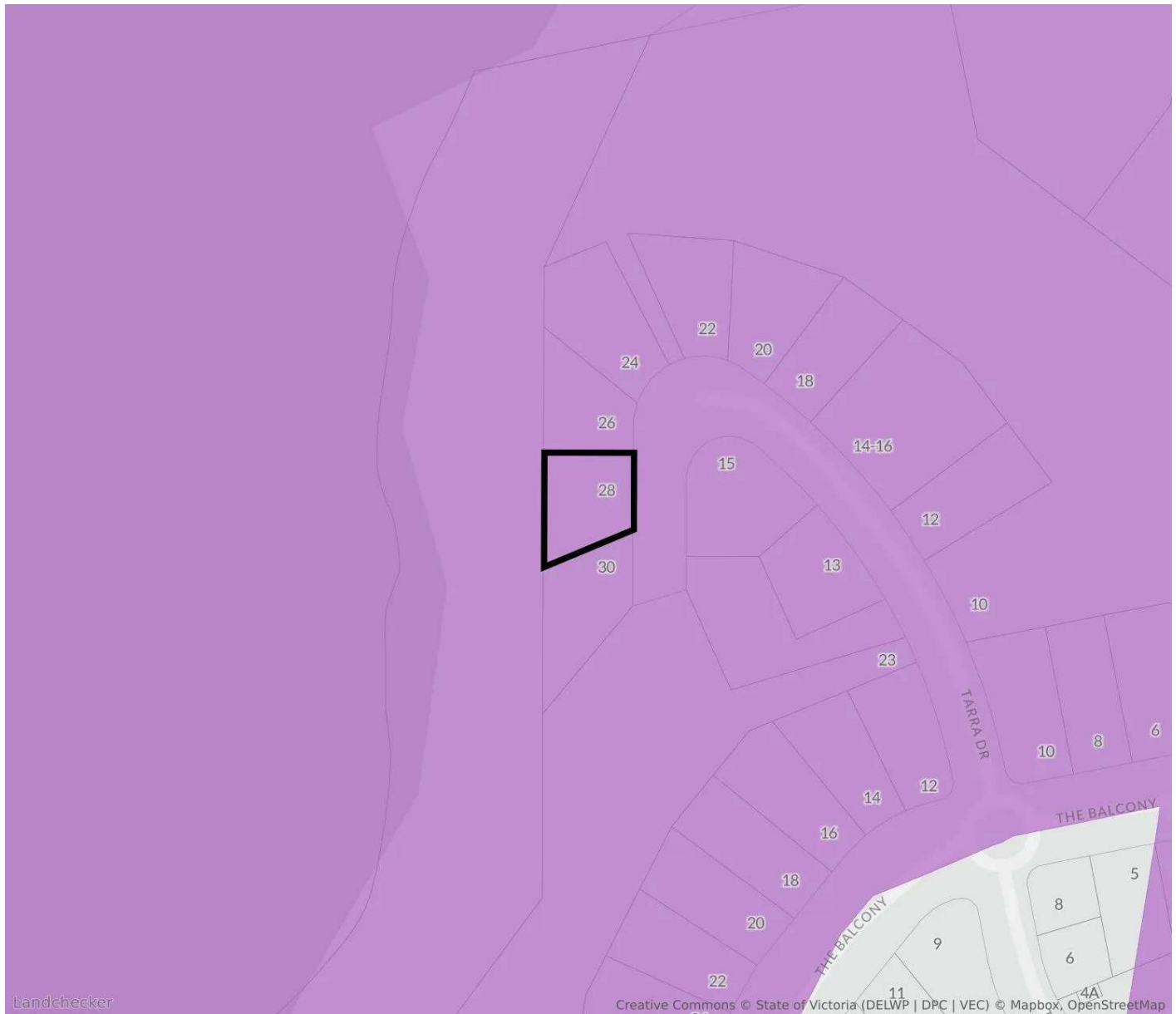


## Aboriginal Cultural Heritage Sensitivity

This property is within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

For confirmation and detailed advice about the cultural sensitivity of this property, please contact EAST GIPPSLAND council on 03 5153 9500.

# BUSHFIRE PRONE AREA



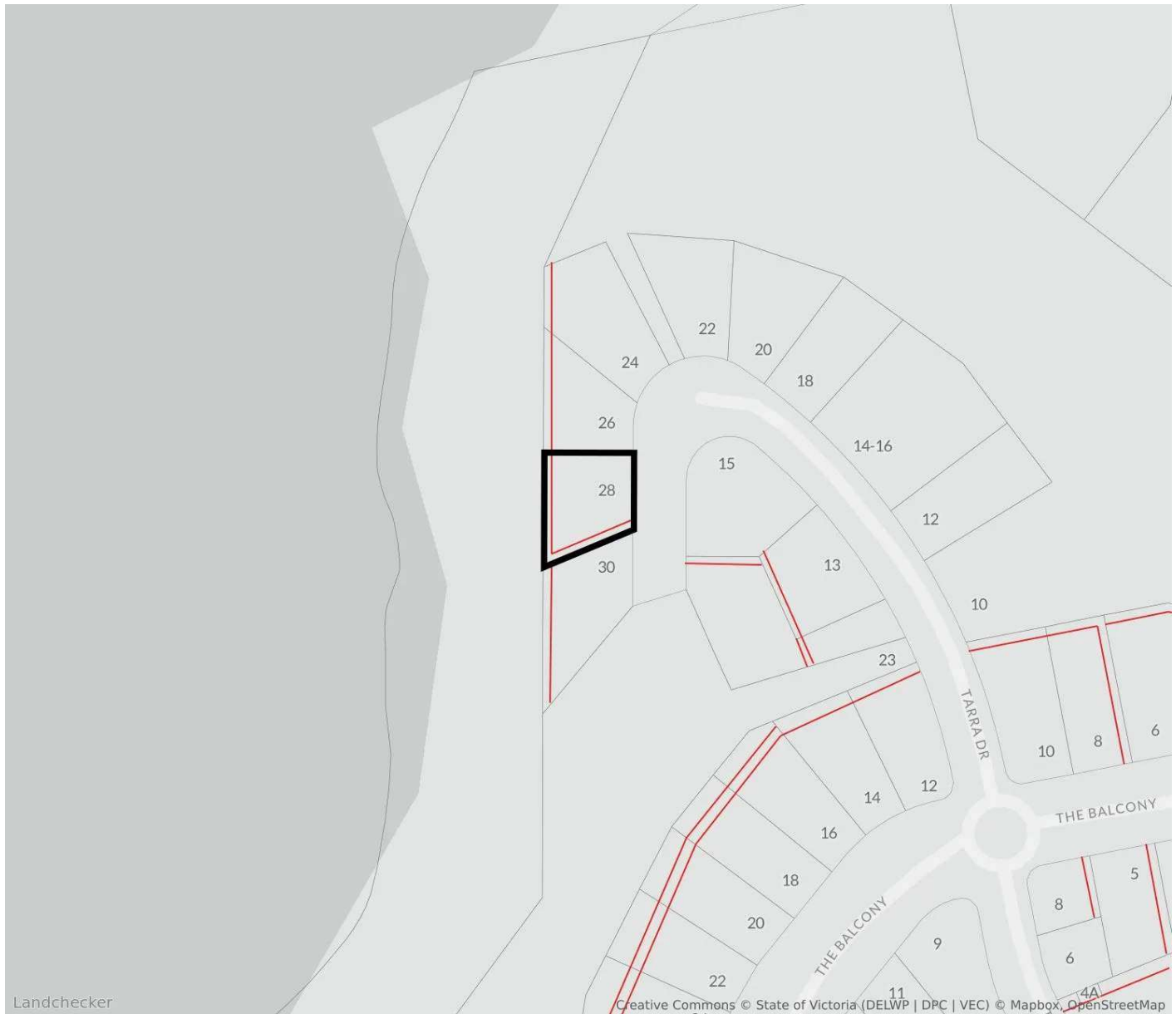
## Bushfire Prone Area

This property is within a zone classified as a bushfire prone area.

For confirmation and detailed advice about the bushfire prone area of this property, please contact EAST GIPPSLAND council on 03 5153 9500.

# EASEMENTS

28 Tarra Drive, Lakes Entrance Vic 3909



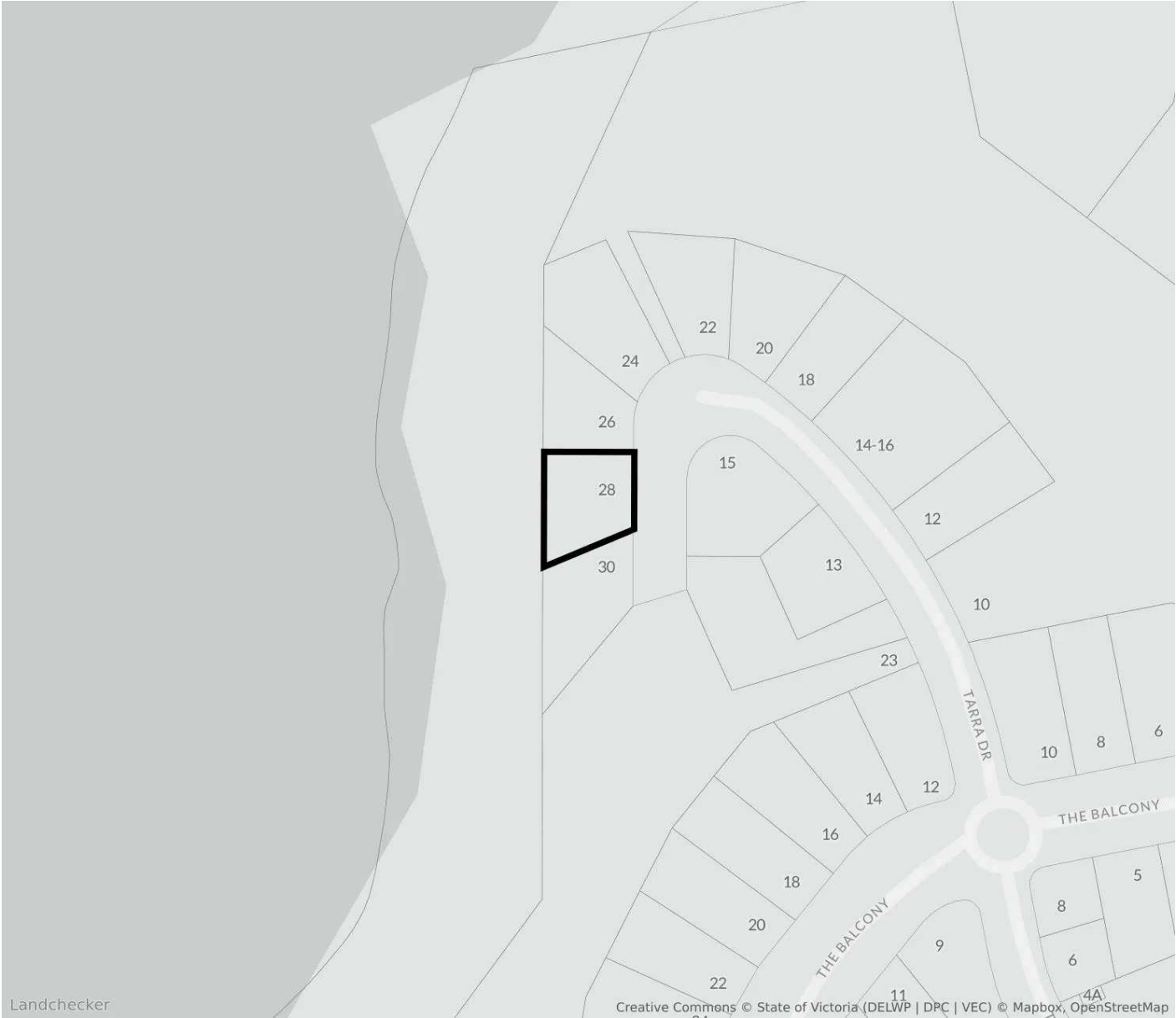
## Easements

The easement displayed is indicative only and may represent a subset of the total easements.

For confirmation and detailed advice about the easement on or nearby this property, please contact EAST GIPPSLAND council on 03 5153 9500.

# PLANNING PERMIT HISTORY

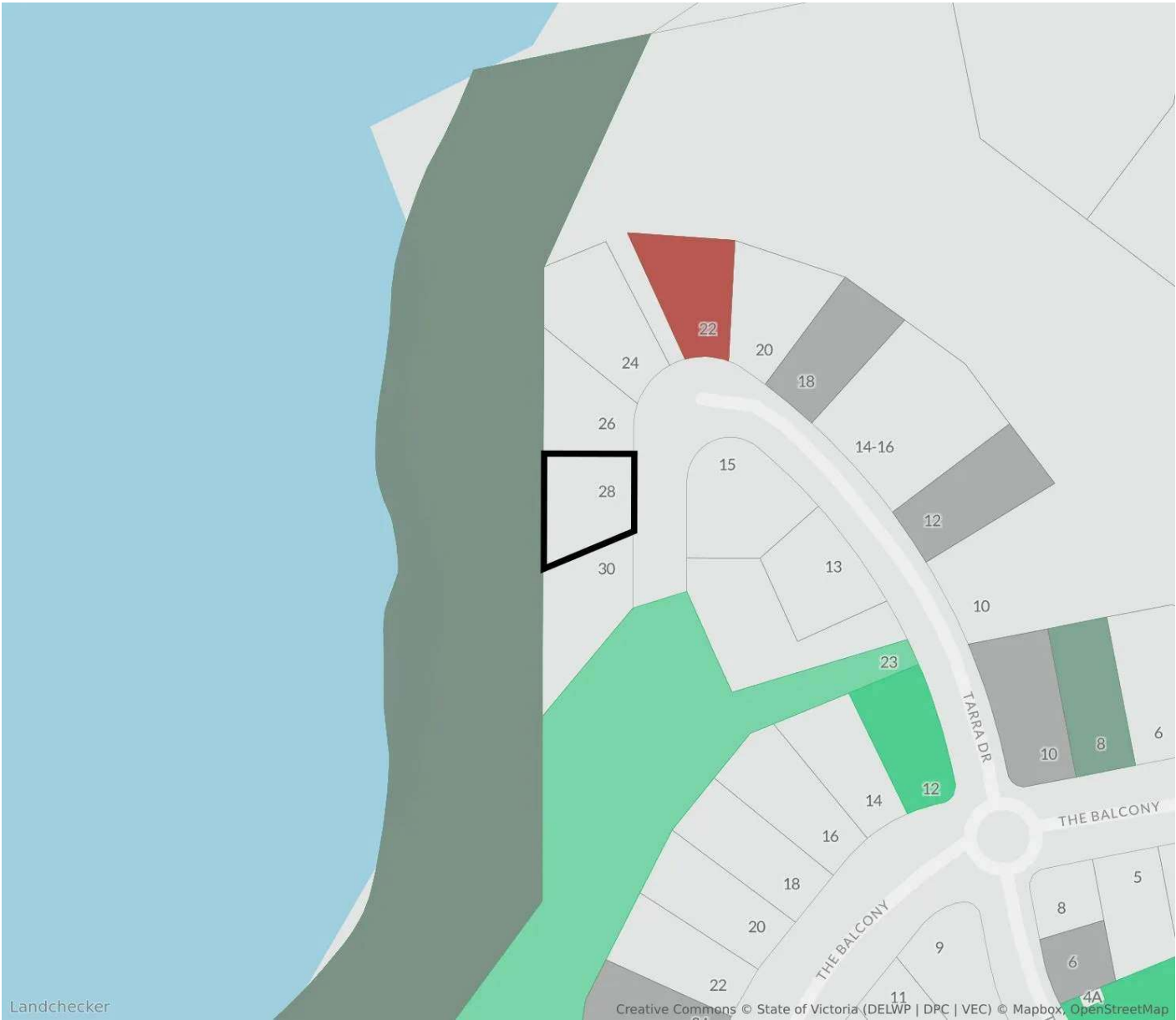
28 Tarra Drive, Lakes Entrance Vic 3909



No planning permit data available for this property.

# NEARBY PLANNING PERMITS

28 Tarra Drive, Lakes Entrance Vic 3909



| Status   | Code          | Date       | Address                                           | Description                                                                                              |
|----------|---------------|------------|---------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| APPROVED | 6.2025.447.1  | 05/06/2025 | <a href="#">12 The Balcony, Lakes Entrance</a>    | Construction of dwelling & attached garage.                                                              |
| APPROVED | 5.2024.395.1  | 07/05/2025 | <a href="#">12 The Balcony, Lakes Entrance</a>    | Buildings and works for a dwelling.                                                                      |
| REJECTED | 6.2022.1874.1 | 12/11/2024 | <a href="#">59 Blairs Road, Lakes Entrance</a>    | Re-erection of shed.                                                                                     |
| OTHER    | 6.2024.723.1  | 23/09/2024 | <a href="#">10 The Balcony, Lakes Entrance</a>    | Deck.                                                                                                    |
| APPROVED | 5.2022.1114.1 | 20/09/2022 | <a href="#">59 Blairs Road, Lakes Entrance</a>    | Buildings and works for an outbuilding.                                                                  |
| OTHER    | 6.2022.1536.1 | 14/06/2022 | <a href="#">12 Tarra Drive, Lakes Entrance</a>    | Balcony.                                                                                                 |
| REJECTED | 6.2015.908.1  | 07/02/2022 | <a href="#">22 Tarra Drive, Lakes Entrance</a>    | Extensions to detached dwelling (1ai and 10a) - craft rooms, bedroom, sitting room, balcony and decking. |
| OTHER    | 6.2022.1227.1 | 15/12/2021 | <a href="#">22 Tarra Drive, Lakes Entrance</a>    | Extension to existing dwelling - final.                                                                  |
| OTHER    | 6.2020.160.1  | 25/08/2020 | <a href="#">189a Hunters Lane, Kalimna</a>        | Extension to an existing dwelling- verandah & decking.                                                   |
| OTHER    | 6.2019.23.1   | 22/03/2019 | <a href="#">259 Marine Parade, Lakes Entrance</a> | Construction of new 2 cubicle toilet block.                                                              |



| Status   | Code         | Date       | Address                                  | Description                                    |
|----------|--------------|------------|------------------------------------------|------------------------------------------------|
| OTHER    | 6.2017.411.1 | 08/12/2017 | <u>8 The Balcony, Lakes Entrance</u>     | Single dwelling and garage.                    |
| APPROVED | 5.2017.126.1 | 26/05/2017 | <u>119 Marine Parade, Lakes Entrance</u> | Use and development of a utility installation. |
| APPROVED | 5.2016.468.1 | 16/02/2017 | <u>8 The Balcony, Lakes Entrance</u>     | Buildings and works (dwelling and garage).     |
| APPROVED | 5.2016.288.1 | 19/10/2016 | <u>119 Marine Parade, Lakes Entrance</u> | Works (utility installation).                  |
| APPROVED | 5.2015.243.1 | 28/09/2015 | <u>22 Tarra Drive, Lakes Entrance</u>    | Buildings and works (dwelling extension).      |
| APPROVED | 5.2015.159.1 | 03/07/2015 | <u>23 Tarra Drive, Lakes Entrance</u>    | Removal of native vegetation.                  |
| OTHER    | 6.2014.971.1 | 30/06/2015 | <u>18 Tarra Drive, Lakes Entrance</u>    | Extension deck.                                |
| APPROVED | 814/2004/P   | 30/12/2004 | <u>22 Tarra Drive, Lakes Entrance</u>    | Jetty                                          |
| APPROVED | 235/2004/P   | 08/04/2004 | <u>30 Tarra Drive, Lakes Entrance</u>    | Dwelling                                       |
| APPROVED | 87/2004/P    | 12/03/2004 | <u>12 Tarra Drive, Lakes Entrance</u>    | Dwelling                                       |
| APPROVED | 457/2003/P   | 24/07/2003 | <u>18 Tarra Drive, Lakes Entrance</u>    | Dwelling                                       |
| OTHER    | 5.2025.138.1 |            | <u>259 Marine Parade, Lakes Entrance</u> | Fee north arm water main replacement.          |

For confirmation and detailed advice about this planning permits, please contact EAST GIPPSLAND council on 03 5153 9500.

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# 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)