

Sargeants – South Gippsland

Conveyancing and Property Transfer Specialists

940 Korumburra South Road

Korumburra South 3950 Vic

Tel: 03 5657 3222

Email: sgsargeants@outlook.com

SECTION 32 STATEMENT

VENDOR: Troy Arnold Mapleson and Marina Ann Mapleson

STREET ADDRESS 1 Elizabeth Court, Mirboo North VIC 3871

LAND BEING SOLD The land which is presently fenced and/or occupied by the Vendor and contained only within the land described in Certificate of Title
Volume 9522 Folio 282

IMPORTANT NOTICES TO PURCHASER

The vendor makes this statement in respect of the land in accordance with Section 32 of the *Sale of Land Act* 1962. The statement must be signed by the vendor either personally or by his electronic signature.

FINANCIAL MATTERS

Particulars of any rates, taxes, charges or other similar outgoings (and any interest on them) including any water usage, sewerage disposal charges or other charges based on a user pay system.

- (a) Their total does not exceed **\$5,000**
- (b) There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge, which are not included in the above amount.
- (c) Particulars of any charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under that charge are as follows:- **NOT APPLICABLE**
- (d) Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)
As attached

INSURANCE

Damage or Destruction

The property remains at the risk of the vendor until the purchaser becomes entitled to possession or receipt of the rents and profits.

Owner Builder

Where there is a residence on the land which was constructed within the preceding 6 years and section 137B of the *Building Act* 1993 applies to the residence.

NOT APPLICABLE

LAND USE - RESTRICTIONS

Information concerning any easement, covenant or other similar restriction affecting the land (registered or unregistered)

- (a) Easements affecting the land - as set out in the documents attached (if any)
- (b) Covenants affecting the land - as set out in the documents attached (if any)
- (c) Leases affecting the land - as set out in the documents attached (if any)
- (d) Other similar restrictions affecting the land - as set out in the documents attached (if any)

Particulars of any existing failure to comply with the terms of any Easement, Covenant, Lease or other similar restriction are :-

NONE TO THE VENDORS KNOWLEDGE

However please note that underground electricity cables, water and gas pipes, sewers or drains may be laid outside registered easements.

ROAD ACCESS

There is access to the property by road

BUSHFIRE - PRONE AREA

- (1) The property is in a bushfire prone area within the meaning of the Regulations made under the *Building Act 1993* unless the attached Bushfire Prone Area Report states otherwise.
- (2) If the property is in a designated bushfire prone area the designation will be shown on the attached Bushfire Prone Area Report and special bushfire construction requirements, Planning provisions and Country Fire Authority requirements may apply. However you should conduct your own due diligence by searching the Victorian Government's [Land Channel website](#).

PLANNING AND ROAD ACCESS - Information concerning any planning instrument -

- (a) Name of planning scheme is : **South Gippsland Planning Scheme**
- (b) The name of the responsible authority is: **South Gippsland Shire Council**
- (c) The zoning of the land is: **Rural Living Zone -Schedule 1 (RLZ1)**
- (d) The name of any planning overlay affecting the land: **Erosion Management Overlay-Schedule1 (EMO1)**

Overlays - Landslip - Vegetation - Mining - or other General information - **AS ATTACHED** (if any)

The Land may have been declared by a relevant authority to be in an area which is liable to flooding, mine subsidence, land slip or pest infestation.

NOTICES - Particulars of any notice, order, declaration, report, 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.

- (a) Any notice affecting the Owners Corporation and any liabilities (whether contingent, proposed or otherwise) where the property is in a subdivision that includes common property including any relating to the undertaking of repairs to the property
- (b) Any Quarantine or stock order imposed under the Stock Disease Act 1968 (whether or not the Quarantine Order is still in force)
- (c) **Agricultural chemicals**

Particulars of any notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes and any land use restriction notice given in relation

- to the land under the Agricultural and Veterinary Chemicals Act 1992
- (d) Particulars of any mining licence granted under the Mineral Resources Development Act 1990
 - (e) **Compulsory acquisition**
Particulars of any notice of intention to acquire served pursuant to Section 6 of *the Land Acquisition and Compensation Act* 1986.
 - (f) Notice issued by the Environment Protection Authority
 - (g) Any notice or order pursuant to the Domestic Building Contracts and Tribunal Act 1995
- NONE TO THE VENDORS KNOWLEDGE** save as disclosed herein or in any Owners Corporation Certificate.
- The land is in a Municipal District specified by the Minister administering the Mineral Resources (Sustainable Development) Act 1990.
- Particulars of any Mining Licences affecting the land are as follows :- **NOT APPLICABLE**

BUILDING APPROVALS

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).

NO SUCH BUILDING PERMIT HAS BEEN ISSUED TO THE VENDORS KNOWLEDGE

OWNERS CORPORATION

If the land is in a subdivision that has common property and there is thereby an owners corporation within the meaning of the Owners Corporation Act 2006 then included herewith (if they are relevant or available) is a copy of :-

- (a) A current Owners Corporation Certificate issued in respect of the land being sold;
- (b) The Owners Corporation Rules;
- (c) The Minutes of the most recent annual general meeting of the Owners Corporation and all resolutions made at that meeting;
- (d) The most recent accounts and balance sheet of the Owners Corporation and
- (e) A Statement of advice and information for prospective purchasers and lot owners.

NOTE - Not all Owners Corporations carry out all functions so therefore some documents may not be in existence.

GROWTH AREA INFRASTRUCTURE CONTRIBUTION **NOT APPLICABLE**

SERVICES - Information concerning the supply of the following services -

THE FOLLOWING SERVICES ARE NOT CONNECTED

gas supply
sewerage

THE FOLLOWING SERVICES ARE CONNECTED

electricity supply
water supply
telephone services

Connected indicates that the service is provided by an authority and operating on the day of sale. The purchaser should be aware that the vendor may terminate their account with the service provider before the settlement and the purchaser will have to pay to have the service reconnected.

TITLE

Attached are copies of the following documents:

Registered Title

A Register Search Statement

The document or part of the document referred to as the "diagram location" in that statement which identifies the land and its location.

Evidence of the vendor's right or power to sell

(where the vendor is not the registered proprietor/the owner in fee simple)

SUBDIVISION

NOT APPLICABLE

DISCLOSURE OF ENERGY EFFICIENCY INFORMATION

NOT APPLICABLE

Signature of Vendor

DATE OF THIS STATEMENT 2025

I agree that this Section 32 Statement and the documents herewith (including the Register Search Statement) must be updated at the expiration of six calendar months from the date of the Register Search Statement herewith. I will not hold Sargeants responsible if the Vendors Statement is not so updated or if it is used by any Real Estate Agent other than the one to whom it is first forwarded to by Sargeants.

I confirm that this statement has been printed solely in accordance with my instructions and from the information and documents provided or approved by me and are true and correct. I undertake that I will exercise all possible diligence and provide full and honest disclosure of all relevant information of which I am aware or might reasonably be expected to be aware of. I am aware that Sargeants have only been retained to fill up this document in accordance with my said instructions and the information and documents provided or approved by me. I certify that I am not aware of :- (a) any variation between the land occupied by me and the land described in the Certificate/s of Title. (b) any registered or unregistered encumbrances not disclosed in this document. (c) any failure to obtain any necessary planning, building or other permits. (d) the property being affected by any environmental, Landslip, mining, flooding, fill, latent defects, bushfire attack or historical significance issues. (e) any contingent or proposed liabilities affecting any Owners Corporation including any relating to the undertaking of repairs to the property. (f) my occupation of any adjacent land which is not contained in the land being sold. (g) any buildings erected over any easements (h) any rights over any other land (i.e. a roadway or walkway) other than those disclosed herein and (h) any proposal in relation to any other land which may directly and currently affect the property being sold.

I acknowledge that I have read the statement, all the documents and the representations and warranties given by me in lieu of requisitions and I accept sole responsibility for the accuracy of all the information and documents and for providing or omitting all or any of the information, conditions, Titles, notices or documents including, but without limiting the generality of the foregoing, any information, conditions, Titles or documents required or that later may be deemed to be required by Section 32 of the Sale of Land Act 1996 as amended and/or any other Act or regulation.

INSURANCE

I the vendor undertake to keep the property and all improvements thereon and therein, fully insured for their full replacement value (new for old) until the final settlement of any sale of the property.

PURCHASER'S ACKNOWLEDGMENTS

The purchaser hereby acknowledges being given this statement signed by the vendor with all the attached documents and a **DUE DILIGENCE CHECKLIST** before the purchaser signed the contract

Signature of Purchaser

DATE OF ACKNOWLEDGMENT..... 2025

NOTICE The vendor gives notice to the purchaser that in the event that the purchaser fails to complete the purchase of the property on the due date specified in the contract between the vendor and the purchaser ("the contract") for the payment of the residue as defined in the contract ("the due date") or any other date for the payment of the residue, which date shall be deemed to be the due date, as a result of the alteration of the due date as specified in the contract, the vendor will or may suffer the following **reasonably foreseeable losses** and expenses which the purchaser shall be required to pay to the vendor in addition to any interest payable in accordance with the terms of the contract.

- (a) All costs associated with obtaining bridging finance to complete the vendor's purchase of another property or business and interest charged on such bridging finance;
- (b) Interest payable by the vendor under any existing mortgage over the property sold, calculated from the due date;
- (c) Accommodation and additional storage and removal expenses necessarily incurred by the vendor;
- (d) Costs and expenses as between vendor's conveyancer and/or solicitor and the vendor.
- (e) Penalties, interest or charges payable by the vendor to any third party as a result of any delay in the completion of the vendor's purchase, whether they are in relation to the purchase of another property, business or any other transaction dependent on the funds from the sale of the property.
- (f) All commissions, fees and advertising expenses payable to the vendor's Real Estate Agent.
- (g) Any Land Tax, surcharge, penalty or other tax which is imposed on any land owned by the Vendor as a result of the settlement not taking place before the 31st December in the current year when the due date in the contract is before the 31st December in the current year and where the settlement is delayed as a result of the default of the purchaser until after the 31st December in the current year and the purchaser hereby grants an equitable charge over his current and future interest in the land sold in favour of the vendor to secure the payment of any such Land Tax, surcharge, penalties or other tax and all costs associated therewith.

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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

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

VOLUME 09522 FOLIO 282

Security no : 124126321573V

Produced 17/07/2025 06:15 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 142415.

PARENT TITLES :

Volume 08113 Folio 490 Volume 09443 Folio 388

Created by instrument LP142415 10/08/1983

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

TROY ARNOLD MAPLESON

MARINA ANN MAPLESON both of 1 ELIZABETH COURT MIRBOO NORTH VIC 3871

AH500352X 16/09/2010

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AH500353V 16/09/2010

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

DIAGRAM LOCATION

SEE LP142415 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: 1 ELIZABETH COURT MIRBOO NORTH VIC 3871

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 23/10/2016

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

The information supplied by Triconvey (Reseller) has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP142415
Number of Pages (excluding this cover sheet)	1
Document Assembled	17/07/2025 18:19

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

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

LP142415

EDITION 1

APPROVED 11/7/83

PLAN OF SUBDIVISION OF CROWN ALLOTMENT 6A SECTION 9 AND PART OF CROWN ALLOTMENT 6 SECTION 9 TOWNSHIP OF MIRBOO NORTH PARISH OF MIRBOO COUNTY OF BULN BULN	APPROPRIATIONS PURPLE AND PURPLE HATCHED - SUPPLY OF ELECTRICITY BLUE AND PURPLE HATCHED - DRAINAGE BROWN - WAY AND DRAINAGE	ENCUMBRANCES & OTHER NOTATIONS ROADWIDTHS ARE NOT TO SCALE. FOR DATUM OF BEARINGS SEE COPY OF FIELDNOTES. REFERENCE MARKS ARE 0.02m DIAM GALV. IRON PIPES 0.30m LONG AND HAVE BEEN PLACED AT ALL SPREAD CORNERS. THE LAND COLOURED PURPLE HATCHED AND PART OF THE LAND COLOURED PURPLE IS FURTHER ENCUMBERED VIDE P/5 138490 DEPTH LIMITATION: 15.24m
<p>SCALE 20 10 0 20 40 60 80</p> <p>LENGTHS ARE IN METRES.</p>		

VOL. 8113 FOL. 490 Vol. 9443 Fol. 388

TOWNSHIP SH. 2

PARISH OF ALLAMBEE EAST

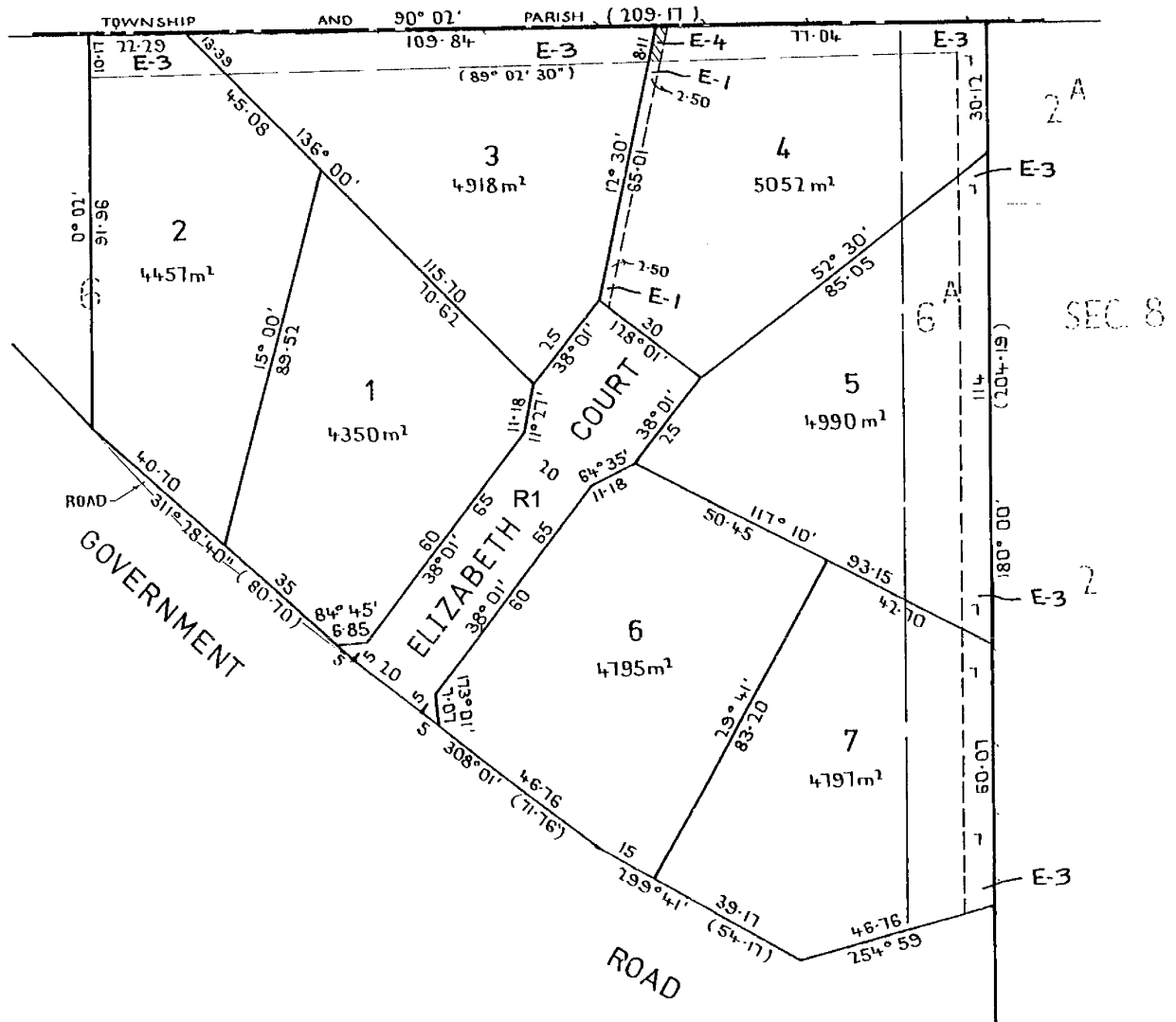
COLOUR CONVERSION

E-1 = BLUE

R1 = BROWN

E-3 = PURPLE

E-4 = PURPLE HATCHED



From www.land.vic.gov.au at 17 July 2025 06:20 PM

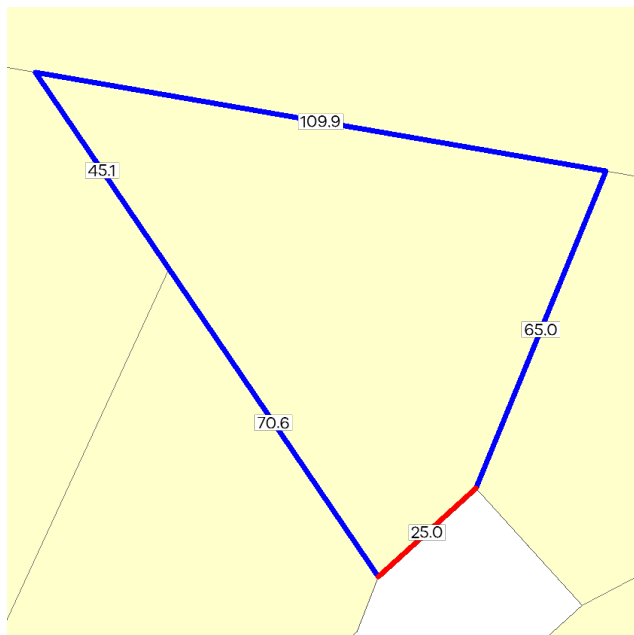
PROPERTY DETAILS

Address: **1 ELIZABETH COURT MIRBOO NORTH 3871**
Lot and Plan Number: **Lot 3 LP142415**
Standard Parcel Identifier (SPI): **3\LP142415**
Local Government Area (Council): **SOUTH GIPPSLAND**
Council Property Number: **186658**
Directory Reference: **Vicroads 710 F1**

www.southgippsland.vic.gov.au

SITE DIMENSIONS

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



Area: 4920 sq. m

Perimeter: 316 m

For this property:

— Site boundaries

— Road frontages

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

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Gippsland Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **GIPPSLAND SOUTH**

PLANNING INFORMATION

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

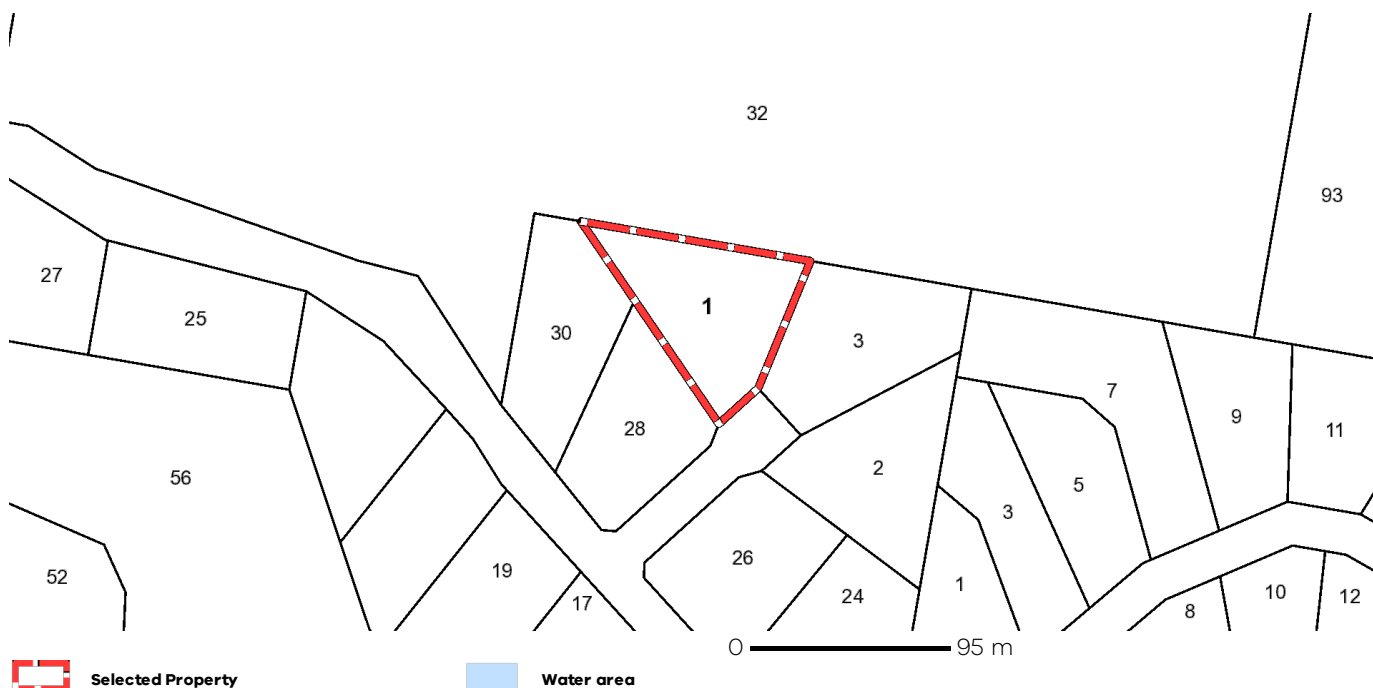
The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

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

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

Area Map



PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 17 July 2025 06:20 PM

PROPERTY DETAILS

Address: **1 ELIZABETH COURT MIRBOO NORTH 3871**

Lot and Plan Number: **Lot 3 LP142415**

Standard Parcel Identifier (SPI): **3\LP142415**

Local Government Area (Council): **SOUTH GIPPSLAND**

Council Property Number: **186658**

Planning Scheme: **South Gippsland**

Directory Reference: **Vicroads 710 F1**

www.southgippsland.vic.gov.au

[Planning Scheme - South Gippsland](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Gippsland Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **GIPPSLAND SOUTH**

OTHER

Registered Aboriginal Party: **Gunaikurnai Land and Waters**

Aboriginal Corporation

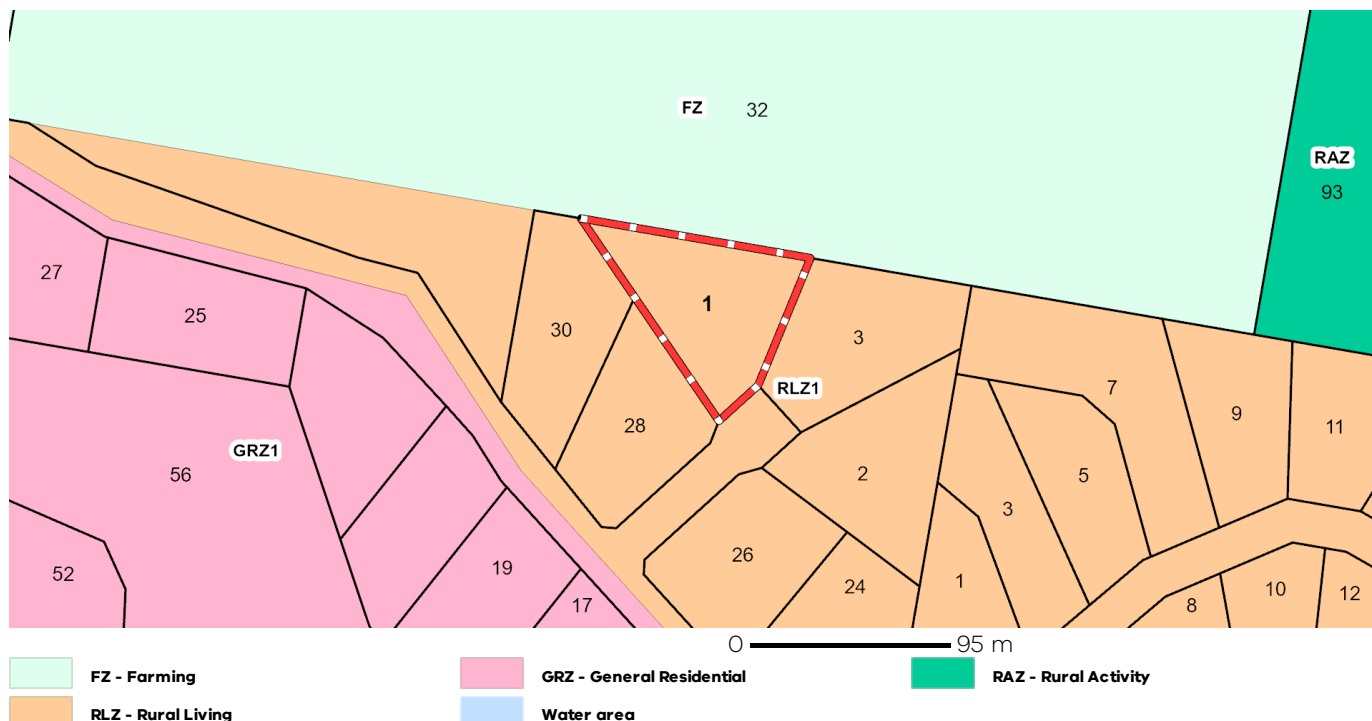
Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[RURAL LIVING ZONE \(RLZ\)](#)

[RURAL LIVING ZONE - SCHEDULE 1 \(RLZ1\)](#)



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

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

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

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

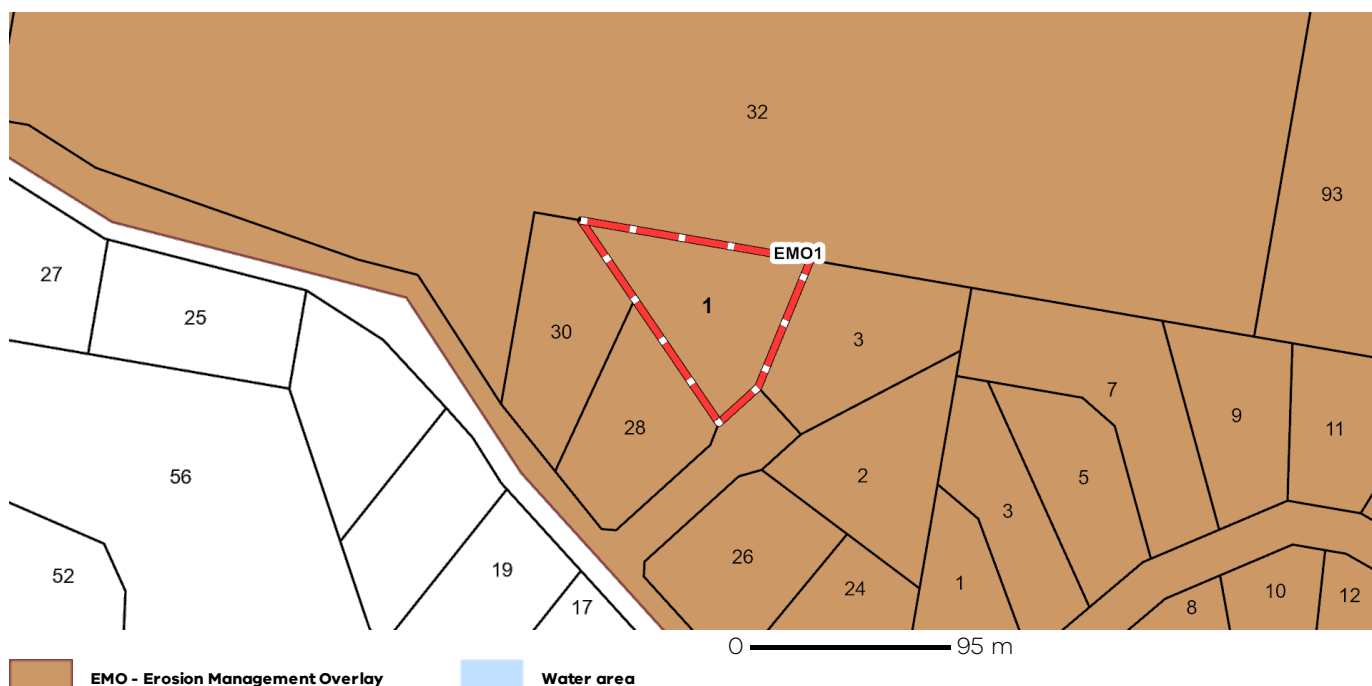
PLANNING PROPERTY REPORT: 1 ELIZABETH COURT MIRBOO NORTH 3871

Page 1 of 4

Planning Overlays

[EROSION MANAGEMENT OVERLAY \(EMO\)](#)

[EROSION MANAGEMENT OVERLAY - SCHEDULE 1 \(EMO1\)](#)

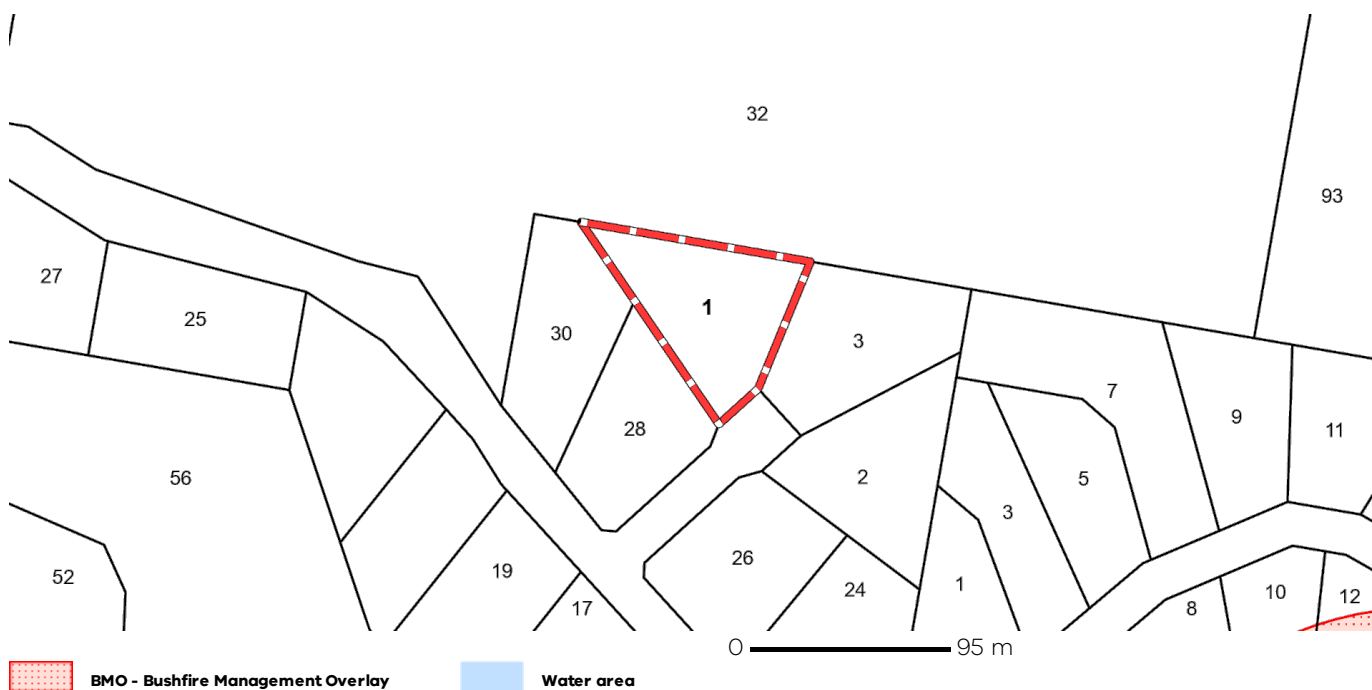


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)



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

Further Planning Information

Planning scheme data last updated on 17 July 2025.

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

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

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

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

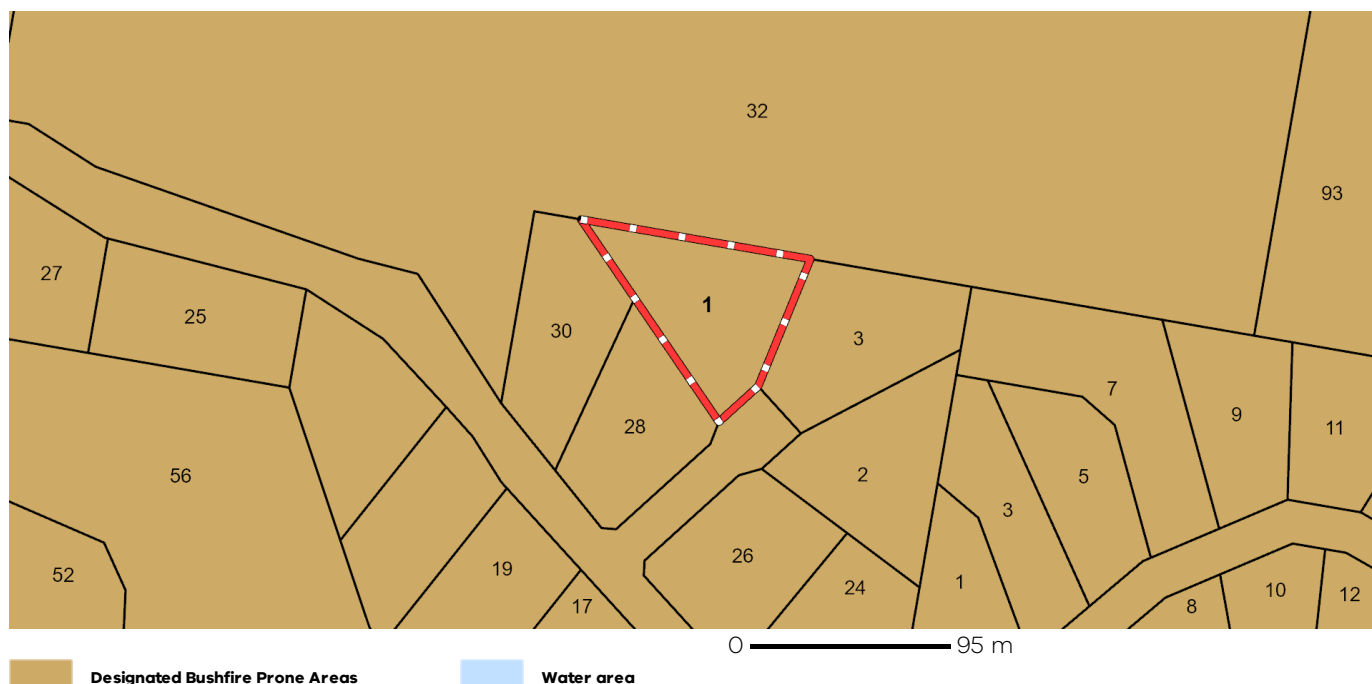
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

15/08/2024
C119sgip

SCHEDULE 1 TO CLAUSE 44.01 EROSION MANAGEMENT OVERLAY

Shown on the planning scheme map as **EMO1**.

AREAS SUSCEPTIBLE TO EROSION

1.0
15/08/2024
C119sgip

Erosion management objectives to be achieved

To ensure buildings and works are located and designed to avoid risk to life and property from erosion.

To ensure that environmental values are protected in areas susceptible to erosion.

To retain existing vegetation and encourage new plantings to prevent and minimise erosion.

2.0
15/08/2024
C119sgip

Statement of risk

None specified.

3.0
15/08/2024
C119sgip

Permit requirement

A permit is not required to:

- Construct a building or carry out works, including buildings and works associated with a small second dwelling, where the difference between finished ground level and natural ground level does not exceed 1 metre.
- Construct a domestic above ground swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot where the difference between finished ground level and natural ground level does not exceed 1 metre.
- Construct roadworks provided the roadworks are undertaken by or on behalf of a public land manager.
- Remove, destroy or lop non-native vegetation in a domestic garden.

A permit is required to:

- Construct a bicycle pathway or trail where the difference between finished ground level and natural ground level exceeds 1 metre.

4.0
15/08/2024
C119sgip

Application requirements

The following application requirements apply to an application for a permit under Clause 44.01, in addition to those specified in Clause 44.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

- All applications to include:
 - Any existing buildings and works including cut and fill, access or driveways, stormwater drainage, subsurface drainage, water supply pipelines, sewerage pipelines or effluent disposal installations and pipelines, water tanks, dams and any otherwise identified geotechnical hazards on both the subject lot(s) and adjacent land.
 - Elevations and/or cross sections which depicts the extent of the cut and fill.
 - 1 metre contours in the vicinity of proposed buildings and works or vegetation removal.
 - Details and location of existing vegetation, including any vegetation to be removed.
 - Details of the proposed accessways or driveways, including cut and fill requirements.
 - Details of any retaining walls.
- Subdivision applications to include:

SOUTH GIPPSLAND PLANNING SCHEME

- Location and details of the slope of the building envelope/s, including the slope across the building envelope.
- Details of any retaining walls or the extent of cut and fill, likely required if buildings and works were carried out.
- Dam applications to include:
 - Detailed plans, including cross sections, drawn to scale and with dimensions, showing:
 - Length, depth and width of the dam.
 - Capacity of the dam in megalitres.
 - Width at base of dam wall.
 - Width at top of dam wall.
 - Slope of the dam wall batters.
 - Details of the wall of the dam, including the material it will be constructed from, the slope of the wall batters, and how the wall will achieve stability and be watertight.
 - Details of the spillway including proposed materials.
 - Diversion mechanisms.
 - Erosion protection measures.
 - Native vegetation protection measures.
- Geotechnical Assessment report; or a completed Geotechnical Declaration and Verification Form (Form A of Appendix D of AGS 2007c (as amended/updated)) prepared by a suitably qualified Geotechnical Practitioner.

Geotechnical Practitioner means a specialist Geotechnical Engineer or Engineering Geologist who is degree qualified, is a member of a professional institute, and who has achieved chartered professional status as a:

 - Chartered Professional Engineer (CPEng); or
 - Chartered Professional Geologist (CPGeo); or
 - Registered Professional Geologist (RPGeo);

with experience in the management of slope stability problems and landslip risk as core competence to the satisfaction of the responsible authority. The Geotechnical Assessment report should state whether or not a Landslip Risk Assessment is required and if the buildings and works should be approved and specify what conditions should be included in the permit.
- A Landslip Risk Assessment report must be prepared by a Geotechnical Practitioner in accordance with AGS 2007c, if required by the Geotechnical Assessment.
- A completed Geotechnical Declaration of Minor Impact (Form D of Appendix D of AGS 2007c (as amended/updated)) prepared by a Geotechnical Practitioner to justify why a Geotechnical Assessment is not required, if applicable.
- A written Geotechnical Assessment, Landslide Hazard Assessment or Landslip Risk Assessment (as appropriate) is not required where, in the opinion of the responsible authority, the application for subdivision or buildings and works will not adversely increase the landslip risk to life or property affecting the subject lot(s) or adjoining or nearby land.
- The responsible authority may require an independent peer review of any application documentation, at the applicant's cost.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.01, in addition to those specified in Clause 44.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The extent of earthworks and its likelihood to cause erosion.
- The risk to life, property and the environment.
- Whether there is any reasonable alternative site for the proposed building and works outside of the overlay area, or any alternative land management practices or construction methods, that would better meet the objectives of this schedule, that would avoid risk to life and property from erosion and would minimise the extent of vegetation removal and site works.
 - The use of appropriate design responses such as stumps and split levels.
 - Whether the buildings and works follow the contours and step down along slopes to minimise the need for earthworks.
- The grade of any access ways or driveways to ensure safe and efficient access by vehicles or machinery.
- The soil type, slope and the proposed development's likely impact on soil and slope stability.
- Any known erosion present in the vicinity and landslip that has occurred in the past.
- Possible impacts on any nearby waterways.
- The proposed remediation of the site including planting schedule, sediment control and stabilisation methods.
- Whether the proposal avoids and minimises vegetation removal.
- Whether the subdivision layout responds to topography, is an appropriate size and considers the design and grade of road access.
- Whether the subdivision requires building envelopes.
- The impact the construction of a dam could have on erosion, river and stream stability, environmental flows and water quality.
- The recommendations of the Geotechnical Assessment, Landslip Risk Assessment and any other information accompanying the application.
- The advice of any Geotechnical Practitioner who has peer reviewed the application.
- The risks associated with the development requiring ongoing monitoring and maintenance of all mitigation measures.
- The impacts of the building or works associated with the development of a wastewater system.

2024/25 Rates and Valuations Notice

1 July 2024 to 30 June 2025
ABN: 67 816 770 786 (GST exempt)



T A Mapleson and M A Betts
1 Elizabeth Court
MIRBOO NORTH VIC 3871



034
1003673
R1_15325

Assessment No: 61390-4

Issue Date: 28-Aug-24

Total Amount Due: **\$2,954.40**

Due Date: 15 February 2025

* No reminder will be issued for this option

First payments for instalment plans must be made by 30 September 2024.

PROPERTY AND VALUATION INFORMATION

Address: 1 Elizabeth Court Mirboo North VIC 3871

Description: L3 LP142415 Parish of Mirboo

Ward: Tarwin Valley

Owner: T A Mapleson and M A Betts

FSL Classification: Residential

AVPCC: 117 - Residential Rural/Rural Lifestyle

Level of Value Date: 1 Jan 2024

Effective Date: 1 July 2024

Site Value: 300,000

Capital Improved Value: 800,000
(Land and improvements)

Net Annual Value: 40,000

Pay by 4 Payments

30 Sep 24	\$738.75	28 Feb 25	\$738.55
30 Nov 24	\$738.55	31 May 25	\$738.55

4 Instalment Plan \$738.75



*328 613904

Pay by 9 Payments (no reminders for this option)

30 Sep 24	\$328.80	30 Apr 25	\$328.20
31 Oct 24	\$328.20	31 May 25	\$328.20
30 Nov 24	\$328.20		
31 Dec 24	\$328.20		
31 Jan 25	\$328.20		
28 Feb 25	\$328.20		
31 Mar 25	\$328.20		

9 Instalment Plan \$328.80



*328 613904

Details of Rates, Charges and Levies

Rate in \$ on CIV

General Rate	0.00292929	800000	\$2,343.40
Garbage Charge			\$300.45
Green Waste Bin			\$108.95
Fire Services Property Levy \$ Residential	0.000087	800000	\$69.60
Fire Services Property Levy Fixed Charge Res			\$132.00

50058079306

Total Amount Due: \$2,954.40

Note: Any amounts brought forward on this account must be paid immediately, unless prior arrangement made.
Payments received by Council after 20/08/2024 have not been included in the amount payable.

Valuations are the responsibility of the Valuer General's Department. If you wish to discuss your rates notice, please contact the Rates team on 5662 9200 or make a booking at www.southgippsland.vic.gov.au/rates

PAYMENT METHODS



Biller Code: 35097

Ref: 00000 00006 13904

Internet Banking – BPay
More info: bpay.com.au



For emailed notices visit:
southgippsland.enotices.com.au
Reference No: 4FA495E9BZ



Scan here to pay



Scan the QR code to pay via
Council's website or visit:
www.southgippsland.vic.gov.au/pay



Biller Code: 0328

Ref: 61 3904

Full amount due by Due by 15 Feb 2025 \$2,954.40



*328 613904



**Gippsland
Water**

4051971021



T Mapleson & M Mapleson
1 Elizabeth Crt
MIRBOO NORTH VIC 3871



034
1000808
R1_1649

Customer enquiries
1800 050 500

Faults & emergencies 24hrs
1800 057 057

www.gippswater.com.au

Account number:

0011976504

Amount due:

\$239.04

Pay by:

9 May 2025

Date of issue: 11 April 2025

Tax invoice: 7143727

Service address:

1 Elizabeth Crt Mirboo North Vic 3871

Previous balance	\$130.93
Payments received up to 11 April 2025	\$130.93 CR
Balance	\$0.00
Current charges (over page)	\$239.04
Total amount due	\$239.04
Total includes GST of	\$0.00

Payment assistance is available

If you are having difficulty paying your bill, we can help. Call us on 1800 050 500.

Have you registered for a concession?

Contact us if you think you may be eligible for a concession and it has not been included in the total amount due.

We issue invoices three times per year.

How to pay



Direct Debit

To register for direct debit call us or visit www.gippswater.com.au/direct-debit



BPAY

Biller Code: 3475
Ref: 3680 0000 1197 6504 4



Services
Australia

Centrepay

Use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers. Go to servicesaustralia.gov.au/centrepay for more information on how to set up your Centrepay deductions.



Online

Scan the QR code with your smartphone or go to my.gippswater.com.au/pay-now to pay with Visa or Mastercard.



Phone

Call 1800 050 500 and select Option 1.



Post Office

Pay in person at any Australia Post outlet.



To mail your payment, detach the bottom section of the next page and mail with your cheque to:
PO Box 348 TRARALGON VIC 3844.

Property Clearance Certificate

Land Tax



INFOTRACK / SARGEANTS - SOUTH GIPPSLAND

Your Reference:	25-1584
Certificate No:	92316368
Issue Date:	17 JUL 2025
Enquiries:	ESYSPROD

Land Address:	1 ELIZABETH COURT MIRBOO NORTH VIC 3871
---------------	---

Land Id	Lot	Plan	Volume	Folio	Tax Payable
18614344	3	142415	9522	282	\$0.00

Vendor: MARINA MAPLESON & TROY MAPLESON
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MRS MARINA ANN MAPLESON	2025	\$300,000	\$0.00	\$0.00

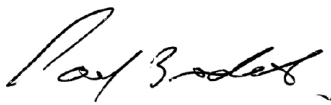
Comments: Property is exempt: LTX Principal Place of Residence.

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

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):	\$800,000
SITE VALUE (SV):	\$300,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 92316368

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 = \$1,350.00

Taxable Value = \$300,000

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

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$8,000.00

Taxable Value = \$800,000

Calculated as \$800,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 92316368

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD



Ref: 92316368

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / SARGEANTS - SOUTH GIPPSLAND

Your Reference:	25-1584
Certificate No:	92316368
Issue Date:	17 JUL 2025
Enquires:	ESYSPROD

Land Address: 1 ELIZABETH COURT MIRBOO NORTH VIC 3871

Land Id	Lot	Plan	Volume	Folio	Tax Payable
18614344	3	142415	9522	282	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
117	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: \$800,000

SITE VALUE: \$300,000

CURRENT CIPT CHARGE: \$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 92316368

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960*:
 - a general valuation of the land;
 - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
 - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
 - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
 - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
 - the date on which the land became tax reform scheme land;
 - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
 - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification

must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
 - the request is within 90 days of the original Certificate's issue date, and
 - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / SARGEANTS - SOUTH GIPPSLAND

Your Reference:	25-1584
Certificate No:	92316368
Issue Date:	17 JUL 2025

Land Address: 1 ELIZABETH COURT MIRBOO NORTH VIC 3871

Lot	Plan	Volume	Folio
3	142415	9522	282

Vendor: MARINA MAPLESON & TROY MAPLESON

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: 92316368

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

<p>BPAY</p> <div><div><p>Billers Code: 416073</p><p>Ref: 92316363</p></div></div> <p>Telephone & Internet Banking - BPAY®</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p>www.bpay.com.au</p>	<p>CARD</p> <div><div><p>Ref: 92316363</p></div></div> <p>Visa or Mastercard</p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p>sro.vic.gov.au/payment-options</p>	<p>Important payment information</p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
--	---	--

Certificate of Electrical Safety

Non-Prescribed Electrical Installation Work

Electricity Safety Act 1998, Electricity Safety (General) Regulations 2019

energy**safe**
VICTORIA

N5 0334 1133 3

CERTIFICATE OF COMPLIANCE

Responsible Person

LEW licence no.

A38790

Telephone no.

0438387171

Name

DAMIEN JEFFERY BURTON

Address

36 WELLS RD MIRBOO NORTH VIC 3871

Licensed Electrical Worker

Licence no.

A38790

Name

DAMIEN JEFFERY BURTON

Details of Electrical Installation

Address

1 ELIZABETH CT MIRBOO NORTH VIC 3871

NMI

--

Lot number (where
applicable only)

--

Description of Non-Prescribed Work

Replaced lighting in laundry, bathrooms, toilets, kitchen and dining rooms and external laundry light with led equivalents. Replaced power point in ensuite and installed a new power point in bathroom.

I, DAMIEN JEFFERY BURTON, who carried out the electrical installation work described above, certify that the electrical work has passed all the required tests and complies in all respects with the Electricity Safety Act 1998 and the Electricity Safety (General) Regulations.

Date of Completion

12 November 2024

Date of Certification

14 November 2024

Please note: You may be contacted if the electrical installation work described on this certificate is selected for audit. Auditing is carried out by representatives of Energy Safe Victoria. We use and manage your personal information in accordance with our Privacy Policy, which can be viewed on our website.

Certifier's Name	Greg Evans	Licence No.	38920	Compliance Cert No.	Compliance Cert PIN
				18165359	4857

INSTALLATION ADDRESS			
Site Address	1 Elizabeth Court		
Town/Suburb	MIRBOO NORTH	Post Code	3871

PLUMBING WORK INFORMATION		BELOW GROUND SANITARY DRAINS	
Date of completion of plumbing work	9/07/2025	'As Laid' plans lodged	
Value of plumbing work	\$1,000 - \$4,999	Water Authority 'Consent to Connect' number	

TYPE OF WORK		GAS METER / LPG	
Residential / Commercial	Residential	Authorisation number	

SPECIALITY DETAILS			
Modification details	X	Recreational vehicle's chassis number	
Cooling tower	X	Performance solution	X
6 Star Sustainability	X		

INSTALLATION INFORMATION
Mechanical services – restricted to solid fuel heaters Sanitary Water supply Water supply – restricted to domestic hot water services

INSTALLATION DETAILS
Installation of new flue on existing wood heater in lounge room. Plumb in hot and cold water to bathroom, plumb in new fixtures that owner supplied. Install new instantaneous gas hot water unit that owner supplied.

APPLIANCE/PRODUCT INFORMATION

DECLARATION

I certify that the above plumbing work complies in all respects with the plumbing laws as defined in Part 12A of the *Building Act 1993*.

The plumbing work was carried out by me or under my supervision			✓
I have inspected and tested the work started by another licensed practitioner. Any necessary further work was carried out by me or under my supervision			
The above compliance certificate details are correct and ready to be lodged with the BPC			✓
I provide this compliance certificate in accordance with 221ZH(2)(a) of the Building Act 1993 initiating the status of a signed document			✓
Compliance Certificate Status	Lodged	Date Lodged	9/07/2025

IMPORTANT NOTE TO PRACTITIONERS

A misstatement of fact, including an omission, is an offence under the *Building Act 1993*.

This Compliance Certificate must be given to the owner/consumer (or if issued to a building practitioner or person other than the owner/consumer), then that person must give it to the consumer within five (5) days of receipt.

IMPORTANT NOTE TO CONSUMERS

Information on this Compliance Certificate has been given to the Building and Plumbing Commission (BPC) in accordance with the *Building Act 1993*. The information also assists the BPC for its statutory functions to monitor and enforce compliance under that Act and for statistical purposes in a way that does not identify consumers. At www.bpc.vic.gov.au you may view the details of this Compliance Certificate by using the Compliance Certificate number and PIN number in the top right corner of this Compliance Certificate, and also view the BPC's Privacy Policy. All work subject to a Compliance Certificate carries insurance to protect the owner/consumer against defective work by a plumbing practitioner. You should retain your Compliance Certificate for six (6) years as evidence of your cover.

Victorian Building Authority trading as Building and Plumbing Commission (78 790 711 883)

Vendor GST Withholding Notice

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

From: Troy Arnold Mapleson and Marina Ann Mapleson,

Property Address: 1 Elizabeth Court, Mirboo North VIC 3871

Lot: 3 Plan of subdivision: 142415

The Purchaser is not required to make a payment under Section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwlth) in relation to the supply of the above property

The above property is either an existing residential premises or commercial residential premises and therefore the purchaser is not required to withhold GST.

Dated: 17 July 2025

Signed for and on behalf of the Vendor: *Sargeants South Gippsland*

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.