

taxes This document is prepared from a precedent intended solely for use by legal practitioners with the knowledge, skill and qualifications required to use the precedent to create a document suitable to meet the vendor's legal obligation to give certain statements and documents to a purchaser before the purchaser signs a contract to purchase the land. This document incorporates the requirements in section 32 of the *Sale of Land Act 1962* as at 1 October 2014.

Vendor Statement

Instructions for completing this document

Words in *italics* are generally for instruction or information only.

Where marked "+" below, the authority of a person signing under a power of attorney, as a director of a corporation or as an agent authorized in writing must be added in the vendor or purchaser's name or signature box. A corporation's ACN or ABN should also be included

Delete as appropriate wherever an asterisk (*) appears. "Nil" may be written in any of the rectangular boxes if appropriate. Additional information may be added to section 13 where there is insufficient space.

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	Unit 2, 23 Hare Street, SHEPPARTON VIC 3630	
+ Vendor's name	TEFER HOLDINGS PTY LTD (ACN 099 511 341) as trustee for GEOFFREY MAUNDER BUSINESS TRUST	Date / /
+ Vendor's signature	GEOFFREY DOUGLAS MAUNDER - DIRECTOR	
+ Purchaser's name		Date / /
+ Purchaser's signature		
+ Purchaser's name		Date / /
+ Purchaser's signature		

Ref: JH:ES:100997

Important information

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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.

(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 knowledge¹, which are not included in item 1.1(a) above; other than any amounts described in this rectangular box.

The Purchaser will become liable for all rates, charges, levies and taxes from the date they possess the Land. The Purchaser may also become liable for State Land Tax dependent upon the use to which the Land is put and other land owned by the Purchaser.

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.

Nil

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

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

¹ Other than GST Payable in accordance with the contract.

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 document/s.

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

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

3.2 **Road Access**

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

3.3 **Designated Bushfire Prone Area**

The land is in a designated bushfire prone area within the meaning of regulations made under 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 Vendor's knowledge, save as attached

4.2 **Agricultural Chemicals**

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

Not applicable

4.3 **Compulsory Acquisition**

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

Not applicable

5. **BUILDING PERMITS**

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

Not applicable

6. **OWNERS CORPORATION**

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

Not applicable

7. **GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")**

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act 1987*.

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 Gas supply Water supply Sewerage Telephone services

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

Not applicable

11. DISCLOSURE OF ENERGY INFORMATION

Not applicable

12. DUE DILIGENCE CHECKLIST

Attached

13. ATTACHMENTS

Due Diligence Checklist
Title Search
Planning Certificate
Planning Property Report
Council Information Statement
Building Approvals Certificate
Water Information Statement
Land Tax Clearance Certificate

Due Diligence Checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

consumer.vic.gov.au/duediligencechecklist

Due Diligence Checklist

What you need to know before buying a residential property

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.

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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

VOLUME 10704 FOLIO 483

Security no : 124110036878C
Produced 25/10/2023 01:58 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 510682B.
PARENT TITLE Volume 10082 Folio 702
Created by instrument PS510682B 07/02/2003

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

TEFER HOLDINGS PTY LTD of 18 KING RICHARD DRIVE SHEPPARTON VIC 3630
AB958546E 22/03/2003

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM568098J 17/02/2016
BENDIGO AND ADELAIDE BANK LTD

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

DIAGRAM LOCATION

SEE PS510682B 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: UNIT 2 23 HARE STREET SHEPPARTON VIC 3630

ADMINISTRATIVE NOTICES

NIL

eCT Control 03500L BENDIGO AND ADELAIDE BANK LTD - SAFE CUSTODY
Effective from 21/07/2017

DOCUMENT END

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PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

975597

APPLICANT'S NAME & ADDRESS

CAMERONS LAWYERS PTY LIMITED C/- INFOTRACK
(FILEPRO) C/- LANDATA

MELBOURNE

VENDOR

TEFER HOLDINGS PTY LTD ACN 099
511 341

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

358119

This certificate is issued for:

LOT 2 PLAN PS510682 ALSO KNOWN AS 2/23 HARE STREET SHEPPARTON
GREATER SHEPPARTON CITY

The land is covered by the:

GREATER SHEPPARTON PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- is within a LAND SUBJECT TO INUNDATION OVERLAY

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

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

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

25 October 2023

Sonya Kilkenny
Minister for Planning

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

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

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

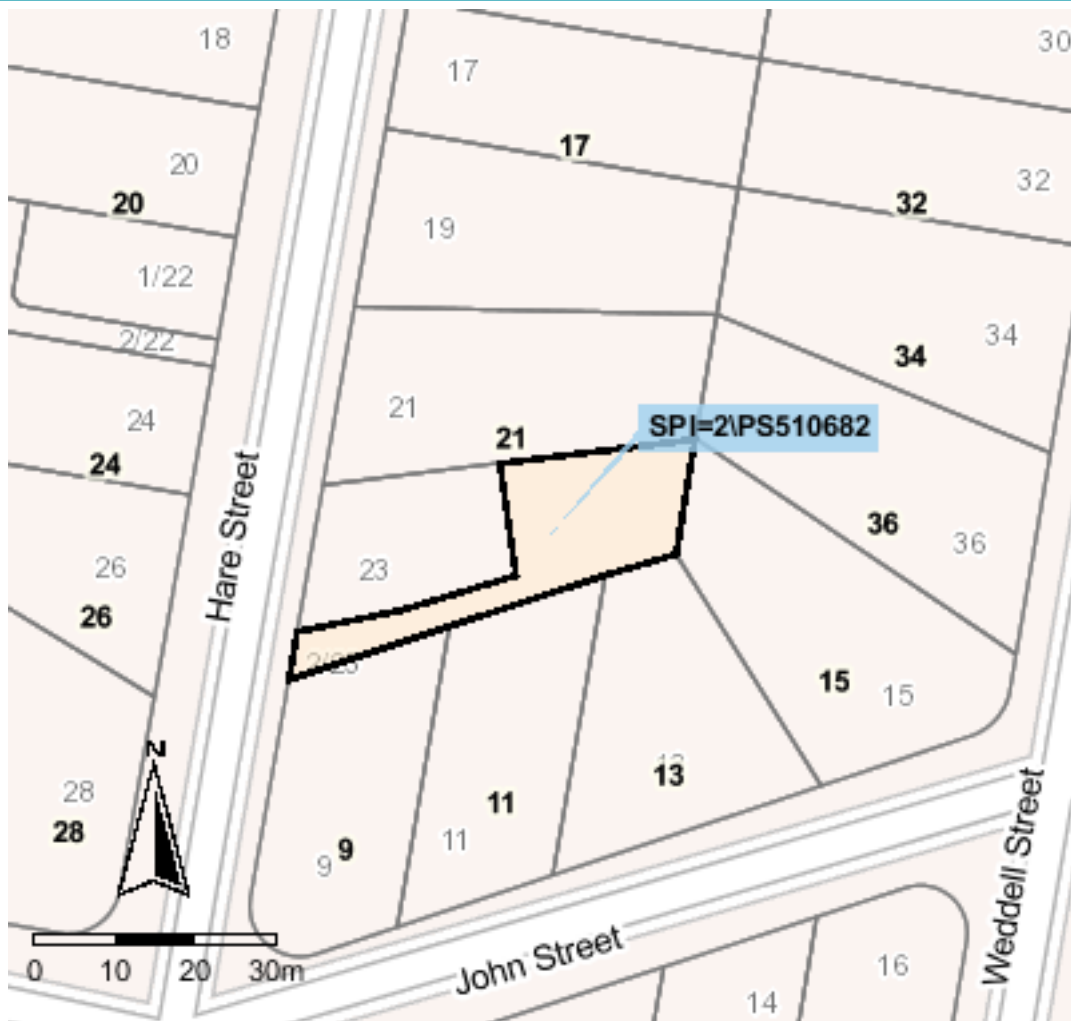
LANDATA@
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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

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

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

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



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Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.

Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

Privacy Statement

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

From www.planning.vic.gov.au at 25 October 2023 02:02 PM

PROPERTY DETAILS

Address: **2/23 HARE STREET SHEPPARTON 3630**
 Lot and Plan Number: **Lot 2 PS510682**
 Standard Parcel Identifier (SPI): **2\PS510682**
 Local Government Area (Council): **GREATER SHEPPARTON**
 Council Property Number: **189997**
 Planning Scheme: **Greater Shepparton**
 Directory Reference: **Vicroads 673 P11**

www.greatershepparton.com.au

[Planning Scheme - Greater Shepparton](#)

UTILITIES

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

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **SHEPPARTON**

OTHER

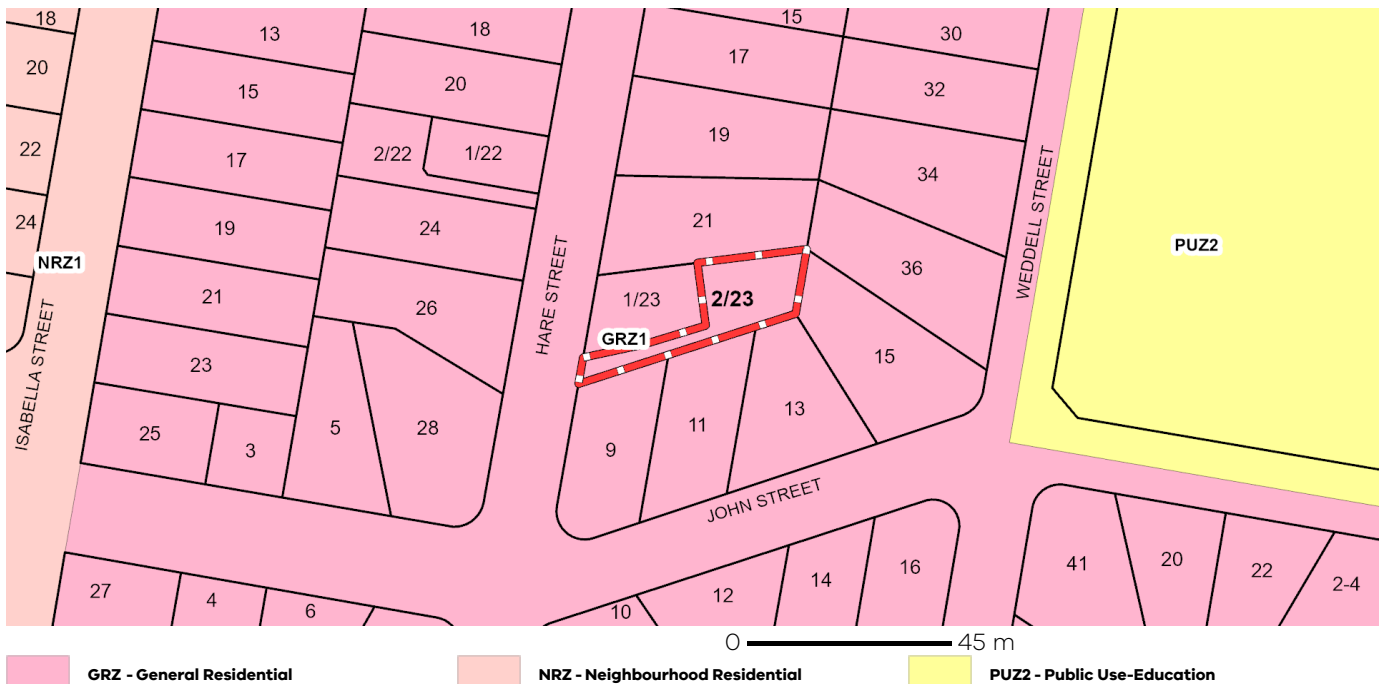
Registered Aboriginal Party: **Yorta Yorta Nation Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)

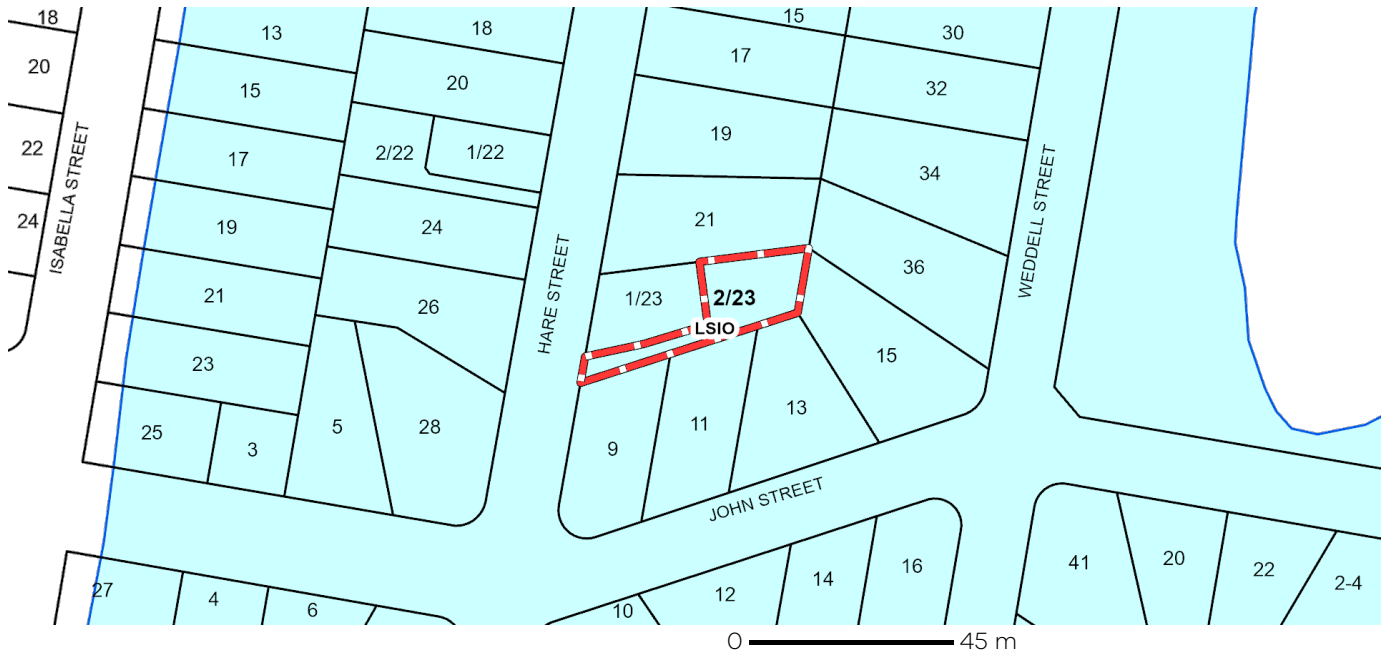


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



 **LSIO - Land Subject to Inundation Overlay**

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

FLOODWAY OVERLAY (FO)



 **FO - Floodway Overlay**

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 19 October 2023.

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 not in a designated bushfire prone area.
No special bushfire construction requirements apply. 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 \(environment.vic.gov.au\)](#)



LAND INFORMATION CERTIFICATE

SECTION 121 LOCAL GOVERNMENT ACT 2020

LOCAL GOVERNMENT (LAND INFORMATION) REGULATIONS 2021

Applicant: Landata
PO Box 500
EAST MELBOURNE VIC 3002

Issue Date: 26-Oct-2023
Certificate No: 60232
Your Ref: 70684291-014-8:67244

Customer Reference Number: 206102
Property Location: 2/23 Hare Street SHEPPARTON VIC 3630
Property Description: Lot 2 PS 510682B Parish of Shepparton
AVPCC: 110.3
Area/Dimensions: 459M2

Statement of rates and charges for the rating period 01/07/2023 to 30/06/2024

Rates and charges are payable by four instalments due
30 September, 30 November, 28 February and 31 May each year

**NOTE: THE PURCHASER MUST PAY ALL OVERDUE RATES AND CHARGES UPON SETTLEMENT
AND ALL CURRENT RATES AND CHARGES BY THE DUE DATE.**

PROPERTY VALUATIONS

Site Value	CIV	Net Annual Value	Level of Value Date	Operative Date
\$151,000	\$378,000	\$18,900	01/01/2023	01/07/2023
(\$) AMOUNT/BALANCE (\$)				
Current Levied				
	<i>General Rate</i>		1,267.50	
	<i>Municipal Charge</i>		195.00	
	<i>Garbage</i>		185.00	
	<i>Organics Charge</i>		113.00	
	Current Total:		1,760.50	1,760.50
Arrears				0.00
Interest (currently 10 per cent per annum)				0.00
Legal Fees				0.00
Other Monies				0.00
Less Pensioner Concession (for current ratepayer only)				0.00
Current Levied	Fire Services Property Levy			142.40
Interest (currently 10 per cent per annum)				0.00
Less Pensioner Concession (for current ratepayer only)				0.00
LESS PAYMENTS RECEIVED				-475.80
TOTAL OUTSTANDING				\$1,427.10

NOTES:



LAND INFORMATION CERTIFICATE

SECTION 121 LOCAL GOVERNMENT ACT 2020

LOCAL GOVERNMENT (LAND INFORMATION) REGULATIONS 2021

CERTIFICATE NUMBER: 60232
CUSTOMER REFERENCE NUMBER: 206102

ISSUE DATE: 26-Oct-2023

OTHER INFORMATION:

- THERE ARE NO MONIES OWED FOR WORKS UNDER THE LOCAL GOVERNMENT ACT 1958;
- THERE IS NO POTENTIAL LIABILITY FOR RATES UNDER THE CULTURAL AND RECREATIONAL LANDS ACT 1963;
- IF THIS PROPERTY IS NON-RATEABLE, THERE IS POTENTIAL LIABILITY FOR THE LAND TO BECOME RATEABLE UNDER SECTION 173 OR 174A OF THE LOCAL GOVERNMENT ACT 1989;
- THERE IS NO OUTSTANDING AMOUNT REQUIRED TO BE PAID FOR RECREATIONAL PURPOSES OR ANY TRANSFER OF LAND REQUIRED TO BE MADE TO THE COUNCIL FOR RECREATIONAL PURPOSES UNDER SECTION 18, OF THE SUBDIVISION ACT 1988 OR THE LOCAL GOVERNMENT ACT 1958;
- THERE ARE NO MONIES OWED UNDER SECTION 227 OF THE LOCAL GOVERNMENT ACT 1989
- THERE ARE NO NOTICES OR ORDERS ON THE LAND WHICH HAVE A CONTINUING APPLICATION UNDER THE LOCAL GOVERNMENT ACT 1958, THE LOCAL GOVERNMENT ACT 1989 OR UNDER A LOCAL LAW OR BY-LAW OF COUNCIL.

PLEASE NOTE

- THIS CERTIFICATE PROVIDES INFORMATION REGARDING VALUATIONS, RATES, CHARGES, OTHER MONIES OWING AND ANY ORDERS AND NOTICES MADE UNDER THE LOCAL GOVERNMENT ACT 1958, LOCAL GOVERNMENT ACT 1989, LOCAL GOVERNMENT ACT 2020 OR UNDER A LOCAL 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 RELEVANT AUTHORITY. A FEE MAY BE CHARGED FOR SUCH INFORMATION.
- THE USE TO WHICH IT IS PROPOSED TO PUT THE PROPERTY MAY BE PROHIBITED BY PLANNING OR BUILDING CONTROLS APPLYING TO THE LOCALITY OR MAY REQUIRE THE CONSENT OR PERMIT OF COUNCIL OR OTHER RESPONSIBLE AUTHORITY. IT IS IN THE PURCHASER'S INTEREST TO UNDERTAKE A PROPER INVESTIGATION OF PERMITTED LAND USE BEFORE THEY COMMIT THEMSELVES TO BUY.
- PAYMENTS MADE FOR RATES AND CHARGES DETAILED ON THIS CERTIFICATE ARE SUBJECT TO CLEARANCE.

I HEREBY CERTIFY THAT THE INFORMATION IN THIS CERTIFICATE IS TRUE AND CORRECT AS AT THE DATE SHOWN. CERTIFICATES ARE VALID FOR THREE (3) MONTHS ONLY. UPDATES WILL NOT BE GIVEN ON EXPIRED CERTIFICATES AND A NEW CERTIFICATE SHOULD BE APPLIED FOR.

Authorised Officer

Greater Shepparton City Council can now accept Notice of Acquisitions and payments electronically.

- Pay via BPAY:
Biller Code: **93625**
Reference number **00206102**
- Notice of Acquisitions can be emailed to:
council@shepparton.vic.gov.au

26 October 2023

Your Ref: 70684291-016-2:67243

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Dear Sir/Madam

In response to your request to particulars of:

- any building approval granted in the preceding 10 years and
- any current certificate, notice or report made under the Act

at the following property:

ADDRESS

2/23 Hare Street SHEPPARTON VIC 3630

TITLE DETAILS

Lot 2 PS 510682B Parish of Shepparton

Registered Owner **Tefer Holdings Pty Ltd**

We provide the following details:

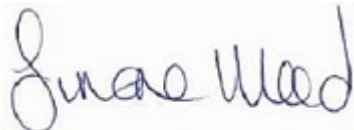
PERMIT DETAILS

Permit No.	Issue Date	Description of Work	Decision
Nil			

NOTICES/ORDERS/OUTSTANDING WORKS

NIL

Information supplied by **Simone Wood**



per Building Surveyor

Building Regulations 2018

Regulations 147A Safety Requirement for Swimming Pools

The regulation applies to any swimming pool or spa on an allotment containing a Class 1, 2, 3, or 10 building or a class 4 part of a building and capable of containing a depth of water exceeding 300mm.

Suitable barriers must be provided to restrict children under the age of 5 years from gaining access to the part of the allotment or building containing the swimming pool.

Regulation 147L and 147M Registration requirements of swimming pools and spas

An application for registration of a swimming pool or spa must be made under these regulations.

Regulation 145 Self Contained Smoke Alarms

Self contained smoke alarms complying with Code AS 3786-1993 must be installed in each dwelling or sole occupancy unit in appropriate locations in accordance with Practice Note 2006-27 issued by the Building Commission in May 2006.

Regulation 145 – Hard wired smoke alarms or detection system.

Hard-wired smoke alarms or detection systems are required to be installed in class 9a building that is a residential care building and a class 1b or 3 building for which a building approval or building permit was granted before 1 August 1997.

Smoke alarms complying with AS 3786-1993 smoke alarms or smoke detection system complying with AS 1670.1-2004 fire detection, warning, control and intercom systems must be installed in accordance with Practice Note 2006-27 issued by the Building Commission in May 2006.

Regulation 279 Schedule 8 for Buildings and Building works.

A Building permit is required for all works unless exempt under schedule 8 of the Regulations. These exemptions are based on the scope of works rather than on the cost of works. The previous exemption of \$5000 under the Building Regulations 1994 are no longer applicable.



ABN 84 578 076 056
Tel: 1300 360 007
Fax: (03) 5831 1467

mail@gvwater.vic.gov.au
www.gvwater.vic.gov.au

Goulburn Valley Region Water Corporation
104-110 Fryers Street
Shepparton, Victoria 3630

**P.O. Box 185, Shepparton 3632
DX 63036 Shepparton**

Secure Electronic Registries Vic P/L ATFT
Secure Electronic Registries Vic Trust
Locked Bag 20005
MELBOURNE VIC 3001

Your Ref: 70684291-025-4
Statement No: 247827
Account No: 31-0649-0095-01-3
Date: 27-Oct-2023

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 Corporation considers relevant for the property known as:

Unit 2, 23 Hare St, Shepparton VIC 3630

Title(s):

Lot 2, Plan of Sub-division 510682B, Volume 10704, Folio 483, Parish of Shepparton

Owner(s):

Tefer Holdings Pty Ltd

Purchaser(s):

No purchaser listed on application.

Account Calculation:

Fees and Charges (including interest)	\$0.00
Scheme Arrears	\$0.00

Total Amount in Arrears at Date of Issue:	\$0.00
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Service Charges & Estimated Consumption to: (from page 2)	\$92.64
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Total Amount:	\$92.64
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Goulburn Valley Water would like to remind conveyancers that they are obligated under the Water Act to notify Water Authorities on change of ownership. This is not automatically done via PEXA.

Electronic Payment Option:

Make this payment via internet or phone banking.



Bill Code: 39420 Ref: 3106 4900 9501 3

Statement No: 247827
Account No: 31-0649-0095-01
Property Address: Unit 2, 23 Hare St, Shepparton VIC 3630

Details for Services provided and their tariffs:

METERED SERVICE: 63178 (20mm) Meter Number: 02B02084DC

Sewerage Service Fee: From 11/09/23 To 03/11/23 = 53 days @ 126.20¢ per day = \$66.89

Water Service Fee: From 11/09/23 To 03/11/23 = 53 days @ 48.59¢ per day = \$25.75

Note:

This Statement is valid for 120 days only from the date of issue. Within the valid timeframe, please obtain an update prior to settlement to avoid overpayment.

Consumption charges to the date specified is an ESTIMATION ONLY. A Special Meter Reading certificate may be applied for to obtain accurate consumption charges for property settlement adjustment - standard fees apply. Consumption charges are not applicable to unconnected services.

This property is occupied by TENANTS who are currently paying for water consumption and therefore estimated consumption has not been included."

Orders and Notices:

There are no Orders and Notices applicable to this property

Comments:

There are no Comments applicable to this property

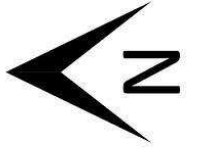
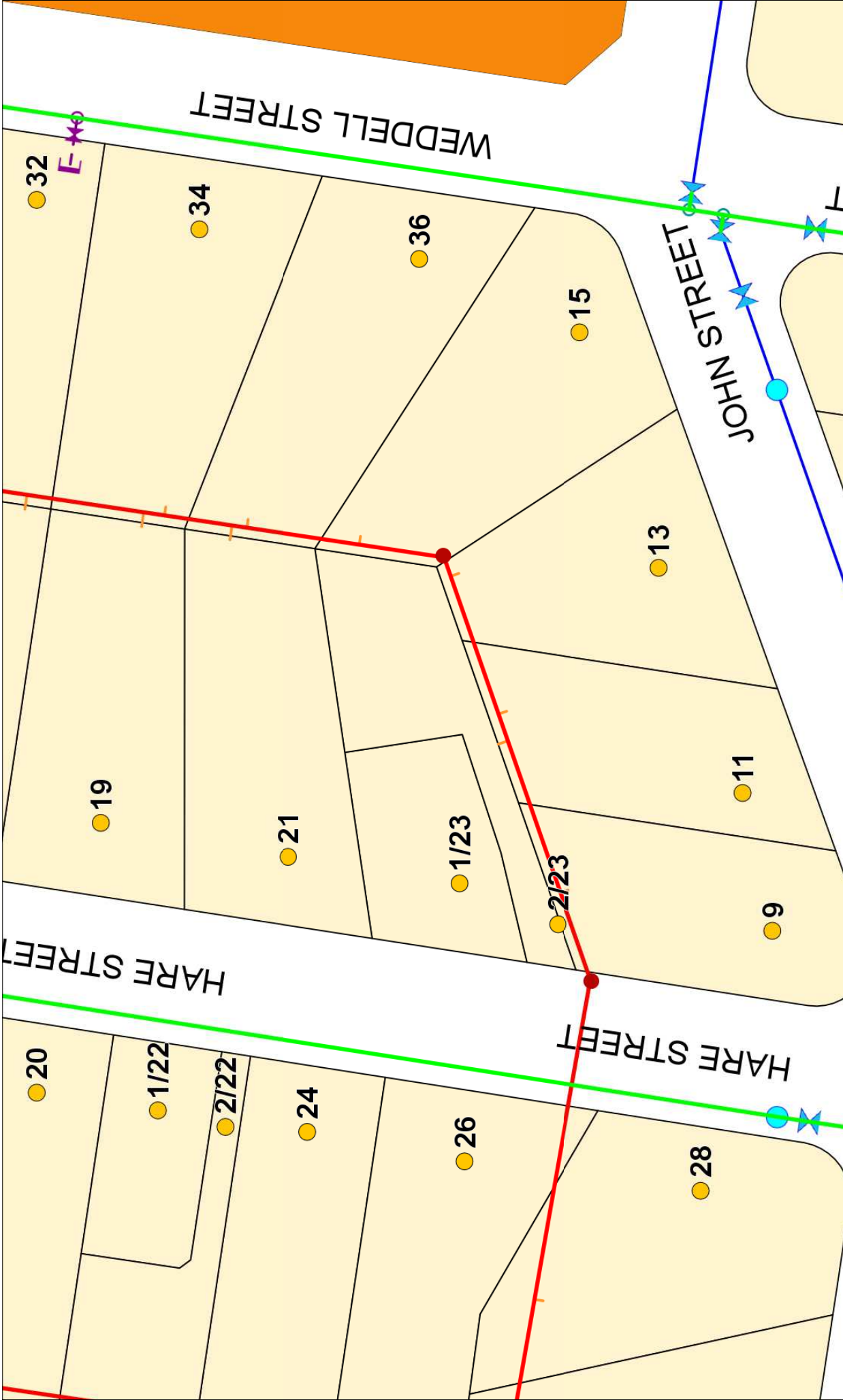
A financial update for this information statement can now be accessed via -

https://goulburnvalleywater.formstack.com/forms/information_statement_update

I hereby certify that the above Statement is correct.



Laurienne Winbanks
Manager - Retail Customers and Billing



27/10/2023

Scale 1:607

Unit 2, 23 Hare Street Shepparton

Goulburn Valley Water provides this information with the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user. While every effort has been made to ensure the accuracy, correctness and timeliness of the data, Goulburn Valley Water assumes no responsibility for errors or omissions.

Property Clearance Certificate

Land Tax



INFOTRACK / CAMERONS LAWYERS PTY LIMITED

Your Reference: 100997
Certificate No: 67393979
Issue Date: 25 OCT 2023
Enquiries: ESYSPROD

Land Address: UNIT 2, 23 HARE STREET SHEPPARTON VIC 3630

Land Id	Lot	Plan	Volume	Folio	Tax Payable
30254322	2	510682	10704	483	\$0.00

Vendor: TEFER HOLDINGS PTY LTD ACN 099 511 341

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
G & T MAUNDER BUSINESS TRUST	2023	\$126,000	\$0.00	\$0.00	\$0.00

Comments:

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
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Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE: \$346,000

SITE VALUE: \$126,000

CURRENT LAND TAX CHARGE: \$0.00

Notes to Certificate - Land Tax

Certificate No: 67393979

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 cannot exceed the amount set out in the certificate, described as the "Current 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.

General information

6. 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.
7. 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 = \$0.00

Taxable Value = \$126,000

Calculated as \$0 plus (\$126,000 - \$0) multiplied by 0.000 cents.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 67393979

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: 67393979

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

Windfall Gains Tax



INFOTRACK / CAMERONS LAWYERS PTY LIMITED

Your Reference: 100997

Certificate No: 67393979

Issue Date: 25 OCT 2023

Land Address: UNIT 2, 23 HARE STREET SHEPPARTON VIC 3630

Lot	Plan	Volume	Folio
2	510682	10704	483

Vendor: TEFER HOLDINGS PTY LTD ACN 099 511 341

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.

A handwritten signature in black ink, appearing to read "Paul Broderick".

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:

\$0.00

Notes to Certificate - Windfall Gains Tax

Certificate No: 67393979

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 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.

General information

8. 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.
9. 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.
10. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

BPAY



Biller Code: 416073
Ref: 67393975

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: 67393975

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

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

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