

Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act* 1962.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land

9,11,13 Elizabeth Street, Mooroopna 3629

Vendor's name

Jeffrey Allan Kinder as Executor of the Estate of Neville Stanley Kinder
deceased

Date
/ /

**Vendor's
signature**

Vendor's name

Ian Neville Kinder as Executor of the Estate of Neville Stanley Kinder
deceased

Date
/ /

**Vendor's
signature**

**Purchaser's
name**

Date
/ /

**Purchaser's
signature**

**Purchaser's
name**

Date
/ /

**Purchaser's
signature**

1 FINANCIAL MATTERS

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

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

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

NIL

To

THE VENDORS KNOWLEDGE, SAVE AS FOR RATES

Other particulars (including dates and times of payments):

NOT APPLICABLE

1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

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

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

2 INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3 LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Not Applicable.

3.2. Road Access

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

☐

3.3. Designated Bushfire Prone Area

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

☒

3.4. Planning Scheme

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:

Not Applicable.

4.2. Agricultural Chemicals

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

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")

Not Applicable.

8 SERVICES

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

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

Attached are copies of the following documents:

9.1 (a) **Registered Title**

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

10 SUBDIVISION

10.1. Unregistered Subdivision

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

Not Applicable.

10.2. Staged Subdivision

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

Not Applicable.

10.3. Further Plan of Subdivision

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

Not Applicable.

11 DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12 DUE DILIGENCE CHECKLIST

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

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

13 ATTACHMENTS

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

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

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

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Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

(04/10/2016)

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

Page 1 of 1

VOLUME 04472 FOLIO 313

Security no : 124124327055A
Produced 09/05/2025 03:09 PM

LAND DESCRIPTION

Lot 1 on Title Plan 340302X.
PARENT TITLE Volume 01404 Folio 681
Created by instrument 1007203 01/08/1921

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JEFFREY ALLAN KINDER of 11 NORTH STREET MARUNGI VIC 3634
IAN NEVILLE KINDER of UNIT 201 1639 MALVERN ROAD GLEN IRIS VIC 3146
Executor(s) of NEVILLE STANLEY KINDER deceased
AY571697M 07/11/2024

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP340302X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 9-13 ELIZABETH STREET MOOROPNA VIC 3629

ADMINISTRATIVE NOTICES

NIL

eCT Control 25517T FARAM RITCHIE DAVIES
Effective from 07/11/2024

DOCUMENT END

Imaged Document Cover Sheet

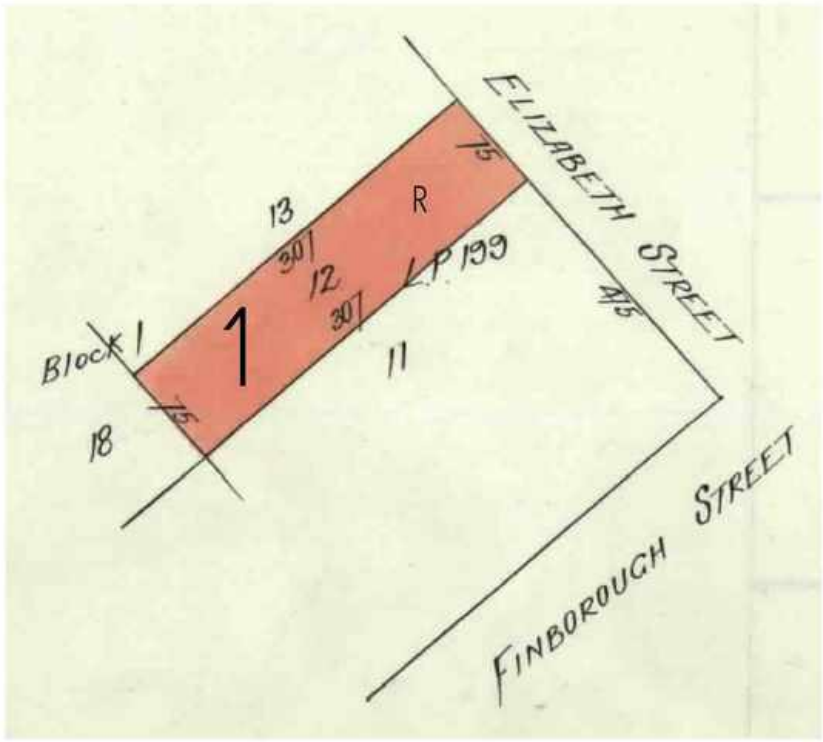
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Document Type	Plan
Document Identification	TP340302X
Number of Pages (excluding this cover sheet)	1
Document Assembled	09/05/2025 15:09

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TITLE PLAN		EDITION 1	TP 340302X						
Location of Land Parish: MOOROOPNA Township: Section: Crown Allotment: 1(PT) Crown Portion: Last Plan Reference: LP199 Derived From: VOL 4472 FOL 313 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information <i>All that piece of Land, delineated and coloured red on the map in the margin being ^ part of Crown Allotment One Parish of Mooroopna County of Rodney Together with a right of carriage way over the roads shewn on said Plan of Subdivision</i>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 15/10/2003 VERIFIED: CP							
		COLOUR CODE R=RED							
									
<table border="1"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = LOT 12 BLOCK 1 ON LP199</td></tr></tbody></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 12 BLOCK 1 ON LP199	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = LOT 12 BLOCK 1 ON LP199									
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						

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

Page 1 of 1

VOLUME 06889 FOLIO 648

Security no : 124124327053B
Produced 09/05/2025 03:09 PM

LAND DESCRIPTION

Lot 13 Block 1 on Plan of Subdivision 000199.
PARENT TITLE Volume 03002 Folio 208
Created by instrument 2013481 27/06/1946

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

JEFFREY ALLAN KINDER of 11 NORTH STREET MARUNGI VIC 3634
IAN NEVILLE KINDER of UNIT 201 1639 MALVERN ROAD GLEN IRIS VIC 3146
Executor(s) of NEVILLE STANLEY KINDER deceased
AY571697M 07/11/2024

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP000199 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 9-13 ELIZABETH STREET MOOROPNA VIC 3629

ADMINISTRATIVE NOTICES

NIL

eCT Control 25517T FARAM RITCHIE DAVIES
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DOCUMENT END

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

Page 1 of 1

VOLUME 02445 FOLIO 912

Security no : 124124327056Y
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LAND DESCRIPTION

Lot 14 Block 1 on Plan of Subdivision 000199.
PARENT TITLE Volume 00175 Folio 897
Created by instrument C969586 21/12/1967

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

JEFFREY ALLAN KINDER of 11 NORTH STREET MARUNGI VIC 3634
IAN NEVILLE KINDER of UNIT 201 1639 MALVERN ROAD GLEN IRIS VIC 3146
Executor(s) of NEVILLE STANLEY KINDER deceased
AY571697M 07/11/2024

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DIAGRAM LOCATION

SEE LP000199 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 9-13 ELIZABETH STREET MOOROPNA VIC 3629

ADMINISTRATIVE NOTICES

NIL

eCT Control 25517T FARAM RITCHIE DAVIES
Effective from 07/11/2024

DOCUMENT END

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TOWN OF

MOORROOPNA

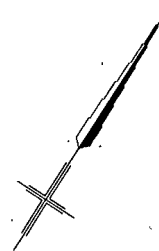
LIST OF MODIFICATIONS

LIST OF MODIFICATIONS				
LAND	MODIFICATION	DEALING No:	A.R.T.	NEW EDN
BLOCKS III, IV & LOTS 14-22 OF BLOCK V	LOTS EXCISED	AP.13415 SEC.233	AD	1
ROAD	NAME CHANGE	GOV.GAZ.1969 P.2490	AD	1

the Property of

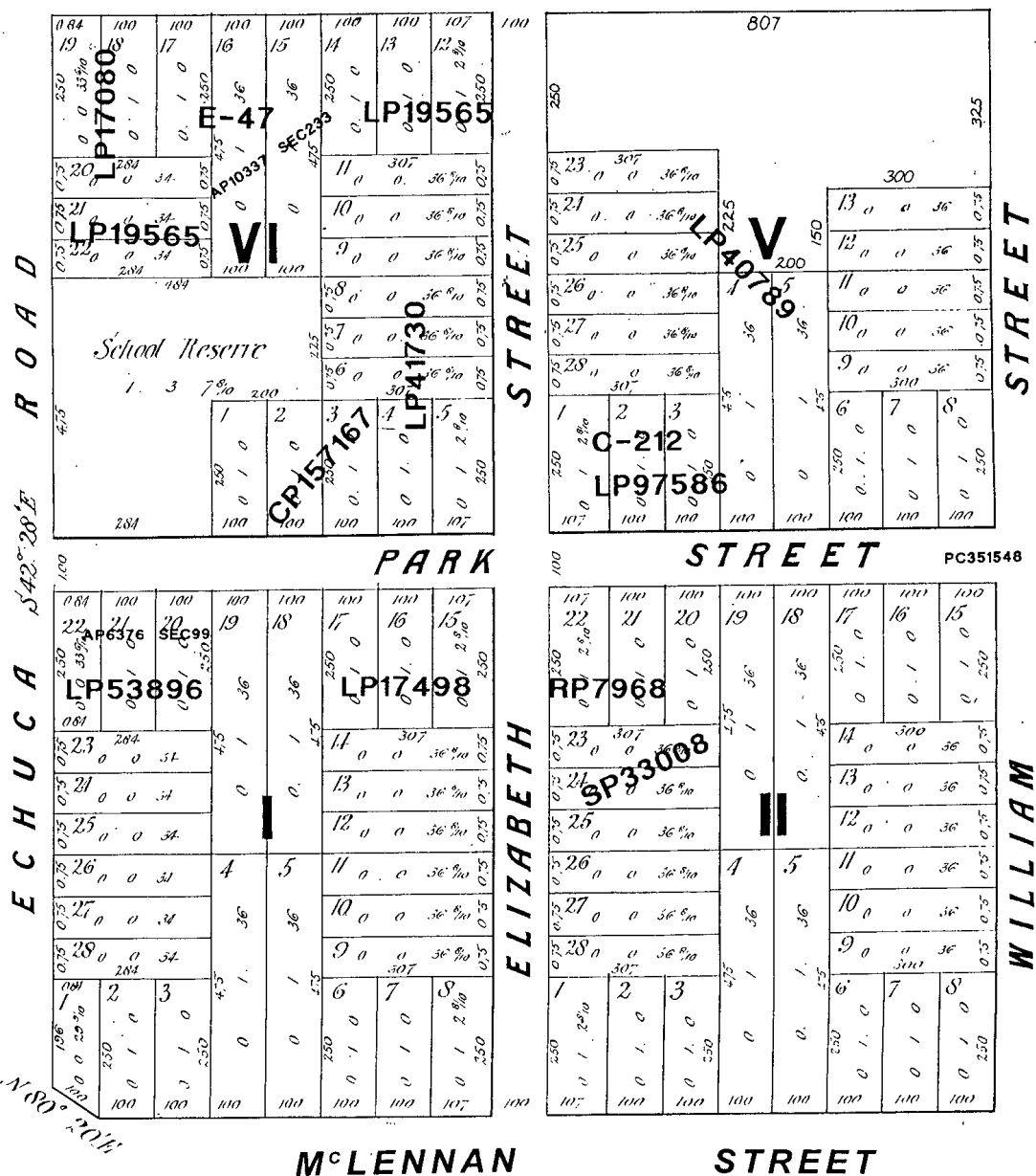
W.S. ARCHER ESQ

Scale. 2 Chains to an Inch



ANN

STREET





LAND INFORMATION CERTIFICATE

SECTION 121 LOCAL GOVERNMENT ACT 2020

LOCAL GOVERNMENT (LAND INFORMATION) REGULATIONS 2021

GREATER
SHEPPARTON

Applicant: Landata
PO Box 500
EAST MELBOURNE VIC 3002

Issue Date: 12-May-2025
Certificate No: 64765
Your Ref: 76726194-025-3:81856

Customer Reference Number:	061051
Property Location:	9-13 Elizabeth Street MOOROOPNA VIC 3629
Property Description:	Lot 1 TP 340302X, Lots 13 & 14 LP 1991 Parish of Mooroopna
AVPCC:	110.3
Area/Dimensions:	2796M2

Statement of rates and charges for the rating period 01/07/2024 to 30/06/2025

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
\$455,000	\$650,000	\$32,500	01/01/2024	01/07/2024

(\$) AMOUNT/BALANCE (\$)

Current Levied

General Rate	2,209.40
Municipal Charge	195.00
Garbage	289.00
Organics Charge	143.00
Recycling	65.00
Glass	32.00

Current Total:	2,933.40	2,933.40
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Arrears	0.00
Interest (currently 10 per cent per annum)	0.95
Legal Fees	0.00
Other Monies	0.00
Less Pensioner Concession (for current ratepayer only)	-259.50
Current Levied Fire Services Property Levy	188.55
Interest (currently 10 per cent per annum)	0.00
Less Pensioner Concession (for current ratepayer only)	-50.00

LESS PAYMENTS RECEIVED -2,110.30

TOTAL OUTSTANDING \$703.10

NOTES:

This is a multiple lot property, the sum shown represents rates for the whole property.



LAND INFORMATION CERTIFICATE

SECTION 121 LOCAL GOVERNMENT ACT 2020

LOCAL GOVERNMENT (LAND INFORMATION) REGULATIONS 2021

CERTIFICATE NUMBER: 64765
CUSTOMER REFERENCE NUMBER: 061051

ISSUE DATE: 12-May-2025

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 **00061051**
- Notice of Acquisitions can be emailed to:
council@shepparton.vic.gov.au

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1137062

APPLICANT'S NAME & ADDRESS

FARAM RITCHIE DAVIES C/- INFOTRACK (LEAP) C/-
LANDATA
DOCKLANDS

VENDOR

KINDER, JEFFREY ALLAN

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

4586

This certificate is issued for:

LOT 1 PLAN TP340302 ALSO KNOWN AS 9 - 13 ELIZABETH STREET MOOROPNA
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 NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1
- is within a FLOODWAY OVERLAY
- and a LAND SUBJECT TO INUNDATION OVERLAY
- and a SPECIFIC CONTROLS OVERLAY - SCHEDULE 3

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/>

09 May 2025

Sonya Kilkenny
Minister for Planning

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

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

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

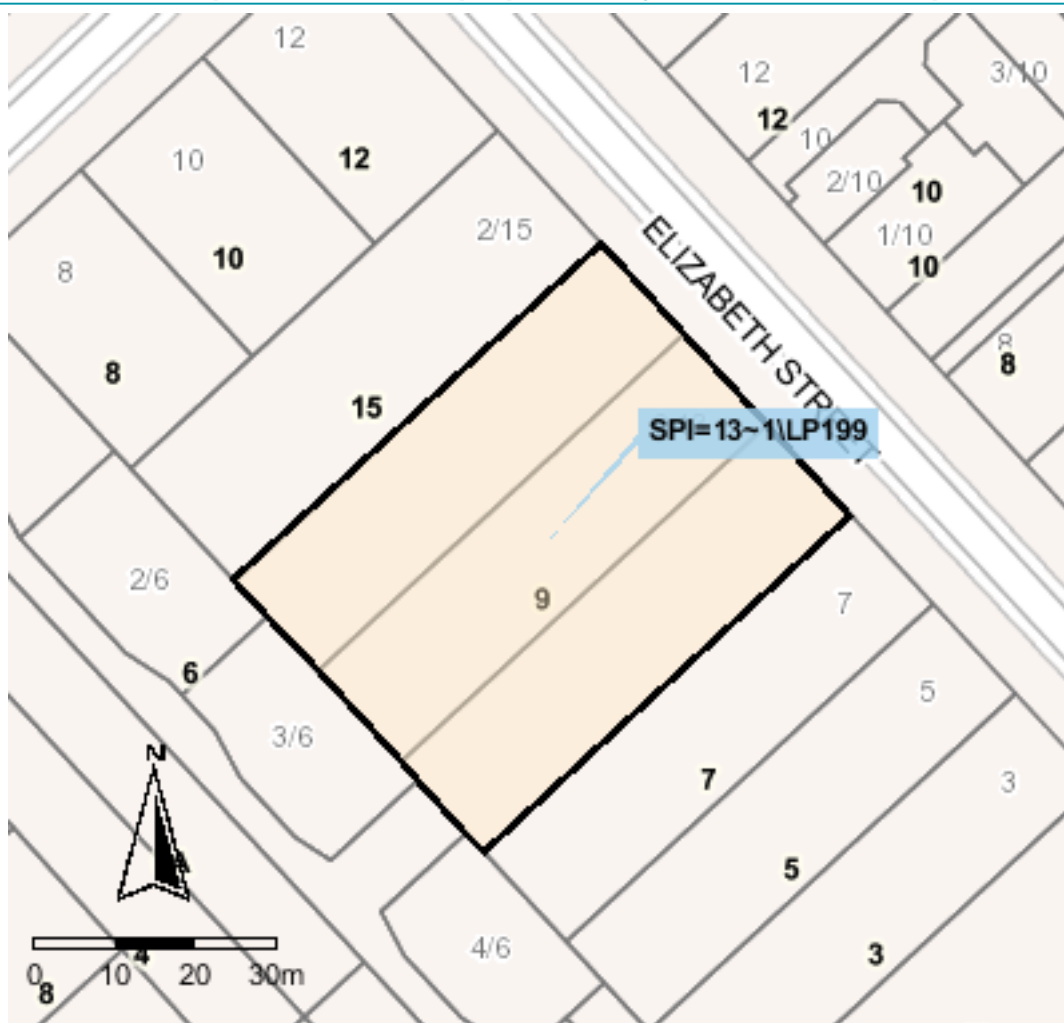
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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

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

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

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



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Choose the authoritative Planning Certificate

Why rely on anything less?

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

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

Privacy Statement

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

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 09 May 2025 10:48 AM

PROPERTY DETAILS

Address: **9-13 ELIZABETH STREET MOOROOPNA 3629**

Lot and Plan Number: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

Local Government Area (Council): **GREATER SHEPPARTON**

www.greatershepparton.com.au

Council Property Number: **175492**

Planning Scheme: **Greater Shepparton**

[Planning Scheme - Greater Shepparton](#)

Directory Reference: **Vicroads 672 H11**

This property has 3 parcels. For full parcel details get the free Property report at [Property Reports](#)

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

[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)

[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1 \(NRZ1\)](#)



C1Z - Commercial 1 **FZ - Farming** **NRZ - Neighbourhood Residential**
PUZ2 - Public Use-Education **TRZ2 - Principal Road Network** **UFZ - Urban Floodway**

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

Planning Overlays

[FLOODWAY OVERLAY \(FO\)](#)

[FLOODWAY OVERLAY SCHEDULE \(FO\)](#)



[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE \(LSIO\)](#)



Planning Overlays

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)

[SPECIFIC CONTROLS OVERLAY - PS MAP REF SCO3 SCHEDULE \(SCO3\)](#)



OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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

[HERITAGE OVERLAY \(HO\)](#)



Further Planning Information

Planning scheme data last updated on 08 May 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 \(environment.vic.gov.au\)](#)



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: 76726194-036-9
Statement No: 265943
Account No: 24-0458-0050-01-9
Date: 15-May-2025

Information Statement

Water Act 1989. Section 158

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

9-13 Elizabeth St, Mooroopna VIC 3629

Title(s):

Lot 13 Block 1, Plan of Sub-division 199, Volume 6889, Folio 648, Parish of Mooroopna
Lot 14 Block 1, Plan of Sub-division 199, Volume 2445, Folio 912, Parish of Mooroopna
Lot 1, Title Plan 340302X, Volume 4472, Folio 313, Parish of Mooroopna

Owner(s):

Kinder, Neville Stanley (Estate Of)

Purchaser(s):

No purchaser 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)	\$108.20
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Total Amount:	\$108.20
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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.



Billers Code: 39420
Ref: 2404 5800 5001 9

Statement No: 265943
Account No: 24-0458-0050-01
Property Address: 9-13 Elizabeth St, Mooroopna VIC 3629

Details for Services provided and their tariffs:

METERED SERVICE: 29292 (20mm) Meter Number: 19W011289

Sewerage Service Fee: From 09/04/25 To 21/05/25 = 42 days @ 131.82¢ per day = \$55.36

Water Service Fee: From 09/04/25 To 21/05/25 = 42 days @ 50.75¢ per day = \$21.32

Water volume: Est. Read 0 (21/05/25) - Prev. Read 0 (09/04/25) = 0 kL

Water volume charged: 0.000 kL = 0.000 kL

Water volume charge(2024-25): 0.000 kL @ 127.51¢ per kL = \$0.00

METERED SERVICE: 29396 (20mm) Meter Number: 11W168744

Water Service Fee: From 09/04/25 To 21/05/25 = 42 days @ 50.75¢ per day = \$21.32

Water volume: Est. Read 3607 (21/05/25) - Prev. Read 3599 (09/04/25) = 8 kL

Water volume charged: 8.000 kL = 8.000 kL

Water volume charge(2024-25): 8.000 kL @ 127.51¢ per kL = \$10.20

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.

Orders and Notices:

There are no Orders and Notices applicable to this property

Comments:

This property is serviced by two meters.

Meter Number #19W011289 is located at Lot 14 Block 1 PS 199.

Meter Number #11W168744 is located at Lot 1 TP340302X.

Please note that Lot 1 TP340302X, Lot 13 Block 1 PS199 & Lot 14 Block 1 PS 199 may be rated separately by Goulburn Valley Water in the future depending on availability of services.

Additional charges may apply to these properties, for further information please contact the Corporations Technical Customer Services department on (03) 5832 4640.

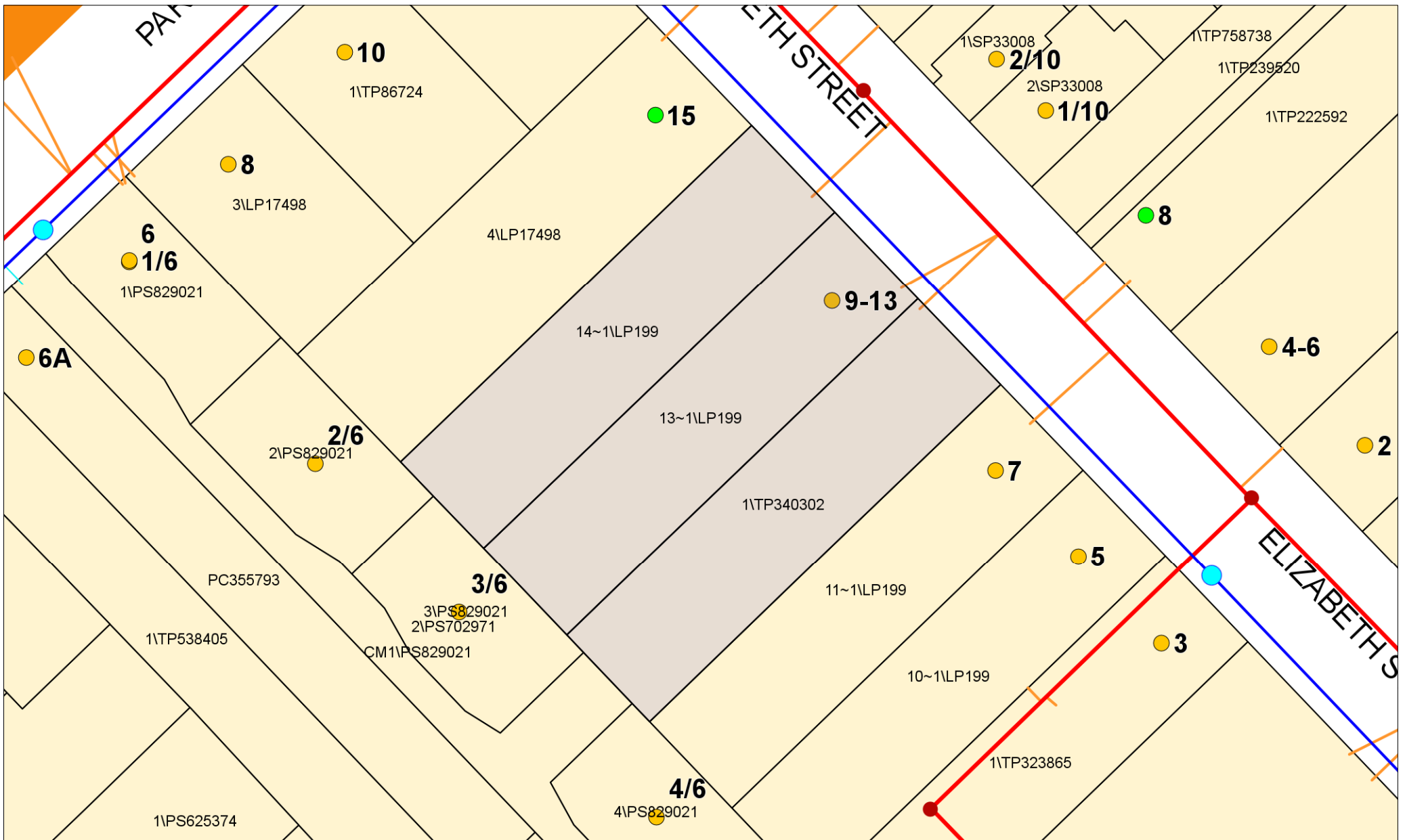
A financial update for this information statement can now be accessed via -

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

I hereby certify that the above Statement is correct.



Laurienne Winbanks
Manager - Retail Customers and Billing



9-13 Elizabeth St, Mooroopna

14/5/2025

Scale 1:650

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 / FARAM RITCHIE DAVIES

Your Reference:	40008
Certificate No:	90662496
Issue Date:	12 MAY 2025
Enquiries:	LXO1

Land Address: 9 -13 ELIZABETH STREET MOOROOPNA VIC 3629

Land Id	Lot	Plan	Volume	Folio	Tax Payable
REFER TO ATTACHMENT					

Vendor: IAN NEVILLE KINDER & JEFFREY ALLAN KINDER
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
REFER TO ATTACHMENT				

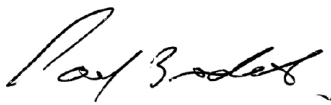
Comments: Refer to attachment

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

Comments: Refer to attachment

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):	\$650,000
SITE VALUE (SV):	\$455,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 90662496

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 = \$1,815.00

Taxable Value = \$455,000

Calculated as \$1,350 plus (\$455,000 - \$300,000) multiplied by 0.300 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$6,500.00

Taxable Value = \$650,000

Calculated as \$650,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 90662496

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: 90662496

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

Land Tax

Certificate No: 90662496

Land Address: 9 -13 ELIZABETH STREET MOOROOPNA VIC 3629

Land Id	Lot	Plan	Volume	Folio	Tax Payable
46117944	1	340302	4472	313	\$0.00
	13	199	6889	648	

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR NEVILLE STANLEY KINDER	2025	\$158,333	\$0.00	\$0.00	\$0.00

Comments: This certificate includes ; EXTRA VOL/FOL: 2445/912; TRIMMED LOT/PLAN: 13/199;14/199; Property is exempt: LTX Contiguous principal place of residence.

Vacant Residential Land Tax Details	Year	Taxable Value	Tax Liability	Penalty/Interest	Total
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Comments:

Current Land Tax Charge: 46117944 \$0.00

Land Address: 9 -13 ELIZABETH STREET MOOROOPNA VIC 3629

Land Id	Lot	Plan	Volume	Folio	Tax Payable
46117952	1	340302	4472	313	\$0.00
	13	199	6889	648	

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR NEVILLE STANLEY KINDER	2025	\$296,667	\$0.00	\$0.00	\$0.00

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

Vacant Residential Land Tax Details	Year	Taxable Value	Tax Liability	Penalty/Interest	Total
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Comments:

Current Land Tax Charge: 46117952 \$0.00

Total: \$0.00

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / FARAM RITCHIE DAVIES

Your Reference: 40008

Certificate No: 90662496

Issue Date: 12 MAY 2025

Enquires: LXO1

Land Address: 9 -13 ELIZABETH STREET MOOROOPNA VIC 3629

Land Id	Lot	Plan	Volume	Folio	Tax Payable
46117944	1	340302	4472	313	\$0.00
	13	199	6889	648	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
N/A	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.	

Land Address: 9 -13 ELIZABETH STREET MOOROOPNA VIC 3629

Land Id	Lot	Plan	Volume	Folio	Tax Payable
46117952	1	340302	4472	313	\$0.00
	13	199	6889	648	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
110.3	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.	

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE: \$650,000

SITE VALUE: \$455,000

CURRENT CIPT CHARGE: \$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 90662496

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 / FARAM RITCHIE DAVIES

Your Reference:	40008
Certificate No:	90662496
Issue Date:	12 MAY 2025

Land Address: 9 -13 ELIZABETH STREET MOOROOPNA VIC 3629

Lot	Plan	Volume	Folio
1	340302	4472	313
13	199	6889	648

Vendor: IAN NEVILLE KINDER & JEFFREY ALLAN KINDER
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: 90662496

Power to issue Certificate

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

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
- Windfall gains tax that is due and unpaid, including any penalty tax and interest
 - Windfall gains tax that is deferred, including any accrued deferral interest
 - Windfall gains tax that has been assessed but is not yet due
 - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
 - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

7. Despite the issue of a Certificate, the Commissioner may recover a windfall gains tax liability from a vendor, including any amount identified on this Certificate.



Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
- The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

<div><div><div>BPAY</div><div></div><div>Billers Code: 416073 Ref: 90662495</div></div><div><div>Telephone & Internet Banking - BPAY®</div><div>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</div><div>www.bpay.com.au</div></div></div>	<div><div><div>CARD</div><div></div><div>Ref: 90662495</div></div><div><div>Visa or Mastercard</div><div>Pay via our website or phone 13 21 61. A card payment fee applies.</div><div>sro.vic.gov.au/payment-options</div></div></div>	<div><div><div>Important payment information</div><div>Windfall gains tax payments must be made using only these specific payment references.</div><div>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</div></div></div>
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**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Faram Ritchie Davies C/- InfoTrack (LEAP)
135 King St
SYDNEY 2000
AUSTRALIA

Client Reference: 4586

NO PROPOSALS. As at the 9th May 2025, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

9-13 ELIZABETH STREET, MOOROOPNA 3629
CITY OF GREATER SHEPPARTON

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 9th May 2025

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 76726194 - 76726194150722 '4586'