

STATEMENT PURSUANT TO SECTION 32 OF THE SALE OF LAND ACT 1962

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	560 NORTH BOUNDARY ROAD, DUNKELD VIC 3294
-------------	---

Vendor's name	John Ernest Guyatt Robertson	Date	/ /
Vendor's signature	_____		
Vendor's name	Wykeham Super Pty Ltd	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

Not Applicable

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

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:

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 within the meaning of regulations made under section 192A of the *Building Act* 1993 if the square box is marked with an 'X'

3.4 Planning Scheme

The required specified information is as follows:

- | | |
|-----------------------------------|------------------------------------|
| (a) Name of planning scheme | Southern Grampians Planning Scheme |
| (b) Name of responsible authority | Souther Grampians |
| (c) Zoning of the land | Farming Zone |

(d) Name of planning overlay Bushfire Management Overlay, Environmental Significance Overlay, Significant Landscape Overlay, and Vegetation Protection Overlay.

3.5 Area of Aboriginal Cultural Heritage Sensitivity

The land is in an Area of Aboriginal Cultural Heritage Sensitivity.

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:

NIL

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:

NIL

4.4 Additional Property Information

None to the vendor's knowledge

5. BUILDING PERMITS

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

Not Applicable

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

SERVICES

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

Services in relation to the main homestead located on CT Volume 10109 Folio 576, being CA 1 Section E Parish of Bunnugal				
Electricity supply <input type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input checked="" type="checkbox"/> (Tank Water only)	Sewerage <input checked="" type="checkbox"/> (Septic Tank only)	Telephone services <input type="checkbox"/>
Services in relation to the other Certificates of Title excluding the main homestead above				
Electricity supply <input checked="" type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input checked="" type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>

9. TITLE

Attached are copies of the following documents:

- 9.1 (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable

10.2 Staged Subdivision

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

- (a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:
NIL
- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:
NIL
- (d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:
NIL

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 2000m²; (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.)

Is attached

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)

Due Diligence Checklist

Registered Title Search Volume 12227 Folio 998

Plan of Subdivision PS839344N

Registered Title Search Volume 9344 Folio 178

Title Plan TP583651N

Registered Title Search Volume 10486 Folio 652

Plan of Subdivision PS428762L

Registered Title Search Volume 10108 Folio 576

Title Plan TP 063753F

Planning Reports

Council Rates and Land Information Certificates

Land Tax Certificate

VicRoads Certificate

EPA Certificate

Department of Environment, Land, Water and Planning: Catchment and Land Protection Certificate.

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

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

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

VOLUME 12227 FOLIO 998

Security no : 124096469549X
Produced 29/03/2022 12:56 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 839344N.
PARENT TITLE Volume 09120 Folio 381
Created by instrument PS839344N 19/06/2020

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
WYKEHAM SUPER PTY LTD of LEVEL 2 10 MOORABOOL STREET GEELONG VIC 3220
AU164864A 23/03/2021

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 PS839344N 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: 476 MAHONEYS LANE DUNKELD VIC 3294

ADMINISTRATIVE NOTICES

NIL

eCT Control 18776H HARWOOD ANDREWS
Effective from 23/03/2021

DOCUMENT END

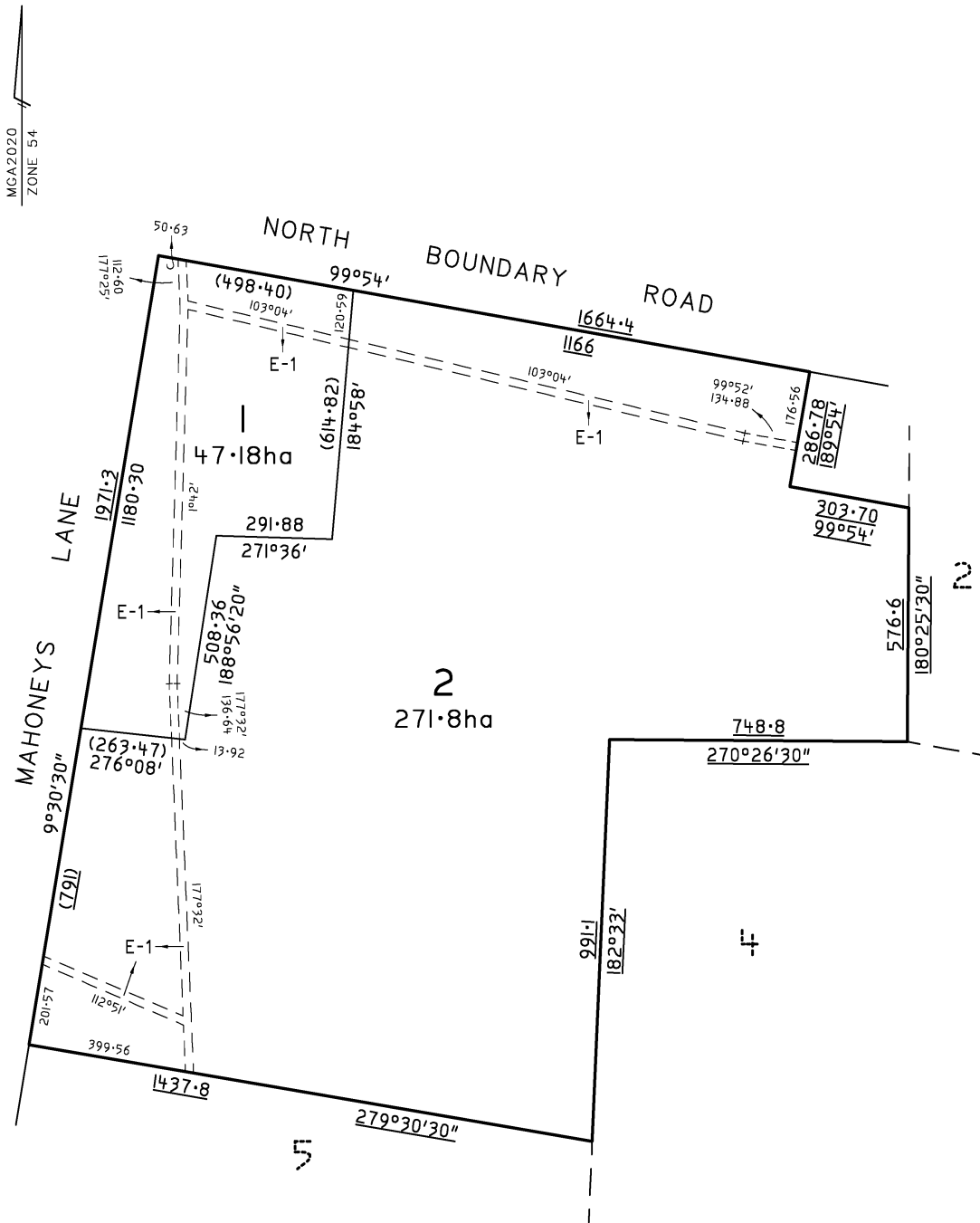
Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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

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

PLAN OF SUBDIVISION		EDITION 1	PS839344N	
<p>Location of Land Parish: ADZAR Township: _____ Section: C Crown Allotment: 1 (PART) Crown Portion: _____</p> <p>Title References: Vol. 9120 Fol. 381</p> <p>Last Plan Reference: LP116405 (Lot 2) Postal Address: 476 MAHONEYS LANE, (at time of subdivision) DUNKELD, VIC., 3294 MGA2020 E 623 900 Co-ordinates: N 5 836 200 Zone 54 (of approx centre of land in plan)</p>		<p>Council Name: Southern Grampians Shire Council</p> <p>Council Reference Number: TPS/8/2020 Planning Permit Reference: TP/7/2020 SPEAR Reference Number: S156724B</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Statement of Compliance</p> <p>This is a statement of compliance issued under section 21 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Roslyn Snaauw for Southern Grampians Shire Council on 04/05/2020</p>		
Vesting of Roads or Reserves		Notations		
Identifier	Council/Body/Person	THE DIMENSIONS SHOWN UNDERLINED ARE NOT THE RESULT OF THIS SURVEY AND ARE DERIVED FROM TITLE. THE AREA OF LOT 2 IS OBTAINED BY DEDUCTION FROM TITLE. THIS IS A SPEAR PLAN.		
Nil	Nil			
Notations		Staging: This is not a staged subdivision. Planning Permit No. TP/7/2020 Survey: This plan is based on survey. Connected to MGA2020 Coordinates: YES Proclaimed Survey Area: NO Permanent Marks connected to: 1, 4, 16 AND GPSNET LAKE BOLAC, HAMILTON 3 & MOORALLA Depth Limitation: 15.24 METRES BELOW THE SURFACE. APPLIES TO ALL THE LAND IN THIS PLAN.		
Staging: This is not a staged subdivision. Planning Permit No. TP/7/2020 Survey: This plan is based on survey. Connected to MGA2020 Coordinates: YES Proclaimed Survey Area: NO Permanent Marks connected to: 1, 4, 16 AND GPSNET LAKE BOLAC, HAMILTON 3 & MOORALLA Depth Limitation: 15.24 METRES BELOW THE SURFACE. APPLIES TO ALL THE LAND IN THIS PLAN.				
Easement Information				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	POWERLINE	20	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED
<p>BRAYLEY & HAYES LAND & ENGINEERING SURVEYORS 85 KENNEDY STREET, HAMILTON, 3300 PHONE: (03) 5571 9171 EMAIL: admin@brayleyandhayes.com.au</p>		<p>SURVEYORS FILE REF: 19091 VER 1 07/04/20</p> <p>Digitally signed by: Mark G Dore, Licensed Surveyor, Surveyor's Plan Version (1), 16/04/2020, SPEAR Ref: S156724B</p>		<p>ORIGINAL SHEET SIZE: A3 SHEET 1 OF 2</p> <p>PLAN REGISTERED TIME: 11:12 AM DATE: 19/06/2020 DBR Assistant Registrar of Titles</p>

PS839344N



SURVEYORS FILE REF: **19091** VER 1 07/04/20

BRAYLEY & HAYES

LAND & ENGINEERING SURVEYORS
 85 KENNEDY STREET, HAMILTON, 3300
 PHONE: (03) 5571 9171
 EMAIL: admin@brayleyandhayes.com.au

SCALE 1:10,000
 100 0 200 400
 LENGTHS ARE IN METRES

ORIGINAL SHEET
 SIZE: A3

SHEET 2

Digitally signed by: Mark G Dore, Licensed Surveyor,
 Surveyor's Plan Version (1),
 16/04/2020, SPEAR Ref: S156724B

Digitally signed by:
 Southern Grampians Shire Council,
 04/05/2020,
 SPEAR Ref: S156724B

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

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

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

VOLUME 09344 FOLIO 178

Security no : 124096469535N
Produced 29/03/2022 12:56 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 1 Section A Parish of Dunkeld.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

WYKEHAM SUPER PTY LTD of LEVEL 2 10 MOORABOOL STREET GEELONG VIC 3220
AT338878E 16/06/2020

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP583651N 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: NORTH BOUNDARY ROAD DUNKELD VIC 3294

ADMINISTRATIVE NOTICES

NIL

eCT Control 18776H HARWOOD ANDREWS
Effective from 16/06/2020

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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

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

TITLE PLAN		EDITION 1	TP 583651N
Location of Land Parish: DUNKELD Township: Section: A Crown Allotment: 1 Crown Portion: Last Plan Reference: Derived From: VOL 9344 FOL 178 Depth Limitation: 15 m		Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 9344 FOL. 178 AND NOTED ON SHEET 2 OF THIS PLAN WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 28/07/2000 VERIFIED: AC
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets	

TITLE PLAN	TP 583651N	
LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT		
<p style="text-align: right;">All THAT piece of land in the said State</p> <p>being Allotment one of Section A in the Parish of Dunkeld County of Villiers</p> <p>delineated and colored yellow in the map on Sheet 1 PROVIDED that this Grant is made subject to—</p> <p>(a) the reservation to Us Our heirs and successors of—</p> <ul style="list-style-type: none">(i) all gold silver and minerals within the meaning of the <i>Mines Act 1958</i> and petroleum within the meaning of the <i>Petroleum Act 1958</i> (hereinafter called "the reserved minerals");(ii) rights of access for the purpose of searching for and obtaining the reserved minerals in any part of the said land;(iii) rights for access and for pipe-lines works and other purposes necessary for obtaining and conveying on and from the said land any of the reserved minerals which is obtained in any part of the said land; <p>(b) the right to resume the said land for mining purposes pursuant to section 205 of the <i>Land Act 1958</i>;</p> <p>(c) the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the <i>Mines Act 1958</i> or any corresponding previous enactment to enter on the said land and to mine for gold or minerals within the meaning of that Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those under which such a person has now the right to mine for gold and silver in and upon Crown lands provided that compensation as prescribed by Part II. of that Act is paid for surface damage to be done to the said land by reason of mining thereon.</p>		
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 2 of 2 sheets

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

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

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

VOLUME 10486 FOLIO 652

Security no : 124096469305N
Produced 29/03/2022 12:52 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 428762L.
PARENT TITLE Volume 09344 Folio 178
Created by instrument PS428762L 16/12/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

JOHN ERNEST GUYATT ROBERTSON of "WYKEHAM" DUNKELD 3294
X417382T 12/04/2001

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 PS428762L 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: 621 NORTH BOUNDARY ROAD DUNKELD VIC 3294

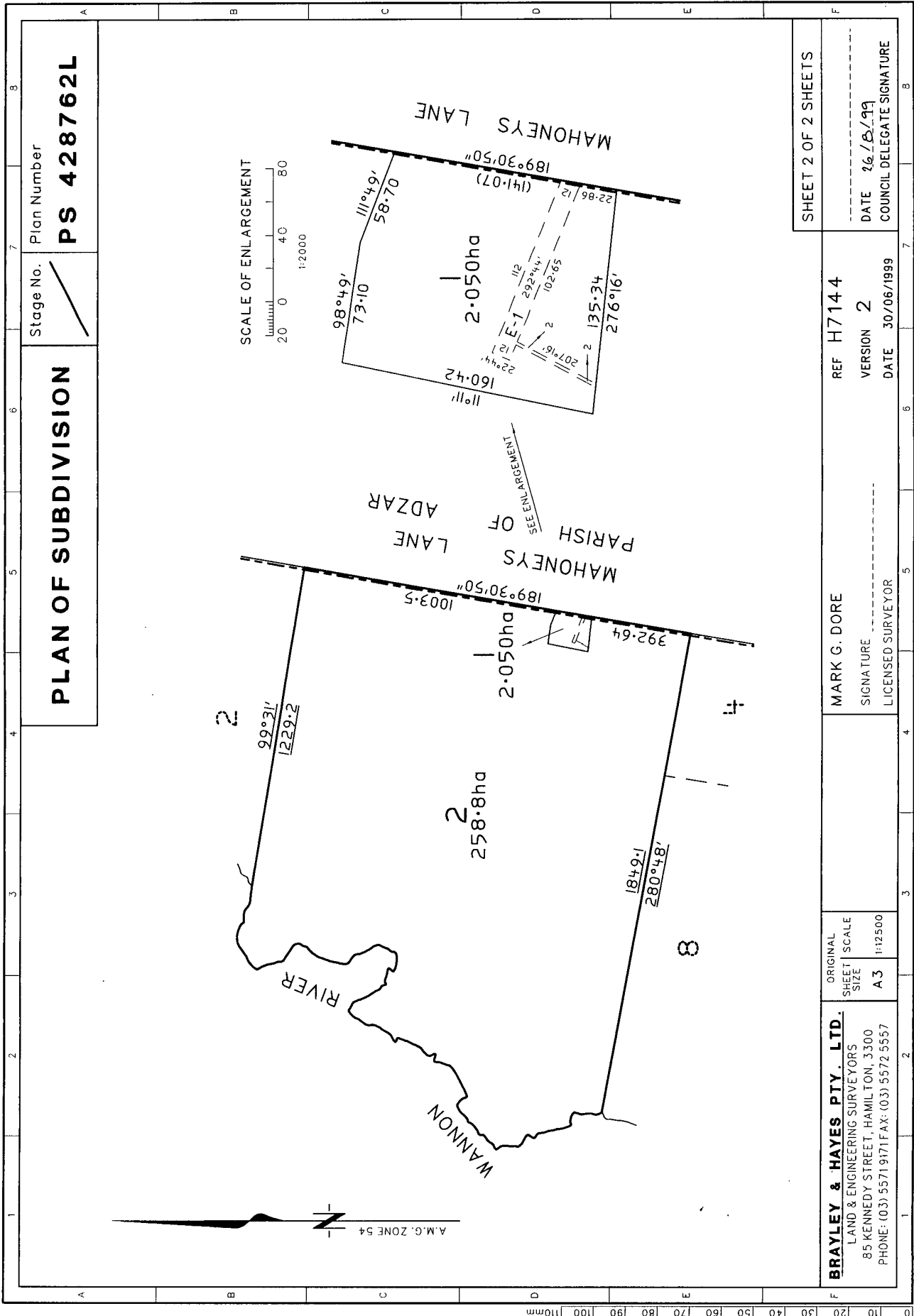
DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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

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

PLAN OF SUBDIVISION				Stage No. /	LTO use only EDITION	Plan Number PS 428762L
Location of Land Parish: DUNKELD Township: _____ Section: A Crown Allotment: 3 LTO base record: DCMB Title References: Vol. 09344 Fol. 178 (PART) Last Plan Reference: OP. 54534 Postal Address: "STONEGATE", MAHONEY'S LANE, DUNKELD, VIC., 3294 AMG Co-ordinates: E 622 000 Zone 54 N 5 835 900				Council Certification and Endorsement Council Name: SOUTHERN GRAMPIANS SHIRE COUNCIL Council Ref: 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification is 26/8/99. 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council seal Date 26/8/99		
Vesting of Roads or Reserves				Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate Date / /		
Identifier	Council/Body/Person					
Nil	Nil					
Notations						
THE DIMENSIONS SHOWN UNDERLINED ARE NOT THE RESULT OF THIS SURVEY AND ARE DERIVED FROM TITLE. THE AREA OF LOT 2 IS OBTAINED BY DEDUCTION FROM TITLE. WATERWAY NOTATION: LOT 2 IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE				Staging: This is not a staged subdivision. Planning Permit No. Survey: This plan is based on survey. Proclaimed Survey Area No. NIL Permanent Survey Marks connected to: 1 & 16 Depth Limitation: 15 METRES BELOW THE SURFACE. APPLIES TO ALL THE LAND IN THIS PLAN.		
Easement Information						
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					LTO use only	
					Statement of Compliance / Exemption Statement	
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	Received <input checked="" type="checkbox"/> Date 19/11/99	
E-1	POWERLINE	AS SHOWN	THIS PLAN - SECTION 44 OF THE ELECTRICITY INDUSTRY ACT 1993	POWERCOR		
					LTO use only	
					PLAN REGISTERED TIME 4.45 DATE 16/12/99 <i>K. Osborne</i> Assistant Registrar of Titles	
SHEET 1 OF 2 SHEETS						
BRAYLEY & HAYES PTY. LTD. LAND & ENGINEERING SURVEYORS 85 KENNEDY STREET, HAMILTON, 3300 PHONE: (03) 5571 9171 FAX: (03) 5572 5557			MARK G. DORE SIGNATURE _____ LICENSED SURVEYOR		REF H7144 VERSION 2 DATE 30/06/1999	
					DATE 26/8/99 COUNCIL DELEGATE SIGNATURE Original sheet size: A3	



Stage No. / Plan Number
PS 428762L

PLAN OF SUBDIVISION

SHEET 2 OF 2 SHEETS

DATE **26/8/99**
COUNCIL DELEGATE SIGNATURE

REF **H7144**
VERSION **2**
DATE **30/06/1999**

MARK G. DORE
SIGNATURE
LICENSED SURVEYOR

ORIGINAL SHEET SCALE SIZE
A3 1:12500

BRAYLEY & HAYES PTY. LTD.
LAND & ENGINEERING SURVEYORS
85 KENNEDY STREET, HAMILTON, 3300
PHONE: (03) 5571 9171 FAX: (03) 5572 5557

0 10 20 30 40 50 60 70 80 90 100 110mm

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

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

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

VOLUME 10108 FOLIO 576

Security no : 124096469298V
Produced 29/03/2022 12:52 PM

LAND DESCRIPTION

Crown Allotment 1 Section E Parish of Bunnugal and Crown Allotment 2 Section A Parish of Dunkeld.

PARENT TITLE Volume 08941 Folio 386
Created by instrument S265181Y 14/12/1992

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

JOHN ERNEST GUYATT ROBERTSON of "WYKEHAM" DUNKELD 3294
X195319E 06/12/2000

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X417383Q 12/04/2001
ELDERS RURAL BANK LTD

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP063753F 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 19040F BENDIGO AND ADELAIDE BANK LIMITED
Effective from 12/07/2019

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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

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

TITLE PLAN		EDITION 1	TP 063753F
Location of Land Parish: BUNNUGAL DUNKELD Township: Section: E A Crown Allotment: 1 2 Crown Portion: Last Plan Reference: Derived From: VOL 10108 FOL 576 Depth Limitation: 15.24 m		Notations WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 05/12/2002 VERIFIED: BP	
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets	

From www.planning.vic.gov.au at 08 April 2022 11:45 AM

PROPERTY DETAILS

Address: **560 NORTH BOUNDARY ROAD DUNKELD 3294**
 Crown Description: **Allot. 1 Sec. E PARISH OF BUNNUGAL**
 Standard Parcel Identifier (SPI): **1-E\PP2288**
 Local Government Area (Council): **ARARAT**
 Council Property Number: **640002.006000**
 Planning Scheme: **Ararat**
 Directory Reference: **Vicroads 73 H3**

www.ararat.vic.gov.au

[Planning Scheme - Ararat](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **Wannon Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
 Legislative Assembly: **LOWAN**

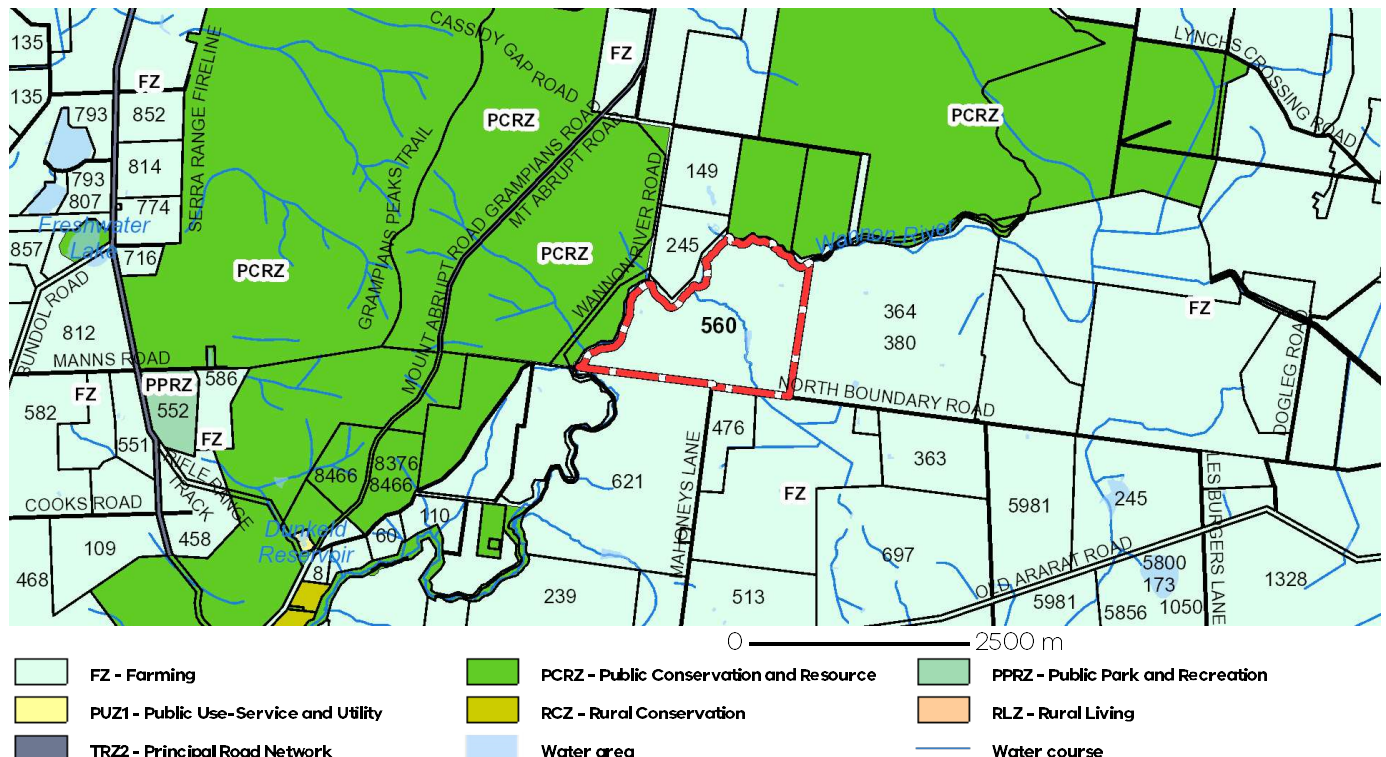
OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

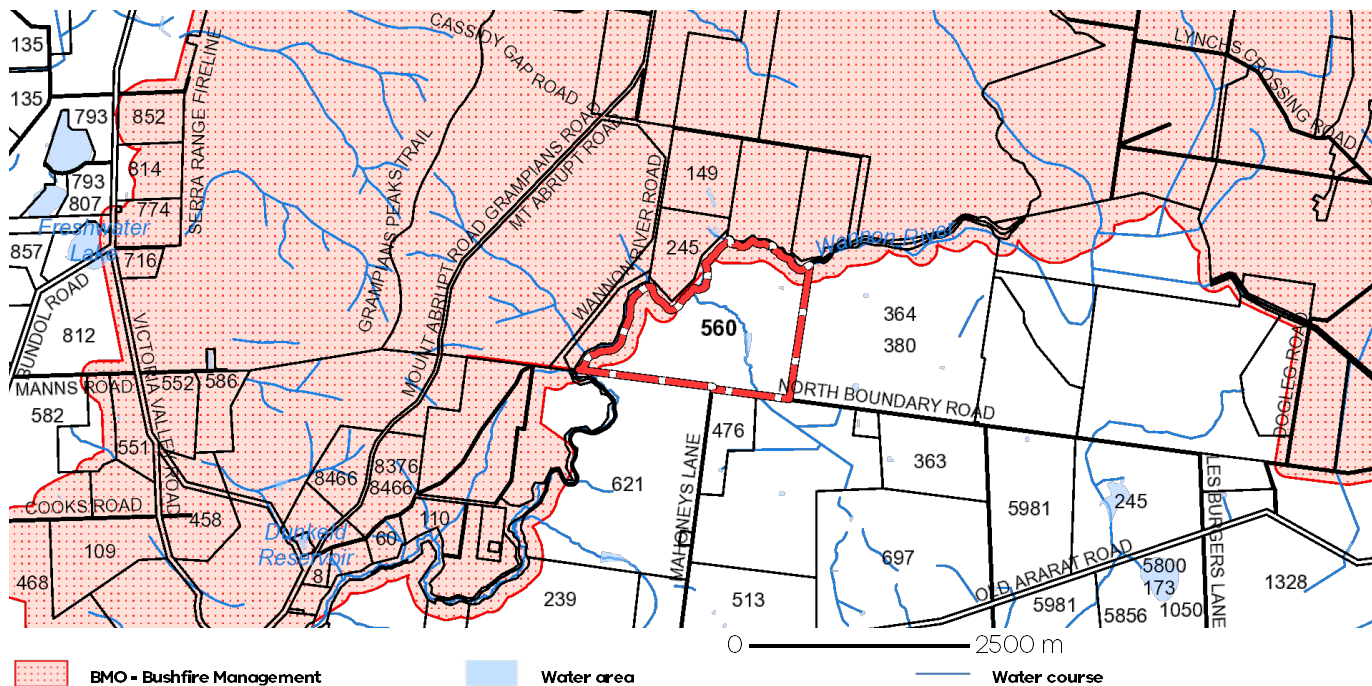
[FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



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

Planning Overlays

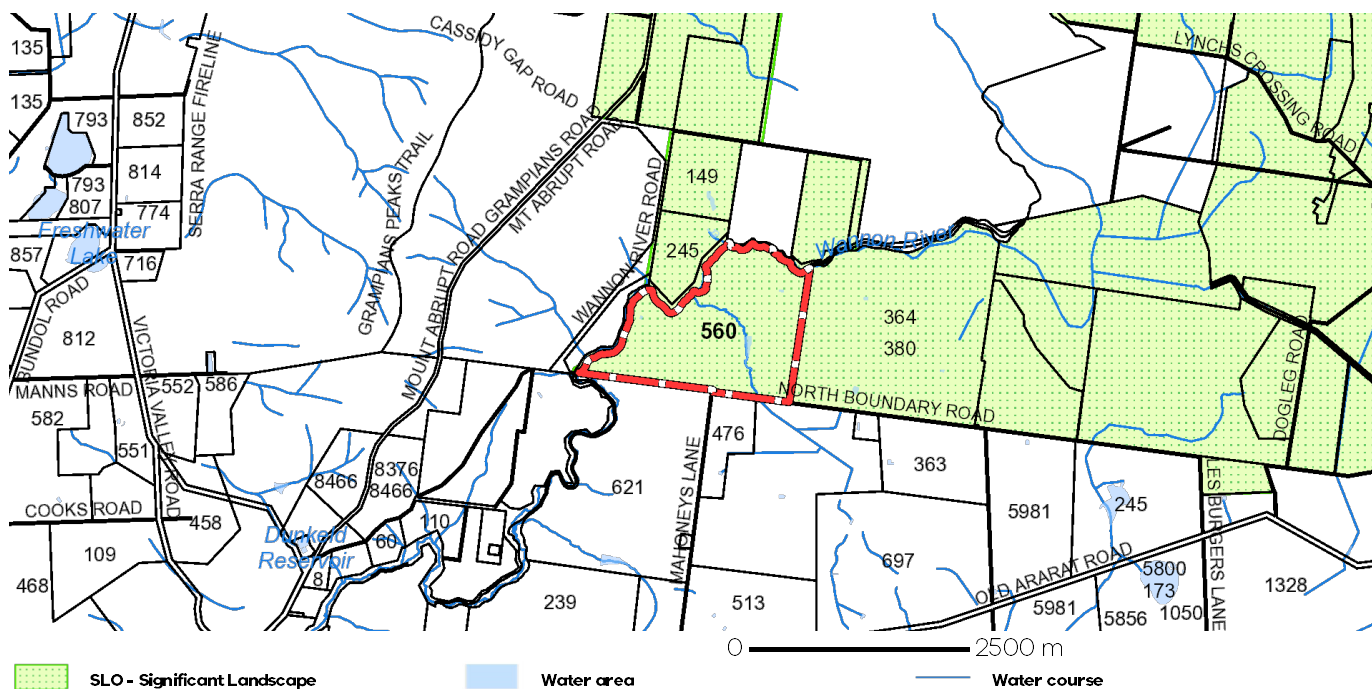
BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1 (SLO1)

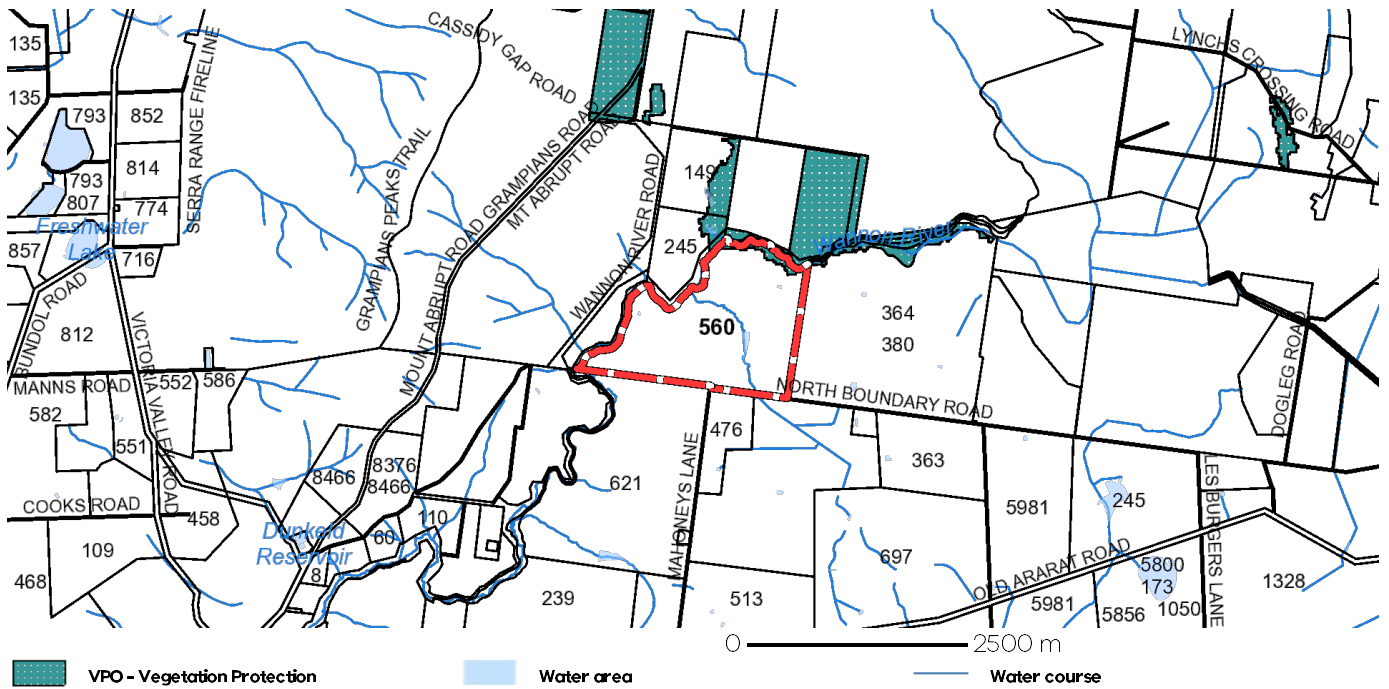


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Planning Overlays

VEGETATION PROTECTION OVERLAY (VPO)

VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)



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

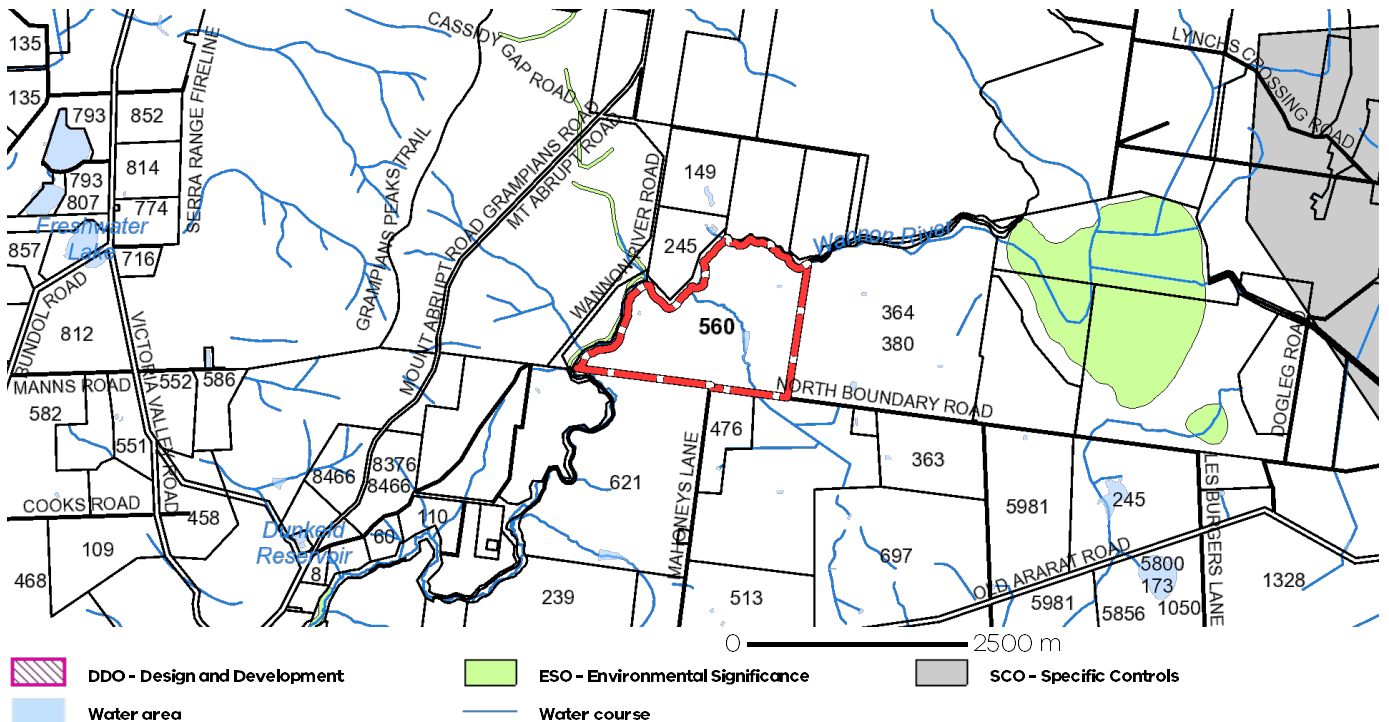
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

SPECIFIC CONTROLS OVERLAY (SCO)



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

Copyright © - State Government of Victoria

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

Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

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

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

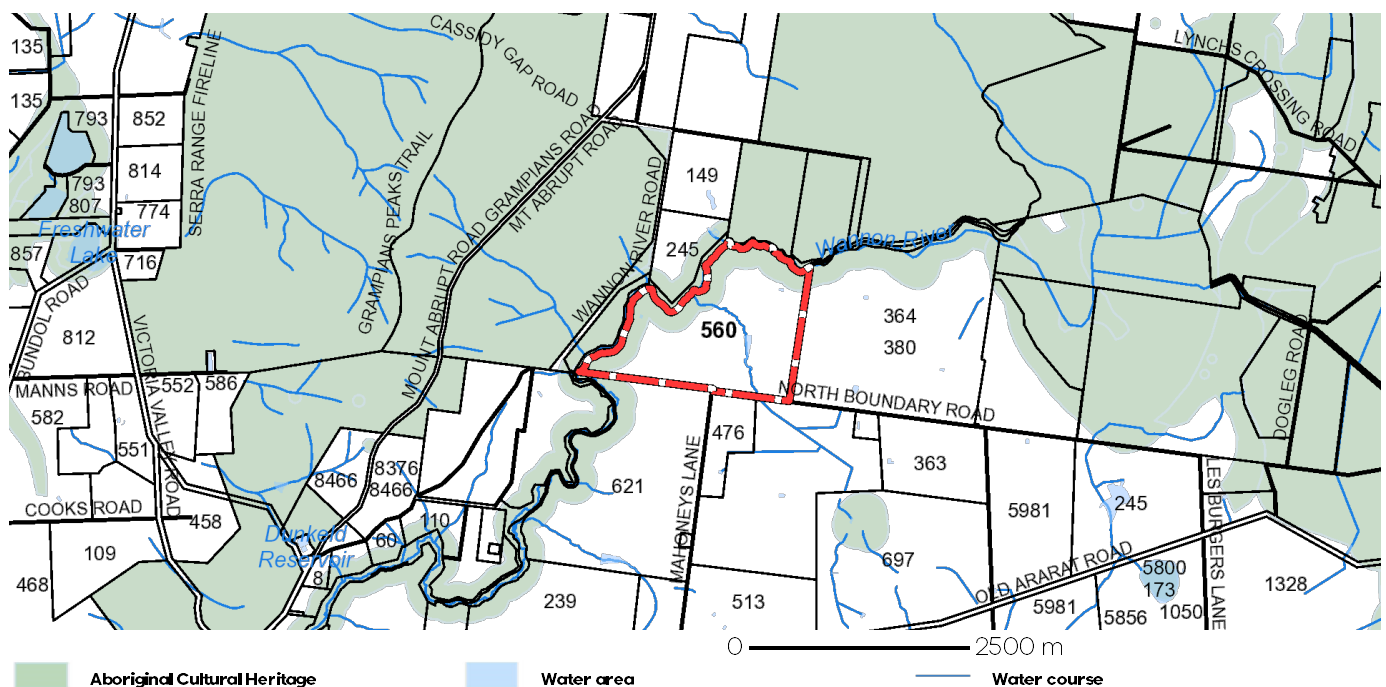
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginal.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 6 April 2022.

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>

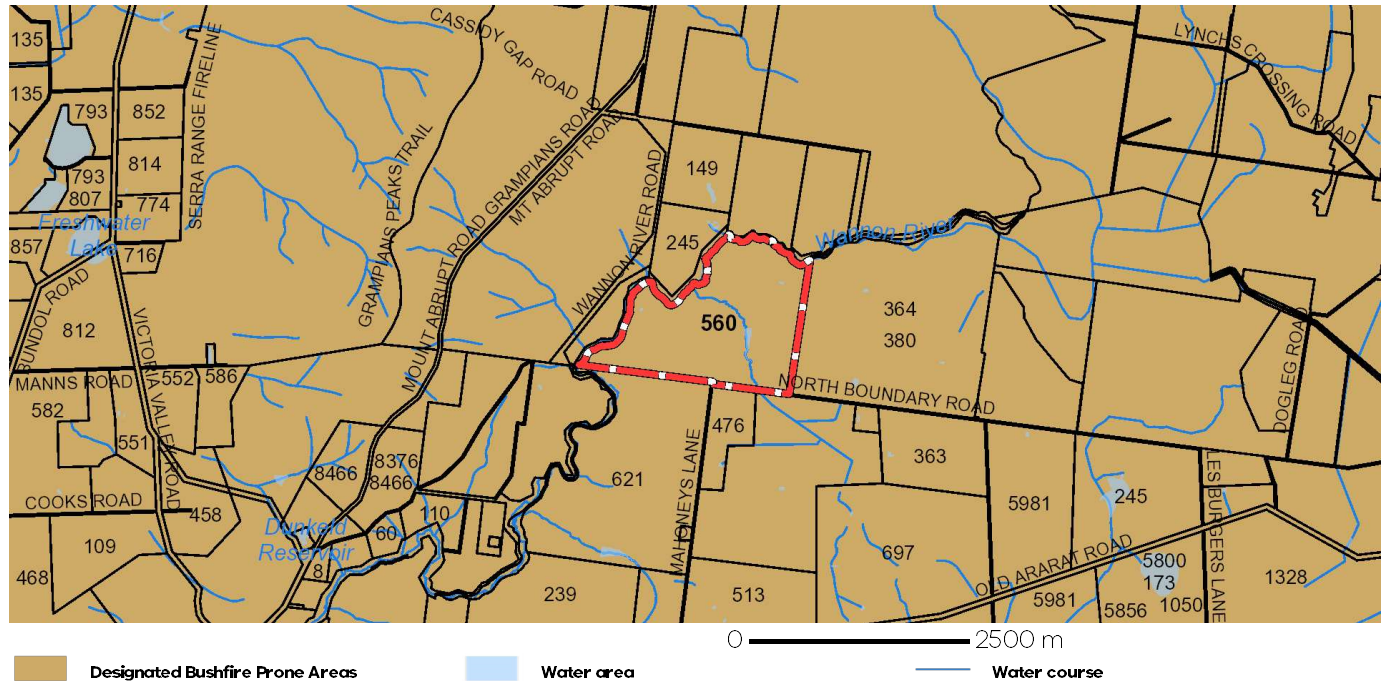
For details of surrounding properties, use this service to get the Reports for properties of interest.

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. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

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

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

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 his 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 \(environment.vic.gov.au\)](https://www.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 \(environment.vic.gov.au\)](https://www.environment.vic.gov.au)

From www.planning.vic.gov.au at 05 April 2022 03:30 PM

PROPERTY DETAILS

Address: **476 MAHONEYS LANE DUNKELD 3294**
 Lot and Plan Number: **Lot 1 PS839344**
 Standard Parcel Identifier (SPI): **1\PS839344**
 Local Government Area (Council): **SOUTHERN GRAMPIANS**
 Council Property Number: **12439**
 Planning Scheme: **Southern Grampians**
 Directory Reference: **Vicroads 73 H3**

www.stharampians.vic.gov.au

[Planning Scheme - Southern Grampians](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **Wannon Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
 Legislative Assembly: **LOWAN**

OTHER

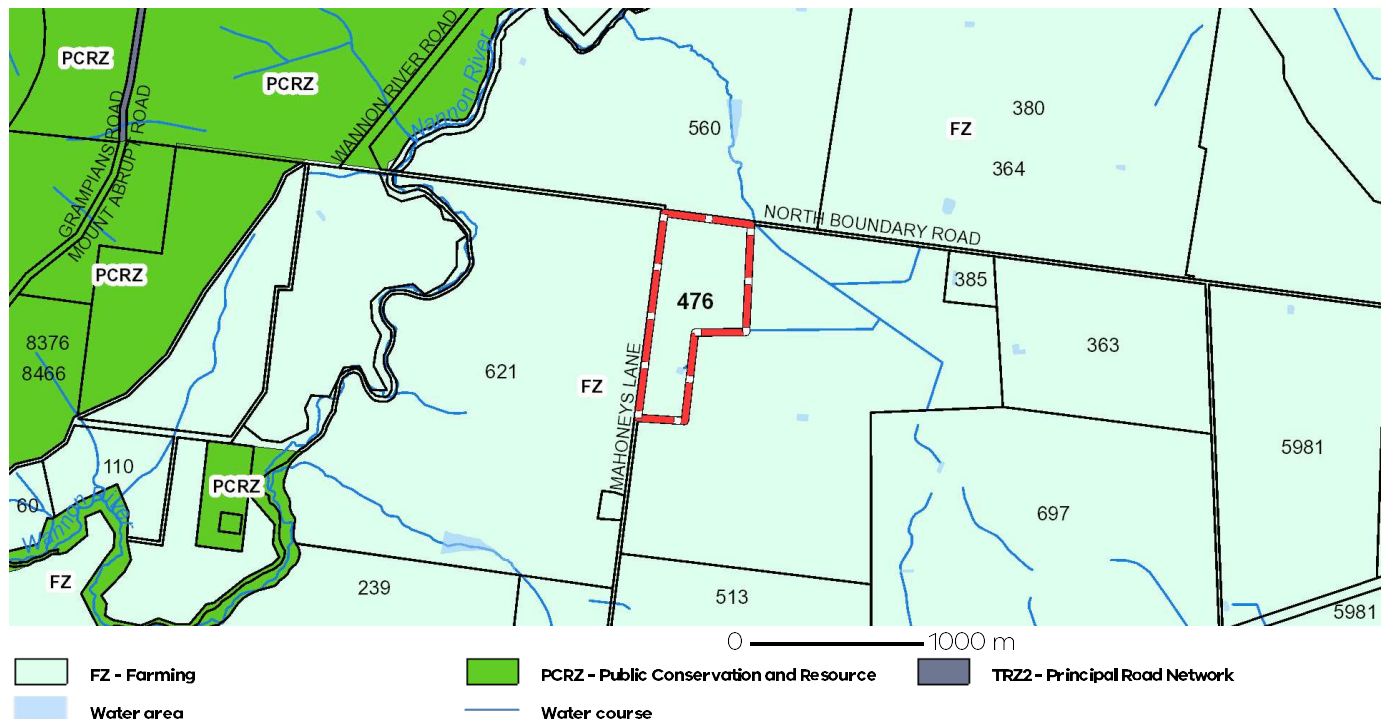
Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



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

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

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

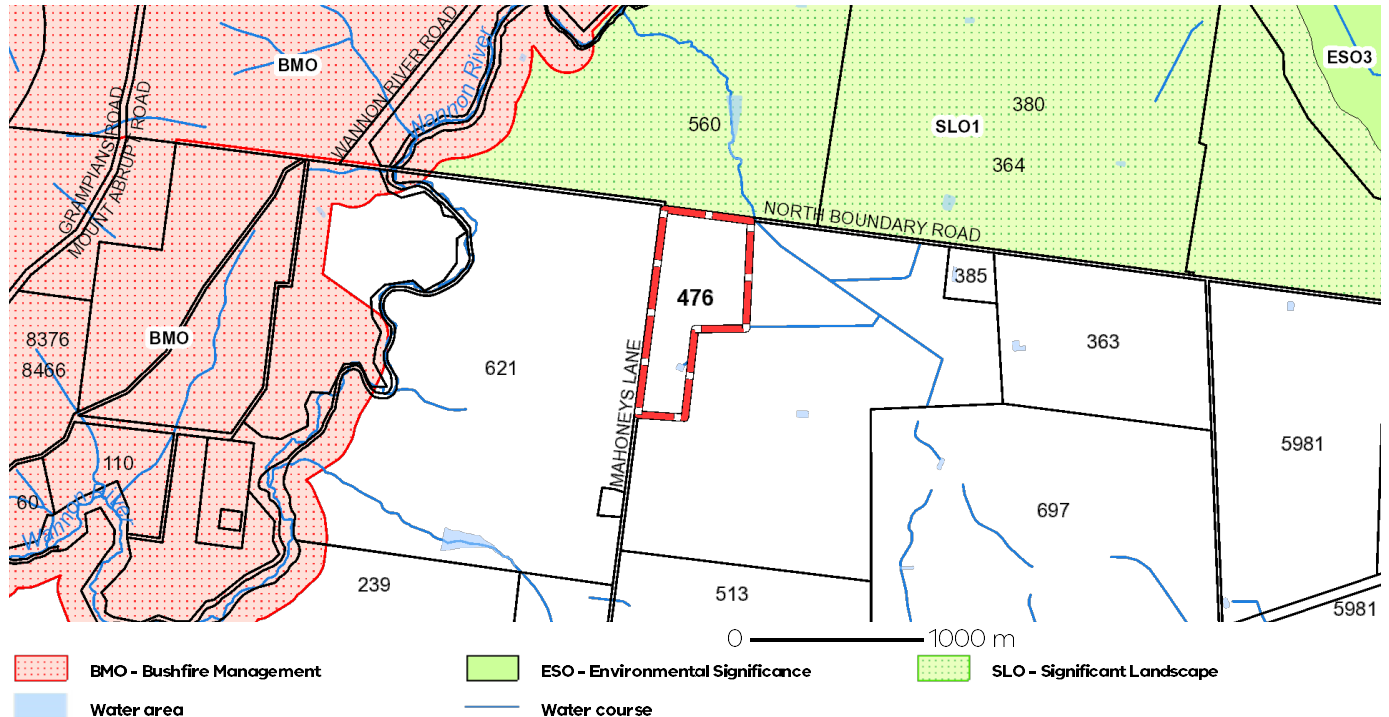
Planning Overlay

None affecting this land - there are overlays in the vicinity

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

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)



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 30 March 2022.

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.

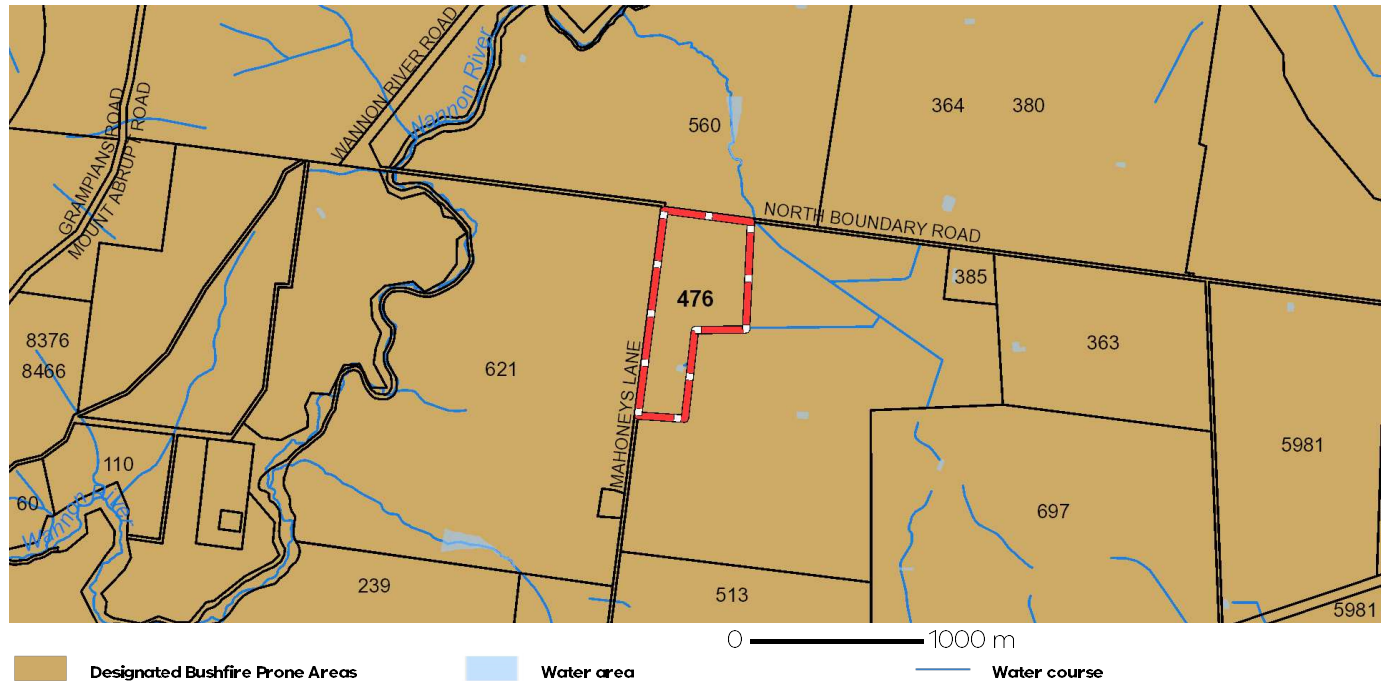
To view planning zones, overlay and heritage information in an interactive format visit

<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. Planning provisions may apply.



Designated bushfire-prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

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

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire-prone area for the purposes of the building control system.

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



Southern Grampians
SHIRE COUNCIL

Business Centre:
111 Brown Street
Hamilton 3300
Telephone: (03) 5573 0444
Facsimile: (03) 5572 2910
TTY: (03) 5573 0458

Address all correspondence to:
Chief Executive Officer
Locked Bag 685
Hamilton 3300
council@sthgrampians.vic.gov.au
www.sthgrampians.vic.gov.au

LAND INFORMATION CERTIFICATE
IN ACCORDANCE WITH SECTION 229 OF THE LOCAL GOVERNMENT ACT 1989

Applicant

Landata
GPO Box 527
MELBOURNE VIC 3001

Date: 07/04/2022
Certificate No: 5578
Assessment Id: 12439
Applicant's Ref: 63674766-037-7

This certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the **Local Government Act 1989**, the **Local Government Act 1958**, 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 Council or the relevant authority. A fee may be charged for such information.

Property No:	4040100.00181	Site Value:	\$225,000
Address:	476 Mahoneys Lane DUNKELD	Capital Improved Value:	\$380,000
Description:	L1 PS839344 ADZAR V12227 F998 47.18HA	Net Annual Value:	\$19,000
		Level of Value Date:	01/01/2021
		Operative Date:	01/07/2021

STATEMENT OF RATES AND CHARGES 1 JULY 2021 TO 30 JUNE 2022.

RATES AND CHARGES

Rural Rural	\$1,017.94
Fire Levy Primary Production Variable	\$77.90
Brought Forward Balance:	\$0.00
Current Financial Year Legal Costs:	\$0.00
Current Financial Year Interest:	\$0.00
Pension Rebate's:	\$0.00
Payments (Current Financial Year):	-\$786.84
Discount:	\$0.00
TOTAL RATES AND CHARGES OUTSTANDING:	\$309.00

Private Street Scheme: \$0.00

TOTAL AMOUNTS OUTSTANDING AS AT 07/04/2022: **\$309.00**

BPay Details: Biller Code: 25304 Reference No: 124396

Please note this assessment currently has a Single Farm Enterprise Exemption. A municipal charge and fire services levy fixed charge may apply once sold

LAND INFORMATION CERTIFICATE (CONT'D)
IN ACCORDANCE WITH SECTION 229 OF THE LOCAL GOVERNMENT ACT 1989

**NOTICES, ORDERS, OUTSTANDING OR POTENTIAL
LIABILITY/SUBDIVISIONAL REQUIREMENTS.**

There are no monies owed for works under the Local Government Act 1958 or an earlier act.

There is no potential liability for the land to become rateable under Section 173 or 174a of the Local Government Act 1989.

There are no outstanding amounts required to be paid for recreational purposes or any transfer of land required to be made to Council for recreational purposes under Section 18 Subdivision of Land Act 1988 or the Local Government Act 1958.

There are no notices or orders on the land that have been served by Council under the Local Government Act 1958 the Local Government Act 1989 or under a Local Law of the Council.

A flood level has not been determined by Council.

PLEASE NOTE THE FOLLOWING:

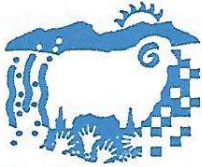
- 1.This certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the Local Government Act 1989, Local Government Act 1958, or under a local law of the council.
- 2.This certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.
- 3.Whilst this certificate may be updated verbally it should be noted that Council **will only be held responsible for information given in writing**, ie: a new certificate and not information provided or confirmed verbally.
- 4.In accordance with Section 175(1) Local Government Act 1989, the purchaser must pay all rates and charges outstanding at the time that person becomes the owner of the land.
- 5.Interest will continue to accrue until such time as payment of outstanding rates and charges is made.
- 6.Balances shown subject to clearance of cheques etc.

The sum of twenty seven dollars forty cents (\$27.40) being the fee for this certificate has been received.

I hereby certify that as at the date of issue, the information given in this certificate is a true and correct disclosure of the rates and other monies and interest payable to Southern Grampians Shire Council together with any notices or orders referred to in the certificate.



AUTHORISED OFFICER



**Southern Grampians
Shire Council**
ABN 55 135 536 448

**BROWN STREET
BUSINESS CENTRE:**
111 Brown Street, Hamilton 3300
**MARKET PLACE
BUSINESS CENTRE:**
1 Market Place, Hamilton 3300

ENQUIRIES
Post: Locked Bag 685,
Hamilton 3300
Phone: (03) 5573 0444
Fax: (03) 5572 2910
TTY: (03) 5573 0458
Email: council@sthgrampians.vic.gov.au
Website: www.sthgrampians.vic.gov.au

OFFICE HOURS:
8.15 am to 5.00 pm
Monday to Friday



J E Robertson
560 North Boundary Rd
DUNKELD VIC 3294

**NOTICE VALUATION, RATES & CHARGES DECLARED
23RD JUNE 2021 & FIRE SERVICES PROPERTY LEVY (FSPL) FOR
THE PERIOD 01/07/2021 TO 30/06/2022**

Notice Date: 30/08/2021
Property Number: 4041300.005700
Assessment Number: 8459

**DUE
DATE** **30/09/2021**

Property Details

621 North Boundary Road DUNKELD VIC 3294
CA2 SECA L2 LP428762L DUNKELD 339.27HA,

Particulars of Rates, Charges and Fire Services Property Levy

GENERAL RATE 3	CIV 1525000 x \$0.0026788	\$4,085.17
MUNICIPAL CHARGE	1 x \$206.00	\$206.00
FSPL PRIMARY PRODUCTION VARIABLE	CIV 1525000 x \$0.000205	\$312.63

LEVEL OF VALUE DATE: 01/01/2021
SITE VALUE: \$1,475,000
CAPITAL IMPROVED VALUE: \$1,525,000
NETT ANNUAL VALUE: \$76,250
FSPL CLASSIFICATION: PRIMARY PRODUCTION
AVPCC: 530.3 - Mixed farming and grazing without

TOTAL DUE \$4,603.80

**1st Instalment
\$1,153.80
30/09/2021**

2nd Instalment \$1,150.00 30/11/2021	3rd Instalment \$1,150.00 28/02/2022	4th Instalment \$1,150.00 31/05/2022
--	--	--

OR

**Early Instalment Payment
With 2% Discount \$4,517.98
Due by 30/09/2021**

**DISCOUNT WILL NOT APPLY ON PAYMENTS RECEIVED AFTER THE DUE DATE
DISCOUNT DOES NOT APPLY ON THE FIRE SERVICES PROPERTY LEVY
PLEASE RETAIN THIS SECTION OF THE RATE NOTICE FOR YOUR RECORDS**

INTEREST	POSTAL DELAYS	ARREARS	IMPORTANT
Take notice that if the amount shown on this notice is not paid on or before the due date INTEREST may be charged at 10% p.a.	Postal delays will not be accepted as an excuse for late payment.	Any arrears shown on this notice are due immediately and interest will accrue until paid.	If any details shown on this notice are incorrect please notify Council in writing.

IF PAYING BY MAIL SEND CHEQUE WITH BOTTOM SECTION ONLY

PLEASE SEE THE REVERSE OF THIS NOTICE FOR PAYMENT OPTIONS **PAYMENT SLIP**



**Southern Grampians
Shire Council**

Name: J E Robertson Date:

Property No: 4041300.005700

Location: 621 North Boundary Road DUNKELD VIC 3294

Assessment No: 8459



Billers Code: 25304
Reference No: 084590

BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 084590



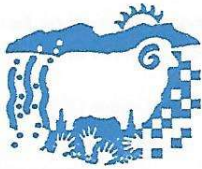
Billpay Code: 2330
Ref: 084590



*2330 8459 0 1st Instalment \$1,153.80



For emailed notices:



**Southern Grampians
Shire Council**
ABN 55 135 536 448

**BROWN STREET
BUSINESS CENTRE:**
111 Brown Street, Hamilton 3300
**MARKET PLACE
BUSINESS CENTRE:**
1 Market Place, Hamilton 3300

ENQUIRIES
Post: Locked Bag 685,
Hamilton 3300
Phone: (03) 5573 0444
Fax: (03) 5572 2910
TTY: (03) 5573 0458
Email: council@sthgrampians.vic.gov.au
Website: www.sthgrampians.vic.gov.au

OFFICE HOURS:
8.15 am to 5.00 pm
Monday to Friday



Jegsal Pty Ltd
Wykeham 560 North Boundary Rd
DUNKELD VIC 3294

**NOTICE VALUATION, RATES & CHARGES DECLARED
23RD JUNE 2021 & FIRE SERVICES PROPERTY LEVY (FSPL) FOR
THE PERIOD 01/07/2021 TO 30/06/2022**

Notice Date: 30/08/2021
Property Number: 4040100.001800
Assessment Number: 8231

**DUE
DATE** **30/09/2021**

Property Details

Mahoneys Lane DUNKELD VIC 3294

L2 PS839344 SECC ADZAR V9120 V381 271.45HA,

Particulars of Rates, Charges and Fire Services Property Levy

ARREARS		\$1,068.39
GENERAL RATE 3	CIV 1280000 x \$0.0026788	\$3,428.86
FSPL PRIMARY PRODUCTION VARIABLE	CIV 1280000 x \$0.000205	\$262.40

LEVEL OF VALUE DATE: 01/01/2021
SITE VALUE: \$1,280,000
CAPITAL IMPROVED VALUE: \$1,280,000
NETT ANNUAL VALUE: \$64,000
FSPL CLASSIFICATION: PRIMARY PRODUCTION
AVPCC: 530 - Mixed farming and grazing

TOTAL DUE \$4,759.65

1st Instalment
\$1,993.65
30/09/2021

2nd Instalment \$922.00 30/11/2021	3rd Instalment \$922.00 28/02/2022	4th Instalment \$922.00 31/05/2022
--	--	--

OR

Early Instalment Payment
With 2% Discount \$4,691.07
Due by 30/09/2021

**DISCOUNT WILL NOT APPLY ON PAYMENTS RECEIVED AFTER THE DUE DATE
DISCOUNT DOES NOT APPLY ON THE FIRE SERVICES PROPERTY LEVY
PLEASE RETAIN THIS SECTION OF THE RATE NOTICE FOR YOUR RECORDS**

INTEREST	POSTAL DELAYS	ARREARS	IMPORTANT
Take notice that if the amount shown on this notice is not paid on or before the due date INTEREST may be charged at 10% p.a.	Postal delays will not be accepted as an excuse for late payment.	Any arrears shown on this notice are due immediately and interest will accrue until paid.	If any details shown on this notice are incorrect please notify Council in writing.

IF PAYING BY MAIL SEND CHEQUE WITH BOTTOM SECTION ONLY

PLEASE SEE THE REVERSE OF THIS NOTICE FOR PAYMENT OPTIONS **PAYMENT SLIP**



**Southern Grampians
Shire Council**

Name: Jegsal Pty Ltd Date:

Property No: 4040100.001800

Location: Mahoneys Lane DUNKELD VIC 3294

Assessment No: 8231



Billcode: 25304
Reference No: 082313

BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 082313

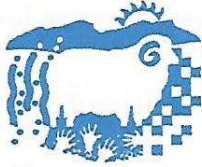


Billcode: 2330
Ref: 082313



*2330 8231 3 1st Instalment \$1,993.65

For emailed notices:



**Southern Grampians
Shire Council**
ABN 55 135 536 448

**BROWN STREET
BUSINESS CENTRE:**
111 Brown Street, Hamilton 3300
**MARKET PLACE
BUSINESS CENTRE:**
1 Market Place, Hamilton 3300

ENQUIRIES
Post: Locked Bag 685,
Hamilton 3300
Phone: (03) 5573 0444
Fax: (03) 5572 2910
TTY: (03) 5573 0458
Email: council@sthgrampians.vic.gov.au
Website: www.sthgrampians.vic.gov.au

OFFICE HOURS:
8.15 am to 5.00 pm
Monday to Friday



Wykeham Super Pty Ltd
560 North Boundary Rd
DUNKELD VIC 3294

**NOTICE VALUATION, RATES & CHARGES DECLARED
23RD JUNE 2021 & FIRE SERVICES PROPERTY LEVY (FSPL) FOR
THE PERIOD 01/07/2021 TO 30/06/2022**

Notice Date: 30/08/2021
Property Number: 4041300.005750
Assessment Number: 12365

DUE DATE
30/09/2021



034
1001449
R1_3685

Property Details

North Boundary Road DUNKELD VIC 3294
CA1 SECA DUNKELD V9344 F178 88.75HA, ,

Particulars of Rates, Charges and Fire Services Property Levy

GENERAL RATE 3	CIV 330000 x \$0.0026788	\$884.00
FSPL PRIMARY PRODUCTION VARIABLE	CIV 330000 x \$0.000205	\$67.65

LEVEL OF VALUE DATE: 01/01/2021
SITE VALUE: \$330,000
CAPITAL IMPROVED VALUE: \$330,000
NETT ANNUAL VALUE: \$16,500
FSPL CLASSIFICATION: PRIMARY PRODUCTION
AVPCC: 530.3 - Mixed farming and grazing without

TOTAL DUE \$951.65

1st Instalment
\$240.65
30/09/2021

2nd Instalment
\$237.00
30/11/2021

3rd Instalment
\$237.00
28/02/2022

4th Instalment
\$237.00
31/05/2022

OR

Early Instalment Payment
With 2% Discount \$933.97
Due by 30/09/2021

DISCOUNT WILL NOT APPLY ON PAYMENTS RECEIVED AFTER THE DUE DATE
DISCOUNT DOES NOT APPLY ON THE FIRE SERVICES PROPERTY LEVY
PLEASE RETAIN THIS SECTION OF THE RATE NOTICE FOR YOUR RECORDS

INTEREST

Take notice that if the amount shown on this notice is not paid on or before the due date INTEREST may be charged at 10% p.a.

POSTAL DELAYS

Postal delays will not be accepted as an excuse for late payment.

ARREARS

Any arrears shown on this notice are due immediately and interest will accrue until paid.

IMPORTANT

If any details shown on this notice are incorrect please notify Council in writing.

IF PAYING BY MAIL SEND CHEQUE WITH BOTTOM SECTION ONLY

PLEASE SEE THE REVERSE OF THIS NOTICE FOR PAYMENT OPTIONS

PAYMENT SLIP



**Southern Grampians
Shire Council**

Name: Wykeham Super Pty Ltd

Date

Property No: 4041300.005750

Location: North Boundary Road DUNKELD VIC 3294

Assessment No: 12365



Billers Code: 25304
Reference No: 123653

BPAY® this payment via internet or phone banking.
BPAY View® -- View and pay this bill using internet banking.
BPAY View Registration No.: 123653



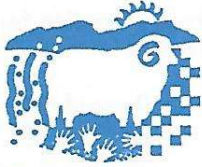
Billpay Code: 2330
Ref: 123653



*2330 12365 3 1st Instalment \$240.65

Pay in person at any Post Office, by phone 13 18 16.

For emailed notices:



**Southern Grampians
Shire Council**
ABN 55 135 536 448

**BROWN STREET
BUSINESS CENTRE:**
111 Brown Street, Hamilton 3300
**MARKET PLACE
BUSINESS CENTRE:**
1 Market Place, Hamilton 3300

ENQUIRIES
Post: Locked Bag 685,
Hamilton 3300
Phone: (03) 5573 0444
Fax: (03) 5572 2910
TTY: (03) 5573 0458
Email: council@sthgrampians.vic.gov.au
Website: www.sthgrampians.vic.gov.au

OFFICE HOURS:
8.15 am to 5.00 pm
Monday to Friday



Wykeham Super Pty Ltd
560 North Boundary Rd
DUNKELD VIC 3294

**NOTICE VALUATION, RATES & CHARGES DECLARED
23RD JUNE 2021 & FIRE SERVICES PROPERTY LEVY (FSPL) FOR
THE PERIOD 01/07/2021 TO 30/06/2022**

Notice Date: 30/08/2021
Property Number: 4040100.001810
Assessment Number: 12439

**DUE
DATE** **30/09/2021**

034
R1_3687

Property Details

476 Mahoneys Lane DUNKELD VIC 3294
L1 PS839344 V12227 F998 47.55HA, ,

Particulars of Rates, Charges and Fire Services Property Levy

GENERAL RATE 3	CIV 380000 x \$0.0026788	\$1,017.94
FSPL PRIMARY PRODUCTION VARIABLE	CIV 380000 x \$0.000205	\$77.90

LEVEL OF VALUE DATE: 01/01/2021
SITE VALUE: \$225,000
CAPITAL IMPROVED VALUE: \$380,000
NETT ANNUAL VALUE: \$19,000
FSPL CLASSIFICATION: PRIMARY PRODUCTION
AVPCC: 530 - Mixed farming and grazing

TOTAL DUE \$1,095.84

**1st Instalment
\$276.84
30/09/2021**

2nd Instalment \$273.00 30/11/2021	3rd Instalment \$273.00 28/02/2022	4th Instalment \$273.00 31/05/2022
--	--	--

OR

**Early Instalment Payment
With 2% Discount \$1,075.48
Due by 30/09/2021**

**DISCOUNT WILL NOT APPLY ON PAYMENTS RECEIVED AFTER THE DUE DATE
DISCOUNT DOES NOT APPLY ON THE FIRE SERVICES PROPERTY LEVY
PLEASE RETAIN THIS SECTION OF THE RATE NOTICE FOR YOUR RECORDS**

INTEREST

Take notice that if the amount shown on this notice is not paid on or before the due date INTEREST may be charged at 10% p.a.

POSTAL DELAYS

Postal delays will not be accepted as an excuse for late payment.

ARREARS

Any arrears shown on this notice are due immediately and interest will accrue until paid.

IMPORTANT

If any details shown on this notice are incorrect please notify Council in writing.

IF PAYING BY MAIL SEND CHEQUE WITH BOTTOM SECTION ONLY

PLEASE SEE THE REVERSE OF THIS NOTICE FOR PAYMENT OPTIONS

PAYMENT SLIP



**Southern Grampians
Shire Council**

Name: Wykeham Super Pty Ltd Date:

Property No: 4040100.001810

Location: 476 Mahoneys Lane DUNKELD VIC 3294

Assessment No: 12439



Billcode: 25304
Reference No: 124396

BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 124396



Billpay Code: 2330
Ref: 124396



*2330 12439 6 1st Instalment \$276.84

Pay in person at any Post Office, by phone 13 18 16.

For emailed notices:



Ararat Rural City

Council Offices: 59 Vincent Street, Ararat Vic 3377
P.O. Box 246, Ararat Vic 3377
Telephone: (03) 5355 0200 Fax: (03) 5352 1695
Rate enquiries: (03) 5355 0208 or (03) 5355 0209

Email: rates@ararat.vic.gov.au
Website: www.ararat.vic.gov.au
ABN: 92 492 188 087



J E G Robertson
Wykeham
560 North Boundary Rd
DUNKELD VIC 3294

**INSTALMENT NOTICE
FOR YEAR ENDING
30 JUNE, 2022**



034
1001853
R1_4213

Property Number	Rating Year	Issue Date	Valuation Date	Assess No.
640002.006000	01/07/2021 - 30/06/2022	09/11/2021	01/01/2021	6510
Description and Location of Property		Site Value	Capital Improved Value	Net Annual Value
560 NORTH BOUNDARY RD, DUNKELD V10108 F576 CA 1 SEC E PARISH OF BUNNUGAL		\$1,405,000	\$1,558,000	\$77,900
Rating Details				
INSTALMENT DUE 30/11/2021				\$989.00
<p>eNotice is a secure and easy way to receive your rate notices direct to your email. Upon registration, all your notices can be viewed at any time. To register for electronic delivery of rate notices, please visit ararat.enotices.com.au</p> <p>Payment must be received at Council Offices on or before the due dates specified. Postal delays will not be accepted as an excuse for late payment.</p>				
2nd Instalment Due by 30/11/2021				\$989.00



Please Note: There is no GST included on this invoice

If paying by mail please detach bottom section and return remittance with payment

SEE REVERSE FOR FURTHER INFORMATION

Property Number:	640002.006000	Assess No.:	6510
Ratepayer:	J E G Robertson		
Property Address:	560 NORTH BOUNDARY RD, DUNKELD		
Total Amount Due:	\$989.00 due by 30/11/2021		



Billers Code: 26989
Ref: 65102



Billpay Code: 2362
Ref: 65102



BPAY this payment via Internet or phone banking.
BPAY View*: View and pay this bill using internet banking.
BPAY View Registration No.: 65102

Pay in person at any Post Office,
by phone 13 18 16, or go to
www.postbillpay.com.au

*2362 65102

From www.planning.vic.gov.au at 08 April 2022 11:33 AM

PROPERTY DETAILS

Address: **621 NORTH BOUNDARY ROAD DUNKELD 3294**

Crown Description: **More than one parcel - see link below**

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

Local Government Area (Council): **SOUTHERN GRAMPIANS** www.stharampians.vic.gov.au

Council Property Number: **8459**

Planning Scheme: **Southern Grampians** [Planning Scheme - Southern Grampians](#)

Directory Reference: **Vicroads 73 H3**

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Wannon Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **LOWAN**

OTHER

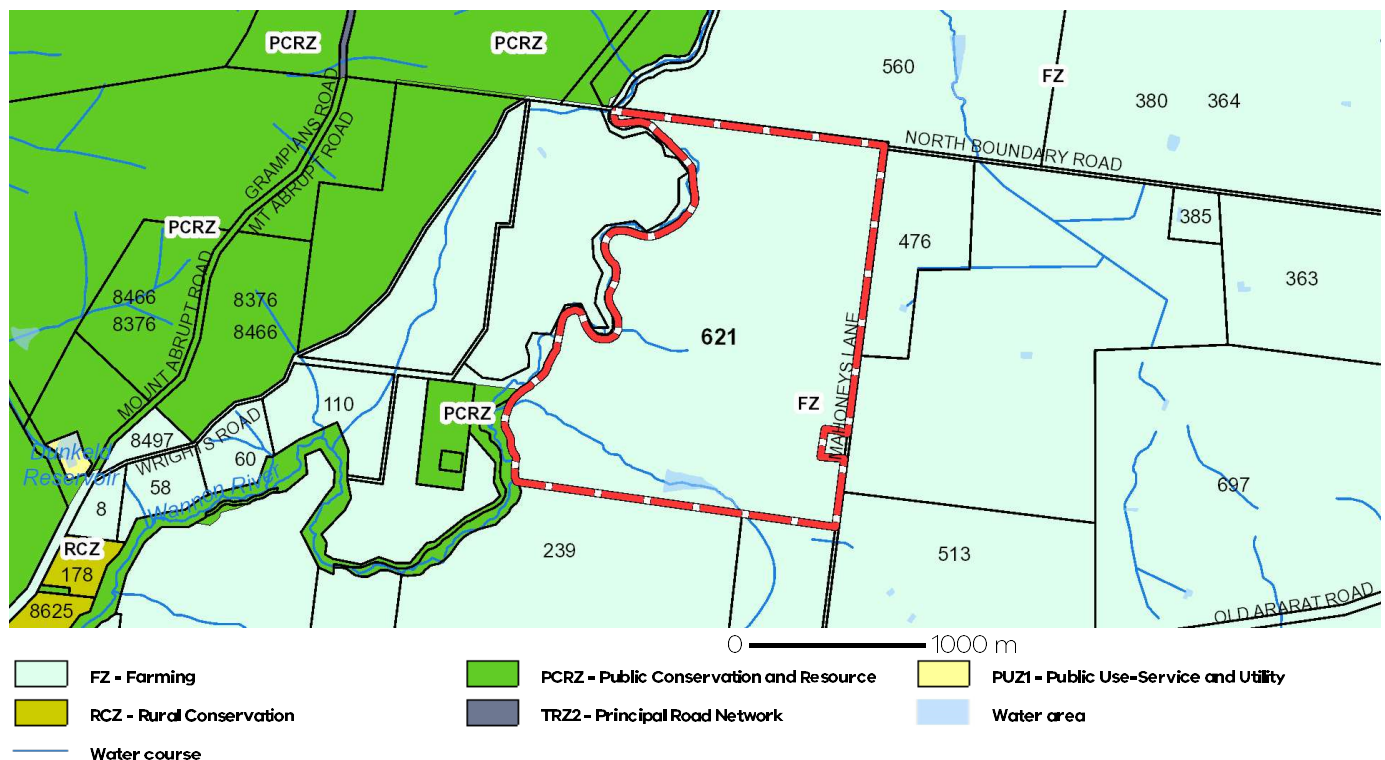
Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

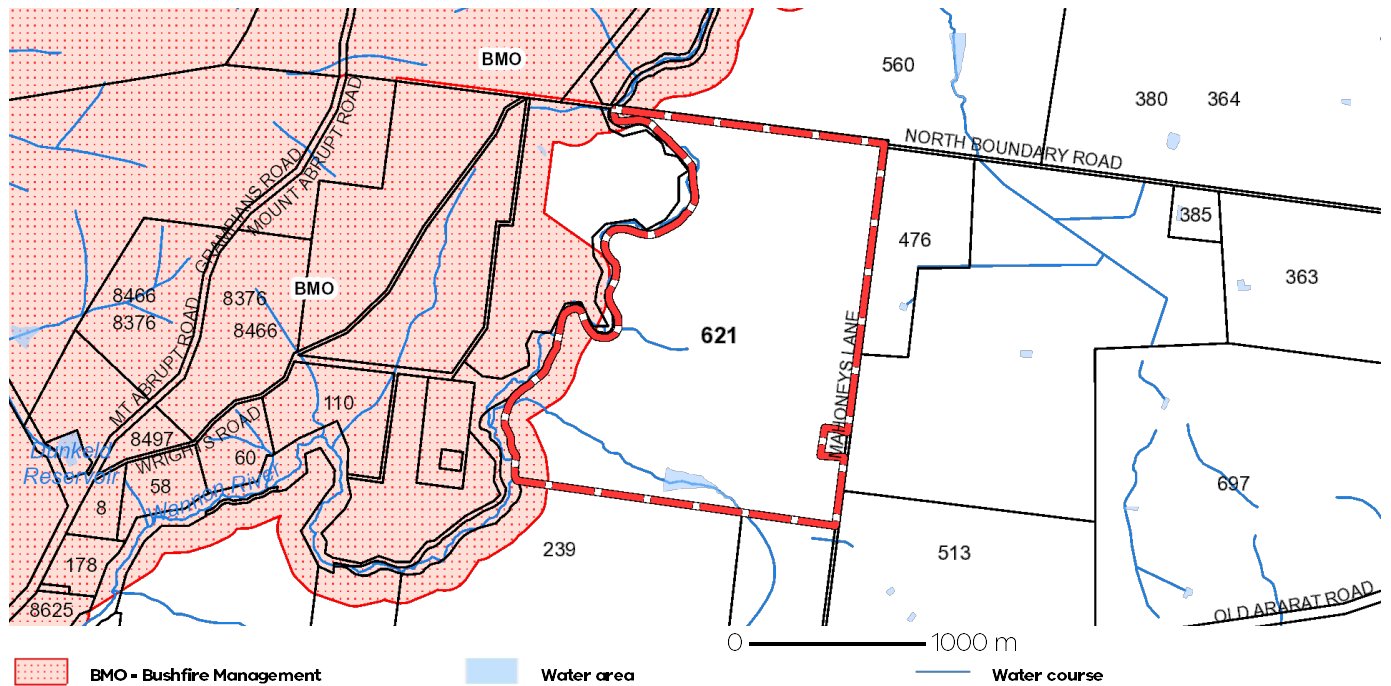
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



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

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



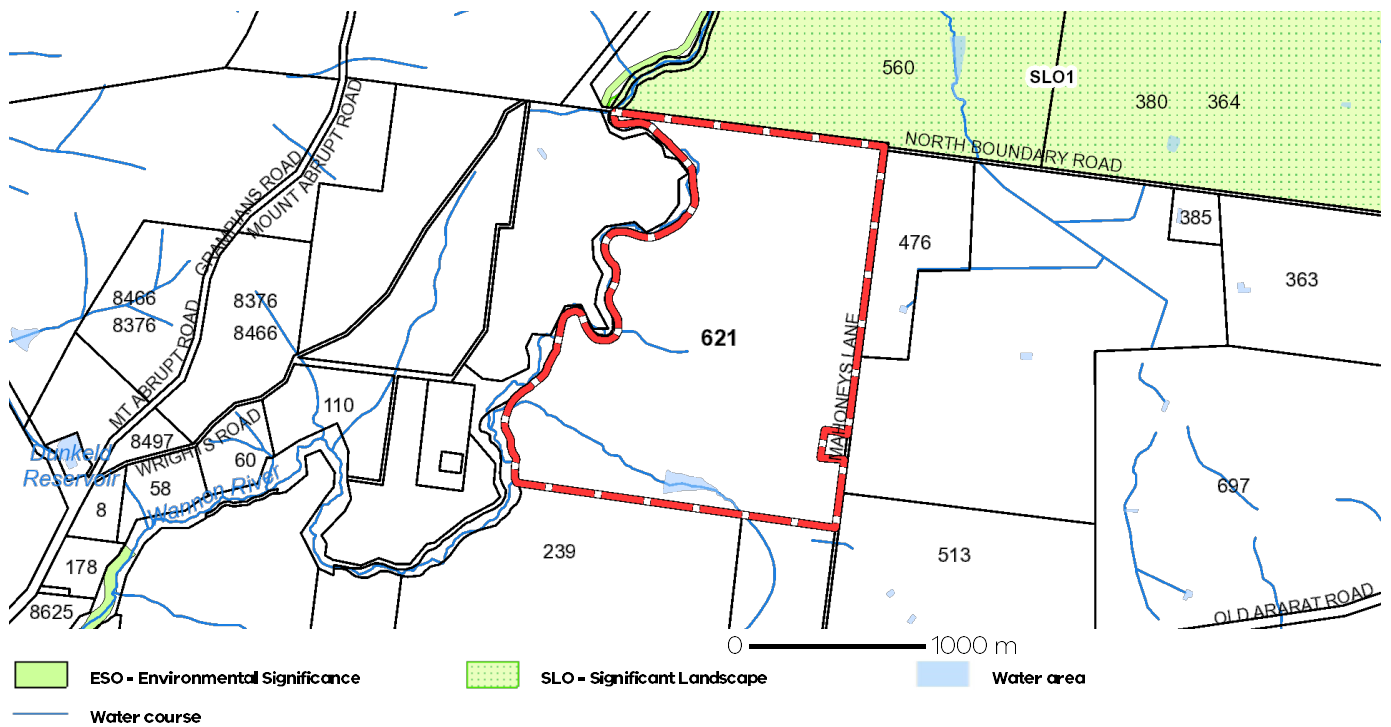
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

SIGNIFICANT LANDSCAPE OVERLAY (SLO)



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

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

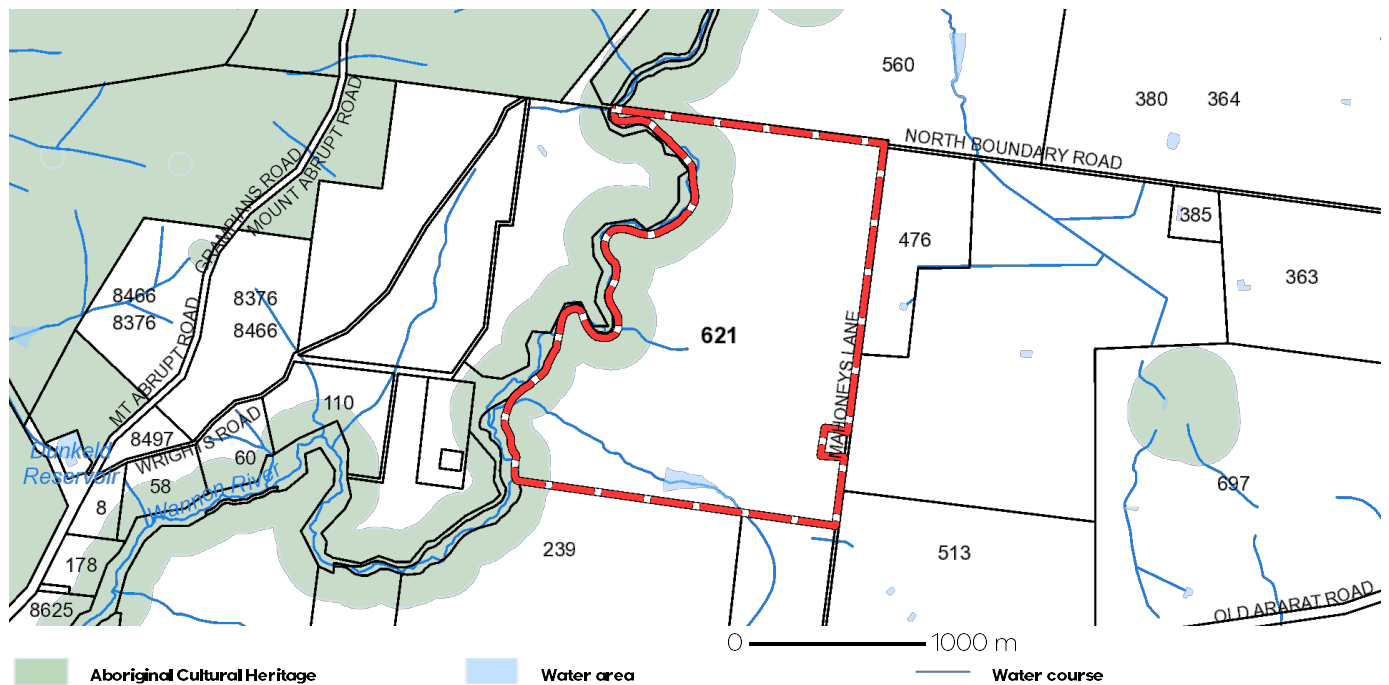
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 6 April 2022.

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>

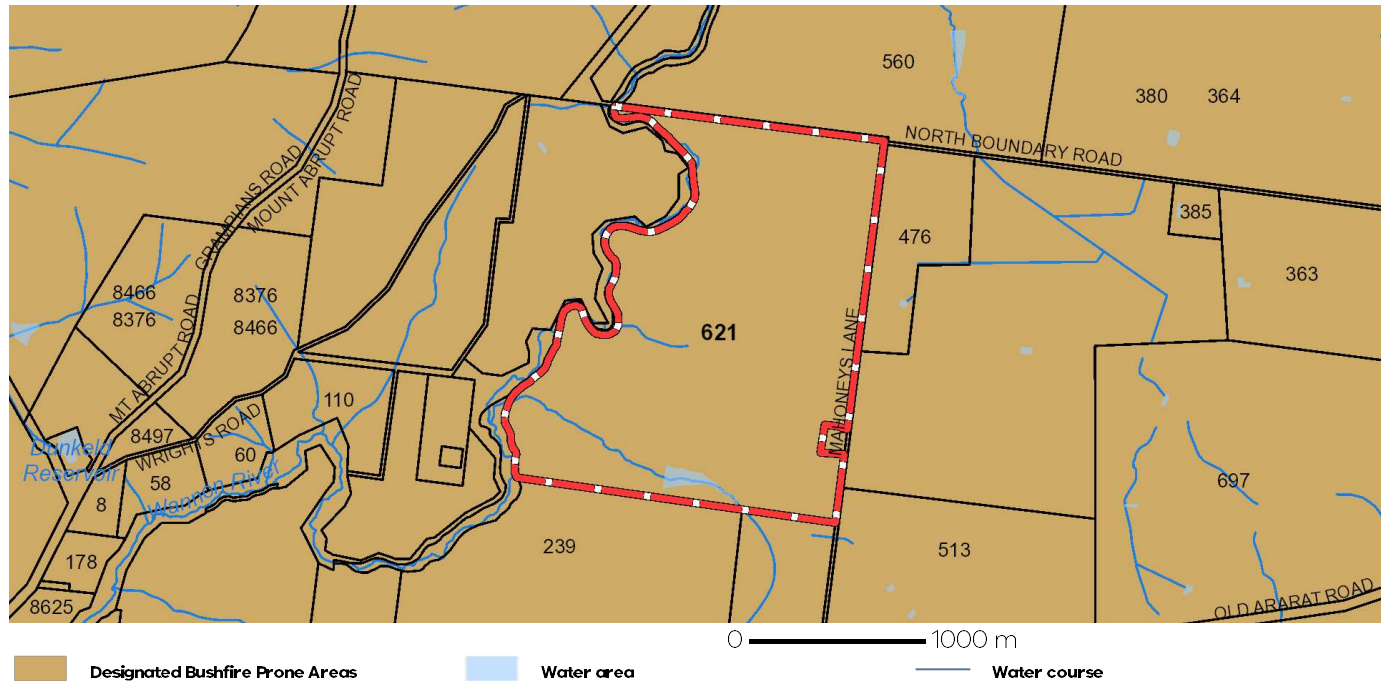
For details of surrounding properties, use this service to get the Reports for properties of interest.

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. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

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

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

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>

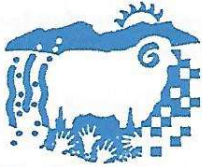
For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

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 his 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 \(environment.vic.gov.au\)](https://www.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 \(environment.vic.gov.au\)](https://www.environment.vic.gov.au)



**Southern Grampians
Shire Council**
ABN 55 135 536 448

**BROWN STREET
BUSINESS CENTRE:**
111 Brown Street, Hamilton 3300
**MARKET PLACE
BUSINESS CENTRE:**
1 Market Place, Hamilton 3300

ENQUIRIES
Post: Locked Bag 685,
Hamilton 3300
Phone: (03) 5573 0444
Fax: (03) 5572 2910
TTY: (03) 5573 0458
Email: council@sthgrampians.vic.gov.au
Website: www.sthgrampians.vic.gov.au

OFFICE HOURS:
8.15 am to 5.00 pm
Monday to Friday



J E Robertson
560 North Boundary Rd
DUNKELD VIC 3294

**NOTICE VALUATION, RATES & CHARGES DECLARED
23RD JUNE 2021 & FIRE SERVICES PROPERTY LEVY (FSPL) FOR
THE PERIOD 01/07/2021 TO 30/06/2022**

Notice Date: 30/08/2021
Property Number: 4041300.005700
Assessment Number: 8459

**DUE
DATE** **30/09/2021**

Property Details

621 North Boundary Road DUNKELD VIC 3294
CA2 SECA L2 LP428762L DUNKELD 339.27HA, ,

Particulars of Rates, Charges and Fire Services Property Levy

GENERAL RATE 3	CIV 1525000 x \$0.0026788	\$4,085.17
MUNICIPAL CHARGE	1 x \$206.00	\$206.00
FSPL PRIMARY PRODUCTION VARIABLE	CIV 1525000 x \$0.000205	\$312.63

LEVEL OF VALUE DATE: 01/01/2021
SITE VALUE: \$1,475,000
CAPITAL IMPROVED VALUE: \$1,525,000
NETT ANNUAL VALUE: \$76,250
FSPL CLASSIFICATION: PRIMARY PRODUCTION
AVPCC: 530.3 - Mixed farming and grazing without

TOTAL DUE \$4,603.80

**1st Instalment
\$1,153.80
30/09/2021**

2nd Instalment \$1,150.00 30/11/2021	3rd Instalment \$1,150.00 28/02/2022	4th Instalment \$1,150.00 31/05/2022
--	--	--

OR

**Early Instalment Payment
With 2% Discount \$4,517.98
Due by 30/09/2021**

**DISCOUNT WILL NOT APPLY ON PAYMENTS RECEIVED AFTER THE DUE DATE
DISCOUNT DOES NOT APPLY ON THE FIRE SERVICES PROPERTY LEVY
PLEASE RETAIN THIS SECTION OF THE RATE NOTICE FOR YOUR RECORDS**

INTEREST	POSTAL DELAYS	ARREARS	IMPORTANT
Take notice that if the amount shown on this notice is not paid on or before the due date INTEREST may be charged at 10% p.a.	Postal delays will not be accepted as an excuse for late payment.	Any arrears shown on this notice are due immediately and interest will accrue until paid.	If any details shown on this notice are incorrect please notify Council in writing.

IF PAYING BY MAIL SEND CHEQUE WITH BOTTOM SECTION ONLY

PLEASE SEE THE REVERSE OF THIS NOTICE FOR PAYMENT OPTIONS **PAYMENT SLIP**



**Southern Grampians
Shire Council**

Name: J E Robertson Date:

Property No: 4041300.005700

Location: 621 North Boundary Road DUNKELD VIC 3294

Assessment No: 8459



Billers Code: 25304
Reference No: 084590

BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 084590



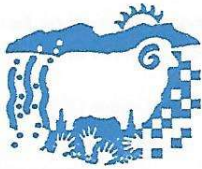
Billpay Code: 2330
Ref: 084590



*2330 8459 0 1st Instalment \$1,153.80



For emailed notices:



**Southern Grampians
Shire Council**
ABN 55 135 536 448

**BROWN STREET
BUSINESS CENTRE:**
111 Brown Street, Hamilton 3300
**MARKET PLACE
BUSINESS CENTRE:**
1 Market Place, Hamilton 3300

ENQUIRIES
Post: Locked Bag 685,
Hamilton 3300
Phone: (03) 5573 0444
Fax: (03) 5572 2910
TTY: (03) 5573 0458
Email: council@sthgrampians.vic.gov.au
Website: www.sthgrampians.vic.gov.au

OFFICE HOURS:
8.15 am to 5.00 pm
Monday to Friday



Jegsal Pty Ltd
Wykeham 560 North Boundary Rd
DUNKELD VIC 3294

**NOTICE VALUATION, RATES & CHARGES DECLARED
23RD JUNE 2021 & FIRE SERVICES PROPERTY LEVY (FSPL) FOR
THE PERIOD 01/07/2021 TO 30/06/2022**

Notice Date: 30/08/2021
Property Number: 4040100.001800
Assessment Number: 8231

**DUE
DATE** **30/09/2021**

Property Details

Mahoneys Lane DUNKELD VIC 3294

L2 PS839344 SECC ADZAR V9120 V381 271.45HA,

Particulars of Rates, Charges and Fire Services Property Levy

ARREARS		\$1,068.39
GENERAL RATE 3	CIV 1280000 x \$0.0026788	\$3,428.86
FSPL PRIMARY PRODUCTION VARIABLE	CIV 1280000 x \$0.000205	\$262.40

LEVEL OF VALUE DATE: 01/01/2021
SITE VALUE: \$1,280,000
CAPITAL IMPROVED VALUE: \$1,280,000
NETT ANNUAL VALUE: \$64,000
FSPL CLASSIFICATION: PRIMARY PRODUCTION
AVPCC: 530 - Mixed farming and grazing

TOTAL DUE \$4,759.65

1st Instalment
\$1,993.65
30/09/2021

2nd Instalment \$922.00 30/11/2021	3rd Instalment \$922.00 28/02/2022	4th Instalment \$922.00 31/05/2022
--	--	--

OR

Early Instalment Payment
With 2% Discount \$4,691.07
Due by 30/09/2021

**DISCOUNT WILL NOT APPLY ON PAYMENTS RECEIVED AFTER THE DUE DATE
DISCOUNT DOES NOT APPLY ON THE FIRE SERVICES PROPERTY LEVY
PLEASE RETAIN THIS SECTION OF THE RATE NOTICE FOR YOUR RECORDS**

INTEREST	POSTAL DELAYS	ARREARS	IMPORTANT
Take notice that if the amount shown on this notice is not paid on or before the due date INTEREST may be charged at 10% p.a.	Postal delays will not be accepted as an excuse for late payment.	Any arrears shown on this notice are due immediately and interest will accrue until paid.	If any details shown on this notice are incorrect please notify Council in writing.

IF PAYING BY MAIL SEND CHEQUE WITH BOTTOM SECTION ONLY

PLEASE SEE THE REVERSE OF THIS NOTICE FOR PAYMENT OPTIONS **PAYMENT SLIP**



**Southern Grampians
Shire Council**

Name: Jegsal Pty Ltd Date: _____
Property No: 4040100.001800
Location: Mahoneys Lane DUNKELD VIC 3294
Assessment No: 8231



Billcode: 25304
Reference No: 082313

BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 082313

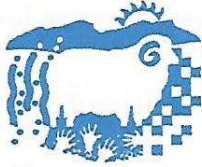


Billcode: 2330
Ref: 082313



*2330 8231 3 1st Instalment \$1,993.65

For emailed notices:



**Southern Grampians
Shire Council**
ABN 55 135 536 448

**BROWN STREET
BUSINESS CENTRE:**
111 Brown Street, Hamilton 3300
**MARKET PLACE
BUSINESS CENTRE:**
1 Market Place, Hamilton 3300

ENQUIRIES
Post: Locked Bag 685,
Hamilton 3300
Phone: (03) 5573 0444
Fax: (03) 5572 2910
TTY: (03) 5573 0458
Email: council@sthgrampians.vic.gov.au
Website: www.sthgrampians.vic.gov.au

OFFICE HOURS:
8.15 am to 5.00 pm
Monday to Friday



Wykeham Super Pty Ltd
560 North Boundary Rd
DUNKELD VIC 3294

**NOTICE VALUATION, RATES & CHARGES DECLARED
23RD JUNE 2021 & FIRE SERVICES PROPERTY LEVY (FSPL) FOR
THE PERIOD 01/07/2021 TO 30/06/2022**

Notice Date: 30/08/2021
Property Number: 4041300.005750
Assessment Number: 12365

DUE DATE
30/09/2021



034
1001449
R1_3685

Property Details

North Boundary Road DUNKELD VIC 3294
CA1 SECA DUNKELD V9344 F178 88.75HA, ,

Particulars of Rates, Charges and Fire Services Property Levy

GENERAL RATE 3	CIV 330000 x \$0.0026788	\$884.00
FSPL PRIMARY PRODUCTION VARIABLE	CIV 330000 x \$0.000205	\$67.65

LEVEL OF VALUE DATE: 01/01/2021
SITE VALUE: \$330,000
CAPITAL IMPROVED VALUE: \$330,000
NETT ANNUAL VALUE: \$16,500
FSPL CLASSIFICATION: PRIMARY PRODUCTION
AVPCC: 530.3 - Mixed farming and grazing without

TOTAL DUE \$951.65

1st Instalment
\$240.65
30/09/2021

2nd Instalment
\$237.00
30/11/2021

3rd Instalment
\$237.00
28/02/2022

4th Instalment
\$237.00
31/05/2022

OR

Early Instalment Payment
With 2% Discount \$933.97
Due by 30/09/2021

DISCOUNT WILL NOT APPLY ON PAYMENTS RECEIVED AFTER THE DUE DATE
DISCOUNT DOES NOT APPLY ON THE FIRE SERVICES PROPERTY LEVY
PLEASE RETAIN THIS SECTION OF THE RATE NOTICE FOR YOUR RECORDS

INTEREST

Take notice that if the amount shown on this notice is not paid on or before the due date INTEREST may be charged at 10% p.a.

POSTAL DELAYS

Postal delays will not be accepted as an excuse for late payment.

ARREARS

Any arrears shown on this notice are due immediately and interest will accrue until paid.

IMPORTANT

If any details shown on this notice are incorrect please notify Council in writing.

IF PAYING BY MAIL SEND CHEQUE WITH BOTTOM SECTION ONLY

PLEASE SEE THE REVERSE OF THIS NOTICE FOR PAYMENT OPTIONS

PAYMENT SLIP



**Southern Grampians
Shire Council**

Name: Wykeham Super Pty Ltd

Date

Property No: 4041300.005750

Location: North Boundary Road DUNKELD VIC 3294

Assessment No: 12365



Billers Code: 25304
Reference No: 123653

BPAY® this payment via internet or phone banking.
BPAY View® -- View and pay this bill using internet banking.
BPAY View Registration No.: 123653



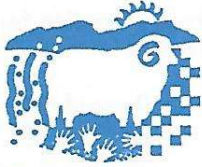
Billpay Code: 2330
Ref: 123653



*2330 12365 3 1st Instalment \$240.65

Pay in person at any Post Office, by phone 13 18 16.

For emailed notices:



**Southern Grampians
Shire Council**
ABN 55 135 536 448

**BROWN STREET
BUSINESS CENTRE:**
111 Brown Street, Hamilton 3300
**MARKET PLACE
BUSINESS CENTRE:**
1 Market Place, Hamilton 3300

ENQUIRIES
Post: Locked Bag 685,
Hamilton 3300
Phone: (03) 5573 0444
Fax: (03) 5572 2910
TTY: (03) 5573 0458
Email: council@sthgrampians.vic.gov.au
Website: www.sthgrampians.vic.gov.au

OFFICE HOURS:
8.15 am to 5.00 pm
Monday to Friday



Wykeham Super Pty Ltd
560 North Boundary Rd
DUNKELD VIC 3294

**NOTICE VALUATION, RATES & CHARGES DECLARED
23RD JUNE 2021 & FIRE SERVICES PROPERTY LEVY (FSPL) FOR
THE PERIOD 01/07/2021 TO 30/06/2022**

Notice Date: 30/08/2021
Property Number: 4040100.001810
Assessment Number: 12439

**DUE
DATE** **30/09/2021**

034
R1_3687

Property Details

476 Mahoneys Lane DUNKELD VIC 3294
L1 PS839344 V12227 F998 47.55HA, ,

Particulars of Rates, Charges and Fire Services Property Levy

GENERAL RATE 3	CIV 380000 x \$0.0026788	\$1,017.94
FSPL PRIMARY PRODUCTION VARIABLE	CIV 380000 x \$0.000205	\$77.90

LEVEL OF VALUE DATE: 01/01/2021
SITE VALUE: \$225,000
CAPITAL IMPROVED VALUE: \$380,000
NETT ANNUAL VALUE: \$19,000
FSPL CLASSIFICATION: PRIMARY PRODUCTION
AVPCC: 530 - Mixed farming and grazing

TOTAL DUE \$1,095.84

**1st Instalment
\$276.84
30/09/2021**

2nd Instalment \$273.00 30/11/2021	3rd Instalment \$273.00 28/02/2022	4th Instalment \$273.00 31/05/2022
--	--	--

OR

**Early Instalment Payment
With 2% Discount \$1,075.48
Due by 30/09/2021**

**DISCOUNT WILL NOT APPLY ON PAYMENTS RECEIVED AFTER THE DUE DATE
DISCOUNT DOES NOT APPLY ON THE FIRE SERVICES PROPERTY LEVY
PLEASE RETAIN THIS SECTION OF THE RATE NOTICE FOR YOUR RECORDS**

INTEREST

Take notice that if the amount shown on this notice is not paid on or before the due date INTEREST may be charged at 10% p.a.

POSTAL DELAYS

Postal delays will not be accepted as an excuse for late payment.

ARREARS

Any arrears shown on this notice are due immediately and interest will accrue until paid.

IMPORTANT

If any details shown on this notice are incorrect please notify Council in writing.

IF PAYING BY MAIL SEND CHEQUE WITH BOTTOM SECTION ONLY

PLEASE SEE THE REVERSE OF THIS NOTICE FOR PAYMENT OPTIONS

PAYMENT SLIP



**Southern Grampians
Shire Council**

Name: Wykeham Super Pty Ltd Date:

Property No: 4040100.001810

Location: 476 Mahoneys Lane DUNKELD VIC 3294

Assessment No: 12439



Billers Code: 25304
Reference No: 124396

BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 124396



Billpay Code: 2330
Ref: 124396



*2330 12439 6 1st Instalment \$276.84

Pay in person at any Post Office, by phone 13 18 16.

For emailed notices:



Ararat Rural City

Council Offices: 59 Vincent Street, Ararat Vic 3377
P.O. Box 246, Ararat Vic 3377
Telephone: (03) 5355 0200 Fax: (03) 5352 1695
Rate enquiries: (03) 5355 0208 or (03) 5355 0209

Email: rates@ararat.vic.gov.au
Website: www.ararat.vic.gov.au
ABN: 92 492 188 087



J E G Robertson
Wykeham
560 North Boundary Rd
DUNKELD VIC 3294

**INSTALMENT NOTICE
FOR YEAR ENDING
30 JUNE, 2022**



034
1001853
R1_4213

Property Number	Rating Year	Issue Date	Valuation Date	Assess No.
640002.006000	01/07/2021 - 30/06/2022	09/11/2021	01/01/2021	6510
Description and Location of Property		Site Value	Capital Improved Value	Net Annual Value
560 NORTH BOUNDARY RD, DUNKELD V10108 F576 CA 1 SEC E PARISH OF BUNNUGAL		\$1,405,000	\$1,558,000	\$77,900
Rating Details				
INSTALMENT DUE 30/11/2021				\$989.00
<p>eNotice is a secure and easy way to receive your rate notices direct to your email. Upon registration, all your notices can be viewed at any time. To register for electronic delivery of rate notices, please visit ararat.enotices.com.au</p> <p>Payment must be received at Council Offices on or before the due dates specified. Postal delays will not be accepted as an excuse for late payment.</p>				
2nd Instalment Due by 30/11/2021				\$989.00



Please Note: There is no GST included on this invoice

If paying by mail please detach bottom section and return remittance with payment

SEE REVERSE FOR FURTHER INFORMATION

Property Number:	640002.006000	Assess No.:	6510
Ratepayer:	J E G Robertson		
Property Address:	560 NORTH BOUNDARY RD, DUNKELD		
Total Amount Due:	\$989.00 due by 30/11/2021		



Billers Code: 26989
Ref: 65102



Billpay Code: 2362
Ref: 65102



BPAY this payment via Internet or phone banking.
BPAY View*: View and pay this bill using internet banking.
BPAY View Registration No.: 65102

Pay in person at any Post Office,
by phone 13 18 16, or go to
www.postbillpay.com.au

*2362 65102



Business Centre:
 Brown Street, Hamilton 3300
 Telephone: (03) 5573 0444
 Facsimile: (03) 5572 2910
 TTY: (03) 5573 0458

Address all correspondence to:
 Locked Bag 685, Hamilton, Vic,
 3300
council@sthgrampians.vic.gov.au
www.sthgrampians.vic.gov.au

Our Ref: PI220021
Your Ref: 63674766-038-4 & 63674766-039-1

8 April 2022

Attention:
 Landata

Dear Sir/Madam

**Request for Property Information 51(1) & 51(2)
 476 Mahoneys lane, Dunkeld 3294**

Further to your request, I am pleased to provide the following information in accordance with Regulation 51(1) & 51(2) of the Building Regulations 2018 relating to the building approval process on land known as Vol.12227, 9344, 10486, 10108, Fol.998, 178, 652, 576, Lot.1, and more commonly known as 476 Mahoneys lane, Dunkeld Vic 3294 as described in the application

Regulation 51 Part 1: Details of any permit or certificate of final inspection issued in the preceding 10 years

- a) No Building Permits have been issued during the preceding 10 years
- b) Are there any current statements issued under Regulation 64(1) or 231(2) of the Building Regulation 2018? **No**
- c) Are there any outstanding Orders or Notices issued by the Relevant Building Surveyor under the Act? **No**

Further to your request for information on the above property please find my response below.

SITE INFORMATION

Is this site in an area which is:

a. Liable to flooding within the meaning of regulation 5(2)	No
b. Designated under Regulation 150 as an area in which buildings are likely to subject to infestation by termites	No
c. Has a bushfire attack level been specified in a planning scheme under Regulation 156	No
d. An area determined under Regulation 152 to be likely to be subject to significant snow falls	No
e&f. Designated Land or works uncontrolled overland drainage within the meaning Regulation 154	No



Business Centre:
Brown Street, Hamilton 3300
Telephone: (03) 5573 0444
Facsimile: (03) 5572 2910
TTY: (03) 5573 0458

Address all correspondence to:
Locked Bag 685, Hamilton, Vic,
3300
council@sthgrampians.vic.gov.au
www.sthgrampians.vic.gov.au

Please note:

This response does not include advice as to whether this property is located in a Bushfire Prone Area (Regulation 155).

It is recommended that you should also contact Councils Planning Department on (03) 5573 0444 to confirm if any planning overlays affect this property or if a planning permit is required for the proposed works.

Should you require any further information, please contact Councils Building Department on (03) 5573 0444 or email council@sthgrampians.vic.gov.au

Yours faithfully
Amit Verma
Building Officer



Business Centre:
 Brown Street, Hamilton 3300
 Telephone: (03) 5573 0444
 Facsimile: (03) 5572 2910
 TTY: (03) 5573 0458

Address all correspondence to:
 Locked Bag 685, Hamilton, Vic,
 3300
council@sthgrampians.vic.gov.au
www.sthgrampians.vic.gov.au

Our Ref: PI220021
Your Ref: 63674766-038-4 & 63674766-039-1

8 April 2022

Attention:
 Landata

Dear Sir/Madam

**Request for Property Information 51(1) & 51(2)
 476 Mahoneys lane, Dunkeld 3294**

Further to your request, I am pleased to provide the following information in accordance with Regulation 51(1) & 51(2) of the Building Regulations 2018 relating to the building approval process on land known as Vol.12227, 9344, 10486, 10108, Fol.998, 178, 652, 576, Lot.1, and more commonly known as 476 Mahoneys lane, Dunkeld Vic 3294 as described in the application

Regulation 51 Part 1: Details of any permit or certificate of final inspection issued in the preceding 10 years

- a) No Building Permits have been issued during the preceding 10 years
- b) Are there any current statements issued under Regulation 64(1) or 231(2) of the Building Regulation 2018? **No**
- c) Are there any outstanding Orders or Notices issued by the Relevant Building Surveyor under the Act? **No**

Further to your request for information on the above property please find my response below.

SITE INFORMATION

Is this site in an area which is:

a. Liable to flooding within the meaning of regulation 5(2)	No
b. Designated under Regulation 150 as an area in which buildings are likely to subject to infestation by termites	No
c. Has a bushfire attack level been specified in a planning scheme under Regulation 156	No
d. An area determined under Regulation 152 to be likely to be subject to significant snow falls	No
e&f. Designated Land or works uncontrolled overland drainage within the meaning Regulation 154	No



Business Centre:
Brown Street, Hamilton 3300
Telephone: (03) 5573 0444
Facsimile: (03) 5572 2910
TTY: (03) 5573 0458

Address all correspondence to:
Locked Bag 685, Hamilton, Vic,
3300
council@sthgrampians.vic.gov.au
www.sthgrampians.vic.gov.au

Please note:

This response does not include advice as to whether this property is located in a Bushfire Prone Area (Regulation 155).

It is recommended that you should also contact Councils Planning Department on (03) 5573 0444 to confirm if any planning overlays affect this property or if a planning permit is required for the proposed works.

Should you require any further information, please contact Councils Building Department on (03) 5573 0444 or email council@sthgrampians.vic.gov.au

Yours faithfully
Amit Verma
Building Officer

Property Clearance Certificate

Taxation Administration Act 1997



INFOTRACK / HARWOOD ANDREWS LAWYERS

Your Reference: 22201257

Certificate No: 54064854

Issue Date: 11 APR 2022

Enquiries: KXA2

Land Address: 476 MAHONEYS LANE DUNKELD VIC 3294

Land Id	Lot	Plan	Volume	Folio	Tax Payable
REFER TO ATTACHMENT					

Vendor: WYKEHAM SUPER PTY LTD & JOHN ROBERTSON

Purchaser: FOR INFORMATION PURPOSES

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

Comments: Refer to attachment

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	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 IMP VALUE: \$3,793,000

SITE VALUE: \$3,435,000

AMOUNT PAYABLE: \$0.00

Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

Certificate No: 54064854

Power to issue Certificate

1. The Commissioner of State Revenue can 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. 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 payable' shown. 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 = \$39,067.50

Taxable Value = \$3,435,000

Calculated as \$27,975 plus (\$3,435,000 - \$3,000,000)
multiplied by 2.550 cents.

Property Clearance Certificate - Payment Options

BPAY



Billers Code: 5249
Ref: 54064854

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: 54064854

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

Taxation Administration Act 1997

Certificate No: 54064854

Land Address: 476 MAHONEYS LANE DUNKELD VIC 3294

Land Id	Lot	Plan	Volume	Folio	Tax Payable
38153261	1	839344	12227	998	\$0.00
			9344	178	

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR JOHN ERNEST GUYATT ROBERTSC	2022	\$1,405,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX primary production land.
This certificate includes volume and folio 10486/652;10108/576;12227/998;9344/178.

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

Comments:

Total Amount Payable for Property: 38153261 \$0.00

Land Address: 476 MAHONEYS LANE DUNKELD VIC 3294

Land Id	Lot	Plan	Volume	Folio	Tax Payable
47465706	1	839344	12227	998	\$0.00
			9344	178	

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MT ABRUPT SUPER FUND	2022	\$330,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX primary production land.

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

Comments:

Total Amount Payable for Property: 47465706 \$0.00

Land Address: 476 MAHONEYS LANE DUNKELD VIC 3294

Land Id	Lot	Plan	Volume	Folio	Tax Payable
47465714	1	839344	12227	998	\$0.00
			9344	178	

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR JOHN ERNEST GUYATT ROBERTSC	2022	\$1,475,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX primary production land.

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

Comments:

Total Amount Payable for Property: 47465714 \$0.00

Total: \$0.00

Property Clearance Certificate

Taxation Administration Act 1997

Certificate No: 54064854

Land Address: 476 MAHONEYS LANE DUNKELD VIC 3294

Land Id	Lot	Plan	Volume	Folio	Tax Payable
47487512	1	839344	12227	998	\$0.00
			9344	178	

Land Tax Details	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MT ABRUPT SUPER FUND	2022	\$225,000	\$0.00	\$0.00	\$0.00

Comments:

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

Comments:

Total Amount Payable for Property: 47487512 \$0.00

Total: \$0.00

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Harwood Andrews Lawyers C/- Triconvey (Reseller)
77 Castlereagh Street
SYDNEY 2000
AUSTRALIA

Client Reference: 405389

NO PROPOSALS. As at the 5th April 2022, 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®.

476 MAHONEYS LANE, DUNKELD 3294
SHIRE OF SOUTHERN GRAMPIANS

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: 5th April 2022

Telephone enquiries regarding content of certificate: 13 11 71

Extract of EPA Priority Site Register

Page 1 of 2



**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 476 MAHONEYS LANE
SUBURB: DUNKELD
MUNICIPALITY: SOUTHERN GRAMPIANS
MAP REFERENCES: Vicroads Eighth Edition, State Directory, Map 73 Reference H3
DATE OF SEARCH: 5th April 2022

PRIORITY SITES REGISTER REPORT:

A search of the Priority Sites Register for the above map references, corresponding to the address given above, has indicated that this site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register at the above date.

IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER:

You should be aware that the Priority Sites Register lists only those sites for which:

Priority Sites are sites for which EPA has issued a:

- Clean Up Notice pursuant to section 62A) of the Environment Protection Act 1970
- Pollution Abatement Notice pursuant to section 31A or 31B (relevant to land and/or groundwater) of the Environment Protection Act 1970
- Environment Action Notice pursuant to Section 274 of the Environment Protection Act 2017
- Site Management Order (related to land and groundwater) pursuant to Section 275 of the Environment Protection Act 2017
- Improvement Notice (related to land and groundwater) pursuant to Section 271 of the Environment Protection Act 2017
- Prohibition Notices (related to land and groundwater) pursuant to Section 272 of the Environment Protection Act 2017 on the occupier or controller of the site to require active management of these sites, or where EPA believes it is in the community interest to be notified of a potential contaminated site and this cannot be communicated by any other legislative means. Sites are removed from the Priority Sites Register once all conditions of a Notice have been complied with.

The Priority Sites Register does not list all sites known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register. Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA may not be aware of the presence of contamination. EPA has published information advising of potential contaminating land uses. Council and other planning authorities hold information about previous land uses, and it is advisable that such sources of information should also be consulted.

The Environment Protection Authority does not warrant the accuracy or completeness

[Extract of Priority Sites Register] # 63674766 - 63674766150321
'405389'



Extract of EPA Priority Site Register

**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

of information in this Extract and any person using or relying upon such information does so on the basis that the Environment Protection Authority shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Users of this site accept all risks and responsibilities for losses, damages, costs and other consequences resulting directly or indirectly from use of this site and information from it. To the maximum permitted by law, the EPA excludes all liability to any person directly or indirectly from using this site and information from it.

For sites listed on the Priority Sites Register, a copy of the relevant Notice, detailing the reasons for issue of the Notice, and management requirements, is available on request from EPA through the contact centre (details below). For more information relating to the Priority Sites Register, refer to the EPA website at: <https://www.epa.vic.gov.au/for-community/environmental-information/land-groundwater-pollution/priority-sites-register>

Environment Protection Authority Victoria
200 Victoria Street
Carlton VIC 3053
1300 EPA VIC (1300 372 842)

Catchment and Land Protection (Section 90)

Harwood Andrews Lawyers C/- Triconvey (Reseller)
77 Castlereagh Street
SYDNEY 2000

CERTIFICATE

Pursuant to Section 90 of the *Catchment and Land Protection Act 1994*

YOUR REF: 405389

CERTIFICATE NO: **63674766**

This Certificate is issued for the following property:

PROPERTY ADDRESS:

476 Mahoneys Lane, Dunkeld

PROPERTY DESCRIPTION:

Lot/Plan:

Lot 1 PS839344N

Crown Description:

Volume/Folio:

10108/576|10486/652|12227/998|9344/178

Directory Reference:

V 73 H3

- | | |
|--|------------|
| 1. A regional catchment strategy applies to the land. | YES |
| 2. The land is in a special area. | No |
| 3. A special area plan applies to the land. | No |
| 4. A land use condition applies to the land. | No |
| 5. A land management notice is in force in relation to the land. | No |
| 6. A copy of the land management notice is attached. | No |

By Authority

Secretary to the Department of Environment, Land, Water & Planning

DATED: 05/04/2022