

MADGWICKS  
LAWYERS

# Vendor's Statement

## Important notice to purchasers

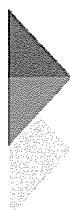
The vendor makes this Statement in relation to the Land in accordance with Section 32 of the *Sale of Land Act 1962* (Vic) (**SLA**). The vendor may sign by electronic signature.

The purchaser acknowledges receipt of this Statement with the relevant annexures before signing a contract of sale to purchase the Land.

**Land: 17 Calder Road, Nangana, Vic 3781**

**Mark Christopher Shera Jones**

Vendor



**MADGWICKS**  
ABN 82 199 611 971

Level 6  
140 William Street  
Melbourne VIC 3000  
Australia

T: +61 3 9242 4744  
F: +61 3 9242 4777  
E: [madgwick@madgwick.com.au](mailto:madgwick@madgwick.com.au)  
W: [madgwick.com.au](http://madgwick.com.au)



# Vendor's Statement

## 1. Financial matters – outgoings and statutory charges

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- 1.1 Details concerning any rates, taxes, charges or other similar outgoings affecting the Land (including and any interest payable on any part of them which is unpaid) for which the purchaser may become liable in consequence of the sale and of which the vendor might reasonably be expected to have knowledge (but excluding any GST payable in accordance with a contract of sale for the Land):
- (a) As set out in the certificates attached to this Vendor's Statement. The purchaser should note that the certificates relate to the parent title.
  - (b) The purchaser should note that a result of the plan subdivision (boundary re-alignment) of the Property that registered in November 2024, there will be a supplemental valuation for rating purposes that will result in supplementary notices for Outgoings being issued in due course for the Property.
  - (c) The purchaser should note that the purchaser will become liable from the date of settlement for all levies and charges in relation to the Property, including any supplementary rates notices, which cannot yet be quantified.
  - (d) Any details regarding draft Outgoings supplied by the Vendor to the purchaser prior to registration of the plan of subdivision is provided for information purposes only and should not be relied upon as indicative of the figure of the relevant Outgoings after plan registration.
- 1.2 Particulars of any charge (whether registered or not) over the Land imposed by or under an Act to secure an amount due under that Act, including the amount owing under the charge:
- Except as set out in the attachments to this Vendor's Statement and the contract of sale for the Land, none to the vendor's knowledge.
- 1.3 The Land is not tax reform scheme land within the meaning of the *Commercial and Industrial Property Tax Reform Act 2024* (Vic) (**CIPT Act**).
- 1.4 The Australian Valuation Property Classification Code (**AVPCC**) most recently allocated to the Land is 530.

## 2. Land use

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- 2.1 Details of any easement, covenant, caveat or other similar restriction (whether registered or unregistered) affecting the Land are set out in the attached copies of title documents and includes:
- (a) the easements existing over the Land by virtue of Section 98 of the *Transfer of Land Act 1958* (Vic) and any easements or rights implied by Section 12 of the *Subdivision Act 1988* (Vic);

- (b) any encumbrances in favour of Yarra Valley Water;
- (c) any restrictions contained in any planning permit, as amended from time to time, including without limitation any requirement by Cardinia Shire Council;

Lease – Main House

Tenants: Marcus and Joan Chandler on a month-to-month basis.

Original Lease dated 6 October 2015

Expired on 23 April 2016

Lease – Cottage

Tenant: Madison Seamer-Scoon & Nathan Hutchinson

Lease – Fixed term from 28 March 2025 to 28 September 2025

Note: Sewers/drains (if any) may be laid outside registered easements.

- 2.2 Particulars of any existing failure to comply with the terms any easement, covenant, caveat or restriction (whether registered or unregistered) affecting the Land are:

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

- 2.3 The Land is in a designated bushfire-prone area within the meaning of regulations made under the *Building Act 1993* (Vic).

- 2.4 There is access to the Land by road.

- 2.5 Details of the planning scheme affecting the Land are contained in the attached certificate.

### 3. Notices

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

None to the best of the vendor's knowledge.

- 3.2 Particulars of any notices, property management plans, reports or order in respect of the Land issued by any 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 are as follows:

Not applicable.

- 3.3 Particulars of any notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act 1986* (Vic) are as follows:

Not applicable.

However, the purchaser should note that the vendor has no means of knowing of all decisions of public authorities and government departments affecting the Land unless communicated to the vendor.

#### **4. Building Approvals**

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- 4.1 Particulars of any building permit granted during the preceding seven years under the *Building Act 1993* (Vic) in relation to a residence on the Land:

No such approvals have been granted.

- 4.2 Particulars of any owner-builder works undertaken during the period prescribed by the *Building Act 1993* (Vic).

No such works have been undertaken.

#### **5. Owners Corporation**

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- 5.1 The Land is not affected by an owners corporation within the meaning of the *Owners Corporation Act 2006* (Vic).

#### **6. Services**

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The following services are NOT connected to the Land:

- (a) Gas supply;
- (b) Water supply (tanks only); and
- (c) Sewerage

#### **7. Title**

---

- 7.1 Copies of the following documents are attached to this Vendor's Statement:

- (a) Register search statement and the document, or part of a document, referred to as the diagram location in the register search statement that identifies the Land and its location for Certificate of Title Volume 12584 Folio 806
  - (b) Plan of Subdivision Number PS 916946E
  - (c) Property Planning Report
  - (d) Planning Certificate
-

- (e) Cardinia Shire Council Land Information Certificate x 2
- (f) Yarra Valley Water Certificate
- (g) Land Tax & Windfall Gains Tax Clearance Certificate
- (h) SRO GAIC Certificate
- (i) Building Certificate 1
- (j) EPA Certificate
- (k) VicRoads Certificate
- (l) Due Diligence Checklist

# Signing page

Vendor:	Mark Christopher Shera Jones
Vendor's signature	<div><div>Signed by:</div><div></div><div>54284E932F8A4B1</div></div> <hr/>
Date of signing	22 April 2025   11:32:43 AEST <hr/>
Purchaser	<hr/>
Purchaser's signature	<hr/>
Date of signing	<hr/>
Purchaser	<hr/>
Purchaser's signature	<hr/>
Date of signing	<hr/>

## 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](https://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.





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

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

Page 1 of 1

VOLUME 12584 FOLIO 806

Security no : 124121773943W  
Produced 05/02/2025 03:29 PM

### LAND DESCRIPTION

Lot 1 on Plan of Subdivision 916946E.

PARENT TITLES :

Volume 09495 Folio 346      Volume 09759 Folio 768

Created by instrument PS916946E 22/11/2024

### REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MARK CHRISTOPHER SHERA JONES of 61 CALDER ROAD NANGANA VIC 3781  
PS916946E 22/11/2024

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL523123A 28/11/2014

COMMONWEALTH BANK OF AUSTRALIA

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 PS916946E FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS916946E (B)		Registered	22/11/2024

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

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

Street Address: 17 CALDER ROAD NANGANA VIC 3781

### ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA  
Effective from 22/11/2024

DOCUMENT END



# Imaged Document Cover Sheet


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

Document Type	<b>Plan</b>
Document Identification	<b>PS916946E</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>05/02/2025 15:29</b>

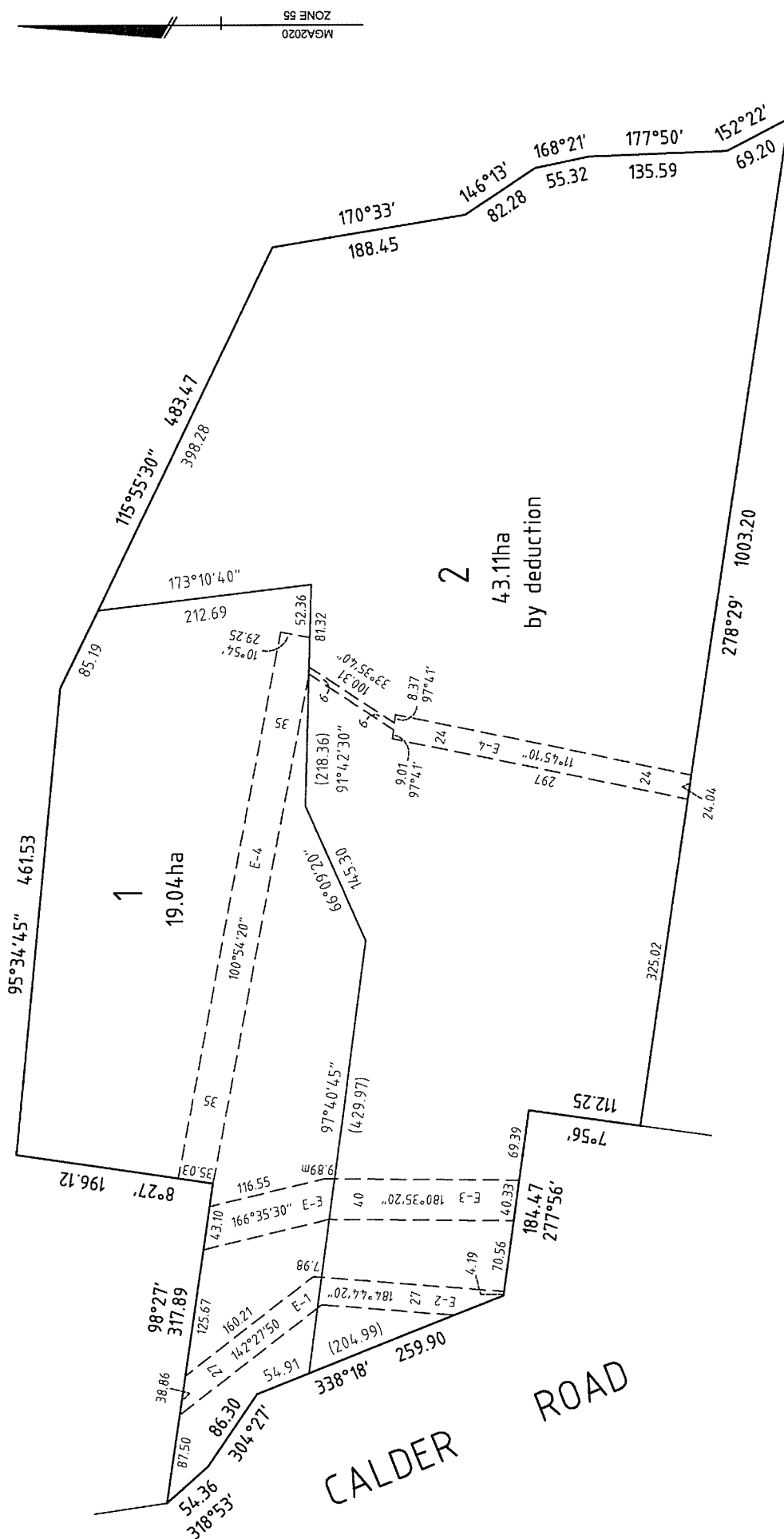
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The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION			EDITION 1		PS 916946 E	
<b>LOCATION OF LAND</b>  PARISH: Nangana  TOWNSHIP: ---  SECTION: ---  CROWN ALLOTMENT: 61B (Part) & 61C (Part)  CROWN PORTION: ---  TITLE REFERENCE: Vol. 9495 Fol. 346 & Vol. 9759 Fol. 768   LAST PLAN REFERENCE: Lot 1 on TP 485734 F & Lot 1 on TP 711109 A  POSTAL ADDRESS: 17 Calder Road, NANGANA 3781 (at time of subdivision)  MGA CO-ORDINATES: E: 371 660 ZONE: 55 (of approx centre of land in plan) N: 5 806 180 GDA 2020			<b>Council Name:</b> Cardinia Shire Council  <b>Council Reference Number:</b> S24-062 <b>Planning Permit Reference:</b> T230315 <b>SPEAR Reference Number:</b> S230252P  <b>Certification</b>  This plan is certified under section 6 of the Subdivision Act 1988  <b>Statement of Compliance</b>  This is a statement of compliance issued under section 21 of the Subdivision Act 1988  Public Open Space  A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made  Digitally signed by: Fiona Shadforth for Cardinia Shire Council on 16/07/2024			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		Lot 2 is not the subject of this survey. Dimensions are based on Title only.		
NIL		NIL				
NOTATIONS						
DEPTH LIMITATION: 15.24m Below the surface						
SURVEY: This plan is based on PARTIAL survey.  STAGING: This is not a staged subdivision. Planning Permit No. T2303156 PA  This survey has been connected to permanent marks No(s). 39, 62 & 63  In Proclaimed Survey Area No. ---						
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	Gas Supply	27	Inst. K398323	Gas and Fuel Corporation		
E-2	Gas Supply	27	Inst. K196542	Gas and Fuel Corporation		
E-3	Drainage & Waterway	40	This Plan	Melbourne Water Corporation		
E-4	Power Line - Overhead	See Plan	This Plan - Section 88 Electricity Industry Act 2000	AusNet Electricity Services Pty. Ltd.		
NOBELIUS LAND SURVEYORS  P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 mail@nobelius.com.au		SURVEYORS FILE REF: 21187  Digitally signed by: Benjamin Stephen Nobelius, Licensed Surveyor, Surveyor's Plan Version (A), 26/06/2024, SPEAR Ref: S230252P		ORIGINAL SHEET SIZE: A3		SHEET 1 OF 2
				Land Use Victoria Plan Registered 02:28 PM 22/11/2024 Assistant Registrar of Titles		

PS 916946 E



NOBELIUS LAND SURVEYORS

P.O. BOX 461  
PAKENHAM 3810  
Ph 03 5941 4112  
mail@nobelius.com.

Amended by: Benjamin Stephen Nobellius, Licensed Surveyor 21/11/2024.

**SCALE**

Digitally signed by: Benjamin Stephen Nobeliuss, Licensed  
Surveyor,  
Surveyor's Plan Version (A),  
26/06/2024, SPEAR Ref: S230252P

ORIGINAL SHEET  
SIZE: A3

Digitally signed by:  
Cardinia Shire Council,  
16/07/2024,  
SPEAR Ref: S230252P

SHEET 2

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 28 February 2025 12:18 PM

PROPERTY DETAILS

Address: 17 CALDER ROAD NANGANA 3781  
Lot and Plan Number: Lot 1 PS916946  
Standard Parcel Identifier (SPI): 1\PS916946  
Local Government Area (Council): CARDINIA [www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)  
Council Property Number: 5000036783  
Planning Scheme: Cardinia [Planning Scheme - Cardinia](#)  
Directory Reference: Melway 310 F3

UTILITIES

Rural Water Corporation: Southern Rural Water  
Melbourne Water Retailer: Yarra Valley Water  
Melbourne Water: Inside drainage boundary  
Power Distributor: AUSNET

STATE ELECTORATES

Legislative Council: EASTERN VICTORIA  
Legislative Assembly: MONBULK

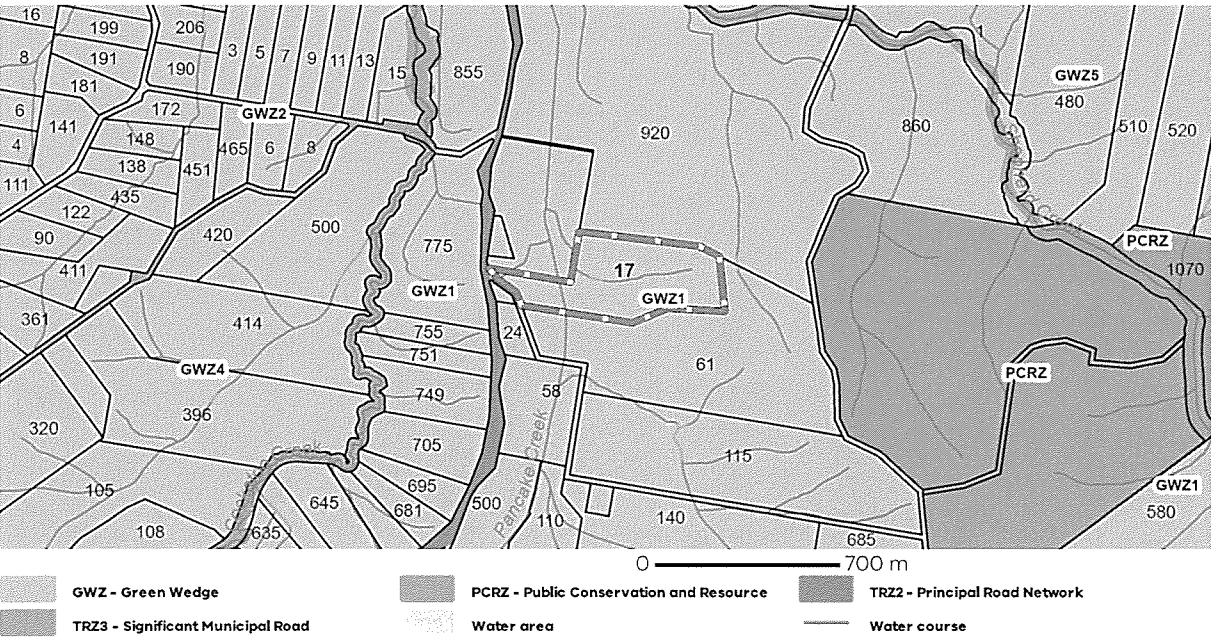
OTHER

Registered Aboriginal Party: Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation

[View location in VicPlan](#)

Planning Zones

GREEN WEDGE ZONE (GWZ) (CARDINIA)  
GREEN WEDGE ZONE - SCHEDULE 1 (GWZ1) (CARDINIA)



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

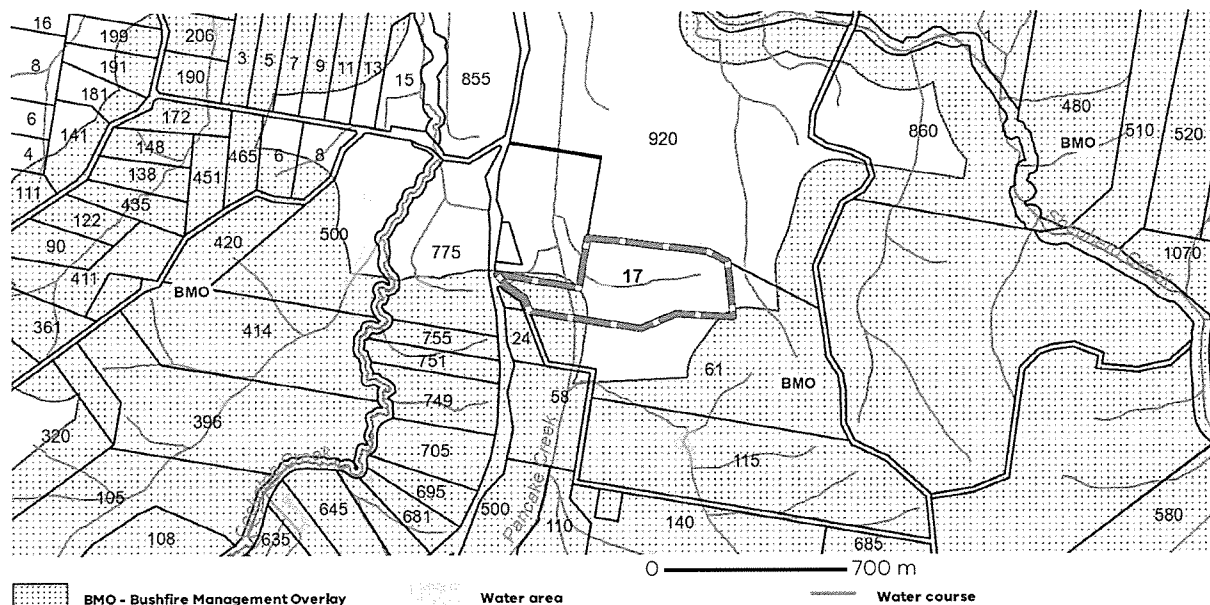
# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

## Planning Overlays

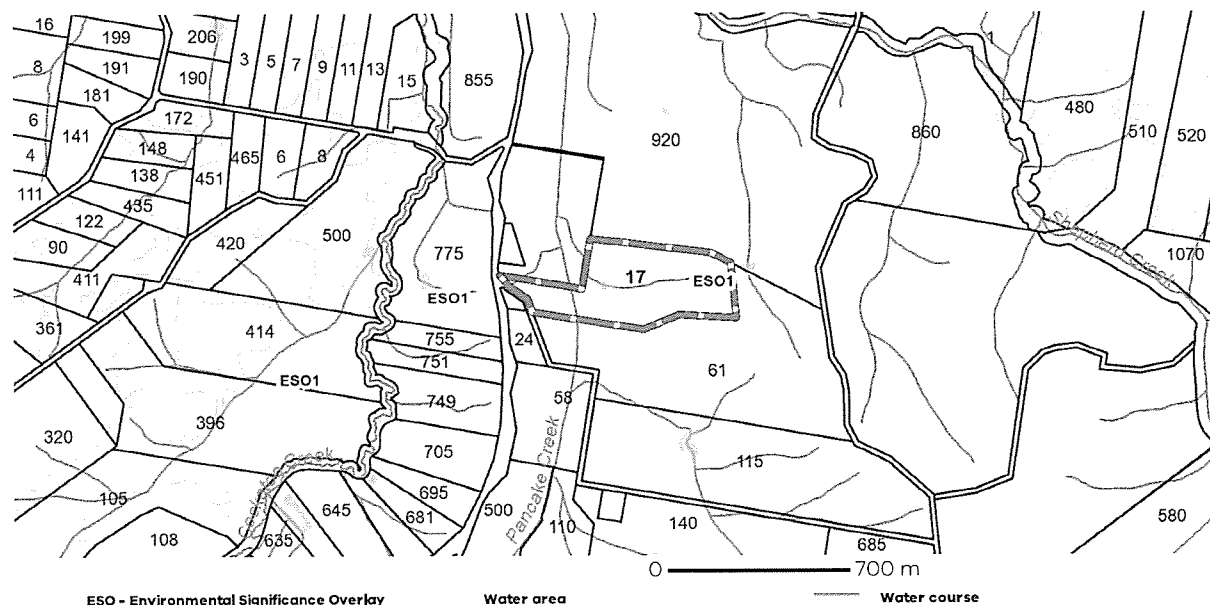
### BUSH-FIRE MANAGEMENT OVERLAY (BMO) (CARDINIA)



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

### ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) (CARDINIA)

#### ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1) (CARDINIA)



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

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

PLANNING PROPERTY REPORT



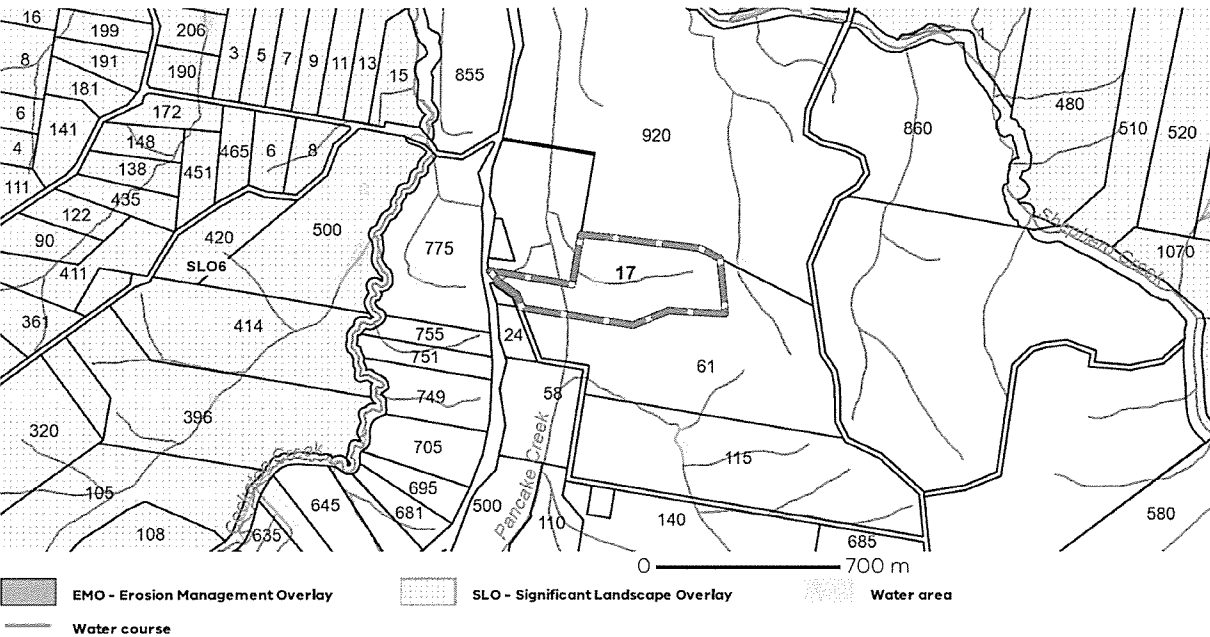
Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

EROSION MANAGEMENT OVERLAY (EMO) (YARRA RANGES)

SIGNIFICANT LANDSCAPE OVERLAY (SLO) (YARRA RANGES)



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





## PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

### Further Planning Information

Planning scheme data last updated on 27 February 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

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

<https://mapshare.maps.vic.gov.au/vicolan>

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

# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

## Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

## Native Vegetation

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

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

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

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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 CERTIFICATE

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

**CERTIFICATE REFERENCE NUMBER**

1107549

**APPLICANT'S NAME & ADDRESS**

MADGWICKS LAWYERS C/- INFOTRACK C/- LANDATA  
MELBOURNE

**VENDOR**

JONES, MARK CHRISTOPHER SHE

**PURCHASER**

NOT KNOWN, NOT KNOWN

**REFERENCE**

381085

This certificate is issued for:

LOT 1 PLAN PS916946 ALSO KNOWN AS 17 CALDER ROAD NANGANA  
CARDINIA SHIRE

The land is covered by the:

CARDINIA PLANNING SCHEME

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

The land:

- is included in a GREEN WEDGE ZONE - SCHEDULE 1
- is within a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1
- and a BUSHFIRE MANAGEMENT OVERLAY
- and abuts a TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK
- and is AREA OUTSIDE THE URBAN GROWTH BOUNDARY

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

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian  
Heritage Register at:  
<http://vhd.heritage.vic.gov.au/>

05 February 2025

Sonya Kilkenny  
Minister for Planning

Additional site-specific controls may apply.  
The Planning Scheme Ordinance should be  
checked carefully.  
The above information includes all  
amendments to planning scheme maps  
placed on public exhibition up to the date  
of issue of this certificate and which are  
still the subject of active consideration

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

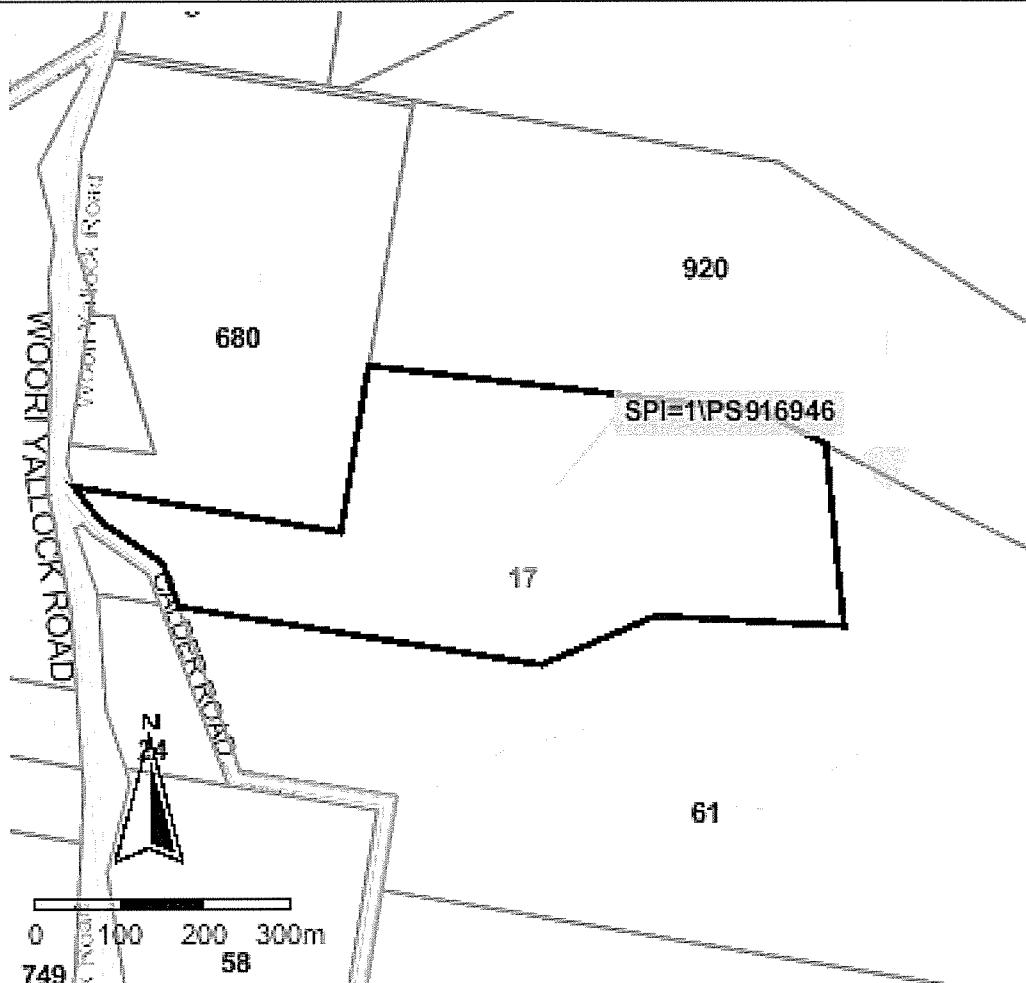
LANDATA®  
T: (03) 9102 0402  
E: [landata.enquiries@servictoria.com.au](mailto:landata.enquiries@servictoria.com.au)

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

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

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

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



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#### Choose the authoritative Planning Certificate

##### *Why rely on anything less?*

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.  
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.  
Next business day delivery, if further information is required from you.

#### Privacy Statement

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

**LAND INFORMATION CERTIFICATE  
SECTION 121 LOCAL GOVERNMENT ACT 2020  
LOCAL GOVERNMENT (LAND INFORMATION)  
REGULATIONS 2021**



Madgwicks Lawyers c/InfoTrack c/Landata  
DX 250639  
Melbourne

**CERTIFICATE NO:** 83521  
**APPLICANT REFERENCE:** 75743270-013-7  
**DATE:** 6/02/2025

This certificate PROVIDES information regarding valuations, rates, charges, other moneys owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law or by law of the Council.

This certificate IS NOT REQUIRED to include information regarding planning, building, health, land fill, land slip, other 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.

<b>ASSESSMENT NO:</b>	5000006898	<b>VALUATIONS</b>	
<b>PROPERTY LOCATION:</b>	Calder Rd	<b>SITE VALUE:</b>	995000
	Nangana 3781	<b>CAPITAL IMPROVED VALUE:</b>	1595000
<b>TITLE DETAILS:</b>	L1 TP711109 CA 61C	<b>NET ANNUAL VALUE:</b>	79750
		<b>LEVEL OF VALUE DATE:</b>	01/01/24
		<b>OPERATIVE DATE:</b>	01/07/24

**PROPERTY RATES & CHARGES**

Rates and charges for the financial year ending 30 June 2025

<b><u>RATES &amp; CHARGES</u></b>	<b>LEVIED</b>	<b>BALANCE</b>
ARREARS BROUGHT FORWARD		\$0.00
RATES	\$2,517.07	\$1,258.31
INTEREST		\$0.00
MUNICIPAL CHARGE	\$0.00	\$0.00
FIRE SERVICES PROPERTY LEVY	\$724.77	\$362.39
GARBAGE	\$361.70	\$180.84
GREEN WASTE LEVY	\$0.00	\$0.00

**SPECIAL RATES /SPECIAL CHARGES**

SCHEME NAME	ESTIMATED AMOUNT	PRINCIPAL BALANCE	INTEREST BALANCE
		\$0.00	\$0.00
		<b>TOTAL SCHEME BALANCE</b>	<b>\$0.00</b>

**OPEN SPACE CONTRIBUTION**

**TOTAL OUTSTANDING** **\$1,801.54**



**Bill code:** 858944  
**Reference:** 50000068986

**LOT 1 PS916946E NOT YET SEPARATELY ASSESSED SUBJECT TO SUPPLEMENTARY RATE AND VALUATION. Please note this property has 2 Parent Assessments. The other Assessment being AN: 2148500100.**

**LAND INFORMATION CERTIFICATE  
SECTION 121 LOCAL GOVERNMENT ACT 2020  
LOCAL GOVERNMENT (LAND INFORMATION)  
REGULATIONS 2021**

Calder Rd  
Nangana  
L1 TP711109 CA 61C

---

**NOTICES AND ORDERS**

Other Notices or Orders on the land that have been served by Council under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or Local Law of the Council, which have a continuing application as at the date of this certificate if any

---

**OPEN SPACE CONTRIBUTION**

Any outstanding amount required to be paid for recreational purposes or any transfer of land required to Council for recreational purposes under Section 18 of the Subdivision of Land Act 1988 or the Local Government Act 1958:

---

**FLOOD LEVEL**

A flood level has not been designated under the Building Regulations 1994.  
Advice on whether a flood level has been determined, which affects the property, should be sought from Melbourne Water.

---

**POTENTIAL LIABILITIES**

Notices and Orders issued as described above:

Other:

---

**ADDITIONAL INFORMATION**

In accordance with Section 175 of the Local Government Act a person who becomes the owner of rateable land must pay any rate or charge on the land which is due and payable at the time the person becomes the owner of the land.

---

I acknowledge having received the sum of \$29.70 being the fee for this certificate.

Delegated Officer:  .....

---

**CONFIRMATION OF ANY VARIATION TO THIS CERTIFICATE WILL ONLY BE GIVEN FOR 90 DAYS AFTER ISSUE DATE.  
PAYMENTS MADE BY CHEQUE ARE SUBJECT TO CLEARANCE FROM THE BANK.**

**LAND INFORMATION CERTIFICATE**  
**SECTION 121 LOCAL GOVERNMENT ACT 2020**  
**LOCAL GOVERNMENT (LAND INFORMATION)**  
**REGULATIONS 2021**



Madgwicks Lawyers c/InfoTrack c/Landata  
 DX 250639  
 Melbourne Vic 3001

**CERTIFICATE NO:** 83817  
**APPLICANT REFERENCE:** 75973273-014-2  
**DATE:** 27/02/2025

This certificate PROVIDES information regarding valuations, rates, charges, other moneys owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law or by law of the Council.

This certificate IS NOT REQUIRED to include information regarding planning, building, health, land fill, land slip, other 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.

<b>ASSESSMENT NO:</b>	2148500100	<b>VALUATIONS</b>	
<b>PROPERTY LOCATION:</b>	17 Calder Rd	<b>SITE VALUE:</b>	1040000
	Nangana	<b>CAPITAL IMPROVED VALUE:</b>	1460000
	3781	<b>NET ANNUAL VALUE:</b>	73000
<b>TITLE DETAILS:</b>	L1 LP128370	<b>LEVEL OF VALUE DATE:</b>	01/01/24
		<b>OPERATIVE DATE:</b>	01/07/24

**PROPERTY RATES & CHARGES**

Rates and charges for the financial year ending 30 June 2025

<b><u>RATES &amp; CHARGES</u></b>	<b>LEVIED</b>	<b>BALANCE</b>
ARREARS BROUGHT FORWARD		\$0.00
RATES	\$3,071.99	\$1,535.73
INTEREST		\$0.00
MUNICIPAL CHARGE	\$0.00	\$0.00
FIRE SERVICES PROPERTY LEVY	\$686.02	\$343.00
GARBAGE	\$688.70	\$344.34
GREEN WASTE LEVY	\$128.70	\$64.34

**SPECIAL RATES /SPECIAL CHARGES**

SCHEME NAME	ESTIMATED AMOUNT	PRINCIPAL BALANCE	INTEREST BALANCE
		\$0.00	\$0.00
		TOTAL SCHEME BALANCE	\$0.00

OPEN SPACE CONTRIBUTION

**TOTAL OUTSTANDING** **\$2,287.41**



**Bill code:** 858944  
**Reference:** 21485001008

**LOT 1 PS916946E NOT YET SEPARATELY ASSESSED SUBJECT TO SUPPLEMENTARY RATE AND VALUATION. Please note this property has 2 Parent Assessments. The other Assessment being AN: 5000006898.**

**LAND INFORMATION CERTIFICATE  
SECTION 121 LOCAL GOVERNMENT ACT 2020  
LOCAL GOVERNMENT (LAND INFORMATION)  
REGULATIONS 2021**

17 Calder Rd  
Nangana  
L1 LP128370

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**NOTICES AND ORDERS**

Other Notices or Orders on the land that have been served by Council under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or Local Law of the Council, which have a continuing application as at the date of this certificate if any

---

**OPEN SPACE CONTRIBUTION**

Any outstanding amount required to be paid for recreational purposes or any transfer of land required to Council for recreational purposes under Section 18 of the Subdivision of Land Act 1988 or the Local Government Act 1958:

---

**FLOOD LEVEL**

A flood level has not been designated under the Building Regulations 1994.  
Advice on whether a flood level has been determined, which affects the property, should be sought from Melbourne Water.

---

**POTENTIAL LIABILITIES**

Notices and Orders issued as described above:

Other:


---

**ADDITIONAL INFORMATION**

In accordance with Section 175 of the Local Government Act a person who becomes the owner of rateable land must pay any rate or charge on the land which is due and payable at the time the person becomes the owner of the land.

---

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Delegated Officer:  .....

---

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PAYMENTS MADE BY CHEQUE ARE SUBJECT TO CLEARANCE FROM THE BANK.**





YARRA VALLEY WATER  
ABN 93 065 902 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

5th February 2025

Madgwicks Lawyers C/- InfoTrack C/- LANDATA  
LANDATA

Dear Madgwicks Lawyers C/- InfoTrack C/- LANDATA,

**RE: Application for Water Information Statement**

<b>Property Address:</b>	17 CALDER ROAD NANGANA 3781
<b>Applicant</b>	Madgwicks Lawyers C/- InfoTrack C/- LANDATA LANDATA
<b>Information Statement</b>	30916152
<b>Conveyancing Account Number</b>	7959580000
<b>Your Reference</b>	381085

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address [propertyflow@yvw.com.au](mailto:propertyflow@yvw.com.au). For further information you can also refer to the Yarra Valley Water website at [www.yvw.com.au](http://www.yvw.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Lisa Anelli', written in a cursive style.

Lisa Anelli  
GENERAL MANAGER  
RETAIL SERVICES



YARRA VALLEY WATER  
ABN 93 066 902 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au  
yvw.com.au

**Yarra Valley Water Property Information Statement**

Property Address	17 CALDER ROAD NANGANA 3781
------------------	-----------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

**THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)**

Existing sewer mains will be shown on the Asset Plan.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.



YARRA VALLEY WATER  
ABN 93 066 992 501

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E [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

### **Melbourne Water Property Information Statement**

Property Address	17 CALDER ROAD NANGANA 3781
------------------	-----------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

#### **THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)**

The Pancake Creek is located within the western portion of the property. Melbourne Water has responsibility for the management and control of the bed and banks of this waterway to the extent necessary to carry out its functions under the Water Act 1989. For further information contact Melbourne Water on 9679 7517

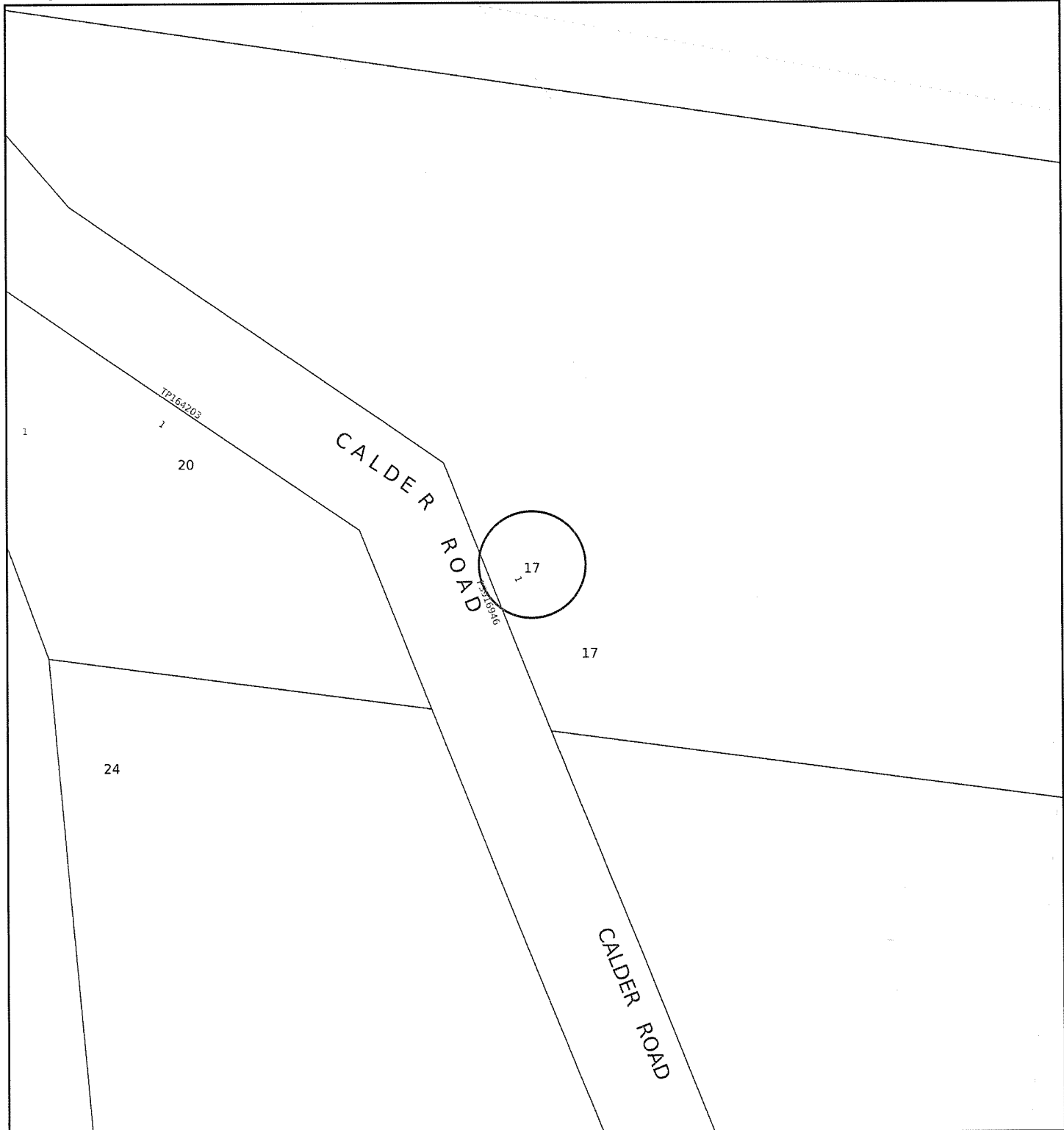
#### **THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)**















The subject property may be affected by drainage and/or flooding issues. For further information please contact Melbourne Water's Land Development Team on telephone 9679 7517.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.



Yarra Valley Water Information Statement Number: 30916152	Address		17 CALDER ROAD NANGANA 3781			 Yarra Valley Water ABN 93 066 902 501
	Date		05/02/2025			
	Scale		1:1000			
Existing Title		Access Point Number	GLV2-42	MW Drainage Channel Centreline		<p>Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd:</p> <ul style="list-style-type: none"><li>- Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets;</li><li>- Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information;</li><li>- Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;</li></ul>
Proposed Title		Sewer Manhole		MW Drainage Underground Centreline		
Easement		Sewer Pipe Flow		MW Drainage Manhole		
Existing Sewer		Sewer Offset	<1.00>	MW Drainage Natural Waterway		
Abandoned Sewer		Sewer Branch				

Yarra Valley Water

ABN 93 066 902 501



YARRA VALLEY WATER  
ABN 93 066 902 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

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E enquiry@yvw.com.au  
yvw.com.au

Madgwick's Lawyers C/- InfoTrack C/- LANDATA  
LANDATA  
certificates@landata.vic.gov.au

## RATES CERTIFICATE

**Account No:** 6983080698  
**Rate Certificate No:** 30916152

**Date of Issue:** 05/02/2025  
**Your Ref:** 381085

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
17 CALDER RD, NANGANA VIC 3781	1\PS916946	1433344	Residential

Agreement Type	Period	Charges	Outstanding
Drainage Fee	01-01-2025 to 31-03-2025	\$16.52	\$16.52
<b>Other Charges:</b>			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
<b>Balance Brought Forward</b>			\$0.00
<b>Total for This Property</b>			\$16.52

GENERAL MANAGER  
RETAIL SERVICES

### Note:

1. From 1 July 2023, the Parks Fee has been charged quarterly instead of annually.
2. From 1 July 2023, for properties that have water and sewer services, the Residential Water and Sewer Usage charge replaces the Residential Water Usage and Residential Sewer Usage charges.
3. This statement details all tariffs, charges, and penalties due and payable to Yarra Valley Water as of the date of this statement and includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
4. All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.
5. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchaser's account at settlement.
6. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

7. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up-to-date financial information, please order a Rates Settlement Statement prior to settlement.
8. From 01/07/2024, Residential Water Usage is billed using the following step pricing system: 256.31 cents per kilolitre for the first 44 kilolitres; 327.60 cents per kilolitre for 44-88 kilolitres and 485.34 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for properties with water service only.
9. From 01/07/2024, Residential Water and Sewer Usage is billed using the following step pricing system: 343.42 cents per kilolitre for the first 44 kilolitres; 450.59 cents per kilolitre for 44-88 kilolitres and 523.50 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for residential properties with both water and sewer services.
10. From 01/07/2024, Residential Recycled Water Usage is billed 192.59 cents per kilolitre.
11. From 01/07/2022 up to 30/06/2023, Residential Sewer Usage was calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (/kl) 1.1540 per kilolitre. From 1 July 2023, this charge will no longer be applicable for residential customers with both water and sewer services.
12. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.



YARRA VALLEY WATER  
ABN 93 066 902 501

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Mitcham Victoria 3132

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E enquiry@yvw.com.au  
yvw.com.au

To ensure you accurately adjust the settlement amount, we strongly recommend you book a **Special Meter Reading**:

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.

**Property No:** 1433344

**Address:** 17 CALDER RD, NANGANA VIC 3781

**Water Information Statement Number:** 30916152

#### HOW TO PAY



Billir Code: 314567  
Ref: 69830806981

Amount  
Paid

Date  
Paid

Receipt  
Number

Property Clearance Certificate  
Land Tax



INFOTRACK / MADGWICKS LAWYERS

Your Reference:

055632

Certificate No:

83292638

Issue Date:

06 FEB 2025

Enquiries:

TVD0

Land Address: 17 CALDER ROAD NANGANA VIC 3781

Land Id	Lot	Plan	Volume	Folio	Tax Payable
6119176	1	916946	12584	806	\$5,659.39

Vendor: MARK JONES

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR MARK CHRISTOPHER SHERA JONE	2025	\$1,040,000	\$5,659.39	\$0.00	\$5,659.39

Comments: Land Tax will be payable but is not yet due - please see notes on reverse.

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

Comments:

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

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

Paul Broderick  
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$1,460,000
SITE VALUE (SV):	\$1,040,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$5,659.39





# Notes to Certificate - Land Tax

**Certificate No:** 83292638

## Power to issue Certificate

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

## Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
  - Land tax that has been assessed but is not yet due,
  - Land tax for the current tax year that has not yet been assessed, and
  - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

## Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

## Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge and Vacant Residential Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

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

## Apportioning or passing on land tax to a purchaser

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

## General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
8. An updated Certificate may be requested free of charge via our website, if:
  - The request is within 90 days of the original Certificate's issue date, and
  - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

## For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$5,010.00

Taxable Value = \$1,040,000

Calculated as \$4,650 plus ( \$1,040,000 - \$1,000,000 ) multiplied by 0.900 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$14,600.00

Taxable Value = \$1,460,000

Calculated as \$1,460,000 multiplied by 1.000%.

## Land Tax - Payment Options

### BPAY



Billers Code: 5249  
Ref: 83292638

### Telephone & Internet Banking - BPAY®

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

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

### CARD



Ref: 83292638

### Visa or Mastercard

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

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



Property Clearance Certificate

Commercial and Industrial Property Tax

INFOTRACK / MADGWICKS LAWYERS

Your Reference: 055632

Certificate No: 83292638

Issue Date: 06 FEB 2025

Enquires: TVD0

Land Address: 17 CALDER ROAD NANGANA VIC 3781

Land Id	Lot	Plan	Volume	Folio	Tax Payable
6119176	1	916946	12584	806	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
530	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

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

Paul Broderick  
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$1,460,000
SITE VALUE:	\$1,040,000
CURRENT CIPT CHARGE:	\$0.00



# Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 83292638

---

## Power to issue Certificate

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

## Amount shown on Certificate

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

## Australian Valuation Property Classification Code (AVPCC)

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

## Commercial and industrial property tax information

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

## Change of use of tax reform scheme land

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

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

## Commercial and industrial property tax is a first charge on land

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

## Information for the purchaser

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

## Information for the vendor

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

## Passing on commercial and industrial property tax to a purchaser

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

## General information

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

# Property Clearance Certificate

## Windfall Gains Tax



INFOTRACK / MADGWICKS LAWYERS

Your Reference: 055632  
Certificate No: 83292638  
Issue Date: 06 FEB 2025

Land Address: 17 CALDER ROAD NANGANA VIC 3781

Lot	Plan	Volume	Folio
1	916946	12584	806

Vendor: MARK JONES  
Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		\$0.00	\$0.00	\$0.00	\$0.00

Comments: No windfall gains tax liability identified.

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

Paul Broderick  
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:  
\$0.00

# Notes to Certificate - Windfall Gains Tax

Certificate No: 83292638

## Power to issue Certificate

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

## Amount shown on Certificate

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

## Windfall gains tax is a first charge on land

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

## Information for the purchaser

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

## Information for the vendor

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

## Passing on windfall gains tax to a purchaser

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

## General information

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

## Windfall Gains Tax - Payment Options

### BPAY



Billers Code: 416073  
Ref: 83292631

### Telephone & Internet Banking - BPAY®

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

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

### CARD



Ref: 83292631

### Visa or Mastercard

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

[sro.vic.gov.au/payment-options](http://sro.vic.gov.au/payment-options)

### Important payment information

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

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



Contact Name Paul Smith  
Telephone 13 21 61  
Facsimile 03 9628 6853  
Your Ref: 75743270-010-6

11 February 2025

**Madgwicks Lawyers**  
c/- Landata  
GPO Box 527  
MELBOURNE VIC 3001

Dear Sir/Madam,

**Growth Areas Infrastructure Contribution (GAIC)**

**17 Calder Road, Nangana (Volume 12584 Folio 806) - (the land)**

Thank you for your Application for a Growth Areas Infrastructure Contribution (GAIC) Certificate dated 05 February 2025 in respect of the land.

GAIC applies to certain land in excess of 0.41 hectares (1 acre) in the contribution area as defined by Section 201RC of the *Planning and Environment Act 1987* (PEA). Only certain lands in the designated growth area municipalities of Cardinia, Casey, Hume, Melton, Mitchell, Whittlesea and Wyndham may be subject to GAIC.

The Commissioner of State Revenue is satisfied that the land is not subject to GAIC as defined in the PEA at this time.

Applications for GAIC certificates may be made, at no charge, via the State Revenue Office (SRO) website at [www.sro.vic.gov.au](http://www.sro.vic.gov.au)

For further details regarding GAIC, please visit the SRO website or telephone 13 21 61.

Yours sincerely,

*Paul Smith*

**Paul Smith**  
Customer Service Officer  
Land Revenue Administration

**PROPERTY INFORMATION CERTIFICATE**  
**Building Regulations 2018**  
**Regulation 51(1)**



10 February 2025

Property number 5000036783  
 Your reference 75743270-014-4  
 Receipt number -

Madgwicks Lawyers C/- InfoTrack c/o LANDATA

**Land (property) Address:** 17 Calder Rd, Nangana VIC 3781

**Building Permits or certificates of final inspection issued by the relevant Building Surveyor for the construction on the property during the last 10 years are as follows:**

Permit No:	Permit Issue Date:	Final Certificate Date:
N/A	N/A	N/A
<b>Details of Build:</b>		
<b>Building Surveyor:</b>		
N/A		

**Please note that Council is unaware of any current statement(s) issued under the Building Act 1993 and Building Regulations 2018 Notices or Orders currently against the property.**

**Outstanding building related orders or Notices pertaining to the Building Act 1993: -**

Type	Issue Date	Details
N/A		

**Residential Notes:**

- As of 1 December 2019, all pools and spas must be registered with Council and a compliance certificate provided confirming that the existing pool barrier is compliant with the relevant Australian standards.
- The Building Regulations also require working Smoke Alarms to be installed within all residential buildings. Fines or prosecution may result if these legal requirements are not satisfied.
- As of the 11 March 2009 all building works for Class1, Class 2, Class 3 and associated 10a buildings must comply with the Bushfire protection requirements of the Building Code of Australia as required by the Bushfire construction Regulations 2018.

Note: This summary is an extract of Council's records only made at the date the information is provided. The information provided does not guarantee the status of the building. An inspection has not been specifically conducted because of your enquiry. The reply provided has been prepared as accurately as possible as at the date of the reply, from information currently available to Council. Council accepts no liability for any omissions or errors contained in the information supplied. Where any doubt or concern is raised professional advice should be sought.

Yours sincerely

Lisa Fuss  
 For and on Behalf of  
**Municipal Building Surveyor**

## Extract of EPA Priority Site Register

Page 1 of 2

### PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 17 CALDER ROAD

SUBURB: NANGANA

MUNICIPALITY: CARDINIA

MAP REFERENCES: Melways 40th Edition, Street Directory, Map 310 Reference H3  
Melways 40th Edition, Street Directory, Map 310 Reference H2  
Melways 40th Edition, Street Directory, Map 310 Reference G3  
Melways 40th Edition, Street Directory, Map 310 Reference G2  
Melways 40th Edition, Street Directory, Map 310 Reference F3  
Melways 40th Edition, Street Directory, Map 310 Reference F2

DATE OF SEARCH: 5th February 2025

### ACKNOWLEDGMENT AND IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER AND THIS EXTRACT:

A search of the Priority Sites Register for the above map reference (Melways), corresponding to the street address provided above, has indicated there is no Priority Site within the same map reference based on the most recent file provided to LANDATA by the Environment Protection Authority, Victoria (EPA).

The Priority Sites Register is not an exhaustive or comprehensive list of contaminated sites 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 EPA may not have information regarding all contaminated sites. While EPA has published information regarding potentially contaminating land uses, local councils and other relevant planning authorities may hold additional records or data concerning historical land uses. It is recommended that these sources of information should also be consulted in addition to this Extract.

Prospective buyers or parties to property transactions should undertake their own independent investigations and due diligence. This Extract should not be relied upon as the sole source of information regarding site contamination.

To the maximum extent permitted by law:

- Neither LANDATA, SERV nor EPA warrants the accuracy or completeness of the information in this Extract. Any person using or relying upon such information does so on the basis that LANDATA, SERV and EPA assume no liability whatsoever for any errors, faults, defects or omissions in the information in this Extract. Users are advised to undertake independent due diligence and seek professional advice before relying on this information
- Users of this Extract accept all risks and responsibilities for losses, damages, costs or other consequences resulting directly or indirectly from reliance on the information in this Extract or any related information; and
- LANDATA, SERV and EPA expressly disclaim all liability to any person for any claims arising from the use of this Extract or information therein. In circumstances where liability cannot be excluded, the total liability of LANDATA, SERV and EPA is limited to the payment made by you for the supply by LANDATA of this Extract.

For sites listed on the Priority Sites Register, copies of the relevant Notices, including reasons for issuance and associated management requirements, is available

[Extract of Priority Sites Register] # 75743270 - 75743270152748  
'381085'





## Extract of EPA Priority Site Register

on request from EPA through the contact centre via 1300 EPA VIC (1300 372 842).  
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>



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

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Madgwicks Lawyers C/- InfoTrack  
135 King Street  
SYDNEY 2000  
AUSTRALIA

Client Reference: 381085

NO PROPOSALS. As at the 5th February 2025, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

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

17 CALDER ROAD, NANGANA 3781  
SHIRE OF CARDINIA

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 February 2025

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 75743270 - 75743270152748 '381085'

## RESIDENTIAL TENANCY AGREEMENT



This agreement is made on the: 6<sup>th</sup> October 2015  
This agreement is between LANDLORD: Mark JONES

Whose agent is: Dudley Developments P.L. T/A Stockdale & Leggo Real Estate  
3A Kilvington Drive Emerald 3782  
Ph: 5968 3933 FAX: 5968 5959

And TENANT(S) Name of TENANT 1: Joan CHANDLER  
Current Address: 23 Doongalla Rd, The Basin  
Name of TENANT 2: Marcus CHANDLER  
Current Address: 23 Doongalla Rd, The Basin

### Residential Tenancy Agreement Residential Tenancies Act 1997 Section 26

1. Premises: The landlord lets the premises known as: 17 Calder Road Cockatoo/Nangana

2 Rent: The rental amount is \$1604.00 per calendar month, always in advance  
The date first rental payment is due is on/before 24/10/2015  
Pay period monthly, rent due on/before 24<sup>th</sup> of every month

#### Payment Options

Option 1: Cash/Money order/Bank cheque – 3A Kilvington Drive Emerald .  
Option 2: Internet Banking (See Property Manager).  
Option 3: Direct Debit - Contact your banking institution to arrange this.

3. Bond: \* The TENANT must pay the bond amount specified below.  
\* In accordance with the *Residential Tenancies Act 1997*, the LANDLORD/agent must lodge the bond with the Residential Tenancies Bond Authority (RTBA) within 10 business days after receiving the bond.  
\* If the TENANT does not receive a bond receipt from the RTBA within 15 business days of handing over the bond money, they should telephone the RTBA on 9627 6143.

Bond Amount: \$1604.00 to be paid on or before 24<sup>th</sup> October 2015  
If there is more than one TENANT and they do not contribute equally to the total Bond, the amounts they each contribute must be listed here.

Name of TENANT	Bond Amount
	\$
	\$

#### 4. Period

Fixed period: The period of the agreement commences on the 24<sup>th</sup> October 2015  
and ends on 23<sup>th</sup> April 2016

as the agreement terminates in accordance with the *Residential Tenancies Act 1997*  
the agreement will continue as a periodic tenancy.

OR Periodic: The agreement will commence on and continue until terminated in accordance with the *Residential Tenancies Act 1997*

Tenant's signatures

5. CONDITION OF THE PREMISES

The LANDLORD must:

- (a) Ensure that the premises are maintained in good repair, and.
- (b) If the LANDLORD owns or controls the common areas, take reasonable steps to ensure that the common areas are maintained in good repair.

6. DAMAGE TO THE PREMISES

- (a) The TENANT must ensure that care is taken to avoid damaging the rented premises.
- (b) The TENANT must take reasonable care to avoid damaging the premises and any common areas.
- (c) The TENANT who becomes aware of damage to the rented premises must give notice to the LANDLORD of any damage to the premises as soon as practicable.

7. CLEANLINESS OF THE PREMISES

- (a) The LANDLORD must ensure that the premises are in reasonably clean condition on the day on which it is agreed that the TENANT is to enter into occupation of the premises.
- (b) The TENANT must keep the premises in reasonably clean condition during the period of the agreement.

8. USE OF PREMISES

- (a) The TENANT must not use or allow the premises to be used for any illegal purpose.
- (b) The TENANT must not use or allow the premises to be used in such a manner as to cause a nuisance or cause an interference with the reasonable peace, comfort or privacy of any occupier of neighbouring premises.

9. QUIET ENJOYMENT

The LANDLORD must take all reasonable steps to make sure that the TENANT has quiet enjoyment of the premises.

10. ASSIGNMENT OR SUB-LETTING

- (a) The TENANT must not assign or sub-let the whole or any part of the premises without the written consent of the LANDLORD. The LANDLORD's consent must not be unreasonably withheld.
- (b) The LANDLORD must not demand or receive any fee or payment for the consent, except in respect of any fees, costs or charges incurred by the LANDLORD in relation to the preparation of written assignment of the agreement.

11. RESIDENTIAL TENANCIES ACT 1997

- (a) Each party must comply with the *Residential Tenancies Act 1997*
- (b) For further rights and duties refer to the *Residential Tenancies Act 1997*

ADDITIONAL SPECIAL CONDITIONS

The tenants agree with the landlord that during the term of their tenancy they will:-

- 1. Pay to the agent the sum of \$15.00 for bank charges incurred if the tenant makes any payment by cheque that is not passed for payment by the tenants bank on the first presentation.
- 2. Have carpets professional cleaned upon vacating and provide proof by way of receipt
- 3. The TENANTS acknowledge that the commencement date of this lease is dependent upon the current tenant vacating by the due date.
- 4. The TENANTS are not to smoke, or allow visitors to smoke inside the house
- 5. The TENANTS have permission from the landlord to keep one dog, as per application, outdoors at the premises. If there is any evidence of damage by the dog at the property this is to be rectified by the tenants at their expense. No other animals/pets to be kept at the property without written permission from the Landlord.
- 6. The TENANTS accept full responsibility to keep their dog contained within the house block at all times.
- 7. The TENANTS agree to keep the gardens/grounds in neat and tidy condition at all times.
- 8. The TENANTS agree to check the smoke alarm once per month, replace batteries at change to daylight saving time, or whenever necessary, notify the agent if smoke alarm is faulty
- 9. The TENANTS agree and understand they are not permitted to have cats at the property at any time

IMPORTANT

28 DAYS NOTICE IS REQUIRED IF YOU ARE INTENDING TO VACATE YOUR PROPERTY -

This applies even if:

- 1. Your lease is to finish and you intend to vacate at the expiration of your lease.
- 2. You are on a month to month basis as your lease has finished - THE ORIGINAL TERMS OF YOUR TENANCY ARE STILL THE SAME

THERE ARE NO EXCEPTIONS - 28 DAYS NOTICE OF VACATING IS REQUIRED AND ENFORCED.

N.B: RENT IS PAYABLE TO THE DATE YOU RETURN YOUR KEYS

BREAKING OF LEASE AGREEMENT

If breaking your lease you will be responsible for the rent until the property is re-let to a suitable tenant.

You will also have to pay a pro-rata LETTING FEE which will vary depending on the situation.

PLEASE MAKE AN APPOINTMENT WITH YOUR PROPERTY MANAGER TO DISCUSS THE SITUATION.

**Urgent repairs emergency telephone number: 5968 3933**

Signed by the AGENT: \_\_\_\_\_

On behalf of the Landlord

Signature of TENANT 1: \_\_\_\_\_

Tenant: \_\_\_\_\_

Signature of TENANT 2: 

Dudley Developments Pty Ltd  
Stockdale & Leggo

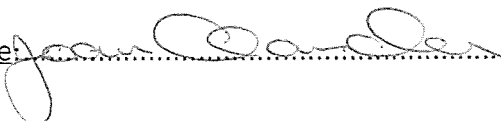
## Residential Tenancy Agreement

Residential Tenancies Act 1997

### Important Information

Please read this before completing the  
Residential Tenancy Agreement

- ☐ This form is your written record of your tenancy agreement. This is a binding contract under the Residential Tenancies Act 1997, so please read all terms and conditions carefully
- ☐ If you need advice on your rights and responsibilities, please call the Consumer Affairs Helpline on 1300 55 81 81 before signing the agreement.
- ☐ Both the landlord and the tenant should keep signed copies of the completed agreement for future reference. The landlord must supply the tenant with a copy of the completed agreement within 14 days of the tenant signing.
- ☐ Copies of this Agreement will be produced for both the landlord and the tenant.
- ☐ The Landlord must give the tenant a copy of the Renting a Home: A Guide for Tenants and Landlords booklet at the start of each tenancy.
- ☐ When a bond is paid, the landlord and tenant must complete a Condition Report and both keep a copy for their records.

Tenant's Signature: 



## Certificate Of Completion

Envelope Id: 587163AB-4A2E-44B7-A28C-E7C2345BD786

Status: Completed

Subject: Complete with Docusign: Contract & V32- 17 Calder Road Nangana (Updated April)(6127773.1).pdf

Source Envelope:

Document Pages: 98

Signatures: 1

Envelope Originator:

Certificate Pages: 5

Initials: 0

Joanne McManus

AutoNav: Enabled

Level 6

Envelope Stamping: Enabled

140 William Street

Time Zone: (UTC+10:00) Canberra, Melbourne, Sydney

Melbourne, Victoria 3000

joanne.mcmanus@madgwicks.com.au

IP Address: 210.23.153.50

## Record Tracking

Status: Original

4/22/2025 8:52:39 AM

Holder: Joanne McManus

joanne.mcmanus@madgwicks.com.au


Location: DocuSign

## Signer Events

Mark Jones

Security Level: Email, Account Authentication  
(None)

## Signature

Signed by:  
  
64264F932F8A4B1...

Signature Adoption: Drawn on Device

Using IP Address: 122.129.136.32

Signed using mobile

## Timestamp

Sent: 4/22/2025 8:59:49 AM

Viewed: 4/22/2025 11:31:41 AM

Signed: 4/22/2025 11:32:43 AM

## Electronic Record and Signature Disclosure:

Accepted: 4/22/2025 11:31:41 AM

ID: 8f638184-614a-4cf5-9039-6f53d1492553

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

Bridgette Lemon

Bridgette.Lemon@madgwicks.com.au

Madgwicks

Security Level: Email, Account Authentication  
(None)

## Electronic Record and Signature Disclosure:

Not Offered via Docusign

**COPIED**

Sent: 4/22/2025 8:59:50 AM

Viewed: 4/22/2025 11:35:14 AM

## Witness Events

## Signature

## Timestamp

## Notary Events

## Signature

## Timestamp

## Envelope Summary Events

## Status

## Timestamps

Envelope Sent

Hashed/Encrypted

4/22/2025 8:59:50 AM

Certified Delivered

Security Checked

4/22/2025 11:31:41 AM

Signing Complete

Security Checked

4/22/2025 11:32:43 AM

Completed

Security Checked

4/22/2025 11:32:43 AM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, Telstra OBO (Madgwicks) (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through your DocuSign, Inc. (DocuSign) Express user account. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the 'I agree' button at the bottom of this document.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. For such copies, as long as you are an authorized user of the DocuSign system you will have the ability to download and print any documents we send to you through your DocuSign user account for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of your DocuSign account. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use your DocuSign Express user account to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through your DocuSign user account all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.



**How to contact Telstra OBO (Madgwicks):**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [scott.butler@madgwicks.com.au](mailto:scott.butler@madgwicks.com.au)

**To advise Telstra OBO (Madgwicks) of your new e-mail address**

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at [scott.butler@madgwicks.com.au](mailto:scott.butler@madgwicks.com.au) and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

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**Required hardware and software**

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none"><li>•Allow per session cookies</li><li>•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection</li></ul>

\*\* These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

**Acknowledging your access and consent to receive materials electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

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