

**SECTION 32 STATEMENT**

**Pittong-Lismore Road,  
Pittong, Victoria 3360**

**VENDOR STATEMENT  
TO THE PURCHASER OF REAL ESTATE  
PURSUANT TO SECTION 32 OF THE  
SALE OF LAND ACT 1962 (VIC) (“the Act”)**

LAND

**Pittong-Lismore Road, Pittong, Victoria 3360**

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

The vendor must sign this statement and give it to the purchaser prior to the purchaser signing the contract. The vendor may sign this statement to be given to the purchaser by electronic signature.

**VENDOR**

**Alice Isabel Knight & Pittong Pastoral Company Pty Ltd ACN 004  
916 527**

Signature of the Vendor

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DATE OF THIS STATEMENT            /            /2026

The Purchaser acknowledges being given this statement signed by the Vendor together with the attached documents before the Purchaser signed any contract.

**PURCHASER**

Signature of the Purchaser

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DATE OF ACKNOWLEDGEMENT       /       /2026

## 1. FINANCIAL MATTERS

### 1.1 Land subject to a mortgage

Applies if the land is to be sold subject to a mortgage (registered or unregistered), which is not to be discharged before the purchaser becomes entitled to possession or to the receipt of rents and profits.

*Not applicable.*

### 1.2 Any Charge

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

*Not applicable.*

### 1.3 Rates, taxes, charges or other similar outgoings

Particulars of any rates, taxes, charges or other similar outgoings affecting the land (and any interest payable on any part of them):

- (a) Their total does not exceed \$95,000.00 per annum;
- (b) Are contained in the attached certificate(s) and/or notice(s);
- (c) There are no charges or outgoings for which the Purchaser may become liable as a consequence of the sale and which the Vendor might reasonably be expected to have knowledge<sup>1</sup>, which are not included in items 1.3 (a) above; other than any amounts specified as follows:

NIL.

### 1.4 Terms Contract

Applies if the land is to be sold pursuant to a terms contract where the Purchaser is obliged to make 2 or more payments<sup>2</sup> 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.*

### 1.5 Land Subject to Tax Reform Scheme

- (a) Is the land tax reform scheme land within the meaning of the **Commercial and Industrial Property Tax Reform Act 2024**:

*The AVPCC allocated to the land is not a qualifying use.*

**AND**

*The AVPCC allocated to the land indicates a qualifying use. The land may enter the reform if an entry transaction occurs in respect of the land (for Volume 9087 Folio 214)*

- (b) The AVPCC most recently allocated to the land:

*530.3; **411***

- (c) If the land is tax reform scheme land, its entry date within the meaning of the Commercial and Industrial Property Tax Reform Act 2024:

*N/A*

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<sup>1</sup> Other than any GST payable in accordance with the contract.

<sup>2</sup> Other than a deposit or final payment

- **AVPCC** means an Australian Valuation Property Classification Code based on the Valuation Best Practice Specifications Guidelines, or as otherwise defined under the **Commercial and Industrial Property Tax Reform Act 2024**.

## **2. INSURANCE DETAILS**

### **2.1 Damage and destruction**

Applies if the contract for the sale of land 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**

Applies where there is a residence on the land which 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 Easement, covenant or other similar restriction affecting the land**

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

is set out in the attached copies of title document(s).

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

*None, to the Vendor's knowledge.*

### **3.2 Designated bushfire prone area**

The land is in a designated bushfire prone area within the meaning of the regulations made under the *Building Act 1993*.

### **3.3 Road access**

There is access to the property by road.

### **3.4 Planning scheme**

Is contained in the attached certificate with the required specified information.

## **4. NOTICES**

### **4.1 Notice, order, declaration, report or recommendation**

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

are contained in the attached certificate(s) and/or statement(s), if any.

### **4.2 Agricultural purposes**

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.

#### 4.3 Land acquisition

Particulars of any notice of intention to acquire served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

*Not applicable.*

### 5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act 1993* in the preceding 7 years in relation to a building on the land<sup>3</sup>:

*Not applicable.*

### 6. OWNERS CORPORATION

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") DETAILS

#### 7.1 Work-in-kind agreement

Applies if the land is subject to a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*).

*Not applicable.*

#### 7.2 GAIC recording

Applies In the case of land in respect of which there is a GAIC recording (within the meaning of Part 9B of the *Planning and Environment Act 1987*). The following certificates or notices must be attached:

*Not applicable.*

### 8. SERVICES

The following services marked "X" in the accompanying box are not connected to the land:

- electricity supply
- gas supply
- water supply
- sewerage
- telephone services

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<sup>3</sup> Only required where there is a residence on the land

## 9. TITLE

Copies of the following documents are attached:

### 9.1 Registered Title (*Transfer of Land Act 1958*)

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

## 10. SUBDIVISION

### 10.1 Unregistered Subdivision

Applies in the case of land that is subject to a subdivision:

*Not applicable.*

### 10.2 Staged Subdivision

Applies in the case of land that is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*:

*Not applicable.*

### 10.3 Further Plan of Subdivision

Applies in the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed:

*Not applicable.*

## 11. DUE DILIGENCE CHECKLIST

The Vendor or the Vendor's licensed estate agent must ensure that a prescribed due diligence checklist is made available before the land is offered for sale to any prospective purchaser from the time the land for sale that is vacant residential land or land on which there is a residence.

The provision or attachment of the due diligence checklist to Vendor Statement is not required but may be attached as a matter of convenience.

## 12. ATTACHMENTS

Register Search Statement Title Volume 10826 Folio 993

Registered Title Plan No: TP838006C

Register Search Statement Title Volume 8945 Folio 581

Registered Title Plan No: TP446377Y

Register Search Statement Title Volume 974 Folio 789

Registered Title Plan No: TP787438B

Register Search Statement Title Volume 1221 Folio 035

Registered Title Plan No: TP782487P

Register Search Statement Title Volume 1573 Folio 432

Registered Title Plan No: TP910570U

Register Search Statement Title Volume 11086 Folio 717

Registered Title Plan No: TP760701P

Register Search Statement Title Volume 7614 Folio 050

Registered Title Plan No: TP591248X

Register Search Statement Title Volume 8713 Folio 406  
Registered Title Plan No: TP374041J  
Register Search Statement Title Volume 9087 Folio 214  
Registered Title Plan No: TP186905W  
Register Search Statement Title Volume 890 Folio 943  
Registered Title Plan No: TP486249H  
Register Search Statement Title Volume 5914 Folio 740  
Registered Title Plan No: TP827614P  
Register Search Statement Title Volume 4578 Folio 514  
Registered Title Plan No: TP438148L  
Register Search Statement Title Volume 5869 Folio 751  
Registered Title Plan No: TP272850R  
Register Search Statement Title Volume 11079 Folio 403  
Registered Title Plan No: TP838006C (*attached above*)  
Register Search Statement Title Volume 8669 Folio 309  
Registered Title Plan No: TP416579F  
Register Search Statement Title Volume 10166 Folio 244  
Registered Title Plan No: TP000565M  
Register Search Statement Title Volume 5998 Folio 488  
Registered Title Plan No: TP267762S  
Register Search Statement Title Volume 4042 Folio 217  
Registered Title Plan No: TP391472H  
Register Search Statement Title Volume 6171 Folio 168  
Registered Title Plan No: TP666973D  
Register Search Statement Title Volume 11086 Folio 716  
Registered Title Plan No: TP760701P (*attached above*)  
Register Search Statement Title Volume 8929 Folio 028  
Registered Lot Plan No: LP094351  
Planning Property Reports  
Central Highlands Water Information Statement  
Land Information Certificates  
State Revenue Office Land Tax Certificates  
Crown Land Ag License Search  
Agreement to Lease- Squadron Energy  
Lease Agreement – Imerys Minerals Australia Pty Limited  
Due Diligence Checklist



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

VOLUME 10826 FOLIO 993

Security no : 124132804246M  
Produced 10/03/2026 09:54 AM

**LAND DESCRIPTION**

Lots 1,2,3,4,5,6,7,8,9,10,11,12,13,15,16 and 17 on Title Plan 838006C.  
PARENT TITLE Volume 08730 Folio 866  
Created by instrument AD031422B 06/08/2004

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

ALICE ISABEL KNIGHT of 289 FRANCIS LANE PITTONG VIC 3360  
AY264312A 01/08/2024

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP838006C 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)

See MI303240H for WATER FRONTAGE LICENCE details

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 20353A NEVETTS LAWYERS PTY LTD  
Effective from 01/08/2024

DOCUMENT END



# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>TP838006C</b>
Number of Pages (excluding this cover sheet)	<b>5</b>
Document Assembled	<b>10/03/2026 09:54</b>

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**Location of Land**

Parish: ARGYLE  
 Township  
 Section:  
 Crown Allotment: A1,A4,A6,A7 & C3 Section 3 (whole) & parts of former Government Roads  
 Crown Allotment: C8, D1,D3 (parts)  
 Last Plan Reference:  
 Derived From: C1/V.8730 F.866  
 Depth Limitation: LOTS 4 & 9 (15.24METRES)

**Notations**

- LOT 1 Formally known as Crown Allotment - A4
- LOT 2 Formally known as Crown Allotment - A1
- LOT 3 Formally known as Cr. wn Allotment - A6
- LOT 4 Formally known as Crown Allotment - A7
- LOT 5 Formally known as part of Crown Allotment - D
- LOT 6 Formally known as part of Crown Allotment - D1
- LOT 7 Formally known as part of Crown Allotment - D1
- LOT 8 Formally known as part of Crown Allotment - C8
- LOT 9 Formally known as part of Crown Allotment - D3
- LOT 10 Formally known as part of Crown Allotment - C8
- LOT 11 Formally known as part of Crown Allotment - C3
- LOT 12 Formally known as part of Crown Allotment - C3
- LOT 13 Formally known as part of Crown Allotment - C3
- LOT 14 Formally known as part of Crown Allotment - C3
- LOT 15 Formally known as part of Crown Allotment - C3
- LOT 16 Formally known as part of Crown Allotment - C3
- LOT 17 Formally known as part of a former Govt Road
- LOT 18 Formerly known as part of a former Govt Road


**WATERWAY NOTATION:**

LOT 1 IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE

**Easement information**

Easement Reference	Purpose Authority	Width (Metres)	Origin	Land benefited/ In favour of

**THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES**

Checked by:   
 Assistant Registrar of Titles

**SEE SHEETS 2 - 4 FOR DIAGRAMS**

WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962.

LENGTHS ARE IN METRES

**FILE No: AD31422B**

**DEALING CODE No: 45N**

**LAND VICTORIA**

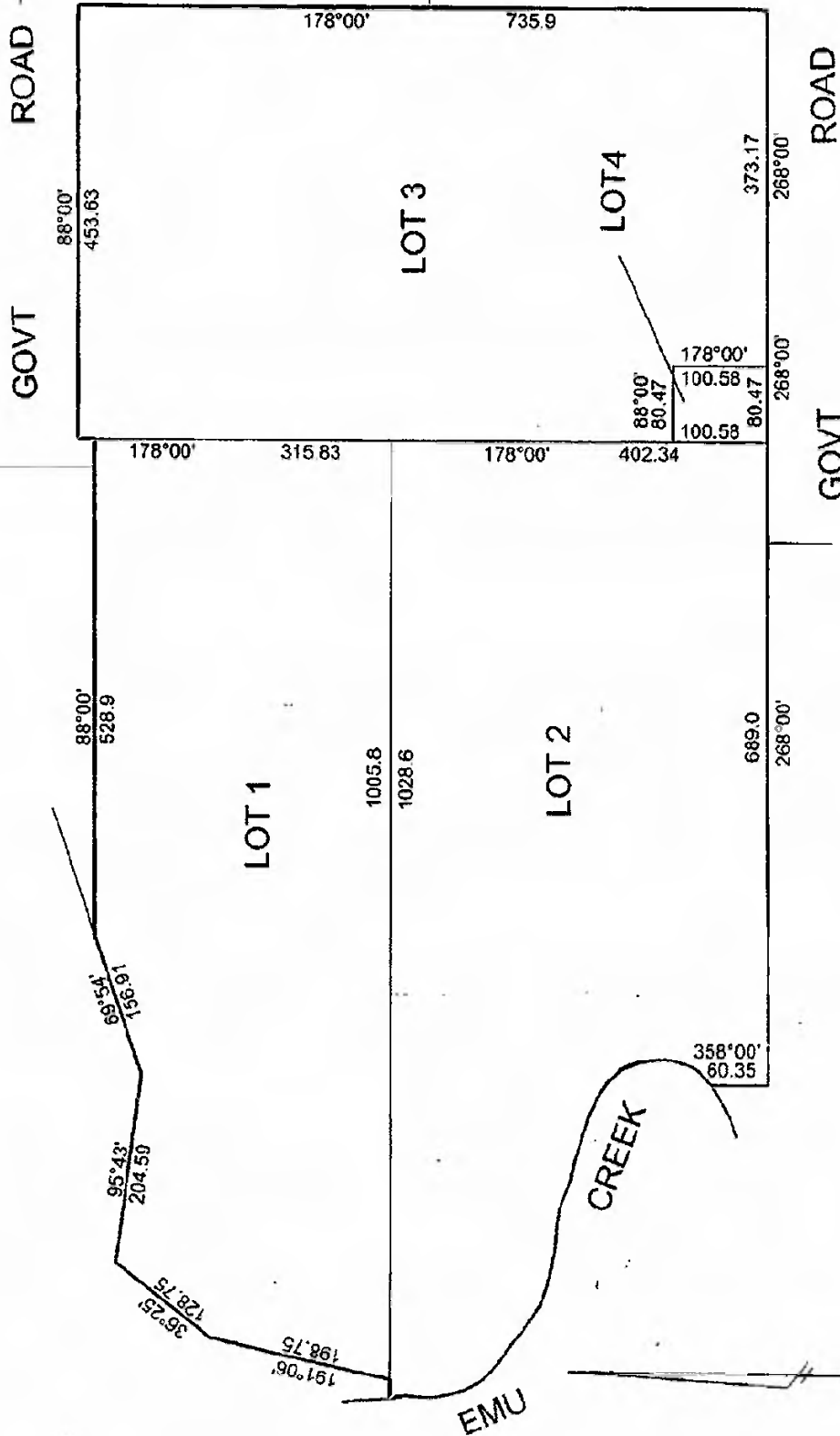
Drawn By:

**SHEET SIZE**  
A3

Sheet 1 of 4 sheets

TITLE PLAN

TP 838006C



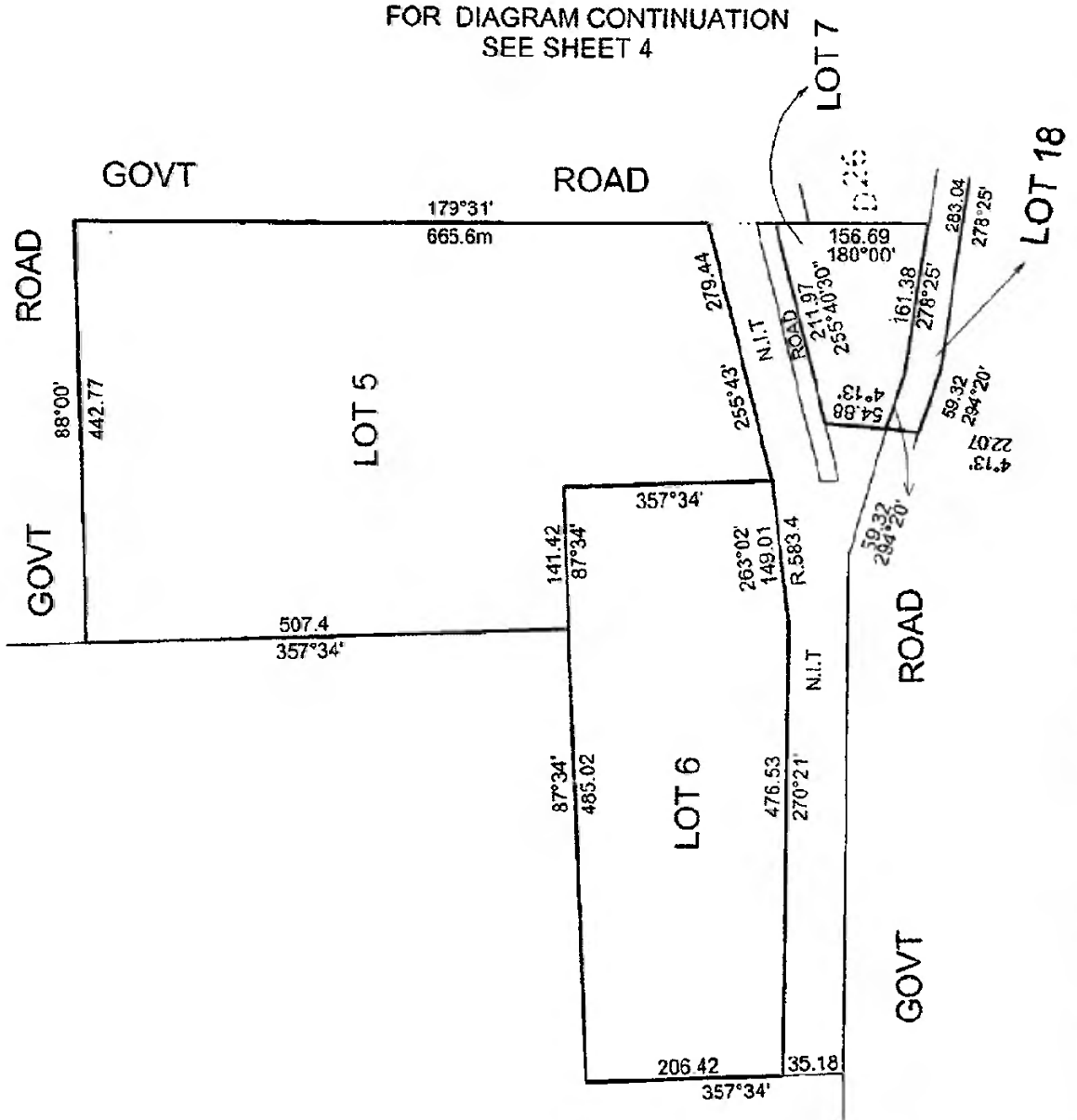
FOR DIAGRAM CONTINUATION  
SEE SHEET 3

TITLE PLAN

TP 838006C

FOR DIAGRAM CONTINUATION  
SEE SHEET 4

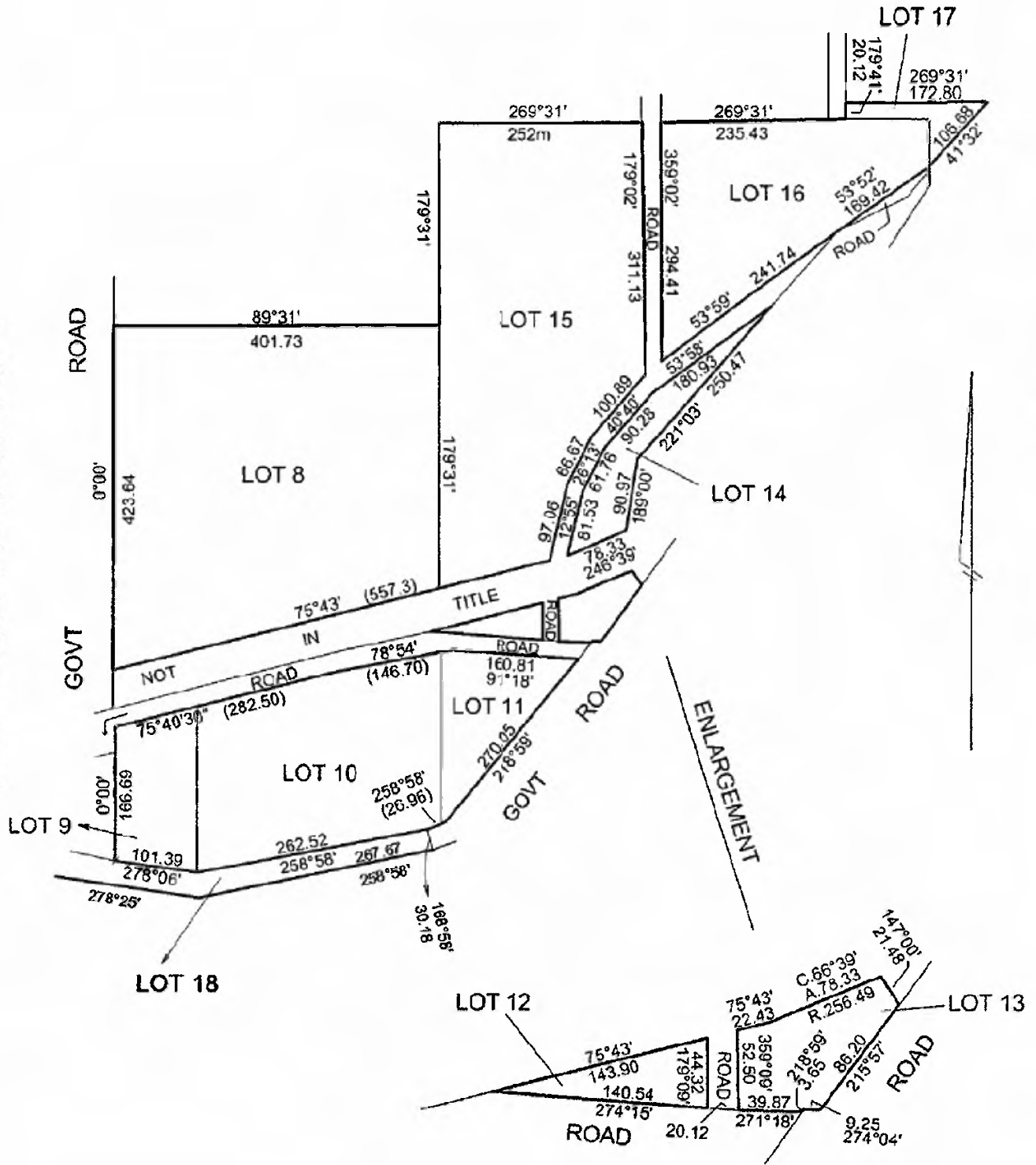
FOR DIAGRAM CONTINUATION  
SEE SHEET 2



TITLE PLAN

TP 838006C

FOR DIAGRAM CONTINUATION SEE SHEET 3







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

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

VOLUME 08945 FOLIO 581

Security no : 124132804247L  
Produced 10/03/2026 09:54 AM

**LAND DESCRIPTION**

Lots 1,2,3,4,5,6,7,8,9,10,11,12,13,14 and 15 on Title Plan 446377Y.  
PARENT TITLE Volume 08730 Folio 865  
Created by instrument E480157 02/08/1972

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
PITTONG PASTORAL COMPANY PTY LTD of SKIPTON ROAD LINTON  
E480157 02/08/1972

**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 TP446377Y 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 20353A NEVETTS LAWYERS PTY LTD  
Effective from 08/07/2025

DOCUMENT END



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Document Type	<b>Plan</b>
Document Identification	<b>TP446377Y</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>10/03/2026 09:54</b>

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<b>TITLE PLAN</b>		<b>EDITION 1</b>	<b>TP 446377Y</b>
<b>Location of Land</b>		<b>Notations</b>	
Parrish	ARGYLE	SKIPTON	
Township			
Section		13A	
Crown Allotment	77, 78, 78A, 78B, 78C, 84, 85, 90, C4 (PT), 83 (PT)	4B, 2A (PT), 2B (PT), 4C (PT)	
Crown Portion	FORMER GOVERNMENT ROAD (PT)		
<b>Last Plan Reference</b>			
Derived From	VOL 8845 FOL 581		
Depth Limitation	NIL		
		WATERWAY NOTATION: LOT 12 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**

**ENCUMBRANCES REFERRED TO**  
 As to the land coloured blue - - -  
THE EASEMENT to State Electricity-Commission of Victoria created - -  
by Instrument 1760562 - - - - -

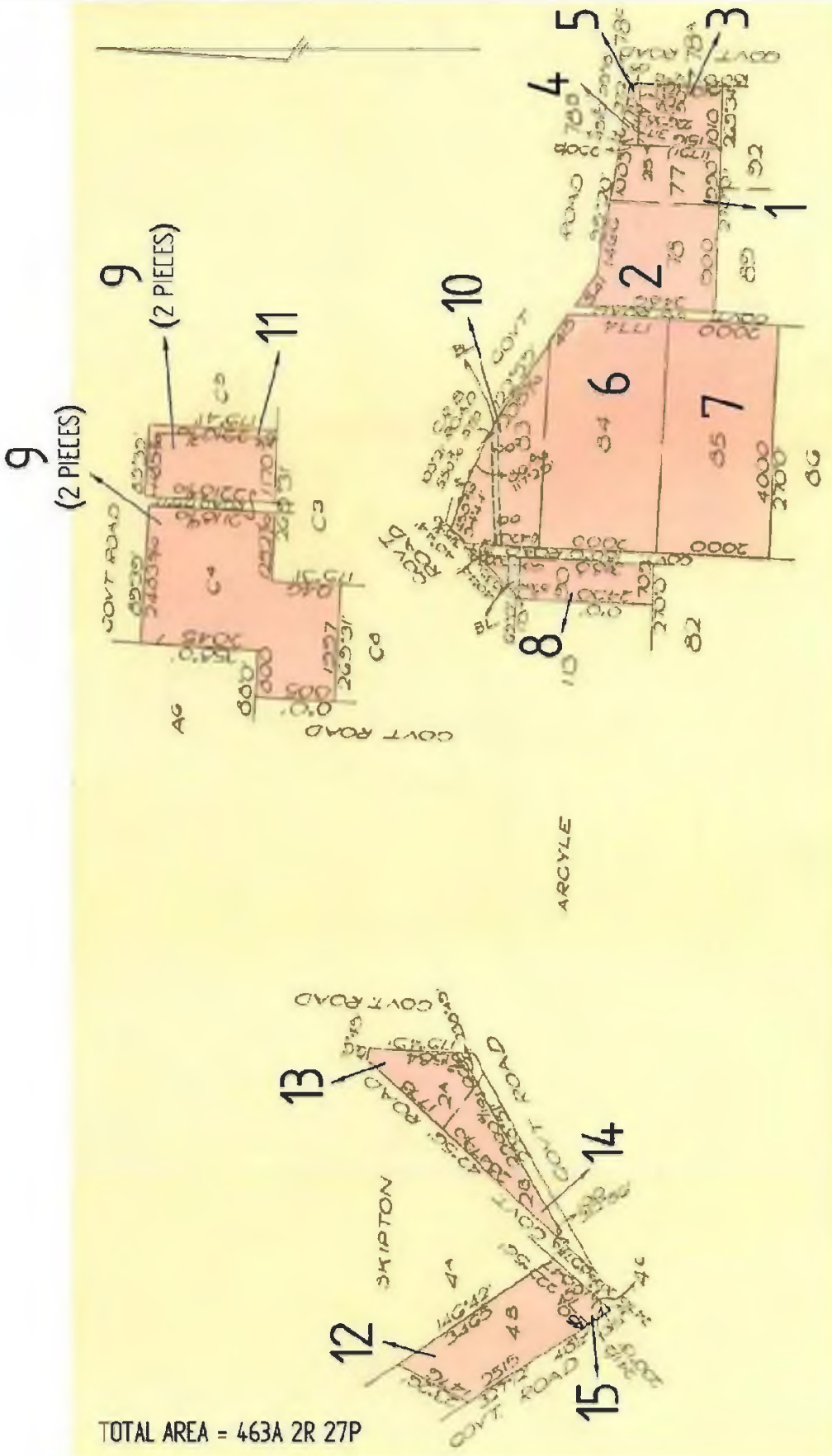
THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT  
 COMPILED 19/05/2000  
 VERIFIED HG

**SEE SHEET 2 FOR DIAGRAM**

TABLE OF PARCEL IDENTIFIERS
WARNING Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 77
PARCEL 2 = CA 78
PARCEL 3 = CA 78A
PARCEL 4 = CA 78B
PARCEL 5 = CA 78C
PARCEL 6 = CA 84
PARCEL 7 = CA 85
PARCEL 8 = CA 90
PARCEL 9 = CA C4 (PTS)
PARCEL 10 = CA 83 (PT)
PARCEL 11 = FORMER GOVERNMENT ROAD (PT)
PARCEL 12 = CA 4B
PARCEL 13 = CA 2A (PT)
PARCEL 14 = CA 2B (PT)
PARCEL 15 = CA 4C (PT)

TITLE PLAN

TP 446377Y



LENGTHS ARE IN  
LINKS

Metres = 0.3048 x Feet  
Metres = 0.261168 x Links

Sheet 2 of 2 sheets

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

Page 1 of 1

VOLUME 00974 FOLIO 789

Security no : 124132815163V  
Produced 10/03/2026 12:47 PM

**LAND DESCRIPTION**

Crown Allotment 3 Section C Parish of Argyle.  
PARENT TITLE Volume 00962 Folio 207  
Created by instrument 0064810 25/08/1877

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
PITTONG PASTORAL COMPANY PTY LTD of SKIPTON ROAD LINTON  
E480158 02/08/1972

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP787438B 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: LISMORE-PITTONG ROAD PITTONG VIC 3360

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 20353A NEVETTS LAWYERS PTY LTD  
Effective from 08/07/2025

DOCUMENT END



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Document Assembled	<b>10/03/2026 12:47</b>

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TITLE PLAN	EDITION 1	TP 787438B
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Location of Land

Parish ARGYLE  
Township  
Section C  
Crown Allotment 3  
Crown Portion

Notations

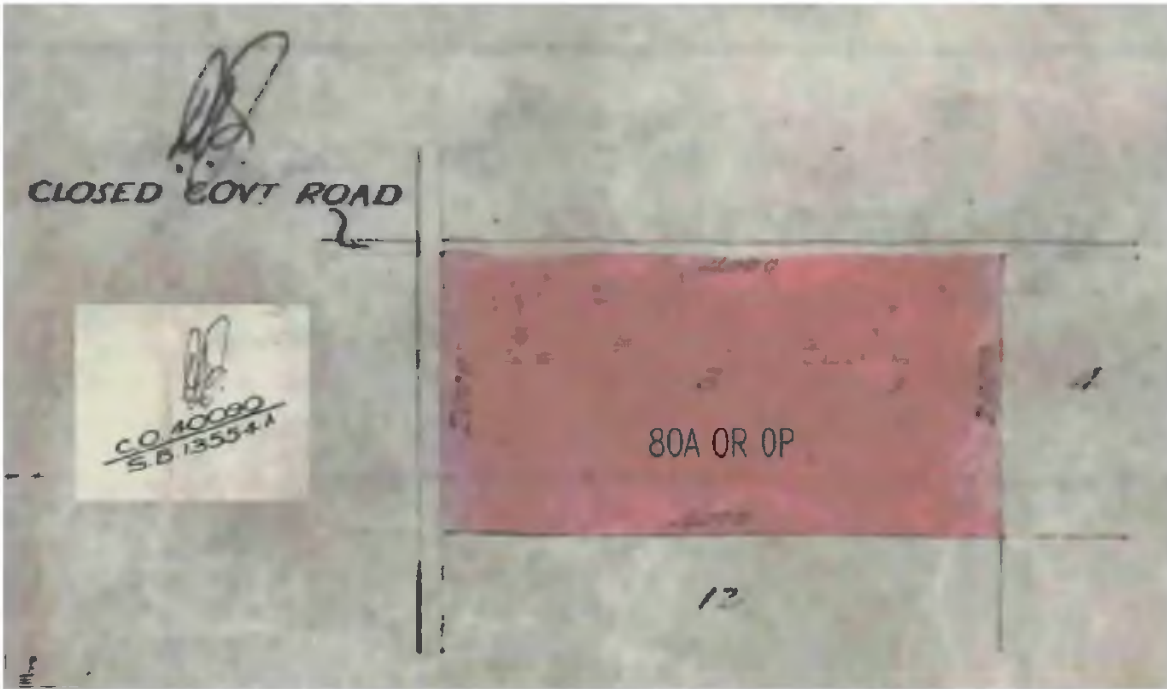
Last Plan Reference

Derived From VOL 0974 FOL 789  
Depth Limitation NIL

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 29/05/2003  
VERIFIED L.S.



LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet  
Metres = 0.201168 x Links

Sheet 1 of 1 sheets

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

Page 1 of 2

VOLUME 01221 FOLIO 035

Security no : 124132815165T  
Produced 10/03/2026 12:47 PM

**LAND DESCRIPTION**

Crown Allotment 4 Section C Parish of Argyle.  
PARENT TITLE Volume 01060 Folio 820  
Created by instrument 0090144 24/12/1880

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

PITTONG PASTORAL COMPANY PTY LTD of SKIPTON ROAD LINTON  
E480158 02/08/1972

**ENCUMBRANCES, CAVEATS AND NOTICES**

CAVEAT AY026899S 23/05/2024

Caveator

MHWF NOMINEES PTY LTD

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

30/11/2023

Estate or Interest

LEASEHOLD ESTATE

Prohibition

UNLESS I/WE CONSENT IN WRITING

Lodged by

THOMSON GEER

Notices to

RACHAEL WEBB of 171-173 MOUNTS BAY ROAD PERTH WA 6000

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

**DIAGRAM LOCATION**

SEE TP782487P 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: LISMORE-PITTONG ROAD PITTCONG VIC 3360

**ADMINISTRATIVE NOTICES**

NIL



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

Page 2 of 2

eCT Control 20353A NEVETTS LAWYERS PTY LTD  
Effective from 08/07/2025

DOCUMENT END



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Document Assembled	<b>10/03/2026 12:47</b>

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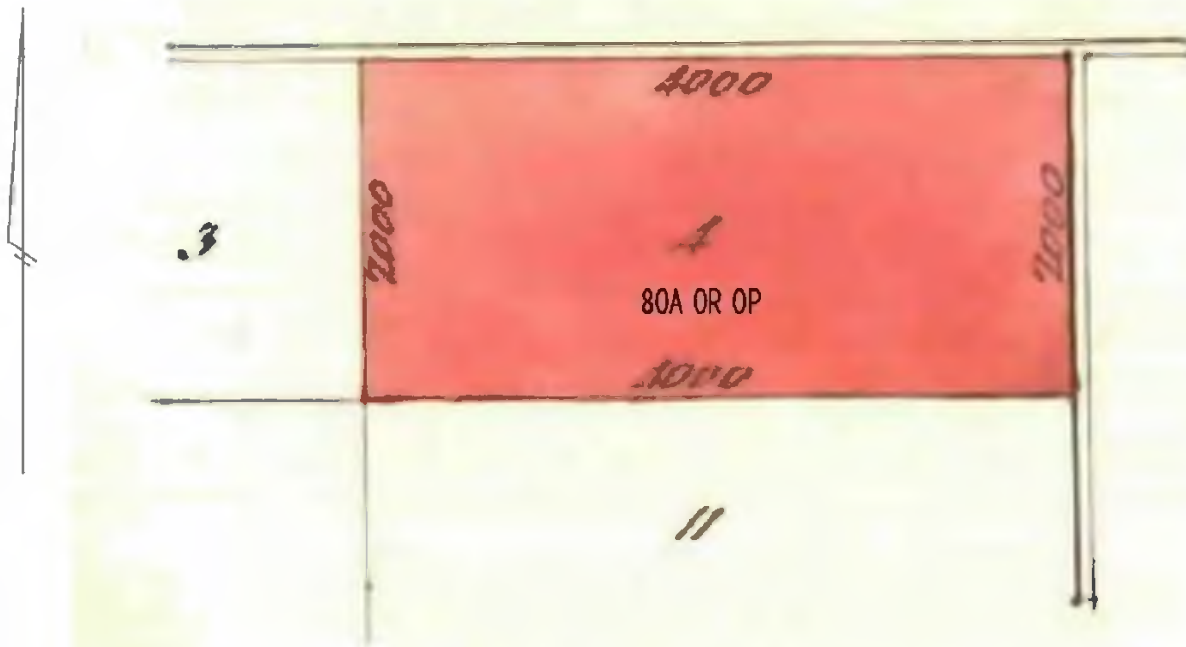
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TITLE PLAN	EDITION 1	TP 782487P
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<b>Location of Land</b> Parish: ARGYLE Township: Section: C Crown Allotment: 4 Crown Portion:  Last Plan Reference: Derived From: VOL 1221 FOL 035 Depth Limitation: NIL	<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
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<b>Description of Land / Easement Information</b>	THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED 15/05/2003 VERIFIED AH
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**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

VOLUME 01573 FOLIO 432

Security no : 124132815164U  
Produced 10/03/2026 12:47 PM

**LAND DESCRIPTION**

Lots 1,2,3 and 4 on Title Plan 910570U.  
PARENT TITLE Volume 01089 Folio 693  
Created by instrument 0131486 30/05/1884

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
PITTONG PASTORAL COMPANY PTY LTD of SKIPTON ROAD LINTON  
E480158 02/08/1972

**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 L.P910570U 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 20353A NEVETTS LAWYERS PTY LTD  
Effective from 08/07/2025

DOCUMENT END



# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>TP910570U</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>10/03/2026 12:47</b>

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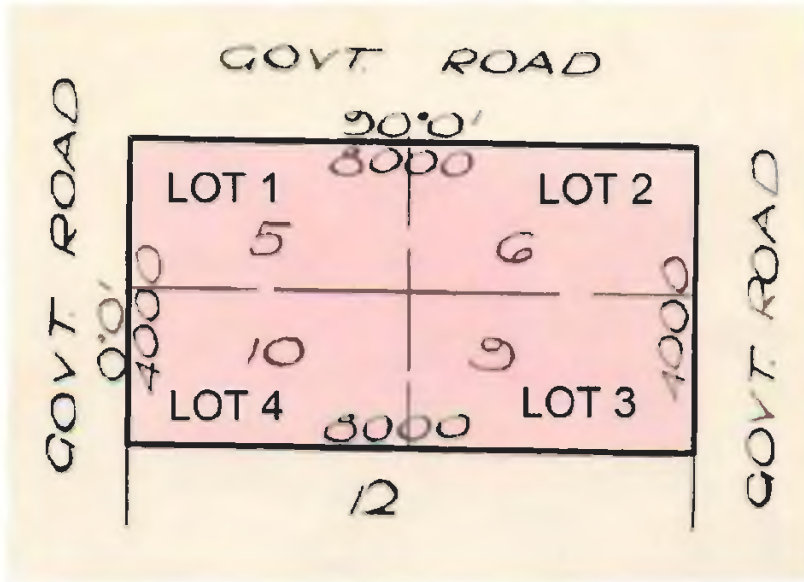
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<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 910570U</b>
<b>LOCATION OF LAND</b> Parish: ARGYLE Township: - Section: - Crown Allotment: 5, 6, 9 & 10 Crown Portion: -  Last Plan Reference:- Derived From: VOL. 1573 FOL. 432  Depth Limitation: NIL	Notations     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 BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES  
 COMPILED: Date: 11/07/2009  
 VERIFIED: A DALLAS  
 Assistant Registrar of Titles



TOTAL AREA = 320A 0R 0P

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
LOT 1 - CA 5 LOT 2 - CA 6 LOT 3 - CA 9 LOT 4 - CA 10

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

Page 1 of 2

VOLUME 11086 FOLIO 717

Security no : 124132815442S  
Produced 10/03/2026 12:51 PM

CROWN GRANT

**LAND DESCRIPTION**

Crown Allotment 13 Section C Parish of Argyle.  
PARENT TITLE Volume 07381 Folio 131

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

PITTONG PASTORAL COMPANY PTY LTD of 3089 GLENELG HIGHWAY LINTON VIC 3360  
AF614117Q 29/01/2008

**ENCUMBRANCES, CAVEATS AND NOTICES**

CAVEAT AY026899S 23/05/2024

Caveator  
MHWF NOMINEES PTY LTD  
Grounds of Claim  
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties  
THE REGISTERED PROPRIETOR(S)

Date  
30/11/2023

Estate or Interest  
LEASEHOLD ESTATE

Prohibition  
UNLESS I/WE CONSENT IN WRITING

Lodged by  
THOMSON GEER

Notices to  
RACHAEL WEBB of 171-173 MOUNTS BAY ROAD PERTH WA 6000

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 IP760701P 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: LISMORE-PITTONG ROAD PITTONG VIC 3360

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

Page 2 of 2

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**ADMINISTRATIVE NOTICES**

NIL

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Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>10/03/2026 12:27</b>

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TITLE PLAN	EDITION 1	TP 760701P
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**Location of Land**

Parish ARGYLE  
 Township  
 Section C  
 Crown Allotment 13, 14  
 Crown Portion

**Last Plan Reference**

Derived From: VOL 7381 FOL 131  
 Depth Limitation 50 FEET

**Notations**

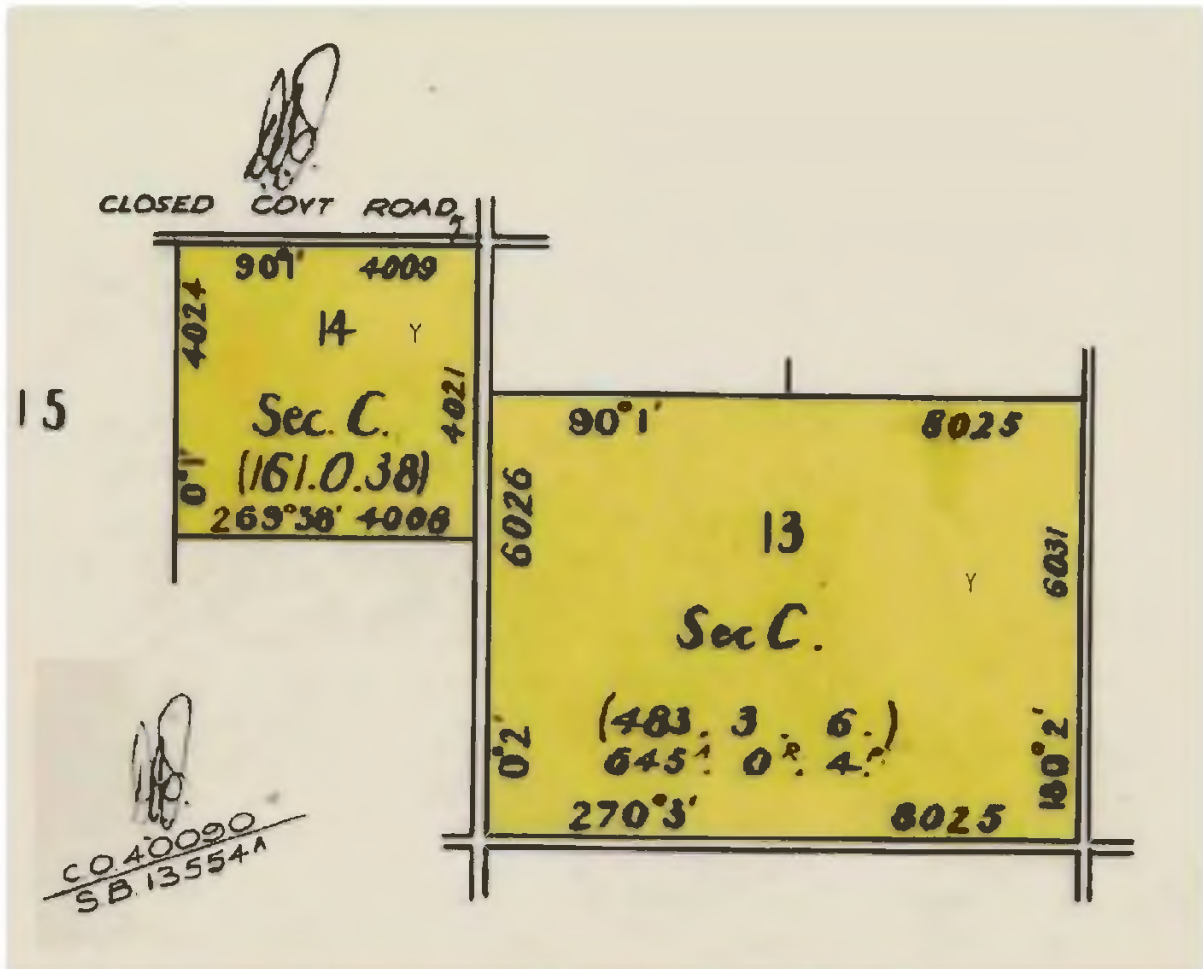
SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL 7381 FOL 131 AND NOTED ON SHEET 2 OF THIS PLAN

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 08/12/2002  
 VERIFIED L.S

COLOUR CODE  
 Y=YELLOW



CO 40090  
 SB 13554A

TITLE PLAN

TP 760701P

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS  
 CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

All THAT PIECE OF LAND in the said State containing six hundred and forty-five acres and four perches more or less being Allotments thirteen and fourteen of Section C in the Parish of Argyle County of Grenville

delimited with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow. Provided nevertheless that the grantees shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth. Excepting nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the Mines Act 1928 in upon or under or within the boundaries of the land hereby granted. And reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted. AND ALSO reserving to Us Our heirs and successors—

- (i) all petroleum as defined in the Mines (Petroleum) Act 1935 on or below the surface of the said land and
- (ii) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and
- (iii) rights of way for access and for pipe-lines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land.

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the Land Act 1928.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the Mines Act 1928 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands. PROVIDED that compensation shall be paid to the said

GRANTEE

his executor administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet  
 Metres = 0.201168 x Links

Sheet 2 of 2 sheets



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

VOLUME 07614 FOLIO 050

Security no : 124132815443R  
Produced 10/03/2026 12:51 PM

**CROWN GRANT**

**LAND DESCRIPTION**

Crown Allotment 20 Section C and Crown Allotment 21 Section C Parish of Argyle.

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

PITTONG PASTORAL COMPANY PTY LTD of 3089 GLENELG HIGHWAY LINTON VIC 3360  
AF614117Q 29/01/2008

**ENCUMBRANCES, CAVEATS AND NOTICES**

CAVEAT AY026899S 23/05/2024

Caveator  
MHWF NOMINEES PTY LTD  
Grounds of Claim  
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties  
THE REGISTERED PROPRIETOR(S)  
Date

30/11/2023  
Estate or Interest  
LEASEHOLD ESTATE  
Prohibition  
UNLESS I/WE CONSENT IN WRITING

Lodged by  
THOMSON GEER  
Notices to  
RACHAEL WEBB of 171-173 MOUNTS BAY ROAD PERTH WA 6000

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 TP591248X 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



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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**

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Page 2 of 2

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Document Assembled	<b>10/03/2026 12:51</b>

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TITLE PLAN	EDITION 1	TP 591248X
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**Location of Land**

Parish ARGYLE  
 Township  
 Section C  
 Crown Allotment 20, 21  
 Crown Portion

**Last Plan Reference**

Derived From: VOL 7614 FOL 050  
 Depth Limitation 50 FEET

**Notations**

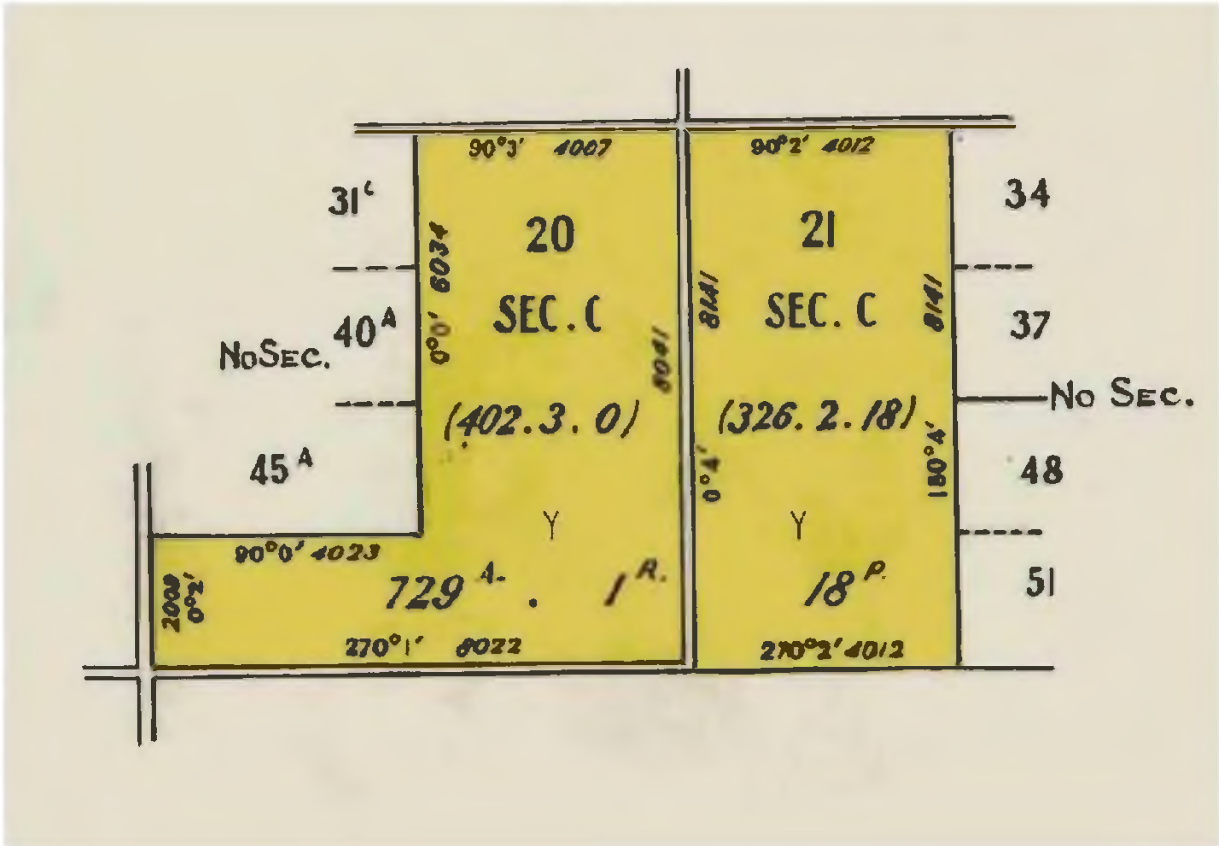
SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL 7614 FOL 050 AND NOTED ON SHEET 2 OF THIS PLAN

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 03/08/2000  
 VERIFIED AC

COLOUR CODE  
 Y = YELLOW



LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet  
 Metres = 0.201168 x Links

Sheet 1 of 2 sheets

TITLE PLAN

TP 591248X

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS  
 CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

All THAT PIECE OF LAND in the said State containing seven hundred and twenty-nine acres one rood and eighteen perches more or less being allotments twenty and twenty-one of Section C in the Parish of Argyle County of Grenville

delimited with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the Mines Act 1923 in upon or under or within the boundaries of the land hereby granted AND reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted AND ALSO reserving to Us Our heirs and successors--

- (i) all petroleum as defined in the Mines (Petroleum) Act 1935 on or below the surface of the said land and
- (ii) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and
- (iii) rights of way for access and for pipe-lines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land.

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the Land Act 1928.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the Mines Act 1923 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be paid to the said

GRANTEE

his executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet

Metres = 0.201168 x Links

Sheet 2 of 2 sheets



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

Page 1 of 1

VOLUME 08713 FOLIO 406

Security no : 124132813084F  
Produced 10/03/2026 12:19 PM

**LAND DESCRIPTION**

Crown Allotment 11 Section C, Crown Allotment 12 Section C and Crown Allotment  
29 Section C Parish of Argyle.  
PARENT TITLE Volume 06299 Folio 769  
Created by instrument C991502 31/01/1968

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

ALICE ISABEL KNIGHT of 289 FRANCIS LANE PITTONG VIC 3360  
AY264312A 01/08/2024

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP374041J 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

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Effective from 01/08/2024

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Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>10/03/2026 12:11</b>

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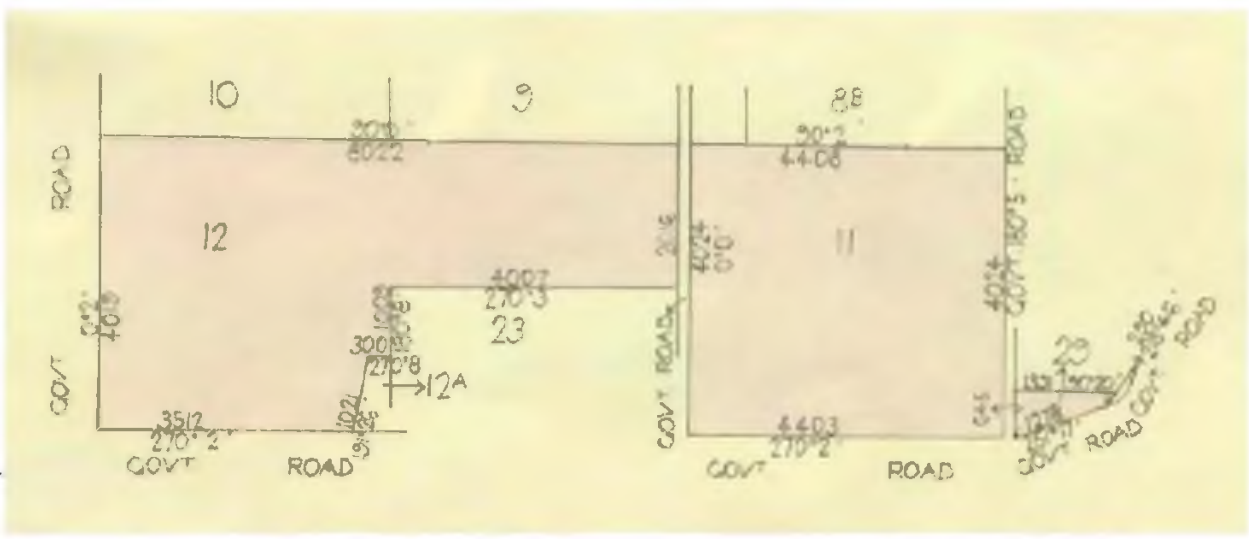
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TITLE PLAN	EDITION 1	TP 374041J
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<p><b>Location of Land</b></p> <p>Parish: ARGYLE          Township:          Section: C          Crown Allotment: 11, 12, 29          Crown Portion:</p> <p><b>Last Plan Reference</b></p> <p>Derived From: VOL 8713 FOL 406          Depth Limitation: 50 FEET</p>	<p style="text-align: center;"><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
---	--

<p><b>Description of Land / Easement Information</b></p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED 29/03/2000          VERIFIED CP</p>
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TOTAL AREA = 420A 3R 5P



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

VOLUME 09087 FOLIO 214

Security no : 124132813085E  
Produced 10/03/2026 12:19 PM

**LAND DESCRIPTION**

Lot 1 on Title Plan 186905W.  
PARENT TITLE Volume 05784 Folio 797  
Created by instrument F639841 21/03/1975

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
ALICE ISABEL KNIGHT of 289 FRANCIS LANE PITTONG VIC 3360  
AY264312A 01/08/2024

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP186905W 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: 289 FRANCIS LANE PITTONG VIC 3360

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 20353A NEVETTS LAWYERS PTY LTD  
Effective from 01/08/2024

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TITLE PLAN	EDITION 1	TP 186905W
------------	-----------	------------

**Location of Land**

Parish: ARGYLE  
 Township:  
 Section: C  
 Crown Allotment: 28A (PT)  
 Crown Portion:

Last Plan Reference: LP 94354  
 Derived From: VOL 9087 FOL 214  
 Depth Limitation: 15.24 m

**Notations**

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 23/03/2003  
 VERIFIED L.S.

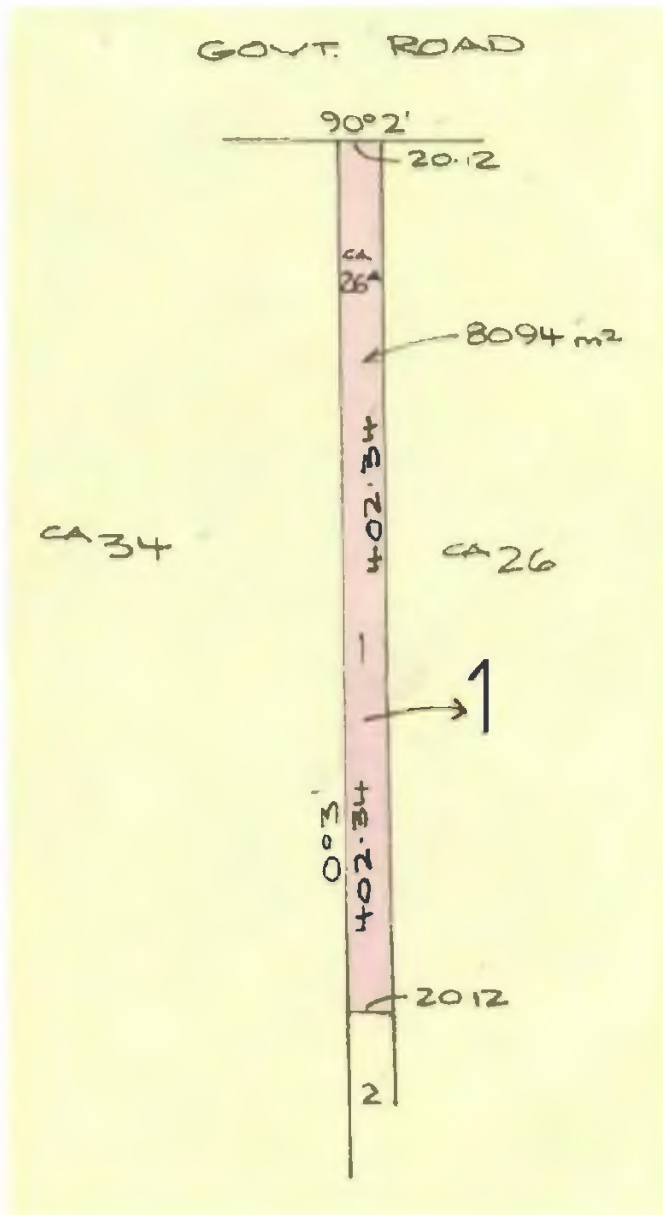


TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	
PARCEL 1 = LOT 1 ON LP 94354	

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

Page 1 of 1

VOLUME 00890 FOLIO 943

Security no : 124132813086D  
Produced 10/03/2026 12:19 PM

CROWN GRANT

**LAND DESCRIPTION**

Crown Allotment 23 Parish of Argyle.

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

ALICE ISABEL KNIGHT of 289 FRANCIS LANE PITTONG VIC 3360  
AY264312A 01/08/2024

**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 TP486249H 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: 289 FRANCIS LANE PITTONG VIC 3360

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 20353A NEVETTS LAWYERS PTY LTD  
Effective from 01/08/2024

DOCUMENT END



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Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>10/03/2026 12:11</b>

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# TITLE PLAN

EDITION 1

TP 486249H

## LOCATION OF LAND

Parish: ARGYLE  
 Township: -  
 Section: -  
 Crown Allotment: 23  
 Crown Portion: -

Last Plan Reference:-  
 Derived From: VOL. 890 FOL. 943

Depth Limitation: NIL

### Notations

SUBJECT TO THE RESERVATIONS, EXCEPT IONS, CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 860 FOL. 943 AND NOTED ON SHEET 2 OF THIS PLAN

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

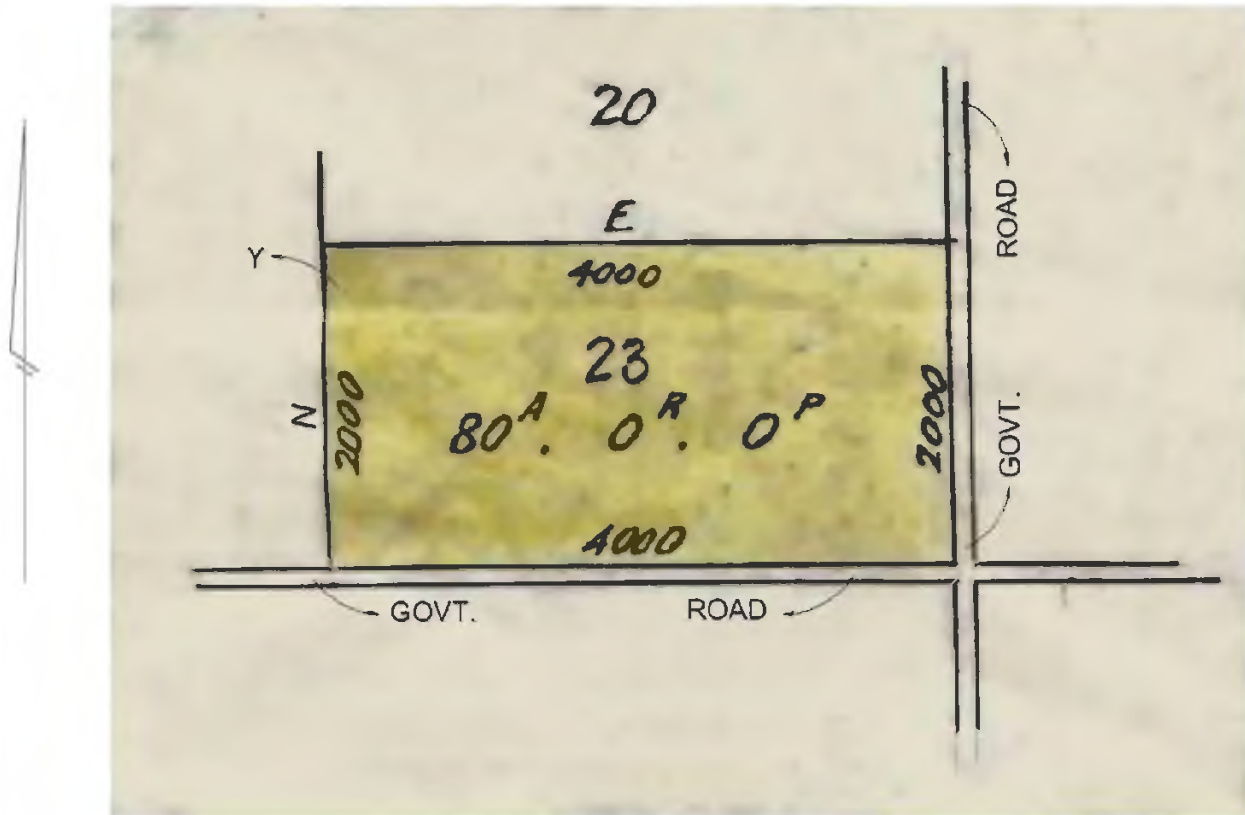
## Description of Land/Easement Information

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

COMPILED Date: 4/2/08

VERIFIED: A. DALLAS  
*Assistant Registrar of Titles*

**COLOUR CODE**  
 Y= YELLOW



LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet  
 Metres = 0.201168 x Links

Sheet 1 of 2 Sheets

# TITLE PLAN

# TP 486249H

## LAND DESCRIPTION INCLUDING RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS AS SHOWN ON THE CROWN GRANT

*All that piece of land in the said Colony containing Eighty two acres two being the land hereby granted to the King of the said Colony of New South Wales*

To hold unto the said Grantee delineated with the measurements and abatals thereof in the map drawn in the margin of these presents and therein enclosed yelow

EXCEPTED however unto us our heirs and successors all gold and auriferous earth or stone and all mines containing gold within the boundaries of the said land AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold and to extract and remove therefrom any gold and any auriferous earth or stone and for the purposes aforesaid to sink shafts erect incliniery carry on any works and do any other things which may be necessary or usual in mining PROVIDED ALWAYS that it shall be lawful for us our heirs and successors at any time on paying full compensation to the said Grantee his/her heirs executors administrators or assigns for the full value other than auriferous of the said piece of land or so much thereof as may be resumed as hereinafter mentioned and of the improvements upon the said piece of land or the part so resumed such value in case of disagreement to be ascertained by arbitration to resume the said piece of land or any part thereof for mining purposes AND THAT the terms conditions and events upon which such land may be resumed and the manner in which such arbitration may be conducted may be determined by regulations in such manner as the Governor in Council may from time to time direct or if at any time no such regulation shall be in force then by the regulations concerning the resumption of land for mining purposes in force at the date of this Grant unless Parliament shall otherwise determine.

LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet  
Metres = 0.201168 x Links

Sheet 2 of 2 Sheets



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

Page 1 of 1

VOLUME 05914 FOLIO 740

Security no : 124132813088C  
Produced 10/03/2026 12:19 PM

CROWN GRANT

**LAND DESCRIPTION**

Crown Allotment 12A Section C Parish of Argyle.

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

ALICE KNIGHT of 289 FRANCIS LANE PITTONG VIC 3360  
AY264377U 01/08/2024

**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 TP827614P 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: 289 FRANCIS LANE PITTONG VIC 3360

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 20353A NEVETTS LAWYERS PTY LTD  
Effective from 01/08/2024

DOCUMENT END



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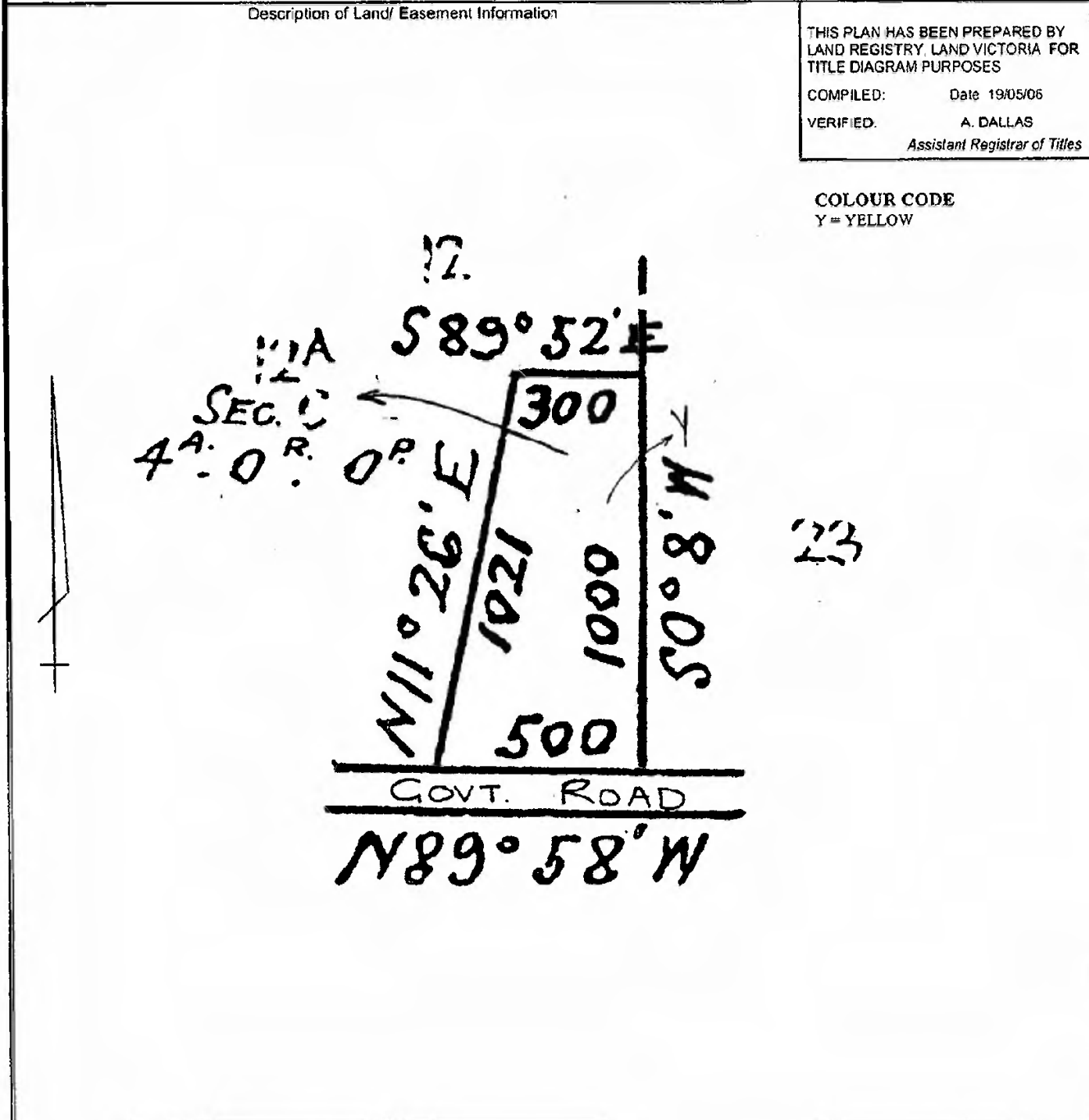
Document Type	<b>Plan</b>
Document Identification	<b>TP827614P</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>10/03/2026 12:11</b>

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<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 827614P</b>
<b>Location of Land</b> Parish: ARGYLE Township: - Section: V Crown Allotment: 12 A Crown Portion: -  Last Plan Reference: - Derived From: VOL. 5914 FOL. 740  Depth Limitation: 50 FEET	<b>Notations</b> SUBJECT TO THE RESERVATIONS AND CONDITIONS AND POWERS IN CROWN GRANT VOL. 5914 FOL. 740 AND NOTED ON SHEET 2 OF THIS PLAN  PURSUANT TO SECTION 362A(2) OF THE LAND ACT 1958 THE WITHIN CROWN GRANT NOW OPERATES AND HAS AFFECT AS THOUGH THE CONDITION RELATING TO GRAVEL RESERVE AND SUBDIVISIONS WERE NOT CONTAINED THEREIN. ORDER COUNCIL DATE 24/12/98 V430516A 19/05/1998  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	



# TITLE PLAN

TP 827614P

## LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

*ALL THAT PIECE OF LAND in the said State containing four acres more or less being Allotment Number A of Section C in the Parish of Boyle County of Grenville.*

delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow. PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth. EXCEPTIVE nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the *Mines Act 1928* in upon or under or within the boundaries of the land hereby granted. AND ALSO reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted.

PROVIDED ALWAYS and We do hereby expressly declare that this Our grant is made and shall be subject to the express conditions following (that is to say) firstly that neither the land hereby granted nor any buildings for the time being thereon shall at any time hereafter unless with the previous consent of the Governor in Council first had and obtained be used or maintained except as and for a *public purpose* and secondly that the land hereby granted shall not be subdivided except in accordance with a design approved by the Closer Settlement Commission of Our said State and that in the event of the owner for the time being of such land and the said Commission not agreeing to a design the said Commission shall be at liberty to repurchase such land at the price at which it was sold by the Governor in Council.

PROVIDED FURTHER that the said land is and shall be subject to be resumed for mining purposes under Section 163 of the *Land Act 1928*.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act 1928* or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands. PROVIDED that compensation shall be paid to the said Grantee

~~to be executed~~ by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

LENGTHS ARE IN  
LINKS

Metres = 0.3048 x Feet  
Metres = 0.201168 x Links



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

VOLUME 08713 FOLIO 406

Security no : 124132812426V  
Produced 10/03/2026 12:11 PM

**LAND DESCRIPTION**

Crown Allotment 11 Section C, Crown Allotment 12 Section C and Crown Allotment  
29 Section C Parish of Argyle.  
PARENT TITLE Volume 06299 Folio 769  
Created by instrument C991502 31/01/1968

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
ALI' E ISABEL KNIGHT of 289 FRANCIS LANE PITTONG VIC 3360  
AY264312A 01/08/2024

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP374041J 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 20353A NEVETTS LAWYERS PTY LTD  
Effective from 01/08/2024

DOCUMENT END



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

Page 1 of 1

VOLUME 04578 FOLIO 514

Security no : 124132814654Y  
Produced 10/03/2026 12:39 PM

**LAND DESCRIPTION**

Crown Allotment C9 Parish of Argyle.  
PARENT TITLE Volume 01506 Folio 111  
Created by instrument 1046154 22/05/1922

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

ALICE ISABEL KNIGHT of 3089 GLENELG HIGHWAY LINTON VIC 3360  
AY978957N 21/03/2025

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP438148L 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: SNAKE VALLEY-PITTONG ROAD PITTONG VIC 3360

**ADMINISTRATIVE NOTICES**

NIL

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Effective from 21/03/2025

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TITLE PLAN

EDITION 1

TP 438148L

Location of Land

Parrish: ARGYLE  
 Township:  
 Section:  
 Crown Allotment: C9  
 Crown Portion:

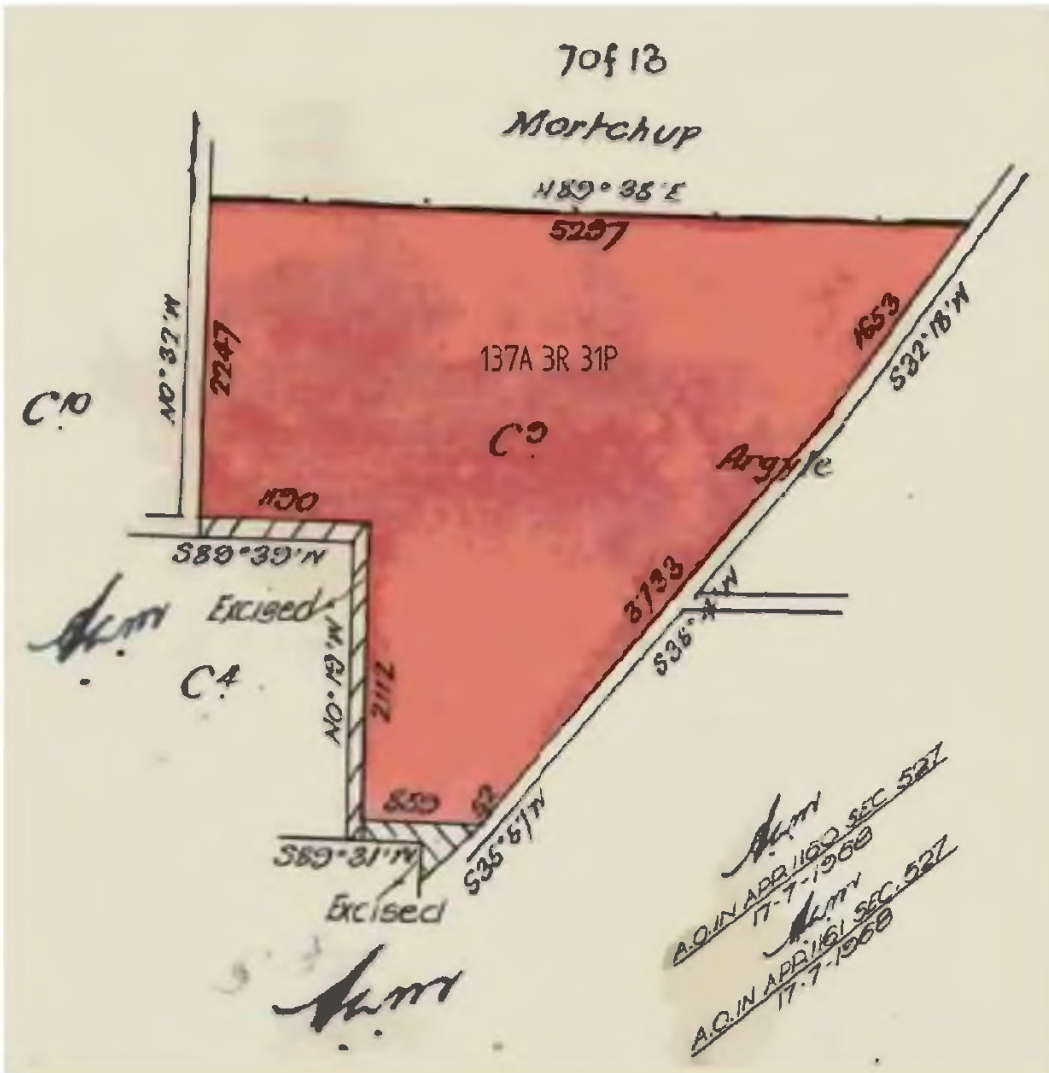
Last Plan Reference:  
 Derived From: VOL 4578 FOL 514  
 Depth Limitation: N/L

Notations

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 17/05/2000  
 VERIFIED MP



LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet  
 Metres = 0.201168 x Links

Sheet 1 of 1 sheets



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

Page 1 of 1

VOLUME 05869 FOLIO 751

Security no : 124132814655X  
Produced 10/03/2026 12:39 PM

**LAND DESCRIPTION**

Crown Allotment C10 Parish of Argyle.  
PARENT TITLE Volume 01313 Folio 584  
Created by instrument 1533731 06/10/1933

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

ALICE ISABEL KNIGHT of 3089 GLENELG HIGHWAY LINTON VIC 3360  
AY978957N 21/03/2025

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP272850R 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: SNAKE VALLEY-PITTONG ROAD PITTONG VIC 3360

See MI303239R for WATER FRONTAGE LICENCE details

**ADMINISTRATIVE NOTICES**

NIL

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Effective from 21/03/2025

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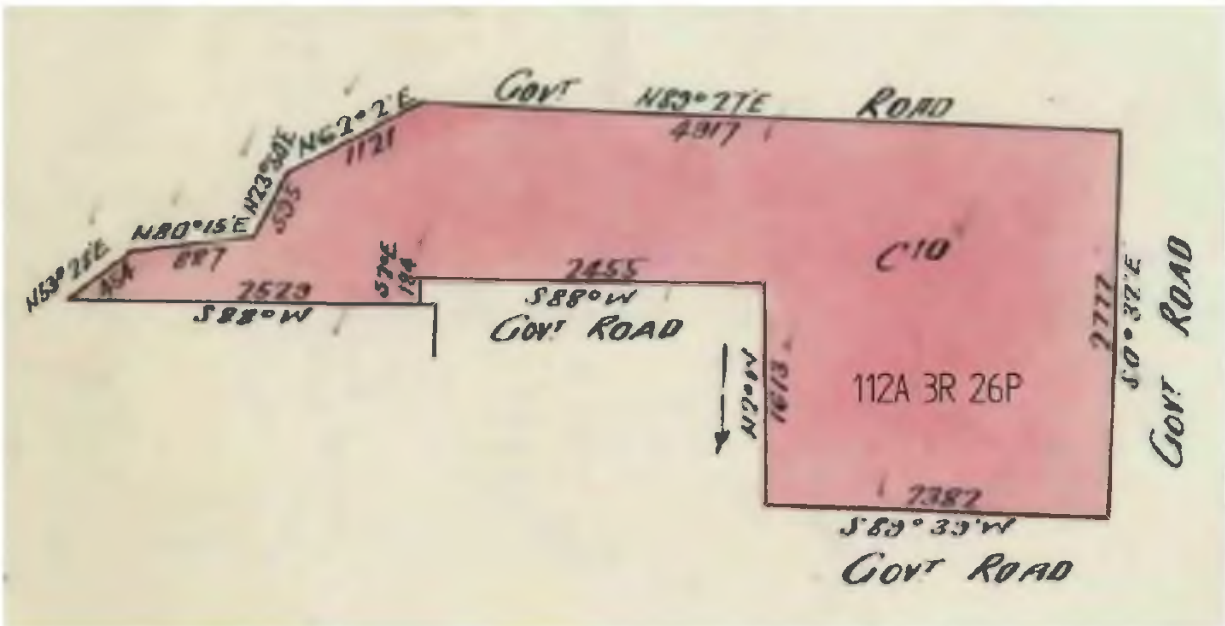
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TITLE PLAN	EDITION 1	TP 272850R
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<p><b>Location of Land</b></p> <p>Parrish: ARGYLE</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment: C10</p> <p>Crown Portion:</p> <p><b>Last Plan Reference</b></p> <p>Derived From: VOL 5669 FOL 751</p> <p>Depth Limitation: NIL</p>	<p style="text-align: center;"><b>Notations</b></p> <p>WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p><b>Description of Land / Easement Information</b></p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED 14/01/2000</p> <p>VERIFIED GB</p>
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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 11079 FOLIO 403

Security no : 124132804245N  
Produced 10/03/2026 09:54 AM

**LAND DESCRIPTION**

Lot 18 on Title Plan 838006C.  
PARENT TITLE Volume 08730 Folio 866  
Created by instrument AF955018N 08/07/2008

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
ALICE ISOBEL KNIGHT of 3089 GLENELG HIGHWAY LINTON VIC 3360  
AY389332V 10/09/2024

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP838006C 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: SNAKE VALLEY-PITTONG ROAD PITTONG VIC 3360

**ADMINISTRATIVE NOTICES**

NIL

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Effective from 10/09/2024

DOCUMENT END

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

Page 1 of 1

VOLUME 08669 FOLIO 309

Security no : 124132804244P  
Produced 10/03/2026 09:54 AM

CROWN GRANT

**LAND DESCRIPTION**

Crown Allotment D26 Parish of Argyle.

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

ALICE ISABEL KNIGHT of 289 FRANCIS LANE PITTONG VIC 3360  
AY264312A 01/08/2024

**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 TP416579F 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: SNAKE VALLEY-PITTONG ROAD PITTONG VIC 3360

**ADMINISTRATIVE NOTICES**

NIL

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TITLE PLAN	EDITION 1	TP 416579F
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**Location of Land**

Parish: ARGYLE  
 Township:  
 Section:  
 Crown Allotment: D26  
 Crown Portion:

**Last Plan Reference**

Derived From: VOL 8669 FOL 309  
 Depth Limitation: 50 FEET

**Notations**

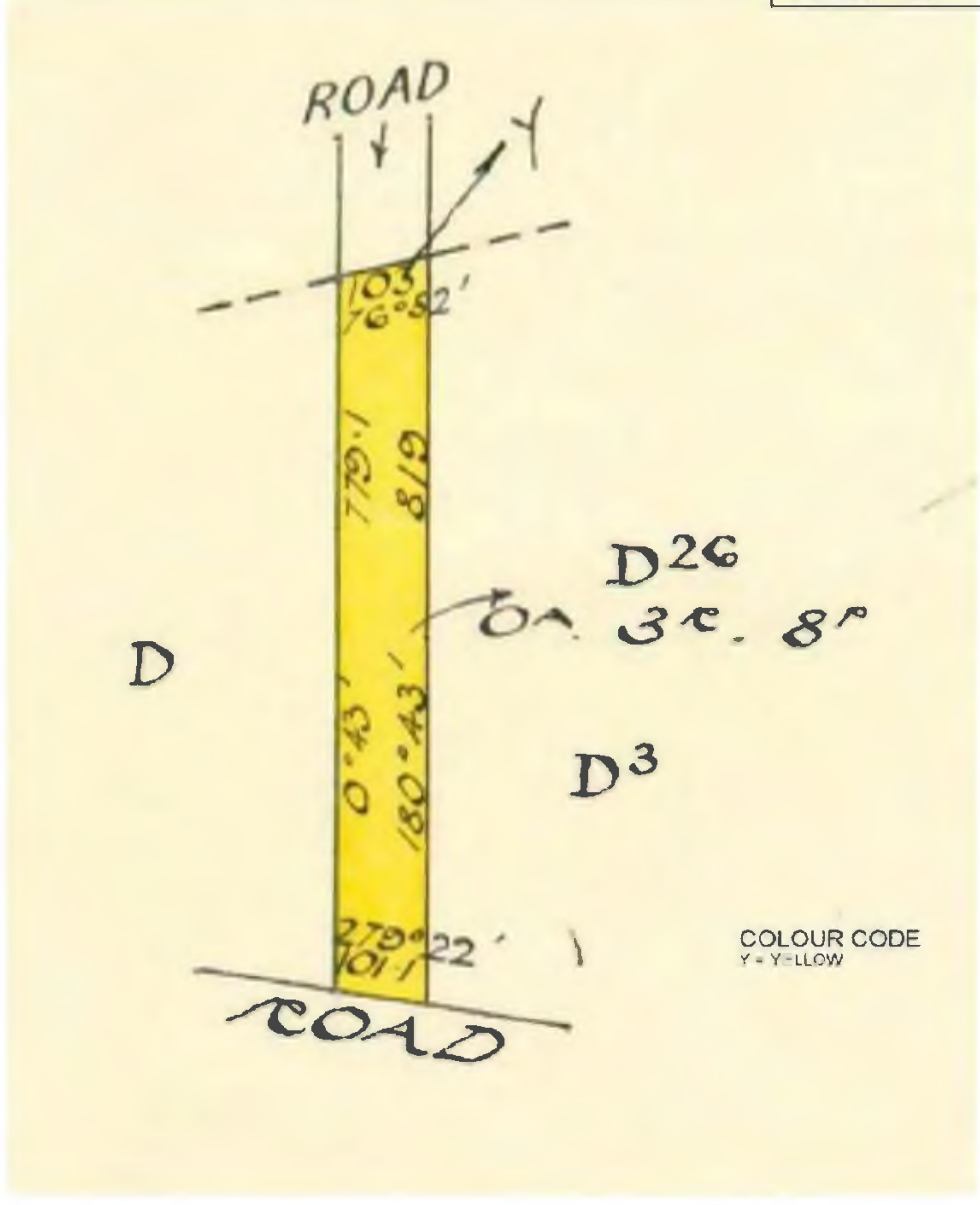
SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL 8669 FOL 309 AND NOTED ON SHEET 2 OF THIS PLAN

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 26/04/2000  
 VERIFIED BH



TITLE PLAN

TP 416579F

## LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

State containing three roods and eight perches more or less being Allotment D Twenty-six in the Parish of Argyle County of Grenville

All THAT PIECE OF LAND in the said

delimited and colored yellow in the map in the margin hereof TOGETHER with the right to sink wells for water and to the use for all purposes of any wells and springs now or hereafter upon the said land as though this Grant had been made without any limitation as to depth PROVIDED that this Grant is made subject to—

(a) the reservation to Us Our heirs and successors of—

(i) all gold silver uranium thorium and minerals within the meaning of the *Mines Act 1958* and petroleum within the meaning of the *Petroleum Act 1958* (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;

(b) the right to resume the said land for mining purposes pursuant to section 205 of the *Land Act 1958*;

(c) the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act 1958* 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.

LENGTHS ARE IN  
LINKS

Metres = 0.3048 x Feet

Metres = 0.201168 x Links

Sheet 2 of 2 sheets



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

VOLUME 10166 FOLIO 244

Security no : 124132811810Q  
Produced 10/03/2026 12:05 PM

**LAND DESCRIPTION**

Crown Allotment 1 Section 13A and Crown Allotment 4A Section 13A Parish of Skipton.

**PARENT TITLES :**

Volume 07874 Folio 149      Volume 08706 Folio 631  
Created by instrument S823402F 02/12/1993

**REGISTERED PROPRIETOR**

Estate Fee Simple

Sole Proprietor

ALICE ISABEL KNIGHT of 289 FRANCIS LANE PITTONG VIC 3360  
AY264312A 01/08/2024

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP000565M 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      20353A NEVETTS LAWYERS PTY LTD  
Effective from 01/08/2024

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Number of Pages (excluding this cover sheet)	<b>3</b>
Document Assembled	<b>10/03/2026 12:05</b>

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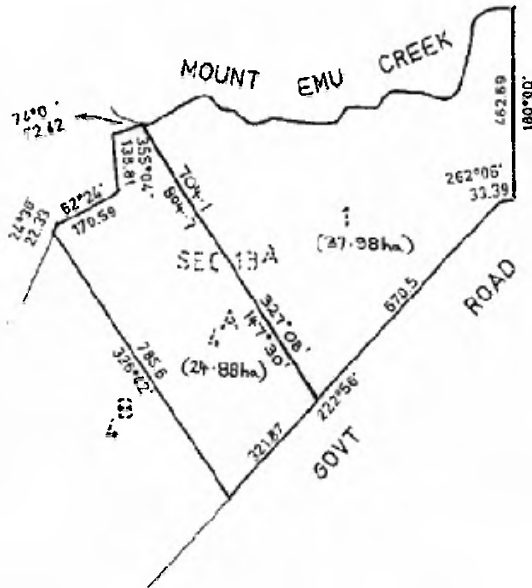
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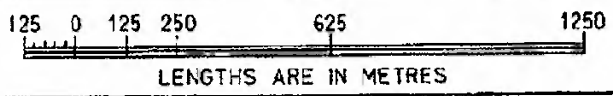
TITLE PLAN

TP 565M



	GOVT		ROAD		
	90°00'				
	321.87	322.67	321.87	377.59	
ROAD	804.7	804.7	804.7	804.7	ROAD
	4.3	4.4	4.3	4.2	
	(25.90ha)	(25.97ha)	(25.97ha)	(30.98ha)	
	90°0'	90°0'	90°0'	90°0'	
	321.87	322.67	321.87	377.59	
GOVT	90°0'	90°0'	90°0'	90°0'	GOVT
	804.7	804.7	804.7	804.7	
	3.8	3.9	4.0	4.1	
	(25.90ha)	(25.97ha)	(25.97ha)	(30.98ha)	
	180°0'	180°0'	180°0'	180°0'	
	321.87	322.67	321.87	377.59	
	270°00'				
	GOVT	ROAD			

Sheet 2 of 2 sheets



SHEET SIZE A3

ORIGINATING DEALING : S823402F





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

VOLUME 05998 FOLIO 488

Security no : 124132815336H  
Produced 10/03/2026 12:50 PM

**LAND DESCRIPTION**

Lots 1,2,3,4,5,6 and 7 on Title Plan 267762S.

**PARENT TITLES :**

Volume 00967 Folio 215      Volume 01115 Folio 855      Volume 01414 Folio 762  
Created by instrument 1593517 21/10/1935

**REGISTERED PROPRIETOR**

Estate Fee Simple

Sole Proprietor

PITTONG PASTORAL COMPANY PTY LTD of SKIPTON ROAD LINTON  
E480158 02/08/1972

**ENCUMBRANCES, CAVEATS AND NOTICES**

CAVEAT as to part AY026899S 23/05/2024

Caveator

MHWF NOMINEES PTY LTD

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

30/11/2023

Estate or Interest

LEASEHOLD ESTATE

Prohibition

UNLESS I/WE CONSENT IN WRITING

Lodged by

THOMSON GEER

Notices to

RACHAEL WEBB of 171-173 MOUNTS BAY ROAD PERTH WA 6000

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 TP267762S 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



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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 2 of 2

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Document Type	<b>Plan</b>
Document Identification	<b>TP267762S</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>10/03/2026 12:50</b>

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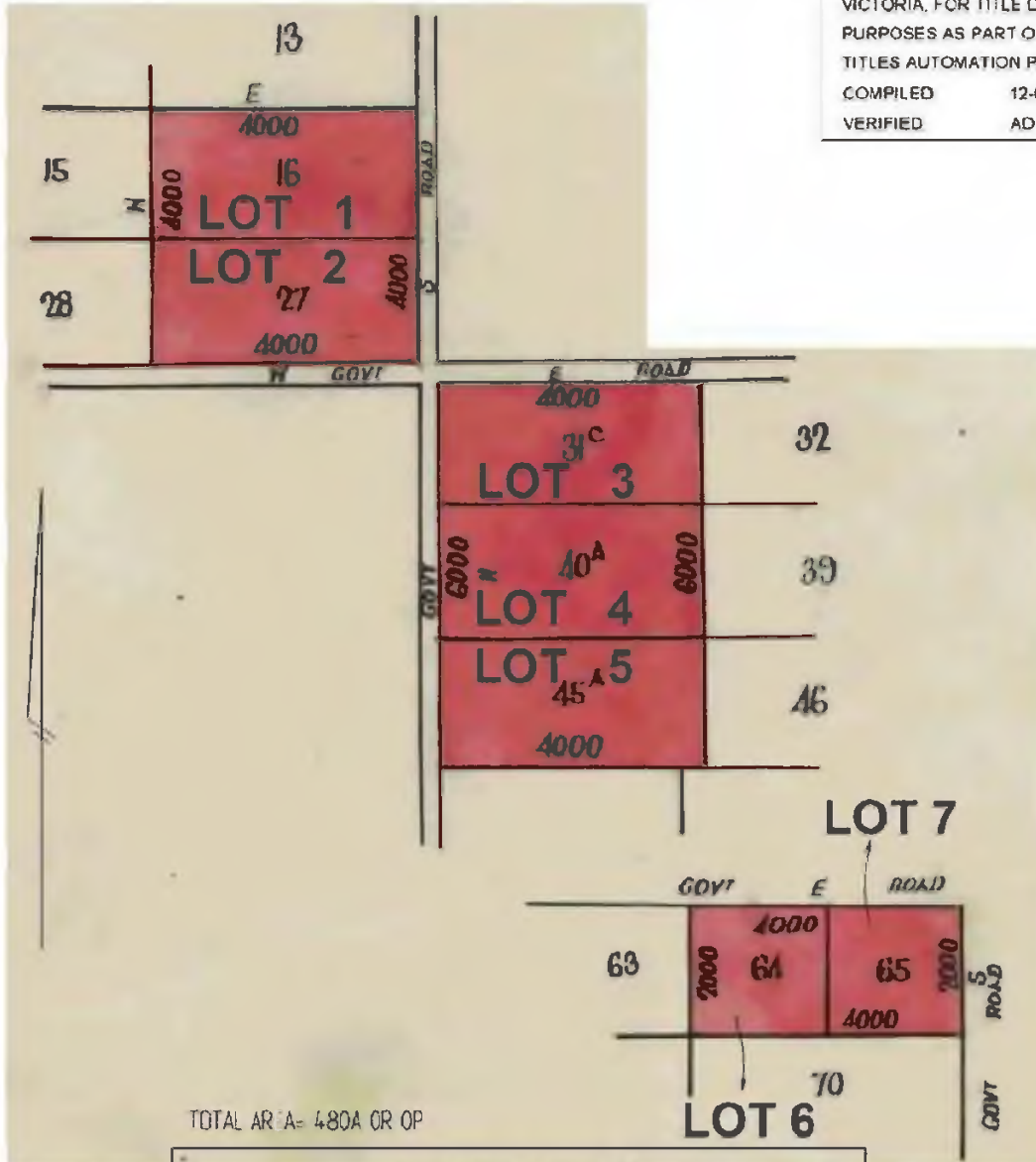
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<b>TITLE PLAN</b>		<b>EDITION 1</b>	<b>TP 267762S</b>
<b>Location of Land</b>		<b>Notations</b>	
Parish:	ARGYLE		
Township:			
Section:			
Crown Allotment:	16, 27, 31C, 40A, 45A, 64, 65		
Crown Portion:			
<b>Last Plan Reference</b>			
Derived From:	VOL 5998 FOL 488	ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Depth Limitation:	N/L		

**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 12-01-2000  
 VERIFIED AD



TOTAL AREA = 480A OR OP

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
LOT 1 = CA 16 LOT 2 = CA 27 LOT 3 = CA 31C LOT 4 = CA 40A LOT 5 = CA 45A LOT 6 = CA 64 LOT 7 = CA 65

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

VOLUME 0404 FOLIO 217

Security no : 124132815473J  
Produced 10/03/2026 12:52 PM

LAND DESCRIPTION

Crown Allotment 57 Parish of Argyll.  
ARENT TITLE Volume 03495 Folio 957  
Created by instrument 0826088 21/05/1917

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
PITTON PASTORAL COMPANY PTY LTD of SKIPTON ROAD LINTON  
E480158 02/06/1972

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AY026899S 23/05/2024

Caveator  
MHWF NOMINEES PTY LTD  
Grounds of Claim  
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
30/11/2023  
Estate or Interest  
LEASEHOLD ESTATE  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
THOMSON GEER  
Notices to  
RACHAEL WEBB of 171-173 MOUNTS BAY ROAD PERTH WA 6000

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

DIAGRAM LOCATION

See TP91472H 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: LISMORE-PITTONG ROAD PITTON VIC 3360

ADMINISTRATIVE NOTICES

NIL

eCT Control 20353A NEVETTS LAWYERS PTY LTD  
Effective from 08/07/2025

DOCUMENT END

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<b>TITLE PLAN</b>		<b>EDITION 1</b>	<b>TP 391472H</b>
<b>Location of Land</b> Parish: ARGYLE Township: Section: Crown Allotment: 57 Crown Portion:  <b>Last Plan Reference</b> Derived From: VOL 4042 VOL 217 Depth Limitation: NIL		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
<b>Description of Land / Easement Information</b>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED 08-04-2000 VERIFIED MF	
<b>LENGTHS ARE IN LINKS</b>	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets	



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

VOLUME 06171 FOLIO 168

Security no : 124132812429S  
Produced 10/03/2026 12:11 PM

CROWN GRANT

**LAND DESCRIPTION**

Crown Allotment 22B Section C Parish of Argyle.

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

ALICE ISABEL KNIGHT of 289 FRANCIS LANE PITTONG VIC 3360  
AY264312A 01/08/2024

**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 TP666973D 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: 289 FRANCIS LANE PITTONG VIC 3360

**ADMINISTRATIVE NOTICES**

NIL

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Effective from 01/08/2024

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Document Type	<b>Plan</b>
Document Identification	<b>TP666973D</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>10/03/2026 12:11</b>

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TITLE PLAN

EDITION 1

TP 666973D

Location of Land

Parish: ARGYLE  
Township:  
Section: C  
Crown Allotment: 22B  
Crown Portion:

Notations  
SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 6171 FOL. 168 AND NOTED ON SHEET 2 OF THIS PLAN

Last Plan Reference

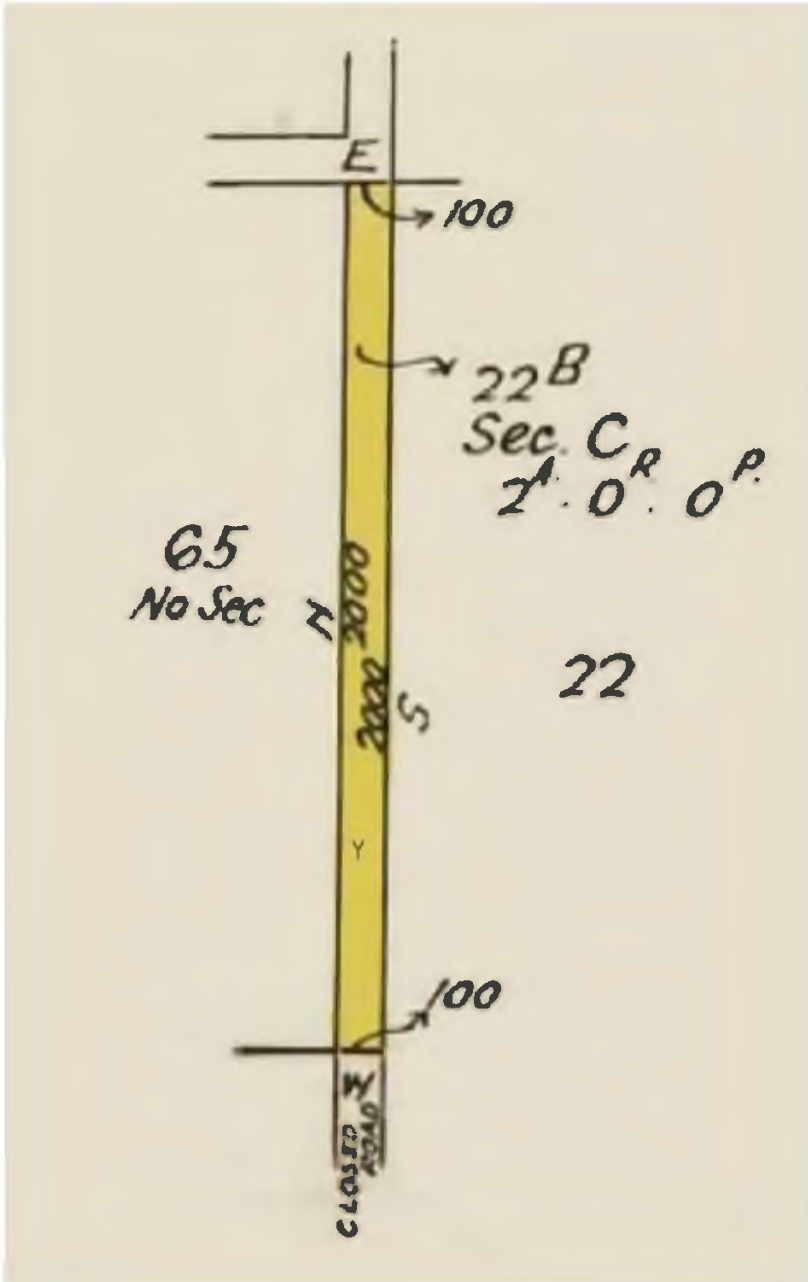
Derived From: VOL 6171 FOL 168  
Depth Limitation: 50 FEET

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 26/10/2000  
VERIFIED EWA

COLOUR CODE  
Y = YELLOW



LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet  
Metres = 0.201168 x Links

Sheet 1 of 2 sheets

TITLE PLAN

TP 666973D

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS  
 CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

containing *two acres more or less being Allotment twenty-two<sup>B</sup> of Section C in the Parish of*  
*Argyle County of Grenville* All THAT PIECE OF LAND in the said State

delimited with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow. PROVIDED nevertheless that the grantors shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though they held the land without limitation as to depth. EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the *Mines Act 1928* in upon or under or within the boundaries of the land hereby granted. AND reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams holes and deposits containing such gold silver and minerals in upon or under the land hereby granted. AND ALSO reserving to Us Our heirs and successors—

- (i) all petroleum as defined in the *Mines (Petroleum) Act 1935* on or below the surface of the said land and
- (ii) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and
- (iii) rights of way for access and for pipe-lines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land.

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act 1928*.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act 1928* or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be paid to the said

GRANTEE

their heirs executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided by the time being by law and the payment thereof to be a condition precedent to each right of entry.

LENGTHS ARE IN  
LINKS

Metres = 0.3048 x Feet  
 Metres = 0.201168 x Links

Sheet 2 of 2 sheets



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

Page 1 of 1

VOLUME 11086 FOLIO 716

Security no : 124132813810R  
Produced 10/03/2026 12:27 PM

**LAND DESCRIPTION**

Crown Allotment 14 Section C Parish of Argyle.  
PARENT TITLE Volume 07381 Folio 131  
Created by instrument AG036576T 20/08/2008

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

ALICE ISABEL KNIGHT of 289 FRANCIS LANE PITTONG VIC 3360  
AY264312A 01/08/2024

**ENCUMBRANCES, CAVEATS AND NOTICES**

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

**DIAGRAM LOCATION**

SEE TP760701P 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: LISMORE-PITTONG ROAD PITTONG VIC 3360

**ADMINISTRATIVE NOTICES**

NIL

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Effective from 01/08/2024

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

Page 1 of 1

VOLUME 08929 FOLIO 028

Security no : 124132813100N  
Produced 10/03/2026 12:19 PM

**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 094351.  
PAREN TITLE Volume 08395 Folio 951  
Created by instrument LP094351 14/06/1972

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
ALICE ISABEL KNIGHT of 289 FRANCIS LANE PITTONG VIC 3360  
AY264312A 01/08/2024

**ENCUMBRANCES, CAVEATS AND NOTICES**

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**DIAGRAM LOCATION**

SEE LP094351 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: 289 FRANCIS LANE PITTONG VIC 3360

**ADMINISTRATIVE NOTICES**

NIL

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Effective from 01/08/2024

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Document Identification	<b>LP094351</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>10/03/2026 12:19</b>

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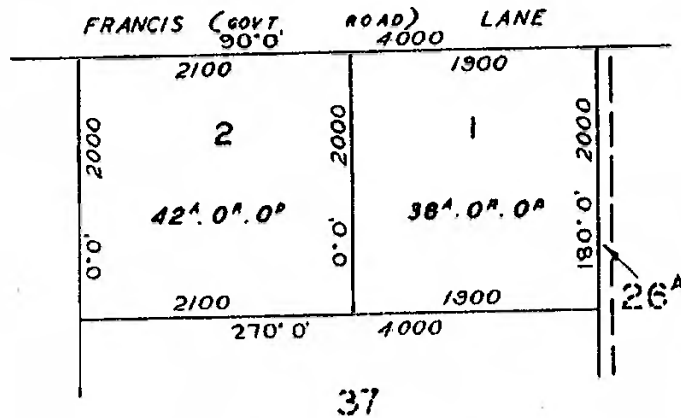
**LP94351**  
**EDITION 1**  
 APPROVED 10/12/72

F

PLAN OF SUBDIVISION OF: CROWN ALLOTMENT 34 SEC. C PARISH OF ARGYLE COUNTY OF GRENVILLE	APPROPRIATIONS
	NIL

LINKS 1000 500 0 500 1000 1500 2000  
 METRES 200 100 0 100 200 300 400

*Vol. 8395 Fol. 951*



<p><b>CONSENT OF COUNCIL</b></p> <p>I, the Council of the County of Grenville, do hereby consent to the proposed subdivision of Crown Allotment 34, Section C, Parish of Argyle, County of Grenville, as shown on the plan of subdivision attached hereto and numbered 14, as the same appears on the plan of subdivision of the County of Grenville, 1971.</p>	<p><b>SURVEYOR'S CERTIFICATION</b></p> <p>I CERTIFY THAT THIS PLAN HAS BEEN MADE BY ME AND ACCORDS WITH TITLE <i>cf.</i> VOL. 8395 FOL. 951 IS MATHEMATICALLY CORRECT AND IS NOT BASED ON SURVEY</p> <p><i>W. B. Barry</i>                  24/11/1971</p>
<p>LEO McMAHON &amp; ASSOC. 48 LYDIARD ST. STH. BALLARAT PH. 327003 REF: 623/2</p>	

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 18 May 2026 11:47 AM

## PROPERTY DETAILS

Address: **289 FRANCIS LANE PITTONG 3360**  
 Crown Description: **More than one parcel - see link below**  
 Standard Parcel Identifier (SPI): **More than one parcel - see link below**  
 Local Government Area (Council): **GOLDEN PLAINS** [www.goldenplains.vic.gov.au](http://www.goldenplains.vic.gov.au)  
 Council Property Number: **66354404**  
 Planning Scheme: **Golden Plains** [Planning Scheme - Golden Plains](#)  
 Directory Reference: **Vicroads 76 A5**

This property has 8 parcels. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

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

## STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**  
 Legislative Assembly: **RIPON**  
**OTHER**  
 Registered Aboriginal Party: **Wadawurrung Traditional Owners Aboriginal Corporation**  
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

## Planning Zones

FARMING ZONE (FZ) (GOLDEN PLAINS)

SCHEDULE TO THE FARMING ZONE (FZ) (GOLDEN PLAINS)



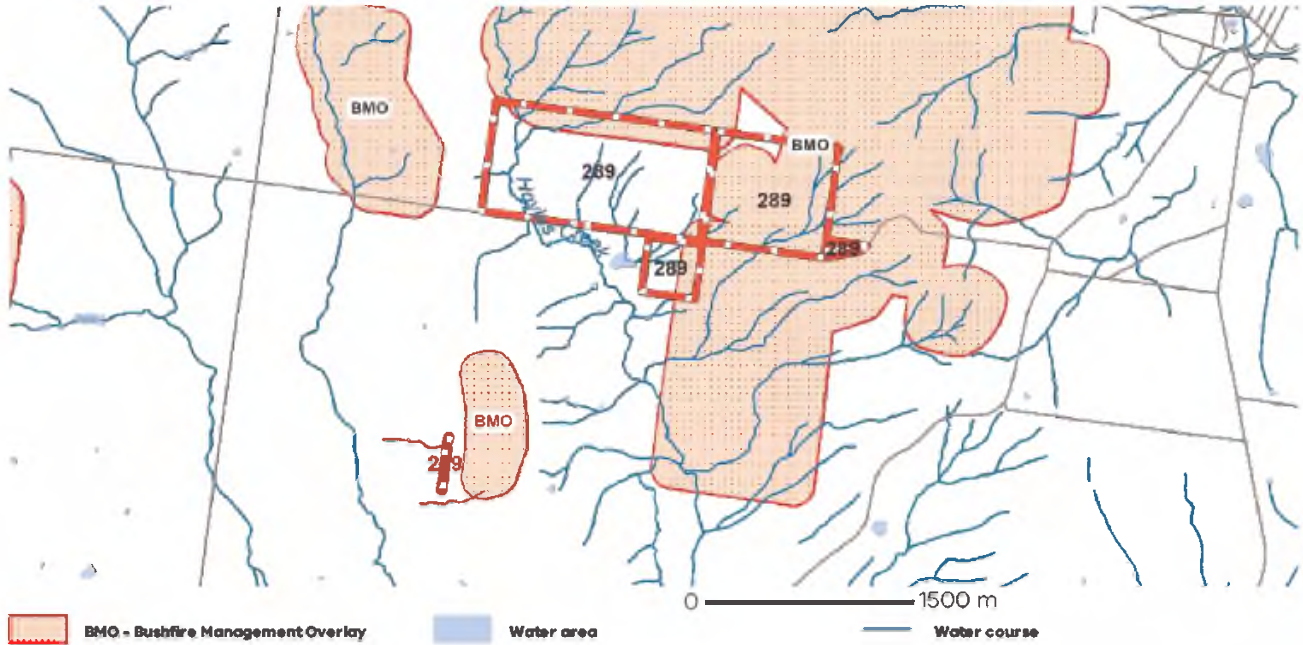
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend

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## Planning Overlays

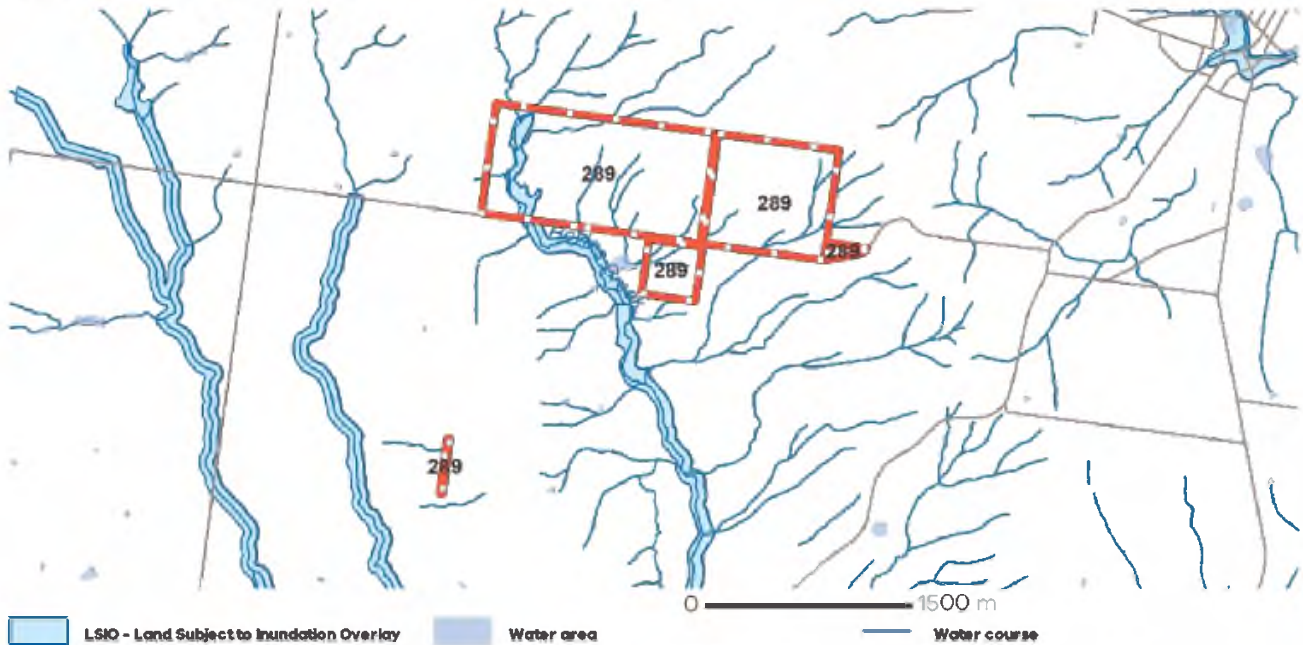
### BUSHFIRE MANAGEMENT OVERLAY (BMO) (GOLDEN PLAINS)



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

### LAND SUBJECT TO INUNDATION OVERLAY (LSIO) (GOLDEN PLAINS)

### LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 2 (LSIO2) (GOLDEN PLAINS)



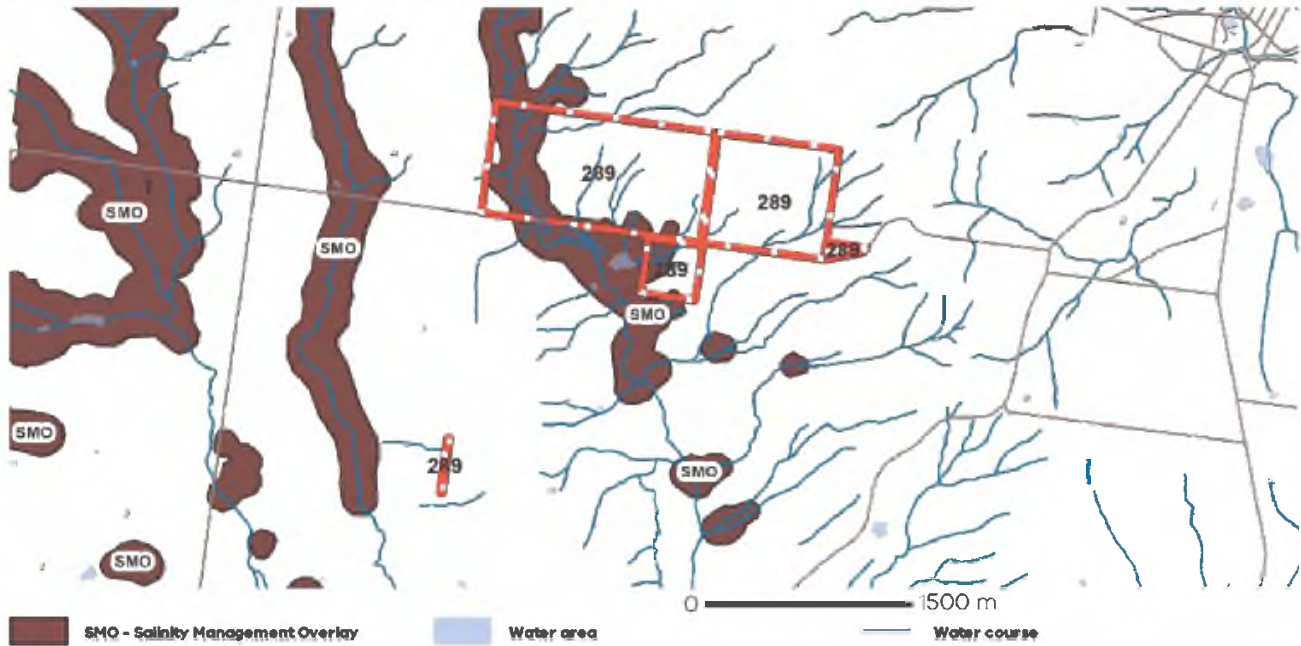
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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## Planning Overlays

SAINITY MANAGEMENT OVERLAY (SMO) (GOLDEN PLAINS)  
 SALINITY MANAGEMENT OVERLAY SCHEDULE (SMO) (GOLDEN PLAINS)

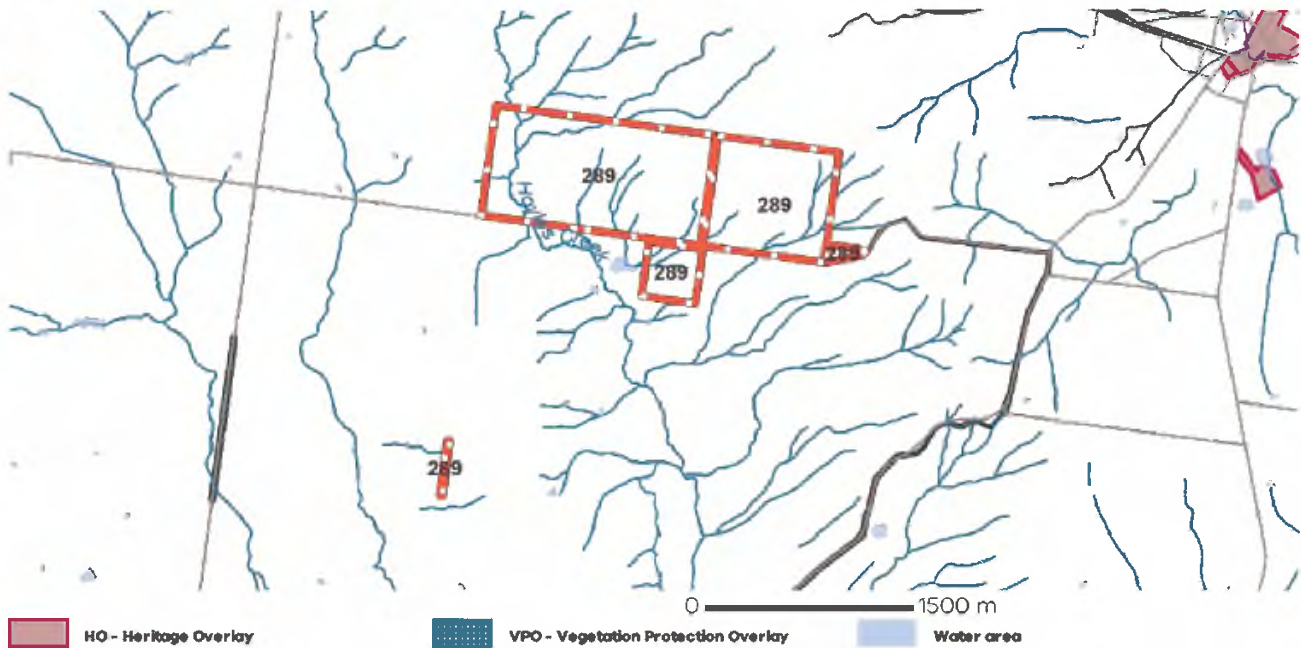


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO) (GOLDEN PLAINS)  
 VEGETATION PROTECTION OVERLAY (VPO) (GOLDEN PLAINS)



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).

## 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.

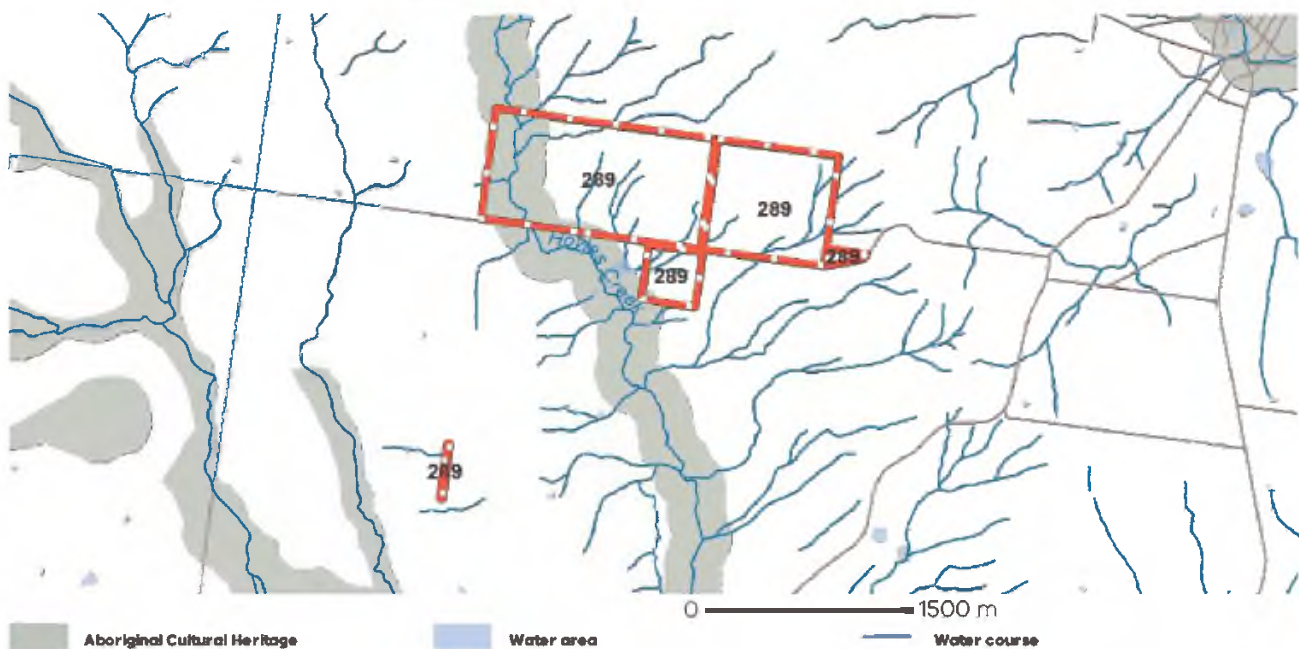
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed high impact activity' is proposed.

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 <https://heritage.vic.gov.au/faq/question1.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.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



## Further Planning Information

Planning scheme data last updated on 14 May 2026.

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.vic.gov.au/vicplan/>

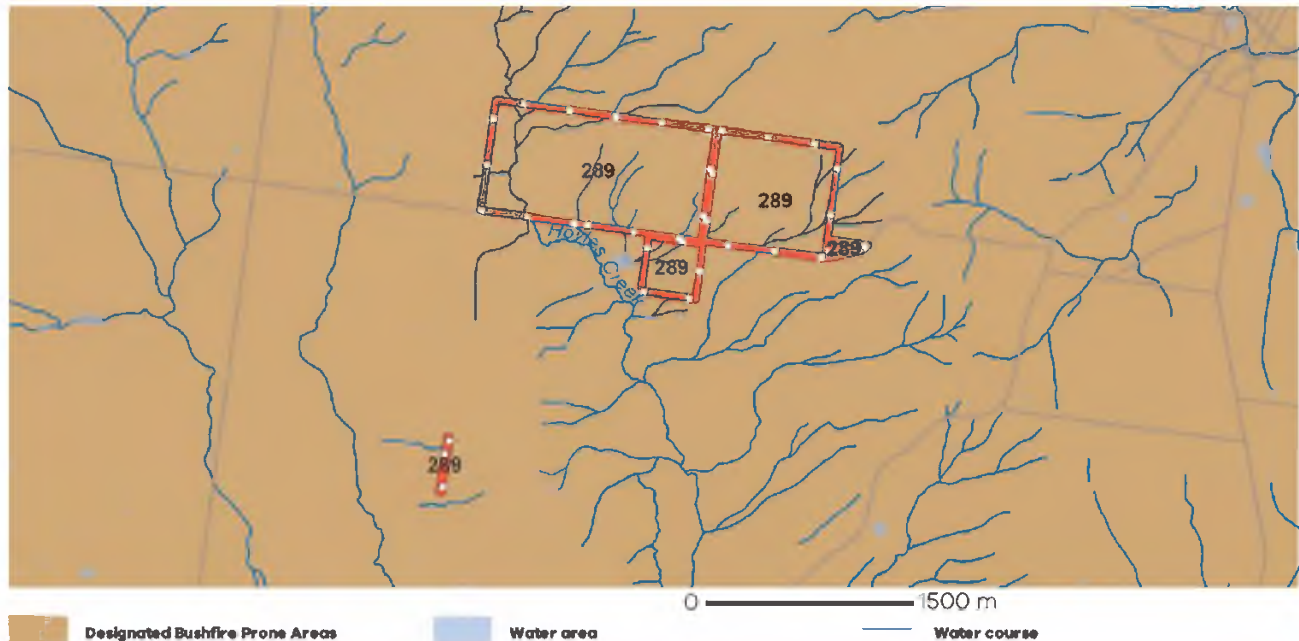
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

## Native Vegetation

Native plants that are indigenous to Victoria 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 Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> 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 \(environment.vic.gov.au\)](#)

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 18 May 2026 15:46 AM

## PROPERTY DETAILS

Address: **LISMORE-PITTONG ROAD PITTONG 3360**

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

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

Local Government Area (Council): **GOLDEN PLAINS** [www.goldenplains.vic.gov.au](http://www.goldenplains.vic.gov.au)

Council Property Number: **66356705**

Planning Scheme: **Golden Plains** [Planning Scheme - Golden Plains](#)

Directory Reference: **Vicroads 76 A5**

This property has 6 parcels. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Central Highlands Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

## STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **RIPON**

Registered Aboriginal Party: **Wadawurrung Traditional Owners Aboriginal Corporation**

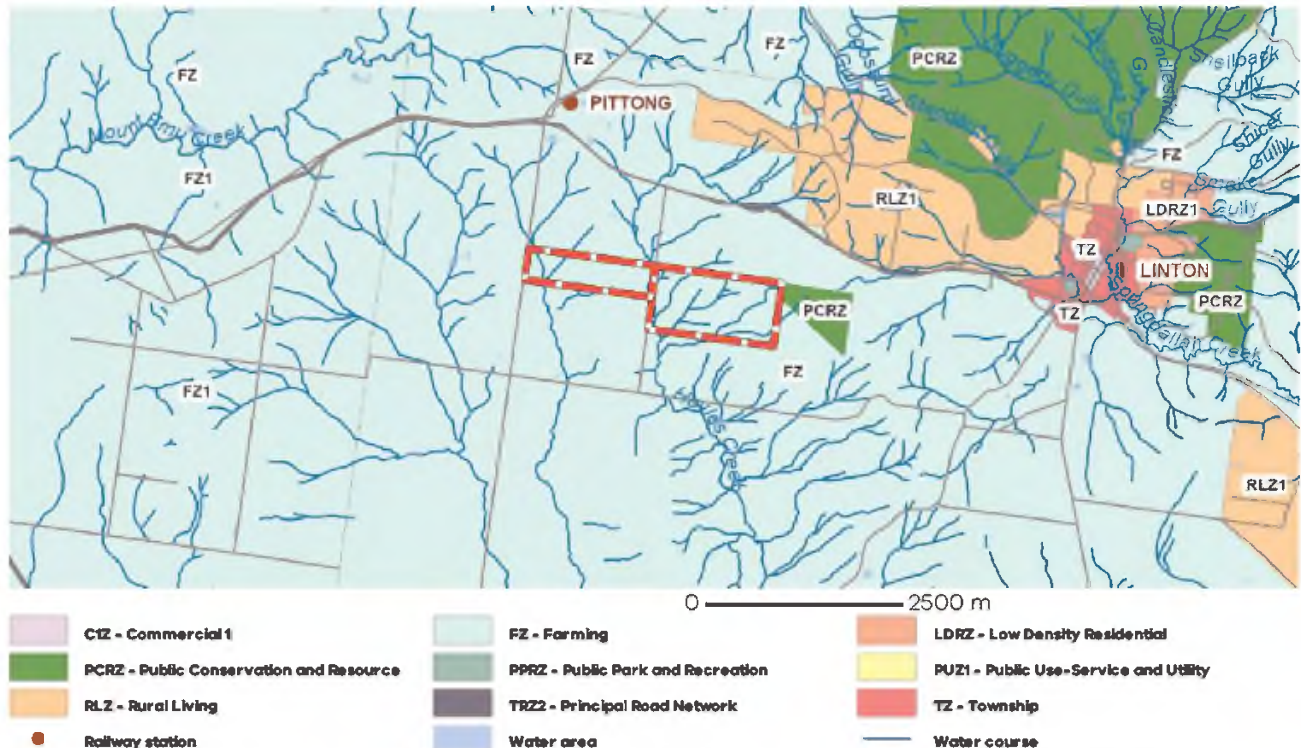
Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

## Planning Zones

FARMING ZONE (FZ) (GOLDEN PLAINS)

SCHEDULE TO THE FARMING ZONE (FZ) (GOLDEN PLAINS)



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

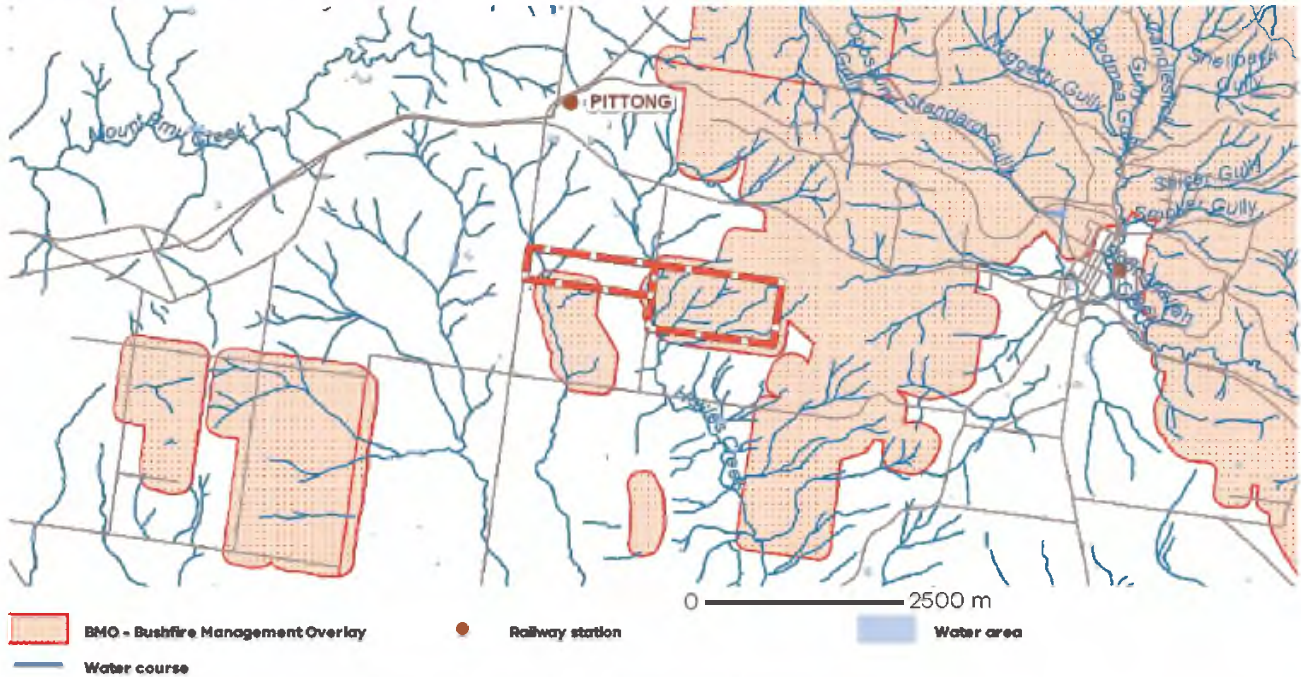
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## Planning Overlays

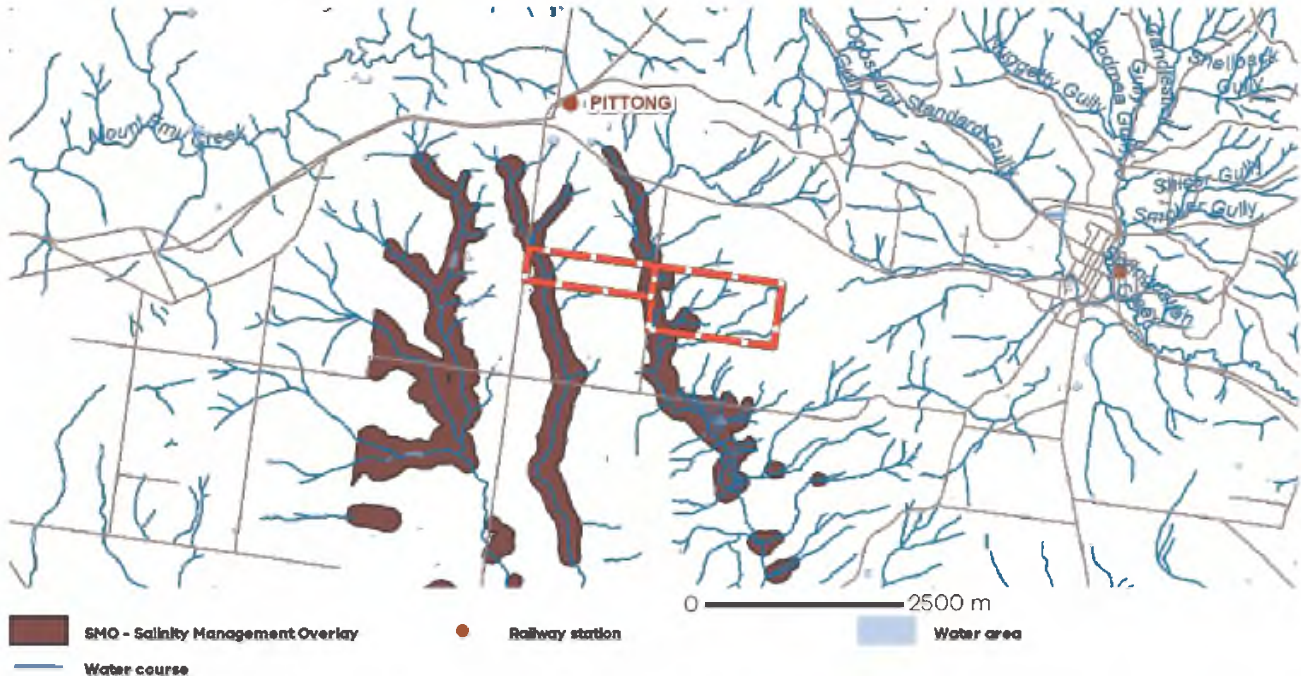
### BUSHFIRE MANAGEMENT OVERLAY (BMO) (GOLDEN PLAINS)



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

### SALINITY MANAGEMENT OVERLAY (SMO) (GOLDEN PLAINS)

### SALINITY MANAGEMENT OVERLAY SCHEDULE (SMO) (GOLDEN PLAINS)



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## Planning Overlays

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO) (GOLDEN PLAINS)

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) (CORANGAMITE)

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) (PYRENEES)

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) (GOLDEN PLAINS)

HERITAGE OVERLAY (HO) (GOLDEN PLAINS)

HERITAGE OVERLAY (HO) (CORANGAMITE)

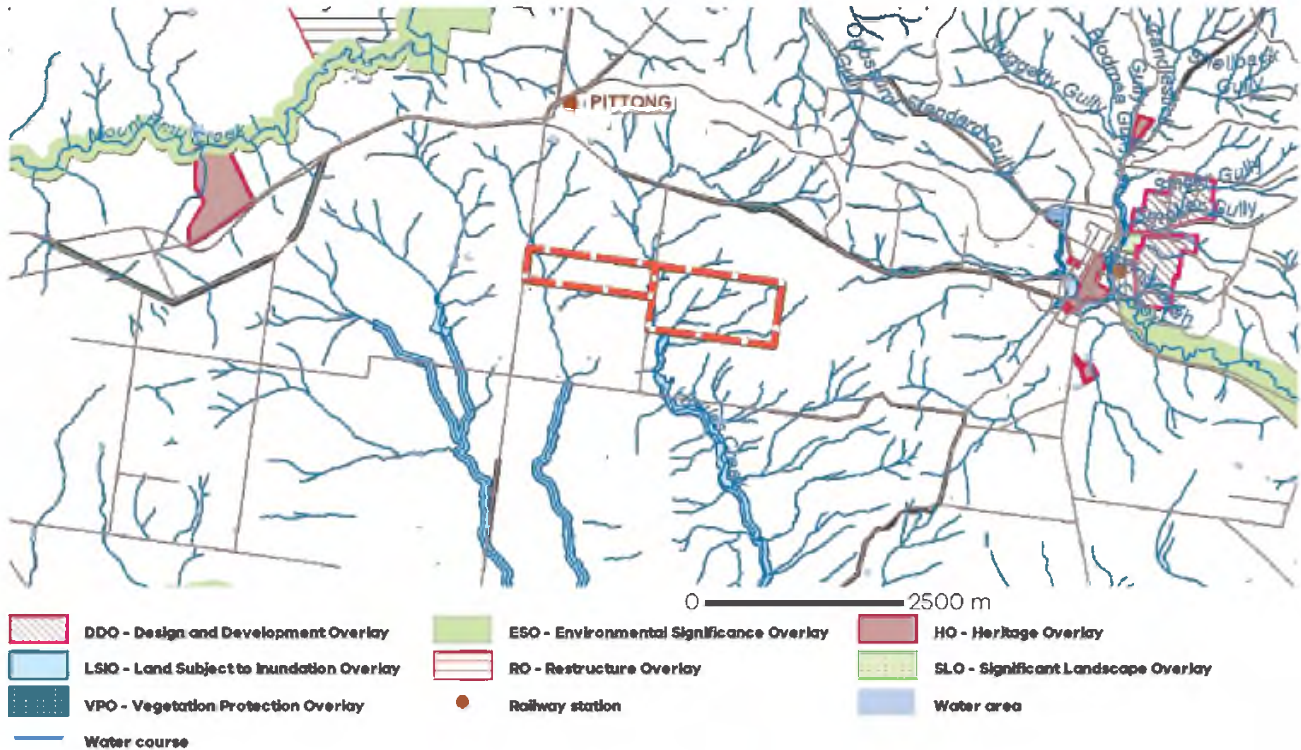
LAND SUBJECT TO INUNDATION OVERLAY (LSIO) (GOLDEN PLAINS)

RESTRUCTURE OVERLAY (RO) (PYRENEES)

SIGNIFICANT LANDSCAPE OVERLAY (SLO) (GOLDEN PLAINS)

VEGETATION PROTECTION OVERLAY (VPO) (GOLDEN PLAINS)

VEGETATION PROTECTION OVERLAY (VPO) (CORANGAMITE)



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## Areas of Aboriginal Cultural Heritage Sensitivity

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

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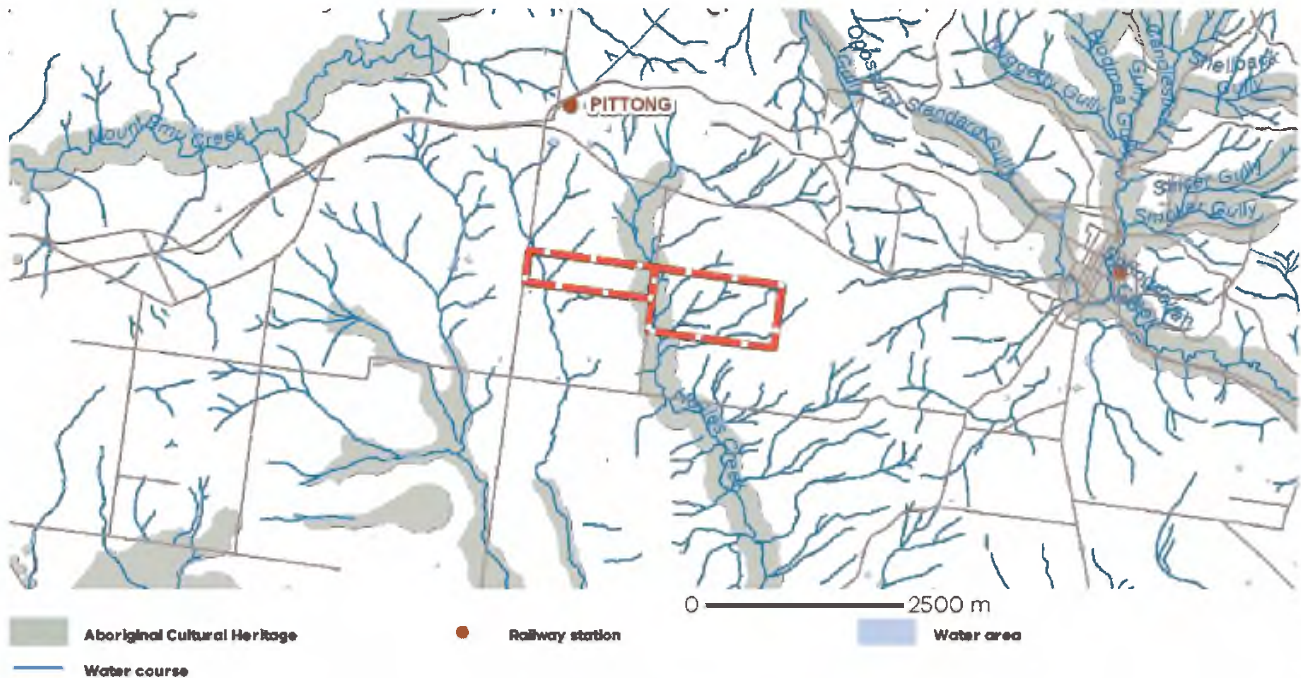
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## Further Planning Information

Planning scheme data last updated on 14 May 2026.

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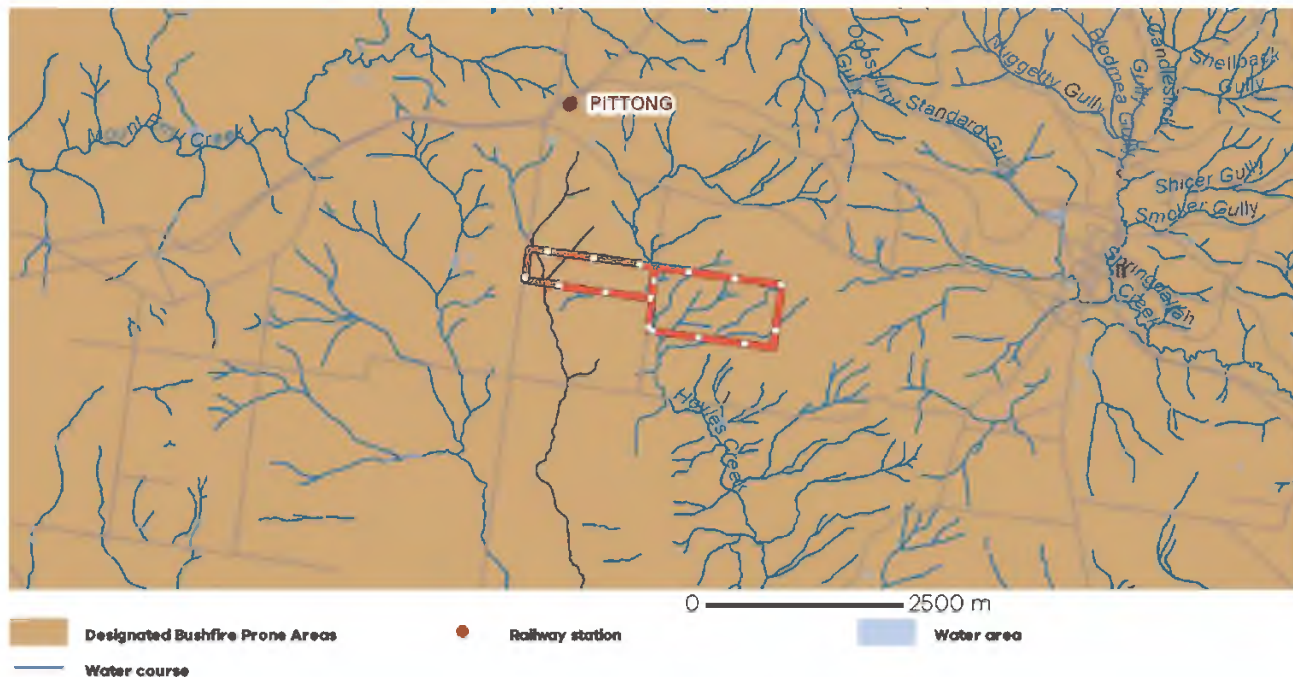
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## Designated Bushfire Prone Areas

**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 Victoria 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](#)

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From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 18 May 2026 11:41 AM

## PROPERTY DETAILS

Address: **LISMORE-PITONG ROAD PITONG 3360**  
Lot and Plan Number: **More than one parcel - see link below**  
Standard Parcel Identifier (SPI): **More than one parcel - see link below**  
Local Government Area (Council): **GOLDEN PLAINS** [www.goldenplains.vic.gov.au](http://www.goldenplains.vic.gov.au)  
Council Property Number: **66361209**  
Planning Scheme: **Golden Plains** [Planning Scheme - Golden Plains](#)  
Directory Reference: **Vicroads 75 J5**

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: **Central Highlands Water**  
Melbourne Water: **Outside drainage boundary**  
Power Distributor: **POWERCOR**

## STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**  
Legislative Assembly: **RIPON**  
**OTHER**  
Registered Aboriginal Party: **Wadawurrung Traditional Owners Aboriginal Corporation**  
Fire Authority: **Country Fire Authority**

[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

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## Planning Overlays

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)  
 LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 2 (LSIO2)



**LSIO - Land Subject to Inundation Overlay**    **Water area**    **Water course**

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

SALINITY MANAGEMENT OVERLAY (SMO)  
 SALINITY MANAGEMENT OVERLAY SCHEDULE (SMO)



**SMO - Salinity Management Overlay**    **Water area**    **Water course**

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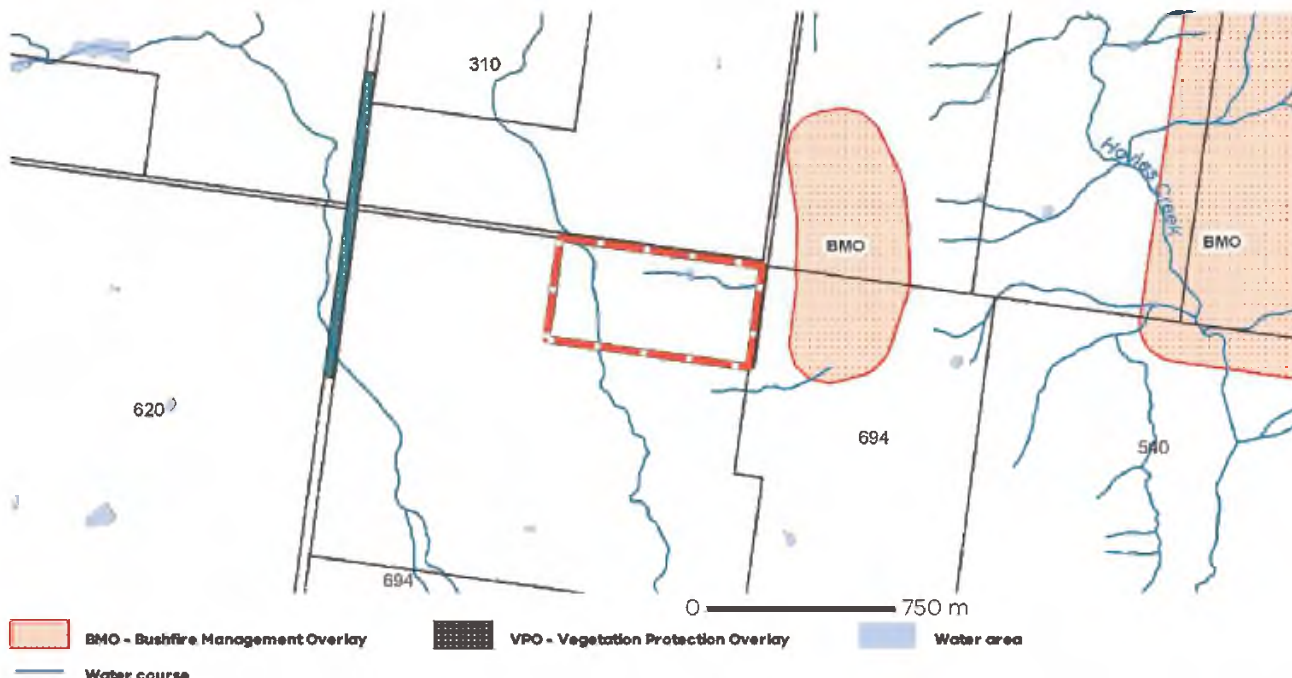
## Planning Overlays

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)

VEGETATION PROTECTION OVERLAY (VPO)



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## Areas of Aboriginal Cultural Heritage Sensitivity

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## Further Planning Information

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## Designated Bushfire Prone Areas

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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>.

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From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 18 May 2026 11:42 AM

## PROPERTY DETAILS

Address: **LISMORE-PITONG ROAD PITONG 3360**

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

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

Local Government Area (Council): **GOLDEN PLAINS** [www.goldenplains.vic.gov.au](http://www.goldenplains.vic.gov.au)

Council Property Number: **91001471**

Planning Scheme: **Golden Plains** [Planning Scheme - Golden Plains](#)

Directory Reference: **Vicroads 75 J5**

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

## UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Central Highlands Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

## STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **EUREKA**

Registered Aboriginal Party: **Wadawurrung Traditional Owners Aboriginal Corporation**

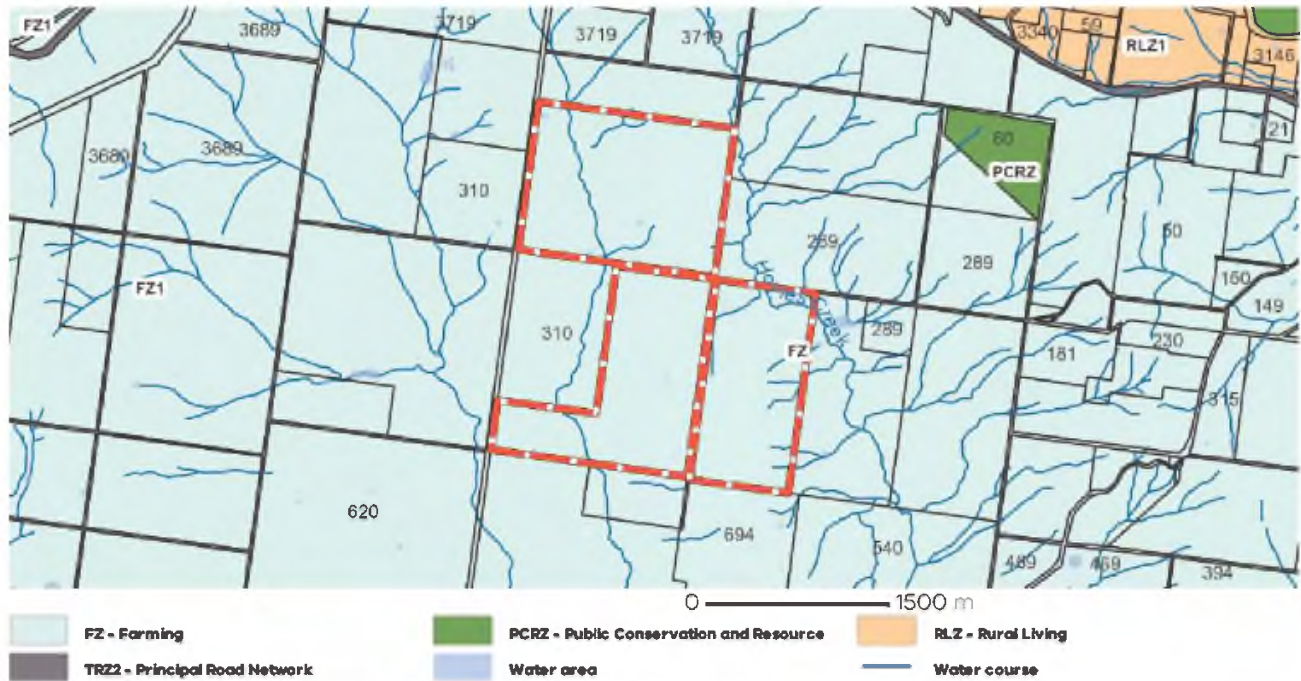
Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

## Planning Zones

FARMING ZONE (FZ) (GOLDEN PLAINS)

SCHEDULE TO THE FARMING ZONE (FZ) (GOLDEN PLAINS)



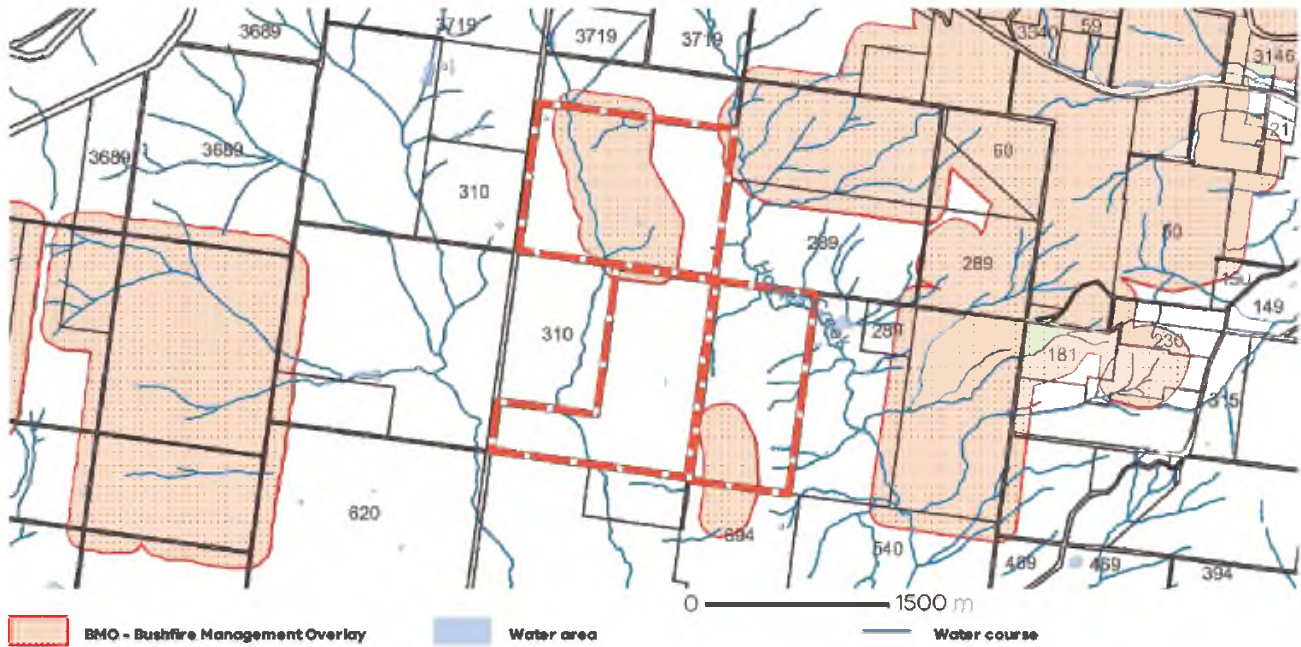
Note: Labels for zones may appear outside the actual zone - please compare the labels with the legend

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## Planning Overlays

### BUSHFIRE MANAGEMENT OVERLAY (BMO) (GOLDEN PLAINS)



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

### LAND SUBJECT TO INUNDATION OVERLAY (LSIO) (GOLDEN PLAINS)

### LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 2 (LSIO2) (GOLDEN PLAINS)



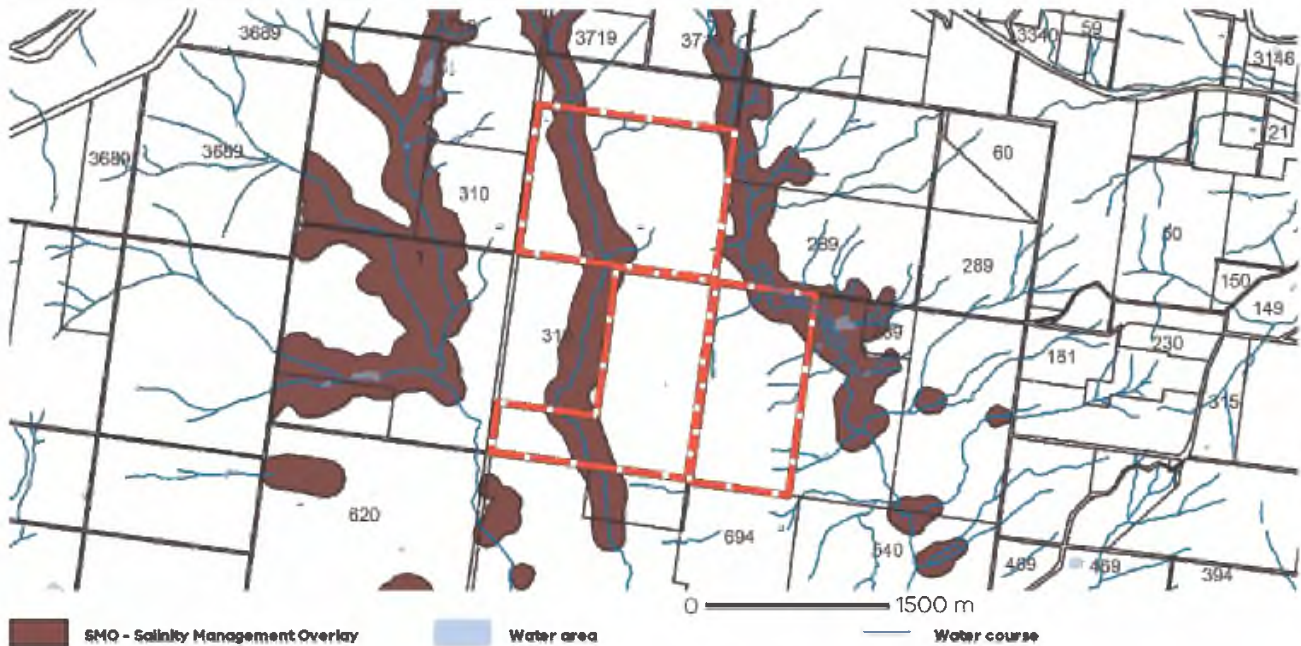
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## Planning Overlays

SAINITY MANAGEMENT OVERLAY (SMO) (GOLDEN PLAINS)  
 SALINITY MANAGEMENT OVERLAY SCHEDULE (SMO) (GOLDEN PLAINS)

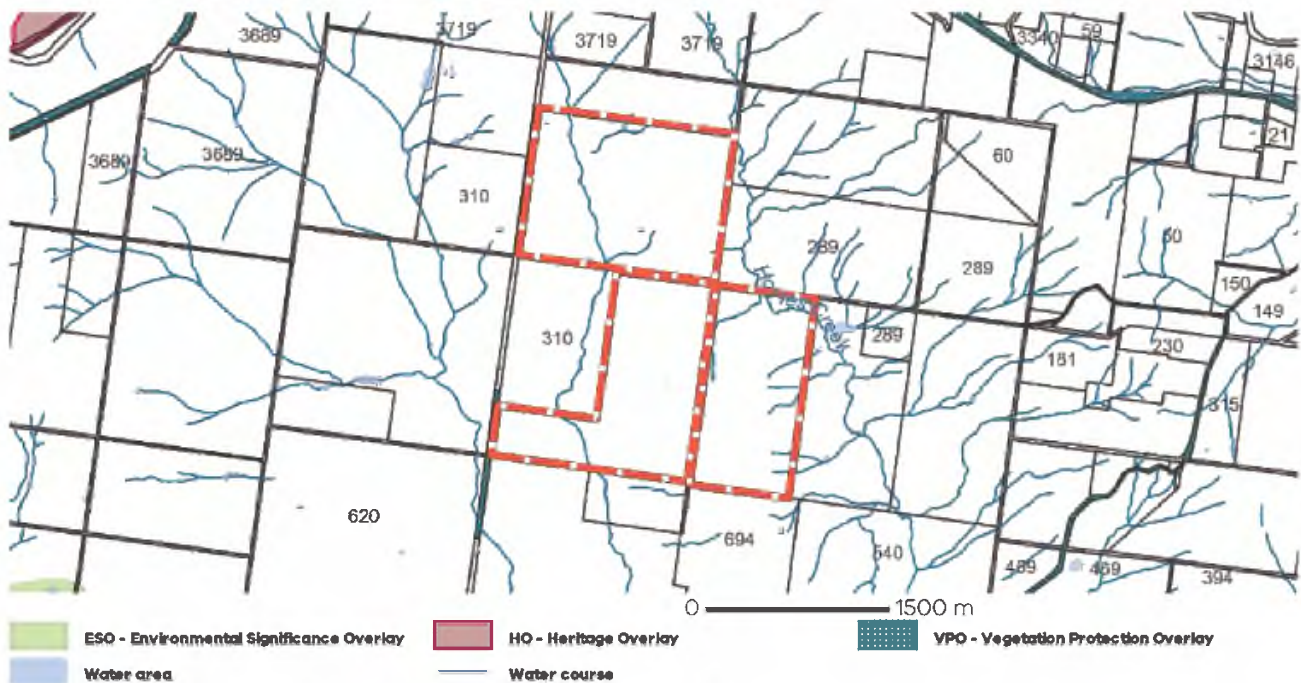


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### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) (CORANGAMITE)  
 HERITAGE OVERLAY (HO) (CORANGAMITE)  
 VEGETATION PROTECTION OVERLAY (VPO) (GOLDEN PLAINS)  
 VEGETATION PROTECTION OVERLAY (VPO) (CORANGAMITE)



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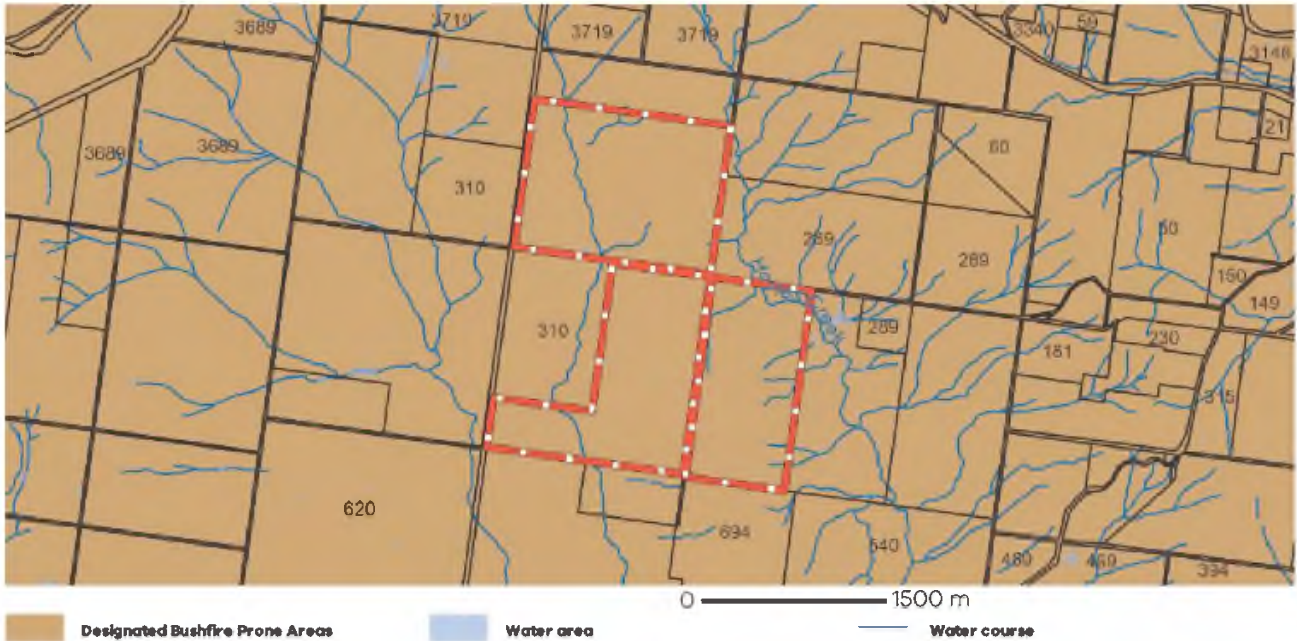
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From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 18 May 2026 11:39 AM

## PROPERTY DETAILS

Crown Description: **Allot. 57 PARISH OF ARGYLE**  
Address: **LISMORE-PITONG ROAD PITONG 3360**  
Standard Parcel Identifier (SPI): **57\PP2027**  
Local Government Area (Council): **GOLDEN PLAINS**  
Council Property Number: **66361307**  
Planning Scheme: **Golden Plains**  
Directory Reference: **Vicroads 75 J5**

[www.goldenplains.vic.gov.au](http://www.goldenplains.vic.gov.au)

[Planning Scheme - Golden Plains](#)

## UTILITIES

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

## STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**  
Legislative Assembly: **RIPON**  
**OTHER**  
Registered Aboriginal Party: **Wadawurrung Traditional Owners Aboriginal Corporation**  
Fire Authority: **Country Fire Authority**

[View location in VePlan](#)

## Planning Zones

FARMING ZONE (FZ) (GOLDEN PLAINS)  
SCHEME TO THE FARMING ZONE (FZ) (GOLDEN PLAINS)



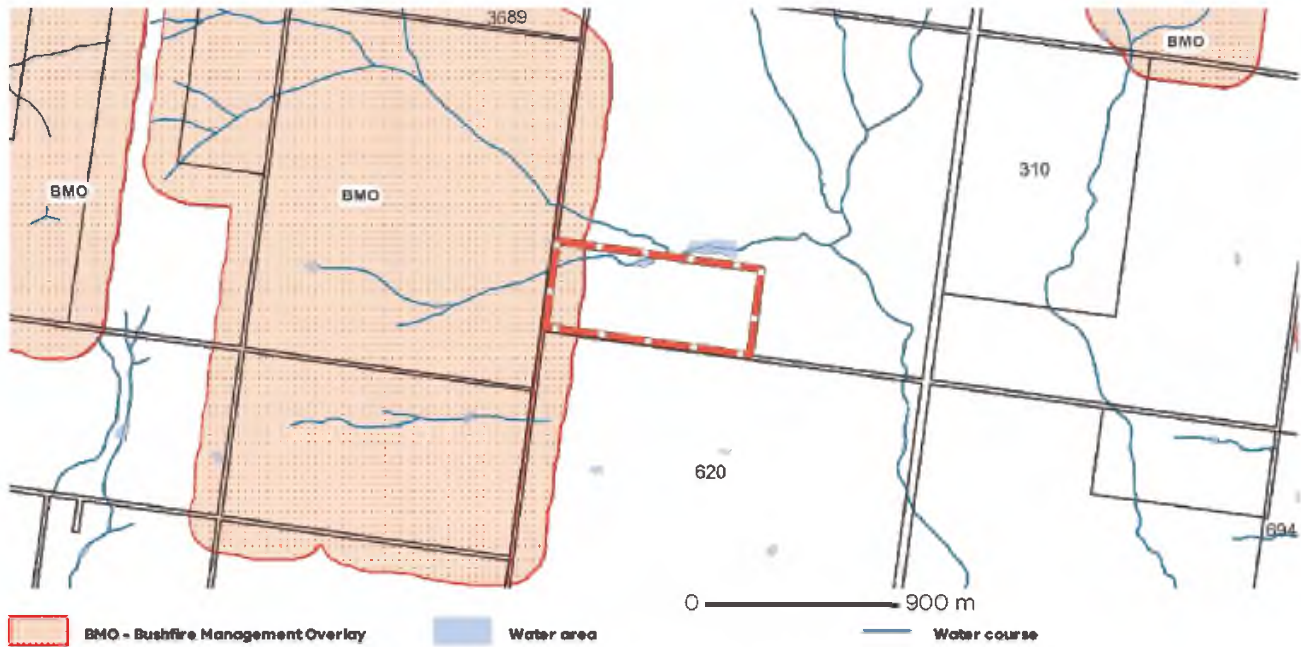
Note: Labels for zones may appear outside the actual zone - please compare the labels with the legend.

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## Planning Overlays

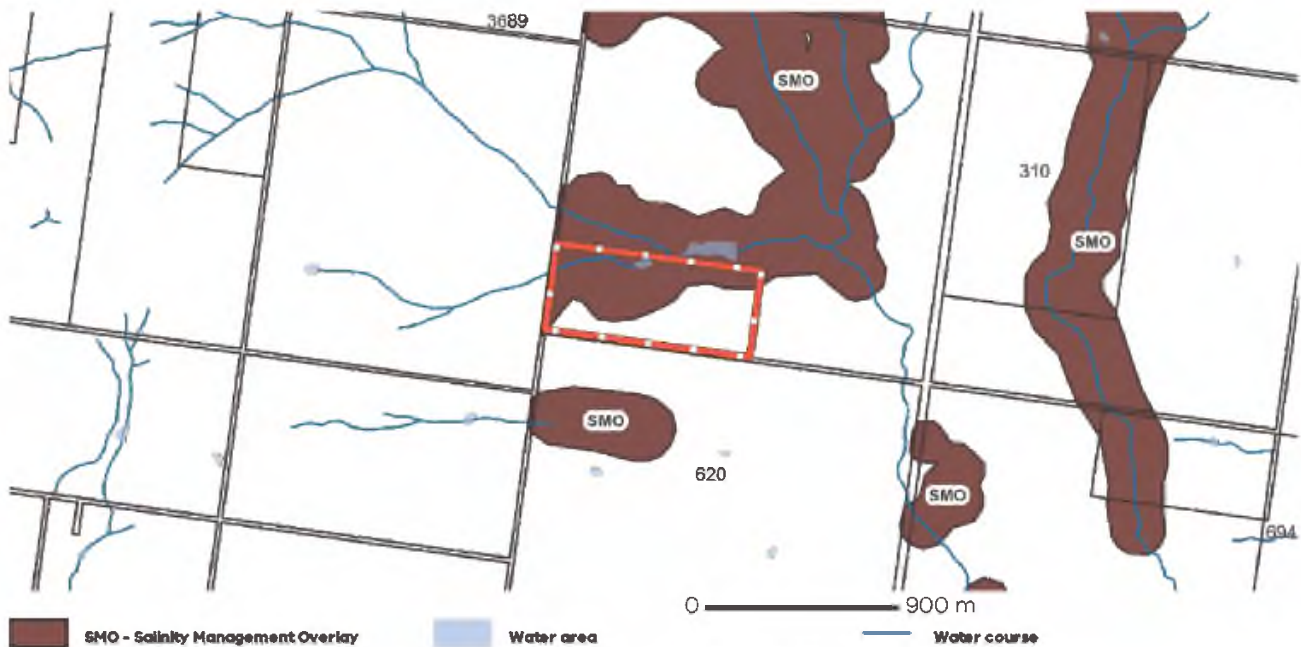
### BUSHFIRE MANAGEMENT OVERLAY (BMO) (GOLDEN PLAINS)



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

### SALINITY MANAGEMENT OVERLAY (SMO) (GOLDEN PLAINS)

#### SALINITY MANAGEMENT OVERLAY SCHEDULE (SMO) (GOLDEN PLAINS)



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## Planning Overlays

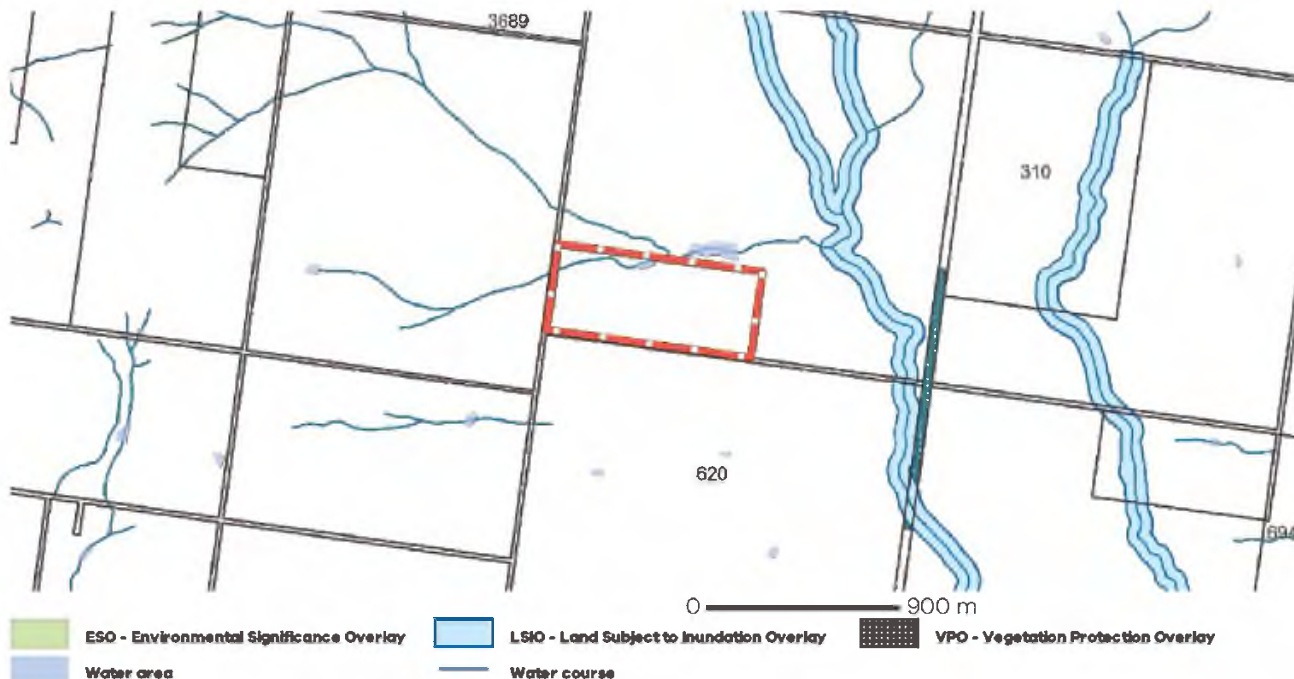
### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) (CORANGAMITE)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO) (GOLDEN PLAINS)

VEGETATION PROTECTION OVERLAY (VPO) (GOLDEN PLAINS)



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## Further Planning Information

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From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 18 May 2026 11:39 AM

## PROPERTY DETAILS

Address: **310 LISMORE-PITTONG ROAD PITTONG 3360**

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

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

Local Government Area (Council): **GOLDEN PLAINS** [www.goldenplains.vic.gov.au](http://www.goldenplains.vic.gov.au)

Council Property Number: **66354306**

Planning Scheme: **Golden Plains** [Planning Scheme - Golden Plains](#)

Directory Reference: **Vicroads 75 J5**

This property has 5 parcels. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Central Highlands Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

## STATE ELECTORATES

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Legislative Assembly: **RIPON**

Registered Aboriginal Party: **Wadawurrung Traditional Owners Aboriginal Corporation**

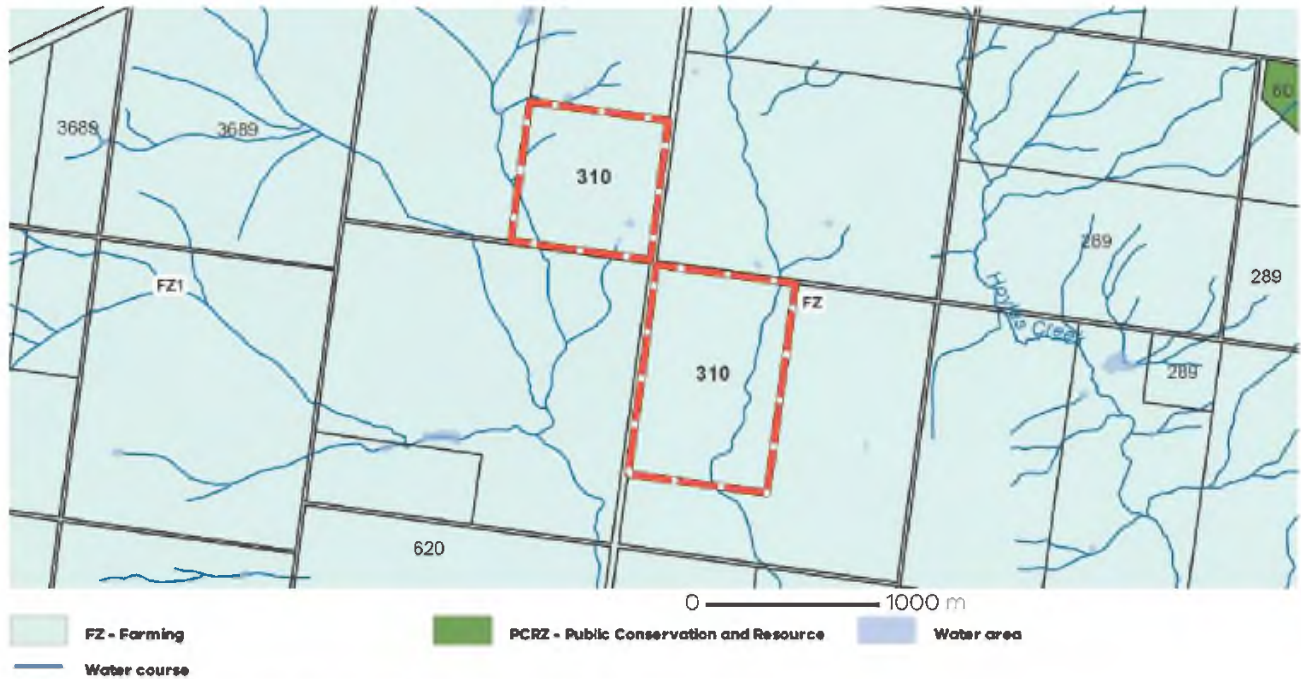
Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

## Planning Zones

FARMING ZONE (FZ) (GOLDEN PLAINS)

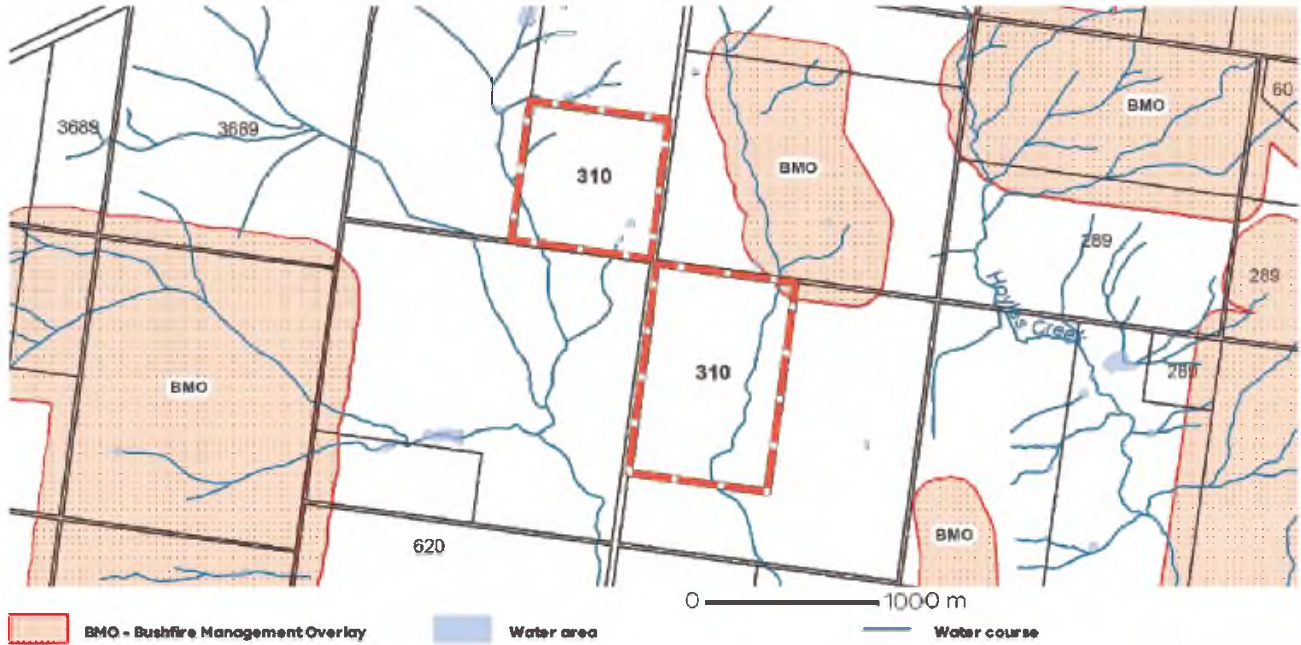
SCHEDULE TO THE FARMING ZONE (FZ) (GOLDEN PLAINS)



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## Planning Overlays

### BUSHFIRE MANAGEMENT OVERLAY (BMO) (GOLDEN PLAINS)



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### LAND SUBJECT TO INUNDATION OVERLAY (LSIO) (GOLDEN PLAINS)

### LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 2 (LSIO2) (GOLDEN PLAINS)



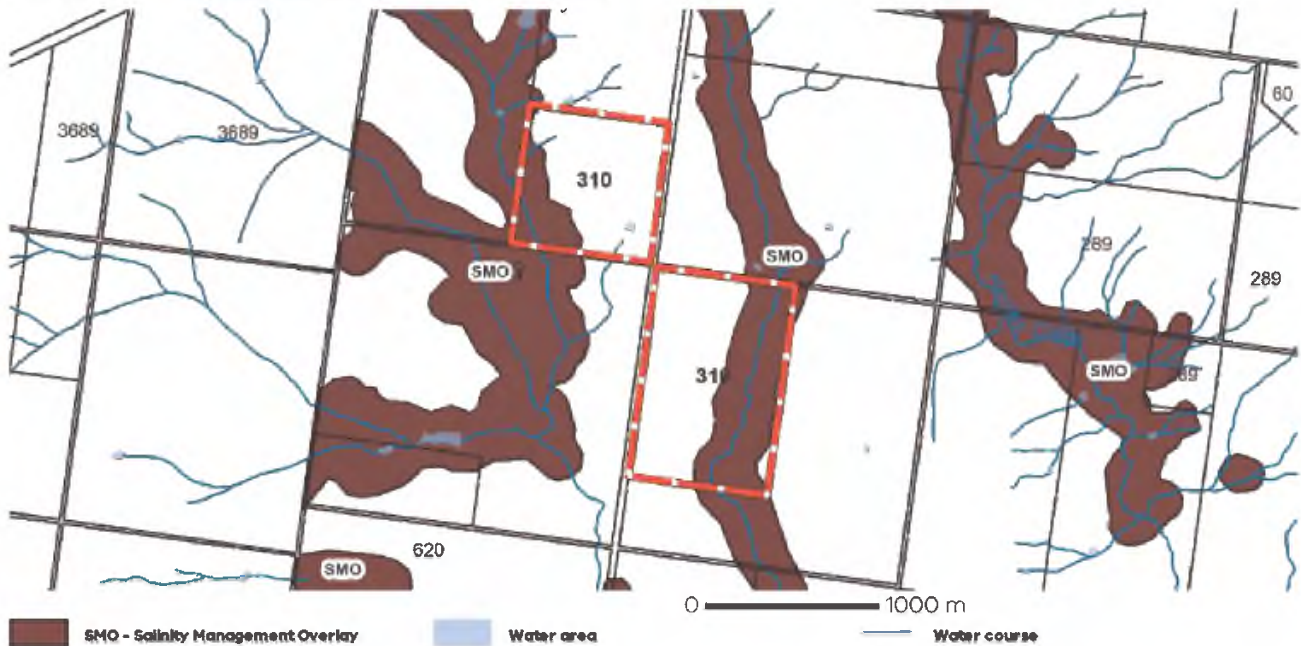
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## Planning Overlays

SALINITY MANAGEMENT OVERLAY (SMO) (GOLDEN PLAINS)  
 SALINITY MANAGEMENT OVERLAY SCHEDULE (SMO) (GOLDEN PLAINS)



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### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

VEGETATION PROTECTION OVERLAY (VPO) (GOLDEN PLAINS)  
 VEGETATION PROTECTION OVERLAY (VPO) (CORANGAMITE)



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## Further Planning Information

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## Designated Bushfire Prone Areas

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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

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From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 18 May 2026 11:38 AM

## PROPERTY DETAILS

Crown Description: **Allot. 14 Sec. C PARISH OF ARGYLE**  
 Address: **LISMORE-PITONG ROAD PITONG 3360**  
 Standard Parcel Identifier (SPI): **14-C\PP2027**  
 Local Government Area (Council): **GOLDEN PLAINS** [www.goldenplains.vic.gov.au](http://www.goldenplains.vic.gov.au)  
 Council Property Number: **91001472**  
 Planning Scheme: **Golden Plains** [Planning Scheme - Golden Plains](#)  
 Directory Reference: **Vicroads 75 J4**

## UTILITIES

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

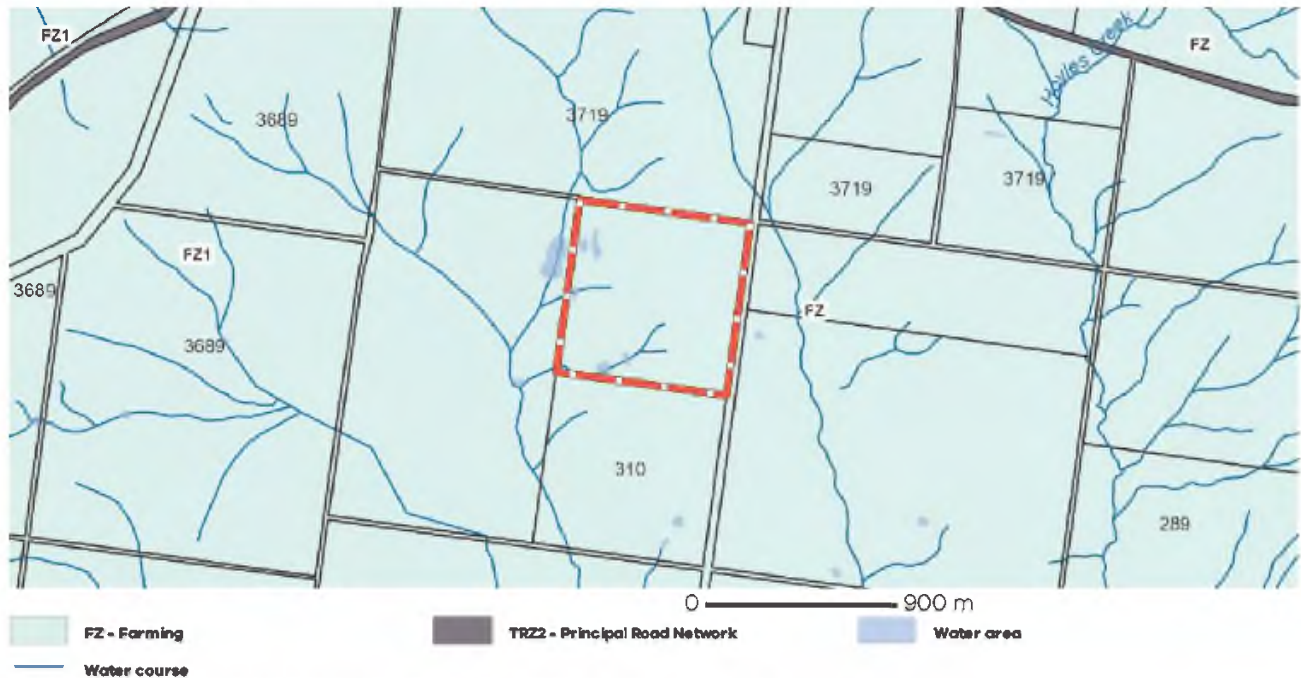
## STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**  
 Legislative Assembly: **RIPON**  
 OTHER  
 Registered Aboriginal Party: **Wadawurrung Traditional Owners Aboriginal Corporation**  
 Fire Authority: **Country Fire Authority**

[View location in VePlan](#)

## Planning Zones

FARMING ZONE (FZ) (GOLDEN PLAINS)  
SCHEME TO THE FARMING ZONE (FZ) (GOLDEN PLAINS)



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## Planning Overlays

SAINITY MANAGEMENT OVERLAY (SMO) (GOLDEN PLAINS)

SALINITY MANAGEMENT OVERLAY SCHEDULE (SMO) (GOLDEN PLAINS)



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## OTHER OVERLAYS

Other overlay in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO) (GOLDEN PLAINS)

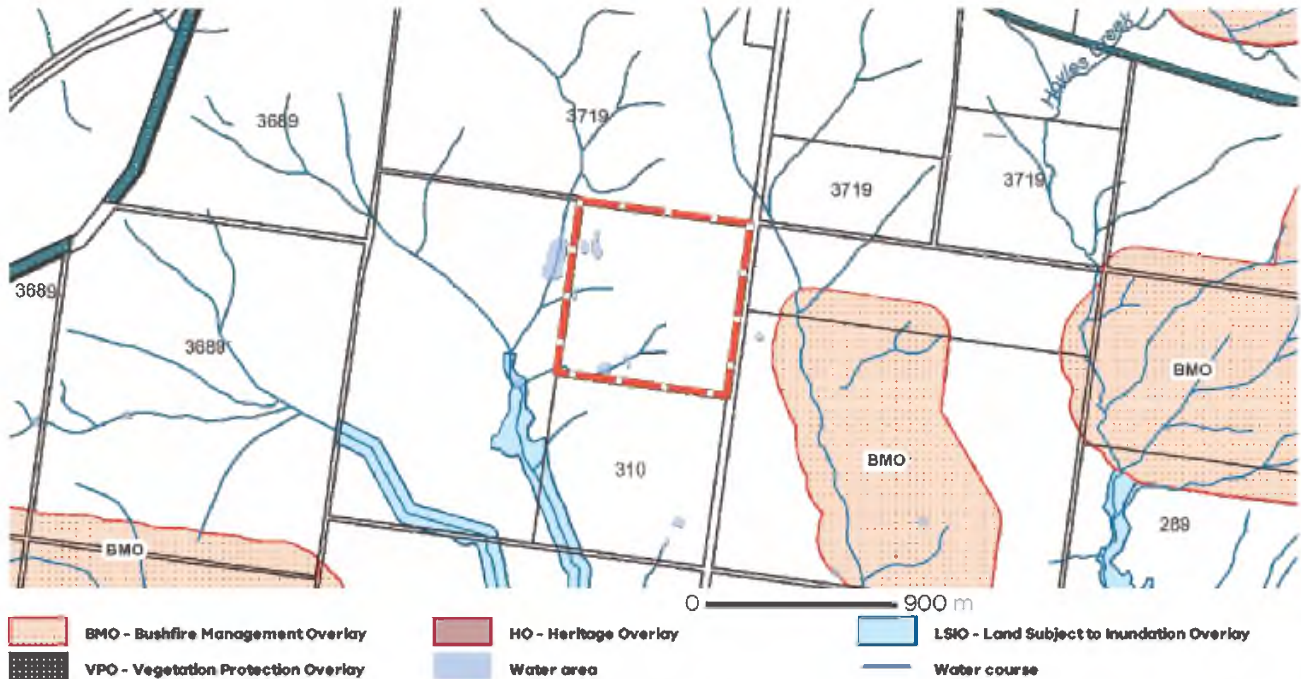
BUSHFIRE MANAGEMENT OVERLAY (BMO) (CORANGAMITE)

HERITAGE OVERLAY (HO) (CORANGAMITE)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO) (GOLDEN PLAINS)

VEGETATION PROTECTION OVERLAY (VPO) (GOLDEN PLAINS)

VEGETATION PROTECTION OVERLAY (VPO) (CORANGAMITE)



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From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 18 May 2026 11:37 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 12 TP446377**  
 Address: **GLENELG HIGHWAY PITTONG 3360**  
 Standard Parcel Identifier (SPI): **12\TP446377**  
 Local Government Area (Council): **CORANGAMITE**  
 Council Property Number: **704 (Part)**  
 Planning Scheme: **Corangamite**  
 Directory Reference: **Vicroads 75 J4**

[www.corangamite.vic.gov.au](http://www.corangamite.vic.gov.au)

[Planning Scheme - Corangamite](#)

This parcel is one of 10 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

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 Urban Water Corporation: **Central Highlands Water**  
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## STATE ELECTORATES

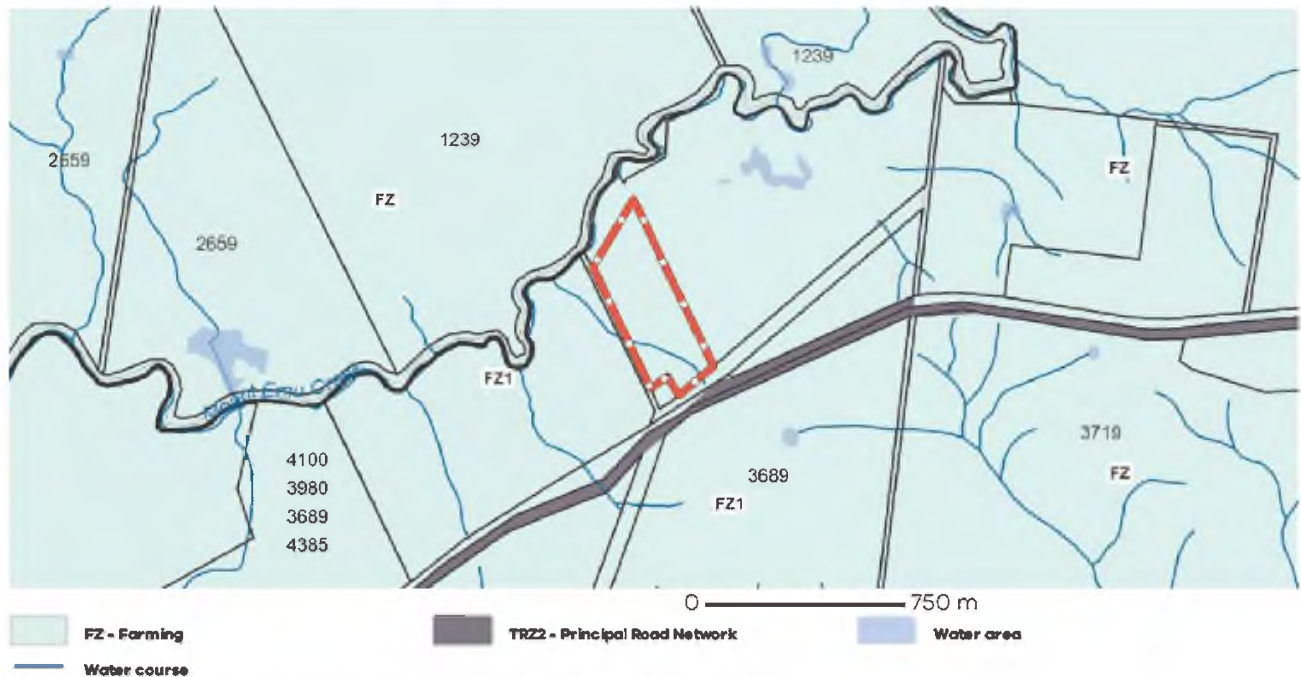
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[View location in VicPlan](#)

## Planning Zones

FARMING ZONE (FZ) (CORANGAMITE)

FARMING ZONE - SCHEDULE 1 (FZ1) (CORANGAMITE)



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## Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) (CORANGAM TF)  
 ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1) (CORANGAMITE)

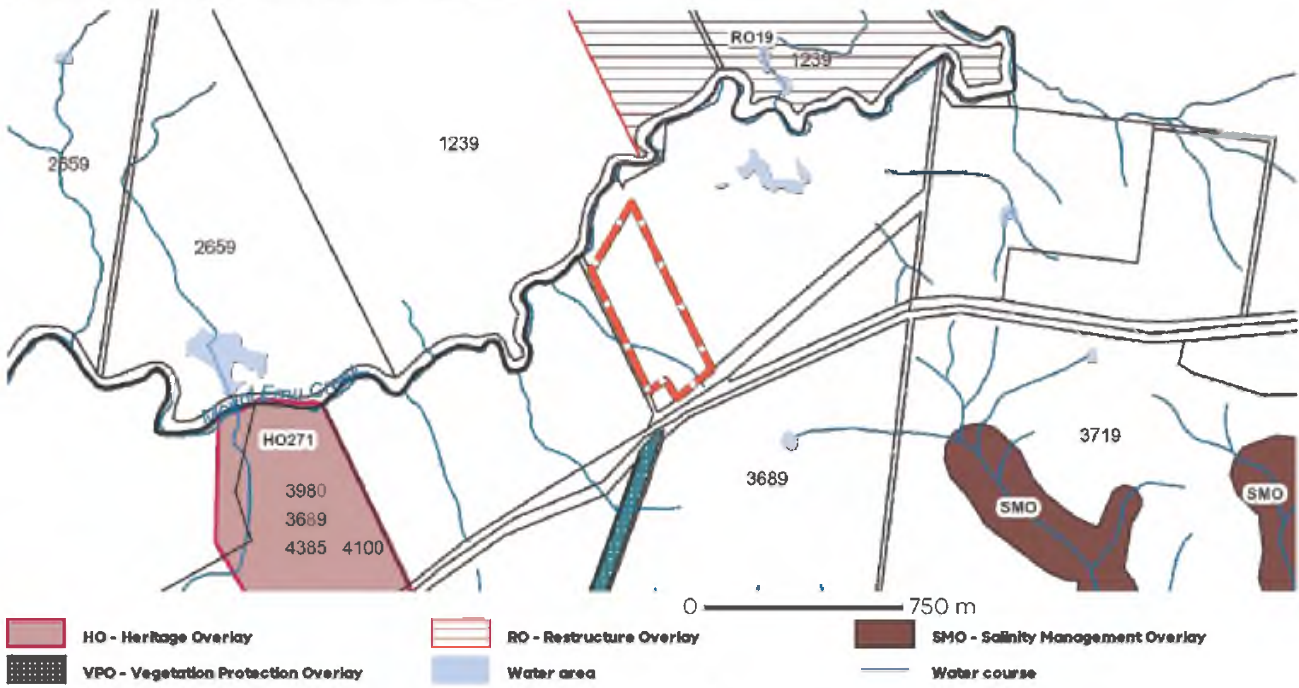


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### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

- HERITAGE OVERLAY (HO) (CORANGAMITE)
- RESTRUCTURE OVERLAY (RO) (PYRENÆES)
- SALINITY MANAGEMENT OVERLAY (SMO) (GOLDEN PLAINS)
- VEGETATION PROTECTION OVERLAY (VPO) (CORANGAMITE)



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From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 18 May 2026 11:37 AM

## PROPERTY DETAILS

Address: **SNAKE VALLEY-PITTONG ROAD PITTONG 3360**

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

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

Local Government Area (Council): **GOLDEN PLAINS** [www.goldenplains.vic.gov.au](http://www.goldenplains.vic.gov.au)

Council Property Number: **66355109**

Planning Scheme: **Golden Plains** [Planning Scheme - Golden Plains](#)

Directory Reference: **Vicroads 75 J4**

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: **Central Highlands Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

## STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **RIPON**

Registered Aboriginal Party: **Wadawurrung Traditional Owners Aboriginal Corporation**

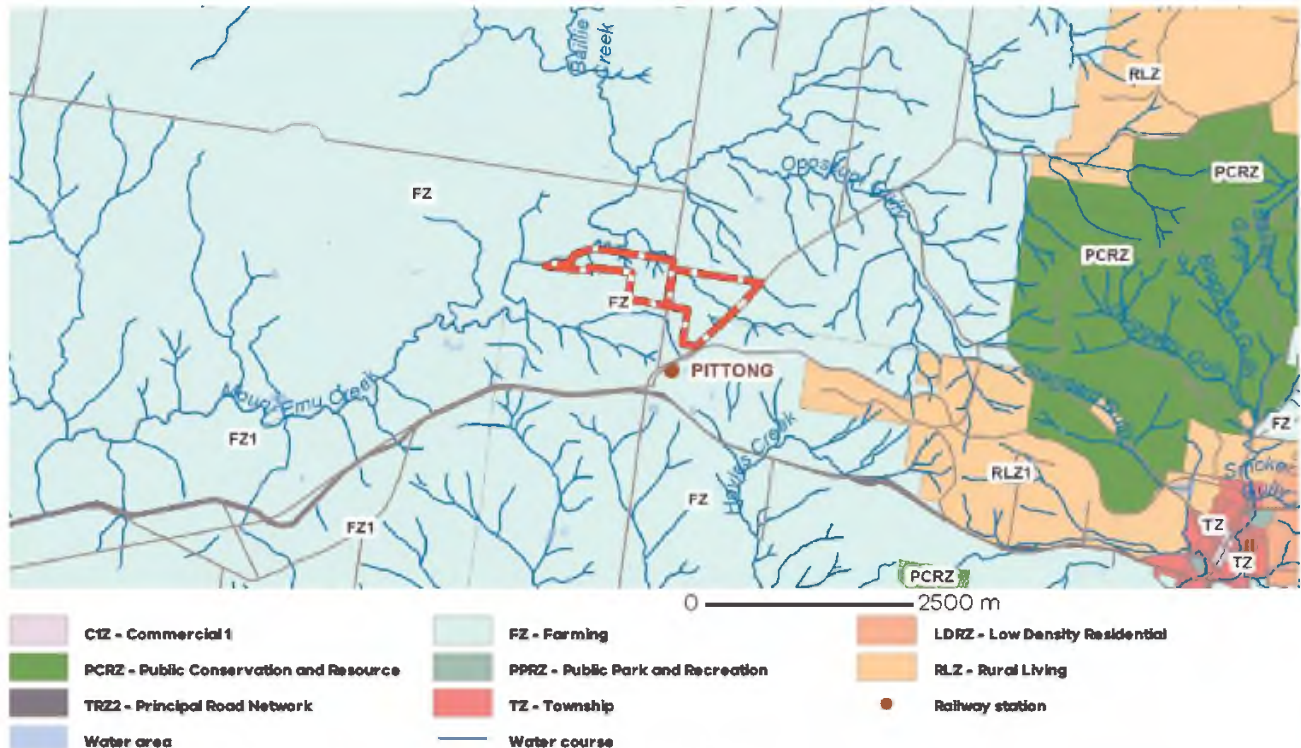
Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

## Planning Zones

FARMING ZONE (FZ) (GOLDEN PLAINS)

SCHEDULE TO THE FARMING ZONE (FZ) (GOLDEN PLAINS)



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

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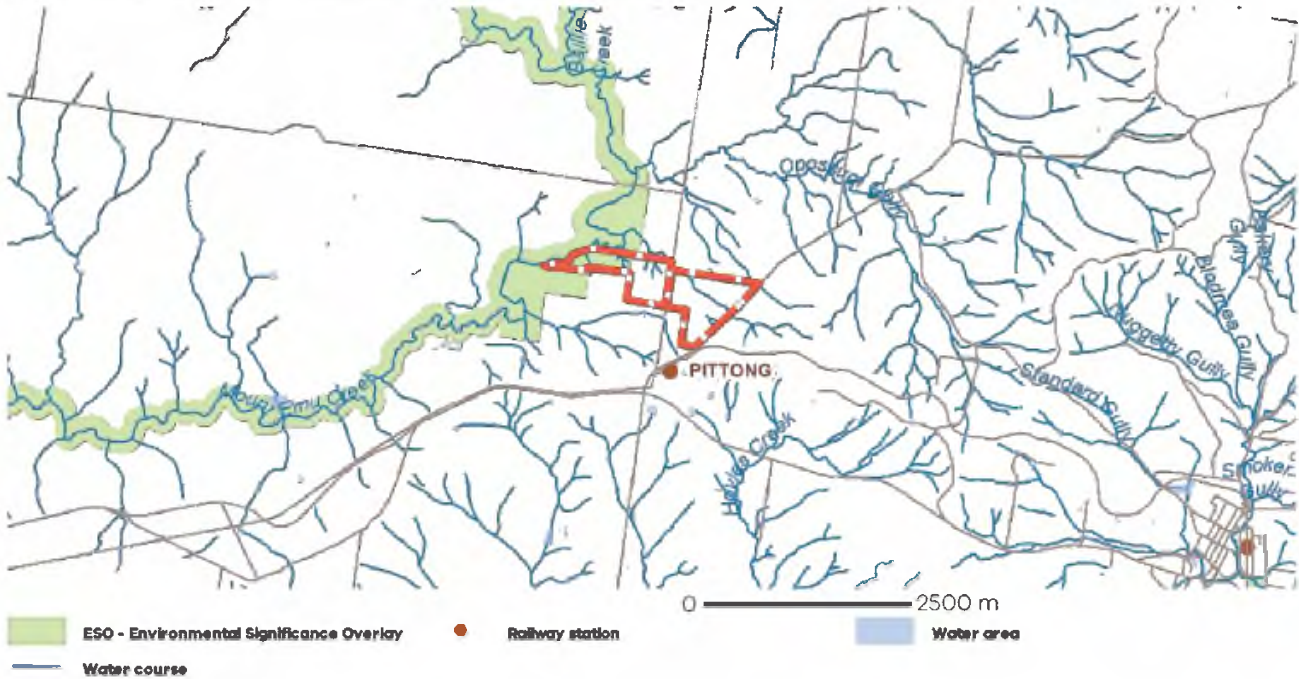
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## Planning Overlays

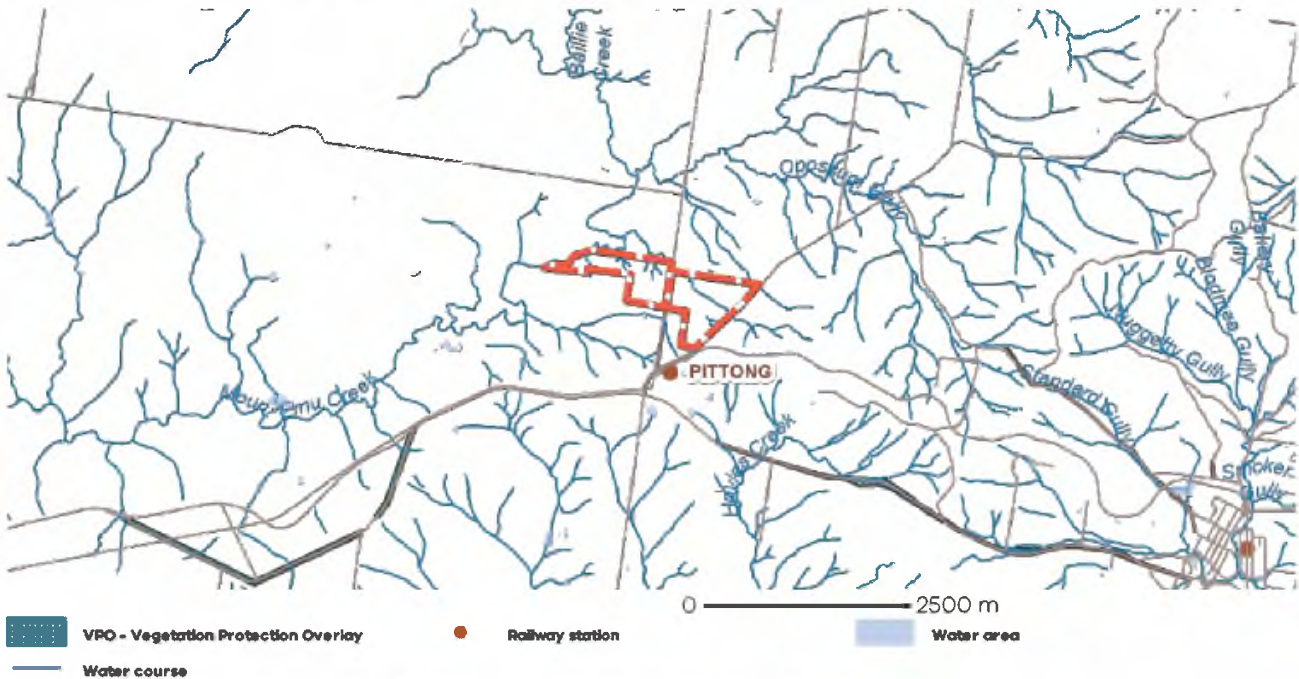
### ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) (GOLDEN PLAINS)

### ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 (ESO2) (GOLDEN PLAINS)



### VEGETATION PROTECTION OVERLAY (VPO) (GOLDEN PLAINS)

### VEGETATION PROTECTION OVERLAY - SCHEDULE 2 (VPO2) (GOLDEN PLAINS)



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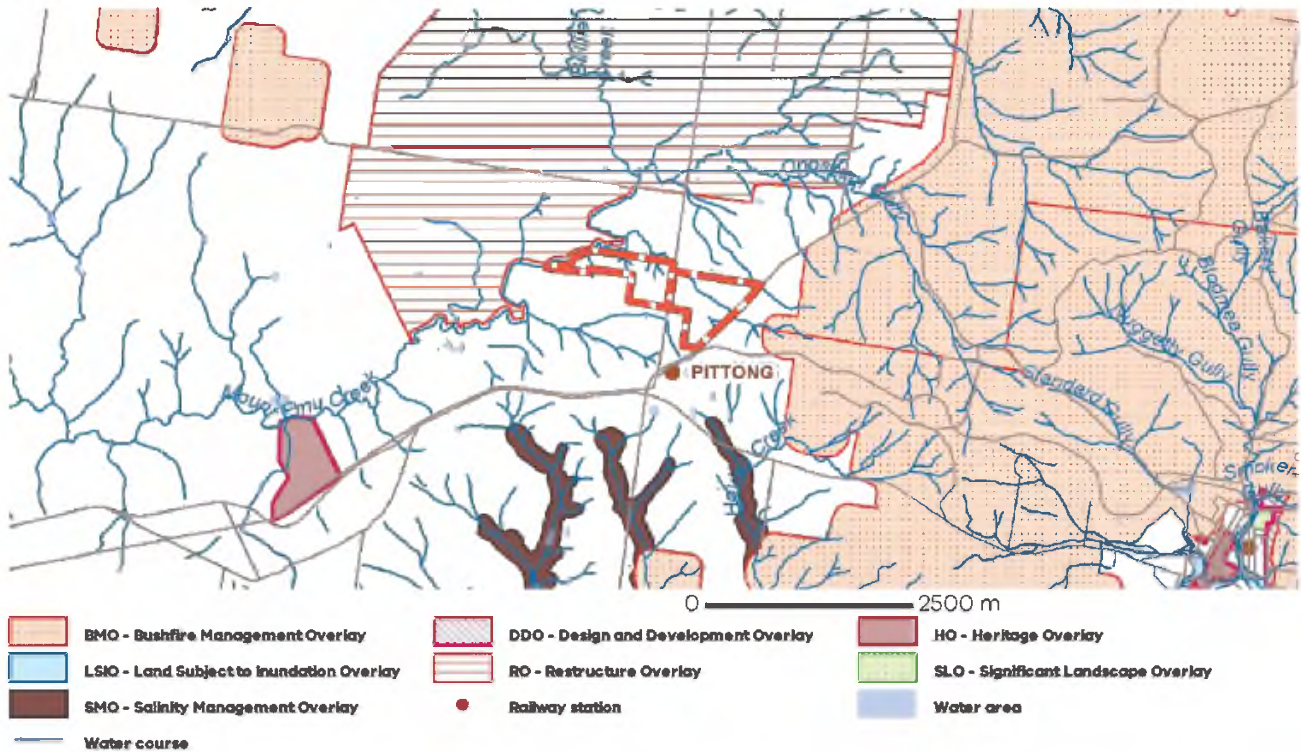
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## Planning Overlays

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

- BUSHFIRE MANAGEMENT OVERLAY (BMO) (PYRENEES)
- BUSHFIRE MANAGEMENT OVERLAY (BMO) (GOLDEN PLAINS)
- DESIGN AND DEVELOPMENT OVERLAY (DDO) (GOLDEN PLAINS)
- HERITAGE OVERLAY (HO) (GOLDEN PLAINS)
- HERITAGE OVERLAY (HO) (CORANGAMITE)
- LAND SUBJECT TO INUNDATION OVERLAY (LSIO) (GOLDEN PLAINS)
- RESTRUCTURE OVERLAY (RO) (PYRENEES)
- SIGNIFICANT LANDSCAPE OVERLAY (SLO) (GOLDEN PLAINS)
- SALINITY MANAGEMENT OVERLAY (SMO) (GOLDEN PLAINS)



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## Areas of Aboriginal Cultural Heritage Sensitivity

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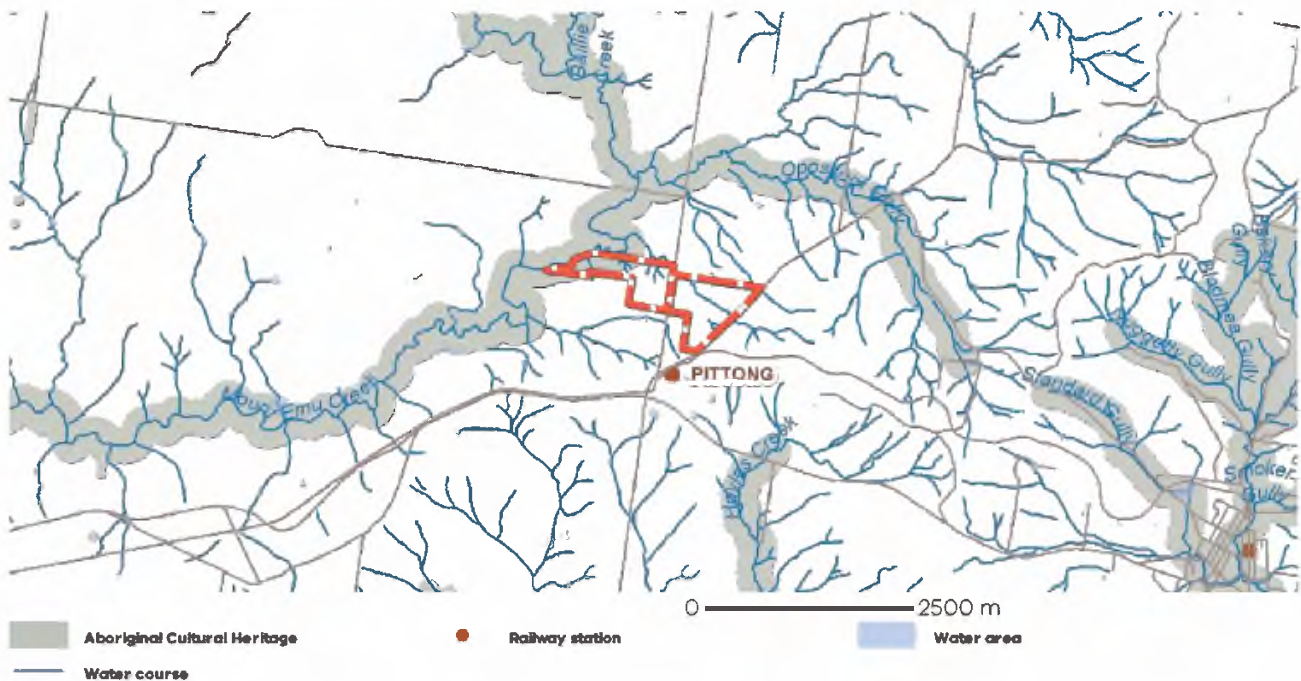
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Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

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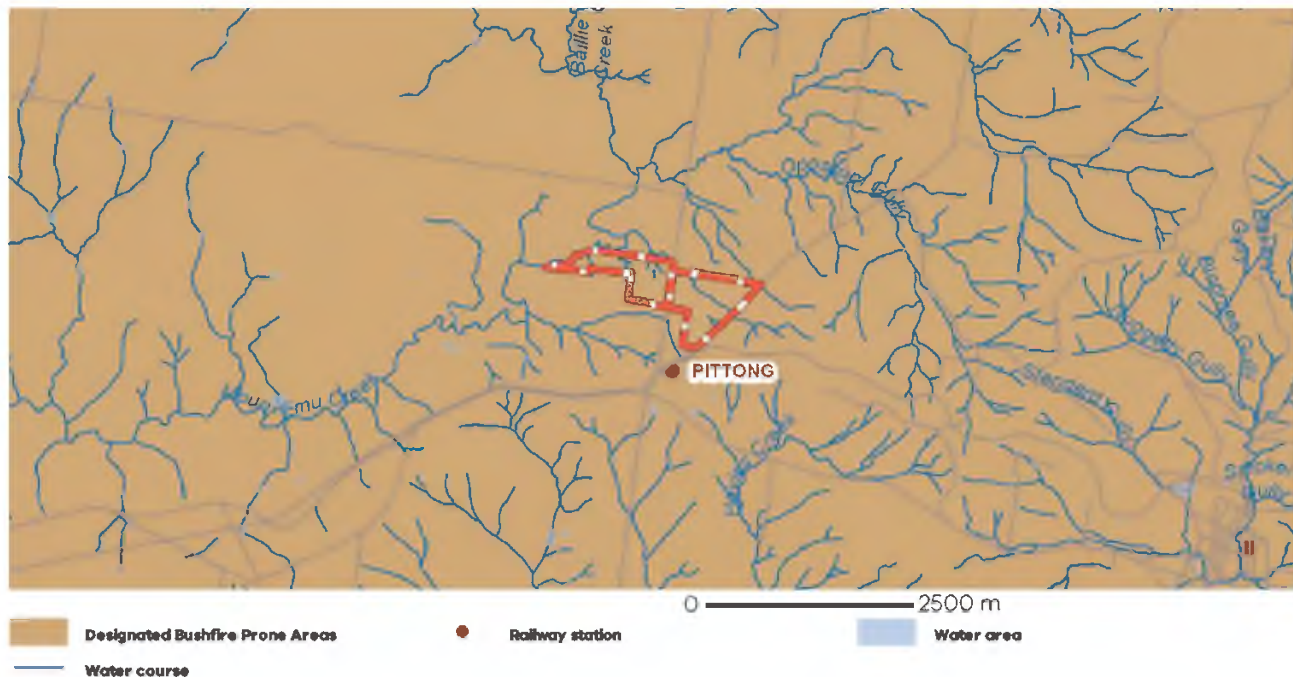
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## Designated Bushfire Prone Areas

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>.

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From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 18 May 2026 11:32 AM

## PROPERTY DETAILS

Address: **SNAKE VALLEY-PITTONG ROAD PITTONG 3360**  
 Lot and Plan Number: **More than one parcel - see link below**  
 Standard Parcel Identifier (SPI): **More than one parcel - see link below**  
 Local Government Area (Council): **GOLDEN PLAINS**  
 Council Property Number: **66355207**  
 Planning Scheme: **Golden Plains**  
 Directory Reference: **Vicroads 75 J4**

[www.goldenplains.vic.gov.au](http://www.goldenplains.vic.gov.au)

[Planning Scheme - Golden Plains](#)

This property has 21 parcels. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

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

## STATE ELECTORATES

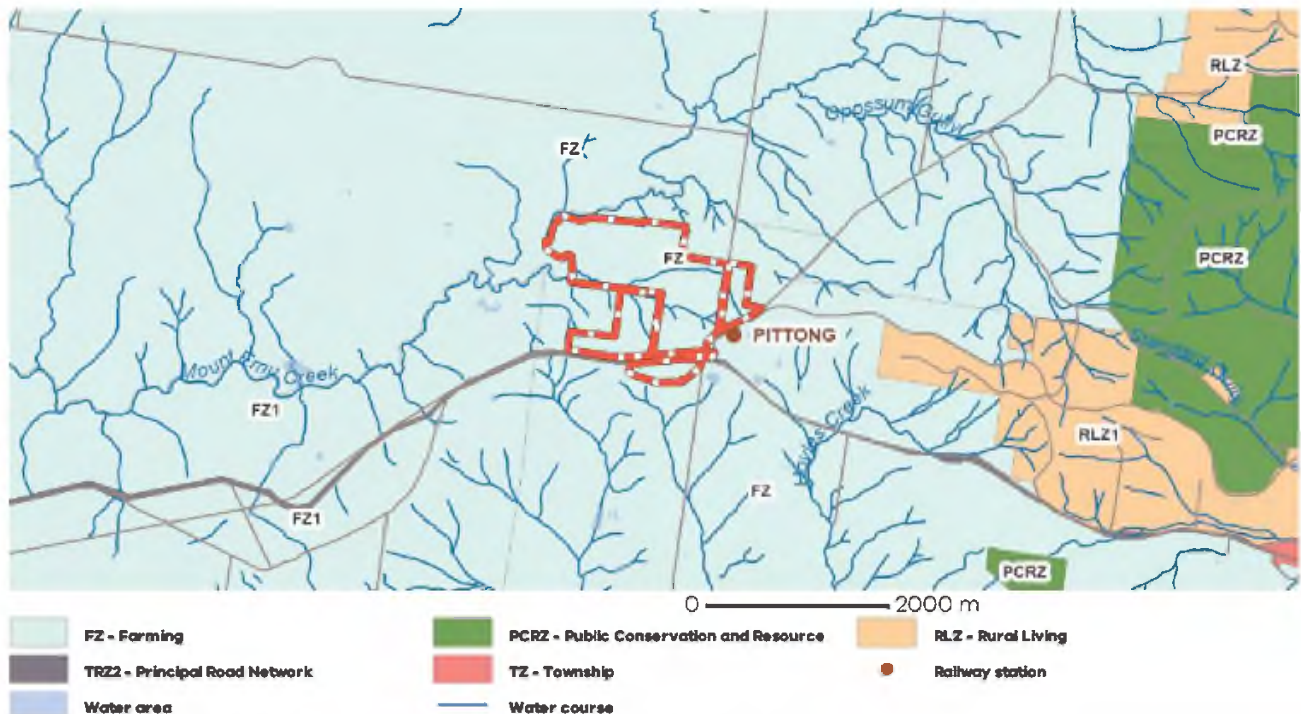
Legislative Council: **WESTERN VICTORIA**  
 Legislative Assembly: **RIPON**  
 Registered Aboriginal Party: **Wadawurrung Traditional Owners Aboriginal Corporation**  
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

## Planning Zones

FARMING ZONE (FZ) (GOLDEN PLAINS)

SCHEDULE TO THE FARMING ZONE (FZ) (GOLDEN PLAINS)



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

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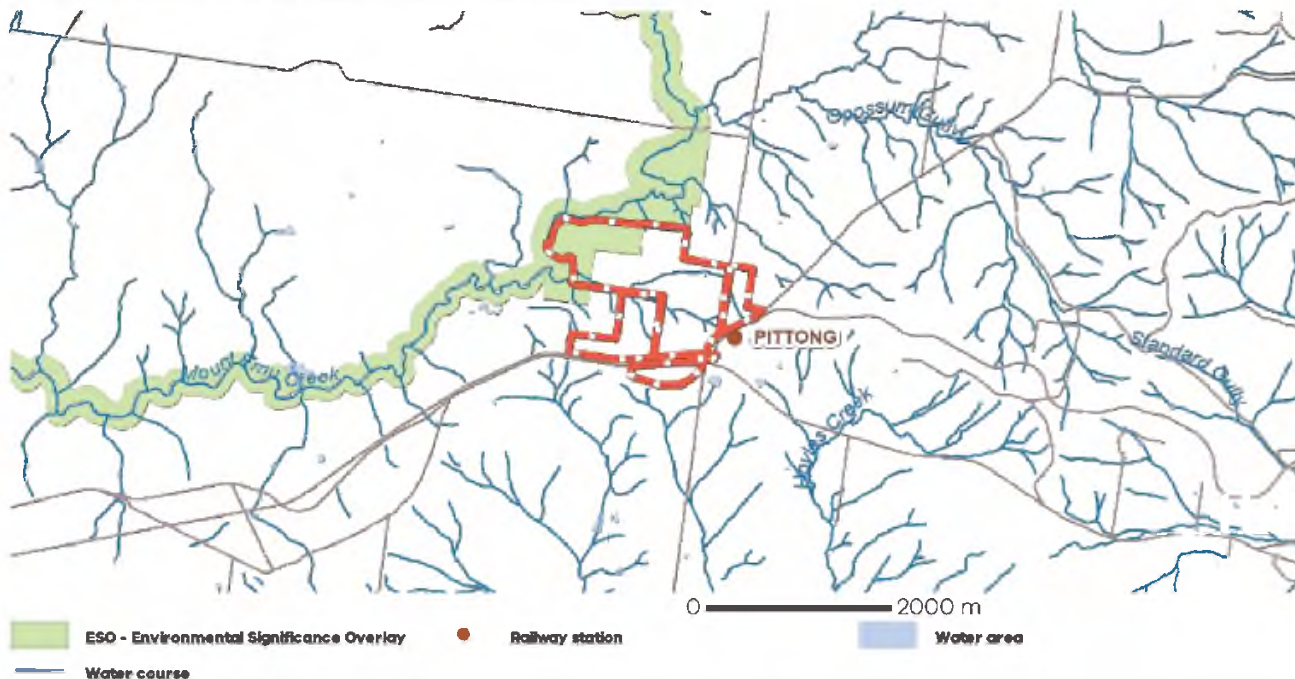
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## Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) (GOLDEN PLAINS)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 (ESO2) (GOLDEN PLAINS)



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

## OTHER OVERLAYS

Other overlay in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO) (PYRENEES)

BUSHFIRE MANAGEMENT OVERLAY (BMO) (GOLDEN PLAINS)

HERITAGE OVERLAY (HO) (CORANGAMITE)

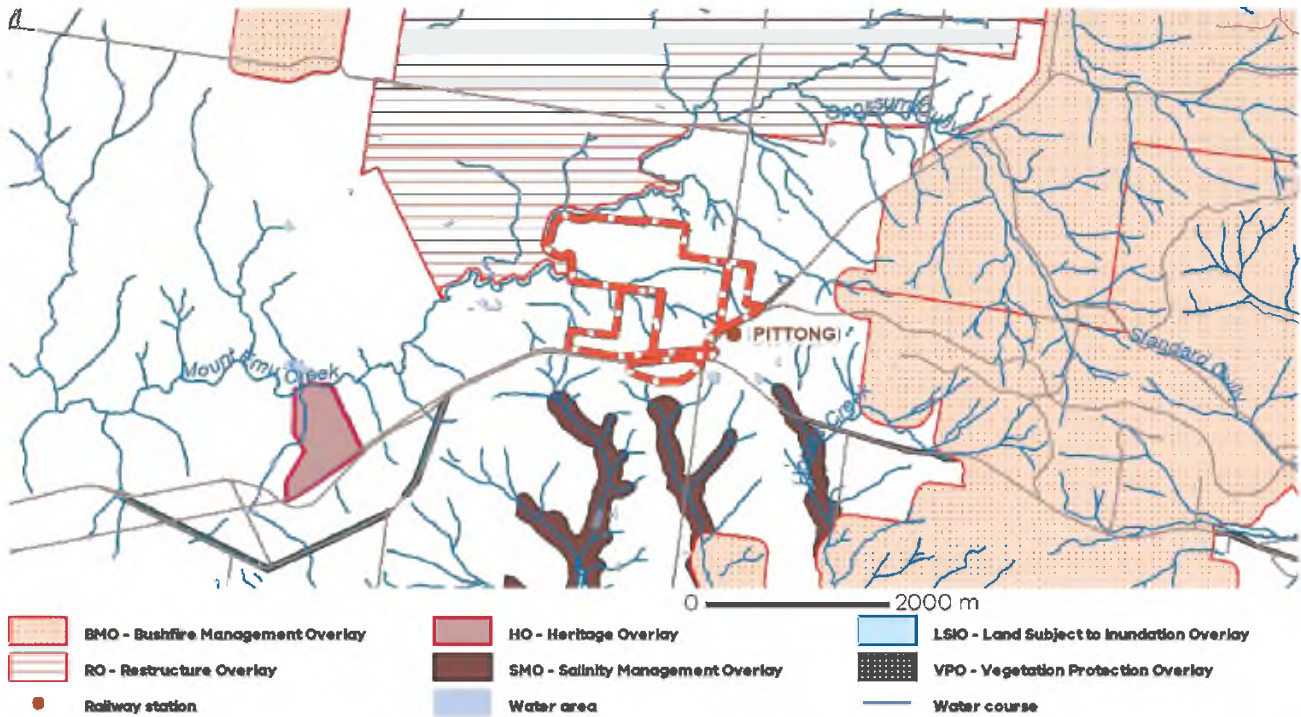
LAND SUBJECT TO INUNDATION OVERLAY (LSIO) (GOLDEN PLAINS)

RESTRUCTURE OVERLAY (RO) (PYRENEES)

SALINITY MANAGEMENT OVERLAY (SMO) (GOLDEN PLAINS)

VEGETATION PROTECTION OVERLAY (VPO) (GOLDEN PLAINS)

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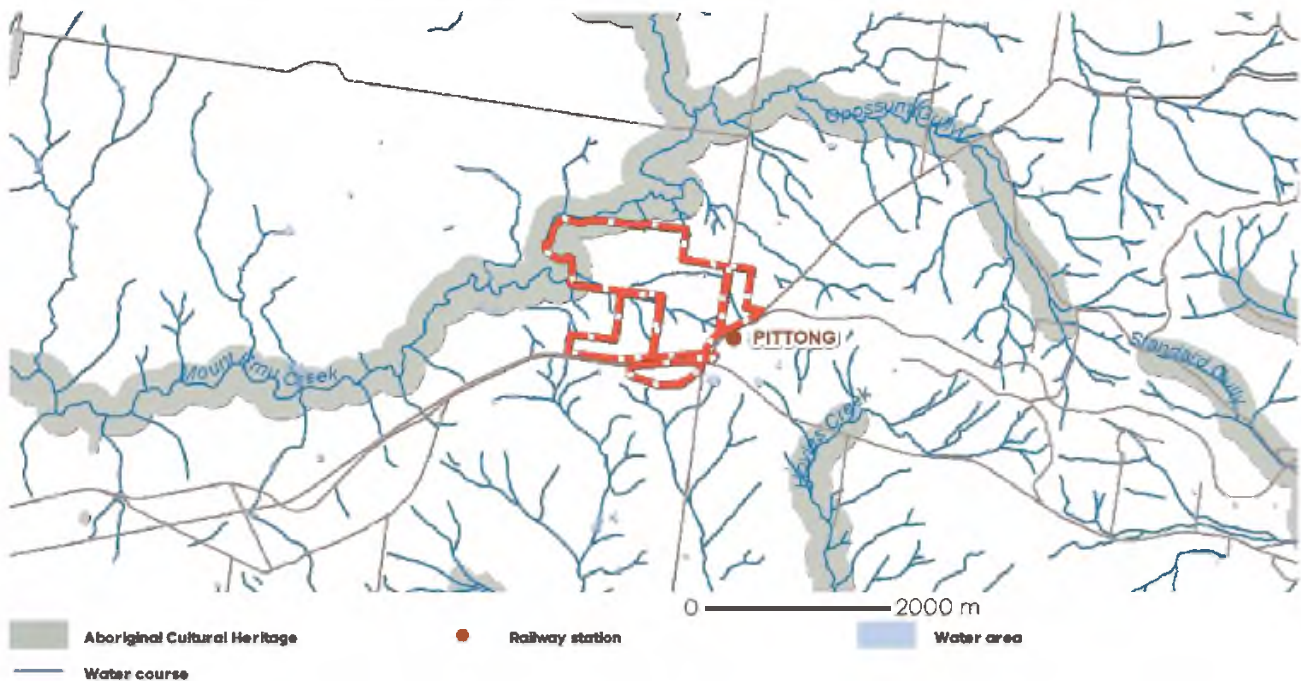
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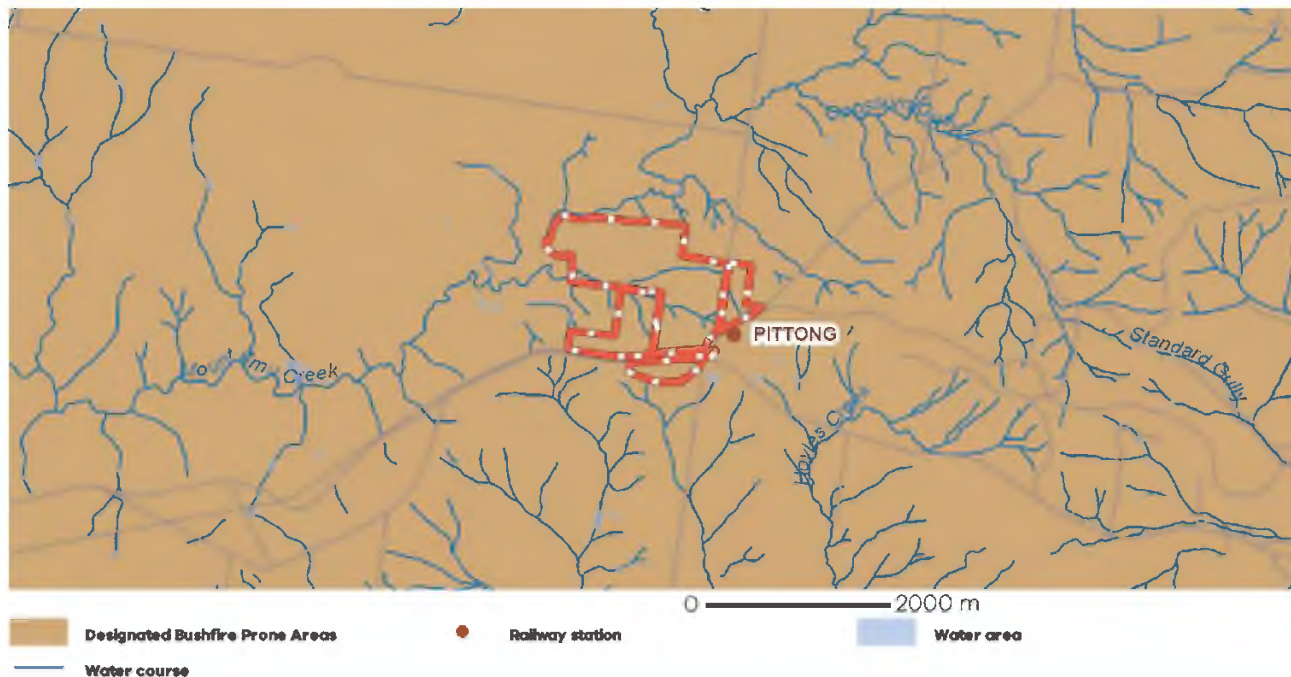
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From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 18 May 2026 11:34 AM

## PROPERTY DETAILS

Address: **GLENELG HIGHWAY PITTONG 3360**  
 Lot and Plan Number: **More than one parcel - see link below**  
 Standard Parcel Identifier (SPI): **More than one parcel - see link below**  
 Local Government Area (Council): **GOLDEN PLAINS**  
 Council Property Number: **66352200**  
 Planning Scheme: **Golden Plains**  
 Directory Reference: **Vicroads 75 J4**

[www.goldenplains.vic.gov.au](http://www.goldenplains.vic.gov.au)

[Planning Scheme - Golden Plains](#)

This property has 9 parcels. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

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

## STATE ELECTORATES

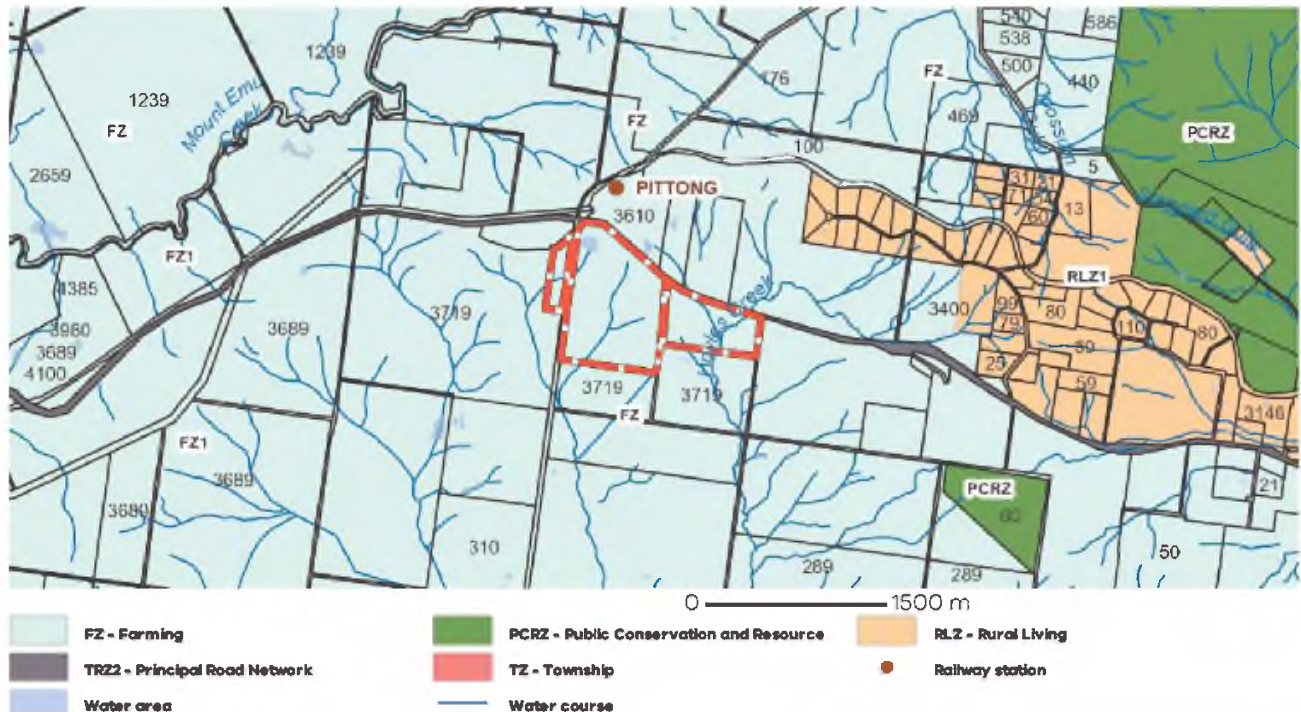
Legislative Council: **WESTERN VICTORIA**  
 Legislative Assembly: **RIPON**  
**OTHER**  
 Registered Aboriginal Party: **Wadawurrung Traditional Owners Aboriginal Corporation**  
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

## Planning Zones

FARMING ZONE (FZ) (GOLDEN PLAINS)

SCHEDULE TO THE FARMING ZONE (FZ) (GOLDEN PLAINS)



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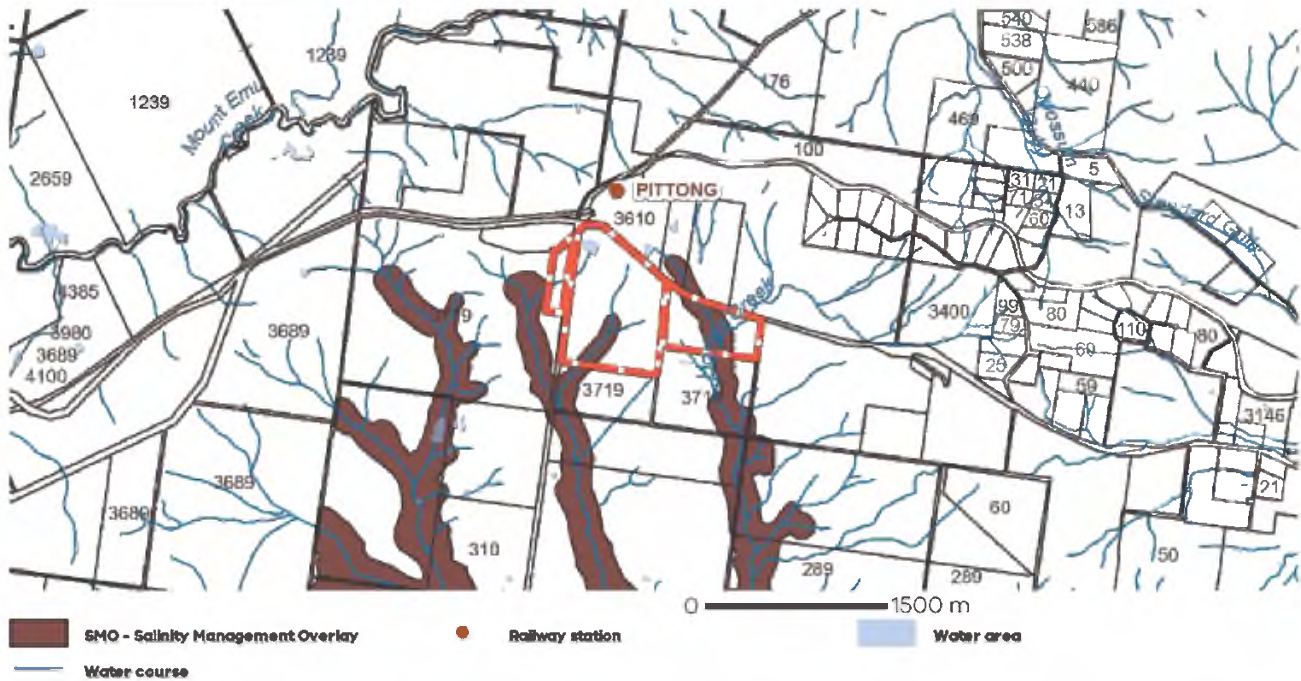
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## Planning Overlays

SA L I N I T Y M A N A G E M E N T O V E R L A Y ( S M O ) ( G O L D E N P L A I N S )

SALINITY MANAGEMENT OVERLAY SCHEDULE (SMO) (GOLDEN PLAINS)



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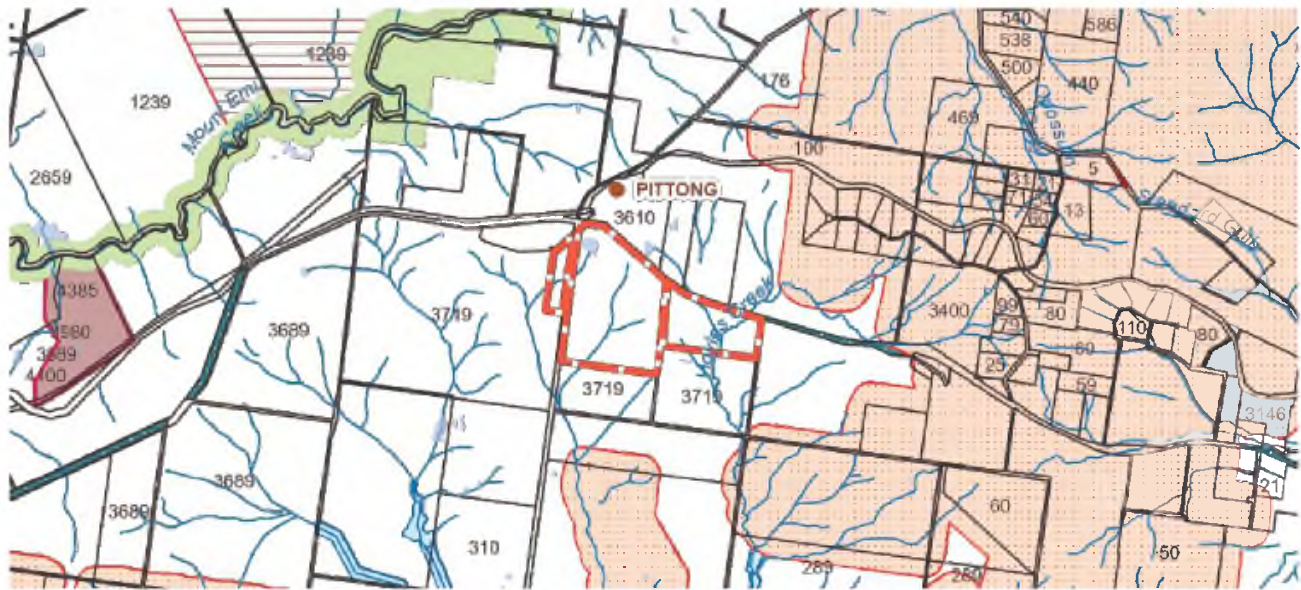
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## OTHER OVERLAYS

Other overlay in the vicinity not directly affecting this land

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- BUSHFIRE MANAGEMENT OVERLAY (BMO) (CORANGAMITE)
- ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) (CORANGAMITE)
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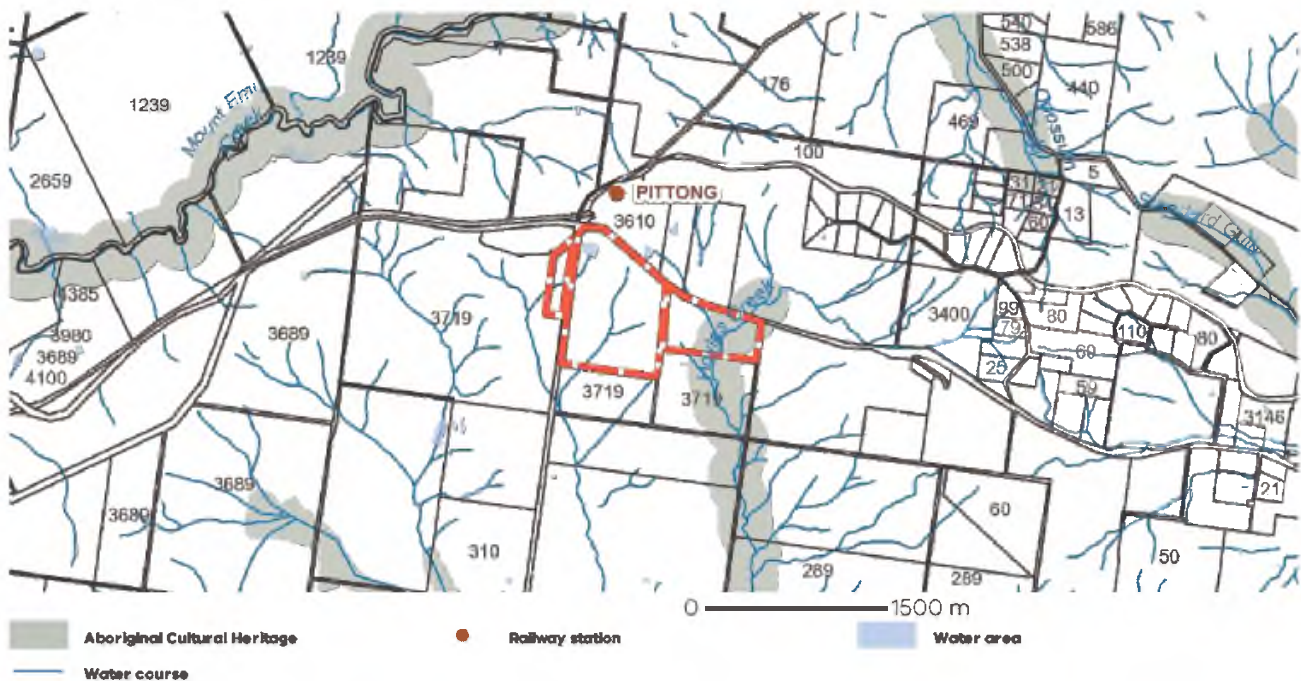
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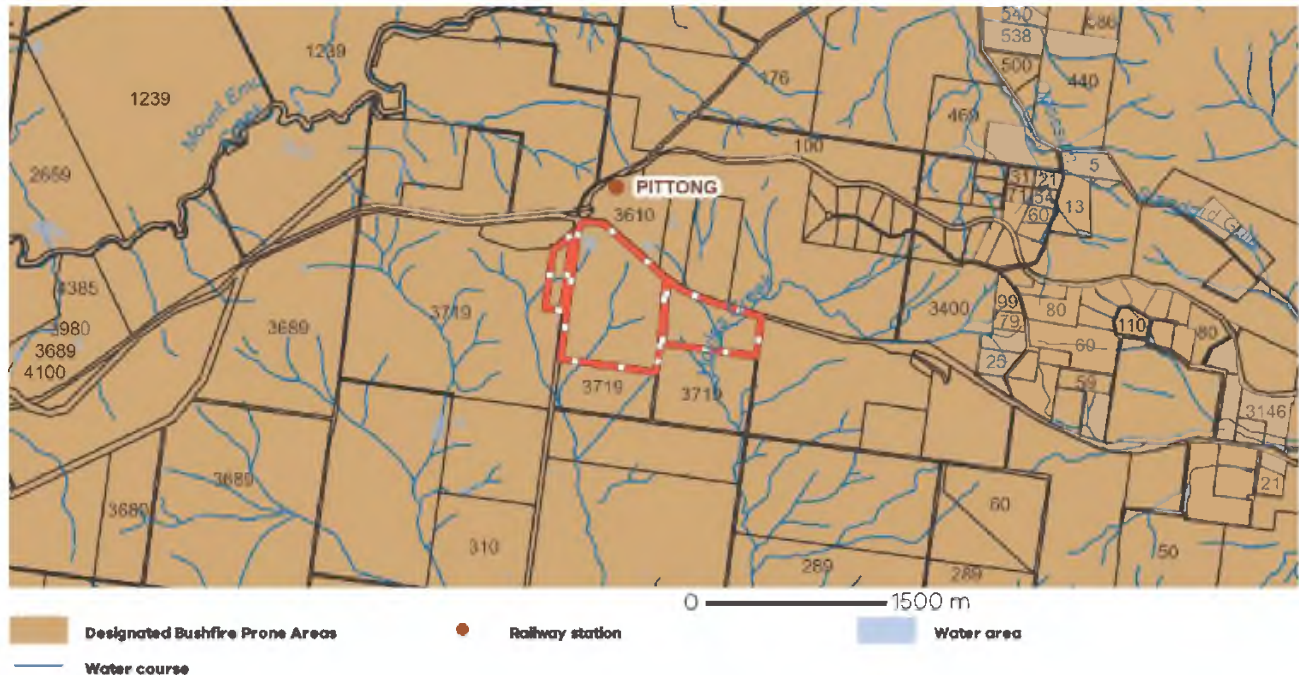
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Designated Bushfire Prone Areas

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

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

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



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

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

Create a BPA definition plan in VicPlan to measure the BPA.

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

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

## Native Vegetation

Native plants that are Indigenous to Victoria 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 Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> 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 \(environment.vic.gov.au\)](#)

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 18 May 2026 11:32 AM

## PROPERTY DETAILS

Address: **SNAKE VALLEY-PITTONG ROAD PITTONG 3360**  
 Lot and Plan Number: **More than one parcel - see link below**  
 Standard Parcel Identifier (SPI): **More than one parcel - see link below**  
 Local Government Area (Council): **GOLDEN PLAINS**  
 Council Property Number: **66355207**  
 Planning Scheme: **Golden Plains**  
 Directory Reference: **Vicroads 75 J4**

[www.goldenplains.vic.gov.au](http://www.goldenplains.vic.gov.au)

[Planning Scheme - Golden Plains](#)

This property has 21 parcels. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

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

## STATE ELECTORATES

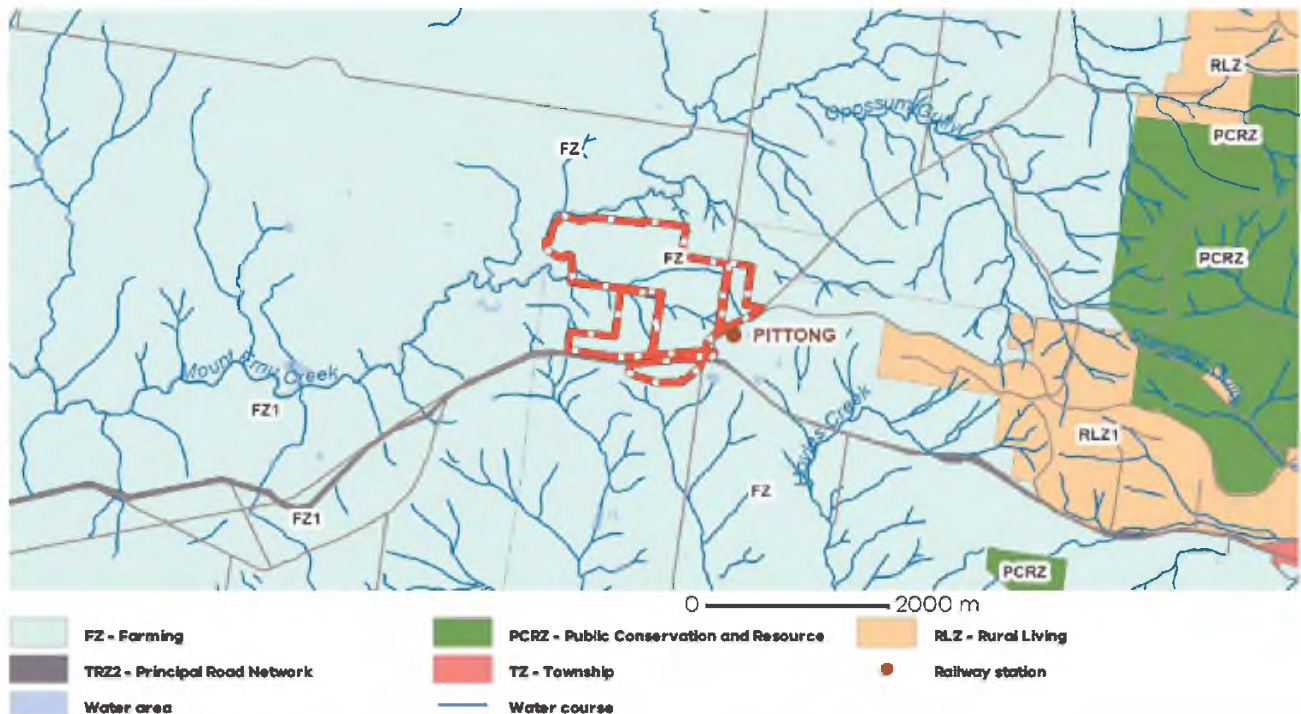
Legislative Council: **WESTERN VICTORIA**  
 Legislative Assembly: **RIPON**  
 Registered Aboriginal Party: **Wadawurrung Traditional Owners Aboriginal Corporation**  
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

## Planning Zones

FARMING ZONE (FZ) (GOLDEN PLAINS)

SCHEDULE TO THE FARMING ZONE (FZ) (GOLDEN PLAINS)



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

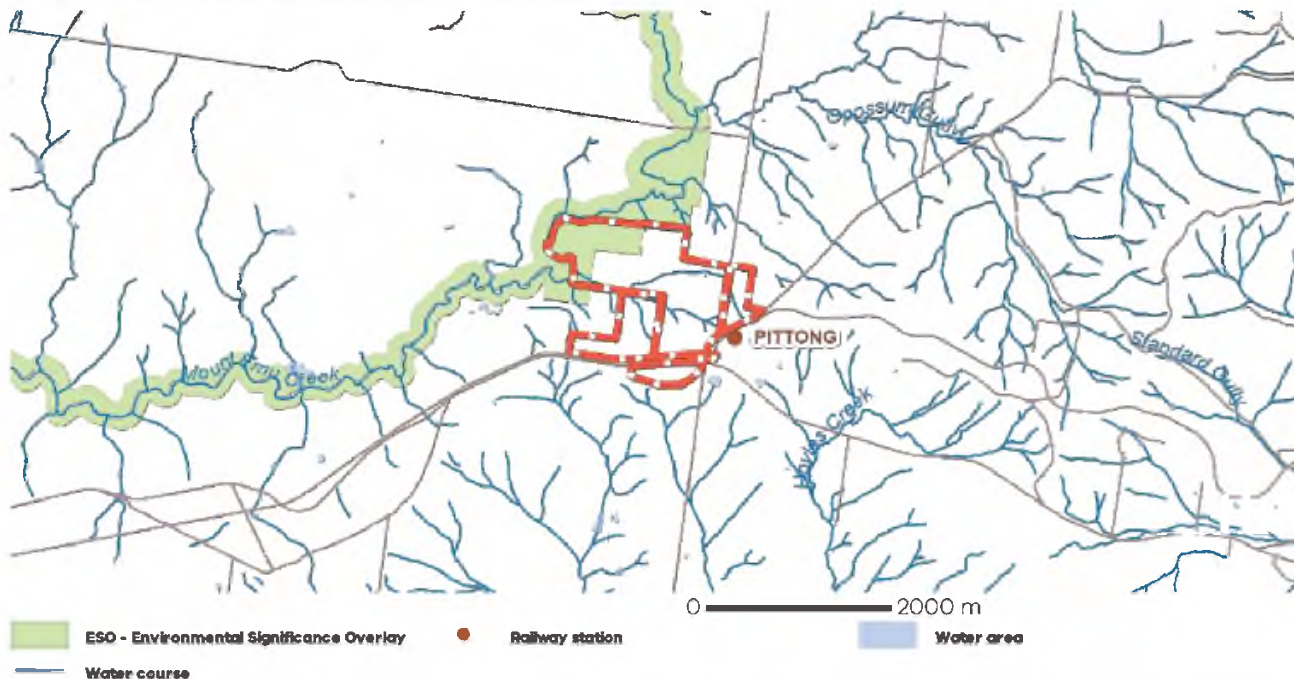
Copyright © - State Government of Victoria  
 Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.  
 Read the full disclaimer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

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

## Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) (GOLDEN PLAINS)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 (ESO2) (GOLDEN PLAINS)



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

## OTHER OVERLAYS

Other overlay in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO) (PYRENEES)

BUSHFIRE MANAGEMENT OVERLAY (BMO) (GOLDEN PLAINS)

HERITAGE OVERLAY (HO) (CORANGAMITE)

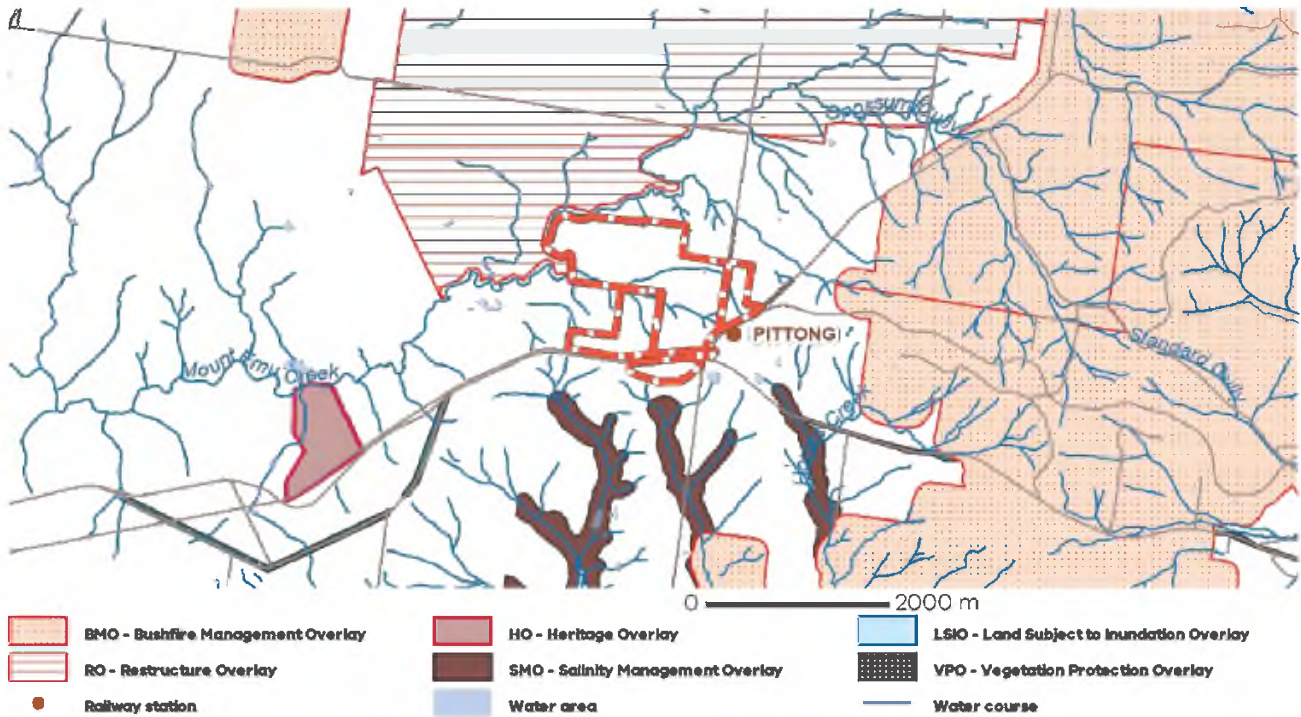
LAND SUBJECT TO INUNDATION OVERLAY (LSIO) (GOLDEN PLAINS)

RESTRUCTURE OVERLAY (RO) (PYRENEES)

SALINITY MANAGEMENT OVERLAY (SMO) (GOLDEN PLAINS)

VEGETATION PROTECTION OVERLAY (VPO) (GOLDEN PLAINS)

VEGETATION PROTECTION OVERLAY (VPO) (CORANGAMITE)



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.

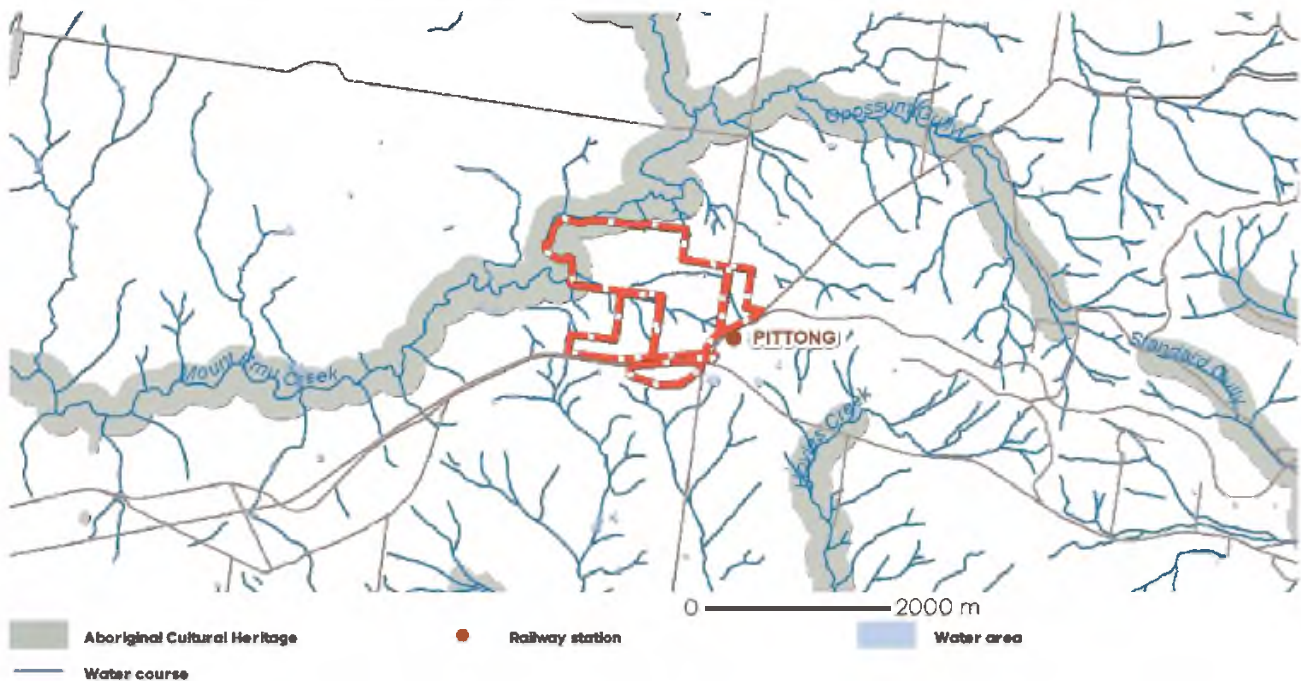
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed high impact activity' is proposed.

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 <https://heritage.vic.gov.au/faq/question1.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.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



## Further Planning Information

Planning scheme data last updated on 14 May 2026.

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.vic.gov.au/vicplan/>

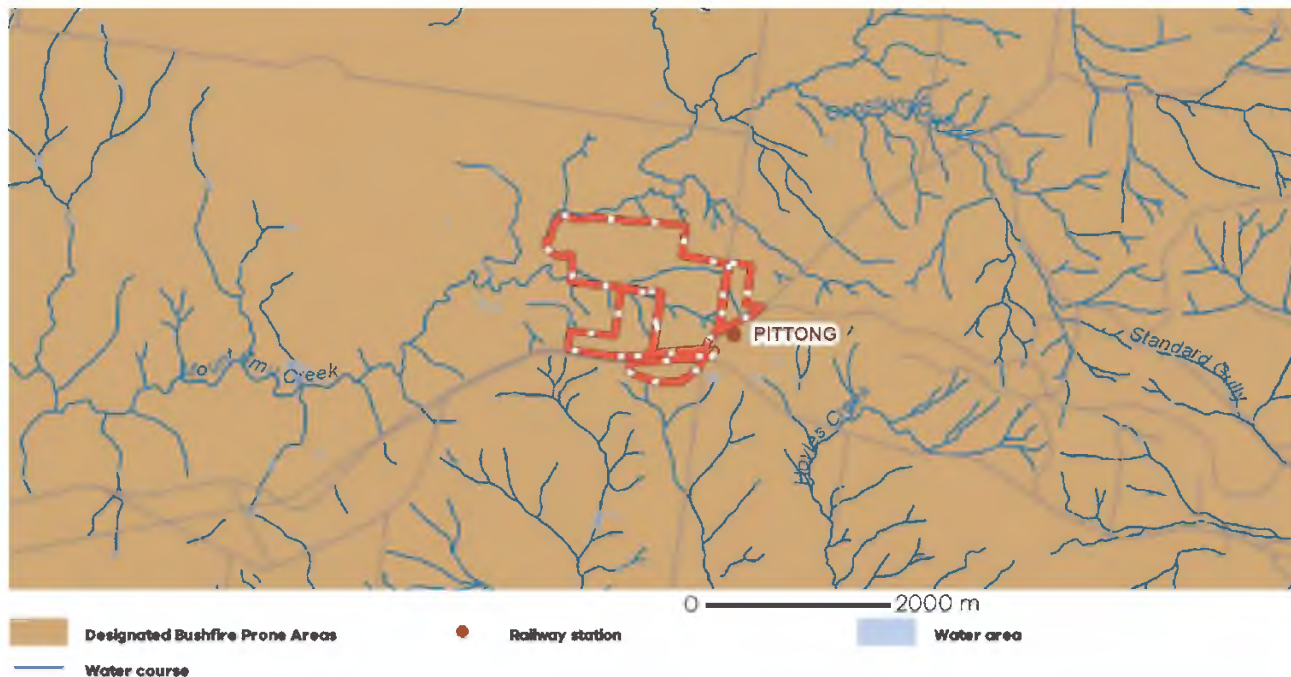
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

## Native Vegetation

Native plants that are Indigenous to Victoria 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 Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](http://nativevegetation.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 \(environment.vic.gov.au\)](http://naturekit.environment.vic.gov.au)

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

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

# Central Highlands Region Water Corporation

ABN/GST 75 224 340 348



CENTRAL  
HIGHLANDS  
WATER

7 Leamonth Road  
Wendouree Victoria 3355  
PO Box 152 Ballarat  
Victoria 3353 Australia  
Telephone 1800 061 514  
information.statements@chw.net.au

Nevetts Lawyers C/- Infotrack (leap) C/- Landata

Your Ref: 79884865-042-5  
Statement No: 118155  
Account No: 161232-001  
Lodgement Date: 10/03/2026

## Information Statement

### Water Act 1989 Section 158

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

Lot 13/ Glenelg HWY PITTONG

#### **Title(s):**

Lot 1-15, TP, 446377Y, Volume 8945, Folio 581, Parish of Argyle  
Lot 1-17, TP, 838006C, Volume 10826, Folio 993, Parish of Argyle  
Lot 8, LP, 71793,  
TP, 416579F, Volume 8669, Folio 309, C/A D26, Parish of Argyle

#### **Owner(s):**

Pittong Pastoral Company

#### **Account Calculation:**

Fees and Charges (including interest) \$0.00

Total Amount in arrears as at 10 Mar 2026: \$0.00

Access fees: 10 Mar 2026 (from page 2) \$61.35

Total Amount: \$61.35

**Note:** Central Highlands Water will perform a special meter reading on all metered properties 10-14 days prior to settlement. Enquires can be made to [information.statements@chw.net.au](mailto:information.statements@chw.net.au)  
The lodgement date on the Information Statement is the date received, not the date of issue.

**Property No:** 14-1031-0050  
**Property Address:** Lot 13/ Glenelg HWY PITTONG

**Details of services provided and their tariffs:**

Water Service Charge: From 8/12/2025 To 10/03/2026 = 92 Days @ 0.6669 Per Day = \$61.35

**Encumbrances and other information:**

---

A Water Supply Is Only Available To Lot 13 Tp838006c.

The Property Is Not Within The Corporation's Sewerage District And Sewerage Is Not Available.

The information supplied on this Statement in relation to encumbrances is valid as at the date of issue only.



**Manager Customer Services  
Central Highlands Water**

**Fees and Charges \$61.35**



Billers Code : 1677  
Ref : 161232 001 4

Contact your financial institution to pay from your cheque, savings, credit account.

**Melbourne Water Charges \$ 0.00**



Billers Code : 1677  
Ref : Not Applicable

Contact your financial institution to pay from your cheque, savings, credit account.

**Private Scheme Charges \$ 0.00**



Billers Code : 1677  
Ref : Not Applicable

Contact your financial institution to pay from your cheque, savings, credit account.

## LAND INFORMATION CERTIFICATE

In accordance with Section 121 Local Government Act 2020

Tax Invoice – ABN 86998570296

**APPLICANT'S NAME & ADDRESS**  
LANDATA  
GPO BOX 527  
MELBOURNE VIC 3001

**CERTIFICATE NO:** 20251  
**YOUR REF:** 79888964-022-5  
**ISSUE DATE:** 13/03/2026

This certificate provides information regarding, valuation, 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 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:** A91001471      **LOCATION:** LOT 20 LISMORE-PITONG ROAD PITONG 3360  
**PROPERTY DESCRIPTION:** CA20 CA21 CA13  
**AREA:** 493.7911 Hectares      **PARISH:** ARGYLE      **AVPCC:** 530.3

### PROPERTY VALUATIONS AS AT 1<sup>st</sup> JANUARY 2025 LEVELS (OPERATIVE DATE 1<sup>st</sup> JULY 2025):

Net Annual Value: \$ 276,000      Capital Improved Value: \$ 5,520,000      Site Value: \$ 5,470,000

### CARRIED FORWARD

Arrears	0.00
Interest	0.00
Legal Charges	0.00
Debtor Balance	\$0.00
<b>TOTAL AMOUNT CARRIED FORWARD</b>	<b>\$0.00</b>

### RATES & CHARGES FOR THE FINANCIAL YEAR ENDING 30<sup>th</sup> JUNE 2026

Rates	8,738.16
Municipal Charge	0.00
Waste Management Charge	0.00
Additional Garbage Charge	0.00
Additional Glass Charge	0.00
State Landfill Levy	0.00
Emergency Services Volunteer Fund	1,584.24
40% Farm discount	-3,495.26 *
<b>LEVIED RATES &amp; CHARGES</b>	<b>\$10,322.40</b>
Pensioner Concession	0.00

**TOTAL AMOUNT OWING** **\$0.00**

**IMPORTANT:** Please contact Council's Rates Department for an update prior to 'Settlement' as any additional payment, charges or interest on outstanding amount may have affected the balance.

Confirmation of any variation to this certificate will only be given for up to 90 days from the date of issue and within the current financial year, provided there is no supplementary adjustment that has taken place to significantly alter the values.



Bill Code: 35238  
Ref: 1910014716

**SEE-OVER FOR IMPORTANT ADDITIONAL INFORMATION**

#### ADDITIONAL RATE INFORMATION:

**40% Farm discount has been applied to this property** – 40% is discounted from rates and municipal charges only as per Victorian Government farmer support payment.

**Single Farm Enterprise (SFE)** - This property is currently exempt from a Municipal Charge and the fixed component of the Emergency Services Volunteer Fund as this property forms part of a Single Farming Enterprise. A change in ownership or property use may alter the exemption eligibility.

#### OTHER IMPORTANT INFORMATION:

- The current rating year is for the period 01/07/2025 to 30/06/2026. The lump-sum payment is due by 15/02/26 OR by instalment 30/09/2025, 30/11/2025, 28/02/2026 and 31/05/2026. Depending on the payment method the client has involved in, interest is chargeable after the due dates on any outstanding amount.
- Overdue amounts accrue interest at the current prescribed rate under section 172(2) of the Local Government Act 1989.
- If a refund is required for overpayment at settlement a \$30.90 administration fee may be charged.
- In accordance with Section 175(1) of the Local Government Act 1989, the purchaser must pay all rates and charges outstanding at the time that person becomes the owner of the land.
- The rate differential and associated charges that exists on the property prior to purchase may be amended if the use of the property changes after purchase.
- Supplementary Valuations are conducted by the Council due to a change in attributes of a property listed in Section 13DF and 13L the Valuation of Land Act 1960. As a result of this, an adjusted valuation may be returned in due course and a subsequent rate adjustment may be levied within the financial year.
- Section 122(1) of the Local Government Act 2020 requires a Notice of Acquisition be submitted to ensure Purchasers correct name, address and other important particulars are held by Council. Council cannot accept liability for incorrect addresses when notification of writing has not been supplied on time.

#### OUTSTANDING NOTICES

Unless otherwise specified below, there are no outstanding notices or orders on the land served by Council which still apply as at the date of this certificate.

Details of any notices served:

#### DIFFERENTIAL RATING

Golden Plains Shire operates a differential rating system. Rating charges for the 2025/26 financial year are as follows:

- A residential improved rate of \$0.002111 on the Capital Improved Value of rateable land.
- A business, industrial & commercial rate of \$0.002111 on the Capital Improved Value of rateable land.
- A Bannockburn business, industrial & commercial rate of \$0.002744 on the Capital Improved Value of rateable land.
- A farm land rate of \$0.001583 on the Capital Improved Value of rateable land.
- A non-farm vacant land rate of \$0.004327 on the Capital Improved Value of rateable land.
- A vacant land non-developable rate of \$0.002111 on the Capital Improved Value of rateable land.

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 moneys and interest payable to Golden Plains Shire together with any notices or orders referred to in this certificate. Received the sum of \$30.60 fee.

AUTHORISED OFFICER

*K Aitken*

## LAND INFORMATION CERTIFICATE

In accordance with Section 121 Local Government Act 2020

Tax Invoice – ABN 86998570296

**APPLICANT'S NAME & ADDRESS**  
LANDATA  
GPO BOX 527  
MELBOURNE VIC 3001

**CERTIFICATE NO:** 20252  
**YOUR REF:** 79888922-013-7  
**ISSUE DATE:** 13/03/2026

This certificate provides information regarding, valuation, 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 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:** A66354306

**LOCATION:** 310 LISMORE-PITTONG ROAD PITTONG 3360

**PROPERTY DESCRIPTION:**

L2 TP267762 L1 TP267762 L3 TP267762 L4 TP267762 L5 TP267762

**AREA:** 161.8700 Hectares

**PARISH:** ARGYLE **AVPCC:** 530.3

### PROPERTY VALUATIONS AS AT 1<sup>st</sup> JANUARY 2025 LEVELS (OPERATIVE DATE 1<sup>st</sup> JULY 2025):

Net Annual Value: \$ 95,000      Capital Improved Value: \$ 1,900,000      Site Value: \$ 1,840,000

### CARRIED FORWARD

Arrears	0.00
Interest	0.00
Legal Charges	0.00
Debtor Balance	\$0.00
<b>TOTAL AMOUNT CARRIED FORWARD</b>	<b>\$0.00</b>

### RATES & CHARGES FOR THE FINANCIAL YEAR ENDING 30<sup>th</sup> JUNE 2026

Rates	3,007.70
Municipal Charge	200.00
Waste Management Charge	447.00
Additional Garbage Charge	0.00
Additional Glass Charge	0.00
State Landfill Levy	0.00
Emergency Services Volunteer Fund	820.30
40% Farm discount	-1,283.08 *
<b>LEVIED RATES &amp; CHARGES</b>	<b>\$4,475.00</b>
Pensioner Concession	0.00

### TOTAL AMOUNT OWING

**\$0.00**

**IMPORTANT:** Please contact Council's Rates Department for an update prior to 'Settlement' as any additional payment, charges or interest on outstanding amount may have affected the balance.

Confirmation of any variation to this certificate will only be given for up to 90 days from the date of issue and within the current financial year, provided there is no supplementary adjustment that has taken place to significantly alter the values.



**Bill Code: 35238**  
**Ref: 1663543068**

**SEE-OVER FOR IMPORTANT ADDITIONAL INFORMATION**

**ADDITIONAL RATE INFORMATION:**

**40% Farm discount has been applied to this property** – 40% is discounted from rates and municipal charges only as per Victorian Government farmer support payment.

**OTHER IMPORTANT INFORMATION:**

- The current rating year is for the period 01/07/2025 to 30/06/2026. The lump-sum payment is due by 15/02/2026 OR by instalment 30/09/2025, 30/11/2025, 28/02/2026 and 31/05/2026. Depending on the payment method the client has involved in, interest is chargeable after the due dates on any outstanding amount.
- Overdue amounts accrue interest at the current prescribed rate under section 172(2) of the Local Government Act 1989.
- If a refund is required for overpayment at settlement a \$30.90 administration fee may be charged.
- In accordance with Section 175(1) of the Local Government Act 1989, the purchaser must pay all rates and charges outstanding at the time that person becomes the owner of the land.
- The rate differential and associated charges that exists on the property prior to purchase may be amended if the use of the property changes after purchase.
- Supplementary Valuations are conducted by the Council due to a change in attributes of a property listed in Section 13DF and 13L the Valuation of Land Act 1960. As a result of this, an adjusted valuation may be returned in due course and a subsequent rate adjustment may be levied within the financial year.
- Section 122(1) of the Local Government Act 2020 requires a Notice of Acquisition be submitted to ensure Purchasers correct name, address and other important particulars are held by Council. Council cannot accept liability for incorrect addresses when notification of writing has not been supplied on time.

**OUTSTANDING NOTICES**

Unless otherwise specified below, there are no outstanding notices or orders on the land served by Council which still apply as at the date of this certificate.

Details of any notices served:

**DIFFERENTIAL RATING**

Golden Plains Shire operates a differential rating system. Rating charges for the 2025/26 financial year are as follows:

- A residential improved rate of \$0.002111 on the Capital Improved Value of rateable land.
- A business, industrial & commercial rate of \$0.002111 on the Capital Improved Value of rateable land.
- A Bannockburn business, industrial & commercial rate of \$0.002744 on the Capital Improved Value of rateable land.
- A farm land rate of \$0.001583 on the Capital Improved Value of rateable land.
- A non-farm vacant land rate of \$0.004327 on the Capital Improved Value of rateable land.
- A vacant land non-developable rate of \$0.002111 on the Capital Improved Value of rateable land.

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 moneys and interest payable to Golden Plains Shire together with any notices or orders referred to in this certificate. Received the sum of \$30.60 fee.

AUTHORISED OFFICER *K Aitken*

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## LAND INFORMATION CERTIFICATE

In accordance with Section 121 Local Government Act 2020

Tax Invoice – ABN 86998570296

**APPLICANT'S NAME & ADDRESS**  
LANDATA  
GPO BOX 527  
MELBOURNE VIC 3001

**CERTIFICATE NO:** 20269  
**YOUR REF:** 7988861-028-1  
**ISSUE DATE:** 17/03/2026

This certificate provides information regarding, valuation, 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 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:** PT A66356705

**LOCATION:** LOT 3 LISMORE-PITTONG ROAD PITTONG 3360

**PROPERTY DESCRIPTION:**

CA3 CA4 L3 TP910570 L4 TP910570 L2 TP910570 L1 TP910570

**AREA:** 194.3200 Hectares

**PARISH:** ARGYLE **AVPCC:** 530.3

### PROPERTY VALUATIONS AS AT 1<sup>st</sup> JANUARY 2025 LEVELS (OPERATIVE DATE 1<sup>st</sup> JULY 2025):

Net Annual Value: \$ 87,500      Capital Improved Value: \$ 1,750,000      Site Value: \$ 1,730,000

### CARRIED FORWARD

Arrears	0.00
Interest	0.00
Legal Charges	0.00
Debtor Balance	\$0.00
<b>TOTAL AMOUNT CARRIED FORWARD</b>	<b>\$0.00</b>

### RATES & CHARGES FOR THE FINANCIAL YEAR ENDING 30<sup>th</sup> JUNE 2026

Rates	2,770.25
Municipal Charge	0.00
Waste Management Charge	0.00
Additional Garbage Charge	0.00
Additional Glass Charge	0.00
State Landfill Levy	0.00
Emergency Services Volunteer Fund	502.25
40% Farm discount	-1,108.10 *
<b>LEVIED RATES &amp; CHARGES</b>	<b>\$3,272.50</b>
Pensioner Concession	0.00

**TOTAL AMOUNT OWING \$0.00**

**IMPORTANT:** Please contact Council's Rates Department for an update prior to 'Settlement' as any additional payment, charges or interest on outstanding amount may have affected the balance.

Confirmation of any variation to this certificate will only be given for up to 90 days from the date of issue and within the current financial year, provided there is no supplementary adjustment that has taken place to significantly alter the values.



**Bill Code: 35238**  
**Ref: 1663567055**

**SEE-OVER FOR IMPORTANT ADDITIONAL INFORMATION**

#### ADDITIONAL RATE INFORMATION:

**Part Property** - The land requested on the Property Enquiry Application is not yet separately rated or valued. The enquired property may be subject to a supplementary valuation and a rate notice after notification of change of ownership is received.

**Single Farm Enterprise (SFE)** - This property is currently exempt from a Municipal Charge and the fixed component of the Emergency Services Volunteer Fund as this property forms part of a Single Farming Enterprise. A change in ownership or property use may alter the exemption eligibility.

**Farm Rate** - This property is currently classified on a farmland concessional rate. Application of this rate may cease on the sale of this property. The new owners may lodge an application to re-apply for the farmland rate.

**40% Farm discount has been applied to this property** - 40% is discounted from rates and municipal charges only as per Victorian Government farmer support payment.

#### OTHER IMPORTANT INFORMATION:

- The current rating year is for the period 01/07/2025 to 30/06/2026. The lump-sum payment is due by 15/02/2026 OR by instalment 30/09/2025, 30/11/2025, 28/02/2026 and 31/05/2026. Depending on the payment method the client has involved in, interest is chargeable after the due dates on any outstanding amount.
- Overdue amounts accrue interest at the current prescribed rate under section 172(2) of the Local Government Act 1989.
- If a refund is required for overpayment at settlement a \$30.90 administration fee may be charged.
- In accordance with Section 175(1) of the Local Government Act 1989, the purchaser must pay all rates and charges outstanding at the time that person becomes the owner of the land.
- The rate differential and associated charges that exists on the property prior to purchase may be amended if the use of the property changes after purchase.
- Supplementary Valuations are conducted by the Council due to a change in attributes of a property listed in Section 13DF and 13L the Valuation of Land Act 1960. As a result of this, an adjusted valuation may be returned in due course and a subsequent rate adjustment may be levied within the financial year.
- Section 122(1) of the Local Government Act 2020 requires a Notice of Acquisition be submitted to ensure purchasers correct name, address and other important particulars are held by Council. Council cannot accept liability for incorrect addresses when notification of writing has not been supplied on time.

#### OUTSTANDING NOTICES

Unless otherwise specified below, there are no outstanding notices or orders on the land served by Council which still apply as at the date of this certificate.

Details of any notices served:

#### DIFFERENTIAL RATING

Golden Plains Shire operates a differential rating system. Rating charges for the 2025/26 financial year are as follows:

- A residential improved rate of \$0.002111 on the Capital Improved Value of rateable land.
- A business, industrial & commercial rate of \$0.002111 on the Capital Improved Value of rateable land.
- A Bannockburn business, industrial & commercial rate of \$0.002744 on the Capital Improved Value of rateable land.
- A farm land rate of \$0.001583 on the Capital Improved Value of rateable land.
- A non-farm vacant land rate of \$0.004327 on the Capital Improved Value of rateable land.
- A vacant land non-developable rate of \$0.002111 on the Capital Improved Value of rateable land.

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 moneys and interest payable to Golden Plains Shire together with any notices or orders referred to in this certificate. Received the sum of \$30.60 fee.

AUTHORISED OFFICER

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*Mij Goulopoulos*

## LAND INFORMATION CERTIFICATE

In accordance with Section 121 Local Government Act 2020

Tax Invoice – ABN 86998570296

**APPLICANT'S NAME & ADDRESS** LANDATA  
GPO BOX 527  
MELBOURNE VIC 3001

**CERTIFICATE NO:** 20255  
**YOUR REF:** 79888689-020-3  
**ISSUE DATE:** 13/03/2026

This certificate provides information regarding, valuation, 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 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:** A66355109  
3360

**LOCATION:** LOT C9 SNAKE VALLEY-PITTONG ROAD PITTONG

**PROPERTY DESCRIPTION:**

CAC9 CAC10

**AREA:** 100.7700 Hectares

**PARISH:** ARGYLE

**AVPOC:** 530.3

### PROPERTY VALUATIONS AS AT 1<sup>st</sup> JANUARY 2025 LEVELS (OPERATIVE DATE 1<sup>st</sup> JULY 2025):

Net Annual Value: \$ 38,250

Capital Improved Value: \$ 765,000

Site Value: \$ 755,000

### CARRIED FORWARD

Arrears	0.00
Interest	0.00
Legal Charges	0.00
Debtor Balance	\$0.00
<b>TOTAL AMOUNT CARRIED FORWARD</b>	<b>\$0.00</b>

### RATES & CHARGES FOR THE FINANCIAL YEAR ENDING 30<sup>TH</sup> JUNE 2026

Rates	1,211.00
Municipal Charge	0.00
Waste Management Charge	0.00
Additional Garbage Charge	0.00
Additional Glass Charge	0.00
State Landfill Levy	0.00
Emergency Services Volunteer Fund	219.56
40% Farm discount	-484.40 *
<b>LEVIED RATES &amp; CHARGES</b>	<b>\$1,430.56</b>
Pensioner Concession	0.00

**TOTAL AMOUNT OWING**

**\$0.00**

**IMPORTANT:** Please contact Council's Rates Department for an update prior to 'Settlement' as any additional payment, charges or interest on outstanding amount may have affected the balance.

Confirmation of any variation to this certificate will only be given for up to 90 days from the date of issue and within the current financial year, provided there is no supplementary adjustment that has taken place to significantly alter the values.



Bill Code: 35238  
Ref: 1663551098

**SEE-OVER FOR IMPORTANT ADDITIONAL INFORMATION**

#### ADDITIONAL RATE INFORMATION:

**40% Farm discount has been applied to this property** – 40% is discounted from rates and municipal charges only as per Victorian Government farmer support payment.

**Single Farm Enterprise (SFE)** - This property is currently exempt from a Municipal Charge and the fixed component of the Emergency Services Volunteer Fund as this property forms part of a Single Farming Enterprise. A change in ownership or property use may alter the exemption eligibility.

#### OTHER IMPORTANT INFORMATION:

- The current rating year is for the period 01/07/2025 to 30/06/2026. The lump-sum payment is due by 15/02/2026 OR by instalment 30/09/2025, 30/11/2025, 28/02/2026 and 31/05/2026. Depending on the payment method the client has involved in, interest is chargeable after the due dates on any outstanding amount.
- Overdue accounts accrue interest at the current prescribed rate under section 172(2) of the Local Government Act 1989.
- If a refund is required for overpayment at settlement a \$30.90 administration fee may be charged.
- In accordance with Section 175(1) of the Local Government Act 1989, the purchaser must pay all rates and charges outstanding at the time that person becomes the owner of the land.
- The rate differential and associated charges that exists on the property prior to purchase may be amended if the use of the property changes after purchase.
- Supplementary Valuations are conducted by the Council due to a change in attributes of a property listed in Section 13DF and 13L the Valuation of Land Act 1960. As a result of this, an adjusted valuation may be returned in due course and a subsequent rate adjustment may be levied within the financial year.
- Section 122(1) of the Local Government Act 2020 requires a Notice of Acquisition be submitted to ensure purchasers correct name, address and other important particulars are held by Council. Council cannot accept liability for incorrect addresses when notification of writing has not been supplied on time.

#### OUTSTANDING NOTICES

Unless otherwise specified below, there are no outstanding notices or orders on the land served by Council which still apply as at the date of this certificate.

Details of any notices served:

#### DIFFERENTIAL RATING

Golden Plains Shire operates a differential rating system. Rating charges for the 2025/26 financial year are as follows:

- A residential improved rate of \$0.002111 on the Capital Improved Value of rateable land.
- A business, industrial & commercial rate of \$0.002111 on the Capital Improved Value of rateable land.
- A Bannockburn business, industrial & commercial rate of \$0.002744 on the Capital Improved Value of rateable land.
- A farm land rate of \$0.001583 on the Capital Improved Value of rateable land.
- A non-farm vacant land rate of \$0.004327 on the Capital Improved Value of rateable land.
- A vacant land non-developable rate of \$0.002111 on the Capital Improved Value of rateable land.

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 moneys and interest payable to Golden Plains Shire together with any notices or orders referred to in this certificate. Received the sum of \$30.60 fee.

AUTHORISED OFFICER

*K Aitken*

## LAND INFORMATION CERTIFICATE

In accordance with Section 121 Local Government Act 2020

Tax Invoice - ABN 86998570296

**APPLICANT'S NAME & ADDRESS**  
LANDATA  
GPO BOX 527  
MELBOURNE VIC 3001

**CERTIFICATE NO:** 20254  
**YOUR REF:** 79888408-012-5  
**ISSUE DATE:** 13/03/2026

This certificate provides information regarding, valuation, 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 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:** A91001472      **LOCATION:** LOT 14 LISMORE-PITONG ROAD PITONG 3360  
**PROPERTY DESCRIPTION:** CA14  
**AREA:** 63.9045 Hectares      **PARISH:** ARGYLE      **AVPCC:** 411

### PROPERTY VALUATIONS AS AT 1<sup>st</sup> JANUARY 2025 LEVELS (OPERATIVE DATE 1<sup>st</sup> JULY 2025):

Net Annual Value: \$ 259,000      Capital Improved Value: \$ 2,530,000      Site Value: \$ 2,520,000

### CARRIED FORWARD

Arrears	0.00
Interest	0.00
Legal Charges	0.00
Debtor Balance	\$0.00
<b>TOTAL AMOUNT CARRIED FORWARD</b>	<b>\$0.00</b>

### RATES & CHARGES FOR THE FINANCIAL YEAR ENDING 30<sup>th</sup> JUNE 2026

Rates	5,340.83
Municipal Charge	200.00
Waste Management Charge	0.00
Additional Garbage Charge	0.00
Additional Glass Charge	0.00
State Landfill Levy	0.00
Emergency Services Volunteer Fund	3,639.90
40% Farm discount	0.00
<b>LEVIED RATES &amp; CHARGES</b>	<b>\$9,180.73</b>
Pensioner Concession	0.00
<b>TOTAL AMOUNT OWING</b>	<b>\$0.00</b>

**IMPORTANT:** Please contact Council's Rates Department for an update prior to 'Settlement' as any additional payment, charges or interest on outstanding amount may have affected the balance.

Confirmation of any variation to this certificate will only be given for up to 90 days from the date of issue and within the current financial year, provided there is no supplementary adjustment that has taken place to significantly alter the values.



Billers Code: 35238  
Ref: 1910014725

**SEE-OVER FOR IMPORTANT ADDITIONAL INFORMATION**

**ADDITIONAL RATE INFORMATION:**

**OTHER IMPORTANT INFORMATION:**

- The current rating year is for the period 01/07/2025 to 30/06/2026. The lump-sum payment is due by 15/02/2026 OR by instalment 30/09/2025, 30/11/2025, 28/02/2026 and 31/05/2026. Depending on the payment method the client has involved in, interest is chargeable after the due dates on any outstanding amount.
- Overdue amounts accrue interest at the current prescribed rate under section 172(2) of the Local Government Act 1989.
- If a refund is required for overpayment at settlement a \$30.90 administration fee may be charged.
- In accordance with Section 175(1) of the Local Government Act 1989, the purchaser must pay all rates and charges outstanding at the time that person becomes the owner of the land.
- The rate differential and associated charges that exists on the property prior to purchase may be amended if the use of the property changes after purchase.
- Supplementary Valuations are conducted by the Council due to a change in attributes of a property listed in Section 13DF and 13L the Valuation of Land Act 1960. As a result of this, an adjusted valuation may be returned in due course and a subsequent rate adjustment may be levied within the financial year.
- Section 122(1) of the Local Government Act 2020 requires a Notice of Acquisition be submitted to ensure Purchasers correct name, address and other important particulars are held by Council. Council cannot accept liability for incorrect addresses when notification of writing has not been supplied on time.

**OUTSTANDING NOTICES**

Unless otherwise specified below, there are no outstanding notices or orders on the land served by Council which still apply as at the date of this certificate.

Details of any notices served:

**DIFFERENTIAL RATING**

Golden Plains Shire operates a differential rating system. Rating charges for the 2025/26 financial year are as follows:

- A residential improved rate of \$0.002111 on the Capital Improved Value of rateable land.
- A business, industrial & commercial rate of \$0.002111 on the Capital Improved Value of rateable land.
- A Bannockburn business, industrial & commercial rate of \$0.002744 on the Capital Improved Value of rateable land.
- A farm land rate of \$0.001583 on the Capital Improved Value of rateable land.
- A non-farm vacant land rate of \$0.004327 on the Capital Improved Value of rateable land.
- A vacant land non-developable rate of \$0.002111 on the Capital Improved Value of rateable land.

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 moneys and interest payable to Golden Plains Shire together with any notices or orders referred to in this certificate. Received the sum of \$30.60 fee.

AUTHORISED OFFICER

*K Aitken*

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## LAND INFORMATION CERTIFICATE

In accordance with Section 121 Local Government Act 2020

Tax Invoice – ABN 86998570296

**APPLICANT'S NAME & ADDRESS**  
LANDATA  
GPO BOX 527  
MELBOURNE VIC 3001

**CERTIFICATE NO:** 20255  
**YOUR REF:** 79888689-020-3  
**ISSUE DATE:** 13/03/2026

This certificate provides information regarding, valuation, 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 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:** A66355109  
3360

**LOCATION:** LOT C9 SNAKE VALLEY-PITTONG ROAD PITTONG

**PROPERTY DESCRIPTION:**

CAC9 CAC10

**AREA:** 100.7700 Hectares

**PARISH:** ARGYLE

**AVPOC:** 530.3

### PROPERTY VALUATIONS AS AT 1<sup>st</sup> JANUARY 2025 LEVELS (OPERATIVE DATE 1<sup>st</sup> JULY 2025):

Net Annual Value: \$ 38,250

Capital Improved Value: \$ 765,000

Site Value: \$ 755,000

### CARRIED FORWARD

Arrears	0.00
Interest	0.00
Legal Charges	0.00
Debtor Balance	\$0.00
<b>TOTAL AMOUNT CARRIED FORWARD</b>	<b>\$0.00</b>

### RATES & CHARGES FOR THE FINANCIAL YEAR ENDING 30<sup>th</sup> JUNE 2026

Rates	1,211.00
Municipal Charge	0.00
Waste Management Charge	0.00
Additional Garbage Charge	0.00
Additional Glass Charge	0.00
State Landfill Levy	0.00
Emergency Services Volunteer Fund	219.56
40% Farm discount	-484.40 *
<b>LEVIED RATES &amp; CHARGES</b>	<b>\$1,430.56</b>
Pensioner Concession	0.00

**TOTAL AMOUNT OWING**

**\$0.00**

**IMPORTANT:** Please contact Council's Rates Department for an update prior to 'Settlement' as any additional payment, charges or interest on outstanding amount may have affected the balance.

Confirmation of any variation to this certificate will only be given for up to 90 days from the date of issue and within the current financial year, provided there is no supplementary adjustment that has taken place to significantly alter the values.



Bill Code: 35238  
Ref: 1663551098

**SEE-OVER FOR IMPORTANT ADDITIONAL INFORMATION**

#### ADDITIONAL RATE INFORMATION:

**40% Farm discount has been applied to this property** – 40% is discounted from rates and municipal charges only as per Victorian Government farmer support payment.

**Single Farm Enterprise (SFE)** - This property is currently exempt from a Municipal Charge and the fixed component of the Emergency Services Volunteer Fund as this property forms part of a Single Farming Enterprise. A change in ownership or property use may alter the exemption eligibility.

#### OTHER IMPORTANT INFORMATION:

- The current rating year is for the period 01/07/2025 to 30/06/2026. The lump-sum payment is due by 15/02/2026 OR by instalment 30/09/2025, 30/11/2025, 28/02/2026 and 31/05/2026. Depending on the payment method the client has involved in, interest is chargeable after the due dates on any outstanding amount.
- Overdue accounts accrue interest at the current prescribed rate under section 172(2) of the Local Government Act 1989.
- If a refund is required for overpayment at settlement a \$30.90 administration fee may be charged.
- In accordance with Section 175(1) of the Local Government Act 1989, the purchaser must pay all rates and charges outstanding at the time that person becomes the owner of the land.
- The rate differential and associated charges that exists on the property prior to purchase may be amended if the use of the property changes after purchase.
- Supplementary Valuations are conducted by the Council due to a change in attributes of a property listed in Section 13DF and 13L the Valuation of Land Act 1960. As a result of this, an adjusted valuation may be returned in due course and a subsequent rate adjustment may be levied within the financial year.
- Section 122(1) of the Local Government Act 2020 requires a Notice of Acquisition be submitted to ensure purchasers correct name, address and other important particulars are held by Council. Council cannot accept liability for incorrect addresses when notification of writing has not been supplied on time.

#### OUTSTANDING NOTICES

Unless otherwise specified below, there are no outstanding notices or orders on the land served by Council which still apply as at the date of this certificate.

Details of any notices served:

#### DIFFERENTIAL RATING

Golden Plains Shire operates a differential rating system. Rating charges for the 2025/26 financial year are as follows:

- A residential improved rate of \$0.002111 on the Capital Improved Value of rateable land.
- A business, industrial & commercial rate of \$0.002111 on the Capital Improved Value of rateable land.
- A Bannockburn business, industrial & commercial rate of \$0.002744 on the Capital Improved Value of rateable land.
- A farm land rate of \$0.001583 on the Capital Improved Value of rateable land.
- A non-farm vacant land rate of \$0.004327 on the Capital Improved Value of rateable land.
- A vacant land non-developable rate of \$0.002111 on the Capital Improved Value of rateable land.

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 moneys and interest payable to Golden Plains Shire together with any notices or orders referred to in this certificate. Received the sum of \$30.60 fee.

AUTHORISED OFFICER

*K Aitken*

## LAND INFORMATION CERTIFICATE

In accordance with Section 121 Local Government Act 2020

Tax Invoice - ABN 86998570296

**APPLICANT'S NAME & ADDRESS**  
LANDATA  
GPO BOX 527  
MELBOURNE VIC 3001

**CERTIFICATE NO:** 18645  
**YOUR REF:** 79888149-049-1  
**ISSUE DATE:** 17/03/2026

This certificate provides information regarding, valuation, 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 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:** A66354404      **LOCATION:** 289 FRANCIS LANE PITTONG 3360  
**PROPERTY DESCRIPTION:** CA11 CA12 CA29 CA23 L1 LP94351 L1 TP186905 CA12A  
**AREA:** 158.9224 Hectares      **PARISH:** ARGYLE      **AVPCC:** 530.2

### PROPERTY VALUATIONS AS AT 1<sup>st</sup> JANUARY 2025 LEVELS (OPERATIVE DATE 1<sup>st</sup> JULY 2025):

Net Annual Value: \$ 104,000      Capital Improved Value: \$ 2,080,000      Site Value: \$ 1,750,000

### CARRIED FORWARD

Arrears	0.00
Interest	0.00
Legal Charges	0.00
Debtor Balance	\$0.00
<b>TOTAL AMOUNT CARRIED FORWARD</b>	<b>\$0.00</b>

### RATES & CHARGES FOR THE FINANCIAL YEAR ENDING 30<sup>th</sup> JUNE 2026

Rates	3,292.64
Municipal Charge	200.00
Waste Management Charge	447.00
Additional Garbage Charge	0.00
Additional Glass Charge	0.00
State Landfill Levy	0.00
Emergency Services Volunteer Fund	871.96
40% Farm discount	-1397.06 *
<b>LEVIED RATES &amp; CHARGES</b>	<b>\$4,811.60</b>
Pensioner Concession	0.00
<b>TOTAL AMOUNT OWING</b>	<b>\$0.00</b>

**IMPORTANT:** Please contact Council's Rates Department for an update prior to 'Settlement' as any additional payment, charges or interest on outstanding amount may have affected the balance.

Confirmation of any variation to this certificate will only be given for up to 90 days from the date of issue and within the current financial year, provided there is no supplementary adjustment that has taken place to significantly alter the values.



Billers Code: 35238  
Ref: 1663544045

**SEE-OVER FOR IMPORTANT ADDITIONAL INFORMATION**

### ADDITIONAL RATE INFORMATION:

The land requested on the Property Enquiry Application is not yet separately rated or valued. The enquired property may be subject to a supplementary valuation and a rate notice after notification of change of ownership is received.

**40% Farm discount has been applied to this property** – 40% is discounted from rates and municipal charges only as per Victorian Government farmer support payment.

### OTHER IMPORTANT INFORMATION:

- The current rating year is for the period 01/07/2025 to 30/06/2026. The lump-sum payment is due by 15/02/2026 OR by instalment 30/09/2025, 30/11/2025, 28/02/2026 and 31/05/2026. Depending on the payment method the client has involved in, interest is chargeable after the due dates on any outstanding amount.
- Overdue amounts accrue interest at the current prescribed rate under section 172(2) of the Local Government Act 1989.
- If a refund is required for overpayment at settlement a \$30.90 administration fee may be charged.
- In accordance with Section 175(1) of the Local Government Act 1989, the purchaser must pay all rates and charges outstanding at the time that person becomes the owner of the land.
- The rate differential and associated charges that exists on the property prior to purchase may be amended if the use of the property changes after purchase.
- Supplementary Valuations are conducted by the Council due to a change in attributes of a property listed in Section 13DF and 13L the Valuation of Land Act 1960. As a result of this, an adjusted valuation may be returned in due course and a subsequent rate adjustment may be levied within the financial year.
- Section 122(1) of the Local Government Act 2020 requires a Notice of Acquisition be submitted to ensure Purchasers correct name, address and other important particulars are held by Council. Council cannot accept liability for incorrect addresses when notification of writing has not been supplied on time.

### OUTSTANDING NOTICES

Unless otherwise specified below, there are no outstanding notices or orders on the land served by Council which still apply as at the date of this certificate.

Details of any notices served:

### DIFFERENTIAL RATING

Golden Plains Shire operates a differential rating system. Rating charges for the 2025/26 financial year are as follows:

- A residential improved rate of \$0.002111 on the Capital Improved Value of rateable land.
- A business, industrial & commercial rate of \$0.002111 on the Capital Improved Value of rateable land.
- A Bannockburn business, industrial & commercial rate of \$0.002744 on the Capital Improved Value of rateable land.
- A farm land rate of \$0.001583 on the Capital Improved Value of rateable land.
- A non-farm vacant land rate of \$0.004327 on the Capital Improved Value of rateable land.
- A vacant land non-developable rate of \$0.002111 on the Capital Improved Value of rateable land.

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 moneys and interest payable to Golden Plains Shire together with any notices or orders referred to in this certificate. Received the sum of \$30.60 fee.

AUTHORISED OFFICER

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*Mj Goulopoulos*

## LAND INFORMATION CERTIFICATE

In accordance with Section 121 Local Government Act 2020

Tax Invoice – ABN 86998570296

**APPLICANT'S NAME & ADDRESS**  
 LANDATA  
 GPO BOX 527  
 MELBOURNE VIC 3001

**CERTIFICATE NO:** 20270  
**YOUR REF:** 79884865-035-7  
**ISSUE DATE:** 17/03/2026

This certificate provides information regarding, valuation, 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 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:** PT A66355207      **LOCATION:** LOT 2 SNAKE VALLEY-PITTONG ROAD PITTONG 3360

**PROPERTY DESCRIPTION:** L9 TP446377 L1 TP838006 L2 TP838006 L3 TP838006 L4 TP838006 L5 TP838006 L6 TP838006 L7 TP838006 L8 TP838006 L9 TP838006 L10 TP838006 L11 TP838006 L12 TP838006 L13 TP838006 L15 TP838006 L16 TP838006 L17 TP838006

**AREA:** 224.2158 Hectares      **PARISH:** ARGYLE      **AVPOC:** 530.3

### PROPERTY VALUATIONS AS AT 1<sup>st</sup> JANUARY 2025 LEVELS (OPERATIVE DATE 1<sup>st</sup> JULY 2025):

Net Annual Value: \$ 139,500      Capital Improved Value: \$ 2,790,000      Site Value: \$ 2,770,000

### CARRIED FORWARD

Arrears	0.00
Interest	0.00
Legal Charges	0.00
Debtor Balance	\$0.00
<b>TOTAL AMOUNT CARRIED FORWARD</b>	<b>\$0.00</b>

### RATES & CHARGES FOR THE FINANCIAL YEAR ENDING 30<sup>TH</sup> JUNE 2026

Rates	4,416.57
Municipal Charge	0.00
Waste Management Charge	0.00
Additional Garbage Charge	0.00
Additional Glass Charge	0.00
State Landfill Levy	0.00
Emergency Services Volunteer Fund	800.73
40% Farm discount	-1,766.63 *
<b>LEVIED RATES &amp; CHARGES</b>	<b>\$5,217.30</b>
Pensioner Concession	0.00
<b>TOTAL AMOUNT OWING</b>	<b>\$0.00</b>

**IMPORTANT:** Please contact Council's Rates Department for an update prior to 'Settlement' as any additional payment, charges or interest on outstanding amount may have affected the balance.

Confirmation of any variation to this certificate will only be given for up to 90 days from the date of issue and within the current financial year, provided there is no supplementary adjustment that has taken place to significantly alter the values.



Billor Code: 35238  
 Ref: 1663552075

**SEE-OVER FOR IMPORTANT ADDITIONAL INFORMATION**

### ADDITIONAL RATE INFORMATION:

**Part Property** - The land requested on the Property Enquiry Application is not yet separately rated or valued. The enquired property may be subject to a supplementary valuation and a rate notice after notification of change of ownership is received.

**Single Farm Enterprise (SFE)** - This property is currently exempt from a Municipal Charge and the fixed component of the Emergency Services Volunteer Fund as this property forms part of a Single Farming Enterprise. A change in ownership or property use may alter the exemption eligibility.

**Farm Rate** - This property is currently classified on a farmland concessional rate. Application of this rate may cease on the sale of this property. The new owners may lodge an application to re-apply for the farmland rate.

**40% Farm discount has been applied to this property** - 40% is discounted from rates and municipal charges only as per Victorian Government farmer support payment.

### OTHER IMPORTANT INFORMATION:

- The current rating year is for the period 01/07/2025 to 30/06/2026. The lump-sum payment is due by 15/02/2026 OR by instalment 30/09/2025, 30/11/2025, 28/02/2026 and 31/05/2026. Depending on the payment method the client has involved in, interest is chargeable after the due dates on any outstanding amount.
- Overdue amounts accrue interest at the current prescribed rate under section 172(2) of the Local Government Act 1989.
- If a refund is required for overpayment at settlement a \$30.90 administration fee may be charged.
- In accordance with Section 175(1) of the Local Government Act 1989, the purchaser must pay all rates and charges outstanding at the time that person becomes the owner of the land.
- The rate differential and associated charges that exists on the property prior to purchase may be amended if the use of the property changes after purchase.
- Supplementary Valuations are conducted by the Council due to a change in attributes of a property listed in Section 13DF and 13L the Valuation of Land Act 1960. As a result of this, an adjusted valuation may be returned in due course and a subsequent rate adjustment may be levied within the financial year.
- Section 122(1) of the Local Government Act 2020 requires a Notice of Acquisition be submitted to ensure Purchasers correct name, address and other important particulars are held by Council. Council cannot accept liability for incorrect addresses when notification of writing has not been supplied on time.

### OUTSTANDING NOTICES

Unless otherwise specified below, there are no outstanding notices or orders on the land served by Council which still apply as at the date of this certificate.

Details of any notices served:

### DIFFERENTIAL RATING

Golden Plains Shire operates a differential rating system. Rating charges for the 2025/26 financial year are as follows:

- A residential improved rate of \$0.002111 on the Capital Improved Value of rateable land.
- A business, industrial & commercial rate of \$0.002111 on the Capital Improved Value of rateable land.
- A Bannockburn business, industrial & commercial rate of \$0.002744 on the Capital Improved Value of rateable land.
- A farm land rate of \$0.001583 on the Capital Improved Value of rateable land.
- A non-farm vacant land rate of \$0.004327 on the Capital Improved Value of rateable land.
- A vacant land non-developable rate of \$0.002111 on the Capital Improved Value of rateable land.

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 moneys and interest payable to Golden Plains Shire together with any notices or orders referred to in this certificate. Received the sum of \$30.60 fee.

AUTHORISED OFFICER

*Mij Goulopoulos*



**CORANGAMITE  
SHIRE**

**Certificate No:** CerR/D012746      **Your Reference:** 79887707-021-8

This certificate provides information regarding valuation, 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**, the **Fire Services Property Levy Act 2012** or under a local law of the Council.

**Date of Issue:** 11 March 2026

**PROPERTY DETAILS**

**Property Number:** 704  
**Property Address:** Glenelg Highway PITTONG VIC 3360  
**Property Description:** Lots 12-15 TP446377Y  
Allots 1/4A Section 13A Parish of Skipton  
**Area/Dimensions:** 90.015Ha

**VALUATION DETAILS**

**Site Value:** \$910,000      **Valuation Date:** 01/01/2025  
**Capital Improved Value:** \$925,000      **Operative Date:** 01/07/2025  
**Net Annual Value:** \$46,250      **AVPCC:** 530.2

Council makes its General Rate on the Capital Improved Valuation (C.I.V.)

**RATES AND CHARGES DETAILS**

Details for financial year ending 30th June 2026:

Rate Category		
General Rates	2,053.60	0.00
Municipal Charge	229.00	0.00
Emergency Services & Volunteers Fund	265.48	0.00
Primary Producer Support Payment	-913.04	0.00
Current Rates - SUB TOTAL	0.00	1,635.04
Current Rates Payments	-1,635.04	0.00
Current Rates Adjustments/Payments - SUB TOTAL	0.00	-1,635.04
Scheme Charges	0.00	0.00
Schemes Charges - TOTAL	0.00	0.00
<b>TOTAL BALANCE OUTSTANDING</b>		<b>\$0.00</b>

*Any other monies due for this property are shown in the Other Information section on Page 2 of this Certificate. If this Certificate shows any unpaid rates, please contact this office for an update, prior to settlement.*

In accordance with section 175(1) of the Local Government Act 1989, all unpaid rates and charges are required to be paid immediately upon settlement, regardless of the due date. Payment can be made using the BPay details below.



Billers Code: 5553  
Reference No: 000000006243

**Telephone & Internet Banking - BPAY®**  
Contact your bank or financial institution to make payment from your cheque, savings, debit, credit card of transaction account. More info: www.bpay.com.au



**CORANGAMITE  
SHIRE**

**Property Number: 704**

**Certificate No: CerR/D012746**

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.

The annual due date for lump sum payment of rates is 15 February; instalment payments are due by 30 September, 30 November, 28 February and 31 May.

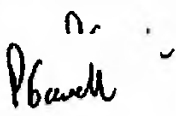
**PLEASE NOTE:**

- \* While this Council does not impose a time limit as to when a 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.
- \* Amounts shown as paid on this Certificate may be subject to clearance by a Bank
- \* Overdue amounts accrue interest on a daily basis

**OTHER INFORMATION:**

- There is not a potential liability for rates under the **Cultural and Recreational Lands Act 1963** (as amended);
- There is not a potential liability for the land to become rateable under Section 173 or 174a of the **Local Government Act 1989**;
- There is not an outstanding amount 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 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**, **Local Government Act 1989**, or under a Local Law of the Council, which have a continuing application as at the date of this certificate;

Should you have any queries regarding this Certificate, please quote property number above.

<p>I hereby certify that the information given in this certificate is true and correct as at the issue date.</p>	<p> <b>Rate Revenue Co-ordinator</b> Issue Date: 11 March 2026</p>
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**Applicant:**  
SERV  
GPO Box 527  
MELBOURNE VIC 3001

# Property Clearance Certificate

## Land Tax



INFOTRACK / NEVETTS LAWYERS

**Your Reference:** 125929  
**Certificate No:** 98149638  
**Issue Date:** 11 MAR 2026  
**Enquiries:** MXG16

**Land Address:** 310 LISMORE-PITTONG ROAD PITTONG VIC 3360

Land Id	Lot	Plan	Volume	Folio	Tax Payable
26525054	1	267762	5998	488	\$0.00
	2	267762			

**Vendor:** PITTONG PASTORAL COMPANY PTY LTD  
**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
PITTONG PASTORAL COMPANY PTY LT	2026	\$1,840,000	\$0.00	\$0.00

**Comments:** Property is exempt: LTX primary production land.

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

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

**Paul Broderick**  
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$1,900,000
SITE VALUE (SV):	\$1,840,000
<b>CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:</b>	<b>\$0.00</b>

# Notes to Certificate - Land Tax

Certificate No: 98149638

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## 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 = \$12,510.00

Taxable Value = \$1,840,000

Calculated as \$11,850 plus ( \$1,840,000 - \$1,800,000) multiplied by 1.650 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$19,000.00

Taxable Value = \$1,900,000

Calculated as \$1,900,000 multiplied by 1.000%.

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## Land Tax - Payment Options

### BPAY



Billers Code: 5249  
Ref: 98149638

### 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: 98149638

### 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 / NEVETTS LAWYERS

**Your Reference:** 125929  
**Certificate No:** 98149638  
**Issue Date:** 11 MAR 2026  
**Enquires:** MXG16

**Land Address:** 310 LISMORE-PITTONG ROAD PITTONG VIC 3360

Land Id	Lot	Plan	Volume	Folio	Tax Payable
26525054	1	267762	5998	488	\$0.00
	2	267762			\$0.00

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

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

**Paul Broderick**  
Commissioner of State Revenue

<b>CAPITAL IMPROVED VALUE:</b>	<b>\$1,900,000</b>
<b>SITE VALUE:</b>	<b>\$1,840,000</b>
<b>CURRENT CIPT CHARGE:</b>	<b>\$0.00</b>

# Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 98149638

## 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 / NEVETTS LAWYERS

Your Reference: 125929

Certificate No: 98149638

Issue Date: 11 MAR 2026

Land Address: 310 LISMORE-PITONG ROAD PITONG VIC 3360

Lot	Plan	Volume	Folio
1	267762	5998	488
2	267762		

Vendor: PITONG PASTORAL COMPANY PTY LTD

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: 98149638

## 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: 98149636

### 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: 98149636

### 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.

# Property Clearance Certificate

## Land Tax



INFOTRACK / NEVETTS LAWYERS

**Your Reference:** 125929  
**Certificate No:** 98146402  
**Issue Date:** 11 MAR 2026  
**Enquiries:** JXD11

**Land Address:** LISMORE-PITTONG ROAD PITTONG VIC 3360

Land Id	Lot	Plan	Volume	Folio	Tax Payable
26523206	1	910570	1573 974	432 789	\$0.00

**Vendor:** PITTONG PASTORAL COMPANY PTY LTD  
**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
PITTONG PASTORAL COMPANY PTY LT	2026	\$1,730,000	\$0.00	\$0.00

**Comments:** Property is exempt: LTX primary production land.

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

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

**Paul Broderick**  
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$1,750,000
SITE VALUE (SV):	\$1,730,000
<b>CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:</b>	<b>\$0.00</b>

# Notes to Certificate - Land Tax

Certificate No: 98146402

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## 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 = \$11,220.00

Taxable Value = \$1,730,000

Calculated as \$4,650 plus ( \$1,730,000 - \$1,000,000) multiplied by 0.900 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$17,500.00

Taxable Value = \$1,750,000

Calculated as \$1,750,000 multiplied by 1.000%.

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## Land Tax - Payment Options

### BPAY



Billers Code: 5249  
Ref: 98146402

### 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: 98146402

### 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 / NEVETTS LAWYERS

**Your Reference:** 125929  
**Certificate No:** 98146402  
**Issue Date:** 11 MAR 2026  
**Enquires:** JXD11

**Land Address:** LISMORE-PITTONG ROAD PITTONG VIC 3360

Land Id	Lot	Plan	Volume	Folio	Tax Payable
26523206	1	910570	1573	432	\$0.00
			974	789	\$0.00

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

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

**Paul Broderick**  
Commissioner of State Revenue

<b>CAPITAL IMPROVED VALUE:</b>	<b>\$1,750,000</b>
<b>SITE VALUE:</b>	<b>\$1,730,000</b>
<b>CURRENT CIPT CHARGE:</b>	<b>\$0.00</b>

# Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 98146402

## 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 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 / NEVETTS LAWYERS

Your Reference: 125929

Certificate No: 98146402

Issue Date: 11 MAR 2026

Land Address: LISMORE-PITTONG ROAD PITTONG VIC 3360

Lot	Plan	Volume	Folio
1	910570	1573	432
		974	789

Vendor: PITTONG PASTORAL COMPANY PTY LTD

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: 98146402

## 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: 98146400

### 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: 98146400

### 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.

# Property Clearance Certificate

## Land Tax



INFOTRACK / NEVETTS LAWYERS

**Your Reference:** 125929  
**Certificate No:** 98146258  
**Issue Date:** 11 MAR 2026  
**Enquiries:** MXG16

**Land Address:** SNAKE VALLEY-PITTONG ROAD PITTONG VIC 3360

Land Id	Lot	Plan	Volume	Folio	Tax Payable
36983767			4578	514	\$0.00
			5869	751	

**Vendor:** ALICE ISABEL KNIGHT  
**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MS ALICE ISABEL KNIGHT	2026	\$755,000	\$0.00	\$0.00

**Comments:** Property is exempt: LTX primary production land.

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

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

**Paul Broderick**  
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$765,000
SITE VALUE (SV):	\$755,000
<b>CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:</b>	<b>\$0.00</b>

# Notes to Certificate - Land Tax

Certificate No: 98146258

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## 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 = \$3,180.00

Taxable Value = \$755,000

Calculated as \$2,250 plus ( \$755,000 - \$600,000) multiplied by 0.600 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$7,650.00

Taxable Value = \$765,000

Calculated as \$765,000 multiplied by 1.000%.

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## Land Tax - Payment Options

### BPAY



Billers Code: 5249  
Ref: 98146258

### 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: 98146258

### 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 / NEVETTS LAWYERS

**Your Reference:** 125929  
**Certificate No:** 98146258  
**Issue Date:** 11 MAR 2026  
**Enquires:** MXG16

**Land Address:** SNAKE VALLEY-PITTONG ROAD PITTONG VIC 3360

Land Id	Lot	Plan	Volume	Folio	Tax Payable
36983767			4578	514	\$0.00
			5869	751	\$0.00

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

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

**Paul Broderick**  
Commissioner of State Revenue

<b>CAPITAL IMPROVED VALUE:</b>	<b>\$765,000</b>
<b>SITE VALUE:</b>	<b>\$755,000</b>
<b>CURRENT CIPT CHARGE:</b>	<b>\$0.00</b>



# Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 98146258

## 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 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 / NEVETTS LAWYERS

Your Reference: 125929

Certificate No: 98146258

Issue Date: 11 MAR 2026

Land Address: SNAKE VALLEY-PITTONG ROAD PITTONG VIC 3360

Lot	Plan	Volume	Folio
		4578	514
		5869	751

Vendor: ALICE ISABEL KNIGHT

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: 98146258

## 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: 98146251

### 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: 98146251

### 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.

# Property Clearance Certificate

## Land Tax



INFOTRACK / NEVETTS LAWYERS

**Your Reference:** 125929  
**Certificate No:** 98130710  
**Issue Date:** 11 MAR 2026  
**Enquiries:** TVD0

**Land Address:** LISMORE-PITTONG ROAD PITTONG VIC 3360

Land Id	Lot	Plan	Volume	Folio	Tax Payable
37080855			11086	716	\$0.00

**Vendor:** ALICE ISABEL KNIGHT  
**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MS ALICE ISABEL KNIGHT	2026	\$2,520,000	\$0.00	\$0.00

**Comments:** Property is exempt: LTX primary production land.

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

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

**Paul Broderick**  
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$2,530,000
SITE VALUE (SV):	\$2,520,000
<b>CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:</b>	<b>\$0.00</b>

# Notes to Certificate - Land Tax

Certificate No: 98130710

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## 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 = \$23,730.00

Taxable Value = \$2,520,000

Calculated as \$11,850 plus ( \$2,520,000 - \$1,800,000) multiplied by 1.650 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$25,300.00

Taxable Value = \$2,530,000

Calculated as \$2,530,000 multiplied by 1.000%.

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## Land Tax - Payment Options

### BPAY



Billers Code: 5249  
Ref: 98130710

### 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: 98130710

### 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 / NEVETTS LAWYERS

Your Reference: 125929

Certificate No: 98130710

Issue Date: 11 MAR 2026

Enquires: TVD0

Land Address: LISMORE-PITTONG ROAD PITTONG VIC 3360

Land Id	Lot	Plan	Volume	Folio	Tax Payable
37080855			11086	716	\$0.00

AVPCC	Date of entry into reform	Entry Interest	Date land becomes CIPT taxable land	Comment
411	N/A	N/A	N/A	The AVPCC allocated to the land indicates a qualifying use. The land may enter the reform if an entry transaction occurs in respect of the land.

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:	\$2,530,000
SITE VALUE:	\$2,520,000
CURRENT CIPT CHARGE:	\$0.00

# Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 98130710

## 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 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 / NEVETTS LAWYERS

Your Reference:	125929
Certificate No:	98130710
Issue Date:	11 MAR 2026

**Land Address:** LISMORE-PITTONG ROAD PITTONG VIC 3360

Lot	Plan	Volume	Folio
		11086	716

**Vendor:** ALICE ISABEL KNIGHT  
**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: 98130710

## 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: 98130719

### 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: 98130719

### 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.

# Property Clearance Certificate

## Land Tax



INFOTRACK / NEVETTS LAWYERS

**Your Reference:** 125929  
**Certificate No:** 98151067  
**Issue Date:** 11 MAR 2026  
**Enquiries:** TVD0

**Land Address:** 289 FRANCIS LANE PITTONG VIC 3360

Land Id	Lot	Plan	Volume	Folio	Tax Payable
37080847	1	186905	9087	214	\$0.00
	1	94351	8713	406	

**Vendor:** ALICE ISABEL KNIGHT  
**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MS ALICE ISABEL KNIGHT	2026	\$1,750,000	\$0.00	\$0.00

**Comments:** Property is exempt: LTX primary production land.  
This certificate also includes volume folios 5914/740, 890/943, 6171/168, 8929/028

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

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

**Paul Broderick**  
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$2,080,000
SITE VALUE (SV):	\$1,750,000
<b>CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:</b>	<b>\$0.00</b>

# Notes to Certificate - Land Tax

Certificate No: 98151067

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## 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 = \$11,400.00

Taxable Value = \$1,750,000

Calculated as \$4,650 plus ( \$1,750,000 - \$1,000,000) multiplied by 0.900 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$20,800.00

Taxable Value = \$2,080,000

Calculated as \$2,080,000 multiplied by 1.000%.

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## Land Tax - Payment Options

### BPAY



Billers Code: 5249  
Ref: 98151067

### 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: 98151067

### 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 / NEVETTS LAWYERS

**Your Reference:** 125929  
**Certificate No:** 98151067  
**Issue Date:** 11 MAR 2026  
**Enquires:** TVD0

**Land Address:** 289 FRANCIS LANE PITTONG VIC 3360

Land Id	Lot	Plan	Volume	Folio	Tax Payable
37080847	1	186905	9087	214	\$0.00
	1	94351	8713	406	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
530.2	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

<b>CAPITAL IMPROVED VALUE:</b>	<b>\$2,080,000</b>
<b>SITE VALUE:</b>	<b>\$1,750,000</b>
<b>CURRENT CIPT CHARGE:</b>	<b>\$0.00</b>



# Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 98151067

## 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 / NEVETTS LAWYERS

Your Reference: 125929

Certificate No: 98151067

Issue Date: 11 MAR 2026

Land Address: 289 FRANCIS LANE PITTONG VIC 3360

Lot	Plan	Volume	Folio
1	186905	9087	214
1	94351	8713	406

Vendor: ALICE ISABEL KNIGHT

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: 98151067

## 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: 98151061

### 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: 98151061

### 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.

# Property Clearance Certificate

## Land Tax



INFOTRACK / NEVETTS LAWYERS

**Your Reference:** 125929  
**Certificate No:** 98165309  
**Issue Date:** 12 MAR 2026  
**Enquiries:** TVD0

**Land Address:** 289 FRANCIS LANE PITTONG VIC 3360

Land Id	Lot	Plan	Volume	Folio	Tax Payable
37080847			8713	406	\$0.00
			6299	769	

**Vendor:** ALICE ISABEL KNIGHT  
**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MS ALICE ISABEL KNIGHT	2026	\$1,750,000	\$0.00	\$0.00

**Comments:** Property is exempt: LTX primary production land.  
This certificate also includes volume folios 5914/740, 890/943, 6171/168, 8713/406

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

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

**Paul Broderick**  
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$2,080,000
SITE VALUE (SV):	\$1,750,000
<b>CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:</b>	<b>\$0.00</b>

# Notes to Certificate - Land Tax

Certificate No: 98165309

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## 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 = \$11,400.00

Taxable Value = \$1,750,000

Calculated as \$4,650 plus ( \$1,750,000 - \$1,000,000) multiplied by 0.900 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$20,800.00

Taxable Value = \$2,080,000

Calculated as \$2,080,000 multiplied by 1.000%.

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## Land Tax - Payment Options

### BPAY



Billers Code: 5249  
Ref: 98165309

### 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: 98165309

### 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 / NEVETTS LAWYERS

**Your Reference:** 125929  
**Certificate No:** 98165309  
**Issue Date:** 12 MAR 2026  
**Enquires:** TVD0

**Land Address:** 289 FRANCIS LANE PITTONG VIC 3360

Land Id	Lot	Plan	Volume	Folio	Tax Payable
37080847			8713	406	\$0.00
			6299	769	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
530.2	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

<b>CAPITAL IMPROVED VALUE:</b>	<b>\$2,080,000</b>
<b>SITE VALUE:</b>	<b>\$1,750,000</b>
<b>CURRENT CIPT CHARGE:</b>	<b>\$0.00</b>

# Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 98165309

## 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 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 / NEVETTS LAWYERS

Your Reference: 125929

Certificate No: 98165309

Issue Date: 12 MAR 2026

Land Address: 289 FRANCIS LANE PITTONG VIC 3360

Lot	Plan	Volume	Folio
		8713	406
		6299	769

Vendor: ALICE ISABEL KNIGHT

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: 98165309

## 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: 98165301

### 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: 98165301

### 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.

# Property Clearance Certificate

## Land Tax



INFOTRACK / NEVETTS LAWYERS

**Your Reference:** 125929  
**Certificate No:** 98168771  
**Issue Date:** 12 MAR 2026  
**Enquiries:** CXN2

**Land Address:** SNAKE VALLEY-PITTONG ROAD PITTONG VIC 3360

Land Id	Lot	Plan	Volume	Folio	Tax Payable
34647048	9	838006	10826	993	\$0.00
	9	446377	8669	309	

**Vendor:** PITTONG PASTORAL COMPANY PTY LTD & ALICE ISABEL KNIGHT  
**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
PITTONG PASTORAL COMPANY PTY LT	2026	\$2,770,000	\$0.00	\$0.00

**Comments:** Property is exempt: LTX primary production land.  
This certificate includes lot/plan: 18/838006.  
This certificate includes volume/folio: 8945/581 and 11079/403.

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

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

**Paul Broderick**  
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$2,790,000
SITE VALUE (SV):	\$2,770,000
<b>CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:</b>	<b>\$0.00</b>

# Notes to Certificate - Land Tax

Certificate No: 98168771

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## 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 = \$27,855.00

Taxable Value = \$2,770,000

Calculated as \$11,850 plus ( \$2,770,000 - \$1,800,000) multiplied by 1.650 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$27,900.00

Taxable Value = \$2,790,000

Calculated as \$2,790,000 multiplied by 1.000%.

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## Land Tax - Payment Options

### BPAY



Billers Code: 5249  
Ref: 98168771

### 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: 98168771

### 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 / NEVETTS LAWYERS

**Your Reference:** 125929  
**Certificate No:** 98168771  
**Issue Date:** 12 MAR 2026  
**Enquires:** CXN2

**Land Address:** SNAKE VALLEY-PITTONG ROAD PITTONG VIC 3360

Land Id	Lot	Plan	Volume	Folio	Tax Payable
34647048	9	838006	10826	993	\$0.00
	9	446377	8669	309	\$0.00

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

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

**Paul Broderick**  
 Commissioner of State Revenue

<b>CAPITAL IMPROVED VALUE:</b>	<b>\$2,790,000</b>
<b>SITE VALUE:</b>	<b>\$2,770,000</b>
<b>CURRENT CIPT CHARGE:</b>	<b>\$0.00</b>



# Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 98168771

## 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 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 / NEVETTS LAWYERS

Your Reference: 125929

Certificate No: 98168771

Issue Date: 12 MAR 2026

Land Address: SNAKE VALLEY-PITTONG ROAD PITTONG VIC 3360

Lot	Plan	Volume	Folio
9	838006	10826	993
9	446377	8669	309

Vendor: PITTONG PASTORAL COMPANY PTY LTD & ALICE ISABEL KNIGHT

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: 98168771

## 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: 98168776

### 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: 98168776

### 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.



Department of Energy,  
Environment and Climate Action

C/O LANDATA® Online Services  
Telephone: (03) 9102 0402

Your Ref:697311  
Our Ref:79888922-026-7

10 Mar 2026

Nevetts Lawyers C/- InfoTrack (LEAP)  
135 King St  
SYDNEY 2000

Dear Sir / Madam

**RE: PROPERTY ENQUIRY - 310 LISMORE-PITTONG ROAD, PITTONG 3360**

I refer to your property enquiry dated 10 Mar 2026, and advise that there are no licences associated with this property.

Should you have any queries regarding this matter please contact [adminhub@deeca.vic.gov.au](mailto:adminhub@deeca.vic.gov.au)

**LANDATA® Property Certificates Service**

**Privacy Statement**

*Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Energy, Environment and Climate Action, PO Box 500, East Melbourne, Victoria 8002*



# Transfer of Licence Form

This form is to formally transfer a licence for the occupation of Crown land.

Following settlement, please submit this completed transfer form (both pages with plan) by post to PO Box 879, Seymour, Victoria, 3660 or emailed to [adminhub@deeca.vic.gov.au](mailto:adminhub@deeca.vic.gov.au), with requirements listed below.

Please review and tick the checklist below, this will assist in the Transfer of Licence being conducted efficiently. *If any details are not included, the transfer paperwork may be returned to you to have sufficient information included.*

The \$67.25 transfer fee (GST Exempt) and any outstanding rental (if applicable) are included.

Please invoice the proposed licensee the transfer fee & any outstanding rental. An invoice for the transfer fee and any outstanding rental will be arranged and sent to the proposed licensee separately after the transfer is completed. Please allow up to 21 days from the date of transfer for the invoice to be issued.

Notice of Acquisition, Copy of Title or Copy of Rates notice to identify that the proposed Licensee is now the adjoining landowner to the licensed area.

Part Transfer or  Full Transfer – Please note that in most cases licenses or part of licences can only be transferred to the adjoining land owner.

## Details of present licence holder(s)

Please do not change details of pre-filled information this has been populated from the existing licence.

I/We PITTONG PASTORAL CO PTY LTD

Of: C/O K KNIGHT, PO BOX 1, LINTON, Victoria, 3360, Australia

Being the holder(s) of Licence No: 0502602

Granted under the provisions of the Land Act 1958 do hereby agree to transfer said licence.

Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

***If the Licensee is no longer able to sign the form, please provide an explanation in the covering letter with supporting documentation.***

**Particulars of the adjoining freehold land which is now occupied/owned or in the process of purchase by me/us:**

Lot on Plan Number: \_\_\_\_\_

Crown allotment number

with parish name (if applicable): \_\_\_\_\_

# Transfer of Licence Form

- Transfer of this licence should not be used as a condition of sale as the transfer is not an automatic process and will be subject to approval of the land manager. Please advise prospective purchasers of this information.
- Please ensure to include Notice of Acquisition, Copy of Title or Copy of Rates notice to identify that you are now the adjoining landowner to the licensed area.

**This section to be completed by the proposed licence holder(s) – Please print clearly and provide full names.**

I/We \_\_\_\_\_

Of \_\_\_\_\_

Town: \_\_\_\_\_ Postcode: \_\_\_\_\_ State: \_\_\_\_\_

**Postal Address if Different to Above**

Address: \_\_\_\_\_

Town: \_\_\_\_\_ Postcode: \_\_\_\_\_ State: \_\_\_\_\_

do hereby agree to accept the transfer of the said licence to me/us and supply the following information which is true and correct, and acknowledge this licence is issued for the purpose of GRAZING

Signature/s: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

**To ensure the Department meets financial obligation please provide a contact phone number and email**

Preferred Contact phone no.: \_\_\_\_\_

Email: \_\_\_\_\_

**Rental Information**

**OFFICE USE ONLY**

Licence No. 0502602 (Unused Road) – Rental of \$3,777.31 has been paid for the period ending 30/09/2093.

The Department of Energy, Environment and Climate Action (DEECA) is committed to protecting your personal information in accordance with the principles of the Privacy and Data Protection Act 2014. Personal information collected will be used for the purpose of issuing and administering your Crown Land Licence and the attendant Crown Land management requirements. DEECA may disclose your information to the local municipality or other relevant government agencies or statutory authorities for this purpose or if required by law. DEECA also uses and discloses the information for the purpose of the resolution of applications for determination of native title and for meeting its obligations under the Native Title Act 1993 (Cth). If you wish to access this information please contact the Manager, Privacy and FOI, PO Box 500, East Melbourne, Vic, 3002

OFFICIAL



### Legend

- |   |   |   |   |
|---|---|---|---|
| <ul style="list-style-type: none"> <li> Township</li> <li> Parish</li> <li> Parcel</li> <li> Crown Parcel</li> <li> Crown Land</li> <li> Government Road</li> <li> Plan Noting</li> <li> Apiary             <ul style="list-style-type: none"> <li> Temporary Apiary Rights</li> <li> Beefarm and Range Licences</li> </ul> </li> </ul> | <h4>Linear Tenure</h4> <ul style="list-style-type: none"> <li> Other Pipelines</li> <li> Industrial Commercial Licences</li> <li> Recreation Amusement Licences</li> <li> Occupancy Licences</li> <li> Radio TV Telecom site Licences</li> <li> Emergency Services Use Licences</li> <li> Water Supply Licences</li> <li> Miscellaneous General Licences</li> <li> Easements</li> <li> Pipe Consents</li> </ul> | <h4>Lease</h4> <ul style="list-style-type: none"> <li> General Licence</li> <li> Delegated Lease</li> <li> Delegated Licence</li> <li> Grazing Licence</li> <li> Riparian Management Licence</li> <li> Water Frontage Licence</li> <li> Unused Road Licence</li> <li> Delegated Management Reserve</li> <li> Direct Management Reserve</li> </ul> | <h4>Government Road</h4> <ul style="list-style-type: none"> <li> Government Road</li> <li> Dual Status Government Road</li> </ul> |
|---|---|---|---|

1:50,000



Overview Map

Land and Built Environment  
Grampians  
Dept of Energy, Environment & Climate Action

Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of the data.



Department of Energy,  
Environment and Climate Action

C/O LANDATA® Online Services  
Telephone: (03) 9102 0402

Your Ref:697311  
Our Ref:79888689-034-0

11 Mar 2026

Nevetts Lawyers C/- InfoTrack (LEAP)  
135 King St  
SYDNEY 2000

Dear Sir / Madam

**RE: PROPERTY ENQUIRY - SNAKE VALLEY-PITTONG ROAD, PITTONG 3360**

I refer to your property enquiry dated 10 Mar 2026, and advise that there are no licences associated with this property.

Should you have any queries regarding this matter please contact [adminhub@deeca.vic.gov.au](mailto:adminhub@deeca.vic.gov.au)

**LANDATA® Property Certificates Service**

**Privacy Statement**

*Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Energy, Environment and Climate Action, PO Box 500, East Melbourne, Victoria 8002*





Department of Energy,  
Environment and Climate Action

C/O LANDATA® Online Services  
Telephone: (03) 9102 0402

Your Ref:697311  
Our Ref:79888462-027-7

11 Mar 2026

Nevetts Lawyers C/- InfoTrack (LEAP)  
135 King St  
SYDNEY 2000

Dear Sir / Madam

**RE: PROPERTY ENQUIRY - 3089 GLENELG HIGHWAY, LINTON 3360**

I refer to your property enquiry dated 10 Mar 2026, and advise that there are no licences associated with this property.

Should you have any queries regarding this matter please contact [adminhub@deeca.vic.gov.au](mailto:adminhub@deeca.vic.gov.au)

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Department of Energy,  
Environment and Climate Action

C/O LANDATA® Online Services  
Telephone: (03) 9102 0402

Your Ref:697311  
Our Ref:79888149-063-7

12 Mar 2026

Nevetts Lawyers C/- InfoTrack (LEAP)  
135 King St  
SYDNEY 2000

Dear Sir / Madam

**RE: PROPERTY ENQUIRY - 289 FRANCIS LANE, PITTONG 3360**

I refer to your property enquiry dated 10 Mar 2026, and advise that there are no licences associated with this property.

Should you have any queries regarding this matter please contact [adminhub@deeca.vic.gov.au](mailto:adminhub@deeca.vic.gov.au)

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Department of Energy,  
Environment and Climate Action

C/O LANDATA® Online Services  
Telephone: (03) 9102 0402

Your Ref:697311  
Our Ref:79887853-073-5

12 Mar 2026

Nevetts Lawyers C/- InfoTrack (LEAP)  
135 King St  
SYDNEY 2000

Dear Sir / Madam

**RE: PROPERTY ENQUIRY - 289 FRANCIS LANE, PITTONG 3360**

I refer to your property enquiry dated 10 Mar 2026, and advise that there are no licences associated with this property.

Should you have any queries regarding this matter please contact [adminhub@deeca.vic.gov.au](mailto:adminhub@deeca.vic.gov.au)

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# Transfer of Licence Form

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Please review and tick the checklist below, this will assist in the Transfer of Licence being conducted efficiently. *If any details are not included, the transfer paperwork may be returned to you to have sufficient information included.*

The \$67.25 transfer fee (GST Exempt) and any outstanding rental (if applicable) are included.

Please invoice the proposed licensee the transfer fee & any outstanding rental. An invoice for the transfer fee and any outstanding rental will be arranged and sent to the proposed licensee separately after the transfer is completed. Please allow up to 21 days from the date of transfer for the invoice to be issued.

Notice of Acquisition, Copy of Title or Copy or Rates notice to identify that the proposed Licensee is now the adjoining landowner to the licensed area.

Part Transfer or  Full Transfer – Please note that in most cases licenses or part of licences can only be transferred to the adjoining land owner.

## Details of present licence holder(s)

Please do not change details of pre-filled information this has been populated from the existing licence.

I/We PITTONG PASTORAL CO PTY LTD

Of: C/O K KNIGHT, PO BOX 1, LINTON, Victoria, 3360, Australia

Being the holder(s) of Licence No: 0511219

Granted under the provisions of the Land Act 1958 do hereby agree to transfer said licence.

Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

***If the Licensee is no longer able to sign the form, please provide an explanation in the covering letter with supporting documentation.***

Particulars of the adjoining freehold land which is now occupied/owned or in the process of purchase by me/us:

Lot on Plan Number: \_\_\_\_\_

Crown allotment number

with parish name (if applicable): \_\_\_\_\_

# Transfer of Licence Form

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- Please ensure to include Notice of Acquisition, Copy of Title or Copy of Rates notice to identify that you are now the adjoining landowner to the licensed area.

**This section to be completed by the proposed licence holder(s) – Please print clearly and provide full names.**

I/We \_\_\_\_\_

Of \_\_\_\_\_

Town: \_\_\_\_\_ Postcode: \_\_\_\_\_ State: \_\_\_\_\_

**Postal Address if Different to Above**

Address: \_\_\_\_\_

Town: \_\_\_\_\_ Postcode: \_\_\_\_\_ State: \_\_\_\_\_

do hereby agree to accept the transfer of the said licence to me/us and supply the following information which is true and correct, and acknowledge this licence is issued for the purpose of GRAZING

Signature/s: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

**To ensure the Department meets financial obligation please provide a contact phone number and email**

Preferred Contact phone no.: \_\_\_\_\_

Email: \_\_\_\_\_

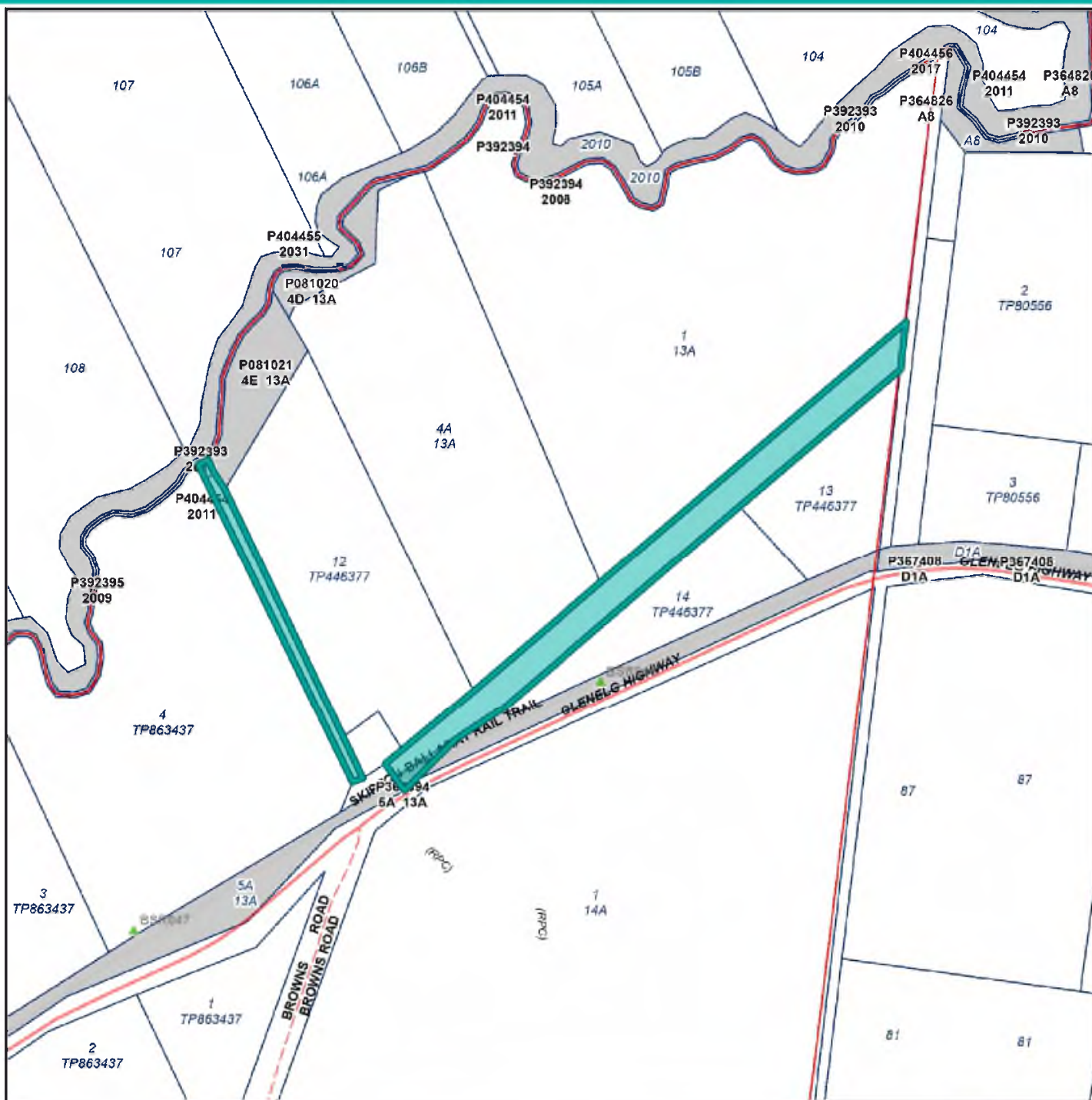
**Rental Information**

**OFFICE USE ONLY**

Licence No. 0511219 (Unused Road) – Rental of \$4,398.24 has been paid for the period ending 30/09/2093.

The Department of Energy, Environment and Climate Action (DEECA) is committed to protecting your personal information in accordance with the principles of the Privacy and Data Protection Act 2014. Personal information collected will be used for the purpose of issuing and administering your Crown Land Licence and the attendant Crown Land management requirements. DEECA may disclose your information to the local municipality or other relevant government agencies or statutory authorities for this purpose or if required by law. DEECA also uses and discloses the information for the purpose of the resolution of applications for determination of native title and for meeting its obligations under the Native Title Act 1993 (Cth). If you wish to access this information please contact the Manager, Privacy and FOI, PO Box 500, East Melbourne, Vic, 3002

OFFICIAL



## Legend

- |  |   |   |  |
|--|---|---|--|
| <ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Township</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Parish</li> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Parcel</li> <li><span style="background-color: #cccccc; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Crown Parcel</li> <li><span style="background-color: #cccccc; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Crown Land</li> <li><span style="border-bottom: 2px solid red; display: inline-block; width: 10px; margin-right: 5px;"></span> Government Road</li> <li><span style="border-bottom: 2px dashed red; display: inline-block; width: 10px; margin-right: 5px;"></span> Plan Noting</li> <li><span style="border-bottom: 2px dashed red; display: inline-block; width: 10px; margin-right: 5px;"></span> Apiary</li> <li><span style="border-bottom: 2px dashed red; display: inline-block; width: 10px; margin-right: 5px;"></span> temporary Apiary Rights</li> <li><span style="border-bottom: 2px dashed red; display: inline-block; width: 10px; margin-right: 5px;"></span> Beefarm and Range licences</li> </ul> | <h3>Linear Tenure</h3> <ul style="list-style-type: none"> <li><span style="border-bottom: 2px solid yellow; display: inline-block; width: 10px; margin-right: 5px;"></span> Other Pipelines</li> <li><span style="border-bottom: 2px solid blue; display: inline-block; width: 10px; margin-right: 5px;"></span> Industrial Commercial licences</li> <li><span style="border-bottom: 2px solid blue; display: inline-block; width: 10px; margin-right: 5px;"></span> Recreation Amusement licences</li> <li><span style="border-bottom: 2px solid blue; display: inline-block; width: 10px; margin-right: 5px;"></span> Occupancy licences</li> <li><span style="border-bottom: 2px solid blue; display: inline-block; width: 10px; margin-right: 5px;"></span> Radio TV Telecom site licences</li> <li><span style="border-bottom: 2px solid blue; display: inline-block; width: 10px; margin-right: 5px;"></span> Emergency Services Use licences</li> <li><span style="border-bottom: 2px solid blue; display: inline-block; width: 10px; margin-right: 5px;"></span> Water Supply licences</li> <li><span style="border-bottom: 2px solid blue; display: inline-block; width: 10px; margin-right: 5px;"></span> Miscellaneous General licences</li> <li><span style="border-bottom: 2px solid blue; display: inline-block; width: 10px; margin-right: 5px;"></span> Easements</li> <li><span style="border-bottom: 2px solid blue; display: inline-block; width: 10px; margin-right: 5px;"></span> Pipe Consents</li> </ul> | <h3>Lease</h3> <ul style="list-style-type: none"> <li><span style="background-color: #e0e0ff; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Lease</li> <li><span style="background-color: #e0e0ff; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> General Licence</li> <li><span style="background-color: #e0e0ff; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Delegated Lease</li> <li><span style="background-color: #e0e0ff; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Delegated Licence</li> <li><span style="background-color: #e0e0ff; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Grazing Licence</li> <li><span style="background-color: #e0e0ff; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Riparian Management Licence</li> <li><span style="background-color: #e0e0ff; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Water Frontage Licence</li> <li><span style="background-color: #e0e0ff; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Unused Road Licence</li> <li><span style="background-color: #e0e0ff; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Delegated Management Reserve</li> <li><span style="background-color: #e0e0ff; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Direct Management Reserve</li> </ul> | <h3>Government Road</h3> <ul style="list-style-type: none"> <li><span style="border-bottom: 2px solid red; display: inline-block; width: 10px; margin-right: 5px;"></span> Government Road</li> <li><span style="border-bottom: 2px dashed red; display: inline-block; width: 10px; margin-right: 5px;"></span> Dual Status Government Road</li> </ul> |
|--|---|---|--|

1:10,000



Overview Map

Land and Built Environment  
Barwon South West  
Dept of Energy, Environment & Climate Action

Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of the data.

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Please review and tick the checklist below, this will assist in the Transfer of Licence being conducted efficiently. *If any details are not included, the transfer paperwork may be returned to you to have sufficient information included.*

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Part Transfer or  Full Transfer – Please note that in most cases licenses or part of licences can only be transferred to the adjoining land owner.

## Details of present licence holder(s)

Please do not change details of pre-filled information this has been populated from the existing licence.

I/We PITTONG PASTORAL CO PTY LTD

Of: C/O K KNIGHT, PO BOX 1, LINTON, Victoria, 3360, Australia

Being the holder(s) of Licence No: 0502602

Granted under the provisions of the Land Act 1958 do hereby agree to transfer said licence.

Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

***If the Licensee is no longer able to sign the form, please provide an explanation in the covering letter with supporting documentation.***

Particulars of the adjoining freehold land which is now occupied/owned or in the process of purchase by me/us:

Lot on Plan Number: \_\_\_\_\_

Crown allotment number

with parish name (if applicable): \_\_\_\_\_

# Transfer of Licence Form

- Transfer of this licence should not be used as a condition of sale as the transfer is not an automatic process and will be subject to approval of the land manager. Please advise prospective purchasers of this information.
- Please ensure to include Notice of Acquisition, Copy of Title or Copy of Rates notice to identify that you are now the adjoining landowner to the licensed area.

**This section to be completed by the proposed licence holder(s) – Please print clearly and provide full names.**

I/We \_\_\_\_\_

Of \_\_\_\_\_

Town: \_\_\_\_\_ Postcode: \_\_\_\_\_ State: \_\_\_\_\_

**Postal Address if Different to Above**

Address: \_\_\_\_\_

Town: \_\_\_\_\_ Postcode: \_\_\_\_\_ State: \_\_\_\_\_

do hereby agree to accept the transfer of the said licence to me/us and supply the following information which is true and correct, and acknowledge this licence is issued for the purpose of GRAZING

Signature/s: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

**To ensure the Department meets financial obligation please provide a contact phone number and email**

Preferred Contact phone no.: \_\_\_\_\_

Email: \_\_\_\_\_

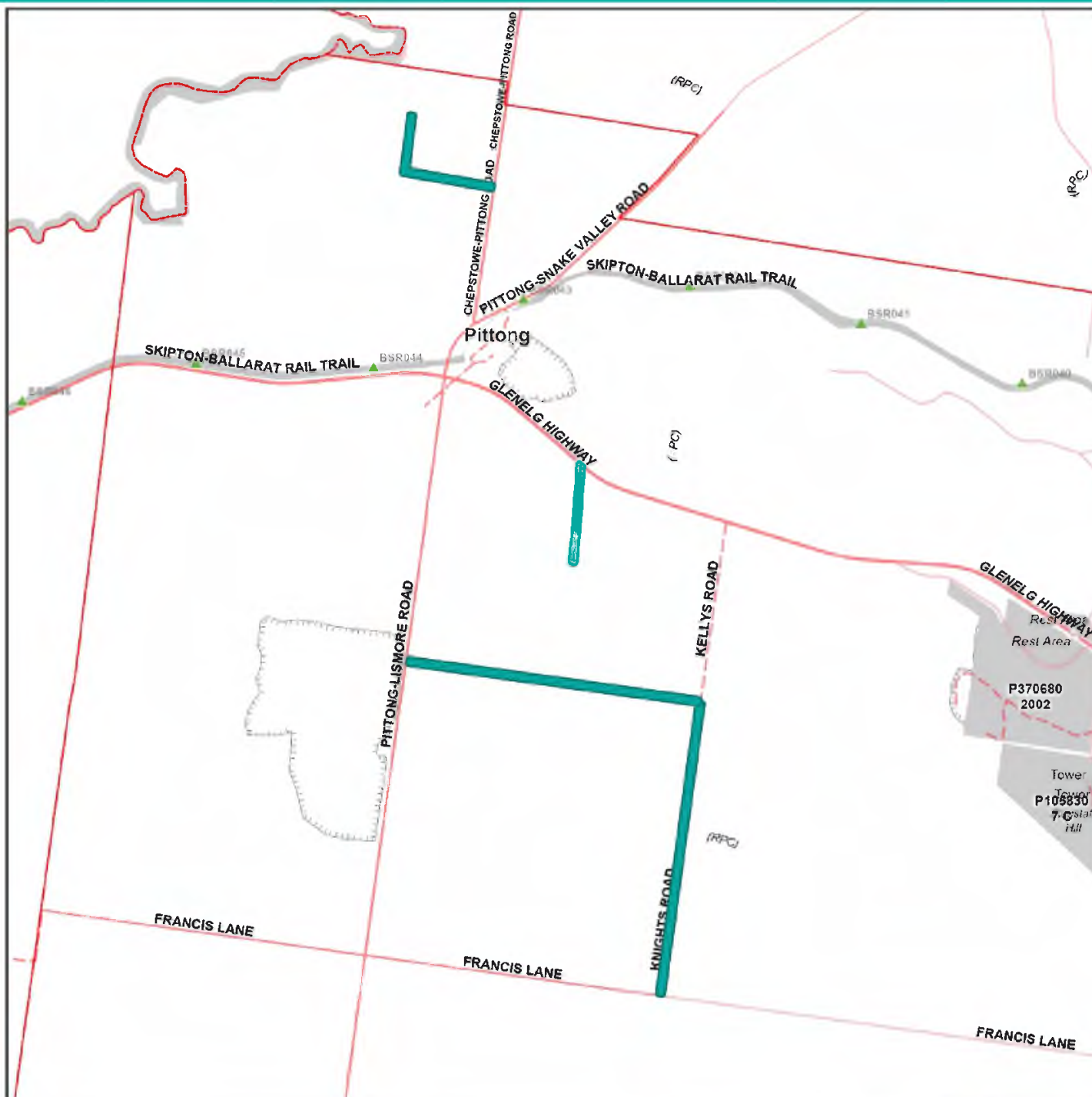
**Rental Information**

**OFFICE USE ONLY**

Licence No. 0502602 (Unused Road) – Rental of \$3777.31 has been paid for the period ending 30/09/2093.

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OFFICIAL



### Legend

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Land and Built Environment  
Grampians  
Dept of Energy, Environment & Climate Action

Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of the data.

# Transfer of Licence Form

This form is to formally transfer a licence for the occupation of Crown land.

Following settlement, please submit this completed transfer form (both pages with plan) by post to PO Box 879, Seymour, Victoria, 3660 or emailed to [adminhub@deeca.vic.gov.au](mailto:adminhub@deeca.vic.gov.au), with requirements listed below.

Please review and tick the checklist below, this will assist in the Transfer of Licence being conducted efficiently. *If any details are not included, the transfer paperwork may be returned to you to have sufficient information included.*

The \$67.25 transfer fee (GST Exempt) and any outstanding rental (if applicable) are included.

Please invoice the proposed licensee the transfer fee & any outstanding rental. An invoice for the transfer fee and any outstanding rental will be arranged and sent to the proposed licensee separately after the transfer is completed. Please allow up to 21 days from the date of transfer for the invoice to be issued.

Notice of Acquisition, Copy of Title or Copy or Rates notice to identify that the proposed Licensee is now the adjoining landowner to the licensed area.

Part Transfer or  Full Transfer – Please note that in most cases licenses or part of licences can only be transferred to the adjoining land owner.

## Details of present licence holder(s)

Please do not change details of pre-filled information this has been populated from the existing licence.

I/We PITTONG PASTORAL CO PTY LTD

Of: C/O K KNIGHT, PO BOX 1, LINTON, Victoria, 3360, Australia

Being the holder(s) of Licence No: 0513800

Granted under the provisions of the Land Act 1958 do hereby agree to transfer said licence.

Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

***If the Licensee is no longer able to sign the form, please provide an explanation in the covering letter with supporting documentation.***

Particulars of the adjoining freehold land which is now occupied/owned or in the process of purchase by me/us:

Lot on Plan Number: \_\_\_\_\_

Crown allotment number

with parish name (if applicable): \_\_\_\_\_

# Transfer of Licence Form

- Transfer of this licence should not be used as a condition of sale as the transfer is not an automatic process and will be subject to approval of the land manager. Please advise prospective purchasers of this information.
- Please ensure to include Notice of Acquisition, Copy of Title or Copy of Rates notice to identify that you are now the adjoining landowner to the licensed area.

**This section to be completed by the proposed licence holder(s) – Please print clearly and provide full names.**

I/We \_\_\_\_\_

Of \_\_\_\_\_

Town: \_\_\_\_\_ Postcode: \_\_\_\_\_ State: \_\_\_\_\_

**Postal Address if Different to Above**

Address: \_\_\_\_\_

Town: \_\_\_\_\_ Postcode: \_\_\_\_\_ State: \_\_\_\_\_

do hereby agree to accept the transfer of the said licence to me/us and supply the following information which is true and correct, and acknowledge this licence is issued for the purpose of GRAZING

Signature/s: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

**To ensure the Department meets financial obligation please provide a contact phone number and email**

Preferred Contact phone no.: \_\_\_\_\_

Email: \_\_\_\_\_

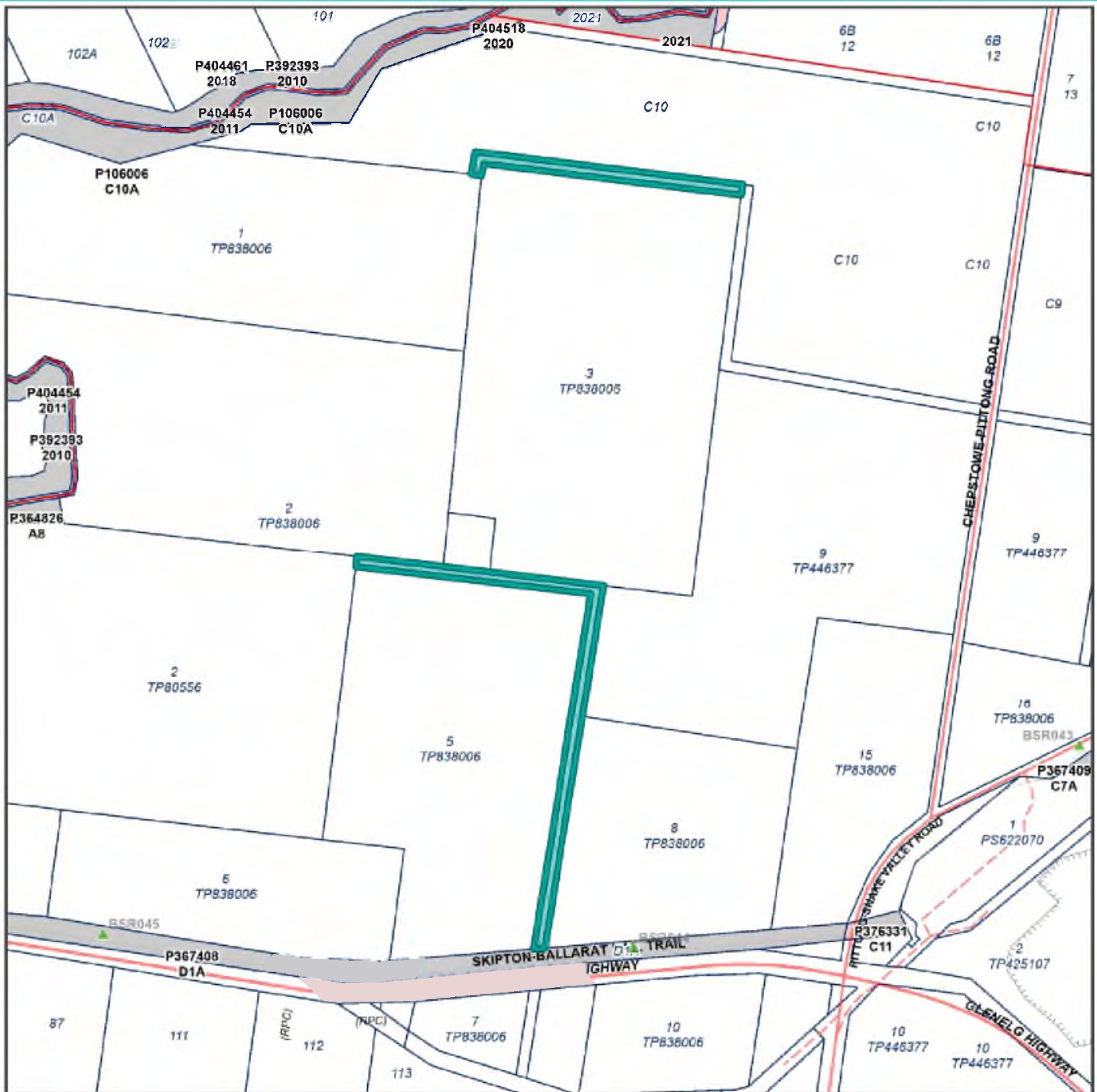
**Rental Information**

**OFFICE USE ONLY**

Licence No. 0513800 (Unused Road) – Rental of \$498.96 has been paid for the period ending 30/09/2093.

The Department of Energy, Environment and Climate Action (DEECA) is committed to protecting your personal information in accordance with the principles of the Privacy and Data Protection Act 2014. Personal information collected will be used for the purpose of issuing and administering your Crown Land Licence and the attendant Crown Land management requirements. DEECA may disclose your information to the local municipality or other relevant government agencies or statutory authorities for this purpose or if required by law. DEECA also uses and discloses the information for the purpose of the resolution of applications for determination of native title and for meeting its obligations under the Native Title Act 1993 (Cth). If you wish to access this information please contact the Manager, Privacy and FOI, PO Box 500, East Melbourne, Vic, 3002

OFFICIAL



### Legend

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- #### Government Road
- Government Road
  - Dual Status Government Road

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Land and Built Environment  
Grampians  
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# Department of Transport and Planning

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## Electronic Instrument Statement

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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.

Produced: 10/03/2026 11:42:22 AM

Dealing Number: MI303240H

Rectification Date: 18/05/2018

Rectification Category: Crn Enc: Add/Rein Water Lic

Status: Registered

### RECTIFICATION

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Raised By: REGISTRAR OF TITLES  
DX 250639 MELBOURNE

Folio Affected	CofT Supplied	Controlling Party
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11712/704	No	
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### Details of Rectification

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This Crown Land transaction was created as part of crown land data migration. No instrument is available for this transaction. The Water Frontage Licence reference is 0513797.

Statement End.



Date: 5<sup>th</sup> October 2020

K & A Knight  
P.O Box 1,  
Linton, VIC 3380

Dear Kevin & Alice,

I am writing to you on behalf of Kaolin Australia Pty. Ltd. and to advise that it is our intention to submit an application for Mining Licence Renewal on Tenement MIN5408.

As a land owner on which the above mentioned Tenement lies, it is our obligation to notify you of this intent.

Kindly refer below for details under Schedule 7 – *Information required in notice of application for renewal of mining licence to landowner and occupier of land. Regulation 35.*

**Name of applicant:** Kaolin Australia Pty. Ltd.

**Address:** 3610 Glenelg Highway Pittong, Victoria 3360

**Tenement:** MIN5408

**Location:** Pittong / Lismore Road, Pittong, Victoria 3360

**Total area of land to which the application relates:** 66.73 hectares

**Date of application:** 1<sup>st</sup> October 2020

**Renewal term applied for:** 25 years

**Operational summary:**

- Operations in accordance with regulation.
- Mining and Haulage activities (during daylight hours only).
- Kaolin extraction by use of self-elevating scraper and/or excavator and dumper.
- No drill and blast operations.
- Haulage of kaolin from Pittong Mine to Pittong processing plant.
- Dust and noise levels shall be controlled. Dust generation shall be monitored.
- Rain water & ground water shall be controlled.
- Fencing & security shall be maintained.
- Safe access & egress to site shall be maintained.
- Hydrocarbons shall be stored in a safe and appropriate manner.
- As and when required and/or directed, land rehabilitation shall take place in accordance with an approved rehabilitation plan.
- Current lease agreement and royalty payments shall not be affected by the application.

*Enquiries may be made to:*

*Director, Statutory Authorisations, Department of Jobs, Precincts and Regions  
GPO BOX 2392, MELBOURNE VIC 3001*

*You may also contact Kaolin Australia Pty. Ltd. if you have any queries or concerns on this matter.*

Yours sincerely,

  
Colleen Whetter (Mining & Resource Supervisor) on behalf of:

**Kaolin Australia Pty. Ltd.**

ACN 005 999 360

3610 Glenelg Highway, Pittong, Victoria 3360 Australia

Telephone: +61 3 5344 6688 Facsimile: +61 3 5344 6680



23nd November 2018

K & A Knight  
P.O. Box 1

**Linton Vic 3360**

Dear Kevin & Alice,

***Lease Renewal Request***

I write as confirmation of my call with Kevin on 19<sup>th</sup> November regarding the 25-year lease agreement dated 1<sup>st</sup> January 1993 between Imerys (ECCI) and yourselves that is reaching the end of its tenure.

As required by Point 18 in the agreement, the lessee is required to provide a formal written request for renewal of the lease.

This letter constitutes the formal request for a renewal of the lease for a further 25 years as per the conditions in the previous lease agreement.

Yours sincerely,

A handwritten signature in black ink that reads "Bradley Haywood".

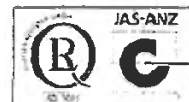
Bradley Haywood

Plant Manager  
Imerys Minerals Australia Pty Ltd

Cc Colin Bullen  
Melinda DeJong  
Collen Whetter

**Imerys Minerals Australia Pty limited**

ABN: 54 004 584 141  
3610 Glenelg Highway, P'tong, Victoria, 3360, Australia  
Telephone: 613 5344 6688 Facsimile: 613 5344 6680



**DATED: 1ST JANUARY, 1993**

**KEVIN LAWRENCE KNIGHT**  
**ALICE ISOBEL KNIGHT**  
**PITTONG PASTORAL COMPANY**  
**WILLIAM KNIGHT ESTATE**  
**GEORGE HENRY KNIGHT ESTATE**

**- and -**

**ECC INTERNATIONAL PTY LTD**

**LEASE**  
**AGREEMENT**

THIS LEASE made this FIRST day of JANUARY, 1993 BETWEEN KEVIN LAWRENCE KNIGHT, GRAZIER, ALICE ISOBEL KNIGHT, WILLIAM KNIGHT ESTATE, GEORGE HENRY KNIGHT ESTATE and the PITTONG PASTORAL COMPANY of SKIPTON ROAD, LINTON, in the State of Victoria (herewith called "the Lessors" which expression where the context so admits includes the Lessors and their executors administrators successors and assigns the reversioners for the time being expectant on the term hereby created) of the one part and ECC INTERNATIONAL PROPRIETARY LIMITED a Company incorporated in the State of Victoria the registered office of which is situated at PITTONG in the said state (hereinafter called "the Lessee" which expression where the context so admits shall include the Lessee and its successors and assigns) of the other part.

WHEREAS

- A. The Lessors are the proprietors free from encumbrances of ALL THOSE pieces of land in the PARISH OF ARGYLE COUNTY OF GRENVILLE being those allotments listed in Appendix A.
- B. Deposits of kaolin clay ore have been discovered in on and under the Property and the Lessee desires to work the same.

NOW THIS LEASE WITNESSES and it is hereby agreed and declared as follows:-

LEASE

1. The Lessors as beneficial owners HEREBY LEASES the Lessee all deposits (hereinafter called "the Deposits") of kaolin clay ore in on or under such part of the Property of which the Lessors are proprietors as foresaid for the term commencing on the 1st day of January, 1993 and expiring on the Thirty First (31st) day of December, 2018 (hereinafter called "the Term").

LESSEE'S RIGHTS

2. For the purpose of this Lease the Lessee shall have the following rights -

TO ENTER AND SEARCH

- (a) To enter the Property and thereon to prospect investigate and explore and to evaluate the Deposits.

TO EXTRACT

- (b) To exploit and extract (whether by open cut workings or otherwise) the Deposits and to carry away and dispose of the same for the absolute benefit of the Lessee, and
- (c) For any purposes specified in paragraphs (a) and (b) of this Clause:-

PLANT AND BUILDINGS

- (i) to bring erect and construct on the Property buildings plant equipment and materials,

ROADS, etc.

- (ii) to make roads, tramways and inclines on over or under the Property,

TO TAKE POSSESSION

- (iii) To take exclusive possession of such portions of the Property as the Lessee by notice selects and requires as hereinafter provided in Clause 3 of this Lease and to dismantle and remove building fences and other improvements of the Lessor.

TAILINGS

- (v) To deposit and leave on the property any ore minerals sand rock mullock tailings earth spoil or waste PROVIDED THAT such deposits and leavings shall be made only within the working area selected by the Lessee pursuant to Clause 3 of this Lease and within which such ore minerals sand rock mullock tailings earth spoil or waste was dug or obtained.

STORAGE

- (vi) To store dry stack and keep kaolin clay ore and other minerals on the Property, and

INCIDENTAL POWERS

- (vii) To do on the Property all such other acts and things as are in the opinion of the Lessee incidental or conducive to the said purposes.

- (d) To exercise the rights obtained in Sub-clause (c) (i), (ii), (iii), (iv), (vi) and (vii) for the purpose of extracting deposits of kaolin on land adjacent to or in the vicinity of the property.

WORKING AREAS

3. The Lessee shall confine the exercise of its rights under Sub-Clauses (b) and (c) (i), (iv), (v) and (vi) of clause 2 of this Lease as follows :-

- (a) initially such area or areas of the Property selected by the Lessee not exceed in the aggregate two hundred acres of which the Lessee has given one month's prior notice in writing to the Lessor of the Lessee's intention to exercise such rights in respect of such area or areas, and

- (b) when in the opinion of the Lessee the total of the commercial deposits of kaolin ore in the said area or areas are half worked out to such further area or areas of the Property selected by the Lessee not exceeding two hundred acres of which the Lessee has given to the Lessor at least one month's prior notice in writing (and in the case of land under crop of a sufficient period to enable such crop to be harvested) of the Lessee's intention to exercise such rights in respect of such further area or areas, and
- (c) thereafter when in the opinion of the Lessee the commercial deposits of kaolin clay ore are in the area or areas the subject of the last but one preceding notice given pursuant to this Clause are totally worked out and the commercial deposits of kaolin clay ore in the area or areas the subject of the last preceding notice given pursuant to this Clause are half worked out - to such further area or areas of the Property selected by the Lessee not exceeding two hundred acres of which the Lessee has given to the Lessor at least one month's prior notice in writing (and in the case of land under crop of a sufficient period to enable such crop to be harvested) of the Lessee's intention to exercise such rights in respect of such area or areas.

ROYALTY

4.

- (a) The Lessee should pay to the Lessor a royalty (hereinafter called "the Royalty") of 104.58 Cents or such other amount as is determined in the manner hereinafter provided per Banked Cubic Metre (BCM) of kaolin ore extracted from the Property. The BCM to be calculated by multiplying the number of Loose Cubic Metres (LCM) trucked by factor of 0.6878.

MINIMUM PAYMENT

- (b) If after expiration of twelve months from the date hereof the Royalty payable by the Lessee to the Lessor in respect of kaolin clay ore extracted from the Property during any calendar year in the remainder of the Term does not amount to the sum of \$13,562 the Lessee shall pay to the Lessor in addition to the Royalty so payable the amount by which such Royalty is less than \$13,562 and if no kaolin clay ore is so extracted during such year the sum of \$13,562 PROVIDED THAT the Lessee shall not be obliged to make any payments pursuant to this Sub-clause in respect of any period after the determination of this Lease pursuant to clause 19 herein.

MINIMUM ROYALTY REVIEW

At time intervals set for Escalation, outlined in sub-clause (f), the Minimum Royalty shall be reviewed and may be adjusted according to CPI variations as defined in sub-clause (f) provided both parties agree to the extent of any indicated adjustment. Where the Lessee can demonstrate that an adjustment would have a deleterious effect on the Lessee's business, then the extent of any adjustment to the Minimum Royalty, shall be subject to negotiation between the two parties. Where a satisfactory agreement cannot be reached between the parties the matter may then be referred to the Mining Warden for arbitration.

PAYMENT

- (c) Payment pursuant to the royalty referred to in clause 4 (a) to commence from the FIRST day JANUARY 1993.

VARIATION

- (d) Payment of the royalty to remain at the pre-escalation rate of 39.22 cents per BCM for those stockpiles listed in Appendix B.
- (e) Payment of the royalty referred to in clause 4 (d) to be calculated by multiplying the number of LCM trucked by 0.6878.

ESCALATION

- (f) At any time after the expiration of FIVE years, in the first instance after the date hereof, and thereafter every THREE years, either of the parties may give notice in writing to the other requiring the Royalty to be varied pursuant to this Sub-Clause. Where the royalty has been varied pursuant to this Sub-Clause either of the parties may give notice in writing to the other after the last preceding variation.

Upon the giving of such notice the Royalty then in force shall be increased or decreased by the percentage by which the All Groups Figure for Melbourne of the Consumer Price Index issued by the Commonwealth Government Statistician for the quarter in respect of which such Index was issued last preceding the giving of such notice is respectively greater or less than the said All Groups Figure issued in respect of the quarter current at the date hereof or where the Royalty has been varied pursuant to this Sub-Clause current at the date of such last preceding variation of the said Royalty. Notwithstanding any future change in the computation compilation or composition of the said Index or in the title or designation thereof the said Index as so changed shall continue to be used in determining variations of the Royalty pursuant to this sub-clause. If the said Index is no longer available the amount of such variation shall as nearly as practicable be the amount of the variation that would have been determined pursuant to this Sub-Clause had it been available. If the parties fail to agree upon the amount of a variation to be made as aforesaid the parties shall submit the same to be determined pursuant to the Arbitration Act 1958 or any statutory modification or re-enactment thereof by a Chartered Accountant agreed upon by the parties or in default of agreement nominated by the Chairman for the time being of the

Victorian State Council of the Institute of Chartered Accountants in Australia. Any variation made pursuant to this Clause shall operate as from the date of the giving of the notice requesting the said variation to be made.

ROYALTY PAYABLE QUARTERLY

5. Within thirty days after the last days of the months of March, June, September and December in every year during the Term the Lessee shall deliver to the Lessor a statement in writing of the number of BCM of kaolin clay ore extracted from the property during the quarter ending on such last day and shall pay to the Lessor the Royalty payable in respect of the same.

TOPSOIL

6. Prior to making any excavation on the Property the Lessee shall pare take off and remove the surface soil over the area to be excavated to the depth of 150mm (six inches) and shall deposit and preserve such soil in heaps within the working area selected by the Lessee pursuant to Clause 3 of this Lease within such excavation is to be made.

FENCES

7. The Lessee shall at its own expense fence with a stock proof fence all relevant mining works on the property.

LIVESTOCK MOVEMENT

8. In the event access roads to mining operations sub-divide grazing pastures, provision for Livestock movement will be provided by the Lessee, after consultation and with the agreement of the Lessor. Where provision for livestock movement is made livestock shall be given priority of movement over Lessee operations.

COMPENSATION FOR DAMAGE

9. The Lessee will compensate the Lessor for all damage done and loss caused by the Lessee or arising out of the Lessee's works and operations to any buildings fences improvements stock and crops of the Lessor PROVIDED THAT the Lessee shall not otherwise be liable for damage to or the letting down of the surface of the property.

INSPECTION

10. At all reasonable times and upon giving reasonable notice the Lessor shall be entitled to enter and inspect any of the Lessee's working quarries buildings and plant on the Property.

RECORDS

11. The Lessee shall keep complete records in writing of the quantity in LCM of all kaolin clay ore extracted from the Property and shall at all reasonable times and upon receiving reasonable notice allow the Lessor to inspect such records.

FIRE PREVENTION

12. The Lessee shall during the term take all reasonable steps to prevent fires arising from the Lessee's works and operations on the Property and shall maintain adequate fire fighting equipment for the control of fire in and about such works and operations.

LESSEE TO YIELD UP DEPOSITS AT END OF TERM

13.

- (a) At the end of the Term the Lessee shall deliver up the Deposits (except so far as the same shall have been worked out under this lease) PROVIDED THAT the Lessee may if it so elects before the end of the Term and within a period of six months thereafter remove all buildings plant equipment tramways and other materials and fixtures brought on to or erected on the Property by the Lessee pursuant to this Lease.
- (b) In addition to the above the Lessor shall on the cessation of activities at a particular site ensure that the site is left in a safe and tidy condition.
- (c) Any agreed restoration scheme will be commenced as soon as practicable after operations have ceased.

LESSOR'S COVENANTS

14. The Lessor covenants with the Lessee as follows:-

- (a) That the Lessee paying the Royalty and observing and performing the terms and conditions on its part to be performed and observed contained herein shall peaceably hold and enjoy the Deposits premises liberties rights and powers thereby leased during the Term without any interruption by the Lessor or any person rightfully claiming under or in trust for the Lessor, and
- (b) Not during the Term to exploit extract or carry away and dispose of any of the Deposits.

RE-ENTRY

15. If the Lessee defaults in the payment of the Royalties hereby reserved or in the performance and observance of any of the terms and conditions on the part of the Lessee to be performed and observed contained herein or and if such defaults or not remedied within 90 days or if the Lessee is wound up or goes into liquidation whether voluntarily or otherwise save for the purposes of reconstruction the Lessor may re-enter and take possession of the Deposits and of those parts of the Property occupied by the Lessee and determine this Lease but without prejudice to any right of action or remedy of the Lessor in respect of any prior default. The period after service of notice pursuant to Section 146 (c) of the Property law Act 1958 or any amendment re-enactment or consolidation thereof is fixed at three calendar months.

SUCCESSORS & ASSIGNS

16. This Lease is made by the parties for and on behalf of their executors administrators successors and assigns and shall bind the same.

ASSIGNMENT

17. The Lessor or the Lessee may assign transfer mortgage charge or otherwise dispose of their respective rights and obligations under this lease.

OPINION TO RENEW

18. If the Lessee not less than one calendar month before the end of the Term give notice in writing to the Lessor that it requires a renewed Lease of the Deposits for a further term of twenty-five years from the end of the Term and the Lessee pays all the Royalty hereby reserved and performs and observes the terms and conditions contained herein on its part to be performed and observed up to the end of the Term the Lessor at the Lessee's expense shall grant to the Lessee a Lease of the Deposits for a further term of twenty-five years from the end of the Term at the same terms and conditions therein contained including this option of renewal but so that there shall not be more than three such renewals or extensions of the Lease.

LESSEE'S RIGHT TO DETERMINE

19. The Lessee may at any time during the Term give to the Lessor not less than twelve months prior written notice of his intention to determine this Lease and upon the expiration of such period of notice after the giving of such notice this Lease and the term shall determine but without prejudice the rights and remedies of either the Lessor or the Lessee against the other in respect of any antecedent claim or breach of covenant.

NOTICES

20. Notices to be given pursuant to this Lease shall be deemed to be duly given if in writing and if delivered personally or if delivered to or posted by prepaid post addressed to the case of the Lessor the usual place of residence or business of the Lessor last known to the Lessee or to the person signing or addressing such notice and in the case of the Lessee its register office or principal place of business. A notice posted as aforesaid shall be deemed to be given when such notice would in the ordinary course of post have been delivered.

INTERPRETATION

21. Marginal notes and headings are inserted in this Lease for convenience only and do not form part thereof and shall not affect the construction thereof.

IN WITNESS WHEREOF the parties hereto have executed these presents the day and year first hereinbefore written.

SIGNED SEALED AND DELIVERED by ) *Kevin Knight*  
KEVIN LAWRENCE KNIGHT )  
in the presence of: *[Signature]* )

ALICE ISOBEL KNIGHT ) *Alice Knight*  
in the presence of *[Signature]* )

THE EXECUTOR GEORGE HENRY KNIGHT ESTATE ) *Alice Knight*  
in the presence of: *[Signature]* ) *Kevin Knight*  
EXECUTORS

THE EXECUTOR WILLIAM KNIGHT ESTATE )  
in the presence of: *[Signature]* ) *Kevin Knight*

PITTONG PASTORAL COMPANY ) *Alice Knight*  
in the presence of: *[Signature]* ) *Kevin Knight*



THE COMMON SEAL of )  
ECC INTERNATIONAL PTY LTD )  
was hereunto affixed by the authority )  
of the Directors )



Countersigned by *[Signature]*

Director *[Signature]*  
Secretary *[Signature]*

**APPENDIX A**

This LEASE AGREEMENT refers to ALL those pieces of land in the PARISH of ARGYLE COUNTY of GRENVILLE being:-

- (a) That part of allotment C10 and comprised in Certificate of Title Volume 5869 Folio 751,
- (b) Allotment C9 and comprised in Certificate of Title Volume 4578 Folio 514,
- (c) Allotments C3, C8 being those parts and comprised in Certificate of Title Volume 8730 Folio 866,
- (d) Allotments A1, A4, A6, A7, and those parts of Allotments D, D1, and D3 and comprised in Certificate of Title Volume 8730 Folio 866,
- (e) Allotment C4 and comprised in Certificate of Title Volume 8945 Folio 581,
- (f) Allotment D4 and comprised in Certificate of Title Volume 8926 Folio 512,
- (g) Allotments 77, 78, 78A, 83, 84 and 85 and comprised in Certificate of Title Volume 8945 Folio 581,
- (h) Allotment 3 and comprised in Certificate of Title Volume 974 Folio 789,
- (i) Allotment 4 comprised in Certificate of Title Volume 1221 Folio 035,
- (j) Allotments 13 and 14 and comprised in Certificate of Title Volume 7381 Folio 131,
- (k) Allotments 11, 12 and 29 and comprised in Certificate of Title Volume 8713 Folio 406,
- (l) Allotment 23 and comprised in Certificate of Title Volume 890 Folio 943,
- (m) Allotment 16 and comprised in Certificate of Title Volume 5998 Folio 488,

(all of which pieces of land are hereinafter called "the Property")

APPENDIX B

Mine Stockpile

E 27 88

G 10 90

H 01 91

H 18 91

H 19 91

**K&A Knight**  
**P.O Box 1**  
**Linton Vic 3360**

Dear Kevin & Alice

**Re: Pittong Pastoral Company Pty Ltd Land**

Following discussions between Suvo Strategic Minerals Limited ("Suvo") and RE Future Pty Ltd (RE Future), I am pleased to advise that Suvo has no objections against The Pittong Pastoral Company Pty Ltd ("Knights") entering into a lease agreement with RE Future to enable the development of a windfarm on the following properties (areas highlighted in blue in Annexure A):

- 13~C\PP2027
- 3\TP267762
- 4\TP267762
- 5\TP267762
- 20~C\C\PP2027
- 6\TP267762
- 21~C\PP2027

This confirmation is subject to RE Future's agreement to allow Suvo to access the areas outlined above, should it wish to access these properties for future mining activities. Any such mining activities will not occur within a 200m radius from each of the proposed turbines or within 50m of any of the access roads on the property.

We welcome this exciting development to the area and the value which it will create for the region and its communities.

Sincerely,



Henk Ludik

Executive Chairman

E: [henk.ludik@suvo.com.au](mailto:henk.ludik@suvo.com.au)

Henk Ludik  
EXECUTIVE CHAIRMAN

Aaron Banks  
EXECUTIVE DIRECTOR

Oliver Barnes  
NON-EXECUTIVE DIRECTOR

Dr Ian Wilson  
NON-EXECUTIVE DIRECTOR

Suvo Strategic Minerals Ltd. ABN: 97 140 316 463  
Head Office: Level 11, 40 The Esplanade, Perth, Western Australia 6000  
Operations: 3610 Glenelg Highway, Pittong, Victoria 3360

[suvo.com.au](http://suvo.com.au)

ASX: SUV



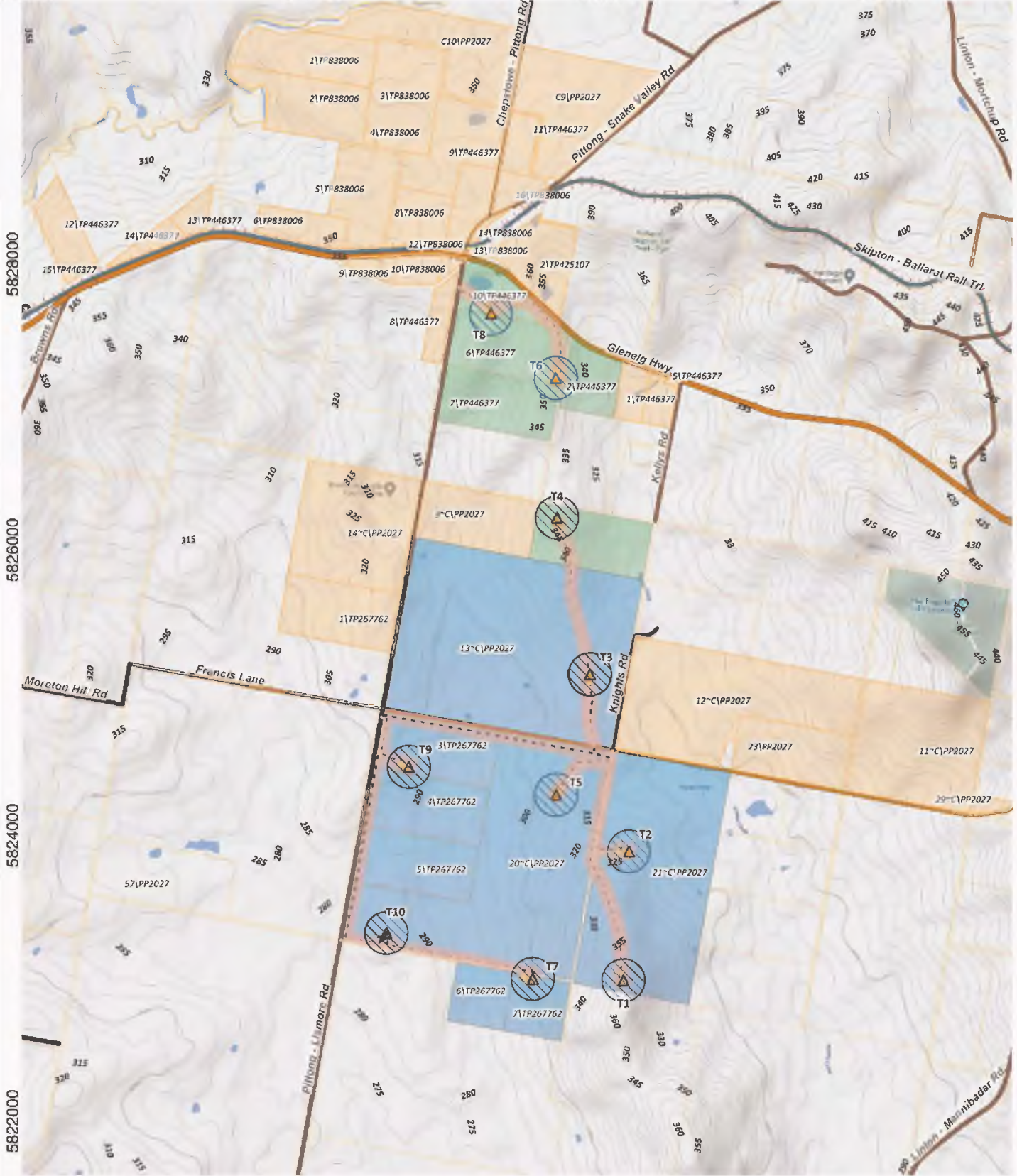
## Annexure A – Area Map

716000

718000

720000

722000



DATASOURCE: \Home\Data\State of Victoria 2020. REFuture 2020.

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- Legend**
- 5 m Contours
  - Wind Turbine
  - Wind Turbine 150m buffer
  - Herblands
  - Access Tracks
  - Cable Alignment
  - Access and Cabling 50 m buffers
  - Land leased to Servo & Proposed Wind Farm
  - Land not leased to Servo
  - Land not part of proposed wind farm
  - Pavement



**Moreton Hill Wind Farm**

Pitlong Pastoral Company Pty Ltd - Land Status

Drawn	PED	Scale when printed at A3	1:25,000
Checked	DS	Date	22-06-2022

0 250 500 750 m

**PITTONG PASTORAL COMPANY PTY LTD  
ACN 004 916 527**

**"Landowner"**

**MHWF Nominees Pty Ltd as The Trustee for  
MHWF Trust (ABN 70 397 484 236)**

**"Tenant"**

## **AGREEMENT TO LEASE**

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THIS AGREEMENT FOR LEASE is made this 30th day of November 2023.

**BETWEEN** **PITTONG PASTORAL COMPANY PTY LTD** ACN 004 916 527  
of 3089 Glenelg Highway, LINTON VIC 3360 "**Landowner**"

**AND** **MHWF NOMINEES PTY LTD as Trustee for the MHWF Trust** ABN 70 397 484 236  
of 171 – 173 Mounts Bay Road, Perth, WA 6000 "**Tenant**"

**ON THE BASIS THAT:**

- A. The Landowner is the registered proprietor of the Land, and
- B. The Tenant is a developer, owner and operator of renewable energy generation facilities, and
- C. The Tenant wishes to have an exclusive opportunity to evaluate the suitability of the Land as a location for Wind Turbine Generators, related Electrical Plant and infrastructure, and at the Tenant's discretion to construct and operate the Wind Turbine Generators on the Land under the terms of this Agreement and the attached Lease.

**THE PARTIES AGREE THAT:**

**1. DEFINITIONS AND INTERPRETATION**

**1.1 Definitions**

<b>Accessways</b>	means any vehicular and other accessways over the Land, to and from and within the Site.
<b>Agreement</b>	means this Agreement to Lease.
<b>Approvals</b>	means all required licences, consents, approvals and agreements on terms satisfactory to the Tenant in its sole and absolute discretion for the use of the Land as a site for generation of electricity from Wind Turbine Generators, and will include but not be limited to development approval, financing approval, and obtaining a connection agreement with the local Network Service and/or Transmission Network Provider.
<b>Business Day and Day</b>	means any day that is not a Saturday or Sunday on which banks are open for general banking business in Melbourne.
<b>Claim</b>	includes a claim or action of any kind.
<b>Commencement Date</b>	means the date the Lease will commence as notified by the Tenant to the Landowner in accordance with Clause 4.2.
<b>Corporations Act</b>	means the <i>Corporations Act 2001 (Cth)</i> .
<b>Electrical Plant</b>	means any electrical plant and associated infrastructure required to render the output of the Wind Turbine Generators compatible with the high voltage transmission system of the relevant Network Service or Transmission Network Provider.
<b>Expiry Date</b>	has the meaning specified in the Lease.

<b>Land</b>	means the land comprised in Certificate of Title:																																												
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<b>Landowner</b>	includes the Landowner's successors and assigns and, where the context permits, its servants and agents.																																												
<b>Lease</b>	means the form of lease attached in Annexure 1.																																												
<b>Mining Lease</b>	means the lease dated 1 January 1993 attached at Annexure 2 between the Landowner and ECC International Pty Ltd including its successors and assigns.																																												
<b>Mortgagee</b>	means the mortgagee (if any) of the Land.																																												
<b>Permitted Use</b>	means the use defined in Schedule A of the Lease.																																												
<b>Related Body Corporate</b>	of an entity means any body corporate which is related to that entity within the meaning of the Corporations Law.																																												
<b>Site</b>	means those parts of the Land determined in accordance with Clause 3.1.																																												
<b>Site Layout</b>	means the area of the Land identified in Schedule 3 and as defined in Clause 3.4.																																												
<b>Sunset Date</b>	means, subject to Clause 4.1, that date being 48 months from the date of this Agreement.																																												
<b>Tenant</b>	includes the tenant, its servants and agents and contractors.																																												
<b>Tenant's Works</b>	means the activities identified in Schedule 1 to this Agreement carried out on the Site (and where appropriate the Land) by the Tenant.																																												
<b>Wind Turbine Generators and WTGs</b>	means electrical generators rotated by the movement of wind over rotor blades.																																												

## 1.2 Interpretation

In this Agreement unless the contrary intention appears:

- (a) a reference to any legislation or to any provision of any legislation includes a reference to any modification or re-enactment of or any provisions substituted for such legislation or provisions,
- (b) where an expression is defined, another part of speech or grammatical form of that expression has a corresponding meaning,
- (c) an agreement, representation or warranty made in favour of two or more persons is made for the benefit of them jointly and for each of them severally, and
- (d) if an act required to be done under this Agreement on or by a given day is done after 5:30 pm on that day, it is taken to be done on the following day.

## 1.3 Weekends and Holidays

Where any act is required by this Agreement to be done on a given day and that day is not a Business Day then the act is required to be done on the next following Business Day.

## 1.4 Covenants to Bind Parties Jointly or Severally

When two or more Tenants are parties to this Agreement the covenants agreements conditions and stipulations on their part contained in this Agreement refer to and bind them and any two or greater number of them jointly and each of them severally.

## 1.5 Persons, Corporations etc.

Any reference to a person includes a corporation and words importing the singular number include the plural and words importing the masculine gender include the feminine and neuter genders and vice versa respectively.

## 1.6 Periods Less than 12 Months

For any period of less than 12 calendar months any payments to be made by the Tenant in respect of a whole period of 12 months will (unless otherwise specifically provided to the contrary) be calculated on a pro rata basis being the ratio which the number of days in the relevant period bears to 365.

## 1.7 Acts to include all Re-Enactments

A reference to any Act of Parliament Statute Regulation or Rule or to any part section, sub-section, regulation sub regulation, rule, or sub-rule of any such Act, Statute Regulation or Rule includes a reference to the corresponding provisions of any statutory modification or re-enactment of such Act, Statute, Regulation, Rule, part section, sub-section, regulation, sub-regulation, rule or sub-rule.

## 1.8 Invalid Conditions Void

All covenants, agreements, conditions, and stipulations contained in this Agreement will be so construed as not to infringe the provisions of any Act of Parliament whether State or Federal but if any such covenant, agreement, condition or stipulation on its true

interpretation does infringe any such provision the same will be deemed to be void and severable.

**1.9 Index, Marginal Notes etc**

Any index, marginal notes and clause headings are for convenience only and will not affect the construction or interpretation of this Agreement.

**1.10 Schedules, Annexures Included in Agreement for Lease**

This Agreement includes the Schedules, any Annexures and any plans and specifications annexed to the Agreement or incorporated by reference to this Agreement and embodies the entire understanding and the whole agreement between the parties relative to the subject matter and all previous negotiations, representations, warranties, agreements and statements (if any) whether express or implied with reference to the subject matter of this Agreement or the intentions of either of the parties are merged in this Agreement and otherwise are excluded and cancelled.

**2. WIND MONITORING EQUIPMENT**

2.1 The Landowner acknowledges and agrees that the Tenant shall be entitled (but not obliged) to commence the Tenant's Works by installing wind monitoring equipment on the Land as soon as practicable following the date of this Agreement. In the event that the Tenant does not wish to take the Lease and notifies the Landowner accordingly, then the Tenant must remove the wind monitoring equipment from the Land as soon as practicable.

2.2 The Tenant will consult with the Landowner having due regard to the ongoing operations of the Landowner before determining the location of any wind monitoring equipment.

2.3 In the event that a permanent wind monitoring mast anchored to the ground is located on the Land, the Tenant will make payments to the Landowner in accordance with Schedule 2.

**3. DETERMINATION OF SITE**

3.1 The Landowner and the Tenant agree that subject to Clause 3.3, and any agreed excluded areas, the Site will consist of:

- (a) areas of the Land upon which the WTGs and associated infrastructure will be located, and
- (b) such other areas of the Land as are specifically required for the construction of Accessways and Electrical Plant.

3.2 Subject to Clause 5.1, and in accordance with Clause 7.5, the Tenant may access or temporarily use any areas of the Land for the Tenant's Works from time to time.

3.3 The Tenant acknowledges that Appendix A of the Mining Lease identifies areas of land which may be mined by the Lessee under the Mining Lease ("Mining Lessee"), some of which are also included in the definition of Land in clause 1.1 of this Agreement.

3.4 The Mining Lessee has provided the Landowner with a letter of consent ("Consent Letter") attached at Annexure 3 allowing the Tenant to proceed with the Tenant's Works and the installation and operation by the Tenant (subject to the activation of the Lease attached at

Annexure 1) of WTGs and related infrastructure (including Accessways and Electrical Plant) on certain areas of the Land, subject to certain conditions.

- 3.5 The Tenant further acknowledges and agrees to the conditions in the Consent Letter relating to future access by the Mining Lessee and limitations on mining activity in proximity to WTGs and Accessways.
- 3.6 The Tenant will consult with the Landowner having due regard to the ongoing operations of the Landowner and the Mining Lessee before determining the proposed location and number of the WTGs, Accessways and Electrical Plant to be constructed on the Land, all of which will comprise the Site.
- 3.7 The Site Envelope attached at Schedule 3 indicates those areas of the Land within which the Tenant expects to locate the Site as at the date of this Agreement, however the final determination of the Site will be as reflected in the Site Plan attached at Annexure A to the Lease.
- 3.8 No WTG will be located on neighbouring land such that it is within 1km of the house marked 'H' on the Site Layout.
- 3.9 When finalising the Site Envelope, the Tenant will discuss the proposed layout of the electrical reticulation infrastructure with the Landowner to ensure the Landowner's requirements are taken in to account as far as is reasonably possible.
- 4. SUNSET DATE AND GRANT OF LEASE**
- 4.1 At any time on or before the Sunset Date, the Tenant may give the Landowner written notice that the Sunset Date is extended for any period of up to 24 months, such extension to be limited to a single occurrence only.
- 4.2 In the event that the Tenant wishes to extend the term of this Agreement in accordance with Clause 4.1, the Tenant will make a payment to the Landowner in accordance with Schedule 2.
- 4.3 At any time on or before the Sunset Date, the Tenant may give the Landowner written notification of the Commencement Date of the Lease which must be no later than 12 months after the date the Tenant gives the notice under this Clause 4.3.
- 4.4 If the Tenant does not notify the Landowner of the Commencement Date prior to the Sunset Date then the Agreement is at an end and the Tenant is not obliged to enter into the Lease.
- 4.5 Subject to the Tenant notifying the Landowner that it wishes to take the Lease, the Landowner agrees to grant, and the Tenant agrees to accept the grant of the Lease from and including the Commencement Date.
- 4.6 The Landowner irrevocably authorises and directs the Tenant to complete the Lease in accordance with this Agreement by inserting:
- (a) the Commencement Date,
  - (b) the Expiry Date, and
  - (c) the Site Plan as provided by the Tenant.

- 4.7 The Tenant must execute and deliver the Lease to the Landowner in duplicate:
- (a) within 7 days of the notification given by the Tenant under Clause 4.2, and
  - (b) prior to entering into possession of the Site.
- 4.8 The Landowner must return a duly signed counterpart to the Tenant within 7 days of receipt of the Lease from the Tenant.

**5. TENANT'S WORKS**

- 5.1 The Tenant must carry out the Tenant's Works:
- (a) in a proper and workmanlike manner,
  - (b) in accordance with all relevant laws and obligations relevant to any Approvals, and
  - (c) in accordance with the Landowner's reasonable directions.
- 5.2 The Tenant indemnifies the Landowner against any Claim due to any damage, loss, injury or death occurring on the Land caused by:
- (a) an act or negligence of the Tenant or any of its employees, agents or contractors,
  - (b) the Tenant's non-compliance with its obligations under this Agreement, or
  - (c) the Tenant's Works even where the Tenant is not negligent,
- except to the extent that the Claim arises as a result of the Landowner's wilful or negligent act or omission.
- 5.3 The use and occupation of the Land by the Tenant prior to the Commencement Date is only for the purpose of carrying out the Tenant's Works and is at the Tenant's absolute discretion and the Tenant's risk.

**6. INSURANCE**

- 6.1 While the Tenant is carrying out the Tenant's Works, the Tenant must ensure that the following insurance cover is in place:
- (a) public liability insurance for at least twenty million dollars ( \$20 million) for any one event,
  - (b) contractor's all risk insurance to the full value of the Tenant's Works being undertaken at the time, and
  - (c) a policy of workers compensation insurance as required
- 6.2 The policies must provide that, so far as more than one insured is covered, all insuring agreements and endorsements (except limits of liability) will operate in the same way as if there were separate policies of insurance covering each party.
- 6.3 The Tenant must within a reasonable time after request give the Landowner evidence of the existence and currency of the policies.

- 6.4 Notwithstanding anything contained in this Clause 6 or the Lease, the Landowner agrees that it must not withhold its consent to any insurer or insurance policy taken out by the Tenant which is commercially usual for wind farm projects undertaken in Australia.

## **7. LANDOWNER'S WARRANTIES AND OBLIGATIONS**

- 7.1 Subject to Clause 7.2, the Landowner warrants that it has good title to the Land free from conditions or encumbrances which would prohibit or inhibit the Tenant's Works or the Permitted Use and it has full power and authority to grant the Lease.

- 7.2 At the Tenant's request and cost, the Landowner must obtain and provide to the Tenant the written consent to this Agreement and the Lease of any mortgagee or the beneficiary of any other encumbrance over the Land.

- 7.3 Subject to Clauses 15 and 16, the Landowner may:

- (a) create or allow to exist an encumbrance or an interest over or in the Land or this Agreement, or
- (b) concurrently lease or otherwise dispose of or deal with the Land, or
- (c) assign or otherwise dispose of or deal with its rights under this Agreement,

provided that any such encumbrance, interest, lease, disposition, dealing or assignment does not derogate from the rights and interests of the Tenant under this Agreement.

- 7.4 The Landowner must not make any objection to the Tenant's application for or the obtaining of any of the Approvals and must do all things reasonable and necessary to assist the Tenant in obtaining the Approvals.

- 7.5 From the date of this Agreement, the Landowner must make the Land available to the Tenant and its contractors and employees and provide the Tenant and its contractors and employees unrestricted access to the Land and allow the Tenant and its contractors and employees to remain on the Land to carry out the Tenant's Works.

## **8. EXCLUSIVITY**

The Landowner must not during the term of this Agreement install or permit any person other than the Tenant to install any wind monitoring or measuring equipment or wind generated electricity plant on the Land or allow the erection on the Land of any obstructions (including the construction of any structures or the growing of any plants) which would or be likely to inhibit or prohibit the Tenant's Works or the Permitted Use.

## **9. ALIENATION AND ASSIGNMENT**

- 9.1 The Tenant may charge, transfer, assign, sell or in any manner part with its rights or the benefit of those rights under this Agreement provided that:

- (a) the Tenant is not in default under this Agreement of which the Landowner has given the Tenant written notice, other than a default which has been waived by the Landowner;
- (b) the Tenant proves to the Landowner's reasonable satisfaction that the incoming tenant is a respectable, responsible and solvent person;

- (c) the Tenant obtains, at its expense, from the incoming tenant an executed deed, in a form reasonably required by the Landowner, requiring the incoming tenant to perform and observe the Tenant's obligations under this Agreement;
- (d) the Tenant pays the Landowner's reasonable costs of giving its consent, whether or not the Tenant's proposed arrangements proceed to completion.

9.2 The Landowner agrees that the Tenant may nominate any person to take the Lease contemplated by Clause 4.

## **10. DEFAULT**

10.1 If the Tenant breaches any material term of this Agreement the Landowner may give the Tenant notice to remedy the breach.

10.2 If the Tenant does not remedy the breach within a reasonable period specified by the Landowner (which shall not be less than 60 days), the Landowner may give the Tenant a further notice terminating this Agreement.

10.3 On termination of this Agreement:

- (a) the Landowner is no longer obliged to grant the Lease to the Tenant and the Lease does not come into operation,
- (b) the Tenant must vacate the Land and give it back to the Landowner in the same condition as the Landowner handed it to the Tenant,
- (c) the Tenant must within 60 days remove all of the Tenant's property from the Land or it becomes the Landowner's Property, but the Landowner does not take on any obligation of the Tenant to pay for it, and
- (d) the Tenant must pay the Landowner any money owing to the Landowner at the date of termination.

10.4 If:

- (a) an application for the winding up of either party is made or presented and is not dismissed or discontinued within 10 days,
- (b) an order is made or a resolution is effectively passed for the winding up of either party (other than for the purposes of amalgamation or reconstruction),
- (c) either party goes into liquidation or becomes bankrupt,
- (d) either party makes an assignment for the benefit of or enters into an arrangement or composition with its creditors without the other party's consent, or
- (e) a receiver or a receiver and manager or an administrator is appointed in respect of either party or mortgagee or an agent appointed by a mortgagee enters into possession of the assets and undertaking of either party,

the other party may, without prejudice to any Claim which that party may have against the other, terminate this Agreement and Clause 10.5 will apply.

- 10.5 If this Agreement is terminated pursuant to Clause 10.2 or 10.4 prior to the Commencement Date, in addition to any rights of action and remedies the non-defaulting party otherwise might have in relation to any antecedent breach, the defaulting party must pay damages recoverable as a result of that antecedent breach.

## 11. NOTICES

- 11.1 Any notice to be given under this Agreement may be served on:

- (a) the Landowner by delivering it to the Landowner, or by sending it through the post by prepaid security post addressed to the Landowner, or by the use of email facilities, to the address stated in this clause,
- (b) the Tenant by delivering it to the Tenant, or by sending it through the post by prepaid security post addressed to the Tenant, or by the use of email facilities, to the address stated in this clause; and
- (c) any notice sent by post will be deemed to be given at the time when it ought to be delivered in the due course of post; and
- (d) any notice sent by email will be deemed to be given if no notification of delivery failure is received by the sender within 24 hours.
- (e) The Landowner's address for notices is:

PITTONG PASTORAL CO PTY LTD  
3089 Glenelg Highway  
Linton, Victoria, 3360  
Email: [pittong@yahoo.com](mailto:pittong@yahoo.com)

- (f) The Tenant's address for notices is:

MHWF Nominees Pty Ltd  
171 – 173 Mounts Bay Road, Perth, WA 6000  
Email: [company.secretary@squadronenergy.com](mailto:company.secretary@squadronenergy.com)

## 12. VICTORIAN LAW APPLIES

- 12.1 This Agreement must be construed in accordance with the laws of the State of Victoria.
- 12.2 Each of the parties irrevocably submits to and accepts the exclusive jurisdiction of any of the courts of Victoria or the Commonwealth of Australia.

## 13. PAYMENTS

- 13.1 The Tenant shall pay to the Landowner the sums set out in Schedule 2 of this Agreement according to the conditions set out in Schedule 2
- 13.2 On each anniversary of the date of signing of this Agreement by the Landowner (Review Date), the Rent Prepayment and Extension Fee will be increased by the percentage increase in the Consumer Price Index (All Groups) issued by the Australian Statistician between the date the index was last issued prior to the Review Date and the date which is one year earlier than that date.

- 13.3 When any payment under this Agreement is due and payable, the Landowner agrees that the Tenant may request a tax invoice from the Landowner, or at the Tenant's discretion, may make the payment in the form of a recipient-created tax invoice.

#### 14. GOODS AND SERVICES TAX

- 14.1 In this Clause 14:

- (a) "GST Act" means the A New Tax System (Goods and Services Tax) Act 1999, and
- (b) "GST Law" has the meaning given in the GST Act, and
- (c) words in bold italics have the meanings given in the *GST Law*.

- 14.2 Any amounts payable or to be provided by the Tenant under this Agreement for any *taxable supply* represents the *value* of the *taxable supply*.

- 14.3 If the Landowner makes a *taxable supply* to the Tenant under this Agreement the Tenant must, in addition to paying or providing the amount which represents its *value*, pay to the Landowner at the same time as paying or providing the amount an additional amount equal to the amount of any *GST* payable by the Landowner in respect of the *taxable supply*.

- 14.4 Where the Tenant is required to pay or reimburse the Landowner for the amount paid or payable by the Landowner for *taxable supplies* acquired by the Landowner for which the Landowner is entitled to claim an *input tax credit*, the amount required to be paid or reimbursed by the Tenant is the *value* of the acquisition by the Landowner, plus, if:

- (a) the Landowner's recovery of payment or reimbursement from the Tenant, or
- (b) the supply by the Landowner to the Tenant of the thing acquired by the Landowner for which the payment or reimbursement is to be made by the Tenant,

(or both) is a *taxable supply*, any amount of *GST* payable by the Landowner in respect of that *taxable supply*.

#### 15. DEALINGS WITH LAND

If at any time during the term of this Agreement the Landowner sells or otherwise disposes of the interest or creates any interest (other than any legal charge) whether leasehold or otherwise in respect of the Land or any part thereof to or in favour of a third party ("**the Purchaser**") the Landowner must procure (at the Landowner's cost) that:

- (a) the disposal is made expressly subject to the rights granted in this Agreement, and
- (b) the Purchaser shall enter into a deed with the Tenant in such form as the Tenant reasonably requires whereby the Purchaser shall covenant with the Tenant to comply with all the obligations of the Landowner contained in this Agreement insofar as the same are still subsisting and to permit the Tenant to exercise the rights granted to it insofar as they relate to the whole of the Land or the Site and the Landowner shall procure that the said deed duly executed by the Purchaser shall be delivered to the Tenant on or before the completion of the sale or any other dealing.

**16. TENANT'S RIGHT TO LODGE A CAVEAT**

The Landowner acknowledges and agrees that the Tenant may lodge a caveat over the Land in respect of the Tenant's interest under this Agreement and the Lease.

**17. GENERAL****17.1 Further Acts**

Each of the parties will without further consideration sign, execute and deliver any document and will perform any other act which may be reasonably necessary or desirable to give full effect to this Agreement.

**17.2 Co-Operation**

The Landowner and Tenant agree to do all things reasonably required to give effect to this Agreement and to co-operate and act in good faith in relation to each other.

**17.3 Entire Understanding**

This Agreement supersedes all prior representations, arrangements, understandings and agreements between the parties relating to the subject matter of this Agreement and sets forth the entire and exclusive agreement and understanding between the parties relating to the subject matter of this Agreement.

**17.4 Successors and Assigns**

This Agreement will endure to the benefit of and be binding upon each of the parties and their respective successors and authorised assigns.

**17.5 No Waiver or Variation**

A provision of or a right created under this Agreement may not be waived or varied except in writing signed by the party or parties to be bound by the waiver or variation.

**17.6 Partial Exercise of Rights**

No single or partial exercise by any party of any right, power or remedy under this Agreement will preclude any other or further exercise of that or any other right, power or remedy.

**17.7 No Exclusion of Rights**

The rights, powers or remedies provided in this Agreement are cumulative with and not exclusive of any rights, powers or remedies provided independently of this Agreement.

**17.8 Severance**

If any provision of this Agreement is judged invalid or unenforceable for any reason by a court of competent jurisdiction, such invalidity or unenforceability (unless deletion of such provision would materially adversely affect one of the parties) will not affect the operation or interpretation of any other provision of this Agreement to the intent that the invalid or unenforceable provision will be treated as severed from this Agreement.

**17.9 Application of Legislation**

Unless application is mandatory by law, no legislation, proclamation, order, regulation or moratorium whether present or future will apply to this Agreement so as to extinguish, impair, delay or otherwise alter the rights, powers or remedies of any of the parties.

**17.10 Counterparts**

This Agreement may consist of a number of counterparts, each of which when executed will be an original and all the counterparts together will constitute one and the same instrument.

**17.11 Provisions Survive Completion**

Unless this Agreement is terminated according to Clauses 4.3, 10.2 or 10.4, each provision of this Agreement capable of having effect after the Commencement Date and not explicitly superceded by a provision of the Lease will survive the Commencement Date and remain in force for the Term of the Lease.

**17.12 Indemnity**

Each indemnity under this Agreement is a continuing indemnity and will constitute a separate and independent obligation of the party giving the indemnity from its other obligations under this Agreement for as long as this Agreement remains in effect.

**17.13 Powers of Attorney**

In the event that this Agreement is executed under power of attorney, each of the Attorneys executing this Agreement warrants that he has at the time of executing this Agreement no notice of revocation of the power of attorney under the authority of which he executes this Agreement.

EXECUTED as a deed.

SIGNED for an on behalf of **Pittong Pastoral Company Pty Ltd** ACN 004 916 527 in accordance with S127 of the Corporations Act (Cth) by

*Alice Knight*  
Signature of Director

*Kevin Knight*  
Signature or Director/Secretary

Alice Knight  
Print Name

KEVIN KNIGHT  
Print Name

Date Signed: 30/10/13

SIGNED for an on behalf of **MHWF Nominees Pty Ltd** as The Trustee for **MHWF Trust** (ABN 70 397 484 236) in accordance with S127 of the Corporations Act (Cth) by

*JW*  
Signature of Director

*Stephen Bird*  
Signature or Director/Secretary

Jason Willoughby  
Print Name

Stephen Bird  
Print Name

**SCHEDULE 1**

**Tenant's Works**

Such works as the Tenant needs to undertake (at the Tenant's absolute discretion) on the Land to enable the Tenant to gain the Approvals for the Permitted Use and take the Lease. Such works will include but not be limited to:

1. **Installing and operating equipment, including wind monitoring, geotechnical drilling, and noise measurement equipment;**
2. **Temporarily storing plant and equipment required to conduct studies of the Land;**
3. **Carrying out any studies on the Land relevant to the gaining of Approvals;**
4. **Finalising the Site and the Site Plan for inclusion in the Lease.**

## SCHEDULE 2

## Payments

In respect of the rights granted to the Tenant by the Landowner under this Agreement, the Tenant shall make the following payments to the Landowner:

Payment	Amount (exc GST)	Conditions
Contribution to Legal Costs	\$5,000	Non-refundable payment to be made within 14 days of execution of this Agreement by both parties.
Payment for the right to install Wind Monitoring Equipment	\$5,000 per annum	Payment to be made within 14 days of the date of installation and annually thereafter on each anniversary, and ceasing on the execution of the Lease or the termination of this Agreement whichever occurs first..
Commitment Fee	\$20,000	Once off payment to be made within 14 days of the date upon which the Landowner signs this Agreement
Rent Prepayment*	\$25,000 per annum or part thereof.	Payment to be made within 14 days of the first anniversary of the date of signing of this Agreement by the Landowner, and annually thereafter, and ceasing on the execution of the Lease or the termination of this Agreement whichever occurs first.
Extension Fee Payment*	\$5,000	Payable in accordance with Clauses 4.1 and 4.2 within 21 days of service of the notice by the Tenant.

\*subject to CPI indexation in accordance with clause 13.2


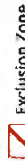

**SCHEDULE 3**

**Site Envelope**

# Moreton Hill Wind Farm

Pitlong Pastoral Company Pty Ltd Site Envelope

## Legend

-  House
-  Exclusion Zone
-  Pitlong Pastoral Company Land

Drawn	CES	Scale when printed at A3	1:17,000
Checked	PED	Date	28-09-2023
Approved	PHS		



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**ANNEXURE 1**

**Lease**



**PITTONG PASTORAL COMPANY PTY LTD**  
ACN 004 916 527  
"Landowner"

**MHWF NOMINEES PTY LTD**  
ACN 662 066 042  
as The Trustee for MHWF Trust  
ABN 70 397 484 236  
"Tenant"

## **LEASE**

Ref 29/09/2023

Legal/84218087\_2

**LEASE**  
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**ANNEXURE A**

**Site Plan**

THIS LEASE is made the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

**BETWEEN** PITTONG PASTORAL COMPANY PTY LTD ACN 004 916 527  
of 3089 Glenelg Highway, LINTON VIC 3360  
"Landowner"

**AND** MHWF NOMINEES PTY LTD ACN 662 066 042 as The Trustee for the MHWF Trust  
ABN 70 397 484 236 of 171 – 173 Mounts Bay Road, Perth, WA 6000  
"Tenant"

**ON THE BASIS THAT:**

- A. The Landowner is the registered proprietor of the Land upon which the Site is located, and
- B. The Landowner has at the request of the Tenant agreed to grant to the Tenant and the Tenant has agreed to take a lease of the Site for the Term at the rental and subject to the covenants and conditions contained in this Lease.

**AND THE PARTIES AGREE THAT:**

**1. DEFINITIONS AND INTERPRETATION**

**1.1 Definitions**

<b>Accessways</b>	means any vehicular and other accessways over the Land, to and from and within the Site
<b>Agreement to Lease</b>	Means the Agreement to Lease signed between the parties or their assigns on _____ (date)
<b>Authority</b>	means the local government municipality having jurisdiction over the Site and the Land or any part of it.
<b>Business Day or Day</b>	means any day that is not a Saturday or Sunday on which banks are open for general banking business in Melbourne.
<b>Commencement Date</b>	means the date specified in Item 5 of Schedule A.
<b>Corporations Act</b>	means the <i>Corporations Act 2001 (Cth)</i> .
<b>Electrical Plant</b>	means any electrical plant required to render the output of the Wind Turbine Generators compatible with the high voltage transmission system of the relevant Distribution Network Service Provider or Transmission Network Service Provider.
<b>Expiry Date</b>	means the date specified in Item 6 of Schedule A.
<b>Further Terms</b>	means the further terms specified in Item 10 of Schedule A.

<b>Land</b>	means the land comprised in Certificate of Title:																																												
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<b>Landowner</b>	means the person named in Item 2 of Schedule A and includes the Landowner's successors and assigns and, where the context permits, its servants and agents.																																												
<b>Permitted Use</b>	means the use specified in Item 9 of Schedule A.																																												
<b>Rates</b>	means all municipal/council rates and related or equivalent charges including Land Tax that may be charged upon or in respect of the Site and/or the Land by any relevant Authority.																																												
<b>Rent, Rental and rental</b>	means the Rent stated in Item 7 of Schedule A.																																												
<b>Site</b>	means the areas of the Land within which the Wind Turbine Generators and associated infrastructure will be located including Accessways and Electrical Plant.																																												
<b>Site Plan</b>	means the drawing showing the layout of the Site annexed in Annexure A.																																												
<b>Tenant</b>	includes the person or persons described in Item 3 of Schedule A and its executors, administrators or (being a corporation) its successors in title, and where applicable those claiming through or under them respectively.																																												
<b>Tenant's Fittings</b>	means any items of plant and equipment (including the Wind Turbine Generators and the Electrical Plant) installed on the Site by the Tenant.																																												
<b>Term</b>	means the period of time specified in Item 4 of Schedule A.																																												
<b>Wind Turbine Generators and WTGs</b>	means electrical generators rotated by the movement of wind over rotor blades.																																												

## 1.2 **Covenants to Bind Parties Jointly or Severally**

When two or more Tenants are parties to this Lease the covenants, agreements, conditions and stipulations on their part contained in this Lease refer to and bind them and any two or greater number of them jointly and each of them severally.

## 1.3 **Persons, Corporations etc.**

Any reference to a person includes a corporation and words importing the singular number include the plural and words importing the masculine gender include the feminine and neuter genders and vice versa respectively.

## 1.4 **Periods Less than 12 Months**

For any period of less than **12 calendar months** any payments to be made by the Tenant in respect of a whole period of **12 months** will (unless otherwise specifically provided to the contrary) be calculated on a pro rata basis being the ratio which the number of days in the relevant period bears to 365.

## 1.5 **Termination**

Any reference to the termination of this Lease will be deemed to mean that this Lease will absolutely cease and terminate as and from the date of such termination but without prejudice to any right of action or remedy of the Landowner or the Tenant in respect of any antecedent breach or default in respect of any of the covenants, agreements, conditions and stipulations contained in this Lease or implied on the part of the Tenant or the Landowner to observe, perform or keep or any other right of action or remedy of either party acquired prior to the termination.

## 1.6 **Acts to include all Re-Enactments**

A reference to any Act of Parliament, Statute, Regulation or Rule or to any part section, sub-section, regulation, sub-regulation, rule, or sub-rule of any such Act, Statute, Regulation or Rule includes a reference to the corresponding provisions of any statutory modification or re-enactment of such Act, Statute, Regulation, Rule, part section, sub-section, regulation, sub-regulation, rule or sub-rule.

## 1.7 **Invalid Conditions Void**

All covenants, agreements, conditions and stipulations contained in this Lease will be so construed as not to infringe the provisions of any Act of Parliament whether State or Federal but if any such covenant, agreement, condition or stipulation on its true interpretation does infringe any such provision the same will be deemed to be void and severable.

## 1.8 **Index, Marginal Notes etc.**

Any index marginal notes and clause headings are for convenience only and will not affect the construction or interpretation of this Lease.

## 2. **GRANT OF LEASE**

### 2.1 The Landowner grants to the Tenant:

- (a) a lease of the Site; and

- (b) the right to enter the Land and the Site only on the Accessways to enable the Permitted Use under this Lease,

for the Term subject to the provisions contained in this Lease.

### 3. RENT

- 3.1 From the date of commencement of construction of the wind farm on the Land (**Construction Start Date**) as indicated by the cutting of fences to create Accessways, (or such other date as the parties acting reasonably shall agree) until the wind farm is mechanically complete, the Tenant shall pay rent to the Landowner (**Construction Rent**).
- 3.2 The Construction Rent will be 50% of the Rent.
- 3.3 Subject to clause 3.4, commencing on the **Construction Start Date**, and ending in accordance with Clause 3.6, the Tenant must pay the Construction Rent or Rent (as the case may be) by equal quarterly instalments in advance on the first day of each quarter without deduction, set-off or counterclaim as the Landowner directs. If necessary, the first and last instalments will be apportioned on a daily basis.
- 3.4 The parties agree that:
- (a) Under the Agreement to Lease the Tenant has made a pre-payment of Rent (**Rent Prepayment**) to the Landowner commencing on the first anniversary of the date the Landowner signed the Agreement to Lease, and annually thereafter, indexed in accordance with clause 13.2 of the Agreement to Lease; and
- (b) Commencing on the **Construction Start Date**, the Tenant may deduct one annual Rent Prepayment instalment from each year's Construction Rent or Rent payable to the Landowner under this Lease, until such time as all Rent Prepayments have been deducted.
- (c) For ease of administration, the Tenant will deduct the annual Rent Prepayment instalment in full from the first quarterly Construction Rent or Rent payment each year.
- 3.5 On each anniversary of the date of signing of the Agreement to Lease by the Landowner (**Review Date**), and subject to clause 3.1, the Construction Rent or Rent payable (as the case may be) as and from each Review Date will be the Construction Rent or Rent payable immediately before the relevant Review Date increased by the percentage increase in the Consumer Price Index (All Groups) issued by the Australian Statistician between the date the index was last issued prior to the Review Date and the date which is one year earlier than that date.
- 3.6 Notwithstanding the termination of this Lease for whatever reason, the Tenant's obligation to pay the Rent shall only cease once the obligations in Clause 12.2(a) have been completed to the Landowner's satisfaction acting reasonably.
- 3.7 In the event that the Accessways require the permanent use of land which is currently used for farming purposes, the Tenant will make an additional Rent payment to the Landowner in accordance with Schedule A Item 7(ii).

#### 4. COSTS AND CHARGES

- 4.1 The Tenant must pay directly to the assessing authority all charges for electricity, gas, water or other public utility charge which may be charged in respect of the consumption of those utilities in or about the Site by the due date for the payment of those charges.
- 4.2 The Tenant must, if required by the Landowner, or by an authority supplying a service, permit and pay the cost of installation of meters to measure the service supplied to the Site.
- 4.3 If required by the Landowner, any cables, wires, pipes or other equipment (**'Equipment'**) required to supply electricity to, from or within the Site must be laid underground at the Tenant's cost. However upon expiry or termination of this Lease, the Tenant shall have no obligation to remove the Equipment.
- 4.4 The Tenant must throughout the Term promptly pay to the Landowner additional Rates or any increases in Rates which may at any time become payable as a result of the WTGs being situated on the Site provided that the Landowner must first provide the Tenant with reasonable evidence that the additional Rates or increases in Rates are attributable to the WTGs being situated on the Site.

#### 5. GST

##### 5.1 In this Clause 5:

- (a) **"GST Act"** means the *A New Tax System (Goods and Services Tax) Act 1999*; and
- (b) **"GST Law"** has the meaning given in the GST Act; and
- (c) words in bold italics have the meanings given in the *GST Law*.

##### 5.2 The Rent and other amounts payable or to be provided by the Tenant under this Lease for any **taxable supply** represents the *value* of the **taxable supply**.

##### 5.3 If the Landowner makes a **taxable supply** to the Tenant under this Lease the Tenant must, in addition to paying or providing the amount which represents its *value*, pay to the Landowner at the same time as paying or providing the amount an additional amount equal to the amount of any *GST* payable by the Landowner in respect of the **taxable supply**.

##### 5.4 Where the Tenant is required to pay or reimburse the Landowner for the amount paid or payable by the Landowner for **taxable supplies** acquired by the Landowner for which the Landowner is entitled to claim an *input tax credit*, the amount required to be paid or reimbursed by the Tenant is the *value* of the acquisition by the Landowner, plus, if:

- (a) the Landowner's recovery of payment or reimbursement from the Tenant; or
- (b) the supply by the Landowner to the Tenant of the thing acquired by the Landowner for which the payment or reimbursement is to be made by the Tenant,

(or both) is a **taxable supply**, any amount of *GST* payable by the Landowner in respect of that **taxable supply**.

## 6. INSURANCE

### 6.1 Policies

The Tenant must maintain policies for the Site in relation to public risk for any single accident or event for the amount specified in Item 8 of Schedule A. The policy must indemnify the Landowner and the Tenant against claims arising from the use or occupation of the Site by the Tenant, its employees, agents, invitees, licensees and contractors or any act, omission or default by the Tenant, its employees, agents, invitees, licensees and contractors.

### 6.2 Tenant's Insurance

The Tenant must ensure that any policy of insurance effected or required to be effected by the Tenant under this Clause 6:

- (a) is for an amount and covers risks and contains conditions which are acceptable to the Landowner;
- (b) has no exclusions, endorsements or alterations unless first approved by the Landowner; and
- (c) names the Landowner on the policy as an interested party for insurance purposes.

### 6.3 Payment and Production of Insurance Policies

The Tenant will promptly pay all premiums and other money payable in respect of its insurances. If requested by the Landowner, the Tenant must produce copies of policies of insurance which the Tenant is required to effect under this Clause 6 and the receipt for the latest premium payable.

### 6.4 Effect on the Landowner's Insurance

- (a) Without the Landowner's prior consent, the Tenant will not do or omit to do anything to or upon the Site or the Land which may:
  - (i) increase the rate of any insurance on the Site, the Land or any property on them;
  - (ii) vitiate or render void or voidable any insurance on the Site, the Land or any property on the Site; or
  - (iii) conflict with any law, the requirements of the Landowner's insurer relating to fire, fire safety or fire prevention or any insurance policy in respect of the Site, the Land or any property on them.
- (b) The Tenant must pay to the Landowner all extra insurance costs on the Site and the Land on account of the extra risk caused by the Tenant's use or occupation of the Site.
  - (a) The Landowner's acceptance of any extra insurance costs will not constitute a waiver of any breach of this Clause 6.4 by the Tenant.

### 6.5 Usual Insurance Policy

Notwithstanding anything contained in this Clause 6 or the Lease, the Landowner agrees that it must not withhold its consent to any insurer or insurance policy taken out by the Tenant which is commercially usual for wind farm projects undertaken in Australia.

## **7. INDEMNITY AND RELEASE**

### **7.1 Indemnities**

The Tenant indemnifies the Landowner against any liability for loss, damage, injury or death caused by or arising directly or indirectly from:

- (a) any act or omission on the part of the Tenant or any clerk, servant, licensee, invitee, workman, sub-contractor, employee, client, agent, customer or visitor of the Tenant; or
- (b) the Tenant's use or occupation of the Site; or
- (c) the services to or originating from the Site.

### **7.2 Release**

- (a) The Tenant occupies and uses the Site at the Tenant's risk.
- (b) The Tenant releases the Landowner from any liability for loss, damage, injury or death occurring in the Site or on the Land or arising from any of the circumstances set out in Clause 7.1, except to the extent that it is caused by negligence or willful omission on the part of the Landowner.

### **7.3 Landowner's Release**

To the extent permitted by law, the Landowner releases the Tenant from any liability for loss, damage or injury occurring in the Site or on the Land arising from the Tenant's breach of the *Environment Protection Act 1970 (Vic)* as amended due to noise emitted from the WTGs.

## **8. USE**

The Tenant must use the Site only for the Permitted Use.

## **9. TENANT'S OBLIGATIONS**

9.1 The Tenant must at its expense punctually comply with and observe all laws and the requirements of any authority in connection with the Site and the use and occupation of the Site (including obtaining all permits), including planning permit conditions.

9.2 Prior to the Construction Start Date, the Tenant must consult with the Landowner to finalise the proposed drainage works to be installed on the Site.

9.3 Within 90 days of the commencement of operations of the wind farm, the Tenant must consult with the Landowner regarding the effectiveness and suitability of the drainage works and provide the Landowner with:

- (a) a report identifying any erosion damage to the Land resulting specifically from the presence of the wind farm, and

- (b) a proposal for the rectification of the damage to the satisfaction of the Landowner to be completed at the Tenant's cost within 90 days of the parties reaching agreement.
- 9.4 Within 90 days of the completion of 12 months of wind farm operations, the Tenant must once again consult with the Landowner regarding the effectiveness and suitability of the drainage works and provide the Landowner with a further:
- (a) report identifying any erosion damage to the Land resulting specifically from the presence of the wind farm, and
  - (b) proposal for the rectification of the damage to the satisfaction of the Landowner to be completed at the Tenant's cost within 90 days of the parties reaching agreement.
- 9.5 Prior to the Construction Start Date, the Tenant must at its own expense and to the reasonable satisfaction of the Landowner:
- (a) install regular cattle grids at each external entry point to the Land as well as any internal fence crossings associated with the Permitted Use, and
  - (b) if and when required, create additional entrances to and within the Land to facilitate the passage of large/heavy equipment, provided that procedures are agreed with the Landowner to prevent the escape of livestock, and such entrances are closed off when no longer required.
- 9.6 In consultation with the landowner acting reasonably active construction areas will be fenced with temporary fencing to protect farm livestock. The fencing will be removed as soon as reasonably practical and safe.
- 9.7 In the event that the construction and ongoing operation of the WTGs on the Site will materially impact the proper and safe use of the existing aircraft landing strip on the Land, the Tenant will prior to the completion of construction, and at its own expense, construct a new landing strip to an equivalent standard at a location to be agreed with the Landowner.
- 9.8 The Tenant must keep the Site and any property erected or installed on or in the Site clean and in good repair.
- 9.9 When accessing the Site, the Tenant must ensure that the gates accessing the Land are shut when not being used.
- 9.10 In the event that the operation of the wind farm results in damage to marketable crops or the escape of livestock from secured retaining areas on the Site, the Tenant will compensate the Landowner:
- (a) for the market value of the damaged crops as agreed between the parties acting reasonably, and
  - (b) for the cost of mustering the livestock calculated at the rate of \$100 per hour.
- 9.11 In regards to the construction of the wind farm, The Tenant:

- (a) acknowledges that it has been advised by the Landowner that Land exhibits duplex soil characteristics such that the subsoil can become saturated and unstable during wet weather periods, making it unsuitable for the use of heavy machinery.
- (b) will, having regard to clause 9.11(a), take all reasonable measures to ensure that significant earth works (such as excavation) are only carried out between 1 December and 31 May.
- (c) will use its reasonable endeavours to retain excavated topsoil within the Site and reinstate it as far as reasonably possible following completion of construction.
- (d) agrees that prior to carrying out any significant earth works, the Tenant will consult with the Landowner in good faith before planning or undertaking such works.

9.12 No later than the commencement of wind farm construction the Tenant will work with the local community to establish a community benefits scheme to provide financial support for local community initiatives. The wind farm will provide funding of not less than \$200,000 annually, indexed to CPI, commencing at the start of construction of the wind farm.

## 10. ASSIGNMENT

### 10.1 Assignment

The Tenant may assign this Lease at any time upon written notice to the Landowner provided that:

- (a) the Tenant is not in default under this Lease of which the Landowner has given the Tenant written notice other than a default which has been waived by the Landowner;
- (b) the Tenant proves to the Landowner's reasonable satisfaction that the incoming tenant is a respectable, responsible and solvent person;
- (c) the Tenant obtains, at its expense, from the incoming tenant an executed deed, in a form reasonably required by the Landowner, requiring the incoming tenant to perform and observe the Tenant's obligations under this Lease;
- (d) the Tenant pays the Landowner's reasonable costs (not exceeding \$1000) of giving its consent, whether or not the proposed assignment proceeds to completion;
- (e) the incoming tenant pays or gives to the Landowner additional security for the observance and performance of the Tenant's obligations as is appropriate and reasonable having regard to the security provided under this Lease and the terms and conditions of this Lease.

### 10.2 Change in Ownership of Shares in Company

- (a) If the Tenant is a company, any change in the persons who beneficially own or control a majority of the company's voting shares at the date of this Lease will constitute an assignment of this Lease.
- (b) Clause 10.2(a) will not apply if the Tenant is a corporation whose voting shares are listed on an Australian stock exchange or if at least 80% of its voting shares are owned by another company whose voting shares are so listed.

## **11. LANDOWNER'S COVENANTS**

### **11.1 Quiet Enjoyment**

While the Tenant complies with its obligations under this Lease it may occupy the Site during the Term without interference from the Landowner.

### **11.2 Positive Obligation**

The Landowner must do all things reasonably necessary to enable the Tenant to undertake the Permitted Use and in particular must allow the Tenant to enter the Site to maintain, repair, service, view or for any other lawful purpose relating to the WTGs, Electrical Plant, and Equipment at any reasonable time.

### **11.3 No Warranty as to Use**

The Landowner does not warrant that the Site is suitable for the Permitted Use.

### **11.4 No Obstruction**

(a) The Landowner must not, or permit any other person on the Land other than the Tenant, to obstruct or interfere in any way with the flow of wind to any WTGs erected by the Tenant on the Site or erect any device to convert wind energy and without prejudice to the generality of the foregoing must not plant (or allow to be planted) on the Land any tree or erect (or allow to be erected) any buildings or other structure of any kind exceeding 5 metres in height within a distance of 500 metres from any WTG.

(b) Notwithstanding clause 11.4(a), the Tenant permits the Landowner to remove from time to time small amounts of sand, gravel or granite from the Site for private sale or use on the Land, provided that such removal does not impact the Tenant's ability to traverse the Accessways with normal vehicles; does not affect the integrity of gravelled areas immediately around the Tenant's Fittings; and does not prevent the Tenant carrying out routine maintenance on the Tenant's Fittings.

### **11.5 Exclusivity**

The Landowner must not install or permit any person, other than the Tenant, to install any wind monitoring or measuring equipment or commercial wind generated electricity plant on the Land other than domestic scaled wind generated electricity plant for the production of energy for personal use.

### **11.6 Dealings with Land**

If at any time during the Term the Landowner sells or otherwise disposes of the interest or creates any interest (other than any legal charge) whether leasehold or otherwise in respect of the Land or any part thereof to or in favour of a third party ("the Purchaser") the Landowner must procure (at the Landowner's cost) that:

- (a) the disposal is made expressly subject to the rights granted in this Lease; and
- (b) the Purchaser shall enter into a deed with the Tenant in such form as the Tenant reasonably requires whereby the Purchaser shall covenant with the Tenant to comply with all the obligations of the Landowner contained in this Lease insofar as

the same are still subsisting and to permit the Tenant to exercise the rights granted to it insofar as they relate to the Site or the Land and the Landowner shall procure that the said deed duly executed by the Purchaser shall be delivered to the Tenant on or before the completion of the sale or any other dealing.

## **12. EXPIRY OR TERMINATION**

### **12.1 Tenant to Vacate**

The Tenant must vacate the Site on the Expiry Date or the earlier termination of this Lease leaving it in the condition required by this Lease.

### **12.2 Removal of Tenant's Property**

- (a) The Tenant must remove the Tenant's Fittings from the Site within a reasonable time after the Expiry Date or the earlier termination of this Lease and make good any damage caused to the Site or the Land by the removal.
- (b) The Landowner may treat the Tenant as having abandoned any property which the Tenant has not removed from the Site as required by Clause 12.2(a) within six months of the Expiry Date or earlier termination and the Landowner may remove that property from the Site and deal with it in any way the Landowner thinks fit. The expense of any such removal by the Landowner is at the cost of and for the account of the Tenant.
- (c) Notwithstanding Clause 12.2(a), the Landowner acknowledges and agrees that the Tenant is not obliged to remove all concrete from the Site (unless required by law) but that the Tenant must cover the concrete as reasonably required by the Landowner.

## **13. HOLDING OVER**

If the Tenant continues to occupy the Site after the Expiry Date with the Landowner's approval, it does so as licensee under licence and not as the Tenant. The licence may be terminated by either party on one month's notice in writing given by either the Landowner or Tenant. The licence will be, where applicable, on the same terms and conditions on the part of the Tenant to be performed and observed as are contained in this Lease.

## **14. ABANDONMENT OF SITE**

The parties agree that if the Tenant vacates the Site during the Term:

- (a) in the absence of a written agreement by the Landowner to accept the surrender of the Tenant's interest under this Lease or a formal notice of forfeiture or re-entry this Lease will be deemed to continue in full force and effect until the date as from which a new Tenant actually commences to occupy the Site; and
- (b) any entry by the Landowner into the Site in the meantime will be deemed an entry by the leave and licence of the Tenant.

**15. DEFAULT****15.1 Landowner's Right to Terminate****(a) If the Tenant:**

- (i) repudiates its obligations under this Lease; or
- (ii) does not pay within a reasonable period of the due date any money payable under this Lease even if a demand for payment has not been made; or
- (iii) does not comply with any other material obligation under this Lease; or
- (iv) is wound up (or if an order is made or resolution effectively passed for the winding up of the Tenant) except for the purpose of reconstruction or amalgamation; or
- (v) goes into liquidation; or
- (vi) makes an assignment for the benefit of or enters into an arrangement or composition with its creditor; or
- (vii) is unable to pay its debts within the meaning of the Corporations Act; or
- (viii) is placed under official management; or
- (ix) is subject to a Receiver or Receiver and Manager being appointed in respect of the Tenant or any of its assets; or
- (x) has execution (or other legal process) served against it or against its interest in this Lease and is not satisfied within 90 days; or
- (xi) becomes a bankrupt or has a petition presented against him for a Sequestration Order or takes advantage of the provisions of Part X of the Bankruptcy Act 1966 or otherwise brings his estate within the operation of any law relating to bankrupts; or
- (xii) has a trustee appointed or a trustee takes possession of any property of the Tenant; or
- (xiii) becomes subject to an encumbrancer or mortgagee which takes possession of any of the property of the Tenant; or
- (xiv) has any insurance policy in relation to the Site cancelled unilaterally by the insurer and not immediately replaced by a similar policy with an insurer approved by the Landowner, which approval will not be unreasonably withheld

the Landowner may, after service of any notice required by law:

- (i) end this Lease by re-entering the Site; or
- (ii) end this Lease by notice to the Tenant,

without prejudice to any action or other remedy which the Landowner has or might otherwise have for arrears of rent (calculated to the date of the Landowner taking possession of the Site) or breach of covenant or for damages as a result of any such event.

- (b) For breach of any covenant or condition to which Section 146(1) of the *Property Law Act 1958* (as amended) applies, 14 days after service of a notice under that section is fixed as the time within which the Tenant must:
- (i) remedy the breach, if it is capable of remedy; and
  - (ii) make reasonable compensation in money to the Landowner's satisfaction for the breach.
- (c) (i) Notwithstanding anything contained in this Clause 15, the Landowner acknowledges and agrees that the Tenant may need to procure finance to construct the WTGs on the Site and that as a result the Tenant may need to, *inter alia*, mortgage this Lease as security for that finance.
- (ii) As a consequence of mortgaging this Lease, the Landowner agrees that it will consent to the mortgage of Lease and to any reasonable terms and conditions which any financier imposes by way of a consent to mortgage of Lease or other required document including without limitation;
- (A) permitting the financier to enter upon the Site to exercise its powers under its mortgage or charge;
  - (B) giving the financier at least 21 days notice before exercising any of the Landowner's following powers:
    - terminating the Lease;
    - taking possession of the whole or any part of the Site;
    - seeking to vary the Lease in any manner whatsoever;
  - (C) immediately forwarding to the financier any notice sent to the Tenant under this Lease;
  - (D) ensuring that any transferee or mortgagee of the whole or any part of the Landowner's interest in the Lease or the Site covenants with the financier;
  - (E) permitting the financier to lodge a caveat in respect of its interest in the Site pursuant to its mortgage or other security documentation.
- (iii) The Landowner shall be entitled to seek reasonable conditions upon consenting to a mortgage of this Lease including a condition which provides that the Tenant's financier can only exercise its rights to continue to operate the WTGs whilst continuing to pay the Rent and otherwise complying with the Tenant's obligations under this Lease.

## 15.2 Damages for Breach

### (a) *Repudiation*

- (i) If the Tenant's conduct constitutes breach of an essential provision of this Lease and the Landowner elects to treat that breach as repudiation or the conduct otherwise constitutes repudiation, the Tenant will compensate the Landowner for all loss or damage suffered by reason of or arising from the repudiation.
- (ii) The following covenants are deemed to be essential:
  - (A) to pay Rent (Clause 3);
  - (B) to use the Site for the use stated in Item 9 in Schedule A;
  - (C) to insure (Clause 6);
  - (D) to comply with laws and requirements (Clause 9.1).

### (b) *Damages for Repudiation*

Any loss or damage for the unexpired residue of the Term suffered by the Landowner as a result of the Tenant's repudiation may be recovered as damages at any time.

### (c) *Landowner's Entitlement to Damages*

The Landowner's entitlement to recover damages from the Tenant or any other person will not be limited or affected by any of the following:

- (i) if the Landowner elects to re-enter the Site or terminate this Lease;
- (ii) if the Landowner accepts the Tenant's repudiation; or
- (iii) if the parties' conduct (or that of any of their servants or agents) constitutes or may constitute a surrender by operation of law.

## 15.3 Tenant's Right to Terminate

If the Site or the WTGs are rendered wholly unfit for the Permitted Use by any cause for which the Tenant is not directly or indirectly responsible, including but not limited to fire, explosion, flood, storm, tempest, lightning, earthquake, other act of God, riot, civil commotion, vehicles or aircraft, articles dropped therefrom or other inevitable accident, then the Tenant may at any time terminate this Lease by written notice to the Landowner and in that event neither party shall have any continuing liability to the other.

## 16. NOTICES

Any notice to be given under this Lease may be served on:

- (b) the Landowner by delivering it to the Landowner, or by sending it through the post by prepaid security post addressed to the Landowner, or by the use of email facilities, to the address stated in this Lease;

- (c) the Tenant by delivering it to the Tenant, or by sending it through the post by prepaid security post addressed to the Tenant, or by the use of email facilities, to the address stated in this Lease; and
- (d) any notice sent by post will be deemed to be given at the time when it ought to be delivered in the due course of post; and
- (e) any notice sent by email will be deemed to be given if no notification of delivery failure is received by the sender within 24 hours.

## 17. FURTHER TERMS

17.1 Subject to Clause 17.2, Item 10 of Schedule A provides for this Lease to be renewed for further terms ("**Further Terms**") at the request of the Tenant.

17.2 The Landowner must renew this Lease for each of the Further Terms if:

- (a) there is no unremedied breach of this Lease by the Tenant for which the Landowner has given the Tenant written notice; and
- (b) the Tenant has requested the renewal in writing not more than 6 months nor less than 3 months before the Expiry Date.

17.3 The renewed Lease for the Further Terms:

- (a) starts on the day after this Lease ends; and
- (b) must contain the same terms as this Lease but for Item 10 of Schedule A which must specify one less Further Term. Clause 1.1 and Schedule A will be deemed to be varied as necessary by updating the references to the Term, Commencement Date and Expiry Date with references that are applicable and relevant having regard to the new Term, but not including any provision for renewal for the Further Terms if there are no Further Terms.

## 18. TENANT'S RIGHT TO LODGE CAVEAT

The Landowner acknowledges and agrees that the Tenant may lodge and maintain a caveat over the Land in respect of its interest in the Site pursuant to this Lease.

## 19. MISCELLANEOUS

### 19.1 Waiver

- (a) A right under this Lease may not be waived or varied except in writing signed by the party having the benefit of the right.
- (b) If the Landowner:
  - (i) accepts rent or other money under this Lease; or
  - (ii) does not exercise or delays exercising any rights under this Lease; or
  - (iii) gives any concession to the Tenant; or

(iv) attempts to mitigate its loss,

it is not to be taken to be a waiver of any breach or of the Landowner's rights under this Lease. An attempt by the Landowner to mitigate its loss is not to be taken to be a surrender of this Lease.

**19.2 Registration**

The Tenant may register this Lease on the title to the Land and the Landowner will do all things reasonably necessary to enable such registration.

**19.3 Interest on Overdue Money**

The Tenant must pay on demand interest on any rent or other amounts payable by the Tenant but which are unpaid after the due date for payment at the rate of 2% above the rate from time to time fixed under Section 2 of the *Penalty Interest Rates Act 1983* as amended from time to time.

**19.4 Whole Agreement**

The parties agree that no information, representation or warranty given or made prior to the execution of the Agreement to Lease and this Lease has been or will be relied upon and that any prior agreement is rescinded. In the event of any conflict between the provisions of the Agreement to Lease and this Lease, the provisions of this Lease shall prevail.

**19.5 Prior Representations**

The Tenant acknowledges that no promise representation warranty or undertaking has been given by or on behalf of the Landowner in respect of the potential financial return to be derived by the Tenant from the lease of the Site or the suitability of the Site for any trade, business, profession or occupation to be carried on from the Site.

**EXECUTED** as a deed.

**EXECUTED** by **Pittong Pastoral Company Pty Ltd** ACN 004 916 527 in accordance with S127 of the Corporations Act 2001 (Cth):

\_\_\_\_\_  
Signature of Director

\_\_\_\_\_  
Signature or Director/Secretary

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

Date Signed: \_\_\_\_\_

**EXECUTED** by **MHWF Nominees Pty Ltd** ACN 662 066 042 as **The Trustee for MHWF Trust** ABN 70 397 484 236 in accordance with S127 of the Corporations Act 2001 (Cth):

\_\_\_\_\_  
Signature of Director

\_\_\_\_\_  
Signature or Director/Secretary

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

## SCHEDULE A

<b>Item 1</b>	<b>SITE:</b>	As shown on the Site Plan at Annexure A
<b>Item 2</b>	<b>LANDOWNER:</b>	<b>PITONG PASTORAL COMPANY PTY LTD</b> ACN 004 916 527 3089 Gleneig Highway, LINTON VIC 3360 Email: www.wpcfarming.com.au
<b>Item 3</b>	<b>TENANT:</b>	<b>MHWF NOMINEES PTY LTD ACN 662 066 042 as The Trustee for MHWF Trust ABN 70 397 484 236 of 171 – 173 Mounts Bay Road, Perth, WA 6000</b> Email: company.secretary@squadronenergy.com
<b>Item 4</b>	<b>TERM:</b>	<b>10 years</b>
<b>Item 5</b>	<b>COMMENCEMENT DATE:</b>	
<b>Item 6</b>	<b>EXPIRY DATE:</b>	
<b>Item 7</b>	<b>RENT:</b>	Subject to clauses 3.4 and 3.5:  (i) \$200,000 per annum or \$5,000 per Megawatt of installed nameplate generating capacity per annum, whichever is the greater.  (ii) \$1,000 per kilometre per annum for agreed areas of the Land required for Accessways.
<b>Item 8</b>	<b>PUBLIC LIABILITY INSURANCE:</b>	\$20,000,000
<b>Item 9</b>	<b>PERMITTED USE:</b>	Electricity generation from wind including without limitation the erection, construction, inspection, repair, maintenance, renewal, removal, replacement and operation of WTGs, permanent foundations, cables, Equipment, Electrical Plant, switchgear, buildings and other Site improvements, hard standings, Accessways, and all ancillary works or any other lawful ancillary purpose associated with the WTGs
<b>Item 10</b>	<b>FURTHER TERMS:</b>	Four further terms of 10 years each

**ANNEXURE A**

**Site Plan**

**ANNEXURE 2**

**Mining Lease**

DATED: 1ST JANUARY, 1993

KEVIN LAWRENCE KNIGHT

ALICE ISOBEL KNIGHT

PITTONG PASTORAL COMPANY

WILLIAM KNIGHT ESTATE

GEORGE HENRY KNIGHT ESTATE

- and -

ECC INTERNATIONAL PTY LTD

LEASE  
AGREEMENT

THIS LEASE made this FIRST day of JANUARY, 1993 BETWEEN KEVIN LAWRENCE KNIGHT, GRAZIER, ALICE ISOBEL KNIGHT, WILLIAM KNIGHT ESTATE, GEORGE HENRY KNIGHT ESTATE and the PITTONG PASTORAL COMPANY of SKIPTON ROAD, LINTON in the State of Victoria (herewith called "the Lessors" which expression where the context so admits includes the Lessors and their executors administrators successors and assigns the reversioners for the time being expectant on the term hereby created) of the one part and ECC INTERNATIONAL PROPRIETARY LIMITED a Company incorporated in the State of Victoria the registered office of which is situated at PITTONG in the said state (hereinafter called "the Lessee" which expression where the context so admits shall include the Lessee and its successors and assigns) of the other part.

WHEREAS

- A. The Lessors are the proprietors free from encumbrances of ALL THOSE pieces of land in the PARISH OF ARGYLE COUNTY OF GRENVILLE being those allotments listed in Appendix A.
- B. Deposits of kaolin clay ore have been discovered in on and under the Property and the Lessee desires to work the same.

NOW THIS LEASE WITNESSES and it is hereby agreed and declared as follows:-

LEASE

1. The Lessors as beneficial owners HEREBY LEASES the Lessee/ all deposits (hereinafter called "the Deposits") of kaolin clay ore in on or under such part of the Property of which the Lessors are proprietors as foresaid for the term commencing on the 1st day of January, 1993 and expiring on the Thirty First (31st) day of December, 2018 (hereinafter called "the Term").

LESSEE'S RIGHTS

2. For the purpose of this Lease the Lessee shall have the following rights -

TO ENTER AND SEARCH

- (a) To enter the Property and thereon to prospect investigate and explore and to evaluate the Deposits.

TO EXTRACT

- (b) To exploit and extract (whether by open cut workings or otherwise) the Deposits and to carry away and dispose of the same for the absolute benefit of the Lessee, and
- (c) For any purposes specified in paragraphs (a) and (b) of this Clause:-

PLANT AND BUILDINGS

- (i) to bring erect and construct on the Property buildings plant equipment and materials,

ROADS, etc.

- (ii) to make roads, tramways and inclines on over or under the Property,

TO TAKE POSSESSION

- (iii) To take exclusive possession of such portions of the Property as the Lessee by notice selects and requires as hereinafter provided in Clause 3 of this Lease and to dismantle and remove building fences and other improvements of the Lessor.

TAILINGS

- (v) To deposit and leave on the property any ore minerals sand rock mullock tailings earth spoil or waste PROVIDED THAT such deposits and leavings shall be made only within the working area selected by the Lessee pursuant to Clause 3 of this Lease and within which such ore minerals sand rock mullock tailings earth spoil or waste was dug or obtained.

STORAGE

- (vi) To store dry stack and keep kaolin clay ore and other minerals on the Property, and

INCIDENTAL POWERS

- (vii) To do on the Property all such other acts and things as are in the opinion of the Lessee incidental or conducive to the said purposes.
- (d) To exercise the rights obtained in Sub-clause (c) (i), (ii), (iii), (iv), (vi) and (vii) for the purpose of extracting deposits of kaolin on land adjacent to or in the vicinity of the property.

WORKING AREAS

3. The Lessee shall confine the exercise of its rights under Sub-Clauses (b) and (c) (i), (iv), (v) and (vi) of clause 2 of this Lease as follows :-
- (a) initially such area or areas of the Property selected by the Lessee not exceed in the aggregate two hundred acres of which the Lessee has given one month's prior notice in writing to the Lessor of the Lessee's intention to exercise such rights in respect of such area or areas, and

- (b) when in the opinion of the Lessee the total of the commercial deposits of kaolin ore in the said area or areas are half worked out to such further area or areas of the Property selected by the Lessee not exceeding two hundred acres of which the Lessee has given to the Lessor at least one month's prior notice in writing (and in the case of land under crop of a sufficient period to enable such crop to be harvested) of the Lessee's intention to exercise such rights in respect of such further area or areas, and
- (c) thereafter when in the opinion of the Lessee the commercial deposits of kaolin clay ore are in the area or areas the subject of the last but one preceding notice given pursuant to this Clause are totally worked out and the commercial deposits of kaolin clay ore in the area or areas the subject of the last preceding notice given pursuant to this Clause are half worked out - to such further area or areas of the Property selected by the Lessee not exceeding two hundred acres of which the Lessee has given to the Lessor at least one month's prior notice in writing (and in the case of land under crop of a sufficient period to enable such crop to be harvested) of the Lessee's intention to exercise such rights in respect of such area or areas.

ROYALTY

4.

- (a) The Lessee should pay to the Lessor a royalty (hereinafter called "the Royalty") of 104.58 Cents or such other amount as is determined in the manner hereinafter provided per Banked Cubic Metre (BCM) of kaolin ore extracted from the Property. The BCM to be calculated by multiplying the number of Loose Cubic Metres (LCM) trucked by factor of 0.6878.

MINIMUM PAYMENT

- (b) If after expiration of twelve months from the date hereof the Royalty payable by the Lessee to the Lessor in respect of kaolin clay ore extracted from the Property during any calendar year in the remainder of the Term does not amount to the sum of \$13,562 the Lessee shall pay to the Lessor in addition to the Royalty so payable the amount by which such Royalty is less than \$13,562 and if no kaolin clay ore is so extracted during such year the sum of \$13,562 PROVIDED THAT the Lessee shall not be obliged to make any payments pursuant to this Sub-clause in respect of any period after the determination of this Lease pursuant to clause 19 herein.

MINIMUM ROYALTY REVIEW

At time intervals set for Escalation, outlined in sub-clause (f), the Minimum Royalty shall be reviewed and may be adjusted according to CPI variations as defined in sub-clause (f) provided both parties agree to the extent of any indicated adjustment. Where the Lessee can demonstrate that an adjustment would have a deleterious effect on the Lessee's business, then the extent of any adjustment to the Minimum Royalty, shall be subject to negotiation between the two parties. Where a satisfactory agreement cannot be reached between the parties the matter may then be referred to the Mining Warden for arbitration.

PAYMENT

- (c) Payment pursuant to the royalty referred to in clause 4 (a) to commence from the FIRST day JANUARY 1993.

VARIATION

- (d) Payment of the royalty to remain at the pre-escalation rate of 39.22 cents per BCM for those stockpiles listed in Appendix B.
- (e) Payment of the royalty referred to in clause 4 (d) to be calculated by multiplying the number of LCM trucked by 0.6878.

ESCALATION

- (f) At any time after the expiration of FIVE years, in the first instance after the date hereof, and thereafter every THREE years, either of the parties may give notice in writing to the other requiring the Royalty to be varied pursuant to this Sub-Clause. Where the royalty has been varied pursuant to this Sub-Clause either of the parties may give notice in writing to the other after the last preceding variation.

Upon the giving of such notice the Royalty then in force shall be increased or decreased by the percentage by which the All Groups Figure for Melbourne of the Consumer Price Index issued by the Commonwealth Government Statistician for the quarter in respect of which such Index was issued last preceding the giving of such notice is respectively greater or less than the said All Groups Figure issued in respect of the quarter current at the date hereof or where the Royalty has been varied pursuant to this Sub-Clause current at the date of such last preceding variation of the said Royalty. Notwithstanding any future change in the computation compilation or composition of the said Index or in the title or designation thereof the said Index as so changed shall continue to be used in determining variations of the Royalty pursuant to this sub-clause. If the said Index is no longer available the amount of such variation shall as nearly as practicable be the amount of the variation that would have been determined pursuant to this Sub-Clause had it been available. If the parties fail to agree upon the amount of a variation to be made as aforesaid the parties shall submit the same to be determined pursuant to the Arbitration Act 1958 or any statutory modification or re-enactment thereof by a Chartered Accountant agreed upon by the parties or in default of agreement nominated by the Chairman for the time being of the

Victorian State Council of the Institute of Chartered Accountants in Australia. Any variation made pursuant to this Clause shall operate as from the date of the giving of the notice requesting the said variation to be made.

ROYALTY PAYABLE QUARTERLY

5. Within thirty days after the last days of the months of March, June, September and December in every year during the Term the Lessee shall deliver to the Lessor a statement in writing of the number of BCM of kaolin clay ore extracted from the property during the quarter ending on such last day and shall pay to the Lessor the Royalty payable in respect of the same.

TOPSOIL

6. Prior to making any excavation on the Property the Lessee shall pare take off and remove the surface soil over the area to be excavated to the depth of 150mm (six inches) and shall deposit and preserve such soil in heaps within the working area selected by the Lessee pursuant to Clause 3 of this Lease within such excavation is to be made.

FENCES

7. The Lessee shall at its own expense fence with a stock proof fence all relevant mining works on the property.

LIVESTOCK MOVEMENT

8. In the event access roads to mining operations sub-divide grazing pastures, provision for Livestock movement will be provided by the Lessee, after consultation and with the agreement of the Lessor. Where provision for livestock movement is made livestock shall be given priority of movement over Lessee operations.

COMPENSATION FOR DAMAGE

9. The Lessee will compensate the Lessor for all damage done and loss caused by the Lessee or arising out of the Lessee's works and operations to any buildings fences improvements stock and crops of the Lessor PROVIDED THAT the Lessee shall not otherwise be liable for damage to or the letting down of the surface of the property.

INSPECTION

10. At all reasonable times and upon giving reasonable notice the Lessor shall be entitled to enter and inspect any of the Lessee's working quarries buildings and plant on the Property.

RECORDS

11. The Lessee shall keep complete records in writing of the quantity in LCM of all kaolin clay ore extracted from the Property and shall at all reasonable times and upon receiving reasonable notice allow the Lessor to inspect such records.

FIRE PREVENTION

12. The Lessee shall during the term take all reasonable steps to prevent fires arising from the Lessee's works and operations on the Property and shall maintain adequate fire fighting equipment for the control of fire in and about such works and operations.

LESSEE TO YIELD UP DEPOSITS AT END OF TERM

13.

- (a) At the end of the Term the Lessee shall deliver up the Deposits (except so far as the same shall have been worked out under this lease) PROVIDED THAT the Lessee may if it so elects before the end of the Term and within a period of six months thereafter remove all buildings plant equipment tramways and other materials and fixtures brought on to or erected on the Property by the Lessee pursuant to this Lease.
- (b) In addition to the above the Lessor shall on the cessation of activities at a particular site ensure that the site is left in a safe and tidy condition.
- (c) Any agreed restoration scheme will be commenced as soon as practicable after operations have ceased.

LESSOR'S COVENANTS

14. The Lessor covenants with the Lessee as follows:-
- (a) That the Lessee paying the Royalty and observing and performing the terms and conditions on its part to be performed and observed contained herein shall peaceably hold and enjoy the Deposits premises liberties rights and powers thereby leased during the Term without any interruption by the Lessor or any person rightfully claiming under or in trust for the Lessor, and
  - (b) Not during the Term to exploit extract or carry away and dispose of any of the Deposits.

RE-ENTRY

15. If the Lessee defaults in the payment of the Royalties hereby reserved or in the performance and observance of any of the terms and conditions on the part of the Lessee to be performed and observed contained herein or and if such defaults or not remedied within 90 days or if the Lessee is wound up or goes into liquidation whether voluntarily or otherwise save for the purposes of reconstruction the Lessor may re-enter and take possession of the Deposits and of those parts of the Property occupied by the Lessee and determine this Lease but without prejudice to any right of action or remedy of the Lessor in respect of any prior default. The period after service of notice pursuant to Section 146 (c) of the Property law Act 1958 or any amendment re-enactment or consolidation thereof is fixed at three calendar months.

SUCCESSORS & ASSIGNS

16. This Lease is made by the parties for and on behalf of their executors administrators successors and assigns and shall bind the same.

ASSIGNMENT

17. The Lessor or the Lessee may assign transfer mortgage charge or otherwise dispose of their respective rights and obligations under this lease.

OPINION TO RENEW

18. If the Lessee not less than one calendar month before the end of the Term give notice in writing to the Lessor that it requires a renewed Lease of the Deposits for a further term of twenty-five years from the end of the Term and the Lessee pays all the Royalty hereby reserved and performs and observes the terms and conditions contained herein on its part to be performed and observed up to the end of the Term the Lessor at the Lessee's expense shall grant to the Lessee a Lease of the Deposits for a further term of twenty-five years from the end of the Term at the same terms and conditions therein contained including this option of renewal but so that there shall not be more than three such renewals or extensions of the Lease.

LESSEE'S RIGHT TO DETERMINE

19. The Lessee may at any time during the Term give to the Lessor not less than twelve months prior written notice of his intention to determine this Lease and upon the expiration of such period of notice after the giving of such notice this Lease and the term shall determine but without prejudice the rights and remedies of either the Lessor or the Lessee against the other in respect of any antecedent claim or breach of covenant.

NOTICES

20. Notices to be given pursuant to this Lease shall be deemed to be duly given if in writing and if delivered personally or if delivered to or posted by prepaid post addressed to the case of the Lessor the usual place of residence or business of the Lessor last known to the Lessee or to the person signing or addressing such notice and in the case of the Lessee its register office or principal place of business. A notice posted as aforesaid shall be deemed to be given when such notice would in the ordinary course of post have been delivered.

INTERPRETATION

21. Marginal notes and headings are inserted in this Lease for convenience only and do not form part thereof, and shall not affect the construction thereof.

IN WITNESS WHEREOF the parties hereto have executed these presents the day and year first hereinbefore written.

SIGNED SEALED AND DELIVERED by

KEVIN LAWRENCE KNIGHT

in the presence of:

*[Handwritten signature]*

) *Kevin Knight*

)

ALICE ISOBEL KNIGHT

in the presence of:

*[Handwritten signature]*

) *Alice Knight*

)

THE EXECUTOR GEORGE HENRY KNIGHT ESTATE

in the presence of:

*[Handwritten signature]*

) *Alice Knight*

) *Kevin Knight*  
EXECUTORS

THE EXECUTOR WILLIAM KNIGHT ESTATE

in the presence of:

*[Handwritten signature]*

) *Kevin Knight*

)

PITONG PASTORAL COMPANY

in the presence of:

*[Handwritten signature]*

) *Alice Knight*

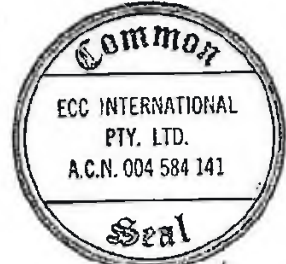
) *Kevin Knight*



THE COMMON SEAL of

ECC INTERNATIONAL PTY LTD

was hereunto affixed by the authority of the Directors



Director

*[Handwritten signature]*

Secretary

*[Handwritten signature]*

Countersigned by

*[Handwritten signature]*

APPENDIX A

This LEASE AGREEMENT refers to ALL those pieces of land in the PARISH of ARGYLE COUNTY of GRENVILLE being:-

- (a) That part of allotment C10 and comprised in Certificate of Title Volume 5869 Folio 751,
- (b) Allotment C9 and comprised in Certificate of Title Volume 4578 Folio 514,
- (c) Allotments C3, C8 being those parts and comprised in Certificate of Title Volume 8730 Folio 866,
- (d) Allotments A1, A4, A6, A7, and those parts of Allotments D, D1, and D3 and comprised in Certificate of Title Volume 8730 Folio 866,
- (e) Allotment C4 and comprised in Certificate of Title Volume 8945 Folio 581,
- (f) Allotment D4 and comprised in Certificate of Title Volume 8926 Folio 512,
- (g) Allotments 77, 78, 78A, 83, 84 and 85 and comprised in Certificate of Title Volume 8945 Folio 581,
- (h) Allotment 3 and comprised in Certificate of Title Volume 974 Folio 789,
- (i) Allotment 4 comprised in Certificate of Title Volume 1221 Folio 035,
- (j) Allotments 13 and 14 and comprised in Certificate of Title Volume 7381 Folio 131,
- (k) Allotments 11, 12 and 29 and comprised in Certificate of Title Volume 8713 Folio 406,
- (l) Allotment 23 and comprised in Certificate of Title Volume 890 Folio 943,
- (m) Allotment 16 and comprised in Certificate of Title Volume 5998 Folio 488,

(all of which pieces of land are hereinafter called "the Property")

APPENDIX B

Mine Stockpile

E 27 88

G 10 90

H 01 91

H 18 91

H 19 91

**ANNEXURE 3**

**Letter of Consent from Mining Lessee**

11 09 2023

K&A Knight  
P O Box 1  
Linton Vic 3360

cc Squadron Energy

Dear Kevin & Alice

**Re: Pittong Pastoral Company Pty Ltd Land**

Following discussions between Suvo Strategic Minerals Limited ("Suvo") and Squadron Energy (Squadron), I am pleased to advise that Suvo has no objections against Pittong Pastoral Company Pty Ltd (Knights') entering into a lease agreement with the wind farm project entity (MHWF Nominees Pty Ltd as The Trustee for MHWF Trust ABN 70 397 484 236 to enable the development of a windfarm on the following properties (areas highlighted in blue and green in Annexure A).

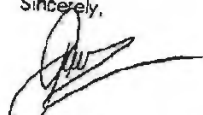
- 4-C/PP2027 (Note: added to allow the corridor to extend slightly northwards)
- 13-C/PP2027
- 3/TP267762
- 4/TP267762
- 5/TP267762
- 20-C/PP2027
- 6/TP26776
- 7/TP267762 (Note: southernmost land parcel omitted from the original letter)
- 21-C/PP2027

This confirmation is subject to Squadron's agreement to allow Suvo to access the areas outlined above, should it wish to access these properties for future mining activities. Any such mining activities will not occur within a 200m radius from each of the proposed turbines or within 50m of any of the access roads on the property.

Suvo requests that Squadron issue design progress reports to Suvo for information purposes. The reality is that the project is in its early development stage and Suvo foresaw future changes to the wind farm and service roads layout. Suvo will likely in the future construct a haul road that will cross one of the wind farm service roads.

We welcome this exciting development to the area and the value that it will create for the region and its communities.

Sincerely,



Hanno Van Der Merwe  
Chief Operating Officer  
[Hanno.vandermewe@suvo.com.au](mailto:Hanno.vandermewe@suvo.com.au)

# Moreton Hill Wind Farm

Pittlong Pastoral Company Pty Ltd. Land Status

## Legend

-  Indicative Wind Turbine Location
-  Access Track
-  Reti-culation
-  250 m Corridor Buffer
-  Land Under Suvo Lease
-  Land NOT Under Suvo Lease

Revision	CES	Scale when printed	A4
Drawn by	DS	Date	25-08-2023
Approved by			



DISCLAIMER: This is a preliminary plan. It is not intended to be used for any legal or financial purposes. The information contained herein is for informational purposes only. The information is not intended to be used for any legal or financial purposes. The information is not intended to be used for any legal or financial purposes.




SPI	VOI or FOL	Suvo Leas Reference
4~C~PP2027	01221/035	(3) Allotment 4 comprised in Certificate of Title Volume 1221 Folio 035
13~C~PP2027	11086/717	(3) Allotments 13 and 14 and comprised in Certificate of Title Volume 736; Folio 131
3~TP267762	05998/488	NA
4~TP2-7762	05998/488	NA
5~TP267762	05998/488	NA
6~TP267762	05998/488	NA
7~TP267762	05998/488	NA
20~C~PP2027	07614/050	NA
21~C~PP2027	07614/050	NA

## **Deed Poll**

**Moreton Hill Wind Farm**

**Agreement to Lease**

By

**MHWF Nominees Pty Ltd**  
ACN 662 066 042  
as The Trustee for MHWF Trust  
ABN 70 397 484 236  
**(Tenant)**

In favour of

**Pittong Pastoral Company Pty Ltd**  
ACN 004 916 527  
**(Landowner)**

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## Deed Poll

This Deed Poll is made on: 16/12/25

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By

Name	<b>MHWF Nominees Pty Ltd (ACN 662 066 042) as The Trustee for MHWF Trust (ABN 70 397 484 236)</b>
Address	Level 12, 55 Market Street, Sydney NSW 2000
Short name	<b>Tenant</b>

In favour of

Name	<b>Pittong Pastoral Company Pty Ltd (ACN 004 916 527)</b>
Address	3089 Glenelg Highway Linton Victoria 3360
Short name	<b>Landowner</b>

---

### Recitals

- A. The Landowner is registered as the proprietor of an estate in fee simple in the Land.
- B. The Landowner and the Tenant are parties to the Agreement.
- C. The Tenant enters into this Deed Poll in favour of the Landowner, in order to provide for annual consideration for the right for the Tenant to conduct the Tenant's Works.

### Operative Provisions

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#### 1. Definitions and interpretation

- (a) In this Deed Poll:

**Agreement** means the Agreement to Lease dated 30 November 2023 entered into between the Landowner as landowner and the Tenant as tenant.

**Works Fee** means an annual payment of \$10,000 excluding GST payable by the Tenant to the Landowner in accordance with clause 3.

- (b) Terms used in this deed that are defined in the Agreement or the Deed have the same meaning in this Deed Poll.

- (c) Clauses 1.2 (Interpretation), 12 (Victorian Law Applies), 13 (Goods and Services Tax) and 17 (General) of the Agreement apply to this deed (unless the contrary intention appears) as if expressly set out in it and as if each reference in those clauses to "this Agreement" was a reference to this deed.

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**2. Effect**

- (a) This Deed Poll takes effect on the date of this Deed Poll.
- (b) In all other respects the terms and conditions of the Agreement remain in full force and effect.

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**3. Payment of Works Fee**

In consideration of the Tenant's right to undertake the Tenant's Works, the Tenant agrees to pay the Landowner, to the Landowner's nominated bank account, the Works Fee within 30 days of the date the Landowner provides the nominated bank details to the Tenant.

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**4. General**

- (a) This Deed Poll is binding on the successors of the Tenant.
- (b) If part or all of any provision of this Deed is illegal or unenforceable then it may be severed from this Deed and the remaining provisions of this Deed will continue in full force and effect.
- (c) This Deed may be executed electronically and a party bind itself accordingly.

**Executed by the Tenant as a Deed Poll**

Executed on behalf of **MHWF NOMINEES PTY LTD (ACN 662 066 042)** as Trustee for **MHWF Trust (ABN 70 397 484 236)** by its duly appointed attorney **Alastair Smith** under power of attorney dated 17 April 2025 registered BK 4839 NO 388 who states that he has no notice of revocation of such appointment, in the presence of:

*Jack Meynink*

Signature of Witness

Jack Meynink

Name of Witness



Alastair Smith  
General Manager – Development  
Squadron Energy  
Attorney

# 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 [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist).

### **Urban living**

#### ***Moving to the inner city?***

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

#### ***Is the property subject to an owners corporation?***

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

### **Growth areas**

#### ***Are you moving to a growth area?***

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

### **Flood and fire risk**

#### ***Does this property experience flooding or bushfire?***

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

### **Rural properties**

#### ***Moving to the country?***

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

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

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

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

### **Soil and groundwater contamination**

#### ***Has previous land use affected the soil or groundwater?***

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

### **Land boundaries**

#### ***Do you know the exact boundary of the property?***

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

### **Planning controls**

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

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

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

#### ***Are there any proposed or granted planning permits?***

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

### **Safety**

#### ***Is the building safe to live in?***

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

### **Building permits**

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

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

#### ***Are any recent building or renovation works covered by insurance?***

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

### **Utilities and essential services**

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

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

### **Buyers' rights**

#### ***Do you know your rights when buying a property?***

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

# Transfer of Licence Form

This form is to formally transfer a licence for the occupation of Crown land.

Following settlement, please submit this completed transfer form (both pages with plan) by post to PO Box 879, Seymour, Victoria, 3660 or emailed to [adminhub@deeca.vic.gov.au](mailto:adminhub@deeca.vic.gov.au), with requirements listed below.

Please review and tick the checklist below, this will assist in the Transfer of Licence being conducted efficiently. *If any details are not included, the transfer paperwork may be returned to you to have sufficient information included.*

Notice of Acquisition, Copy of Title or Copy of Rates notice to identify that the proposed Licensee is now the adjoining landowner to the licensed area.

Part Transfer or  Full Transfer – Please note that in most cases licenses or part of licences can only be transferred to the adjoining landowner.

## Transfer Fee

- A statutory transfer fee of \$67.25 (GST exempt) applies.
- Once the completed transfer form and all required supporting documentation have been received, the application will be assessed.
- If the transfer is approved, a payment notice will be issued to the person who submitted the application. **The transfer will not be registered until the transfer fee has been paid in full and a copy of the payment receipt has been submitted.**

## Details of present licence holder(s)

Please do not change details of pre-filled information this has been populated from the existing licence.

I/We PITTONG PASTORAL CO PTY LTD

Of: C/O K KNIGHT, PO BOX 1, LINTON, Victoria, 3360, Australia

Being the holder(s) of Licence No: 0513797

Granted under the provisions of the Land Act 1958 do hereby agree to transfer said licence.

Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

***If the Licensee is no longer able to sign the form, please provide an explanation in the covering letter with supporting documentation.***

**Particulars of the adjoining freehold land which is now occupied/owned or in the process of purchase by me/us:**

Lot on Plan Number: \_\_\_\_\_

# Transfer of Licence Form

Crown allotment number with parish name (if applicable): \_\_\_\_\_

- **Transfer of this licence should not be used as a condition of sale as the transfer is not an automatic process and will be subject to approval of the land manager. Please advise prospective purchasers of this information.**
- **Please ensure to include Notice of Acquisition, Copy of Title or Copy of Rates notice to identify that you are now the adjoining landowner to the licensed area.**

**This section to be completed by the proposed licence holder(s) – Please print clearly and provide full names.**

I/We \_\_\_\_\_

Of \_\_\_\_\_

Town: \_\_\_\_\_ Postcode: \_\_\_\_\_ State: \_\_\_\_\_

**Postal Address if Different to Above**

Address: \_\_\_\_\_

Town: \_\_\_\_\_ Postcode: \_\_\_\_\_ State: \_\_\_\_\_

do hereby agree to accept the transfer of the said licence to me/us and supply the following information which is true and correct, and acknowledge this licence is issued for the purpose of GRAZING

Signature/s: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

**To ensure the Department meets financial obligation please provide a contact phone number and email**

Preferred Contact phone no.: \_\_\_\_\_

Email: \_\_\_\_\_

## Rental Information

### OFFICE USE ONLY

**Licence No. 0513797 (Water frontage) – Rental of \$88.00 has been paid for the period 01/10/2024 to 30/09/2029.**

The Department of Energy, Environment and Climate Action (DEECA) is committed to protecting your personal information in accordance with the principles of the Privacy and Data Protection Act 2014. Personal information collected will be used for the purpose of issuing and administering your Crown Land Licence and the attendant Crown Land management requirements. DEECA may disclose your information to the local municipality or other relevant government agencies or statutory authorities for this purpose or if required by law. DEECA also uses and discloses the information for the purpose of the resolution of applications for determination of native title and for meeting its obligations under the Native Title Act 1993 (Cth). If you wish to access this information please contact the Manager, Privacy and FOI, PO Box 500, East Melbourne, Vic, 3002

OFFICIAL

