

Vendor Statement

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

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

Land: 42 HANSON STREET CORRYONG Vic 3707

Vendors

Vendor	Signature	Date
Name Corryong Community Education Centre Inc.	Signed by:  01B73571100A4A1...	 23/10/2025

Vendor	Signature	Date
Name		

Purchasers

Purchaser	Signature	Date
Name		

Purchaser	Signature	Date
Name		

Important information

InfoTrack is not liable in any way, including, without limitation, in negligence, for the use to which this document may be put, for any errors or omissions in this document. It is advised you should also check for any subsequent changes in the law.

1. FINANCIAL MATTERS

1.1 Rates, Taxes, Charges or Other Similar Outgoings

Details of any outgoing and any interest on them

- Attached

1.2 Particulars of any Charge (whether registered or not)

Imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

- Not Applicable.

1.3 Terms Of Contract

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

- Not Applicable

1.4 Sale Subject to Mortgage

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

- Not Applicable.

1.5 Land subject to Tax Reform Scheme

Is the land tax reform scheme land within the meaning of the Commercial and Industrial Property Tax Reform Act 2024?

- Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

This section only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits. When it applies, provide details for any policy of insurance in respect of any damage to or destruction of the land.

- Not Applicable

2.2 Owner-Builder

This section only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence. Note: There may be additional legislative obligations in respect of the sale of land on which there is a building on which building work has been carried out.

- Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

- Attached

3.2 Road Access

Is there road access to the property?

- Yes

3.3 Designated Bushfire Prone Area

Is the land in a designated bushfire prone area under section 192A of the Building Act 1993?

- No

3.4 Planning Scheme

- Attached

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

- Not applicable

4.2 Agricultural Chemicals

Are there any 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.

- No

4.3 Compulsory Acquisition

Are there any notices of intention to acquire that have been served under section 6 of the Land Acquisition and Compensation Act 1986?

5. BUILDING PERMITS

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

- Not Applicable

6. OWNERS CORPORATION

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

- Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

7.1 Work-in-Kind Agreement

This section only applies if the land is subject to a work-in-kind agreement.

7.2 GAIC Recording

This section only applies if there is a GAIC recording. Any of the following certificates or notices must be attached if there is a GAIC recording.

8. SERVICES

Selected services marked with an 'X' are NOT connected to the land.

☐ Electricity supply	☒ Gas supply	☐ Water supply	☐ Sewerage	☐ Telephone services
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9. TITLE

Attached are copies of the following documents.

- Registered Title

10. SUBDIVISION

10.1 Unregistered Subdivision

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

10.2 Staged Subdivision

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

10.3 Further Plan of Subdivision

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

11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

12. DUE DILIGENCE CHECKLIST

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

- Consumer Affairs Victoria Due Diligence Checklist

13. ATTACHMENTS

Any certificates, documents and other attachments may be annexed to this section 13. Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections. Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or 1.4 (Sale Subject to Mortgage) applies.

Due Diligence Checklist



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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 08528 FOLIO 645

Security no : 124128990591P
Produced 15/10/2025 08:44 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 062222.
PARENT TITLES :
Volume 08241 Folio 735 to Volume 08241 Folio 736
Created by instrument B893172 01/04/1964

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CORRYONG COMMUNITY EDUCATION CENTRE INC of 39 HANSON ST CORRYONG 3707
X795745F 08/10/2001

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM002739F 01/07/2015
SOCIAL ENTERPRISE FINANCE AUSTRALIA LTD

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

DIAGRAM LOCATION

SEE TP653427F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ585233V	CONVERT A PCT TO AN ECT	Completed	12/09/2025

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

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

Street Address: 42 HANSON STREET CORRYONG VIC 3707

ADMINISTRATIVE NOTICES

NIL

eCT Control 19234R MINTER ELLISON
Effective from 12/09/2025

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP653427F
Number of Pages (excluding this cover sheet)	1
Document Assembled	15/10/2025 08:44

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TITLE PLAN		EDITION 1	TP 653427F
Location of Land Parish: TOWONG Township: Section: Crown Allotment: Crown Portion: Last Plan Reference: LP 62222 Derived From: VOL 8528 FOL 645 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information An Easement of Way appurtenant - to the within land has been - -- created by Instrument F735640- - ENCUMBRANCES REFERRED TO As to the land coloured blue - <u>THE EASEMENTS</u> (if any) existing over the same by virtue of Section 98 of- the Transfer of Land Act -		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 16/10/2000 VERIFIED: AK	
		COLOUR CODE BL = BLUE	
LENGTHS ARE IN FEET & INCHES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets



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Document Identification	LP062222
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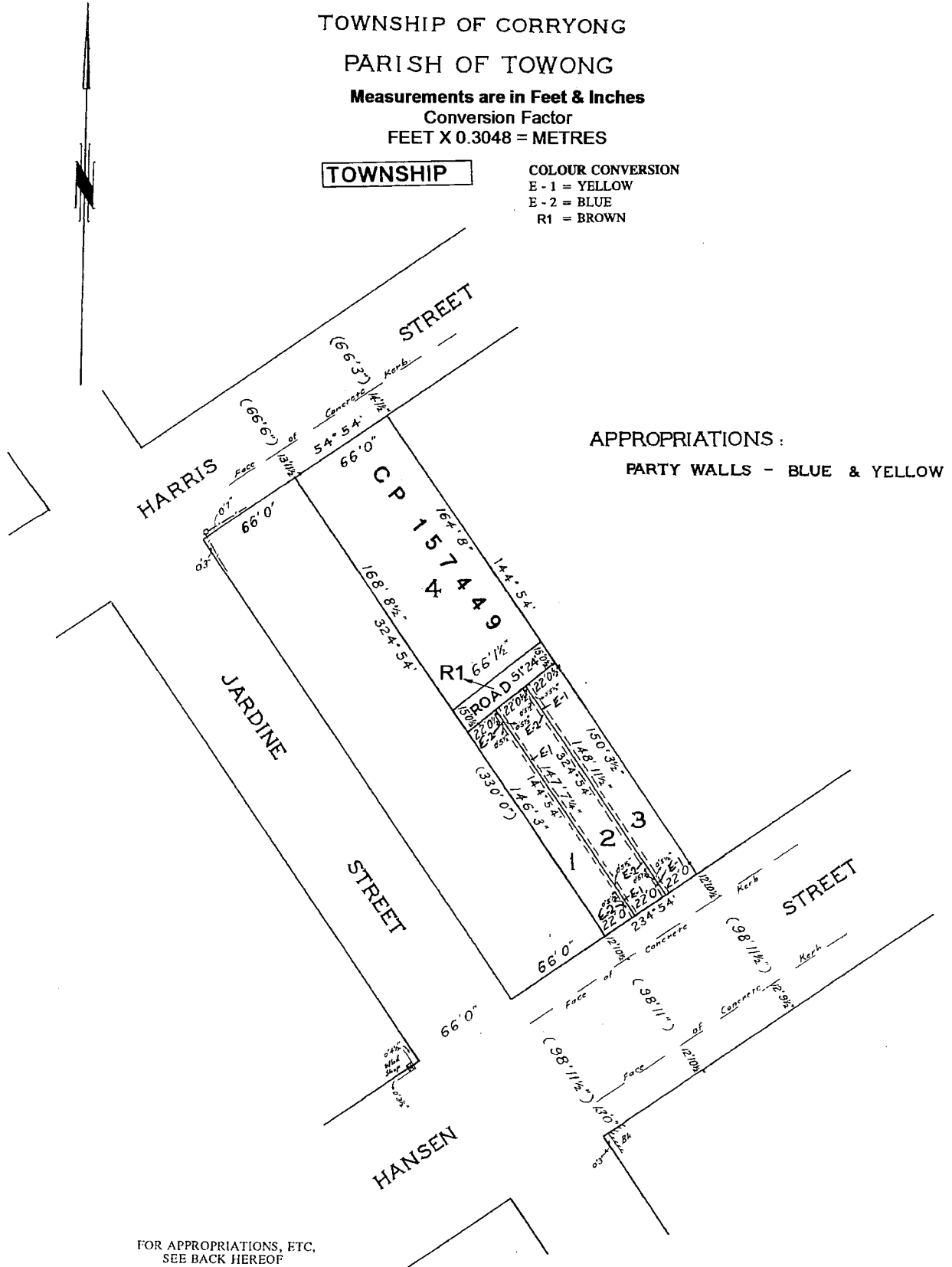
LP62222
EDITION 2
APPROVED 8/11/63

PLAN OF SUBDIVISION OF
CROWN ALLOTMENT 2 SECTION 2
TOWNSHIP OF CORYONG
PARISH OF TOWONG

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

TOWNSHIP

COLOUR CONVERSION
E - 1 = YELLOW
E - 2 = BLUE
R1 = BROWN



[illegible]



Imaged Document Cover Sheet

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		COLOUR CODE BL = BLUE	
LENGTHS ARE IN FEET & INCHES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets

LAND INFORMATION CERTIFICATE

Certificate No: 878

Date: 20 October 2025

APPLICANT'S DETAILS

APPLICANT: Landata
GPO Box 527
Melbourne VIC 3000

Applicant's Ref: 78429926-015-3
Purchaser: N/A
Vendor: Corryong C E C Inc

This certificate provides information regarding Valuation, Rates, Charges, and other monies owing and any orders or notices made under the Local Government Act 1958, the Local Government Act 1989, Local Government Act 2020 or under a local law or by-law of the TOWONG SHIRE COUNCIL and specified flood level if any by the TOWONG SHIRE COUNCIL.

This certificate is not required to include information regarding Planning, Building, Health, Land Fill, Land Slip, other Flooding information or Service Easements. Information regarding these matters may be available from the Council or the relevant Authority. A fee may be charged for such information.

PROPERTY DETAILS

Property Number: 107800

**Owner(s) as per
Rate Book:** Corryong C E C Inc

Property Name:

Property Address: 42 Hanson Street, Corryong

Area (Ha): 0.0304

Description: Lot 1 Lodged Plan 62222 Parish Towong

AVPCC: 220-Office Premises

PROPERTY VALUATIONS

Land Valuation Date: 01/01/2025
Operative Date of Valuation: 01/07/2025
Site Value: \$55,000.00
Capital Improved Value: \$150,000.00
Net Annual value: \$11,740.00



Biller Code: 21485
Ref: 9387085

Statement of Rates and Charges for YEAR ENDING 30 June 2026

RATES AND CHARGES

BALANCE DUE

Balance Brought Forward	\$547.47
General	\$319.50
Municipal Charge	\$347.00
Waste Management	\$104.00
ESVF	\$474.50
Stock Grid Grazing Permit	\$0.00
	\$0.00
	\$0.00
	\$0.00
Payments made against current year property rates	\$0.00
Total:	\$1,810.35

LAND INFORMATION CERTIFICATE No:

878

Page 2

PROPERTY NO: 107800

PLEASE NOTE:

* Verbal confirmation or variations will only be given for a period of 60 days from the date of issue. However, Council will not be held responsible for information provided verbally. For settlement purposes another certificate should be obtained after 60 days.

* 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:

1. There ARE NO notices or orders on the land that have been served by Council under the Local Government Act 1989 or any other Act or Regulation, or under a Local Law of the Council, which have a continuing application at the date of the Certificate, details being (if any)
2. There ARE NO orders relevant to the standards of habitation for this property, details being (if any) :
3. A specified Flood Level HAS NOT been determined pursuant to the Victorian Building Regulations 1994. The specified Flood Level (if any) is :
4. There ARE NO monies owed for works under the Local Government Act 1989.
5. There IS NO potential liability for rates under the Cultural and Recreational Lands Act 1963.
6. There IS NO potential liability for the land to become rateable under Section 173 or 174A of the Local Government Act 1989.
7. There ARE NO outstanding amounts required to be paid, and/or transfers to be made to Council, for recreational purposes under Section 18 of the Subdivision of Land Act 1988 or The Local Government Act 1989.

As at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the TOWONG SHIRE COUNCIL, together with any Notices pursuant to The Local Government Act 2020, Local Laws or any other legislation.



Authorised Officer

INFORMATION STATEMENT

Date Issued: 22 Oct 2025
Your reference: 78429926-024-5
Statement no.: ISN-0000015626

THE COUNTRY LIFE LAW GROUP PTY LTD C/- I...
TWO MELBOURNE QUARTER, LEVEL 13, 697 COL...
DOCKLANDS

Customer Reference

CON-00019187

Amount due

\$663.98

Charge period

16 Aug 2025 to 22 Oct 2025

Property location: 42 HANSON ST, CORRYONG, VIC, AUSTRALIA, 3707
Title details: L1 PS62222
Owner (as per our records): CORRYONG COMMUNITY EDUCATION CENTRE INC
Purchaser: UNKNOWN

Statement of charges from 16 Aug 2025 to 22 Oct 2025:

Previously invoiced to 15 Aug 2025	\$522.65
Charges for the period 16 Aug 2025 to 22 Oct 2025:	
Drinking Water Usage 4.00 kLs @ 2.91c/kLs	\$11.62
Water Service Charge 20mm 68 days @ 0.81c	\$55.26
Sewerage Service Charge 68 days @ 1.10c	\$74.45
TOTAL	\$663.98

How to pay

The corresponding BPAY reference numbers for this property are listed below:

42 Hanson St, CORRYONG, VIC, Australia, 3707

Encumbrance details:

Other information – Sec 158(4) Water Act 1989:

1. Water is available. There is a water main available to which this property can connect. Serviced with water. A service pipe has been installed for this property. Connected to water.
2. Sewerage is available. There is a sewer main available to which this property can connect. Serviced with sewerage. A connection point has been installed for this property. Connected to the sewerage system.
3. A Special Meter Reading is recommended due to inconsistent or insufficient consumption history.
4. A backflow and/or trade waste device may be required if the usage of this site changes.

Additional information:

This statement has been prepared in accordance with Sec 158 Water Act 1989.

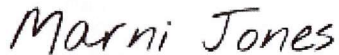
Please contact our office on 1300 361 633 prior to settlement to receive a verbal update on charges. Updates will only be provided within 3 months from the date of this statement. A new application is required for any updates outside this period.

Any plan provided with this Information Statement may contain details that have been sourced from old records, or may contain information provided by other parties to North East Water. North East Water cannot guarantee the accuracy of this plan and the information on it.

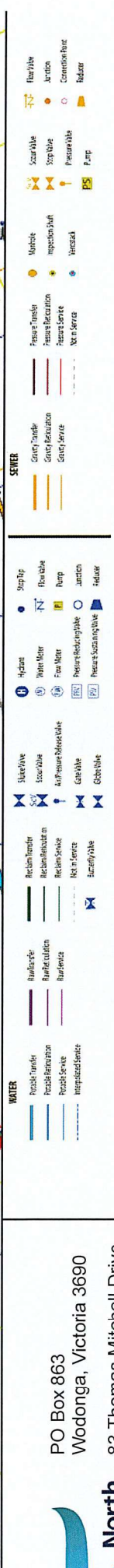
Unless otherwise stated, any consumption charges on this statement are estimations based on historical information. North East Water will take no responsibility for any variances incurred due to estimated consumption charges. Any variance in consumption charges will be transferred to the purchaser in full at settlement.

Authorised Person

Marni Jones



General Manager Customers and Culture



**North
East
Water**

DISCLAIMER
No guarantee is made
regarding location
Water acceptance not

DISCLAIMER
No guarantee is given to the accuracy and location of services provided on this plan. Verification and enquiries regarding locations can be obtained on site by contacting North East Water field staff on 1300 361 622. North East Water accepts no liability for any loss, damage or injury by any person as a result of any inaccuracy in this plan.



NORTH EAST WATER

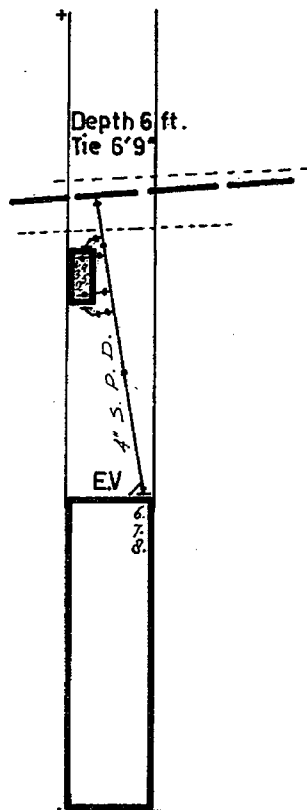
PROPERTY SERVICES

DRAINAGE PLAN NUMBER 1221809511

ADDRESS: 42 HANSEN STREET CORRYONG

North East Region Water Authority does not guarantee and makes no representation or warranty as to the accuracy of this plan. The company accepts no liability for any loss, damage, or injury suffered by any person as a result of any inaccuracy in this plan.
(C) North East Region Water Authority A.B.N. 97 364 605 415

1027-99



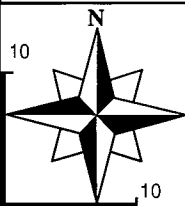
1036-21

Hansen st.

FIXTURES

- 1-2 CLOSETS
- 3 SHOWER
- 4-5 BASINS
- 6 TROUGHS
- 7 WASHING MACHINE
- 8 SPIN DRYER

4" E.V required



Date Issued:	15-10-25	POINT LOCATION DATA	
Last Finalised:	01-Oct-25	TIE	
Scale:	1:500 approx.	E.P.	
Issued To:	Store:	N.S.L.	
		I.L.	
		DIA.	

Property Clearance Certificate

Land Tax



INFOTRACK / THE COUNTRY LIFE LAW GROUP PTY LTD

Your Reference: 25/20764
Certificate No: 93720015
Issue Date: 15 OCT 2025
Enquiries: TVD0

Land Address: 42 HANSON STREET CORRYONG VIC 3707

Land Id	Lot	Plan	Volume	Folio	Tax Payable
25860045	1	62222	8528	645	\$0.00

Vendor: SARA JENKINS & CORRYONG COMMUNITY EDUCATION CENTRE

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
UPPER MURRAY INNOVATION FOUND,	2025	\$53,000	\$0.00	\$0.00

Comments: Property is exempt: LTX charity.

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):	\$134,000
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SITE VALUE (SV):	\$53,000
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CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00
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Notes to Certificate - Land Tax

Certificate No: 93720015

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 = \$500.00

Taxable Value = \$53,000

Calculated as \$500 plus (\$53,000 - \$50,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$1,340.00

Taxable Value = \$134,000

Calculated as \$134,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 93720015

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD



Ref: 93720015

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / THE COUNTRY LIFE LAW GROUP PTY LTD

Your Reference: 25/20764
Certificate No: 93720015
Issue Date: 15 OCT 2025
Enquires: TVD0

Land Address: 42 HANSON STREET CORRYONG VIC 3707

Land Id	Lot	Plan	Volume	Folio	Tax Payable
25860045	1	62222	8528	645	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
220	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.

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE: \$134,000

SITE VALUE: \$53,000

CURRENT CIPT CHARGE: \$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 93720015

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

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

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

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / THE COUNTRY LIFE LAW GROUP PTY LTD

Your Reference: 25/20764
Certificate No: 93720015
Issue Date: 15 OCT 2025

Land Address: 42 HANSON STREET CORRYONG VIC 3707

Lot	Plan	Volume	Folio
1	62222	8528	645

Vendor: SARA JENKINS & CORRYONG COMMUNITY EDUCATION CENTRE

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

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

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:

\$0.00

Notes to Certificate - Windfall Gains Tax

Certificate No: 93720015

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: 93720019

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD



Ref: 93720019

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

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

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

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1189085

APPLICANT'S NAME & ADDRESS

THE COUNTRY LIFE LAW GROUP PTY LTD C/- INFOTRACK
(LEAP) C/- LANDATA
DOCKLANDS

VENDOR

JENKINS, SARA

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

676

This certificate is issued for:

LOT 1 PLAN LP62222 ALSO KNOWN AS 42 HANSON STREET CORRYONG
TOWONG SHIRE

The land is covered by the:

TOWONG PLANNING SCHEME

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

The land:

- is included in a COMMERCIAL 1 ZONE
- and abuts a TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

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

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

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

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

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

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

15 October 2025

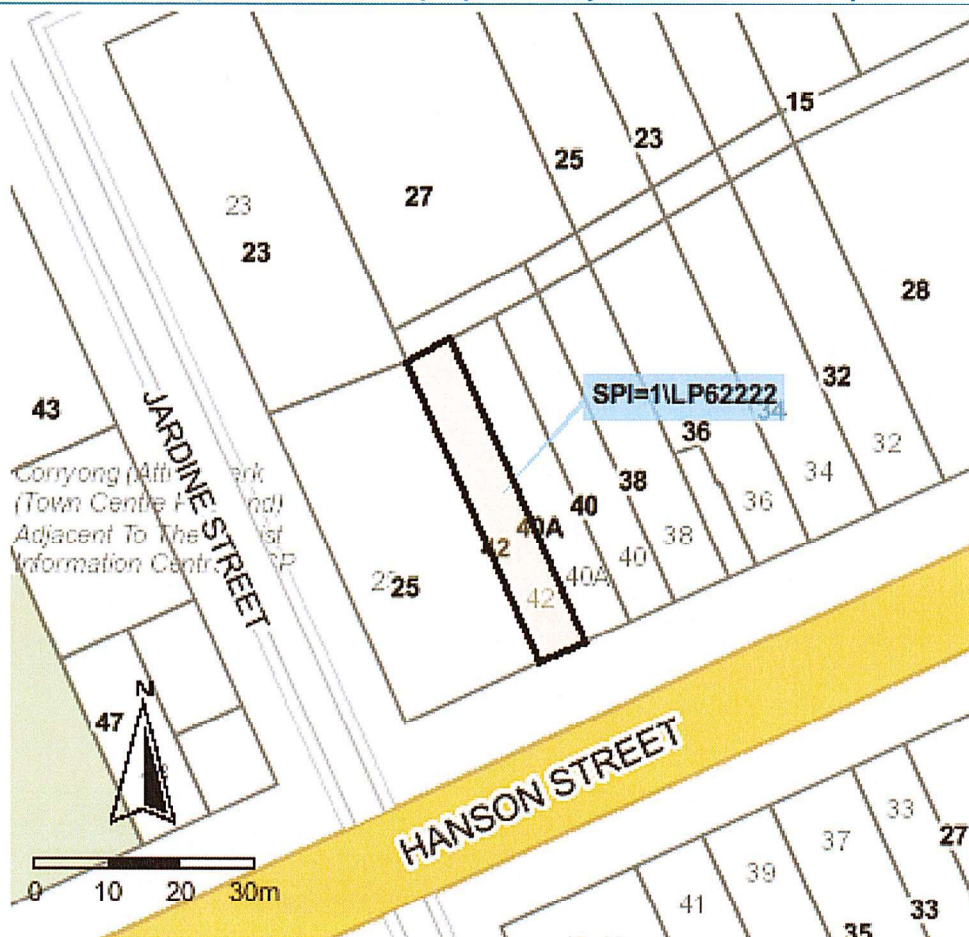
Sonya Kilkenny
Minister for Planning

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

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

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

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



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Choose the authoritative Planning Certificate

Why rely on anything less?

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

Privacy Statement

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



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

The Country Life Law Group Pty Ltd C/- InfoTrack (LEAP)
135 King St
SYDNEY 2000
AUSTRALIA

Client Reference: 676

NO PROPOSALS. As at the 15th October 2025, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

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

42 HANSON STREET, CORRYONG 3707
SHIRE OF TOWONG

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

Date of issue: 15th October 2025

Telephone enquiries regarding content of certificate: 13 11 71

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 16 October 2025 04:23 PM

PROPERTY DETAILS

Address: **42 HANSON STREET CORRYONG 3707**
Lot and Plan Number: **Lot 1 LP62222**
Standard Parcel Identifier (SPI): **1\LP62222**
Local Government Area (Council): **TOWONG**
Council Property Number: **107800**
Planning Scheme: **Towong**
Directory Reference: **Vicroads 644 D3**

www.towong.vic.gov.au

[Planning Scheme - Towong](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
Urban Water Corporation: **North East Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **BENAMBRA**

OTHER

Registered Aboriginal Party: **None**

Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[COMMERCIAL 1 ZONE \(C1Z\)](#)

[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\)](#)



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

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)



Further Planning Information

Planning scheme data last updated on 16 October 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.vic.gov.au/vicplan/>

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

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

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

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

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



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

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

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

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

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

Native Vegetation

Native plants that are indigenous to 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 \(environment.vic.gov.au\)](#)

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.

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

CORRYONG COMMUNITY EDUCATION CENTRE

VENDORS STATEMENT

Property: 42 Hanson Street, Corryong 3707

The Country Life Law Group Pty Ltd
Lawyers
2 Gray Street
Lakes Entrance VIC 3909
Tel: 03 5155 2377

Ref: DEC:25/20764