



# Vendors Statement

## to the Purchaser of Real Estate Pursuant to Section 32 of the Sale of Land Act ("the Act")

**Vendor:** **Fiona Margaret Mendes**

**Property:** **189 Star of the Glen Road, Bonnie Doon VIC 3720**  
(Certificate of Title Volume 10291 Folio 315)

### 1. Financial matters in respect of the land

Information concerning the amount of Rates, Taxes, Charges and other similar outgoings affecting the property and interest (if any) payable thereon (including any Owners Corporation Charges and Interest):

(a) are as follows :

| <u>Authority</u>               | <u>Amount</u>            | <u>Interest</u> |
|--------------------------------|--------------------------|-----------------|
| 1. Mansfield Shire Council     | See attached certificate |                 |
| 2. State Land Tax              | See attached certificate |                 |
| 3. DEECA – Unused Road Licence | See attached certificate |                 |

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:

- (a)
- i. Owners Corporation fees and special levies (if applicable).
  - ii. Water usage and sewerage disposal charges levied on daily basis by the water authority (if applicable).
  - iii. Annual increases in outgoings if you purchase this property in the next rating period after this statement was prepared.
  - iv. Connection fees for electricity, telephone, sewerage, gas, water and NBN (if not connected as at the day of sale).
  - v. Annual increase in State Land Tax if you purchase this property in the next calendar year after this statement was prepared.
  - vi. Vacant Residential Land Tax if the property remains vacant after settlement.

(b) The particulars of any Charge (whether registered or not) over the property imposed by or under any Act to secure an amount due under that Act are as follows: Nil – unless contained herein.

### 2. Insurance details in respect of the land

(a) if the contract provides that the land does not remain at the vendor's risk before the purchaser is entitled to possession or receipt of rents and profits:

No such insurance has been effected

(b) if there is a residence on the land which was constructed within the preceding 6 years and section 137B of the **Building Act 1993** applies to the residence:

No such insurance has been effected.

### **3. Matters relating to land use**

- (a) Information concerning any easement, covenant or similar restriction affecting the property, registered or unregistered, are as follows:
- i. Description: As set out in the enclosed Title documentation.  
  
The purchaser should note sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes, if any, may be laid outside registered easements.
  - ii. Particulars of any existing failure to comply with the terms of that easement, covenant and/or restriction are as follows: None to the Vendors knowledge.
- (b) This land is within a bushfire prone area within the meaning of the regulations made under the *Building Act 1993*
- (c) There is access to the property by road.
- (d) in the case of land to which a planning scheme applies a statement specifying—
- i. name of the planning scheme:
  - ii. name of the responsible authority:
  - iii. zoning of the land:
  - iv. name of any planning overlay affecting the land:

Are contained in the attached certificate/s.

### **4. Notices made in respect of land**

- (a) Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the property of which the vendor might reasonably be expected to have knowledge:
- Is contained in the attached certificate/s and/or statement/s.  
Is as follows: The Vendors are not aware of any notices (other than rate notices) orders or approved proposals affecting the property, unless contained herein.
- (b) whether there are 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:
- Is contained in the attached certificate/s and/or statement/s.  
Is as follows: The Vendors are not aware of any such notices, reports or orders, unless contained herein.
- (c) particulars of any notice of intention to acquire served under section 6 of the ***Land Acquisition and Compensation Act 1986***.
- Is contained in the attached certificate/s and/or statement/s.  
Is as follows: The Vendors are not aware of any such notice unless contained herein.

The Vendor has no means of knowing decisions of all public authorities and government departments affecting the property unless communicated to the vendor.

## **5. Building permits**

Particulars of any building permit issued during the past seven years under the *Building Act 1993* (where the property includes a Residence):

No such Building permit has been granted to the Vendor's knowledge.

## **6. Information relating to any owners corporation**

The land is not affected by an Owners Corporation within the meaning of the *Owners Corporations Act 2006*.

## **7. Growth areas infrastructure contribution**

There is not a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*).

## **8. Disclosure of non-connected services**

The following services are **not** connected to the land—

- (a) gas supply;
- (b) water supply;
- (c) sewerage supply;
- (d) telephone supply;

It is the Purchasers sole responsibility to check with the appropriate authorities as to the availability and cost of reconnection to the property of any services the purchaser requires. The connected services may be disconnected on or before the settlement date and it is the purchasers responsibility to pay all costs of and incidental to the transfer or re-connection to the land of the services the purchaser requires. The Vendor makes no representation that any of the connected services are adequate for the purchasers proposed use and the purchaser should make his own enquiries.

## **9. Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)**

- (a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land as set out in the attached Municipal rates notice or property clearance certificate or is as follows – AVPCC No. 117
- (b) is the land tax reform scheme land within the meaning of the CIPT Act? No
- (c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows – Not applicable

## **10. Evidence of title**

Attached are copies of the following document/s concerning Title:

- (a) in the case of land under the *Transfer of Land Act 1958*, a copy of the 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;

The day of this Statement is the .....day of 19/8/2026.....20

Signed by the

DocuSigned by:

Vendor.....*Fiona Mendes*.....  
DD78450CECE1428  
Fiona Margaret Mendes

The Purchaser acknowledges being given a duplicate of this Statement signed by the Vendor before the Purchaser signed any Contract.

The day of this Acknowledgement is the .....day of.....20

Signed by the

Purchaser.....

**IMPORTANT NOTICE – ADDITIONAL DISCLOSURE REQUIREMENTS:**

Where the property is to be sold subject to a Mortgage that is not to be discharged by the date of possession (or receipt of rents and profits) of the property and/or sold on Terms – the Vendor must provide an additional Statement containing the particulars specified in Schedules 1 and 2 of the Act.

Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the Sale of Land Act 1962.

# 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

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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 10291 FOLIO 315

Security no : 124137328749Y  
Produced 06/08/2026 10:59 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 339274V.  
PARENT TITLE Volume 10147 Folio 161  
Created by instrument PS339274V 23/07/1996

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
FIONA MARGARET MENDES of 5 KENT HUGHES ROAD ELTHAM VIC 3095  
AT580859E 07/09/2020

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT580860V 07/09/2020  
COMMONWEALTH BANK OF AUSTRALIA

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

DIAGRAM LOCATION

SEE PS339274V 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: "SERENITY GLEN" 189 STAR OF THE GLEN ROAD BONNIE DOON VIC 3720

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA  
Effective from 08/09/2020

DOCUMENT END

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|                                                 |                         |
|-------------------------------------------------|-------------------------|
| Document Type                                   | <b>Plan</b>             |
| Document Identification                         | <b>PS339274V</b>        |
| Number of Pages<br>(excluding this cover sheet) | <b>3</b>                |
| Document Assembled                              | <b>06/08/2026 11:04</b> |

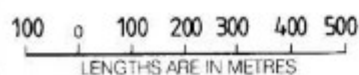
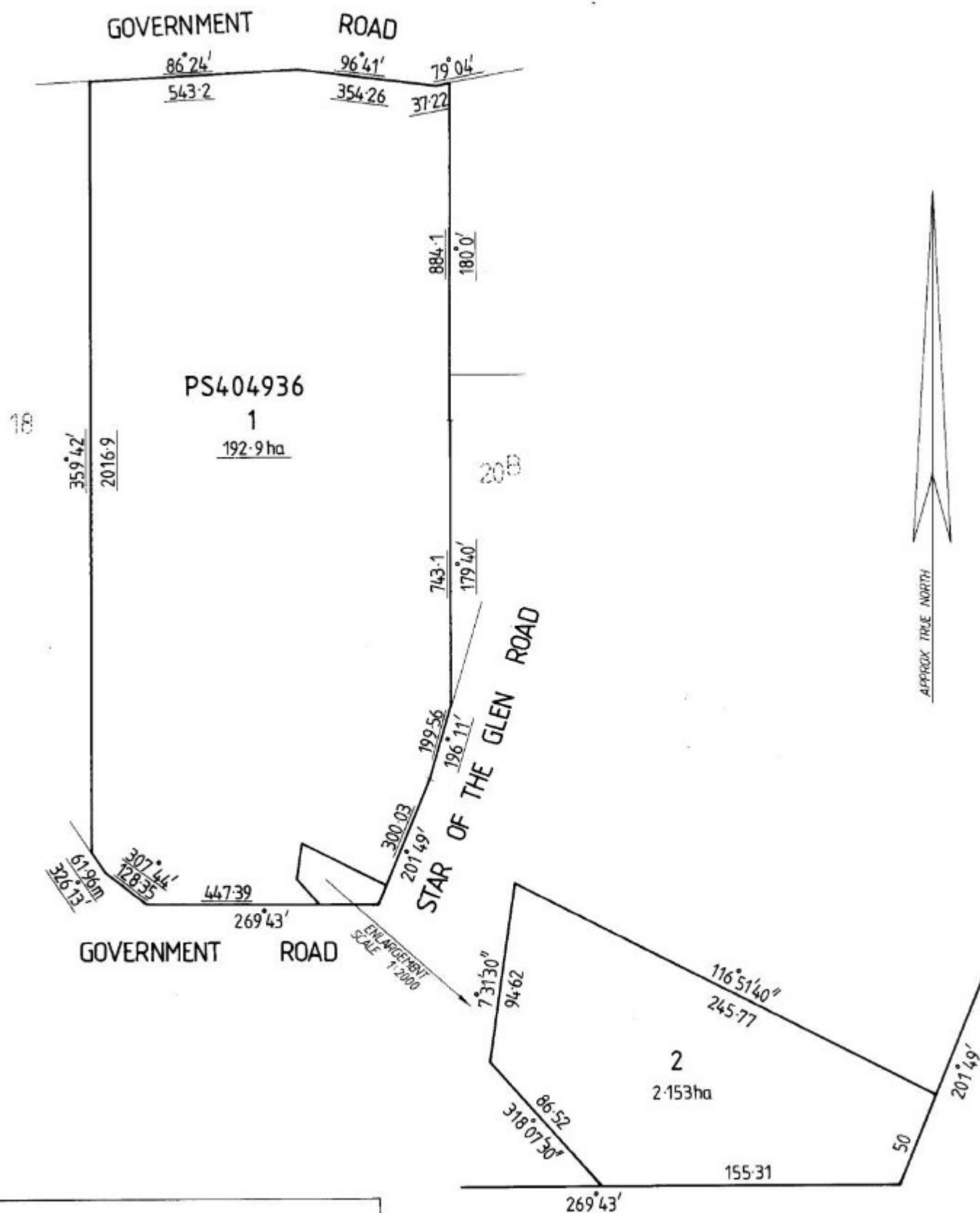
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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------------------------------|
| PLAN OF SUBDIVISION                                                                                                                                                                                                                                                                                                                                                                                                           |                     | STAGE No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | LTO USE ONLY<br>EDITION 2 | PLAN NUMBER<br>PS 339274 V                                                                            |
| <b>LOCATION OF LAND</b><br><br>PARISH: TALLANGALOOK<br><br>TOWNSHIP:<br><br>SECTION: A<br><br>CROWN ALLOTMENT: 19<br><br>CROWN PORTION:<br><br>LTO BASE RECORD: LITHO (3529)<br>TITLE REFERENCES: V 9366 F 588<br><br>LAST PLAN REFERENCE/S:<br><br>POSTAL ADDRESS: (At time of subdivision) STAR OF THE GLEN ROAD<br>BONNIE DOON 3720<br><br>AMG Co-ordinates (of approx centre of land in plan) E 403000 N 5809000 ZONE: 55 |                     | <b>COUNCIL CERTIFICATION AND ENDORSEMENT</b><br><br>COUNCIL NAME: SHIRE OF MANSFIELD REF: 13 83<br>1. This plan is certified under Section 6 of the Subdivision Act 1988.<br><del>2. This plan is certified under Section 11(7) of the Subdivision Act 1988.</del><br><del>Date of original certification under Section 6: / /</del><br>3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.<br><br>OPEN SPACE<br>(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 <del>has</del> /has not been made.<br><del>(ii) The requirement has been satisfied.</del><br><del>(iii) The requirement is to be satisfied in Stage .....</del><br><br>Council Delegate<br>Council Seal<br>Date 18 / 10 / 94<br><br><del>Re-certified under Section 11(7) of the Subdivision Act 1988.</del><br><del>Council Delegate</del><br><del>Council Seal</del><br><del>Date / /</del> |                           |                                                                                                       |
| <b>VESTING OF ROADS AND/OR RESERVES</b>                                                                                                                                                                                                                                                                                                                                                                                       |                     | <b>NOTATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                           |                                                                                                       |
| IDENTIFIER                                                                                                                                                                                                                                                                                                                                                                                                                    | COUNCIL/BODY/PERSON | STAGING This is not a staged subdivision.<br>Planning permit No. 40/94                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                           |                                                                                                       |
| NIL                                                                                                                                                                                                                                                                                                                                                                                                                           | NIL                 | DEPTH LIMITATION 15.24m APPLIES TO ALL OF THE LAND IN THIS PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                           |                                                                                                       |
| THE DIMENSIONS UNDERLINED ARE BASED ON TITLE AND ARE NOT THE RESULT OF THIS SURVEY                                                                                                                                                                                                                                                                                                                                            |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                           |                                                                                                       |
| SURVEY THIS PLAN IS <del>IS NOT</del> BASED ON SURVEY (PARTIAL)<br><del>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No. 1</del><br><del>IN PROCLAIMED SURVEY AREA No.</del>                                                                                                                                                                                                                                              |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                           |                                                                                                       |
| <b>EASEMENT INFORMATION</b><br>LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)                                                                                                                                                                                                                                                                                                       |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                           | LTO USE ONLY                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                           | STATEMENT OF COMPLIANCE/<br>EXEMPTION STATEMENT                                                       |
| Easement Reference                                                                                                                                                                                                                                                                                                                                                                                                            | Purpose             | Width (Metres)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Origin                    | Land Benefited/in Favour Of                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                           |                                                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                           | RECEIVED <input checked="" type="checkbox"/><br><br>DATE 10 / 7 / 96                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                           | LTO USE ONLY<br>PLAN REGISTERED<br>TIME 8.05<br>DATE 23 / 7 / 96<br><br>Assistant Registrar of Titles |
|                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                           | SHEET 1 OF 2 SHEETS                                                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                               |                     | LICENSED SURVEYOR (PRINT) ROADY JOHN MACEY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                                                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                               |                     | SIGNATURE ..... DATE 27 / 9 / 94                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                           | DATE / /                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                               |                     | REF 2953 VERSION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                           | COUNCIL DELEGATE SIGNATURE                                                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                           | ORIGINAL SHEET SIZE A3                                                                                |

PS 339274 V



|          |            |
|----------|------------|
| ORIGINAL |            |
| SCALE    | SHEET SIZE |
| 1:10000  | A3         |

LICENSED SURVEYOR (PRINT) ROADY JOHN MACEY  
SIGNATURE \_\_\_\_\_ DATE 27 / 9 / 94  
REF 2953 VERSION \_\_\_\_\_

SHEET 2 OF 2 SHEETS

DATE        /        /  
COUNCIL DELEGATE SIGNATURE

## PLAN NUMBER

PS339274

[illegible]


**Mansfield Shire**

# LAND INFORMATION CERTIFICATE

Tax Invoice – ABN 74566834923

Section 229 Local Government Act 1989

 Email: [rates@mansfield.vic.gov.au](mailto:rates@mansfield.vic.gov.au)

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

**CERTIFICATE NO.:** 479  
**YOUR REF:** 81472246-001-7  
**ISSUE DATE:** 06/08/2026

This certificate provides information regarding, valuation, rates, charges, other monies owing and any orders and notices made under the Local Government Act 1958, Local Government Act 1989 or under a local law or bylaw of the Council. This certificate is not required to include information regarding planning, building, health, land fill, land slip, other flooding information or service easements. Information regarding these matters may be available from Council, or the relevant authority. A fee may be charged for such information.

## PROPERTY DETAILS

|                        |                                                |
|------------------------|------------------------------------------------|
| <b>Assessment No.:</b> | 12263497                                       |
| <b>Location:</b>       | 189 Star Of The Glen Road BONNIE DOON VIC 3720 |
| <b>Title:</b>          | Lot 2 PS: 339274                               |
| <b>Area:</b>           | 2.1600 Hectares                                |
| <b>Parish:</b>         | TALLANGALLOOK                                  |
| <b>AVPCC:</b>          | 117 Residential Rural/Rural Lifestyle          |

## PROPERTY VALUATIONS AS AT JANUARY 2026 LEVELS: (Operative Date 01/07/2026)

Capital Improved Value: \$760,000.00  
 Site Value: \$354,000.00  
 Net Annual Value: \$38,000.00

## RATES & CHARGES FOR THE YEAR ENDING 30<sup>TH</sup> JUNE 2027

| Rate Charge                        | Amount     |
|------------------------------------|------------|
| Rural Residential                  | \$1,121.00 |
| Municipal Charge                   | \$362.00   |
| ESVF - Residential Fixed Charge    | \$139.00   |
| ESVF - Residential Variable Charge | \$131.48   |
| Community Waste                    | \$76.70    |
| 80L Garbage Bin                    | \$163.70   |
| Recycle Bin 240L                   | \$131.70   |

|                             |                   |
|-----------------------------|-------------------|
| Rate Arrears to 30/06/2026: | \$0.00            |
| Interest to 15/07/2026:     | \$0.00            |
| Adjustments:                | \$0.00            |
| Less Pensioner Rebates:     | \$0.00            |
| Less Payments:              | \$0.00            |
| <b>Total Due:</b>           | <b>\$2,125.58</b> |

## PLEASE NOTE:

In accordance with Sec. 175(1) of *The Local Government Act 1989*, the purchaser must pay all outstanding rates and charges on the due date for payment, or if that has passed, immediately after the purchaser becomes the owner.

High Country, Lakes and Rivers

ABN 74 566 834 923



[mansfield.vic.gov.au](http://mansfield.vic.gov.au)  
[council@mansfield.vic.gov.au](mailto:council@mansfield.vic.gov.au)

03 5775 8555  
 TTY 133 677

33 Highett Street, Mansfield VIC 3722  
 Private Bag 1000, Mansfield VIC 3724

**Biller code: 258848****BPay Reference: 12263497****ADDITIONAL RATE INFORMATION:**

This property may have a septic tank system that needs to be assessed and maintained on an ongoing basis and in time, upgraded. The system may be in contravention of current legislation - for specific information or advice contact Council's Environmental Health Officer.

The Revenue Team hereby certifies that as at the date of issue, the information given in this certificate is a true and correct disclosure of the rates and other monies and interest payable to Mansfield Shire together with any notices or orders referred to in this certificate. Fee of \$31.40 received.

Please contact Council's Revenue Team prior to settlement for a Rates and charges account balance update.



Enquiries: Building  
Telephone: (03) 5775 8555  
Our Ref: PI261062



19 August 2026

Victorian Country Conveyancing

**Regulation 51 (1)**

To Whom It May Concern

Reference Number: **PI261062**  
Client Job Number: **VCC**  
Property Address: **Lot: 2, 189 STAR OF THE GLEN ROAD, BONNIE DOON VIC 3720**

Scan QR code to  
login to the portal



I refer to your recent request for information under Regulation 51 (1) of the Building Regulations 2018 and wish to advise as follows:-

- Details of building permits, occupancy permits, certificates of final inspection, notices and orders issued in the preceding 10 years on this property are set out on the following page. Reg 51(1)(a), (1)(b) & (1)(c)

Information supplied in accordance with Regulation 51 of the Building Regulations 2018 is provided based on the information contained in records held by Council.

Should you require any further information please contact Council's Building Unit on 03 5775 8555.

Your faithfully

Building Department  
**Mansfield Shire Council**

**Enc** Permits issued in the preceding 10 years

## Permits, certificates of final inspection, notices and orders in the preceding 10 years

|                          |                                                |
|--------------------------|------------------------------------------------|
| <b>Property address:</b> | 189 STAR OF THE GLEN ROAD BONNIE DOON VIC 3720 |
|--------------------------|------------------------------------------------|

- No building permits have been issued in the last 10 years.
- A search of Building Office records has shown that there are no outstanding notices under the Building Regulations. However, it is to be noted that no inspection has been carried out on the property in regards to this enquiry and this does not preclude Council's right in respect of any non-approved works

Council disclaims any liability for loss, however occasioned for reliance upon the information herein.

Further, it is recommended that you make your own enquiries on specific details you may require. The information supplied in this letter is only from Council's immediately available records and no specific enquiries nor any site inspections have been made to furnish this information.

### NOTE:

\*As of 1st July 1994, with the introduction of the New Building Bill, purchasers of properties that have swimming pools are required to have pool fencing erected within 30 days, failure to do so could result in a penalty of \$500.00.

\*You are advised that with the building (Amendment) Regulations 1996 effective as from 1st February 1997, self-contained smoke alarms complying with AS 3786 - 1993 must be installed in each dwelling or sole-occupancy unit within 30 days. Failure to do so could result in a penalty of \$500.00.

# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 06 August 2026 11:04 AM

## PROPERTY DETAILS

Address: **189 STAR OF THE GLEN ROAD BONNIE DOON 3720**  
 Lot and Plan Number: **Lot 2 PS339274**  
 Standard Parcel Identifier (SPI): **2\PS339274**  
 Local Government Area (Council): **MANSFIELD**  
 Council Property Number: **12263497**  
 Planning Scheme: **Mansfield**  
 Directory Reference: **Vicroads 47 G9**

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

[Planning Scheme - Mansfield](#)

## UTILITIES

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

## STATE ELECTORATES

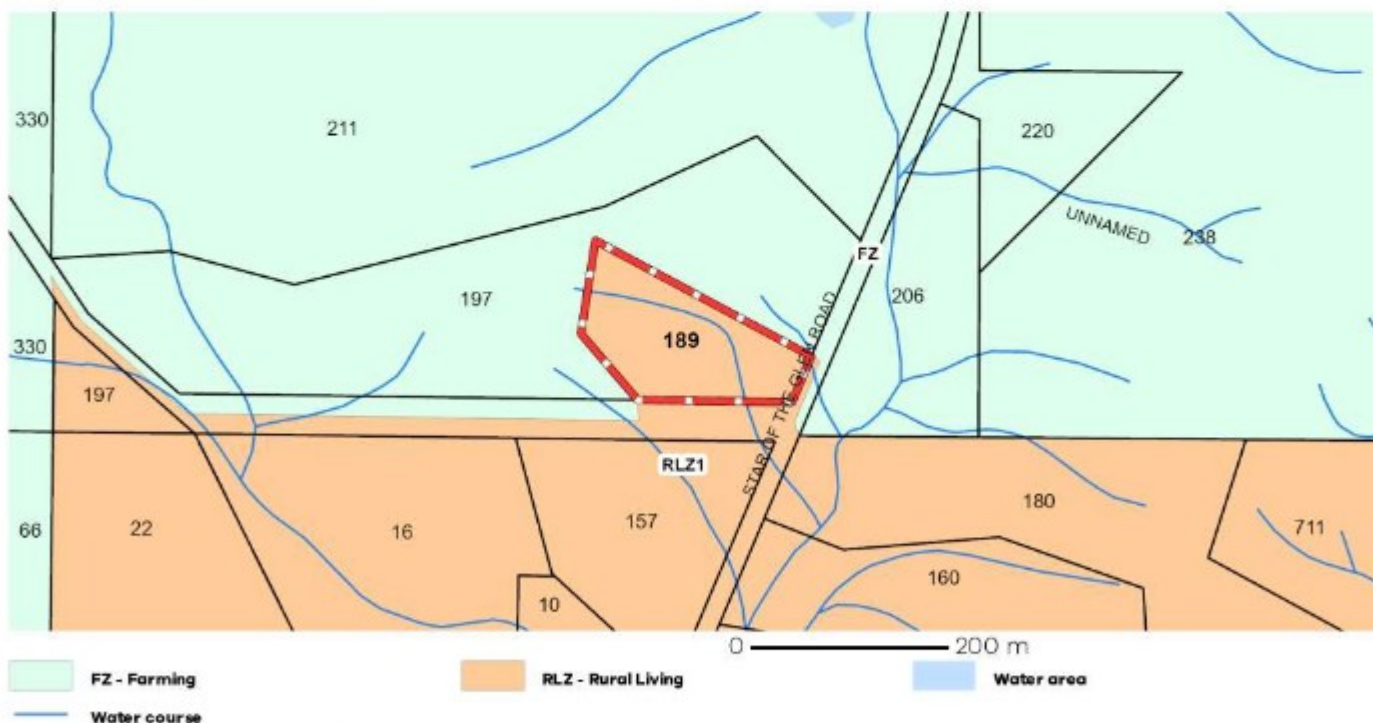
Legislative Council: **NORTHERN VICTORIA**  
 Legislative Assembly: **EILDON**  
 OTHER  
 Registered Aboriginal Party: **Taungurung Land and Waters**  
**Council Aboriginal Corporation**  
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

## Planning Zones

[RURAL LIVING ZONE \(RLZ\)](#)

[RURAL LIVING ZONE - SCHEDULE 1 \(RLZ1\)](#)



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

# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

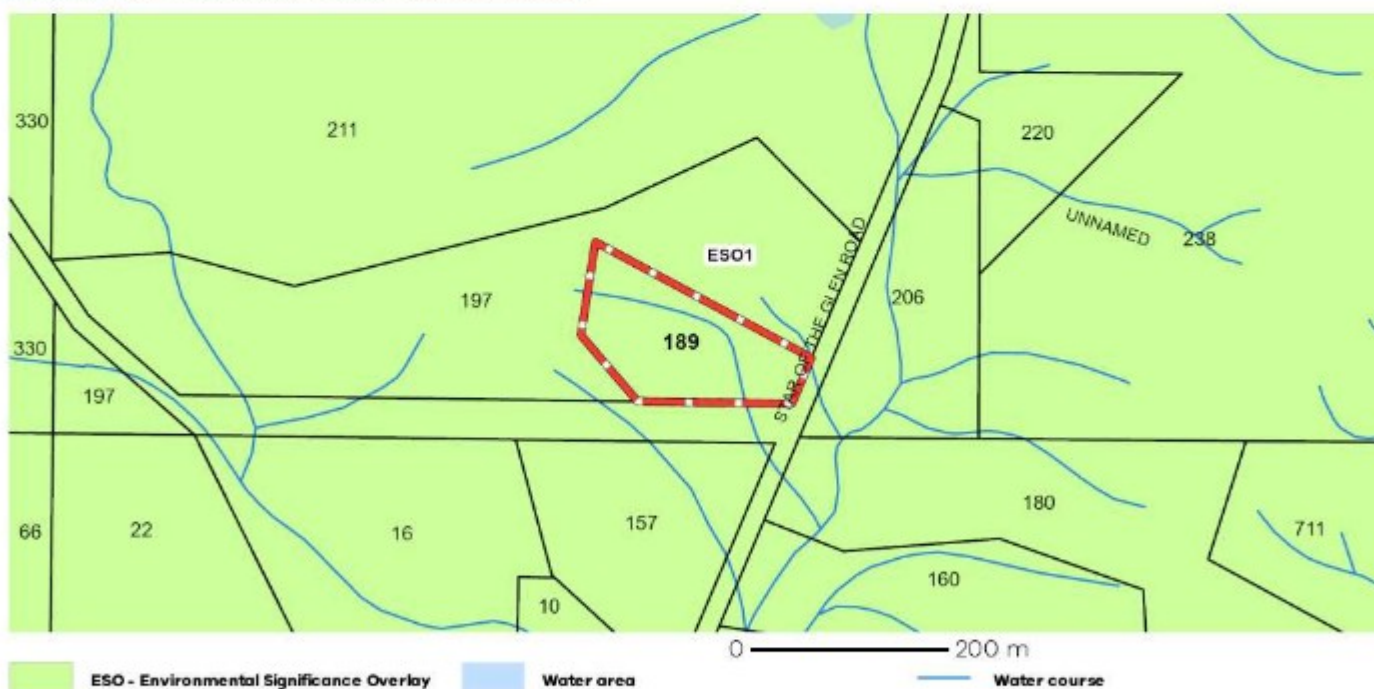
## Planning Overlays

### BUSHFIRE MANAGEMENT OVERLAY (BMO)



### ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

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



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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

VICTORIA  
State  
GovernmentDepartment  
of Transport  
and Planning

## Further Planning Information

Planning scheme data last updated on 6 August 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>

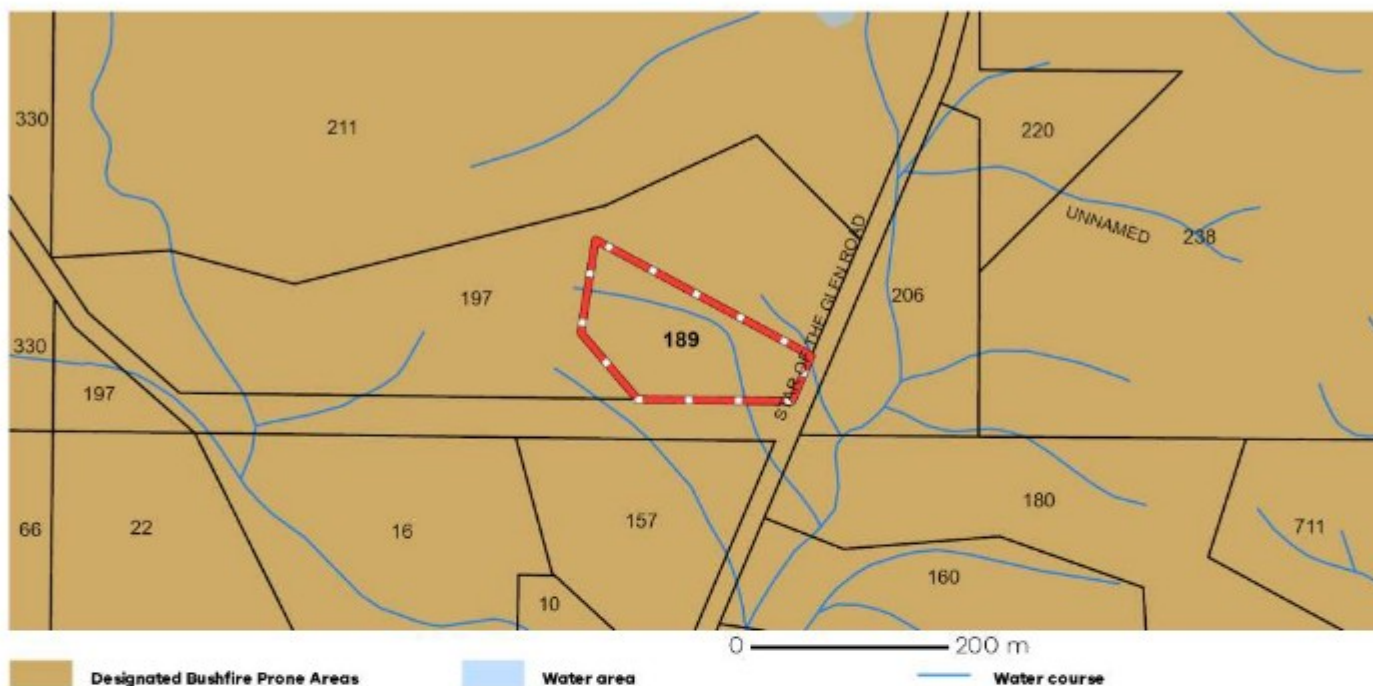
# PLANNING PROPERTY REPORT

## 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](https://mapshare.vic.gov.au/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 \(environment.vic.gov.au\)](https://www.environment.vic.gov.au) or please contact your relevant council.

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

# PLANNING CERTIFICATE

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

## CERTIFICATE REFERENCE NUMBER

1279702

## APPLICANT'S NAME & ADDRESS

VICTORIAN COUNTRY CONVEYANCING C/- LANDATA  
MELBOURNE

## VENDOR

MENDES, FIONA

## PURCHASER

NOT KNOWN, NOT KNOWN

## REFERENCE

354691

This certificate is issued for:

LOT 2 PLAN PS339274 ALSO KNOWN AS 189 STAR OF THE GLEN ROAD BONNIE DOON  
MANSFIELD SHIRE

The land is covered by the:

MANSFIELD PLANNING SCHEME

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

The land:

- is included in a RURAL LIVING ZONE - SCHEDULE 1
- is within a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1
- and a BUSHFIRE MANAGEMENT OVERLAY

A detailed definition of the applicable Planning Scheme is available at :  
(<https://planning-schemes.app.planning.vic.gov.au/mansfield>)

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

06 August 2026

Sonya Kilkenny  
Minister for Planning

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

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

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

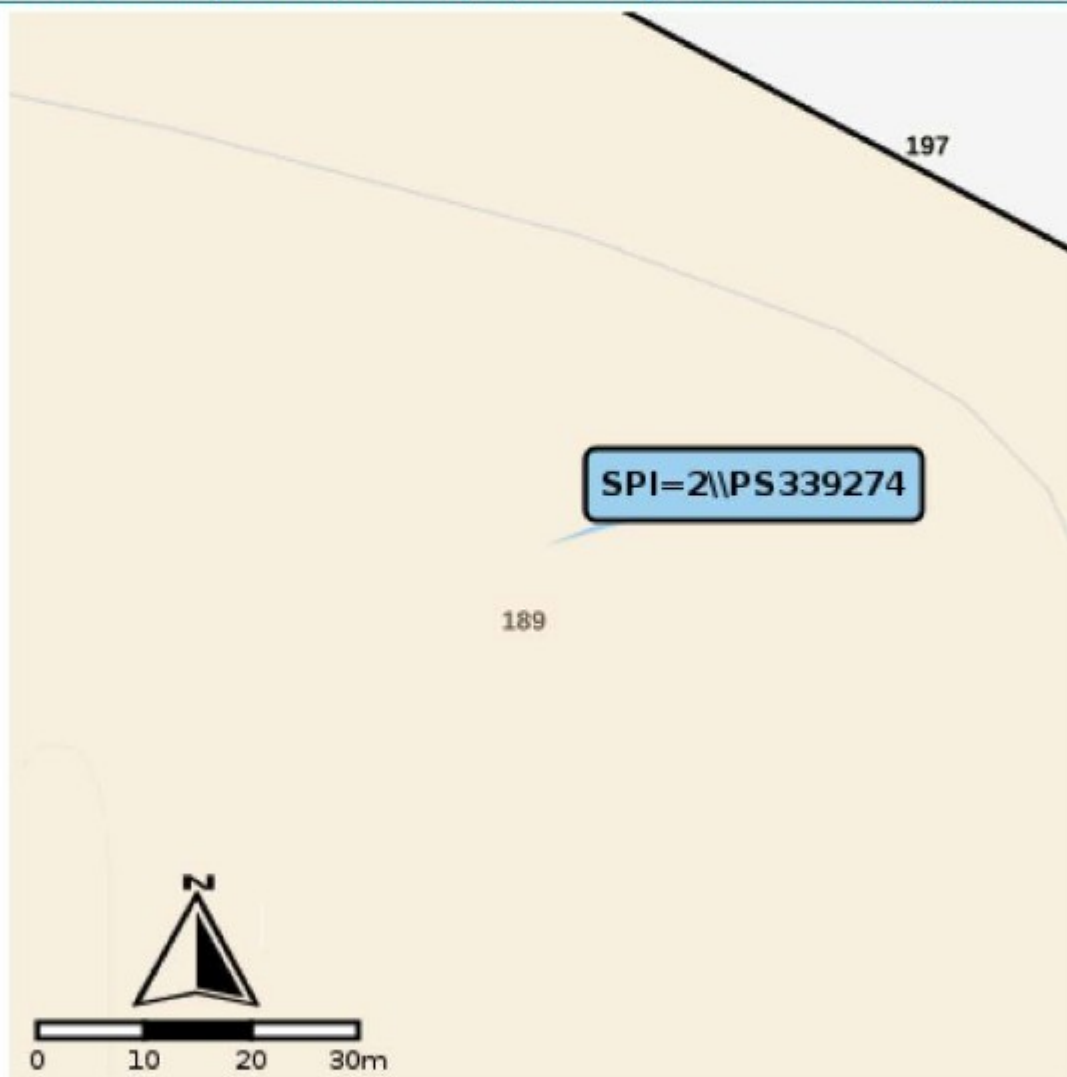
LANDATA®  
T: (03) 9102 0402  
E: [landata.enquiries@servictoria.com.au](mailto:landata.enquiries@servictoria.com.au)

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

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

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

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



Copyright © State Government of Victoria. Service provided by [maps.land.vic.gov.au](http://maps.land.vic.gov.au)

#### 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.

# Property Clearance Certificate

## Land Tax



INFOTRACK / VICTORIAN COUNTRY CONVEYANCING

|                 |             |
|-----------------|-------------|
| Your Reference: | VM14896     |
| Certificate No: | 10820803    |
| Issue Date:     | 06 AUG 2026 |
| Enquiries:      | ESYSPROD    |

|                                                                            |     |        |        |       |             |
|----------------------------------------------------------------------------|-----|--------|--------|-------|-------------|
| Land Address: SERENITY GLEN 189 STAR OF THE GLEN ROAD BONNIE DOON VIC 3720 |     |        |        |       |             |
| Land Id                                                                    | Lot | Plan   | Volume | Folio | Tax Payable |
| 23848754                                                                   | 2   | 339274 | 10291  | 315   | \$0.00      |

Vendor: FIONA MENDES  
Purchaser: FOR INFORMATION PURPOSES

|                          |                         |                  |                  |        |
|--------------------------|-------------------------|------------------|------------------|--------|
| Current Land Tax         | Year Taxable Value (SV) | Proportional Tax | Penalty/Interest | Total  |
| MS FIONA MARGARET MENDES | 2026                    | \$354,000        | \$1,512.00       | \$0.00 |

Comments: Land Tax of \$1,512.00 has been assessed for 2026, an amount of \$1,512.00 has been paid.

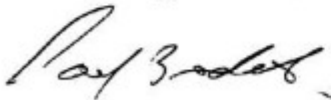
|                                     |                          |               |                  |       |
|-------------------------------------|--------------------------|---------------|------------------|-------|
| Current Vacant Residential Land Tax | Year Taxable Value (CIV) | Tax Liability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

Comments:

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

|                                        |      |                  |                  |       |
|----------------------------------------|------|------------------|------------------|-------|
| Arrears of Vacant Residential Land Tax | Year | Proportional Tax | Penalty/Interest | Total |
|                                        |      |                  |                  |       |

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

  
Paul Broderick  
Commissioner of State Revenue

|                                                          |           |
|----------------------------------------------------------|-----------|
| CAPITAL IMPROVED VALUE (CIV):                            | \$740,000 |
| SITE VALUE (SV):                                         | \$354,000 |
| CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE: | \$0.00    |



# Notes to Certificate - Land Tax

**Certificate No:** 10820803

## Power to issue Certificate

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

## Amount shown on Certificate

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

## Land tax is a first charge on land

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

## Information for the purchaser

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

## Information for the vendor

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

## Apportioning or passing on land tax to a purchaser

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

## General information

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

## For Information Only

### LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$1,512.00

Taxable Value = \$354,000

Calculated as \$1,350 plus ( \$354,000 - \$300,000) multiplied by 0.300 cents.

### VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$7,400.00

Taxable Value = \$740,000

Calculated as \$740,000 multiplied by 1.000%.

## Land Tax - Payment Options

### BPAY



Billers Code: 5249  
Ref: 10820803

### 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: 10820803

### 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 / VICTORIAN COUNTRY CONVEYANCING

|                 |             |
|-----------------|-------------|
| Your Reference: | VM14896     |
| Certificate No: | 10820803    |
| Issue Date:     | 06 AUG 2026 |
| Enquires:       | ESYSPROD    |

|                                                                            |                           |                |                                     |                                                          |             |
|----------------------------------------------------------------------------|---------------------------|----------------|-------------------------------------|----------------------------------------------------------|-------------|
| Land Address: SERENITY GLEN 189 STAR OF THE GLEN ROAD BONNIE DOON VIC 3720 |                           |                |                                     |                                                          |             |
| Land Id                                                                    | Lot                       | Plan           | Volume                              | Folio                                                    | Tax Payable |
| 23848754                                                                   | 2                         | 339274         | 10291                               | 315                                                      | \$0.00      |
| AVPCC                                                                      | Date of entry into reform | Entry interest | Date land becomes CIPT taxable land | Comment                                                  |             |
| 117                                                                        | N/A                       | N/A            | N/A                                 | The AVPCC allocated to the land is not a qualifying use. |             |

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

**Paul Broderick**  
Commissioner of State Revenue

|                         |           |
|-------------------------|-----------|
| CAPITAL IMPROVED VALUE: | \$740,000 |
| SITE VALUE:             | \$354,000 |
| CURRENT CIPT CHARGE:    | \$0.00    |



# Notes to Certificate - Commercial and Industrial Property Tax

**Certificate No:** 10820803

## 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 / VICTORIAN COUNTRY CONVEYANCING

|                 |             |
|-----------------|-------------|
| Your Reference: | VM14896     |
| Certificate No: | 10820803    |
| Issue Date:     | 06 AUG 2026 |

Land Address: SERENITY GLEN 189 STAR OF THE GLEN ROAD BONNIE DOON VIC 3720

| Lot | Plan   | Volume | Folio |
|-----|--------|--------|-------|
| 2   | 339274 | 10291  | 315   |

Vendor: FIONA MENDES  
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: 10820803

### Power to Issue Certificate

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

### Amount shown on Certificate

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

### Windfall gains tax is a first charge on land

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

### Information for the purchaser

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

### Information for the vendor

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

### Passing on windfall gains tax to a purchaser

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

### General information

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

## Windfall Gains Tax - Payment Options

|                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>BPAY</div><div></div><div>Billers Code: 416073<br/>Ref: 10820801</div></div> <div><div>Telephone &amp; Internet Banking - BPAY®</div><div>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</div><div><a href="http://www.bpay.com.au">www.bpay.com.au</a></div></div> | <div><div>CARD</div><div></div><div>Ref: 10820801</div></div> <div><div>Visa or Mastercard</div><div>Pay via our website or phone 13 21 61.<br/>A card payment fee applies.</div><div><a href="http://sro.vic.gov.au/payment-options">sro.vic.gov.au/payment-options</a></div></div> | <div><div>Important payment information</div><div>Windfall gains tax payments must be made using only these specific payment references.</div><div>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</div></div> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

# 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 email to [adminhub@deeca.vic.gov.au](mailto:adminhub@deeca.vic.gov.au). Email is the preferred and most efficient method of submitting the forms, if you are unable to email, please post to PO Box 879, Seymour, Victoria, 3660, with requirements listed below.

If you are sending the form by post, do not include payment of the transfer fee as DEECA is no longer able to process cheque payments and the cheque will be returned to you and may delay processing time.

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 your 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 \$69.10 (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 Fiona Margaret Mendes

Of: 5 Kent Hughes Road, Eltham, Victoria, 3095, Australia

Being the holder(s) of Licence No: 2003421

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.***

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# Transfer of Licence Form

**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 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 your 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. 2003421 (Unused Road) – Rental of \$110.00 has been paid for the period ending 30/09/2096.**

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

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# Tenure 2003421



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Map Scale 1: 1,412

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.

Map created on 06 August 2026

Crown Land Manager A4 Portrait

**Vendor:**

Fiona Margaret Mendes

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**Vendor's Section 32 Statement**

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**Property:**

189 Star of the Glen Road, Bonnie Doon VIC 3720

**Vendor's Conveyancer:**

VICTORIAN COUNTRY CONVEYANCING  
PO Box 310, Mansfield, 3724

Tel; 5775 1405

Email; [admin@viccountryconveyancing.com.au](mailto:admin@viccountryconveyancing.com.au)