

Vendors Statement to the Purchaser of Real Estate Pursuant to Section 32 of the Sale of Land Act (“the Act”)

Vendor: Ivan Klarin and Katherine Louise Kloeden

Property: 9 Telemark Court, Merrijig VIC 3723
(Certificate of Title Volume 09825 Folio 014)

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. Goulburn Valley Water	See attached certificate	
3. State Land Tax	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 AND Section 173 Agreement contact in Instrument Number N040366U AND Section 173 Agreement contained in Instrument Number P265628E.

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) telephone supply;
- (b) gas 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. 110.3
- (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;
- (b) Section 173 Agreement contained in Instrument Number N040366U
- (c) Section 173 Agreement contained in Instrument Number P265628E

The day of this Statement is theday of20

Signed by the

Vendor.....
Ivan Klarin Katherine Louise Kloeden

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 theday 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.

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 09825 FOLIO 014

Security no : 124133384127G
Produced 30/03/2026 02:20 PM

LAND DESCRIPTION

Lot 60 on Plan of Subdivision 210427G.
PARENT TITLE Volume 09821 Folio 948
Created by instrument LP210427G 03/08/1988

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

IVAN KLARIN
KATHERINE LOUISE KLOEDEN both of 4 SERRELL STREET MALVERN EAST VIC 3145
AQ639399Q 16/01/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT649966X 30/09/2020
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

AGREEMENT Section 52A TOWN AND COUNTRY PLANNING ACT 1961
N040366U 16/09/1987

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987
P265628E 21/06/1989

DIAGRAM LOCATION

SEE LP210427G 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: 9 TELEMAR COURT MERRIJIG (MOUNT BULLER) VIC 3723

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 30/09/2020

DOCUMENT END

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46 BY LETTER

REGD.

160887 2107 TCP \$46 NO40366U

MAL. RYAN, JACKSON & GLEN SOLICITORS MANSFIELD

1518B

APPLICATION FOR ENTRY OF MEMORANDUM

TOWN AND COUNTRY PLANNING ACT 1961 SECTION 52A AGREEMENT PURSUANT TO SECTION 52B OF THAT ACT

THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF MANSFIELD

HEREBY APPLY to have a memorandum of the agreement a copy of which is annexed hereto made pursuant to Section 52A of the Town and Country Planning Act 1961 entered on the Certificate of Title for Lot 1 on Plan of Subdivision No. 203500P and being part of the land comprised in Certificates of Title Vol. 9772 fol. 109 to 127 inc. 9772-129 to 132 inc. 9772-134 to 155 inc. Vol. 9785 fol. 371 Volume 9542 Folio 064 pursuant to Section 52B of that Act. Vol 9824 fol. 9785 inc. 10 9825 fol. 041

DATED the 3rd day of September 1987

THE COMMON SEAL of THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF MANSFIELD was hereto affixed in the presence of:

.....Councillor
.....Councillor
..... Secretary

MANSFIELD SHIRE COUNCIL
8/9/87
-6128
With Solicitor
[Signature]



NATIONAL AUSTRALIA BANK LIMITED as proprietor of Registered Mortgage No. M 562251J over the said land HEREBY CONSENTS to the above Application.

Executed on behalf of NATIONAL AUSTRALIA BANK LIMITED by its Attorney

WAYNE GERRIT MACE

Under Power of Attorney dated 26/3/1986 (a copy of which is filed in Permanent Order Book in the Bank Index) the said Attorney holds the proceeds of: [Signature]

ACTING Manager - Finance Services
National Australia Bank Limited

has been entered in the Register Book



89.

To the Registrar of Titles

Please register this Application

in accordance with section 125 of the Land Transfer Act 1925

NA

New title to issue

and return of title to 203000 to National Australia Bank Limited

For National Australia Bank Limited

[Handwritten Signature]

Pro Manager

[Faint circular stamp]



DN040366U-2-3

THIS AGREEMENT made the *third* day of *September*

One thousand nine hundred and eightyseven BETWEEN THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF MANSFIELD

(hereinafter referred to as "the Responsible Authority") of the one part and SIERRA NOMINEES PTY. LTD. whose registered office is situate at 682A Beaufort Street Mt. Lawley in the State of Western Australia (hereinafter referred to as "the Owner") of the other part

WHEREAS

1. The owner is or is entitled to be the registered proprietor of Lot One on Plan of Subdivision No. 203500P being part of Crown Allotment 16 Section A Parish of Changue and being part of the land comprised in Certificate of Title Volume 9542 Folio 064 (hereinafter referred to as "the said land"); and
2. The Responsible Authority by Planning Permit No. 125/85 permitted the Owner to subdivide the said land into forty-six allotments a copy of which permit is annexed hereto and marked "Schedule 1"; and
3. It is deemed desirable to standardise and control the permitted uses of lots created pursuant to the permit

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed as follows:

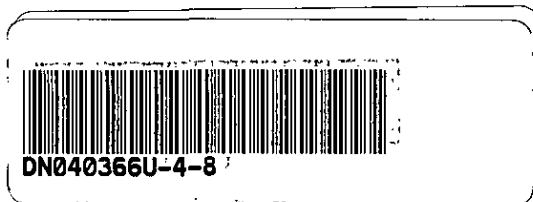
1. the Responsible Authority and the Owner covenant and agree as follows:
 - (a) Any planning permit to be issued by the Responsible Authority after the date of this Agreement providing for the further subdivision or development of the land shall include in such permit inter alia the conditions contained in Schedule 2 annexed hereto; and



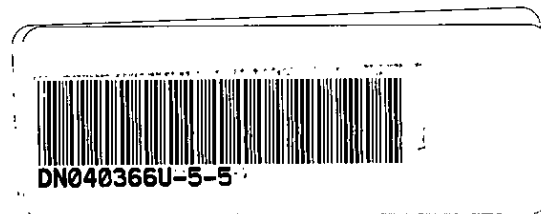
- (b) the number of dwellings permitted on any one lot shall not exceed the number of dwellings as is shown on the plan annexed hereto and marked "Schedule 3" save for lots 1 - 4 and lots 41 - 45 all inclusive; and
- (c) any planning permit so issued shall contain a condition that where more than one dwelling is to be constructed on any one lot the person making application for such permit shall be responsible to the Mansfield District Water Board for any extra headworks charges for the supply of water and sewerage occasioned by such application.

2. This Agreement shall lapse on the coming into operation of a Planning Scheme for the Shire of Mansfield covering the said land PROVIDED HOWEVER that should such a Planning Scheme not contain provisions similar to those contained in this Agreement then this Agreement shall continue to have full force and effect as to such provisions hereof not contained in the said Planning Scheme.

3. The Owner agrees to do all things necessary to enable the Responsible Authority to enter a memorandum of this Agreement on the Certificate of Title to the said land in accordance with Section 52B of the Town and Country Planning Act 1961 including signing any further agreement acknowledgement or document to enable the said Memorandum to be registered under that Section.



A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal stroke.



1. General Siting Requirements.

1.1 Setbacks

Buildings should be setback not less than 5 metres from the frontage.

"Buildings not exceeding two storeys above general ground level, (other than carports, garages and outbuildings) should be set back from the side boundary by a distance of 1 metre plus a distance equal to half the height of the wall to eaves level.

Any part of a building exceeding two storeys above general ground level should be set back from the side boundary by

- a. the distance required for a two-storey building plus;
- b. the distance equal to the height above the second storey of the wall to eaves level."

1.2 Height of Buildings

The height of buildings to the east of Alpine Ridge Drive and Summit View Court (lots 1 - 21) should not exceed the level of one storey above the natural ground level at the highest point on a line drawn 5 metres from and parallel to the frontage.

The height of buildings to the west of Summit View Court and Alpine Ridge Drive should not exceed the level of one storey above the natural ground level at the highest point on a line drawn 7 metres from and parallel to the rear boundary of allotment Numbers 22 - 30 inclusive.

The height of buildings west of Alpine Ridge Drive on lots 31 - 45 should not exceed two storeys above the prevailing ground level.

For the purposes of these provisions single storey shall generally be interpreted as:

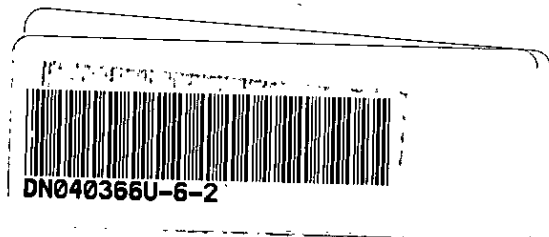
- a. not more than 3 metres to eaves level.
- b. not more than 4.5 metres to ridge of roof and two storeys shall generally be interpreted as:
 - a. Not more than 6 metres to eaves line.
 - b. Not more than 7.3 metres to ridge of roof.

1.3 Amenity Area

Not less than 30% of the site should be available for landscaping and the general enjoyment of the occupants, and not available for access by motor vehicles.

1.4 Front Fences

Fences should not exceed 1 metre in height within 5 metres of the frontage of the site.



2. General Design Guidelines

2.1 Roofs

Buildings should be designed with sloping rooves, which, depending upon the style and design, should ideally repeat the prevailing ground slope where practical. Rooves of buildings should be parallel with critical view lines to reduce visual obtrusion.

2.2 Design and Layout

Floor plans, changes of level and entry points should be designed to be in sympathy with ground slopes.

Large buildings should use windows and/or setbacks to 'break up' the building elevation. Patterns of light and shade should be used to reduce the scale of the building. Split level housing is encouraged on sloping land to reduce building height.

2.3 Materials

Materials to be used in the construction of buildings shall be appropriate to a high quality development and reflect the colour and texture of the mountain foothills setting. Selection of materials should take account of colour, texture, durability and weathering characteristics.

Carports, garages and outbuildings appurtenant to a house or residential buildings shall be built in the style and materials of the house.

The preferred materials and colours are as follows:

WALLS - brick - grey, tan, soft reds.
timber - cedar untreated, suitably painted.
local stone.
glass - clear, grey (non-reflective).

ROOFS - colorbond - bronze olive, grey.
slate tiles.
clay or concrete tiles - dark or mid grey.
cedar shingles.

TRIM - timber - unpainted.
painted - muted grey - green, browns.

FENCES - posts and rail, suitably painted.
timber, cedar or suitably painted.
timber lattice - painted.
creeper covered mesh.

Note: asbestos and pressed metal fences not permitted.

PAVING MATERIALS - brick paving - grey, tan, brown, soft reds.
local gravel.
reinforced grass.

SCHEDULE 2

DEVELOPMENT CONTROLS, ALPINE RIDGE DRIVE AND SUMMIT VIEW COURT

Suggested Conditions for attachment to Use Permits

- A. The time specified pursuant to Section 18 (6) of the Town and Country Planning Act for the commencement of the uses hereby permitted is ten years from the date hereof.
- B. No development of the land to which this permit relates shall be undertaken except in accordance with plans which shall first be submitted and approved by the Responsible authority.
- C. (i) Any trees or shrubs planted on the land to which this permit relates shall
 - a. be of a specie selected to ensure that they are capable of being maintained at a height which does not obscure the view to the east and north-east from properties situated:
 - (i) To the west of Summit View Court and Alpine Ridge Drive (Lots 22 - 45).
 - (ii) To the rear of Lots 22 - 30.
 - b. shall be maintained at a height such that the views from the properties specified above are not obscured.
- (2) Trees or shrubs which do not exceed the heights indicated in the following schedule shall generally be deemed as satisfying the requirements of this condition.

Schedule:

- Lots 1 - 21 A level established 4 metres above the general ground level 5 metres within the allotment from the frontage of the allotment.
- Lots 22 - 30 A level established 4 metres above general ground level within the allotment 7 metres from the rear boundary.

- D. One only building shall be permitted on the lots 1 - 4 and 41 - 45 (all inclusive) for a tourist establishment.
- E. Notwithstanding Condition D above a Caretakers/Manager's quarters may be permitted depending on design and site coverage of main building.
- F. Plans submitted for approval by the Responsible Authority under Condition (B) should in general conform to the following requirements and guidelines:



SCHEDULE 1

Town and Country Planning Act 1961
SHIRE OF MANSFIELD PLANNING SCHEME
INTERIM DEVELOPMENT ORDER

(Name of scheme or order)

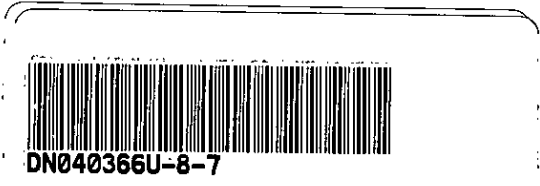
OFFICE USE ONLY

Sierra Nominees
Pty. Ltd.

PLANNING PERMIT No. 125/85

Subject to the conditions (if any) set out hereunder the following is hereby permitted:

Subdivision of Pt. C.A. 16, Sec. A, Parish of Change, into 45 allotments, generally in accordance with sketch plan ref. no. 2736 of H.J. Macey, and use of the allotments so created for residential purposes.



Conditions:

1. Compliance with statutory requirements.
2. Basic services shall be provided to the satisfaction of the Responsible Authority. These shall include road construction to Council's standard for urban street construction, reticulated water supply and sewerage facilities, and electricity supply.
3. The plans submitted shall not be varied or modified unless at the direction or with the consent of the Responsible Authority other than to comply with the conditions of the permit.
4. (i) The holder of this permit is to enter an agreement with the Mansfield District Water Board to ensure the provision of a reticulated water and sewerage system to service the subject land and such agreement is to be to the satisfaction of the Mansfield District Water Board and the Responsible Authority.
 (ii) No development shall be permitted on the subject land until such time as the Mansfield District Water Board has advised that all agreements required to secure the necessary funds for water supply and sewerage headworks and associated reticulation services to be provided to the land that is the subject of this application have been executed.
5. The location and standard of the intersection of the proposed private street with the Mt. Buller Tourist Road (shown on application plan as Mansfield-Mt. Buller Road) must be submitted on a detailed plan to the Responsible Authority to ensure that the standard of design and construction is acceptable to the Road Construction Authority.
6. All works shall be designed and constructed in accordance with detailed plans to be approved by the Shire Engineer after consultation with the Area Soil Conservationist of the Department of Conservation, Forests & Lands.

[Signature] (cont.)

16.7.1985
(Date of Determination)

SHIRE SECRETARY
(Signed)

Town and Country Planning Act 1961
SHIRE OF MANSFIELD PLANNING SCHEME
INTERIM DEVELOPMENT ORDER

OFFICE USE ONLY

Sierra Nominees
Pty. Ltd.

(Name of scheme or order)

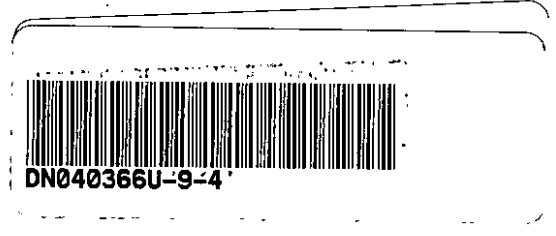
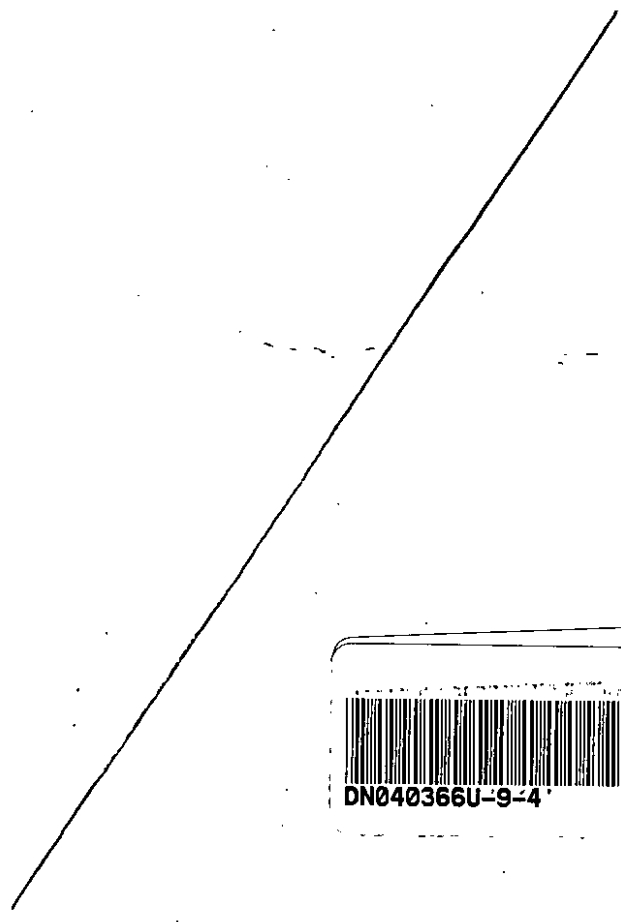
PLANNING PERMIT No. 125/85

Subject to the conditions (if any) set out hereunder the following is hereby permitted:

- 7. No future building shall be located closer than 20m. to the Mt. Buller Tourist Road (shown on application plan as Mansfield-Mt. Buller Road).
- 8. This permit shall remain in effect until a date being two years from the date of availability of water supply and sewerage facilities referred to in Clauses 2 and 4 above, as advised to the Responsible Authority by the Mansfield District Water Board.

Conditions:

This permit replaces original permit no. 125/85 which was modified by Council on 18th. November, 1986.



16.7.1985
(Date of Determination)

SHIRE SECRETARY
(Signed)

SEE IMPORTANT NOTES ON REVERSE SIDE

FORM 5.0

IN WITNESS WHEREOF the parties have hereunto set their hands and seals the day and year first hereinbefore written.

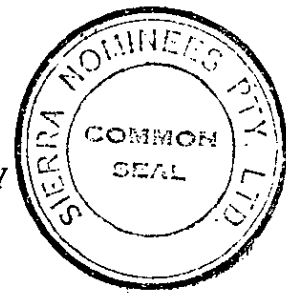
THE COMMON SEAL of THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF MANSFIELD was hereto affixed in the presence of:

..... *[Signature]* Councillor
 *[Signature]* Councillor
 *[Signature]* Secretary



THE COMMON SEAL of SIERRA NOMINEES PTY. LTD. was hereto affixed in accordance with its Articles of Association in the presence of:

..... *[Signature]* Director
 *[Signature]* Secretary



DN040366U-10-2

DATED _____ 198

Between:

SHIRE OF MANSFIELD

and

SIERRA NOMINEES PTY. LTD.

SECTION 52A AGREEMENT

MAL. RYAN, JACKSON & GLEN,
Solicitors,
9 High Street,
MANSFIELD. 3722.

Tel: 057 752 744
Ref: DP.JC



DN040366U-11-1



Imaged Document Cover Sheet

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Code \$49 Extra fee paid
MAL RYAN, JACKSON
20847
35160

REGD.

210689 2120 MISC \$0, P265628E
P. 265628.E

ok copies
accepted by today
if a further copy to be
in future
today

VICTORIA

APPLICATION BY A RESPONSIBLE AUTHORITY
under Section 181 Planning and Environ-
ment Act 1987 for ENTRY OF A
MEMORANDUM OF AGREEMENT under Section
173 of the Act.

The Responsible Authority under the Planning Scheme having entered into
an Agreement with the person named for the land described requires that
a memorandum of the Agreement be entered on the Certificates of Title to
the land referred to.

LAND

Handwritten mark

Certificates of Title Volume 9824 Folios 979 - 999 (both incl.)
and Certificates of Title Volume 9825 Folios 000 - 007 (both
inclusive); and Volume 9825 Folios 010 - 018 (both inclusive).

ADDRESS OF THE LAND

Alpine Ridge Drive, Merrijig

RESPONSIBLE AUTHORITY

SHIRE OF MANSFIELD, Highett Street, Mansfield

PLANNING SCHEME:

MANSFIELD PLANNING SCHEME

AGREEMENT DATE

31st August 1988

AGREEMENT WITH -

SIERRA NOMINEES PTY. LTD. of 682A Beaufort Street,
Mount Lawley in the State of Western Australia.

A copy of the Agreement is attached to this Application.

Signature for the Responsible Authority *Frank Walsh*

Name of Officer FRANK WALSH

Date 1st March, 1989

A Memorandum of this within instrument
has been entered in the Register Book.



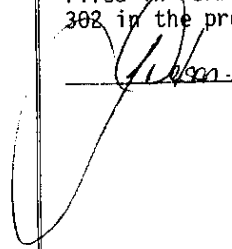
Handwritten scribble

The Registrar of Titles,

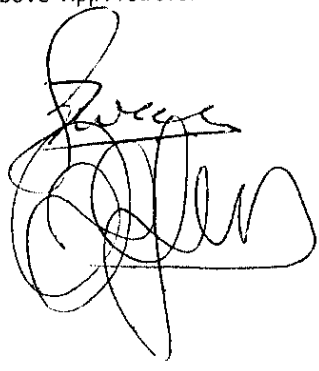
Please register this Application
and on completion return Certified
Copy of Title to Messrs Cotts Power Limited
Esplanade
Canberra

CHALLENGE BANK LIMITED as proprietor of Registered Mortgage No. N467907P
over the said lands HEREBY CONSENTS to the above Application

CHALLENGE BANK LIMITED by its Attorneys)
^{Mark Phillips} and ^{Henry Burridge}
^{Mark Phillips (Vic)} and ^{Manager - Real Estate (Victoria)}
under Power of Attorney dated the 29th day
of April 1988 a certified copy of which is
filed in Permanent Order Book 276 at Page
302 in the presence of:



JACQUI NELSON



THIS AGREEMENT is made the 31st day of August 1988.

B E T W E E N :

THE PRESIDENT COUNCILLOR AND
RATEPAYERS OF THE SHIRE OF MANSFIELD
(hereinafter called "the Responsible Authority")
of the first part

AND

SIERRA NOMINEES PTY. LTD.
of 682A Beaufort Street, Mount Lawley
in the State of Western Australia
(hereinafter called "the Owner")
of the other part

W H E R E A S :

A. The Owner is the owner and is registered or is entitled to be registered at the Office of Titles as the proprietor of an estate in fee simple in the land situate at Alpine Ridge Drive and Tellemark Court and being the land comprised in Certificates of Title Volume 9824 Folios 979 - 999 (both inclusive), Volume 9825 Folios 000 - 007 (both inclusive) and Volume 9825 Folio 010 (hereinafter called "the subject land").

- B. The Responsible Authority is the Responsible Authority under the Mansfield Planning Scheme (hereinafter called "the Planning Scheme").
- C. The Owner has sought a planning permit under the Planning Scheme for the subdivision of the subject land into 38 allotments in accordance with the plan annexed hereto and marked with the letter "A" and to use and develop allotments 47 to 69 (both inclusive) and 71 to 80 (both inclusive) for the purpose of dwellings and allotments 81 to 85 (both inclusive) for the purpose of tourist establishments (commercial lodges).
- D. The Owner and the Responsible Authority have agreed that it is appropriate on town planning grounds to provide for the siting of building envelopes on each of the allotments.
- E. The Responsible Authority and the Owner have agreed that, without restricting or limiting their respective powers to enter into this Agreement and insofar as it can be so treated, this Agreement shall be treated as being an Agreement entered into pursuant to section 173 of the Planning and Environment Act 1987.

NOW THIS DEED WITNESSETH AS FOLLOWS :

1. In this Agreement, unless inconsistent with the context or subject matter -

(a) the Owner makes each of the covenants to be performed by it, on its own behalf and on behalf of the Owner from time to time hereafter of the subject land and every part thereof; and

(b) "Owner" shall mean the owner for the time being of the subject land and the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor of an estate in fee simple in the subject land or any part thereof.

(c) "Dwelling" shall mean any building or portion of a building including out buildings which are normal to the enjoyment of a dwelling, which is used or intended, adapted or designed to be used either temporarily or permanently for the purpose of human habitation by -

(i) a single person;

(ii) a family; or

(iii) two or more persons who do not comprise as a single family for such building or portion thereof does not comprise more than 10 habitable rooms;

2. This Agreement shall come into operation upon the grant of a permit for the subdivision of the subject land in accordance with the said plan of subdivision marked with the letter "A".
3. The development of allotments 47 to 69 (both inclusive and 71 to 80 (both inclusive) on the said plan of subdivision for the purpose of dwellings and of allotments 81 to 85 (both inclusive) for the purpose of dwellings or tourist establishments, shall accord with the specifications contained in Schedule 1 to this Agreement.
4. In the event that more than one dwelling is to be constructed on any allotment the owner of that allotment shall be the responsible to the Mansfield District Water Board for any extra head works charges for the supply of water and sewerage occasioned by the development of the allotment for more than one dwelling.
5. Prior to the grant of an application for building approval pursuant to the Building Control Act 1980 and

the Victoria Building Regulation or corresponding enactments in respect of any part of the subject land the Owner will submit to the Responsible Authority a Certificate by a registered architect, a registered surveyor, an engineer who is ^{qualified to be} a member of the Institution of Engineers of Australia or a qualified Town Planner who is a member of the Royal Australian Planning Institute, that the plans for the development the subject of the application for building approval comply with the controls specified in Schedule 1 hereto.

JG
Yes to
B 7

6. This Agreement shall end on the coming into operation of an Amendment to the Mansfield Planning Scheme containing provisions to the same or similar effect as the provisions contained in this Agreement PROVIDED HOWEVER that should any such Amendment not contain provisions to the effect of clauses 3, 4 and 5 of this Agreement then this Agreement shall continue to have full force and effect in respect of those parts of clauses 3, 4 and 5 as are not the subject of provisions to like effect in any such Amendment.

7. It is intended the Owner's covenants hereunder shall run with the subject land and every part thereof.

8. The Owner shall pay all costs and expenses of and incidental to the preparation of this Agreement and the registration thereof pursuant to section 181 of the Planning and Environment Act 1987.

IN WITNESS WHEREOF the parties have executed these presents the day and year first hereinbefore mentioned.

THE COMMON SEAL of the)
PRESIDENT COUNCILLORS and)
RATEPAYERS OF THE SHIRE)
OF MANSFIELD was hereunto)
affixed in accordance)
with a resolution of the)
Council in the presence)
of:)

.....
President *[Signature]*
Councillor *[Signature]*
Shire Clerk *[Signature]*

THE COMMON SEAL of)
SIERRA NOMINEES PTY. LTD.)
was hereunto affixed in)
accordance with Articles)
of Association in the)
presence of:)

.....
Director *[Signature]*
Secretary *[Signature]*



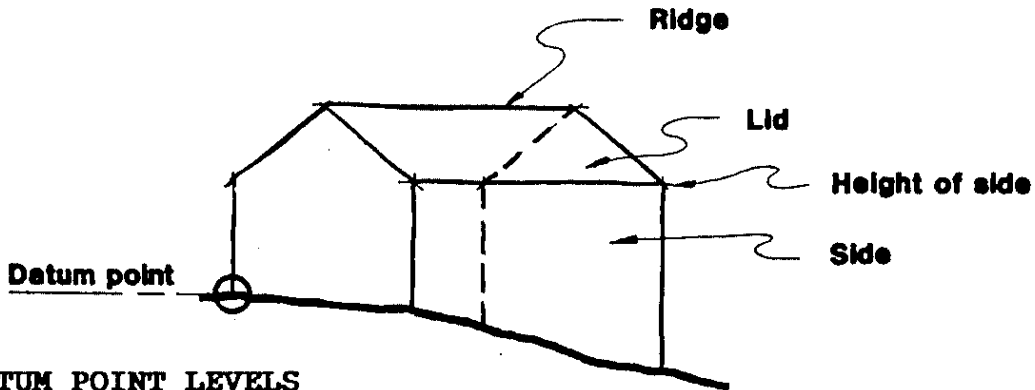
**BUILDING ENVELOPES AND DESIGN CONTROLS FOR ALPINE RIDGE ESTATE
STAGE II**

1. DEFINITION OF THE BUILDING ENVELOPE

All buildings on each allotment must be contained within an 'envelope' or three dimensional shape which is described for each allotment. These envelopes are designed to maximise flexibility in the shape and style of building, while protecting the views from each lot.

The plan area within which buildings must be contained on each lot is shown on the Building Envelope Plan [the BE Plan]. The BE Plan also shows a datum point from which the heights of each envelope are calculated. This datum point is generally the highest point on the ground reached by the building envelope.

The building envelope is designed to suit buildings with roofs pitched to either side of a ridge and is made up of a number of plane surfaces (similar to the walls and roof of a traditional building). It has vertical sides rising to a fixed height.



2. DATUM POINT LEVELS

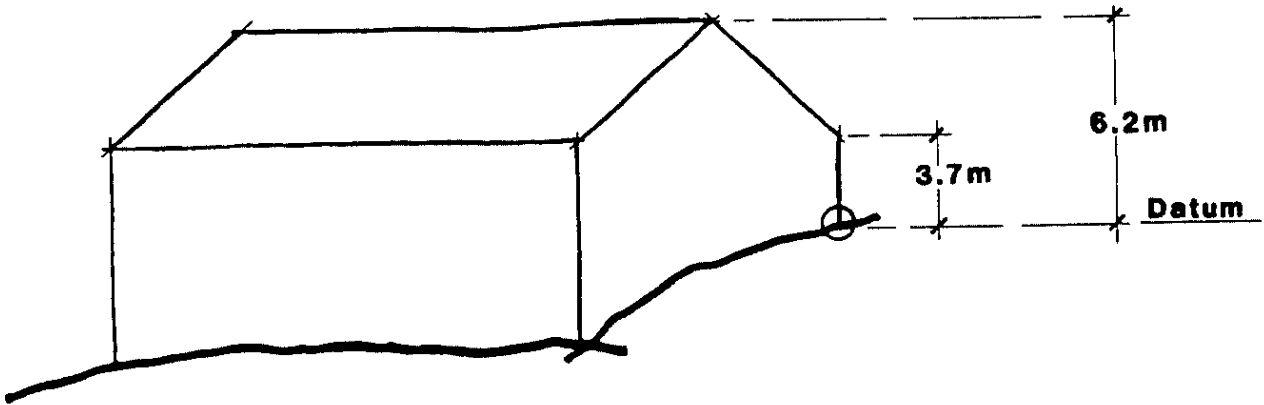
The levels listed below specify the height above A.H.D. of each datum point on each allotment.

<u>Lot</u>			<u>Lot</u>			<u>Lot</u>		
47	=	620.7	60	=	660.0	74	=	654.5
48	=	623.5	61	=	663.7	75	=	652.5
49	=	625.5	62	=	663.8	76	=	650.0
50	=	626.5	63	=	662.0	77	=	647.0
51	=	631.5	64	=	661.0	78	=	642.2
52	=	635.5	65	=	655.5	79	=	639.6
53	=	639.0	66	=	658.0	80	=	645.0
54	=	642.5	67	=	660.0	81	=	632.1
55	=	646.0	68	=	659.0	82	=	628.6
56	=	649.0	69	=	659.5	83	=	633.0
57	=	652.0	71	=	657.0	84	=	625.5
58	=	656.0	72	=	656.0	85	=	623.5
59	=	658.0	73	=	651.0			

3. ENVELOPES FOR SPECIFIC ALLOTMENTS

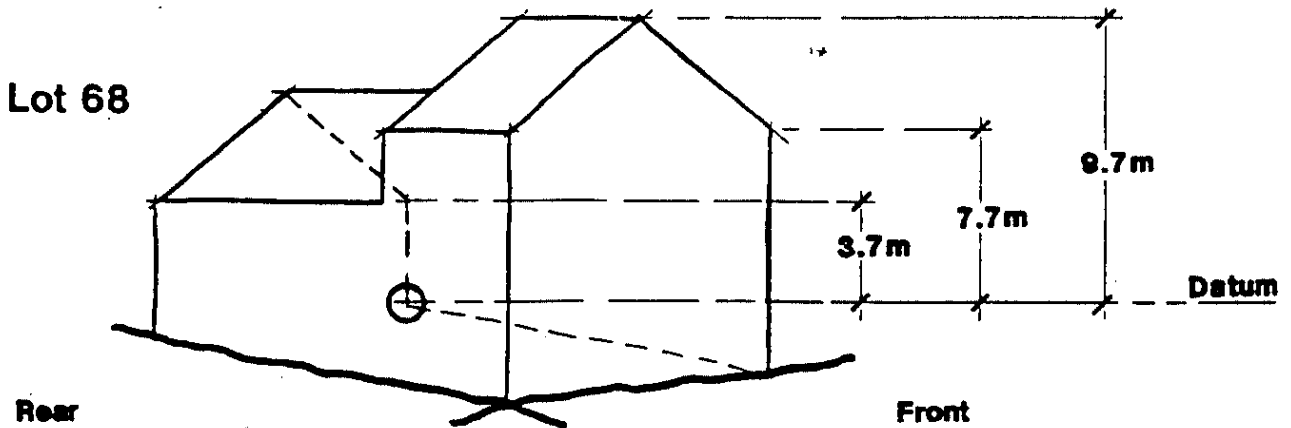
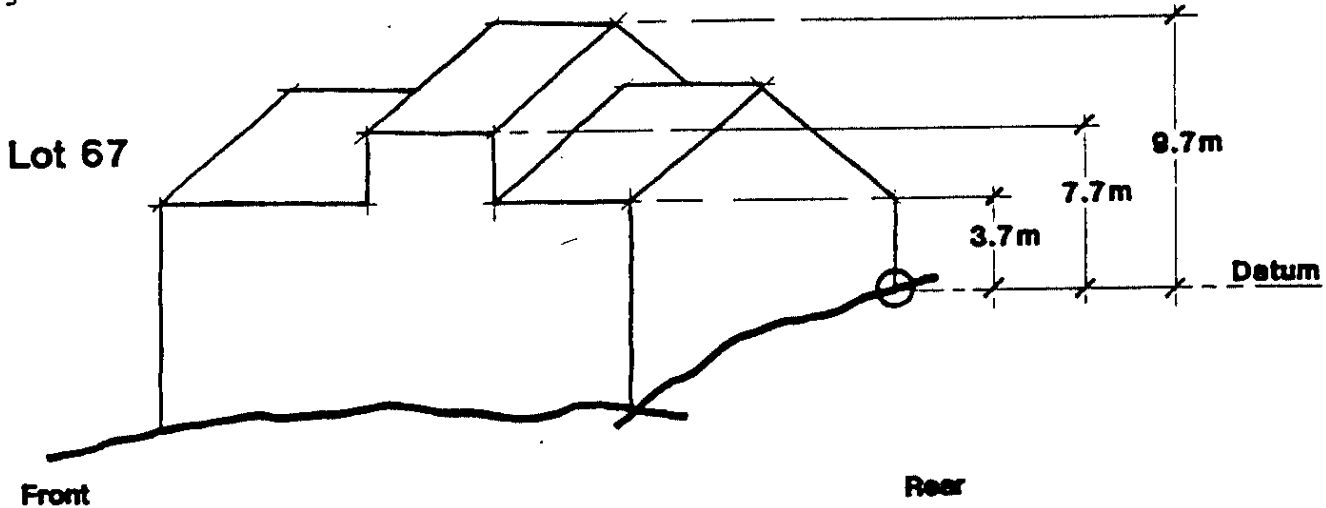
Lots No. 47-66 inclusive, Lots 77-79 inclusive and Lots 81, 82 and 85.

On these lots the sides of the envelope reach 3.7 metres above the Datum Point. The 'ridge' of the lid is 6.2 metres above the datum point.



Lots 67 and 68

The envelope for lots 67 and 68 is the same as that described above, except that for the portion of these envelopes shown hatched on the BE Plan, the sides extend to 7.7 metres, and the ridge to 9.7 metres above datum.



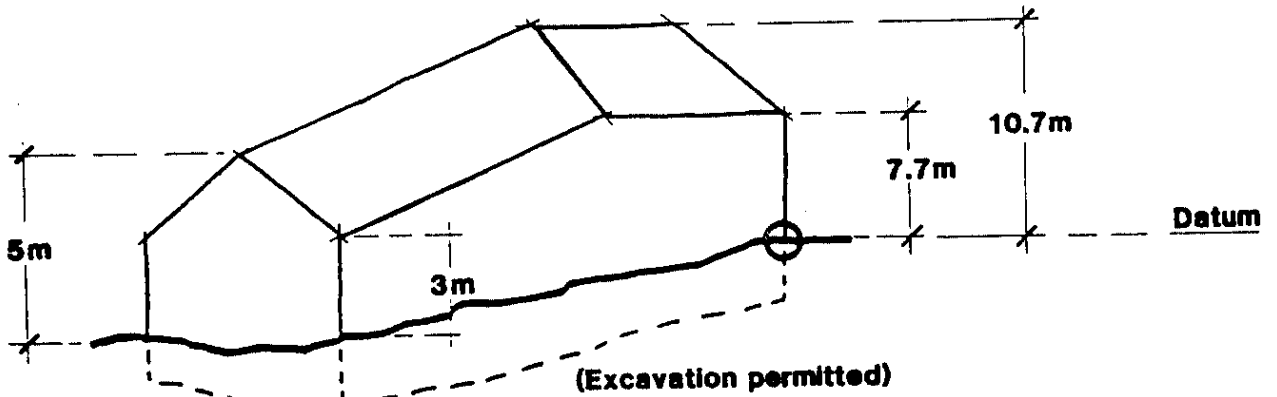
Lot 74

For lot 74 the envelope is similar to that applying to lots 47-66 except that the height of the sides above datum level is 5.7 metres and the height of the ridge of the lid is 7.7 metres above datum.

Lots 71, 72, 73

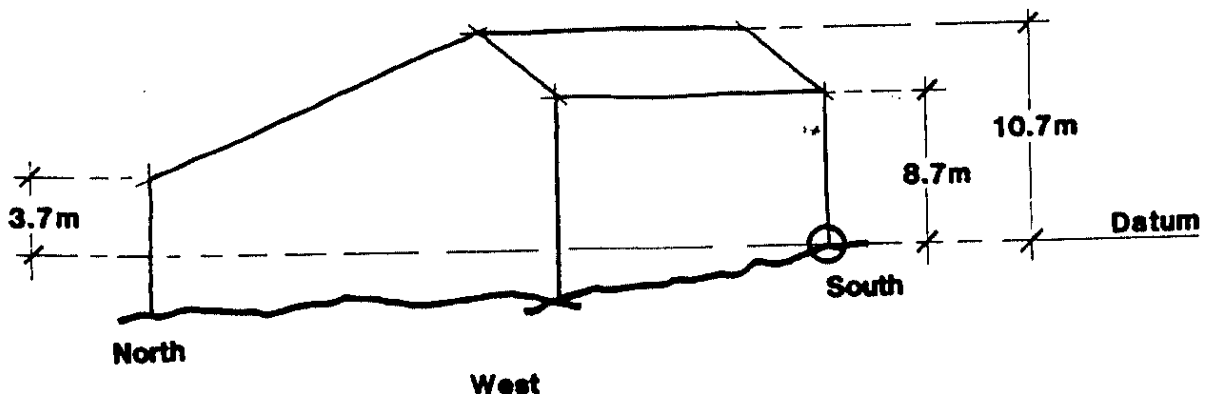
Over the area of the building envelope shown hatched on the BE Plan the sides of the envelope reach 7.7 above datum and the ridge of the lid is 10.7 metres.

The sides of the envelope at the corners of the rear elevation are 3.0 metres above existing ground level at that point on the site and the ridge 5.0 metres above existing ground level. The envelope is defined by lines connecting the rear elevation with the sides and ridge points at the eastern face of the hatched area.



Lot 69

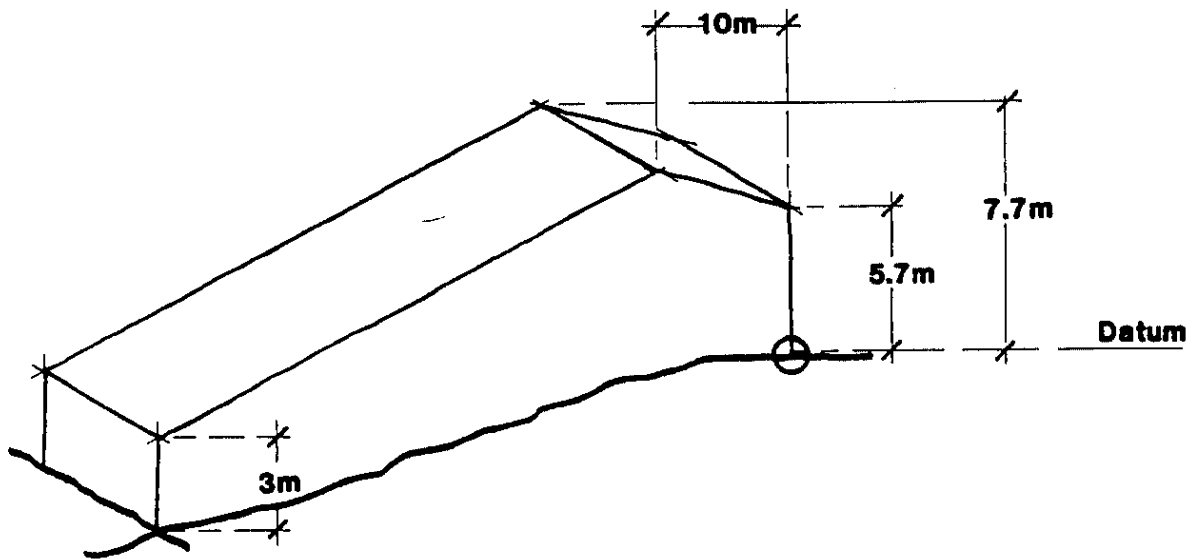
For lot 69, the south side extends to 8.7 metres above datum and the height of the ridge is 10.7 metres. The northern side reaches 3.7 metres. The remainder of the envelope is defined by lines joining the top of the northern side to the ridge line.



Lots 75 and 76

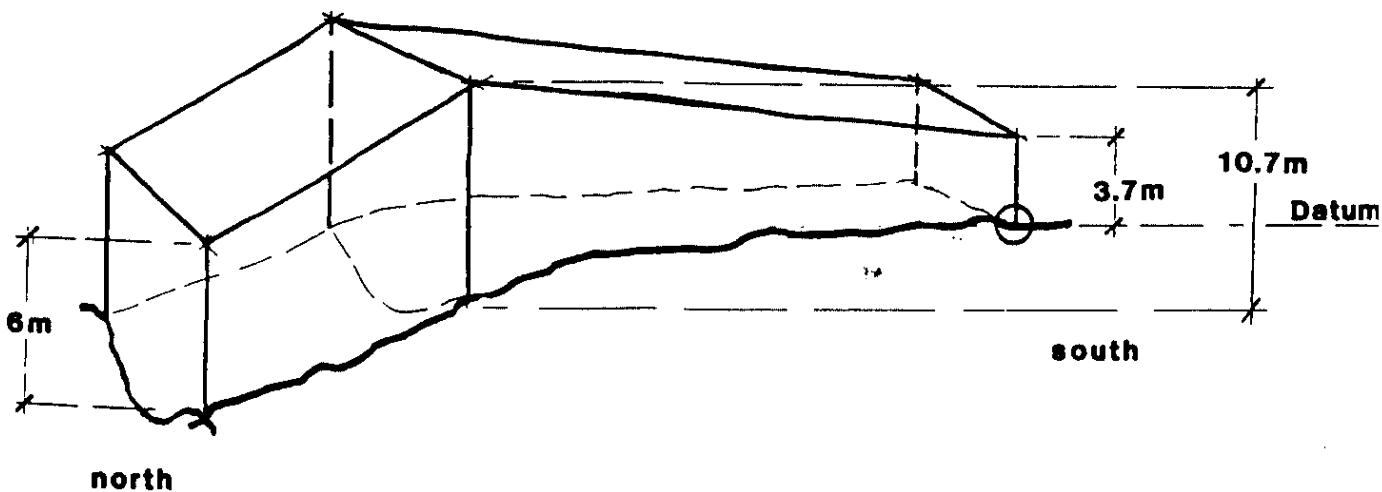
For lots 75 and 76, the height of the sides of the envelope at the front is 5.7 metres above the datum point. The height of the ridge, which is parallel to and 10 metres to the rear of the front, is 7.7 metres above datum point.

The height of the north side is limited to 3 metres above existing ground level. The envelope is defined by connecting the profile of the north elevation to the section of the envelope 10 metres to the rear of the frontage.



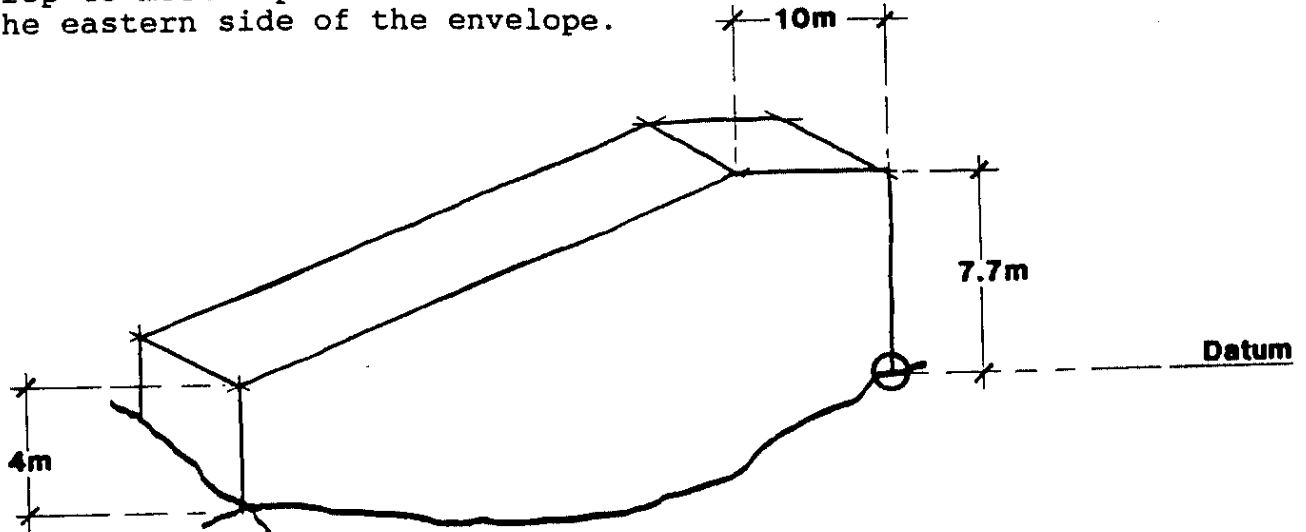
Lot 80

For Lot 80 the southern side has a height of 3.7 metres, the ridge connects points on the western and south-eastern sides of the envelope, 10.7 metres above existing ground level at that point on the site! The height of each corner of the northern side is 6 metres above existing ground level.



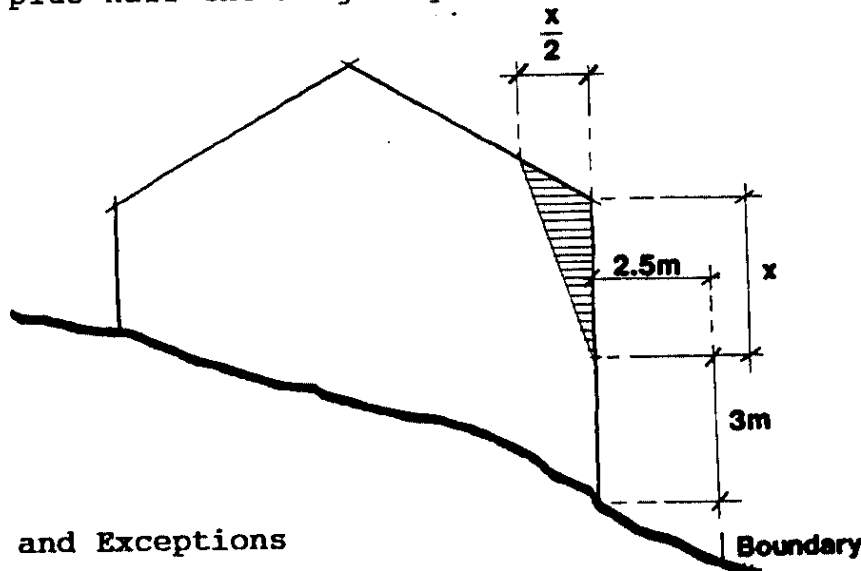
Lots 83 and 84

For both lots 83 and 84, the height of the western side of the envelope is 7.7 metres. This height continues for a distance of 10 metres along the northern and southern sides. The sides then drop to meet a point 4 metres above natural ground level along the eastern side of the envelope.



4. SETBACK REQUIREMENTS FOR ALL BUILDINGS

Notwithstanding the building envelopes described above, any part of a building which exceeds 3 metres above existing ground level shall be set back from any side boundary by a distance equal to 2.5 metres plus half the height by which it exceeds 3 metres.



Variations and Exceptions

This setback provision applies to all boundaries of lots 80, 83 and 84.

This provision does not apply to any building within those parts of building envelopes shown hatched on the BE Plan.

This provision does not apply to lots 61, 62, 65, 66 & 74.

5. AMENITY AREA

Not less than 30% of the site should be available to landscaping and the general enjoyment of the occupants and not available for access by motor vehicles.

6. PLANTING, MAINTENANCE OF VEGETATION AND FENCING

Lots 61-66 inclusive

In the case of lots 61, 62, and 63, it is preferred that no front fence be constructed, but any front fences, and fences erected between the frontage and the building line created by the building envelope, must not exceed 1 metre.

The balance of the fence between lots 63 and 64, and all fences along the rear [western] boundary of lot 64, and rear [southern] boundaries of lots 65 and 66, must not exceed 1.4 metres.

Only light vegetation and low shrubs may be planted in the rear [southern] yards of lots 65 and 66, in the side yards of lots 63 and 64, and in the front yards of lots 61 and 62, of a size and nature that will not obscure the views from adjoining properties, of Mt. Buller and other mountains to the north-east, east, and south-east.

General

Planting of trees and shrubs is not permitted where these will obscure the views of Mt. Buller, and other mountains to the north-east, east and south-east from other properties on the Alpine Ridge subdivision.

7. MATERIALS

Materials to be used in the construction of buildings shall be appropriate to a high quality development and reflect the colour and texture of the mountain foothills setting. Selection of materials should take account of colour, texture, durability and weathering characteristics.

Carports, garages and outbuildings within the site of a house or residential buildings shall be built in the style and materials of the house.

The preferred materials and colours are as follows:

WALLS - brick - grey, tan, soft reds
 timber - cedar untreated, suitably painted
 local stone
 glass - clear, grey (non-reflective)
 Note: fibrous cement sheet not permitted.

ROOFS - colorbond - bronze olive, grey
slate tiles
Clay or concrete tiles - dark or mid grey
cedar shingles

TRIM - timber - unpainted
painted - muted grey - green, browns

FENCES - posts and rail, suitably painted
post and wire
timber, cedar or suitably painted
timber lattice - painted
creeper covered mesh

Note: fibrous cement and pressed metal fences not permitted.

PAVING MATERIALS - brick paving - grey, tan, brown, soft reds
local gravel, or crushed slate
reinforced grass

8. NUMBER OF UNITS ~~AND USES~~ *Y* *R* *F*

Number of Units

Not more than two dwelling units are permitted on any site with the exception of lots 80-85 inclusive.



Mansfield Shire

LAND INFORMATION CERTIFICATE

Tax Invoice – ABN 74566834923

Section 229 Local Government Act 1989

Email: rates@mansfield.vic.gov.au

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

CERTIFICATE NO.: 217
YOUR REF: 80095746-015-1
ISSUE DATE: 31/03/2026

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

Assessment No.:	12200689
Location:	9 Telemark Court MERRIJIG VIC 3723
Title:	LP: 60 LP: 210427
Area:	1386.0000 Square Metres
Parish:	CHANGUE
AVPCC:	110.3 Detached Home (existing)

PROPERTY VALUATIONS AS AT JANUARY 2025 LEVELS: (Operative Date 01/07/2025)

Capital Improved Value: \$950,000.00
 Site Value: \$355,000.00
 Net Annual Value: \$47,500.00

RATES & CHARGES FOR THE YEAR ENDING 30TH JUNE 2026

Rate Charge	Amount
Residential	\$1,604.55
Municipal Charge	\$353.00
ESVF - Residential Charge	\$300.35
Community Waste	\$76.70
120L Garbage Bin	\$245.55
Recycle Bin 240L	\$131.70

Rate Arrears to 30/06/2025:	\$719.36
Interest to 16/11/2025:	\$0.00
Adjustments:	\$0.00
Less Pensioner Rebates:	\$0.00
Less Payments:	-\$1,438.72
Total Due:	\$1,992.49

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.





Biller code: 258848

BPay Reference: 12200689

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.

I hereby certify that as at the date of issue, the information given in this certificate is a true and correct disclosure of the rates and other monies and interest payable to Mansfield Shire together with any notices or orders referred to in this certificate. Received the sum of \$29.70 fee. Checked By:

A handwritten signature in black ink that reads 'Ashlee Watson'.

Ashlee Watson
Authorised Officer



ABN 84 578 076 056
 Tel: 1300 360 007
 Fax: (03) 5831 1467

mail@gvwater.vic.gov.au
 www.gvwater.vic.gov.au

Goulburn Valley Region Water Corporation
 104-110 Fryers Street
 Shepparton, Victoria 3630

**P.O. Box 185, Shepparton 3632
 DX 63036 Shepparton**

Secure Electronic Registries Vic P/L ATFT
 Secure Electronic Registries Vic Trust
 Locked Bag 20005
 MELBOURNE VIC 3001

Your Ref: 80095746-021-2
 Statement No: 279124
 Account No: 41-2368-0050-01-2
 Date: 31-Mar-2026

Information Statement

Water Act 1989. Section 158

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

9 Telemark Ct, Merrijig VIC 3723

Title(s):

Lot 60, Plan of Sub-division 210427G, Volume 9825, Folio 014, Parish of Changue

Owner(s):

Klarin, Ivan
 Kloeden, Katherine Louise

Purchaser(s):

No purchaser on application.

Account Calculation:

Fees and Charges (including interest)	\$0.00
Scheme Arrears	\$0.00

Total Amount in Arrears at Date of Issue:	\$0.00
--	---------------

Service Charges & Estimated Consumption to: (from page 2)	\$184.96
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Total Amount:	\$184.96
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Goulburn Valley Water would like to remind conveyancers that they are obligated under the Water Act to notify Water Authorities on change of ownership. This is not automatically done via PEXA.

Electronic Payment Option:

Make this payment via internet or phone banking.



Billor Code: 39420 Ref: 4123 6800 5001 2

Statement No: 279124
Account No: 41-2368-0050-01
Property Address: 9 Telemark Ct, Merrijig VIC 3723

Details for Services provided and their tariffs:

METERED SERVICE: 66351 (20mm) Meter Number: 0420449

Sewerage Service Fee: From 14/01/26 To 07/04/26 = 83 days @ 135.83¢ per day = \$112.74

Water Service Fee: From 14/01/26 To 07/04/26 = 83 days @ 52.29¢ per day = \$43.40

Water volume: Est. Read 2485 (07/04/26) - Prev. Read 2463 (14/01/26) = 22 kL

Water volume Charged: 22.000 kL = 22.000 kL

Water volume Charge(2025-26): 22.000 kL @ 131.02¢ per kL = \$28.82

Note:

This Statement is valid for 120 days only from the date of issue. Within the valid timeframe, please obtain an update prior to settlement to avoid overpayment.

Consumption charges to the date specified is an ESTIMATION ONLY. A Special Meter Reading certificate may be applied for to obtain accurate consumption charges for property settlement adjustment - standard fees apply. Consumption charges are not applicable to unconnected services.

Orders and Notices:

The sewer main traverses the land.

Comments:

There are no Comments applicable to this property

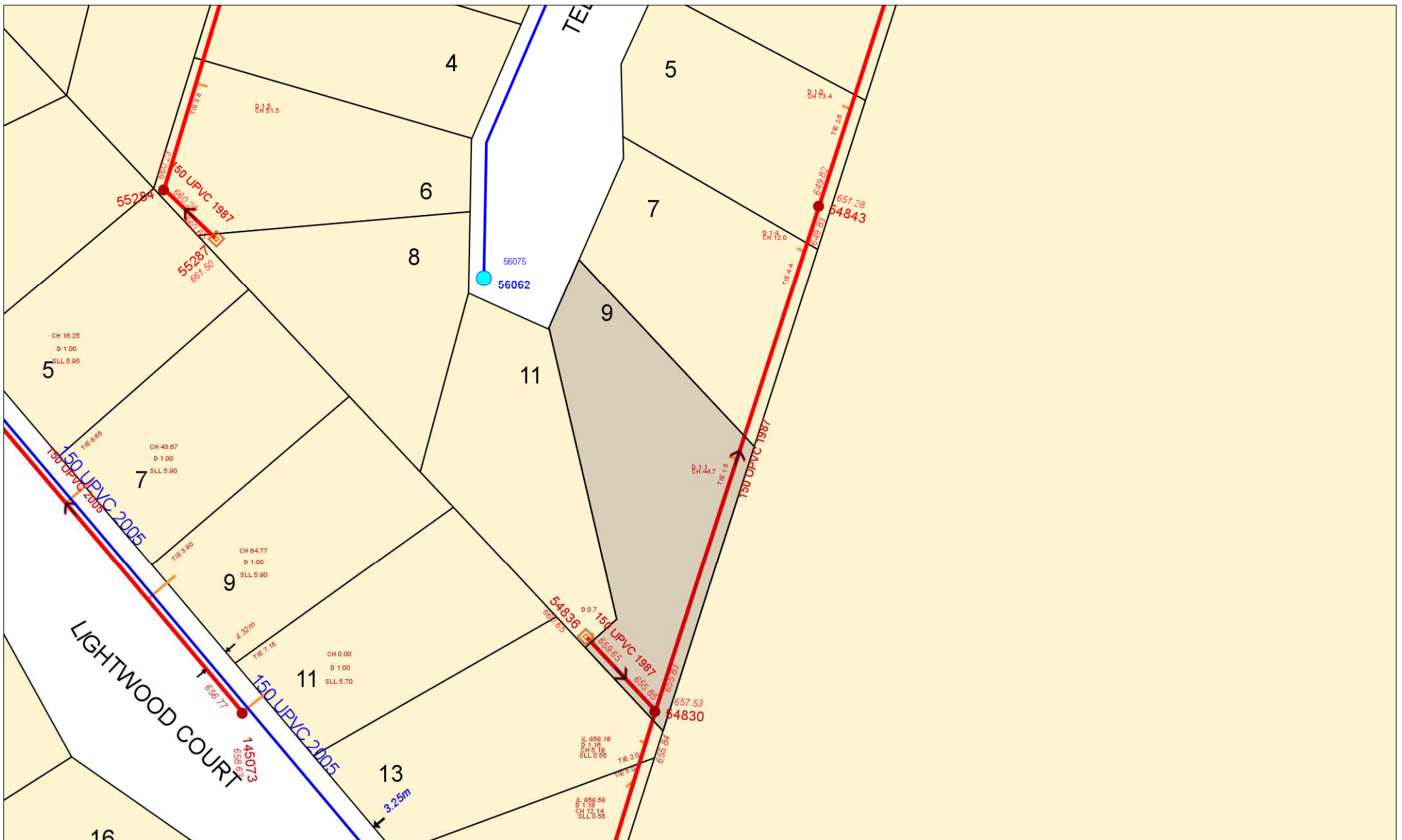
A financial update for this information statement can now be accessed via -

https://goulburnvalleywater.formstack.com/forms/information_statement_update

I hereby certify that the above Statement is correct.



Laurienne Winbanks
Manager - Retail Customers and Billing



9 Telemark Court Merrijig

Goulburn Valley Water provides this information with the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user.

While every effort has been made to ensure the accuracy, correctness and timeliness of the data, Goulburn Valley Water assumes no responsibility for errors or omissions.

31/3/2026

Scale 1:853



Enquiries: Building
Telephone: (03) 5775 8555
Our Ref: PI260858



01 April 2026

Landata
GPO BOX 527
MELBOURNE Vic 3001

Scan QR code to
login to the portal



Regulation 51 (1)

To Whom It May Concern

Reference Number: **PI260858**
Client Job Number: **80095746-017-5**
Property Address: **Lot: 60, 9 TELEMARK COURT, MERRIJIG (MOUNT BULLER) VIC 3723**

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

Property address:	9 TELEMARCK COURT MERRIJIG (MOUNT BULLER) VIC 3723
-------------------	--

- **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 CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1240942

APPLICANT'S NAME & ADDRESS

VICTORIAN COUNTRY CONVEYANCING C/- TRICONVEY
(RESELLER) C/- LANDATA

MELBOURNE

VENDOR

KLARIN, IVAN

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

354691

This certificate is issued for:

LOT 60 PLAN LP210427 ALSO KNOWN AS 9 TELEMARCK COURT MERRIJIG (MOUNT BULLER)
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 GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- is within a BUSHFIRE MANAGEMENT OVERLAY
- and a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2
- and a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1

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/>

30 March 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.

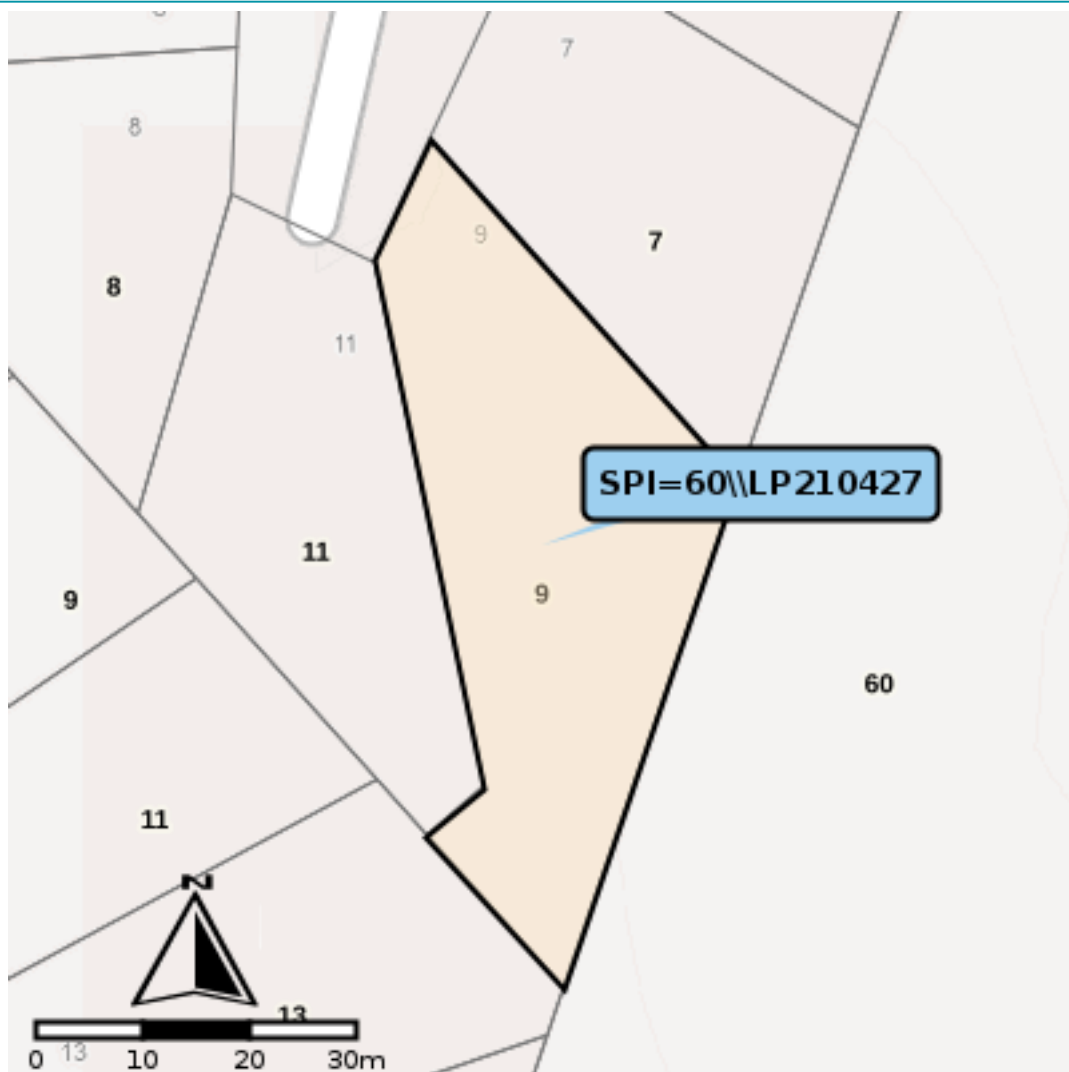
LANDATA@
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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

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

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

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



Copyright © State Government of Victoria. Service provided by 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.

From www.planning.vic.gov.au at 30 March 2026 02:24 PM

PROPERTY DETAILS

Address: **9 TELEMARCK COURT MERRIJIG (MOUNT BULLER) 3723**
 Lot and Plan Number: **Lot 60 LP210427**
 Standard Parcel Identifier (SPI): **60\LP210427**
 Local Government Area (Council): **MANSFIELD**
 Council Property Number: **12200689**
 Planning Scheme: **Mansfield**
 Directory Reference: **Vicroads 63 G3**

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

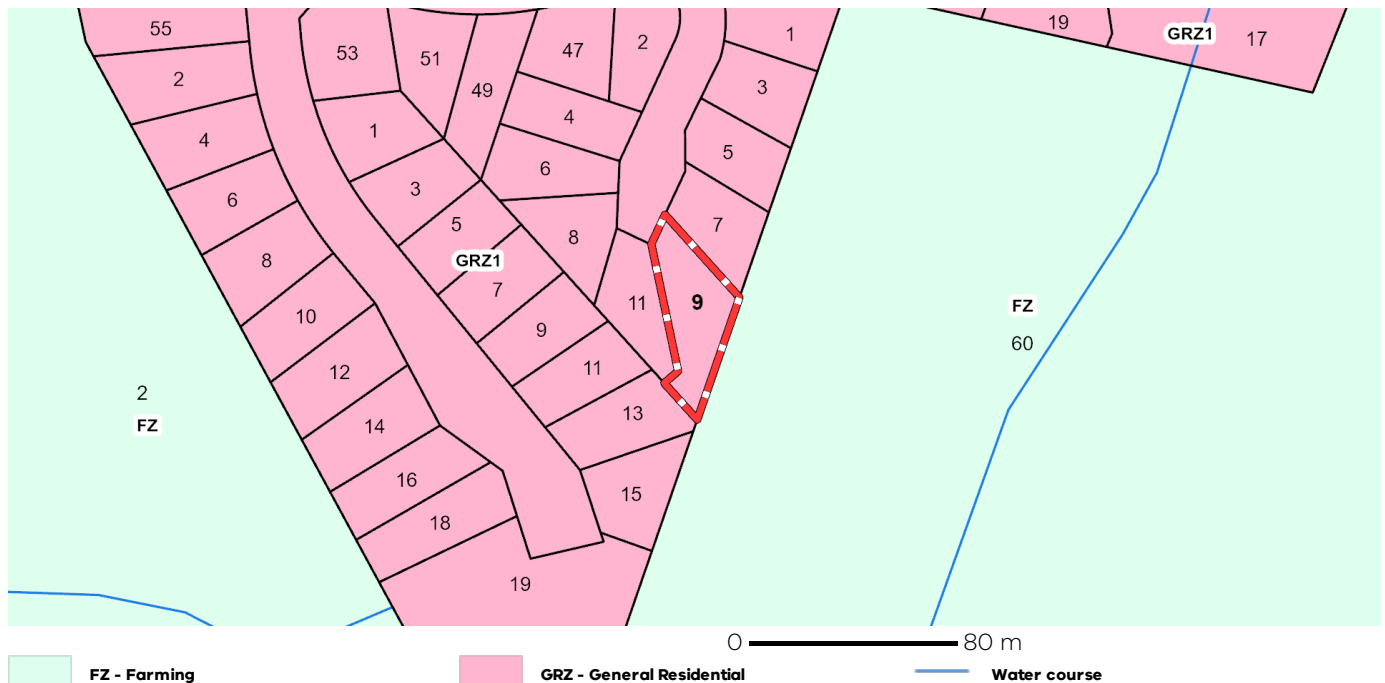
Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **EILDON**
 Registered Aboriginal Party: **Taungurung Land and Waters Council Aboriginal Corporation**
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

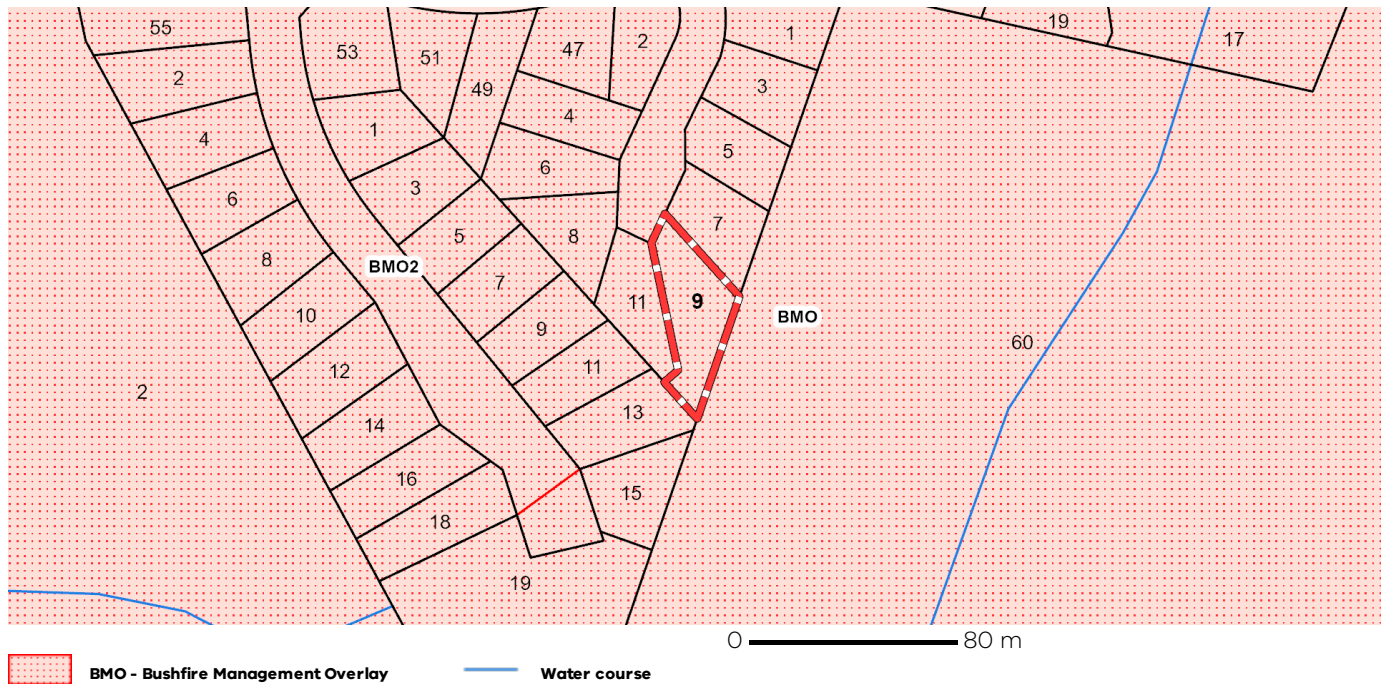
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



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

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 (ESO2)

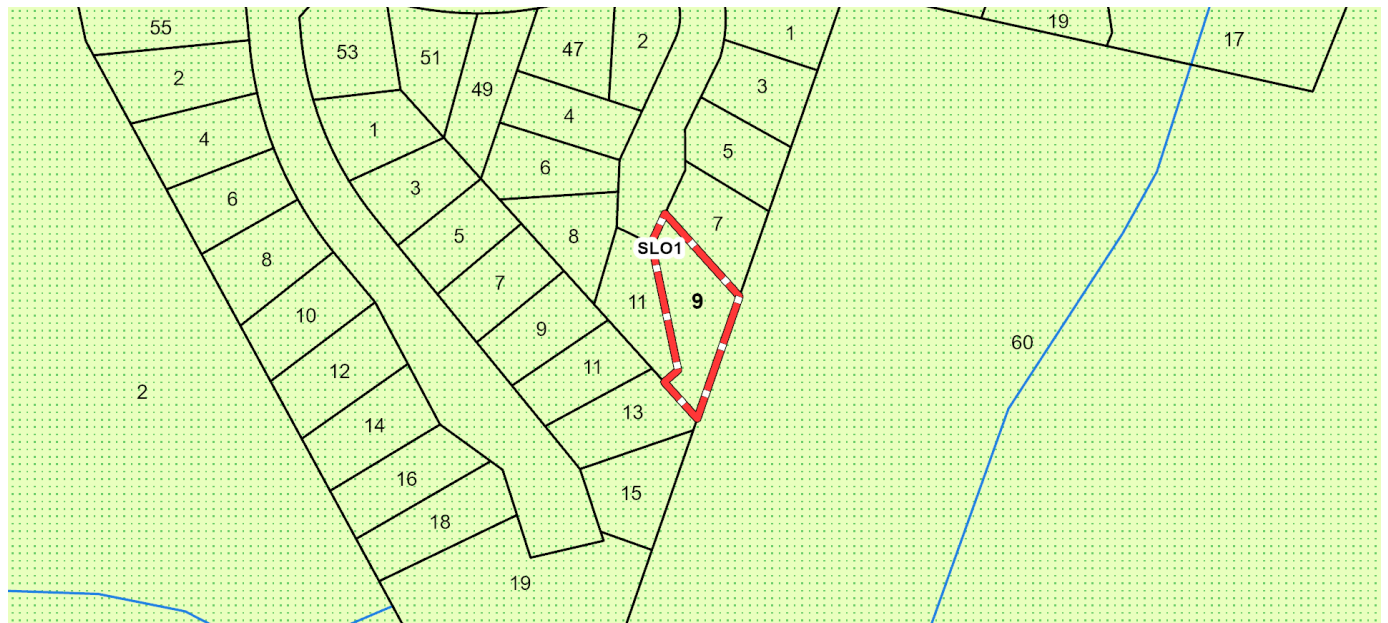


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Planning Overlays

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

[SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1 \(SLO1\)](#)



 SLO - Significant Landscape Overlay  Water course

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

Further Planning Information

Planning scheme data last updated on 27 March 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 apply to the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

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

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

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

Property Clearance Certificate

Land Tax



INFOTRACK / VICTORIAN COUNTRY CONVEYANCING

Your Reference: VK14744

Certificate No: 98451069

Issue Date: 30 MAR 2026

Enquiries: ESYSPROD

Land Address: 9 TELEMARCK COURT MERRIJIG (MOUNT BULLER) VIC 3723

Land Id	Lot	Plan	Volume	Folio	Tax Payable
21784881	60	210427	9825	14	\$1,515.00

Vendor: KATHERINE KLOEDEN & IVAN KLARIN

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total	
KATHERINE LOUISE KLOEDEN	2026	\$355,000	\$1,515.00	\$0.00	\$1,515.00

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

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV): \$950,000

SITE VALUE (SV): \$355,000

**CURRENT LAND TAX AND
VACANT RESIDENTIAL LAND TAX
CHARGE: \$1,515.00**

Notes to Certificate - Land Tax

Certificate No: 98451069

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 = \$1,515.00

Taxable Value = \$355,000

Calculated as \$1,350 plus (\$355,000 - \$300,000) multiplied by 0.300 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$9,500.00

Taxable Value = \$950,000

Calculated as \$950,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 98451069

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD



Ref: 98451069

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / VICTORIAN COUNTRY CONVEYANCING

Your Reference: VK14744

Certificate No: 98451069

Issue Date: 30 MAR 2026

Enquires: ESYSPROD

Land Address: 9 TELEMARCK COURT MERRIJIG (MOUNT BULLER) VIC 3723

Land Id	Lot	Plan	Volume	Folio	Tax Payable
21784881	60	210427	9825	14	\$0.00

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE: \$950,000

SITE VALUE: \$355,000

CURRENT CIPT CHARGE: \$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 98451069

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

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

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

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / VICTORIAN COUNTRY CONVEYANCING

Your Reference: VK14744

Certificate No: 98451069

Issue Date: 30 MAR 2026

Land Address: 9 TELEMAR COURT MERRIJIG (MOUNT BULLER) VIC 3723

Lot	Plan	Volume	Folio
60	210427	9825	14

Vendor: KATHERINE KLOEDEN & IVAN KLARIN

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: 98451069

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

<p>BPAY</p>  <p>Billers Code: 416073 Ref: 98451065</p> <p>Telephone & Internet Banking - BPAY®</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p>www.bpay.com.au</p>	<p>CARD</p>  <p>Ref: 98451065</p> <p>Visa or Mastercard</p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p>sro.vic.gov.au/payment-options</p>	<p>Important payment information</p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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Vendor:

Ivan Klarin and Katherine Louise Kloeden

Vendor's Section 32 Statement

Property:

9 Telemark Court, Merrijig VIC 3723

Vendor's Conveyancer:

VICTORIAN COUNTRY CONVEYANCING
PO Box 310, Mansfield, 3724

Tel; 5775 1405

Email; admin@viccountryconveyancing.com.au