



This document is prepared from a precedent intended solely for use by legal practitioners with the knowledge, skill and qualifications required to use the precedent to create a document suitable to meet the vendor's legal obligation to give certain statements and documents to a purchaser before the purchaser signs a contract to purchase the land. This document incorporates the requirements in section 32 of the *Sale of Land Act 1962* as at 1 October 2014.

# Vendor Statement

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

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

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

<b>Land</b>	114 Ambrose Drive TOLMIE VIC 3723	
<b>+ Vendor's name</b>	William Robert Copley	<b>Date</b> / /
<b>+ Vendor's signature</b>	Signed by:  28/1/2026 <small>B1DC431DAG184CF...</small>	
<b>+ Vendor's name</b>		<b>Date</b> / /
<b>+ Vendor's signature</b>		
<b>+ Purchaser's name</b>		<b>Date</b> / /
<b>+ Purchaser's signature</b>		
<b>+ Purchaser's name</b>		<b>Date</b> / /
<b>+ Purchaser's signature</b>		

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### 1. FINANCIAL MATTERS

#### 1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a) Their total does not exceed:

\$8,000.00

OR

(b) Are contained in the attached certificate/s.

(c) There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge<sup>1</sup>, which are not included in items above; other than any amounts described in this rectangular box.

\$NIL to Vendors Knowledge

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

\$

To

None to the Vendors knowledge

Other particulars (including dates and times of payments:

#### 1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not applicable

#### 1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not applicable

#### 1.5 Land subject to Tax Reform scheme

(a) Is the land tax reform scheme land within the meaning of the Commercial and Industrial Property Tax Reform Act 2024? NO

(b) If yes to 1.5(a), please provide:

i. the AVPCC\* most recently allocated to the land; AND

ii. the entry date within the meaning of the Commercial and Industrial Property Tax Reform Act 2024

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

\* **AVPCC** means an Australian Valuation Property Classification Code based on the Valuation Best Practice Specifications

## 2. INSURANCE

### 2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

### 2.2 Owner-Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

*Note: There may be additional legislative obligations in respect of the sale of land on which there is a building or on which building work has been carried out.*

## 3. LAND USE

### 3.1 Easements, Covenants or Other Similar Restrictions

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

Where applicable, are contained in the attached documents

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

### 3.2 Road Access

There is NO access to the property by road if the square box is marked with an "X"

### 3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act* 1993 if the square box is marked with an "X"

### 3.4 Planning Scheme

Attached is a certificate with the required specified information.

## 4. NOTICES

### 4.1 Notice, Order, Declaration, Report or Recommendation

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

Where applicable, are contained in the attached documents

### 4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

None to the Vendor's Knowledge

### 4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act* 1986 are as follows:

None to the Vendor's Knowledge

## 5. BUILDING PERMITS

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

Where applicable, are contained in the attached certificate.

## 6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act* 2006.

6.1 \*Attached is a current owners corporation certificate with its required accompanying documents and statements, issued in accordance with section 151 of the *Owners Corporations Act* 2006.

OR

6.2 \*Attached is the information prescribed for the purposes of section 151(4)(a) of the *Owner Corporations Act* 2006 and the copy documents specified in section 151(4)(b)(i) and (iii) of that Act.

OR

6.3 \*The owners corporation is an inactive owners corporation.<sup>2</sup>

## 7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (“GAIC”)

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

### 7.1 Work-in-Kind Agreement

This section 7.1 only applies if the land is subject to a work-in-kind agreement.

### 7.2 GAIC Recording

This section 7.2 only applies if there is a GAIC recording.

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

The accompanying boxes marked with an “X” indicate that such a certificate or notice that is attached:

## 8. SERVICES

The services which are marked with an “X” in the accompanying square box are NOT connected to the land:

Electricity supply  Gas supply  Water supply  Sewerage  Telephone services

## 9. TITLE

Attached are copies of the following documents:

### 9.1 (a) Registered Title

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

## 10. SUBDIVISION

### 10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not applicable

### 10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act* 1988.

Not applicable

### 10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the

<sup>2</sup> An inactive owners corporation includes one that in the previous 15 months has not held an annual general meeting, not fixed any fees and not held any insurance.

meaning of the *Subdivision Act 1988* is proposed.

Not applicable

## 11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

Not applicable

## 12. DUE DILIGENCE CHECKLIST

Is attached

## 13. ATTACHMENTS

Register Search Statement- Certificate of Title Volume 11574 Folio 950

Plan PS644894L

Covenant AN83840B

Agreement AH181487V

Ending of Section 173 Agreement

Building Permits

Occupancy Permit

Planning Certificate

Roads Certificate

Land Information Statement

Water Information Statement

Land Tax Clearance Certificate

EPA Certificate

## Due diligence checklist

### What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the [Due diligence checklist page on the Consumer Affairs Victoria website](https://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

### Urban living

#### Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

#### Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

### Growth areas

#### Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

### Flood and fire risk

#### Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

### Rural properties

#### Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

#### Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

#### Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

## Soil and groundwater contamination

#### Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

(04/10/2016)

## Land boundaries

### Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

## Planning controls

### Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

### Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

## Safety

### Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

## Building permits

### Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

### Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

## Utilities and essential services

### Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

## Buyers' rights

### Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

(04/10/2016)



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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 11574 FOLIO 950

Security no : 124130137195F  
Produced 21/11/2025 04:43 PM

**LAND DESCRIPTION**

Lot 17 on Plan of Subdivision 644894L.  
PARENT TITLE Volume 11401 Folio 094  
Created by instrument PS644894L 05/06/2015

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
WILLIAM ROBERT COPLEY of 2/52 SOMERSET DRIVE MANSFIELD VIC 3722  
AN083840B 07/09/2016

**ENCUMBRANCES, CAVEATS AND NOTICES**

COVENANT AN083840B 07/09/2016  
Expiry Date 31/12/2030

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.

AGREEMENT Section 173 Planning and Environment Act 1987  
AH181487V 27/04/2010

**DIAGRAM LOCATION**

SEE PS644894L 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: 114 AMBROSE DRIVE TOLMIE VIC 3723

DOCUMENT END



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Document Assembled	<b>21/11/2025 16:43</b>

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**PS644894L**

21/05/2015 \$1802.10 PS



**PLAN OF SUBDIVISION**

STAGE No.

LRS USE ONLY  
**EDITION 1**

**LOCATION OF LAND**

PARISH: DUERAN  
SECTION: B  
CROWN ALLOTMENT: 24 (PART)  
TITLE REFERENCE: VOL 11401 FOL 094  
LAST PLAN REFERENCE:  
PS 644876N LOT 21  
POSTAL ADDRESS: TABLETOP ROAD  
(At time of Subdivision) TOLMIE 3723  
MGA Co-ordinates E 429280 ZONE: 55  
(Of approx centre of land in plan) N 5909410

**COUNCIL CERTIFICATION AND ENDORSEMENT**

COUNCIL NAME: MANSFIELD SHIRE COUNCIL. REF: **53057/13**  
1. This plan is certified under Section 6 of the Subdivision Act 1988  
~~2. This plan is certified under Section 11(7) of the Subdivision Act 1988  
Date of original certification under Section 6~~  
~~3. This is a statement of compliance issued under Section 21 of the  
Subdivision Act 1988.~~  
OPEN SPACE  
(i) A requirement for open space under Section 18 of the  
Subdivision Act 1988 ~~has~~/has not been made  
~~(ii) The requirement has been satisfied~~  
~~(iii) The requirement is to be satisfied in Stage~~

Council Delegate *[Signature]*  
Council seal  
Date **26/6/2013**

~~Re-certified under Section 11(7) of the Subdivision Act 1988  
Council Delegate  
Council seal  
Date~~

**VESTING OF ROADS AND/OR RESERVES**

IDENTIFIER	COUNCIL/BODY/PERSON
R-1 (ROAD)	MANSFIELD SHIRE COUNCIL

**NOTATIONS**

STAGING: THIS IS NOT A STAGED SUBDIVISION  
DEPTH LIMITATION: DOES NOT APPLY  
SURVEY: THIS PLAN IS BASED ON SURVEY  
SEE ABSTRACT OF FIELD RECORDS IN PS627733J  
LOTS 1 TO 12 AND LOTS 18 TO 20 ARE OMITTED FROM THIS PLAN

**EASEMENT INFORMATION**

LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	TRANSMISSION OF ELECTRICITY	SEE PLAN	C 648268	SECV
E-2	POWERLINE	SEE PLAN	PS343837C SECTION 44 OF THE ELECTRICITY INDUSTRY ACT 1993	EASTERN ENERGY LTD
R-1	WAY, DRAINAGE, SEWERAGE & SUPPLY OF WATER, ELECTRICITY & TRANSMISSION OF TELECOMMUNICATIONS SIGNALS BY UNDERGROUND CABLE	SEE PLAN	THIS PLAN	LAND IN THIS PLAN

**LRS USE ONLY**

STATEMENT OF COMPLIANCE/  
EXEMPTION STATEMENT

RECEIVED   
DATE 21/05/2015

**LRS USE ONLY**

PLAN REGISTERED  
TIME 12.53PM  
DATE 05/06/2015

**GARY M ROBERTSON**  
Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

**H.J.MACEY**

• LAND DEVELOPMENT CONSULTANTS  
• LAND SURVEYORS  
• ENGINEERS AND PLANNERS  
369 CAMBERWELL ROAD, CAMBERWELL 3124  
TEL. (03)9882 4400 FAX. (03)9882 4133

LICENSED SURVEYOR ROADY JOHN MACEY  
SIGNATURE *[Signature]* DATE 18/2/2013  
REF 3313/S2B VERSION 2

*[Signature]*  
DATE 26/6/2013  
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

# PLAN OF SUBDIVISION

STAGE No

PLAN NUMBER

## PS 644894L



SEC B

### TABLETOP ROAD

### TABLETOP ROAD

ENLARGEMENT  
SCALE 1:2000

21  
38.73ha

### AMBROSE DRIVE

13  
5.189ha

17  
4.504ha

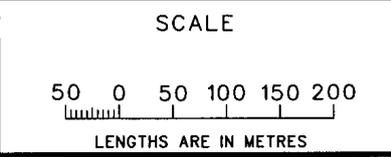
16  
4.822ha

15  
5.644ha

14  
8.221ha

**H.J.MACEY**  
 • LAND DEVELOPMENT CONSULTANTS  
 • LAND SURVEYORS  
 • ENGINEERS AND PLANNERS  
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ORIGINAL  
 SCALE 1:5000  
 SHEET SIZE A3



LICENSED SURVEYOR ROADY JOHN MACEY  
 SIGNATURE *[Signature]* DATE 18/2/2013  
 REF 3313/S2B VERSION 2

SHEET 2 OF 2 SHEETS  
 DATE *26/6/2013*  
 COUNCIL DELEGATE SIGNATURE *[Signature]*



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Lodged by : A.R. Williams  
 Firm : Williams Hunt  
 Address : DX 35352, Mansfield  
 Phone : 03 5775 2334  
 Reference : ARW:MS Code: 2738F



**VICTORIA**

**APPLICATION BY A RESPONSIBLE AUTHORITY**  
 under Section 181 of the Planning and Environment 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 Certificate of Title to the land referred to.

- LAND** : Certificate of Title Volume 10997 Folio 953,  
Certificates of Title Volume 10258 Folios 377 & 379
- ADDRESS OF THE LAND** : Lots 1, 2 & 4 on Plan of Subdivision No. 343837C  
Tabletop Road, Tolmie 3723
- RESPONSIBLE AUTHORITY** : Mansfield Shire Council, Highett Street, Mansfield  
3722
- PLANNING SCHEME** : Mansfield Shire Planning Scheme
- AGREEMENT DATE** :
- AGREEMENT WITH** : Robert Francis Friday, Alan Douglas Friday, Catherine  
Gaye Friday, Euan James Friday and Daniela Friday

A copy of this Agreement is attached to this application.

Signature for the Responsible Authority:

Signature:.....*[Handwritten Signature]*.....

Name of Officer:.....*ANITA C. WARE*.....

Position of Officer:.....*SENIOR STATUTORY PLANNER*.....

Dated the *15<sup>th</sup>* day of *APRIL* 2010.

**AH181487V**

27/04/2010 \$102.90 173



**THIS AGREEMENT** is made the 15<sup>th</sup> day of APRIL 2010.

**BETWEEN:**

**MANSFIELD SHIRE COUNCIL** of Highett Street, Mansfield Victoria 3722 (hereinafter called "the Responsible Authority") of the first part.

-and-

**ROBERT FRANCIS FRIDAY, ALAN DOUGLAS FRIDAY, CATHERINE GAYE FRIDAY, EUAN JAMES FRIDAY AND DANIELA FRIDAY** all of "Arcardia" Friday's Road, Barwite Victoria 3722 (hereinafter called "the Owner") of the second part.

**WHEREAS:**

- A. The Responsible Authority is responsible for administration of the Mansfield Planning Scheme (hereinafter called "the Planning Scheme").
- B. The Owner is the registered proprietor of Lots 1, 2 & 4 on Plan of Subdivision No. 343837C, being the land in Certificates of Title Volume 10997 Folio 953, Volume 10258 Folios 377 & 379.
- C. The Responsible Authority has issued to the Owner a permit for the subdivision of the land into twenty nine lots designated by the Responsible Authority as Permit No. P0233A/08 (hereinafter called "the Permit")
- D. Pursuant to the requirements of the Permit the Responsible Authority and the Owner enter into this Agreement under Section 173 of the Planning and Environment Act 1987 to do with the matters required by Condition 3 of the Permit.

**NOW THIS AGREEMENT WITNESSETH:**

1. **DEFINITIONS**

"Owners" means the person or persons registered or entitled from time to time to be registered by the Registrar of the Titles as proprietor or proprietors of an estate in fee simple of the land or any part of it and includes a Mortgagee-in-possession.

"Land" means the land situate at Tabletop Road, Tolmie 3723 being Lots 1, 2 & 4 on Plan of Subdivision No. 343837C, being the land in Certificates of Title Volume 10997 Folio 953, Volume 10258 Folios 377 & 379 and any reference in the land in this Agreement includes any created by the subdivision of the land or any part of it.

“Planning Scheme” means the Mansfield Planning Scheme and any other Planning Scheme which applies to the land.

“Building” includes’;

- (a) a structure and part of a building or a structure, and
- (b) walls, outbuildings, service installations and other appurtenances of a building.

“Plan” means the Plan which from time to time is the Plan endorsed by the Responsible Authority in respect of Permit.No. P0233A/08.

## 2. BUILDING ENVELOPES

The Owner will not, except with the written consent of the Responsible Authority, build, construct or erect or cause or permit to be built, constructed or erected any building within the Building Exclusion Zones designated on the Plan prepared by H.J. Macey (REF 3313/S1 Version 3/BEX4) dated 12/08/2008 forming part of the permit.

## 3. BUILDING MATERIALS AND FINISHES

The owner will only build, construct or erect or cause or permit to be built, constructed or erected on the land any new building using:-

- (a) Materials which are capable of blending in with the natural surrounding environment, whether this be in natural form or via a tailored paint scheme.
- (b) Materials other than unpainted corrugated iron, zincalume or similar material.
- (c) External finishes which will respond to, compliment and/or reflect the colours and textures evident in the natural environment and will have a low reflectivity to minimize glare and visual impact.

## 5. REMOVAL OF EXISTING VEGETATION

The owner will not remove existing vegetation without the prior written consent from the Responsible Authority.

**AH181487V**



6. INTERNAL ACCESS ROADS

All internal access roads to the building envelopes for lots 1, 8, 11-19, 21, 22 & 24-26 must be constructed, formed and drained in accordance with plans and specifications approved by the Responsible Authority to avoid erosion and to minimise disturbance to the natural topography of the land. The internal access roads must be constructed and maintained to provide all weather access for 2 wheel drive vehicles.

7. SUCCESSORS IN TITLE

Without limiting the operation or effect of this Agreement, the Owner must ensure that, until such time as a memorandum of this Agreement is registered on the Title to the Subject Land, successors in Title shall be required to:

- Give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
- Execute a deed agreeing to be bound by the terms of this Agreement.

8. AGREEMENT

The parties acknowledge that this Agreement is made pursuant to Section 173 of the *Planning and Environment Act 1987*.

9. REGISTRATION AND FEES

The Owner will arrange for the registration of this Agreement at the Land Titles Office and will pay the costs and expenses (including legal expenses) of and incidental to the preparation, drafting, finalisation, engrossment, execution and registration of this Agreement.

10. FURTHER ACKNOWLEDGMENT

The parties agree to execute such further agreement as may be reasonably required by either party to give effect to or evidence this Agreement.

11. COMMENCEMENT OF AGREEMENT

This Agreement shall be deemed to come into force and effect upon certification of PS 627733J.



**EXECUTED** by the parties on the date set out at the commencement of this Agreement.

SIGNATURE for the Responsible Authority )

Annita Ware

Signature

ANNITA C WARE

Name of Officer

SENIOR STATUTORY PLANNER

Position of Officer

Executed by the said ROBERT FRANCIS FRIDAY )  
in the presence of: )

R. Friday

Mr Friday.....Witness

Executed by the said ALAN DOUGLAS FRIDAY )  
in the presence of: )

A. Douglas

Mr. Friday.....Witness

Executed by the said CATHERINE GAYE FRIDAY )  
in the presence of: )

C. Friday

Mr Friday.....Witness

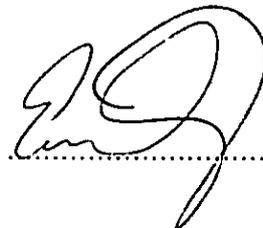
**AH181487V**

27/04/2010 \$102.90 173

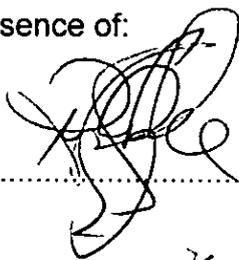


Executed by the said EUAN JAMES FRIDAY )

in the presence of: )



.....

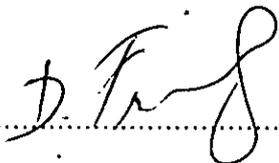


.....

Witness

Executed by the said DANIELA FRIDAY )

in the presence of: *William R. Fryer* )



.....



.....

Witness

**AH181487V**

27/04/2010 \$102.90 173



Enquiries: Statutory Planning  
☎ 5775 8540



MANSFIELD SHIRE

Our Ref: DA6644

5 April 2017

Mr William Copley  
2/52 Somerset Crescent  
MANSFIELD VIC 3722

Dear Sir,

**ENDING OF A SECTION 173 AGREEMENT IN INSTRUMENT AL902752**

The Council has decided to end the agreement. Please note that the Council will not proceed to end the agreement in accordance with the decision:

- Until at least 21 days after the giving of this notice; or
- If an application for review is made in respect of the decision within that period, until the application for review is determined by the Victorian Civil and Administrative Tribunal or is withdrawn.

I have enclosed a Notice of Decision to End An Agreement which sets out the procedures for ending the agreement following our decision. The Notice sets out the review procedures in this matter.

Please contact the undersigned if you have any questions.

Yours faithfully,

Grant Trenwith  
Team Leader Statutory Planning

Enc.

Planning and Environment Regulations 2015  
S.R. No. 33/2015

Schedule 1 – Forms

**FORM 19**

Section 178F(1)

**NOTICE OF DECISION TO END AN AGREEMENT**

Responsible authority: Mansfield Shire Council

**WHAT HAS BEEN DECIDED?**

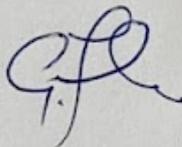
The responsible authority has decided to end a Section 173 Agreement in instrument AL902752E dated 27 November 2013 in accordance with Section 178E(3)(a) of the Act.

The responsible authority will not proceed to amend or end the agreement in accordance with the decision—

- until at least 21 days after the giving of this notice; or
- if an application for review is made in respect of the decision within that period, until the application for review is determined by the Victorian Civil and Administrative Tribunal or is withdrawn.

Date of notice: 5 April 2017

Signature for the responsible authority:



**WHAT ABOUT REVIEWS?**

For the applicant—

- The person who applied to the responsible authority for agreement to the proposal to amend or end the agreement may apply for review of the decision to amend or end the agreement in a manner different to that proposal. The application for review must be lodged within 21 days of the giving of this notice.

For an objector—

- An objector may apply for review of the decision of the responsible authority to amend or end the agreement. The application for review must be lodged within 21 days of the giving of this notice.

For a party to the agreement—

- A party to the agreement may apply for a review of a decision of the decision by the responsible authority to amend or end the agreement. The application for review must be lodged within 21 days of the giving of this notice.

Our Ref: DA6644

21 March 2017

Owner / Occupier



MANSFIELD SHIRE

Dear Sir/Madam

**APPLICATION TO END A SECTION 173 AGREEMENT IN INSTRUMENT AL902752E REGISTERED ON LOTS 13 TO 17 ON PLAN OF SUBDIVISION 644894L, AMBROSE DRIVE**

On 21 February 2017, the Council notified you of a proposal to end the above mentioned section 173 agreement. It has since come to our attention that there was an error in the notification of the ending of the agreement and it has been decided to renotify the proposal.

Therefore, pursuant to section 178C of the *Planning and Environment Act, 1987* you are given notice of the proposal to end the section 173 agreement. The proposal is set out in the enclosed Form 18 and other supporting documentation is enclosed.

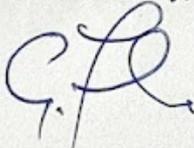
Any person who may be affected by the ending of the agreement may object or make other submissions to the Council. An objection must:

- Be sent to the Council in writing;
- State that it is an objection against the proposal;
- Include the reasons for the objection; and
- State how the objector would be affected.

Objections or other submissions must be received by **no later than 4 April 2017**.

If you have any questions, please contact the undersigned.

Yours faithfully,



Grant Trenwith  
Team Leader Statutory Planning

## Application for agreement to end an S173 agreement

Office Use Only  
 File No.: .....  
 App No.: .....  
 Assess No.: A.....

**I hereby apply for agreement from Mansfield Shire to a proposal to end an agreement:**

**Applicant's name:** WILLIAM ROBERT COPLEY – owner Lot 17  
**Address:** 2/52 Somerset Crescent, Mansfield VIC 3722  
**Phone number:** 0403257799  
**Agreement to be ended:** AL902752E re: Section 173 of the Planning and Environment Act 1987  
**ADDRESS of the LAND:** Lots 13-17 inclusive on Plan of Subdivision No. 644894L  
**RESPONSIBLE AUTHORITY:** Mansfield Shire Council, Highett Street, Mansfield, 3722

MANSFIELD SHIRE COUNCIL

16 FEB 2017

FILE NO. DA668, DA64852, DA5005/5	2	10	P
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*This proposal is to end the agreement for each of the Lots 13-17.*

**WHY THE AGREEMENT IS NO LONGER REQUIRED – IT IS IN CONTRAVENTION TO THE ESO CLAUSE 42.01, IT WOULD PREVENT DEVELOPMENT COMPATIBLE WITH IDENTIFIED ENVIRONMENTAL VALUES, IT WOULD CAUSE APPLICANT AND OTHERS TO SUFFER SIGNIFICANT FINANCIAL LOSS.**

**AL902752E causes a deadlock such that Lot 17 could not be developed in accordance with State Planning.**

The Lots are subject to two covenants which somewhat duplicate one another. The agreement AL902752E designates a single effluent area that is not compliant with the Victorian Environmental and Planning legislation. Lots 13-17 inclusive are part of a subdivision subject to an Environmental Significance Overlay related to Lake Nillahcootie Catchment. As such applications for Planning, Building and Septic permits are already subject to Mansfield Shire regulations to ensure stated guidelines, for the protection of Water Quality, are met. The designated Waste Water Envelopes are set-out in the plans attached to AL902752E, which contains duplicates clauses from AH181487V. Clause 3 was not present in S173 covenant AH181487V, which was effective for the previous and the subsequent subdivision.

Mansfield Shire (Kevin Murphy) advised the Applicant that it would not approve a septic application in the area designated in the S173 covenant as it would breach the ESO Environmental Objective to ensure protection and maintenance of water quality within the Lake Nillahcootie catchment area (Clause 2.0).

Lot 17 was inspected by Mansfield Shire (Mr Alex Duncan and Mr Kevin Murphy) on 6 February 2017 and Goulburn Murray Water, (Mr Neil Repacholi), on 9 February 2017, and the designated area on Lot 17 was confirmed to be unsuitable and in contravention to the Act and the ESO. Mansfield Shire advised me that the area designated would not be approved for installation of septic systems. Installation of a septic system in the designated area would be in contravention to the Acts and create a potential for the proposed development to degrade water quality in the neighbouring dam and the Catchment Area.

Lot 17 application for a Planning Permit with a new LCA and a Septic Permit application – neither yet approved. The new LCA identified an alternative compliant effluent field. Goulburn Murray Water (Neil Repacholi) advised they have no objection and would consent to this new proposed alternative effluent field. The Planning Application is otherwise compliant with Mansfield Shire regulations on siting, setback, height, colour and design of the building, revegetation aimed to prevent increased surface water run-off and would remain subject to the other covenant AH181487V.

Lot 16 - Planning Permit not yet approved. Mansfield Shire advised the effluent field is similarly affected.

Lot 15 - Mansfield Shire advised the effluent field is similarly affected.

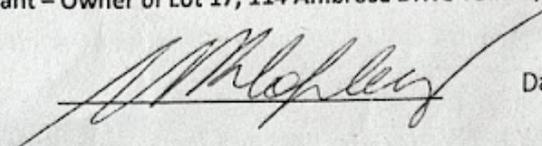
Lot 14 - already developed with a dwelling and septic.

Lot 13 - not assessed, however, approval of this application does not diminish the Responsible Authorities ability to ensure compliance with the Acts and the other covenant AH181487V.

**FEE Waiver** – the applicant requests that Mansfield Shire Waive any and all fees in relation to this application. The applicant is in no way responsible for the incorrect determination of the effluent fields on the plans of the sub-division. Neither is the applicant responsible for the agreement by Mansfield Shire to the flawed S173 covenant which mandates owners to dispose of effluent in an area that would contravene the Environmental Significance Overlay and which creates an agreement that erroneously over rides the Shires regulations for responsible property development.

**Signature of Applicant – Owner of Lot 17, 114 Ambrose Drive Tolmie, 3723**

WR Copley



Date

16 February 2017

Enquiries: Statutory Planning  
☎ 5775 8533

Our Ref: DA: P120/16



**MANSFIELD SHIRE**

3 November 2016

William Copley  
2/52 Somerset Crescent  
MANSFIELD VIC 3722

Dear Sir/Madam,

**PLANNING PERMIT APPLICATION P120/16  
DEVELOPMENT OF DWELLING AND OUTBUILDING  
114 AMBROSE DRIVE TOLMIE VIC 3723**

I wish to advise that the above application is being assessed and that further information is required.

Pursuant to Section 54(1) of the *Planning and Environment Act, 1987*, more information is required in order to consider your application. Please provide the following:

1. A copy of the listed restrictions that affect the property and are on the title including:
  - i. Restrictive Covenant – AN083840B 7/09/2016.
  - ii. Section 173 Agreement – AH181487V 27/04/2010
  - iii. Section 173 Agreement – AL902752E 21/05/2016

This is to ensure that the proposal is not in breach of any restrictions that apply to the subject land and that any obligations under the restrictions are met.

2. Amended plans including the Layout and Elevation Plans, that must be drawn to scale and fully dimensioned (preferably 1:100 or similar) showing:
  - i. The finished floor level for the dwelling; relative to the contour plan levels provided.
  - ii. The finished roof level at the highest points for the dwelling relative to the contour plan provided.
  - iii. The maximum building height and wall heights.
  - iv. Any earthworks proposed showing the levels at the top and toe of any cut and fill; relative to the contour plan provided.
  - v. Notation confirming that the contours are shown to Australian Height Datum (AHD).
  - vi. An elevation plan for the western façade (Master bedroom) and the eastern façade (Master Bedroom 2).
  - vii. An enlargement of the layout plan for area to be development (dwelling, outbuilding and driveway/access area drawn to an appropriate scale.
  - viii. The location of the waste water effluent area.
3. A schedule of external materials, finishes and colours; including colour samples.

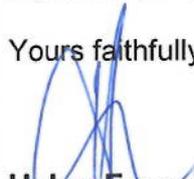
4. A Land Capability Assessment (LCA) which complies with the requirements of the 'EPA Code of Practice 891.3' and with the 'Mansfield Shire Domestic Wastewater Management Plan'; that is to the satisfaction of the Environmental Health Department and the GMW. This should demonstrate that the proposal and a wastewater disposal area can be accommodated on site. The LCA must be to the satisfaction of the Environmental Health Department and Goulburn Murray Water.

In accordance with Section 54(1)(c) the above information is required by the Responsible Authority by **5 December 2016**. If the above information is not received by the responsible authority within this prescribed time this application will lapse.

If you are not able to submit the further information by **5 December 2016**, in accordance with Section 54(a)(1) you may apply for an extension of time. Pursuant to Section 54(a)(4) Council will provide a written response to this request stating whether this extension has been granted.

If you have any queries please do not hesitate to contact us on the above number.

Yours faithfully,

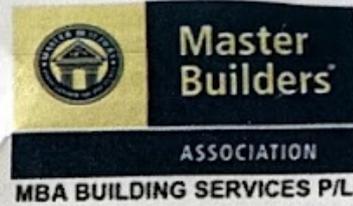


**Helen Francis**  
**Statutory Planner**

Enc.

# BUILDING PERMIT

FORM 2  
 Building Act 1993  
 Building Interim Regulations 2017  
 Reg 313



ABN: 12 103 020 382  
 Shop 2, 228-232 High Street  
 SHEPPARTON VIC 3630  
 Phone: 03 5822 4980  
 Fax: 03 5822 4916  
 Web: www.mbav.com.au

**PERMIT NO:** BS-U 37965 20171450 / 0  
**MBA FILE NO:** 17001633

**Issued to Applicant:** Sessions Builders Pty Ltd  
 PO Box 1151  
 Shepparton VIC 3631

**Ph:** 5831 5226  
**Fax:** 5831 5646

**Ownership Details:** William Robert Copley  
 U2/52 Summerset Cres  
 Mansfield VIC 3722

**Property Details:** 114 Ambrose Drive, Tolmie VIC 3722

Lot 17	LP/PS 644894L	Vol. 11574	Fol. 950
CA	Sect.	Parish	County

**Municipal District:** Mansfield Shire Council      **Allotment area:** 45040 m<sup>2</sup>

**Builder:** Sessions Builders Pty Ltd  
 Tim Sessions  
 PO Box 1151  
 Shepparton VIC 3631

**Details of Practitioners & Architects:**

(a) to be engaged in the building work

Name	Class	Registration No
Tim Sessions	Builder	DB-U 8346

(b) who were engaged to prepare documents forming part of the application for this permit

Name	Class	Registration No
Carl Webster	Building Designer	DP-AD 30408
David Earl	Civil & Structural Engineer	EC-30953

**Details of domestic building work insurance (if applicable)**

**Insurance:** Provider: QBE      Number: 420067363BWI-48      Dated: 31 May 2017

**Details of Relevant Planning Permit (if applicable)**

Permit No: P120/16      Issue Date: 29 Mar 2017

**Description of Building Work:** Construction of Dwelling

**Extent of Building Work:** As shown on the approved plans

**Number of storeys:** 1      **Area of new building work:** 285.29 m<sup>2</sup>

**Estimated total value work:** \$339,000.00

**Building Classification:**

Part of Building	Permitted Use	BCA Class
Dwelling	Residence	1a

**Alternative Solutions (Not applicable)**

**Performance Requirements:** (Not applicable)  
**Deemed to Satisfy Clauses:** (Not applicable)  
**Building Appeals Board determinations** (Not applicable)

**Reporting Authorities** (Not applicable)  
 The following bodies are reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Reporting authority	Matter reported on	Regulation / BCA Clause
Mansfield Shire Council	Legal Point of Discharge	610 (2)
Mansfield Shire Council	Septic	801 (1)

**Combined allotment statement** (Not applicable)  
**Subdivision of existing building statement** (Not applicable)

**Inspection requirements**  
 The mandatory notification stages are:

- Footings
- Steel Reinforcement
- Frame
- Final

**Occupation of Building:** An occupancy permit is required prior to the occupation or use of this building.

**Commencement and Completion:** This building work must commence by 12 July 2018 and must be completed by 12 July 2019

**GENERAL CONDITIONS:** Refer to notations below

**SPECIFIC CONDITIONS:**

1. Many councils have local laws requiring permits and payments such as crossing fees and asset protection fees. The owner/agent is responsible to comply with any applicable Council Local Laws which may affect the development. Contact your local council for more information.
2. The bushfire attack level for this allotment has been assessed as 12.5 (kW/m<sup>2</sup>). Construct requirements to be in accordance with BAL 12.5 of AS3959.

**Building Surveyor:** Wayne Allen

**Registration No:** BS-U 37965



**Signature:** \_\_\_\_\_

**Date of Issue:** 12 July 2017

**PERMIT NO:** BS-U 37965 20171450 / 0

**PREFABRICATED TRUSSES / FLOORS / WALLS**

Where used, the builder/owner must submit one (1) copy of the manufacturer's truss / floor / wall computations and layout and a bracing plan to the Relevant building Surveyor for approval prior to the commencement of frame construction.

**CERTIFICATES**

Prior to issuing an Occupancy Permit or Certificate of Final Inspection a number of certificates will be required. Certificates will cover areas including but not limited to glazing, insulation, termites, waterproofing & plumbing. Refer to the Application for occupancy at [www.mbav.com.au](http://www.mbav.com.au) for more information.

**SITE SIGNS**

Regulation 317 of the Building Regulations 2006 requires that the person in charge of the carrying out of building work on an allotment ensure that the registration numbers and contact details of the builder and building surveyor, as well as the building permit number and date of issue are displayed on the allotment in a position accessible to the public prior to the commencement of building work. This sign must remain visible for the duration of the building work.

**CHANGE OF DETAILS**

Under Regulation 318 an owner of a building or land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work.

**LOCATION OF PERMIT & APPROVED DOCUMENTS**

The person in charge of the building work must ensure that there is one complete set of approved plans, specifications and other documents on site until all work has been completed and approved.

FORM 2

Building Act 1993 Building Regulations 2006 Regulation 313

**BUILDING PERMIT No. BS-U1485/16/00214/0****ISSUED 11/10/2016****Issued to**

Owner **William Robert Copley**  
 Postal address **No. 2/52 Somerset Crescent MANSFIELD VIC 3724**  
 Telephone **0403 257 799**

**Ownership Details (only if agent of owner listed above)**

Owner **William Robert Copley**  
 Postal address **No. 2/52 Somerset Crescent MANSFIELD VIC 3724**  
 Telephone **0403 257 799**

**Property details (include Title details as and if applicable)**

Number <b>114</b>	Street/road <b>Ambrose Drive</b>	Town <b>TOLMIE</b>	Postcode <b>3723</b>
Lot/s <b>17</b>	LP/PS <b>PS644894L</b>	Volume <b>11574</b>	Folio <b>950</b>
Crown allotment	County Section	Parish	County
Municipal District <b>Mansfield Shire Council</b>	Unique Property Identifier		

**Builder**

Name **William Robert Copley** Telephone **0403 257 799**  
 Address **No. 2/52 Somerset Crescent MANSFIELD VIC 3724**

**Details of building practitioners and architects**

who were engaged to prepare documents forming part of the application for this permit <sup>2</sup>

Carl Hampson Civil Engineer	EC1552	Carl Hampson
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**Nature of building work**

Farm Shed  
 Stage of building work permitted **All**  
 Cost of building work **\$31,921** Total floor area of new building work **129m2**

**Building classification**

Part of Building	Classification
Farm Shed > 6m to residence	10a

**Occupation or Use of building:**

A Certificate of Final Inspection is required prior to the occupation or use of this building

**Commencement and completion:**

This building work must commence by: **11/10/2017**  
 This building work must be completed by: **11/10/2018**

**Inspection requirements**

The mandatory notification stages are:

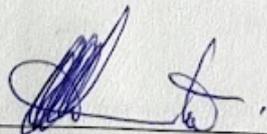
- Prior to placing Pads
- Prior to pouring concrete Slab
- Completion of Steel frame
- Final upon completion of all building work

**Relevant building surveyor**

Name: **Neville McCormick**  
**Nev McCormick Consulting Pty Ltd**  
**7 Laura Court, Wangaratta VIC 3677**

Registration No. BS-U1485

Signature:





Nev McCormick Consulting Pty Ltd

**Building Act 1993**  
**BUILDING REGULATIONS 2006**  
 Regulations 901 & 1506



Building Permit No.: 201600214/0

Job No.: 16/214

**BUILDING INSPECTION REPORT / CERTIFICATE OF COMPLIANCE**

RBS  Builder  Owner  Other ..... From:  Neville McCormick  
 .....

Name BILL COPLEY

Telephone: (03) 5721 2547  
 Mobile: 0421 486 547  
 Fax: (03) 5721 9357

Address 2/52 SOMERSET CREST,  
MANSFIELD 3724.

Address of the Property: 114 PRIMROSE DRIVE,  
TOLME.

Inspection type:  Foundation  Reinforcement  Frame  Final  Other PIERS & SLAB

Inspection details: FARM SHED.

Special Areas:  Termite  Flood  High Wind  Bushfire  Other .....

Description of Building Works Inspected  satisfactory  refer notes

<input checked="" type="checkbox"/> Layout	Bracing roof & walls	Wall & roof cladding	Other Matters
<input checked="" type="checkbox"/> Foundation Material	Roof frame	Stormwater & site drainage	
<input checked="" type="checkbox"/> Size / depth	Roof tie down	Fire safety	Permit conditions
<input checked="" type="checkbox"/> Preparation	Frame construction / fixings	Safe movement & access	Siting
<input checked="" type="checkbox"/> Reinforcement	Sub floor construction	Health & amenity	Protection works
Service Pipes	Load points	Services	Certificate
Site excavations		Glazing	Energy Rating

Inspection Result:  approved  not approved  approved subject to...

Comments / Directions:  
TO STRUCTURAL DESIGN  
PIERS 450Ø X VARYING DEPTHS &  
FOUNDED INTO NATURAL GROUND.  
700 DEEP AT NORTHERN END &  
1150 DEEP AT SOUTHERN END

Notified  Owner  Builder  Contractor  Report left on site

Compliance  
 I certify/~~do not certify~~ that the works described in this report and inspected by me comply with the provisions of the Act, Regulations, BCA and Australian Standards as are relevant to the approved Building Permit documents as follows:

Plans  Specifications  Structural Design  Foundation Report

21/4/16 @ 1.00pm  
 Inspection date and time

[Signature]  
 Signature

BS-U1485  
 Reg'n Number

# OCCUPANCY PERMIT

FORM 6  
 Building Act 1993  
 Building Interim Regulations 2017  
 Reg 1005



ABN: 12 103 020 382  
 Shop 2, 228-232 High Street  
 SHEPPARTON VIC 3630  
 Phone 03 5822 4980  
 Fax: 03 5822 4916  
 Web: www.mbav.com.au

**PERMIT NO:** BS-U 37965 20171450 / 0  
**MBA FILE NO:** 17001633

**Property Details** **Lot 17, 114 Ambrose Drive Tolmie VIC 3722**

Lot 17	LP/PS 644894L	Vol. 11574	Fol.950
CA	Sect.	Parish	County

**Municipal District** Mansfield Shire Council

**Project Description** Construction of Dwelling

**BUILDING DETAILS:**

<b>Part of Building</b> Dwelling	<b>Permitted Use</b> Residence	<b>BCA Class</b> 1a
-------------------------------------	-----------------------------------	------------------------

Allowable floor loading **1.5kPa**

**Alternative Solutions** (Not applicable)  
**Building Appeals Board determinations** (Not applicable)

**Reporting Authorities**

The following bodies are reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Reporting Authority	Matter Reported On	Regulation
Mansfield Shire Council	Legal Point of Discharge	610 (2)
Mansfield Shire Council	Septic	801 (1)

**SUITABILITY FOR OCCUPATION:**

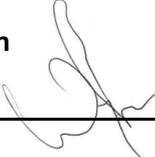
The building or part of a building to which this permit applies is suitable for occupation.

**CONDITIONS:** NIL

**DATE OF FINAL INSPECTION:** 13 March 2018

**Building Surveyor:** Wayne Allen

**Registration no:** BS-U 37965

**Signature:** \_\_\_\_\_ 

**Date of issue:** 23 March 2018

**Copy to Council**

Mansfield Shire Council  
 Private Bag 1000  
 MANSFIELD VIC 3724

**Owner**

William Robert Copley  
 U2/52 Summerset Cres  
 Mansfield VIC 3722

**Builder/Agent**

Sessions Builders Pty Ltd  
 PO Box 1151  
 Shepparton VIC 3631



**Domestic Building Insurance  
Certificate of Insurance**

Policy Number 420067363BWI-48

QBE Insurance (Australia) Ltd  
628 BOURKE STREET  
MELBOURNE VIC 3000  
Phone: (03) 9246 2666  
Fax: (03) 9246 2611  
ABN: 78 003 191 035  
AFS License No: 239545



WILLIAM ROBERT COPLEY  
UNIT 2 52 SOMERSET CRES  
MANSFIELD 3722

**Name of Intermediary**  
AON-HIA (VIC)  
4 / 70 JOLIMONT STREET  
MELBOURNE VIC 3002

**Account Number**  
42BWHIA00  
**Date Issued**  
31/05/2017

**Policy Schedule Details**

**Certificate in Respect of Insurance**

Domestic Building Contract

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 for and on behalf of the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

**Domestic Building Work**

NEW SINGLE DWELLING CONSTRUCTION CONTRACT

**At the property**

LOT 17,114 AMBROSE DRIVE  
TOLMIE VIC 3723

**Carried out by the builder**

SESSIONS BUILDERS PTY LTD  
ACN: 105 505 164

**! Important note:** If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact QBE **IMMEDIATELY**. If these details are incorrect, the domestic building work will not be covered.

**For the building owner**

WILLIAM ROBERT COPLEY

**Pursuant to a domestic building contract dated**

11/05/2017

**For the contract price of**

\$339,000.00

**Type of cover**

Cover is only provided if SESSIONS BUILDERS PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order\*

**Period of cover**

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects\*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects\*

**The maximum policy limit for all claims made under this policy is**

\$300,000 all inclusive of costs and expenses\*

**The maximum policy limit for all claims for non-completion of the domestic building works is**

20% of the contract price\*

\*The cover and policy limits described in this Certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to, the terms, limitations and exclusions contained in the policy terms and conditions.



## Domestic Building Insurance Certificate of Insurance

Policy Number 420067363BWI-48

QBE Insurance (Australia) Ltd  
628 BOURKE STREET  
MELBOURNE VIC 3000  
Phone: (03) 9246 2666  
Fax: (03) 9246 2611  
ABN: 78 003 191 035  
AFS License No: 239545



Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner in relation to the domestic building work undertaken by the builder.

Issued by QBE Insurance (Australia) Limited for and on behalf of

### Victorian Managed Insurance Authority (VMIA)

#### Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium	\$2,015.00
GST	\$201.50
Stamp Duty	\$221.65
<b>Total</b>	<b>\$2,438.15</b>

#### IMPORTANT:

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.



### Domestic Building Insurance Certificate of Insurance

Policy Number 420067363BWI-48

QBE Insurance (Australia) Ltd  
628 BOURKE STREET  
MELBOURNE VIC 3000  
Phone: (03) 9246 2666  
Fax: (03) 9246 2611  
ABN: 78 003 191 035  
AFS License No: 239545



**If the information on this Certificate does not match what's on your domestic building contract, please contact QBE IMMEDIATELY on 1300 790 723**

Below are some examples of what to look for:

CERTIFICATE OF INSURANCE	MATCH	YOUR DOMESTIC BUILDING CONTRACT
<p>Owner: _____</p> <p>Carried out by the builder: → ACME CONSTRUCTIONS PTY LTD → ACN: 12 345 678</p>	<p>Both name of builder and ACN or ABN match</p> <p>✓</p>	<p>Owner: _____</p> <p>Builder: → ACME CONSTRUCTIONS PTY LTD → ACN: 12 345 678</p>
<p>Owner: _____</p> <p>Carried out by the builder: → JOHN CITIZEN ABN: 12 345 678 910</p>	<p>NO MATCH</p> <p>Call QBE, name of builder does not match</p> <p>✗</p>	<p>Owner: _____</p> <p>Builder: → CITIZEN CONSTRUCTIONS PTY LTD ACN: 12 345 678</p>
<p>Owner: _____</p> <p>Carried out by the builder: ACME CONSTRUCTIONS PTY LTD → ACN: 12 345 678</p>	<p>NO MATCH</p> <p>Call QBE, ABN or ACN does not match</p> <p>✗</p>	<p>Owner: _____</p> <p>Builder: ACME CONSTRUCTIONS PTY LTD → ACN: 87 956 123</p>

# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 21 November 2025 04:43 PM

## PROPERTY DETAILS

Address: **114 AMBROSE DRIVE TOLMIE 3723**  
 Lot and Plan Number: **Lot 17 PS644894**  
 Standard Parcel Identifier (SPI): **17\PS644894**  
 Local Government Area (Council): **MANSFIELD**  
 Council Property Number: **A19357**  
 Planning Scheme: **Mansfield**  
 Directory Reference: **Vicroads 48 E9**

[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**

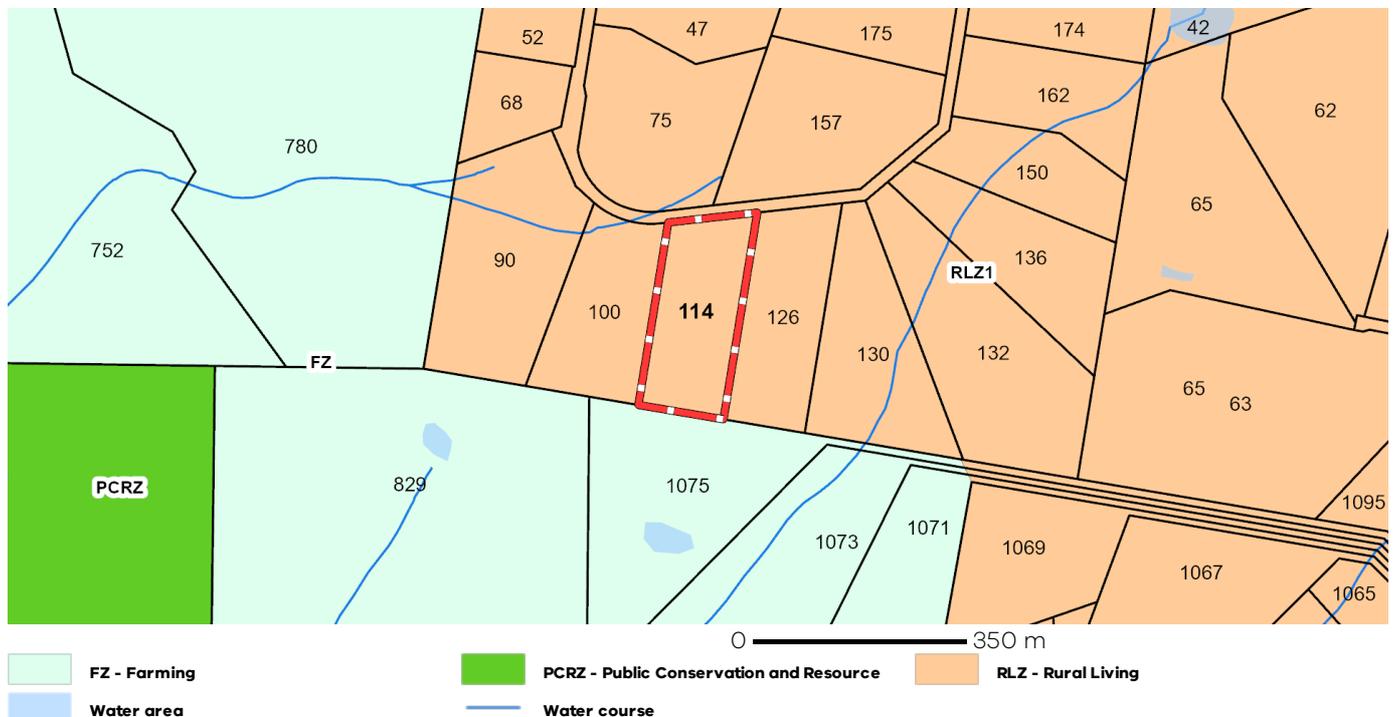
## STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**  
 Legislative Assembly: **EILDON**  
 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.

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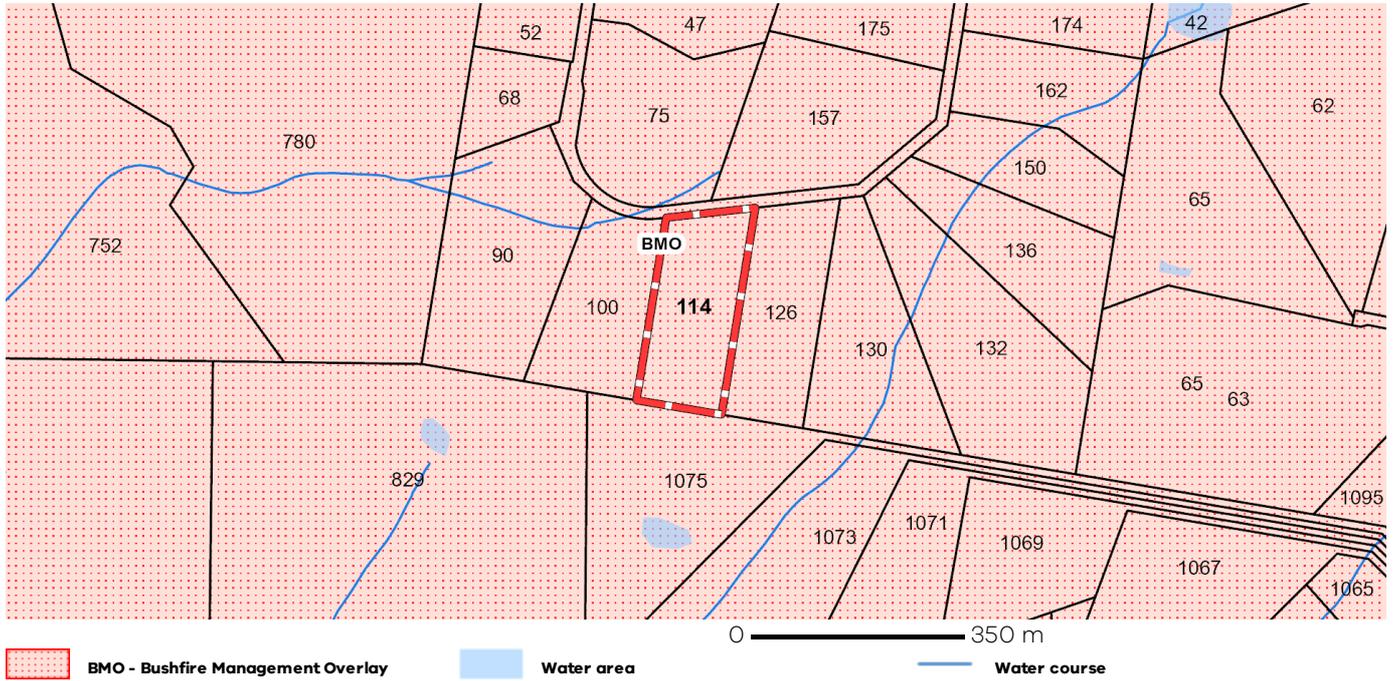
**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

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

# PLANNING PROPERTY REPORT

## Planning Overlays

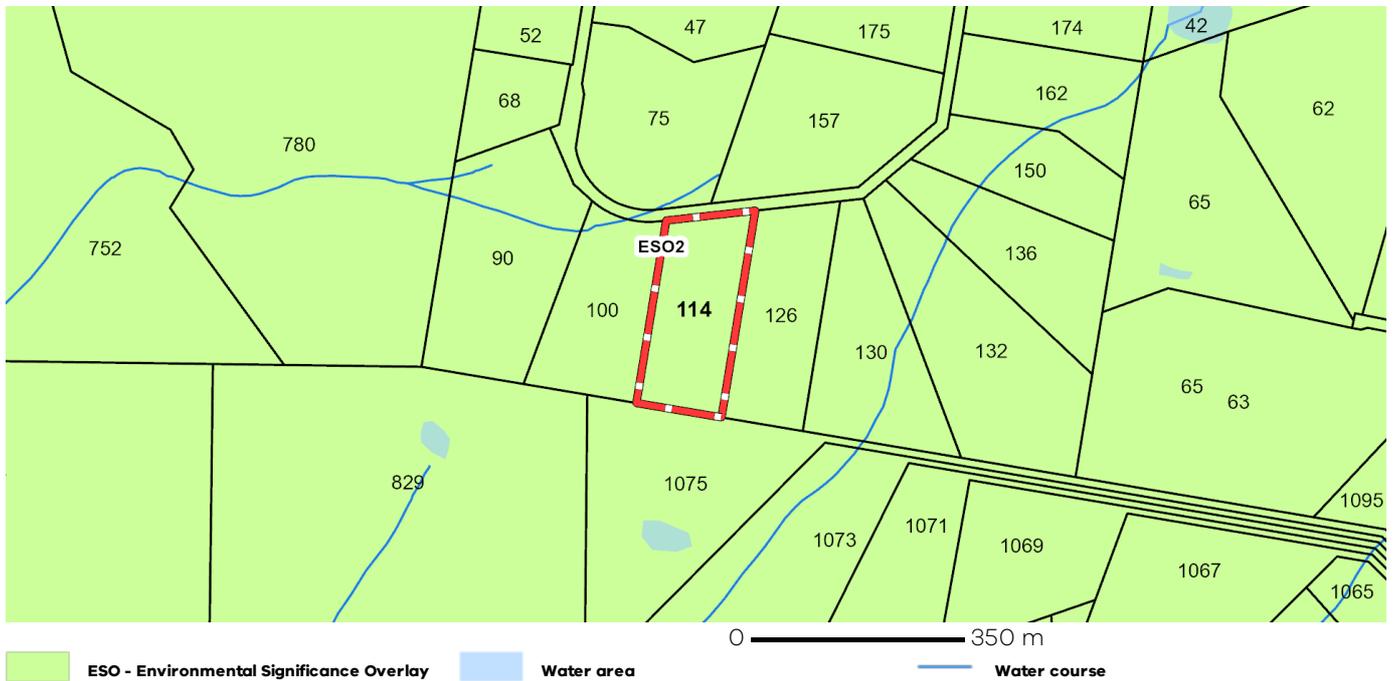
### BUSHFIRE MANAGEMENT OVERLAY (BMO)



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 PROPERTY REPORT



## Further Planning Information

Planning scheme data last updated on 14 November 2025.

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

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

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

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

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

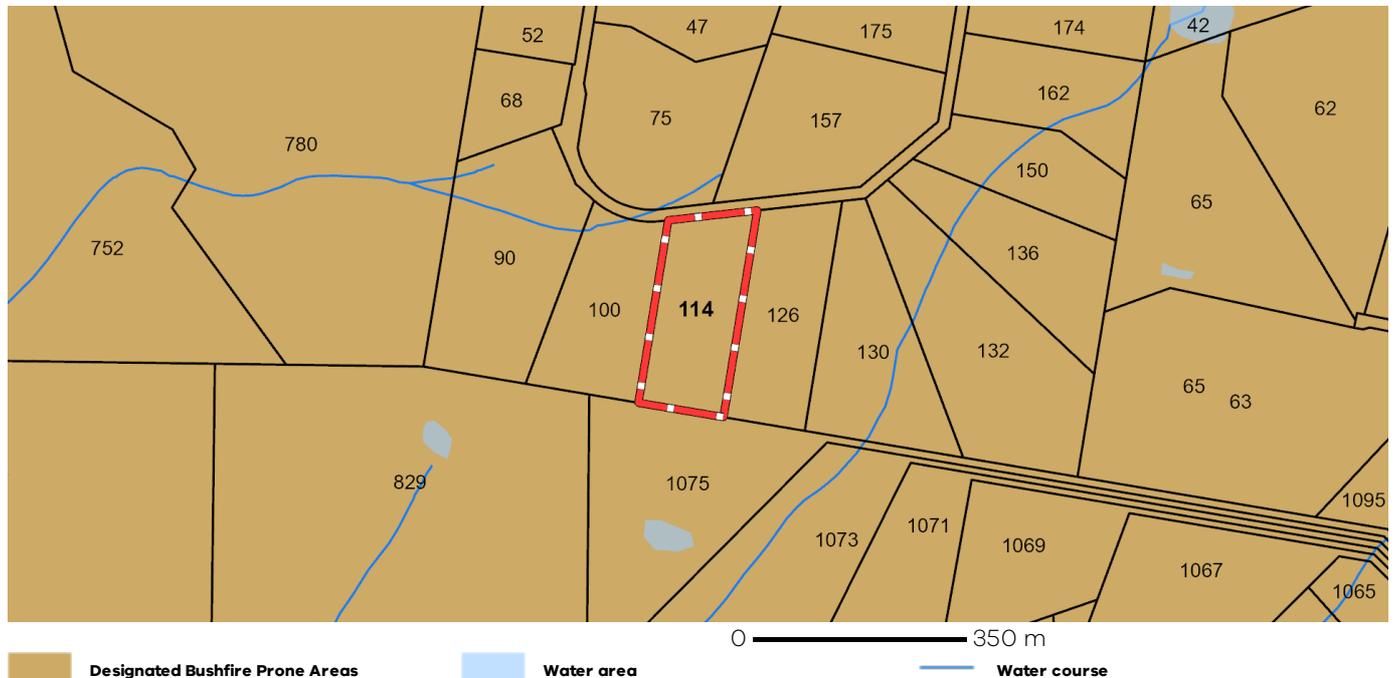
# PLANNING PROPERTY REPORT

## 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](#) 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 \(environment.vic.gov.au\)](#)

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

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

# PLANNING CERTIFICATE

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

## CERTIFICATE REFERENCE NUMBER

1202455

## APPLICANT'S NAME & ADDRESS

MANSOUR LAWYERS C/- INFOTRACK (LEAP) C/- LANDATA  
DOCKLANDS

## VENDOR

COPLEY, WILLIAM ROBERT

## PURCHASER

NOT KNOWN, NOT KNOWN

## REFERENCE

355089

This certificate is issued for:

LOT 17 PLAN PS644894 ALSO KNOWN AS 114 AMBROSE DRIVE TOLMIE  
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 BUSHFIRE MANAGEMENT OVERLAY
- and a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2

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

21 November 2025

**Sonya Kilkenny**  
Minister for Planning

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

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

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

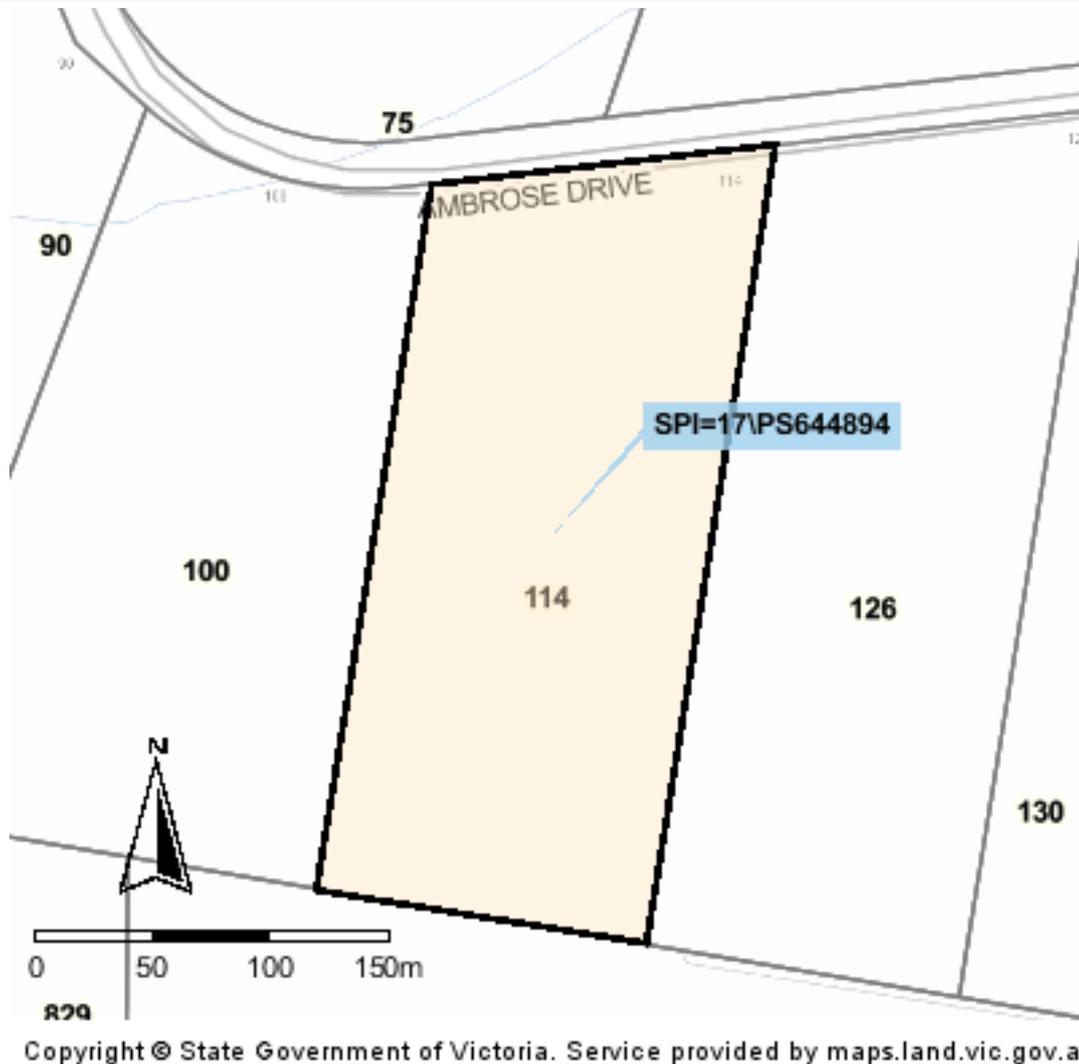
LANDATA@  
T: (03) 9102 0402  
E: [landata.enquiries@servictoria.com.au](mailto:landata.enquiries@servictoria.com.au)

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

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

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

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



### Choose the authoritative Planning Certificate

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

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

### Privacy Statement

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



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

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

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

Client Reference: 355089

NO PROPOSALS. As at the 21th November 2025, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

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

114 AMBROSE DRIVE, TOLMIE 3723  
SHIRE OF MANSFIELD

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

Date of issue: 21th November 2025

Telephone enquiries regarding content of certificate: 13 11 71

**[Vicroads Certificate] # 78865539 - 78865539164159 '355089'**



Mansfield Shire

# LAND INFORMATION CERTIFICATE

Section 121 Local Government Act 2020  
 Tax Invoice – ABN 74566834923  
 Email: rates@mansfield.vic.gov.au

**APPLICANT'S NAME & ADDRESS**  
 LANDATA  
 PO Box 500  
 EAST MELBOURNE VIC 3002

**CERTIFICATE NO:** 15631  
**YOUR REF:** 78865539-013-3  
**ISSUE DATE:** 24/11/2025

This certificate provides information regarding, valuation, rates, charges, other monies owing and any orders and notices made under the Local Government Act 2020, the 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.

**ASSESSMENT NO:** A19357 **LOCATION:** 114 AMBROSE DRIVE TOLMIE VIC 3723

**PROPERTY DESCRIPTION:** N17 PS 644894

**AREA:** 4.5040 ha **PARISH:** DUERAN **AVPCC:** 117 Residential

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

Net Annual Value \$ 52,500 Capital Improved Value \$ 1,050,000 Site Value \$ 610,000

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

Description	Levies	Receipts	Balance
Rates	\$1,525.65	\$759.28	\$766.37
80L Garbage Bin	\$163.70	\$40.94	\$122.76
Community Waste	\$76.70	\$19.19	\$57.51
Municipal Charge	\$353.00	\$88.25	\$264.75
Recycle Bin 240L	\$131.70	\$32.94	\$98.76
Emergency Services and Volunteers Fund	\$317.65	\$143.24	\$174.41
<b>*** TOTALS ***</b>	<b>\$2,568.40</b>	<b>\$1,083.84</b>	<b>\$1,484.56</b>

**ADDITIONAL RATE INFORMATION:** A Pensioner Rebate of \$266.00 applies to this assessment. A further rebate of \$50.00 also applies to the Emergency Services and Volunteers Fund.

**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



**Billers Code:** 258848  
**Bpay Reference:** 1000193571

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:

ASHLEE WATSON

AUTHORISED OFFICER



# Approval to Use Septic Tank System

William Copley  
wrcopley@gmail.com

Copy to:  
Bo Christopher



**MANSFIELD SHIRE**

The septic tank system installed on the premises situated at:

**A19357 - 114 Ambrose Drive, Tolmie**  
File No.: DA6644      Our Ref: 17/003

has been inspected and approved as being in accordance with the permit granted by Mansfield Shire Council. Permission is granted to use the said system subject to compliance with the provision of the Environment Protection Act 1970 and the conditions endorsed hereon:-

### SPECIAL CONDITIONS:

1. Owner to ensure storm water diversion drain adequately redirects wastewater beyond location of effluent drains.
2. Previous inspection identified the need to fit vent cowl and fit off the 'overflow relief gully' (ORG).
3. Copy of Plumber's Compliance Certificate to be provided to Council for the sanitary plumbing component of the dwelling development.

SENIOR ENVIRONMENTAL HEALTH OFFICER.....*Kevin Murphy*..... 1 February 2018

### CONDITIONS ASSOCIATED WITH ALL APPROVALS TO USE:

#### The System

1. Desludging of the system must occur at least once every three (3) years.
2. Inspection of the system by a competently trained person or servicing agent must be carried out at least once every three (3) years to ensure the ongoing effectiveness of the operation.
3. Copies of the inspection (including any maintenance carried out) report must be submitted to the Council within 14 days of the inspection.
4. No alteration is to be made to any part of the system without first obtaining consent. This includes excavations in the close vicinity.

#### Effluent Disposal Area

1. After completion of the system, the ground surface over the absorption drains should be kept domed to allow for settlement and surface water runoff. The effluent disposal area is to be grassed.
2. Shrubs should be planted adjacent to the effluent area to assist transpiration of water to the atmosphere.
3. Garden beds, driveways, swimming pools, tennis courts, pebble gardens, large trees, concrete or buildings shall not be placed in or on the effluent disposal area.
4. Cut off or open channel (water diversion) drains are to be regularly cleared to maintain maximum efficiency.
5. Vehicles are not to be driven on the effluent disposal area.

#### General Advice

1. If excessive odours arise from the vent pipe, flush a handful of garden lime daily into the toilet bowl. If problem continues for longer than 30 days, evaluate usage of septic system - poisoning of the system may be occurring; - reduce usage of dishwashing detergent and disinfectants.
2. Remind all users that the house is connected to a septic system, not the sewer as problems created will be your problems and may be costly to solve.

**NOTE: If sewerage becomes available, connections must be made. Council and Sewerage Authority must be consulted. Council retains the right to require additional works to be carried out at any time to rectify problems observed. Written directions will be provided.**

# Property Clearance Certificate

## Land Tax



INFOTRACK / MANSOUR LAWYERS

<b>Your Reference:</b>	222774
<b>Certificate No:</b>	94328191
<b>Issue Date:</b>	21 NOV 2025
<b>Enquiries:</b>	ESYSPROD

**Land Address:** 114 AMBROSE DRIVE TOLMIE VIC 3723

Land Id	Lot	Plan	Volume	Folio	Tax Payable
42138061	17	644894	11574	950	\$0.00

**Vendor:** WILLIAM ROBERT COPLEY  
**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR WILLIAM ROBERT COPLEY	2025	\$640,000	\$0.00	\$0.00

**Comments:** Property is exempt: LTX Principal Place of Residence.

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

**Comments:**

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

  
**Paul Broderick**  
 Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$1,060,000
SITE VALUE (SV):	\$640,000
<b>CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:</b>	<b>\$0.00</b>



# Notes to Certificate - Land Tax

**Certificate No:** 94328191

**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 = \$2,490.00

Taxable Value = \$640,000

Calculated as \$2,250 plus ( \$640,000 - \$600,000) multiplied by 0.600 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$10,600.00

Taxable Value = \$1,060,000

Calculated as \$1,060,000 multiplied by 1.000%.

**Land Tax - Payment Options**

**BPAY**



Biller Code: 5249  
Ref: 94328191

**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: 94328191

**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 / MANSOUR LAWYERS

<b>Your Reference:</b>	222774
<b>Certificate No:</b>	94328191
<b>Issue Date:</b>	21 NOV 2025
<b>Enquires:</b>	ESYSPROD

**Land Address:** 114 AMBROSE DRIVE TOLMIE VIC 3723

Land Id	Lot	Plan	Volume	Folio	Tax Payable
42138061	17	644894	11574	950	\$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

<b>CAPITAL IMPROVED VALUE:</b>	\$1,060,000
<b>SITE VALUE:</b>	\$640,000
<b>CURRENT CIPT CHARGE:</b>	\$0.00



# Notes to Certificate - Commercial and Industrial Property Tax

**Certificate No:** 94328191

## 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 / MANSOUR LAWYERS

<b>Your Reference:</b>	222774
<b>Certificate No:</b>	94328191
<b>Issue Date:</b>	21 NOV 2025

**Land Address:** 114 AMBROSE DRIVE TOLMIE VIC 3723

Lot	Plan	Volume	Folio
17	644894	11574	950

**Vendor:** WILLIAM ROBERT COPLEY  
**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.

**CURRENT WINDFALL GAINS TAX CHARGE:**  
\$0.00

**Paul Broderick**  
 Commissioner of State Revenue



# Notes to Certificate - Windfall Gains Tax

**Certificate No:** 94328191

## 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><b>BPAY</b></p>  <p>Billers Code: 416073 Ref: 94328192</p> <p><b>Telephone &amp; Internet Banking - BPAY®</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p><a href="http://www.bpay.com.au">www.bpay.com.au</a></p>	<p><b>CARD</b></p>  <p>Ref: 94328192</p> <p><b>Visa or Mastercard</b></p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p><a href="http://sro.vic.gov.au/payment-options">sro.vic.gov.au/payment-options</a></p>	<p><b>Important payment information</b></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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**LOTSEARCH REFERENCE**  
LS110095 PS

**REPORT DATE**  
21 Nov 2025 16:52:01

**CLIENT ID**  
179634350

**ADDRESS**  
114 AMBROSE DRIVE, TOLMIE VIC  
3723

**COUNCIL**  
Mansfield Shire



**LOTSEARCH**  
Spatial Intelligence | Mapping Risk

**LOT/PLAN**  
Lot 17, PS644894

## EPA Priority Sites Register Plus+

**Disclaimer:**

The purpose of this report is to provide a summary of some of the publicly available environmental risk information, based on the site boundary shown on the maps within this report. The report does not constitute an exhaustive set of all repositories or sources of information available.

You understand that Lotsearch has defined the site boundary by reference to information supplied in the order.

You accept that Lotsearch may amend some of the information supplied in the order to identify the relevant site for the report.

The report is not a substitute for an on-site inspection or review of other available reports and records.

The report is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features.

You should obtain independent advice before you make any decision based on the information within the report.

A link to the detailed terms applicable to the use of this report is available at the end of this report.



## EPA Priority Sites Register Plus+

**ADDRESS**  
114 AMBROSE DRIVE, TOLMIE  
VIC 3723



- This report contains the Priority Sites Register and additional publicly available records currently held by the Environmental Protection Authority (EPA).
- Land contamination can contain substances that harm human health and the environment and these may migrate across property boundaries.
- Records identified are categorised below, with search results and a site map provided on the following pages.

### HOW THIS REPORT HELPS

- **Be informed of potential contamination issues - this search simplifies access to government information sources**
- **Contamination risk is an important consideration in land-use planning, development matters and property valuations and transactions**
- **Delays and clean-up costs from land contamination can be high - be prepared with early information that supports your due diligence**
- **Be aware of potential problems from neighbouring properties - contamination ignores property boundaries**



### 1. Contaminated Land Registers

**No Records Identified**

The sites listed on contaminated land registers are those that pose the greatest risk, and are managed or regulated.

### WHAT NEXT?

**This information in this report is only part of the picture. Other records are held by government agencies, councils and Lotsearch.**



### 2. Regulated Activities

**No Records Identified**

Regulated activities include environmental licences, permits, registrations, or authorisations, issued to owners or operators that undertake activities which have a potential risk to human health or the environment. Conditions on these licences can relate to pollution prevention, control, and monitoring.

- **Visit our website or contact our support team to access more Lotsearch products & additional government searches**



### 3. Contamination Investigations

**No Records Identified**

Contamination investigations include environmental audits, preliminary risk screen assessments, and investigations into suspected PFAS contamination.

- **Contact an environmental consultant for additional advisory services. Consultants are listed by industry bodies [ALGA](#) , [ACLCA](#) & [EIANZ](#).**



### 4. Other Contamination Issues

**No Records Identified**

Other contamination issues include the location of landfills and records that indicate restrictions on the use of groundwater.

 [support@lotsearch.com.au](mailto:support@lotsearch.com.au)

 +61 (02) 8287 0680

 [lotsearch.com.au](http://lotsearch.com.au)



# Site Map

114 AMBROSE DRIVE, TOLMIE VIC 3723

LOTSEARCH REFERENCE

LS110095 PS

REPORT DATE

21 Nov 2025



## LEGEND

-  Site Boundary
-  Search Area
-  Search Results

Data Source Aerial Imagery:  
© Esri, DigitalGlobe, GeoEye, Earthstar Geographics,  
CNES/Airbus DS, USDA, USGS, AeroGRID, IGN,  
and the GIS UserCommunity





## Search Results

The following table contains records that were identified specifically for your property, or areas or features covering your property:

Map ID	Record Type	Category (Page 2)	Name	Location	Activity	Further Info	Status	Reference
	No records for your property were identified							

The following table contains records that were identified in the surrounding search area:

Map ID	Record Type	Category (Page 2)	Name	Location	Activity	Further Info	Status	Reference
	No records were identified							

The following table contains records that could not be located to a specific property, feature or area. These records have been mapped to a road corridor or suburb within this report's search area, but may relate to a more specific property including the property in this report:

Map ID	Record Type	Category (Page 2)	Name	Location	Activity	Further Info	Status	Reference
	No records were identified							



# LOTSEARCH

Spatial Intelligence | Mapping Risk

**LOTSEARCH REFERENCE**  
LS110095 PS

**REPORT DATE**  
21 Nov 2025 16:52:01

## Data Sources

**ADDRESS**  
114 AMBROSE DRIVE, TOLMIE  
VIC 3723

The results in this report are based upon the following datasets only:

Dataset Name	Data Source	Lotsearch Update Date
Current EPA Priority Sites	Environment Protection Authority Victoria	20/11/2025
EPA Site Management Orders	Environment Protection Authority Victoria	24/10/2025
EPA Register of Permissions	Environment Protection Authority Victoria	07/05/2025
EPA Preliminary Risk Screening Assessments	Environment Protection Authority Victoria	24/10/2025
EPA Environmental Audit Reports	Environment Protection Authority Victoria	21/11/2025
EPA PFAS Site Investigations	Environment Protection Authority Victoria	07/11/2025
EPA Groundwater Zones with Restricted Uses	Environment Protection Authority Victoria	30/10/2025
EPA Victorian Landfill Register	Environment Protection Authority Victoria	29/10/2025

## Useful Contacts

**Lotsearch Pty Ltd**  
[www.lotsearch.com.au](http://www.lotsearch.com.au)  
support@lotsearch.com.au  
(02) 8287 0680

**Environment Protection Authority Victoria**  
[www.epa.vic.gov.au](http://www.epa.vic.gov.au)  
contact@epa.vic.gov.au  
1300 372 842

**Mansfield Shire**  
<http://www.mansfield.vic.gov.au>  
council@mansfield.vic.gov.au  
(03) 5775 8555

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