CROSS BORDER CONVEYANCING

VENDORS STATEMENT

PURSUANT TO SECTION 32 OF THE SALE OF LAND ACT 1962

VENDOR: Eilish Rose Zappia

PROPERTY: Unit 13, 803-805 Irymple Avenue, Irymple VIC 3498

VENDORS REPRESENTATIVE

Kasey Osborne

Phone: 0418 648 327

Address: PO Box 52 Mildura VIC 3502

Email: kasey@crossborder.com.au

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.

Land	UNIT 13, 803-805 IRYMPLE AVENUE, IRYMPLE VIC 3498

Vendor's name	Eilish Rose Zappia	Date / /
Vendor's signature	_____	

Purchaser's name		Date / /
Purchaser's signature	_____	
Purchaser's name		Date / /
Purchaser's signature	_____	

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: $4,500.00

	Authority	**Amount**	**Interest** (if any)
(1)	Mildura Rural City Council	See attached	
(2)	Lower Murray Water	See attached	
(3)	Strata Corp	See attached	

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

$0.00	To	

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No. 100 – Detached Dwelling
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR ☒ Not applicable

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.

Not Applicable

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.

Not Applicable

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):

☒ Is in the attached copies of title document/s

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

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements, covenants 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 within the meaning of 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.

☒ The required specified information is as follows:

(a)	Name of planning scheme	Mildura Planning Scheme
(b)	Name of responsible authority	Mildura Rural City Council
(c)	Zoning of the land	See attached planning property report
(d)	Name of planning overlay	See attached planning property report

4. NOTICES

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

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

Not Applicable

4.2 **Agricultural Chemicals**

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:

NIL

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:

NIL

5. BUILDING PERMITS

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

Not Applicable

6. OWNERS CORPORATION

This section 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.

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.

Not Applicable

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.

(a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.

(b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

(c) The proposals relating to subsequent stages that are known to the vendor are as follows:

NIL

(d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:

NIL

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 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 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is attached

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

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 (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.

Mildura Rural City Council

Rate and Valuation Notice

For the period 1 July 2026 to 30 June 2027

Tax Invoice
ABN 42 498 937 037
Assessment No: 31131
Date of Issue: 30 July 2026

Ms E R Zappia
Unit 13
797-805 Irymple Avenue
IRYMPLE VIC 3498

033
I013525
DLX2_22587

PROPERTY LOCATION – DESCRIPTION – VALUATIONS

Unit 13 803-805 Irymple Avenue IRYMPLE VIC 3498

Lot 13 PS 534503U Sec 39 Blk F

AVPCC: 120 - Single Unit/Villa Unit/Townhouse

Capital Improved Value: [redacted]

Site Value: [redacted]

Net Annual Value: [redacted] Valuation Date: 1 January 2026

RATES AND CHARGES

Residential Rate	0.00428732	414000	$1,774.95
Waste Management	550.88	1	$550.88

STATE GOVERNMENT EMERGENCY SERVICES AND VOLUNTEERS FUND

Residential ESVF Levy (Fixed)	139.00	1	$139.00
Residential ESVF Levy (Variable)	0.00017300	414000	$71.62

TOTAL AMOUNT **$2,536.45**

PAYMENTS DUE

Instalment 1 of 4

Instalment 1 Due 30 September 2026	$634.12
Instalment 2 Due 30 November 2026	$634.11
Instalment 3 Due 28 February 2027	$634.11
Instalment 4 Due 31 May 2027	$634.11

EMERGENCY SERVICES AND VOLUNTEERS FUND
Mildura Rural City Council is legislated under Emergency Services and Volunteers Fund Act 2012 to collect these levies on behalf of the State Government.

To have your notices emailed
Register at **mildura.enotices.com.au**
Reference No: A03FF3684S

Payment Slip

Tear off this slip and return it with your payment

Ms E R Zappia
Unit 13 803-805 Irymple Avenue IRYMPLE VIC 3498

1st Instalment: $634.12

BPAY Biller code: 93922
Ref: 0311316

ATTENTION:
Your BPAY Reference Number has been updated and now consists of 7 digits

Mobile & Internet Banking - BPAY®
Make this payment from your preferred bank account

Internal Use Only

BodyCorporate STRATA GROUP

BODY CORPORATE STRATA GROUP
4/90 William St Melbourne VIC 3000
Owners Corporation Manager: Jade Magalona
Phone: 03 7020 6300

Owners Corporation: 534503U
ABN: 58 711 609 132
Notice Date: 02/09/2026
Notice Reference: 904672499414

NOTICE SUMMARY

New Charges: $508.57
Arrears: $0.00
Total: $508.57
Less Paid To Date: $0.00
Balance Payable: $508.57

Invoice

Ms. Eilish Rose Zappia
13/797-805 Irymple Avenue
Irymple VIC 3498

OWNERS CORPORATION FEE NOTICE

OWNERS CORPORATIONS ACT 2006 SECTION 31, OWNERS CORPORATION REGULATIONS 2018 AND OWNERS CORPORATION RULES

Ms. Eilish Rose Zappia
Owners Corporation Number 534503U
Lot 13 (Unit 13) / 797- 805 Irymple Avenue IRYMPLE VIC 3498

The following fees/charges are due

All amounts listed include GST unless otherwise specified

Payment is due within 28 days of the date of this notice or by the due date specified below

Reference #	Description	Admin	Maintenance	GST	Interest	Due Date	Total	Less Paid	Balance
902102406509	Adjustment(A) Standard Levy From 01/07/2026 To 30/06/2027	$92.07				01/10/2026	$92.07	$0.00	$92.07
902102406431	Standard Levy From 01/10/2026 To 31/12/2026	$416.50				01/10/2026	$416.50	$0.00	$416.50

Subtotal: $508.57
GST $0.00
Total: $508.57
Less Paid To Date: $0.00
Balance Payable: $508.57

Interest:
Interest will be charged on any overdue fees/charges at: Annual interest rate 10.00%
The rate of interest has been calculated in accordance with the current rate under the Penalty Interest Rates Act 1983 (Vic). This rate is subject to change.

Payment details:
Payment methods (how and where to pay)

If any of the payment references below have changed you should have received an independent notification from your manager.

MACQUARIE BANK | DEFT PAYMENT SYSTEMS

PayID

PayID®:
218421568137695@deft.com.au
Pay with PayID from your online banking.
First time paying? Head to **deft.com.au** to register your PayID before you pay.

DIRECT DEBIT

DEFT Reference Number:
218421568137695
Visit https://www.deft.com.au/
or StrataPort to pay by direct debit.

BPAY

Biller Code: 96503
Ref: 218421568137695
Mobile & Internet Banking - BPAY®
Make this payment from your preferred bank account

Post Billpay

*496 218421568 137695
Pay in-store at Australia Post by eftpos or cheque.

® Registered to BPAY Pty Ltd ABN 69 079 137 518. | PayID is a registered trade mark of NPP Australia Ltd ABN 68 601 428 737.

+218421568 137695 <

000050857<3+

Call Centre: 1800 808 830
(incl. 24 Hour Faults & Emergencies)

LOWER MURRAY WATER
ABN 18 475 808 826

www.lmw.vic.gov.au
contactus@lmw.vic.gov.au

URBAN ACCOUNT

Date Of Issue 15/07/2026
Invoice # 546342

Account No: 139561-01

Amount Due: $251.96

Due Date: 21-AUG-2026

MS ER ZAPPIA
U 13/803-805 IRYMPLE AVENUE
IRYMPLE VIC 3498

Tariffs and Charges Notice
1st Quarter 2026/27
01/07/2026 - 30/09/2026

POST *850 139561013 25196

Property Address : 803 to 805 IRYMPLE AVE 13 IRYMPLE VIC 3498
Lot 13 PS 534503U Blk F Sec 39 Vol 10933 Fol 006

	Charges
Sewerage Service Tariff	$152.85
Water Service Tariff	$64.43
Water by Measure Chg-Info on reverse	$34.68
TOTAL OWING	$251.96

New tariff rates have been applied from 1 July 2026. For more info go to www.lmw.vic.gov.au/billing-and-charges
Payments/Credits since last Notice $326.73

Payment Slip - Methods of Payment

Online at www.lmw.vic.gov.au - Pay your Account

139561-01
803 to 805 IRYMPLE AVE 13 IRYMPLE VIC 3498

Direct Debit
Please contact your local office

Centrepay
Use Centrepay to arrange regular deductions from your Centrelink payment.
Simply call our Call Centre: **1800 808 830**

Amount Due **$251.96**

POST billpay **Billpay Code: 0850**
Ref: 1395 6101 3
Pay in person at any Post Office

*850 139561013 25196 $251.96

Biller Code: 78477
Ref: 1395 6101 3
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info **bpay.com.au**

Payment Ref: 1395 6101 3

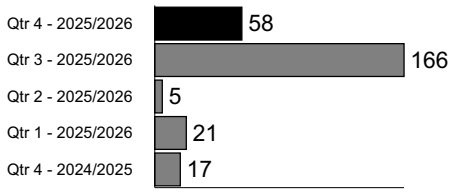
By Phone
Pay by phone: (03) 8672 0582
Standard call charges apply.

See reverse for
In Person and By Mail options

803 to 805 IRYMPLE AVE 13 IRYMPLE VIC 3498
Period of Usage: 18/03/2026 to 15/06/2026 (90 DAYS)

50kl @ $0.5372 STEP1 RATE + 8kl @ $0.9779 STEP2 RATE = $34.68
Average Daily Comsumption: 0.6444kL

Compare your Water use.



METER DETAILS - Meter/s read on 15-06-2026

Meter No.	Size(mm)	Current Read	Previous Read	Consumption	(Charged)
24W075962	20	274	216	58	58

These services are GST-free.

Account Information

In accordance with Section 274 (1) (b) of the Water Act 1989, this account has a due date period of 28 Days. The current amount is due and payable by the date shown on the front of this notice. Any arrears must be paid immediately regardless of the due date shown. The issuance of an Urban final notice will incur a fee. Interest charges will accrue against any Rural charges in arrears.

Payment Assistance
Lower Murray Water offers a variety of flexible payment options to assist you in managing payment of your accounts. In the event that you are experiencing financial hardship we have developed a 'Code of Practice' that outlines minimum standards of service we will provide to assist you.

These options can be accessed by contacting your local office.

If payment is not made or a suitable payment plan agreed to then you may be subject to further recovery action which may include restriction of water supply, application of interest and/or referral to a third party debt collection agency.

Concession Rebates
Concession rebates are available for the following customers:
- Urban Residential.
- Domestic and Stock within Irrigation Districts.
- Domestic and Stock Private Diverters.

The above Customers holding a Centrelink PCC/HCC Card or a Department of Veteran Affairs PCC/Gold Repatriation Health Card (TPI & War Widow only) may be eligible for a Pension Concession. Please contact your local office for further details.

Concession re-application is only required if the customers circumstances have altered since last account issued.

By claiming a concession, you will be authorising Lower Murray Water to confirm your eligibility with Centrelink or the Department of Veteran Affairs. This consent will be ongoing and can be revoked by contacting Lower Murray Water.

Water Quality - Irrigation and Rural Supply Districts
Water supplied for irrigation, rural supplies or domestic and stock purposes by Lower Murray Water is not fit for any use which may involve human consumption, directly or indirectly, without first being properly treated.

Water Meters / Meter Failure
Please ensure there is clear access to your water meter at all times. In the event that we are unable to accurately determine your usage through your meter readings your reading will be assessed in compliance with the relevant customer charter.

Utility Relief Grant Scheme
Customers who are unable to pay their bill because of a temporary financial crisis and fit the application criteria may qualify for a once off grant from the Department of Health and Human Services' Utility Relief Grant Scheme.

Energy and Water Ombudsman (Victoria)
Lower Murray Water is pleased to help you in any matter regarding our services by simply calling us at any of our offices. If we cannot resolve an issue you may choose to call the Energy and Water Ombudsman (Victoria) on FREECALL 1800 500 509 or at www.ewov.com.au.

TTY callers dial 133 677 and quote LMW phone number 03 5051 3400

Interpreter Service
For Interpreter Service please call the number below.

Per avvalervi di un interprete, telefonate al numero indicato in basso.

Tercümanlık servisi için aşağıdaki telefon numarasını arayınız.

Kung nangangailangan ng interpreter, tumawag lamang sa numerong nasa ibaba.

Fetu'utaki ki he fika telefoni 'i lalo ki he potungaue fakatonulea.

Za usluge tumača molimo nazovite donji broj.

Για υπηρεσια διερμηνέων, παρακαλώ τηλεφωνηστέ στον κατωτέρω αριθμό.

13 14 50

28/07/2026 - Record 26160-keyword_report_printec8634e841d84211ac1a56902edb97b6_2026_07_16_03_38_25_1294.xml

VICTORIA State Government

Payment Slip - Methods of Payment

Online at www.lmw.vic.gov.au - Pay your Account

In Person

Present this notice at any office listed. **EFTPOS** facilities are available. No cash is accepted at LMW offices.

Mildura (Head Office):
741-759 Fourteenth Street Mildura

Swan Hill (Area Office):
73 Beveridge Street Swan Hill

Kerang (Area Office):
56 Wellington Street Kerang

By Mail

Make remittances payable to:

Lower Murray Water
(cross cheques Not Negotiable)

Send to: PO Box 1438 Mildura Vic 3502

Do not include cash
In line with common business practice, a receipt will not be forwarded.

Have you recently changed your mailing address?

Update your address online at www.lmw.vic.gov.au or return the below slip to us.

Name: Reference No:

New Address:

Email to: contactus@lmw.vic.gov.au or mail to PO Box 1438 Mildura Victoria 3502

Detach payment slip and forward with cheque or money order to your local office.

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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 10933 FOLIO 006 Security no : 124139658510A
Produced 15/10/2026 02:26 PM

LAND DESCRIPTION

Lot 13 on Plan of Subdivision 534503U.
PARENT TITLE Volume 08090 Folio 776
Created by instrument PS534503U 22/03/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
EILISH ROSE ZAPPIA of UNIT 13 803-805 IRYMPLE AVENUE IRYMPLE VIC 3498
AZ946050U 17/12/2025

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ946051S 17/12/2025
NATIONAL AUSTRALIA BANK LTD

COVENANT PS534503U 22/03/2006

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
AE199367H 22/02/2006

DIAGRAM LOCATION

SEE PS534503U 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: UNIT 13 803-805 IRYMPLE AVENUE IRYMPLE VIC 3498

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 17/12/2025

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS534503U

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

Imaged Document Cover Sheet

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Document Type	**Plan**
Document Identification	**PS534503U**
Number of Pages (excluding this cover sheet)	**4**
Document Assembled	**15/10/2026 14:27**

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PLAN OF SUBDIVISION

Stage No.	LTO use only	Plan Number
/	EDITION 1	PS 534503U

Location of Land

Parish: MILDURA
Township: ———
Section: ———
Crown Allotment: ———
Crown Portion: 5 (PART)

LTO base record: VICMAP DIGITAL PROPERTY
Title References: VOL. 8090 FOL. 776

Last Plan Reference: LP 22339 LOT 2

Postal Address: 1483 IRYMPLE AVENUE
IRYMPLE VIC. 3498

AMG Co-ordinates: E 608 428
(Of approx. centre of plan) N 6 210 877 Zone 54

Vesting of Roads or Reserves

Identifier	Council/Body/Person
NIL	NIL

Council Certification and Endorsement

Council Name: MILDURA RURAL CITY COUNCIL Ref: S 0849

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 public open space under section 18 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
~~Council seal~~

Date 8 / 2 / 2006

Notations

Depth Limitation: NIL

Staging This ~~is~~ / is not a staged subdivision
Planning Permit No. P04/423

Other Notations:
THE RESERVATIONS AND CONDITIONS CONTAINED IN INSTRUMENT OF TRANSFER No. 297646 AFFECTS ALL THE LAND IN THIS PLAN

Survey:- This plan is / ~~is not~~ based on survey.

To be completed where applicable.
This survey has been connected to permanent marks no(s). 352, 789 AND 843
In proclaimed Survey Area no. ———

Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

LTO use only

Statement of Compliance / Exemption Statement

Received ☑

Date 7 / 3 / 2006

LTO use only

PLAN REGISTERED
TIME 5:32 PM
DATE 22/03/2006

Assistant Registrar of Titles

SHEET 1 OF 4 SHEETS

PETER R. DANSON
LICENSED LAND SURVEYOR
177 WALNUT AVENUE MILDURA, 3500
PH 03 5023 6268

LICENSED SURVEYOR (PRINT) PETER R. DANSON

SIGNATURE ——— ——— DATE 02/05/05

REF 2797 VERSION 3

——— ———

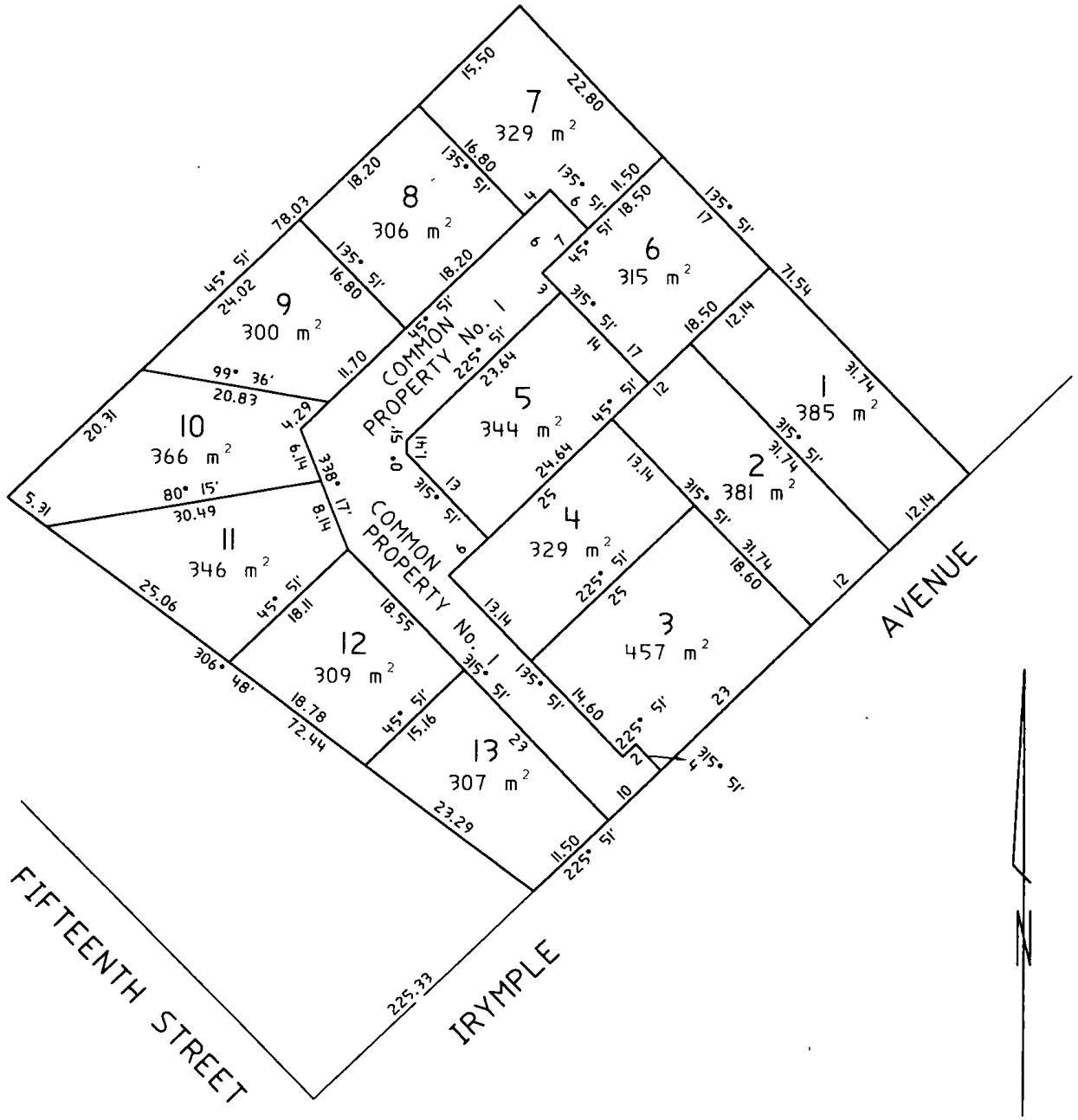
DATE 8 / 2 / 2006
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

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PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS 534503U



ORIGINAL SHEET SIZE	SCALE	SCALE
A3	1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) PETER R. DANSON

SIGNATURE _____ DATE 02 / 05 / 05

REF 2797 VERSION 3

SHEET 2 OF 4 SHEETS

DATE 8 / 2 / 2006

COUNCIL DELEGATE SIGNATURE

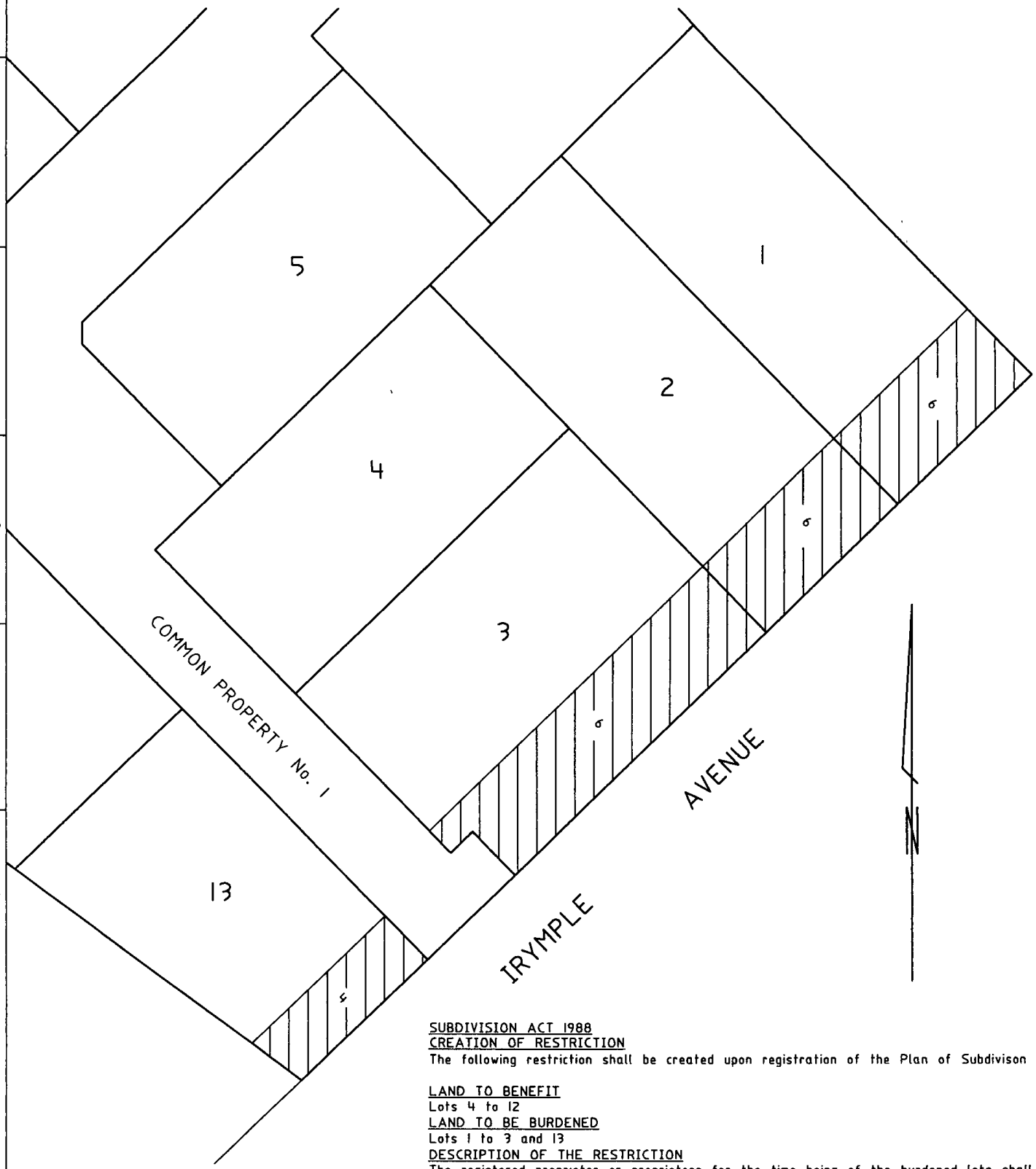
0 10 20 30 40 50 60 70 80 90 100 110mm

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PLAN OF SUBDIVISION

Stage No.

Plan Number PS 534503U



SUBDIVISION ACT 1988
CREATION OF RESTRICTION
The following restriction shall be created upon registration of the Plan of Subdivison

LAND TO BENEFIT
Lots 4 to 12
LAND TO BE BURDENED
Lots 1 to 3 and 13
DESCRIPTION OF THE RESTRICTION
The registered proprietor or proprietors for the time being of the burdened lots shall not construct a dwelling inside the area shown hatched on this schedule unless further approval is granted by the Responsible Authority

SHEET 3 OF 4 SHEETS

ORIGINAL SHEET SIZE A3 | SCALE 1:250 | SCALE 2.5 0 2.5 5 10 15 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) PETER R. DANSON
SIGNATURE
DATE 02 / 05 / 05
REF 2797 VERSION 3

DATE 8 /2 / 2006
COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100 HOmm

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PS534503U

FOR CURRENT BODY CORPORATE DETAILS SEE BODY CORPORATE SEARCH REPORT

Department of Transport and Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS534503U

The land in PS534503U is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property 1, Lots 1 - 13.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
BODY CORPORATE STRATA GROUP 123 CHURCH STREET HAWTHORN VIC 3122

AL367728F 18/09/2014

Owners Corporation Manager:
NIL

Rules:
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:
NIL

Additional Owners Corporation Information:
NIL

Notations:
NIL

Entitlement and Liability:
NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 1	8	8
Lot 2	8	8
Lot 3	8	8
Lot 4	8	8
Lot 5	10	10
Lot 6	7	7

Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS534503U

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 7	7	7
Lot 8	7	7
Lot 9	7	7
Lot 10	8	8
Lot 11	8	8
Lot 12	7	7
Lot 13	7	7
Total	**100.00**	**100.00**

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Owners Corporation Search Report (Premium)

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PLAN NO. PS534503U

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Common Property 1, Lots 1 - 13.

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Unlimited

Postal Address for Services of Notices:
BODY CORPORATE STRATA GROUP 123 CHURCH STREET HAWTHORN VIC 3122

AL367728F 18/09/2014

Owners Corporation Manager:
NIL

Rules:
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:
NIL

Additional Owners Corporation Information:
NIL

Notations:
NIL

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Common Property 1	10933/016	0	0
Lot 1	10933/003	8	8
Lot 2	10933/004	8	8
Lot 3	10933/005	8	8
Lot 4	10933/007	8	8
Lot 5	10933/008	10	10
Lot 6	10933/009	7	7
Lot 7	10933/010	7	7

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Department of Transport and Planning

Owners Corporation Search Report (Premium)

Produced: 15/10/2026 02:27:45 PM

OWNERS CORPORATION 1
PLAN NO. PS534503U

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 8	10933/011	7	7
Lot 9	10933/012	7	7
Lot 10	10933/013	8	8
Lot 11	10933/014	8	8
Lot 12	10933/015	7	7
Lot 13	10933/006	7	7
	Total	**100.00**	**100.00**

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
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Document Assembled	**15/10/2026 14:27**

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OFFICE OF TITLES
M.D.N.
VICTORIA

FORM 18

Section 181

APPLICATION BY RESPONSIBLE AUTHORITY FOR THE MAKING OF A RECORDING OF AN AGREEMENT

Planning and Environment Act 1987

Lodged by:

Name: Martin Irwin & Richards Lawyers
Phone: 03 50237900
Address: 61 Deakin Avenue, Mildura VIC 3500
Ref: Faulkhead
Customer Code: 1008B

The Authority having made an agreement referred to in Section 181(1) of the *Planning and Environment Act 1987* requires a recording to be made in the Register for the land.

LAND: **Lot 2 on Plan of Subdivision No. 22339 Parish of Mildura contained in Volume 8090 Folio 776**

AUTHORITY: Mildura Rural City Council of 108-116 Madden Avenue, Mildura, Victoria 3500

Section and Act under which agreement is made: Section 173 of the *Planning and Environment Act 1987*.

A COPY OF THIS AGREEMENT IS ATTACHED TO THIS APPLICATION

Signature of Authority ..... Rhonda Mon...

Name of Officer ..... Rhonda Monaghan

Date 14/11/2005

MW 22/2/06

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MILDURA RURAL CITY COUNCIL

and

ROBERT LESLIE FAULKHEAD
&
MARGARET ANN FAULKHEAD

SECTION 173 AGREEMENT

Irymple Avenue, Irymple

Martin Irwin & Richards
Lawyers
61 Deakin Avenue
MILDURA VIC 3500
DX 50022 MILDURA

Phone: 03 5023 7900
Fax: 03 5021 2700
Ref: KEM 05/0652

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THIS AGREEMENT is made on the 14th **day of** November **2005.**

PARTIES

BETWEEN **MILDURA RURAL CITY COUNCIL** of 108 – 116 Madden Avenue, Mildura in the State of Victoria **("the Council")**

AND **ROBERT LESLIE FAULKHEAD AND MARGARET ANN FAULKHEAD** both of 72 Lemon Avenue Mildura in the State of Victoria **("the Owner")**

RECITALS

A. The Owner is registered or entitled to be registered as the proprietor of the Land.

B. The Council is the responsible authority under the Planning and Environment Act 1987 ("the Act") for the Mildura Planning Scheme ("the Planning Scheme").

C. The Owner has made an application to the Council for a planning permit under the Planning Scheme for the development of the Land for a thirteen [13] lot subdivision. ("the Development").

D. The Council has agreed to the Development subject to the conditions contained in the planning permit issued on the 24th February 2005 and numbered P04/423 ("the Permit").

E. Condition 6 of the Permit provides:

> 6, Prior to the issue of a Statement of Compliance the Owner must enter into an agreement with the Responsible Authority in accordance with Section 173 of the Planning and Environment Act, 1987. The agreement must be prepared by Council to provide the following:
>
> 6. When construction of a building is proposed on any allotment within the subdivision it must be provided with a minimum capacity 4000 litre rainwater storage tank which must be connected to a reticulated garden watering system and toilet

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flushing water system with a mains system backup. All of the building roof area must discharge into the tank on that lot.
The system must be operational prior to the issue of a Building Occupancy Certificate.
The whole system must be maintained to Council requirements.

The agreement is to be registered on the Title to lots 1 to 13 and any cost associated with its preparation must be borne by the owner.

THE PARTIES AGREE:

1. DEFINITIONS

In this Agreement unless inconsistent with the context or subject matter: -

"Act" means the Planning and Environment Act 1987 (Vic);

"Council" means the Mildura Rural City Council and any or its successors or assigns;

"Land" means the property situate at Irymple Avenue Irymple and described as:

- Lot 2 on Plan of Subdivision No 22339 Parish of Mildura contained in Volume 8090 Folio 776

"Lot" means any allotment created as a result of the Development;

"Owner" means the person or persons described as Owner at the time of entering into this Agreement and the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor or proprietors of an estate in fee simple of the Land or any allotment created by any subdivision of the same and shall include the singular and the plural;

"Permit" means planning permit number P04/423 issued by the Council on the 24th February 2005.

2. INTERPRETATION

In this Agreement, unless a contrary intention appears:

(a) the singular includes the plural and vice versa;

(b) words importing any gender include all other genders;

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(c) "person" includes a firm, a body corporate, or an unincorporated association;

(d) a reference to a person includes a reference to the person's executors, administrators, successors, substitutes, assigns, employees, servants, agents, consultants, contractors, advisers, financiers, subcontractors, licensees and invitees;

(e) a reference to this Agreement or another instrument includes any variation or replacement of any of them;

(f) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;

3. SECTION 173 AGREEMENT

3.1 Agreement under Section 173 of the Act

The Council and the Owner have agreed that without restricting or limiting their respective powers to enter into this Agreement and insofar as it can be so treated this Agreement shall be treated as an agreement under Section 173 of the Act.

3.2 Covenants Run with the Land

The Owner acknowledge and agree that any obligation imposed on the Owner under this Agreement takes effect as a covenant which is annexed to the Land and runs at law and in equity with the Land until this Agreement ends under clause 5 of this Agreement.

4. COMMENCEMENT

This Agreement will come into force and effect from the date of this Agreement.

5. TERMINATION OF AGREEMENT

5.1 Upon the carrying out and completion by the Owner of the covenants and obligations under this Agreement the Council will at the request of the Owner and at the cost of the Owner certify that the provisions of this Agreement have been carried out and acknowledge that the Agreement has ended in accordance with Section 177 of the Act.

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5.2 Upon Council's certification that this Agreement has ended in accordance with clause 5.1 above the Council shall, at the cost of the Owner, make application to the Registrar of Titles under Section 183(2) of the Act to cancel the recording of this Agreement on the Registrar.

6. OWNER'S COVENANTS

6.1 Successors in title

The Owner will not sell, transfer, dispose of, assign, mortgage or otherwise part with possession of all or part of the Land after execution of this Agreement and before its registration at the Land Titles Office without first disclosing to its successors the existence and nature of this Agreement.

6.2 Registration

The Owner will do all things necessary to enable the Council to register this Agreement on the Certificate of Title to the Land in accordance with Section 181 of the Act including signing any further agreement, acknowledgement or document to enable the Agreement to be registered under that Section.

6.3 Performance of Covenants

The Owner will do all things necessary including the signing of such further agreements, undertakings, covenants, consents, approvals or other documents for the purpose of ensuring that it carry out the covenants and agreements and obligations contained in this Agreement and to enable the Council to enforce the performance by the Owner of such covenants, agreements and undertakings.

6.4 Comply with Permit

The Owner will comply with and carry out the conditions of the Permit.

6.5 Costs

The Owner will pay the Council's costs of and incidental to the preparation and execution of this Agreement and the registration of this Agreement at the Land Titles Office pursuant to Section 181 of the Act and any duties or fees payable in connection with either the Agreement or the registration of the Agreement at the Land Titles Office.

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6.6 CONSTRUCTION

6.6.1 The Owner acknowledges that when construction of a building is proposed on any allotment within the subdivision it must be provided with a minimum capacity 4000 litre rainwater storage tank which must be connected to a reticulated garden watering system and toilet flushing water system with a mains system backup. All of the building roof area must discharge into the tank on that lot. The system must be operational prior to the issue of a Building Occupancy Certificate. The whole system must be maintained to Council requirements.

6.6.2 The Owner will not construct or permit to be constructed any building without the installation of the system in accordance with the requirements of clause 6.6.1 hereof.

6.6.3 The Owner acknowledges that a Certificate of Occupancy will not be granted prior to the system described in clause 6.6.1 hereof being completed and operational.

6.6.4 The Owner will maintain the system in an operational condition to the satisfaction of Council.

6.6.5 The Owner will permit the Council to inspect the system upon reasonable notice being given by Council to the Owner.

7. OWNER'S WARRANTY

7.1 Registered Proprietor

The Owner warrants that he is or is entitled to be, the registered proprietor of the Land and the beneficial owners of the Land.

7.2 No other person with interest

The Owner warrants that other than as referred to in this Agreement, or disclosed by the usual searches, or disclosed in writing to the Council prior to the execution of this Agreement, no other person has any interest either legal or equitable in the Land.

7.3 Obtained consents

The Owner warrants that he has obtained all necessary authorities and consents to bind all persons who may have any legal or equitable interest in the land and that these authorities or consents are attached to this Agreement.

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8. ADDITIONAL MATTERS

8.1 Severance

If any provision of this Agreement is not valid it shall not effect the validity of the other provisions of this Agreement but shall be read down or severed so as to leave the other provisions of this Agreement in effect.

8.2 Proper law

This Agreement is governed by and the parties submit to the jurisdiction of the laws of the State of Victoria.

8.3 Joint & several

This Agreement is binding on the Owner and the Owner for the time being of any Lot created by the Development. In the event that there is more than one owner of any Lot the covenants, undertakings, warranties and liabilities of the Owner of the Lot shall be joint and several.

8.4 No Waiver

Any time or other indulgence granted by the Council to the Owners or any variation of the terms or conditions of this Agreement or any judgment or order obtained by either party against the other will not in any way amount to a waiver of any of the rights or remedies of the Council in relation to the terms of this Agreement.

9. DEFAULT OF OWNER

In the event of the Owner defaulting or failing to perform any of the obligations under this Agreement, the Council may without prejudice to any other remedies rectify such default and the cost of any works undertaken by the Council to rectify any default shall be borne by the Owner and any such costs together with any amount payable to Council pursuant to this Agreement shall be capable of being recovered by the Council in any Court of competent jurisdiction as a civil debt recoverable summarily.

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EXECUTED as a deed.

THE COMMON SEAL of the)
MILDURA RURAL CITY COUNCIL)
was affixed hereto by authority of)
the Council in the presence of:

MILDURA RURAL CITY COUNCIL - 1995 - THE COMMON SEAL OF

.....

Councillor PETER BYRNE

.....

Councillor GRAHAM ROBERTSON

.....

Chief Executive Officer

SIGNED SEALED & DELIVERED)
by the said **ROBERT LESLIE FAULKHEAD** and)
MARGARET ANN FAULKHEAD in the presence of)

Property Clearance Certificate

Land Tax

INFOTRACK / CROSS BORDER CONVEYANCING PTY LTD

Your Reference:	26-1772
Certificate No:	11796366
Issue Date:	15 OCT 2026
Enquiries:	ESYSPROD

Land Address: UNIT 13, 803 -805 IRYMPLE AVENUE IRYMPLE VIC 3498

Land Id	Lot	Plan	Volume	Folio	Tax Payable
33849184	13	534503	10933	6	$0.00

Vendor: EILISH ZAPPIA

Purchaser: NOT KNOWN NOT KNOWN

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MISS EILISH ROSE ZAPPIA	2026	$125,000	$0.00	$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

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	$337,000
SITE VALUE (SV):	$125,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Notes to Certificate - Land Tax

Certificate No: 11796366

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 = $975.00

Taxable Value = $125,000

Calculated as $975 plus ($125,000 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $3,370.00

Taxable Value = $337,000

Calculated as $337,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 11796366

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

Ref: 11796366

Visa or Mastercard

Pay via our website or phone 13 21 61.

sro.vic.gov.au/paylandtax

Property Clearance Certificate updates are available at **sro.vic.gov.au/certificates**

Property Clearance Certificate

Commercial and Industrial Property Tax

INFOTRACK / CROSS BORDER CONVEYANCING PTY LTD

Your Reference:	26-1772
Certificate No:	11796366
Issue Date:	15 OCT 2026
Enquires:	ESYSPROD

Land Address:	UNIT 13, 803 -805 IRYMPLE AVENUE IRYMPLE VIC 3498

Land Id	Lot	Plan	Volume	Folio	Tax Payable
33849184	13	534503	10933	6	$0.00

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$337,000
SITE VALUE:	$125,000
CURRENT CIPT CHARGE:	**$0.00**

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 11796366

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Property Clearance Certificate

Windfall Gains Tax

INFOTRACK / CROSS BORDER CONVEYANCING PTY LTD

Your Reference:	26-1772
Certificate No:	11796366
Issue Date:	15 OCT 2026

Land Address:	UNIT 13, 803 -805 IRYMPLE AVENUE IRYMPLE VIC 3498

Lot	Plan	Volume	Folio
13	534503	10933	6

Vendor: EILISH ZAPPIA

Purchaser: NOT KNOWN NOT KNOWN

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: 11796366

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on windfall gains tax to a purchaser

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

General information

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

Windfall Gains Tax - Payment Options

BPAY

Biller Code: 416073
Ref: 11796364

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

Ref: 11796364

Visa or Mastercard

Pay via our website or phone 13 21 61.

sro.vic.gov.au/payment-options

Important payment information

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

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

PROPERTY REPORT

Energy, Environment and Climate Action

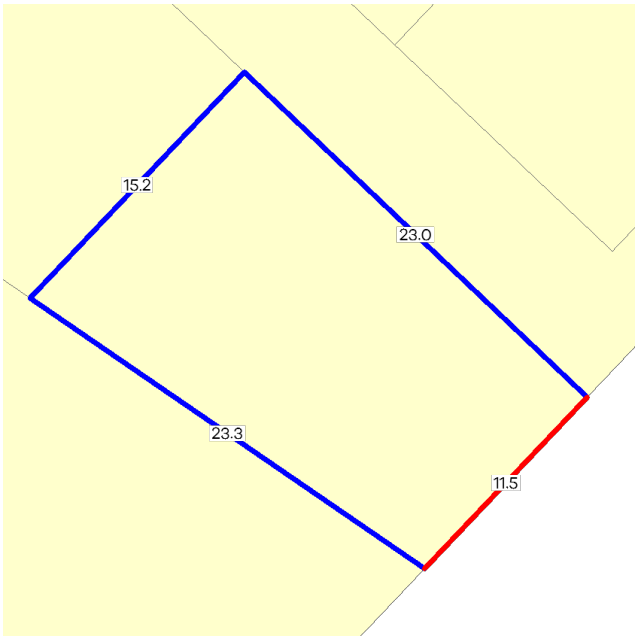
Created at 15 October 2026 01:39 PM

PROPERTY DETAILS

Address:	**13/803-805 IRYMPLE AVENUE IRYMPLE 3498**
Lot and Plan Number:	**Lot 13 PS534503**
Standard Parcel Identifier (SPI):	**13\PS534503**
Local Government Area (Council):	**MILDURA** www.mildura.vic.gov.au
Council Property Number:	**31131**
Directory Reference:	**Vicroads 537 S5**

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 307 sq. m
Perimeter: 73 m
For this property:
Site boundaries
Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at
Title and Property Certificates

UTILITIES

Rural Water Corporation:	**Lower Murray Water**
Urban Water Corporation:	**Lower Murray Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**MILDURA**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - Planning Property Report

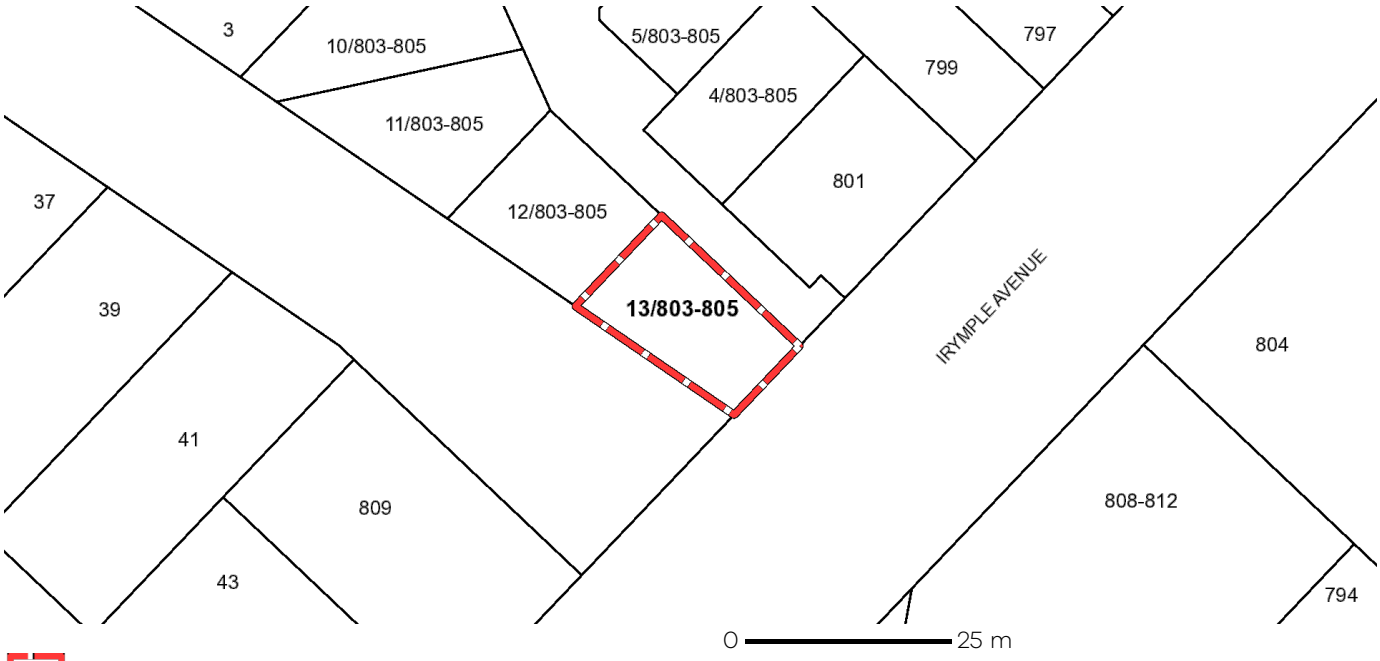
Planning Property Reports can be found via these two links
Vicplan https://mapshare.vic.gov.au/vicplan/
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

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PROPERTY REPORT

Energy, Environment and Climate Action

Area Map



Selected Property

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PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 15 October 2026 01:39 PM

PROPERTY DETAILS

Address:	**13/803-805 IRYMPLE AVENUE IRYMPLE 3498**
Lot and Plan Number:	**Lot 13 PS534503**
Standard Parcel Identifier (SPI):	**13\PS534503**
Local Government Area (Council):	**MILDURA** www.mildura.vic.gov.au
Council Property Number:	**31131**
Planning Scheme:	**Mildura** Planning Scheme - Mildura
Directory Reference:	**Vicroads 537 S5**

UTILITIES

Rural Water Corporation:	**Lower Murray Water**
Urban Water Corporation:	**Lower Murray Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**MILDURA**

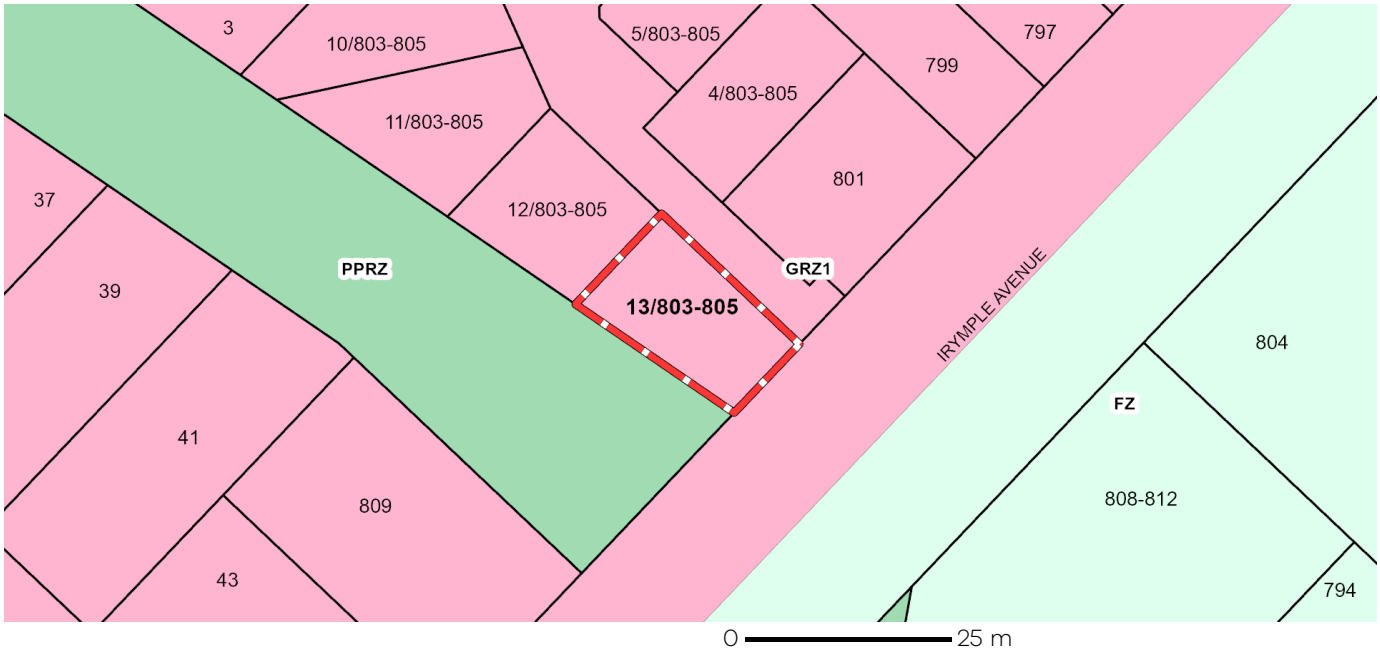
OTHER

Registered Aboriginal Party:	**First People of the Millewa-Mallee Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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

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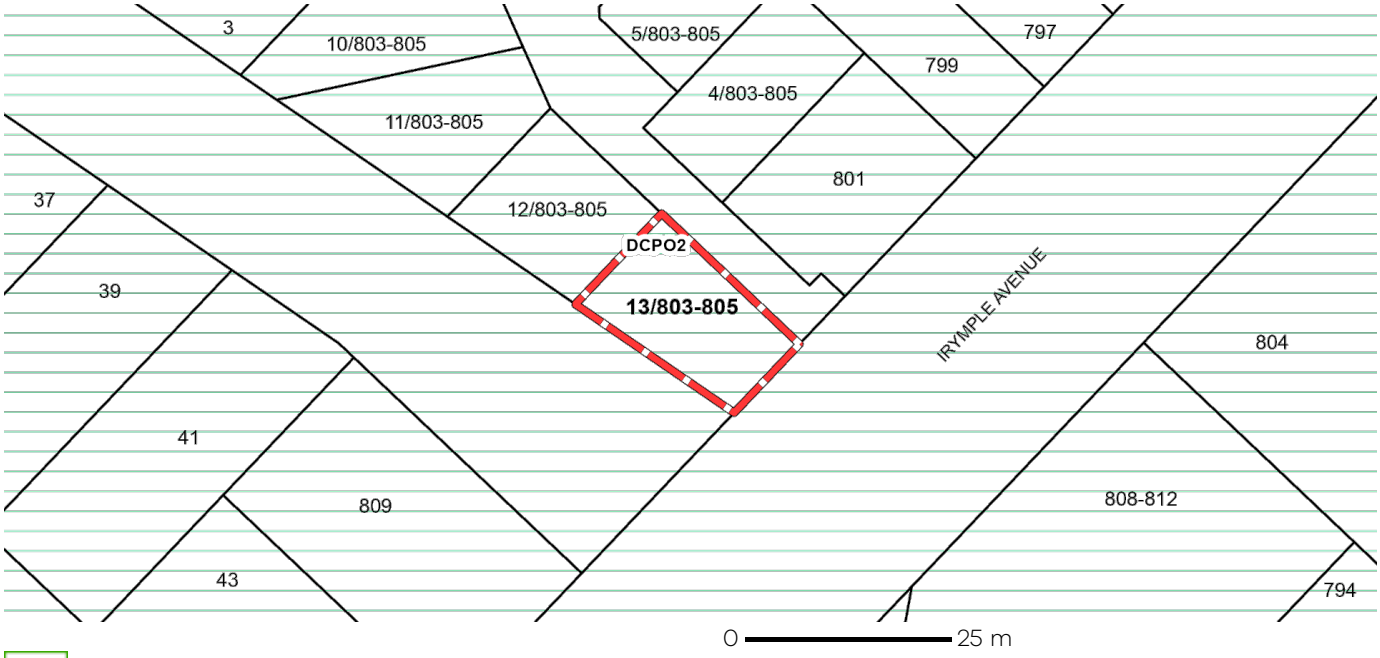
PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlays

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)

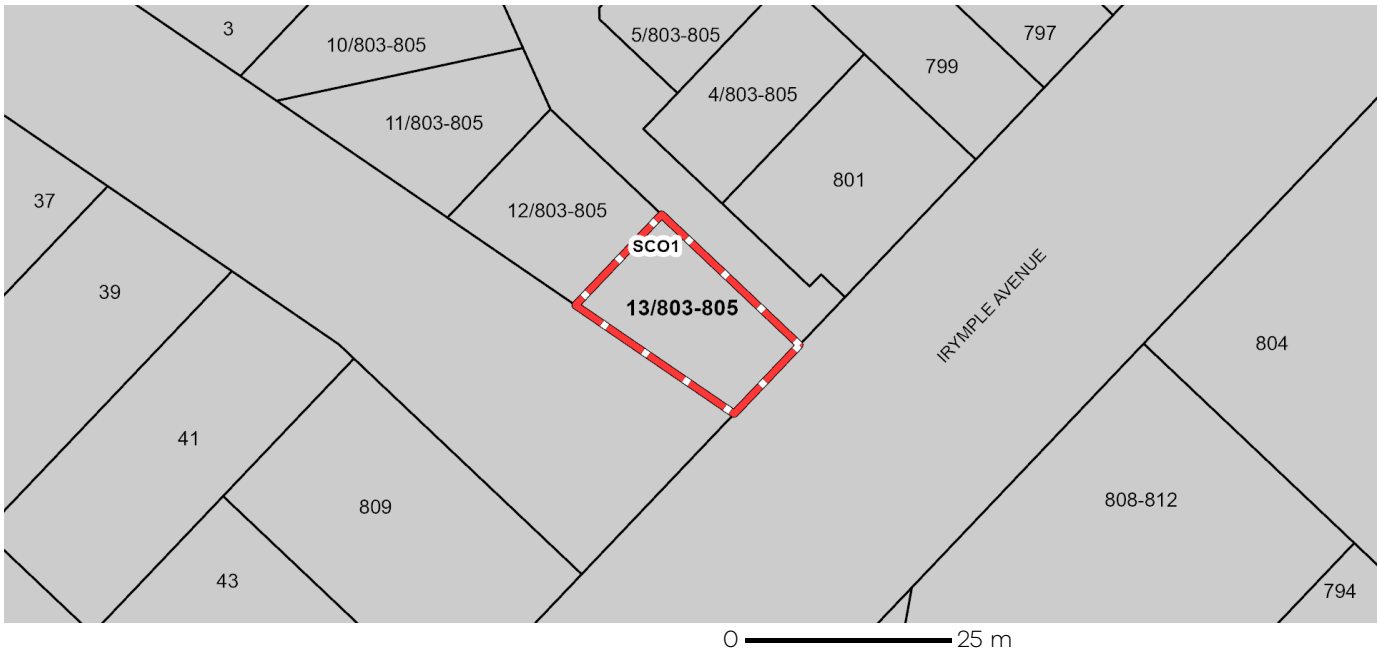


DCPO - Development Contributions Plan Overlay

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

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - PS MAP REF SCO1 SCHEDULE (SCO1)



SCO - Specific Controls Overlay

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

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PLANNING PROPERTY REPORT

Department of Transport and Planning

Further Planning Information

Planning scheme data last updated on 9 October 2026.

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

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

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

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

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

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PLANNING PROPERTY REPORT

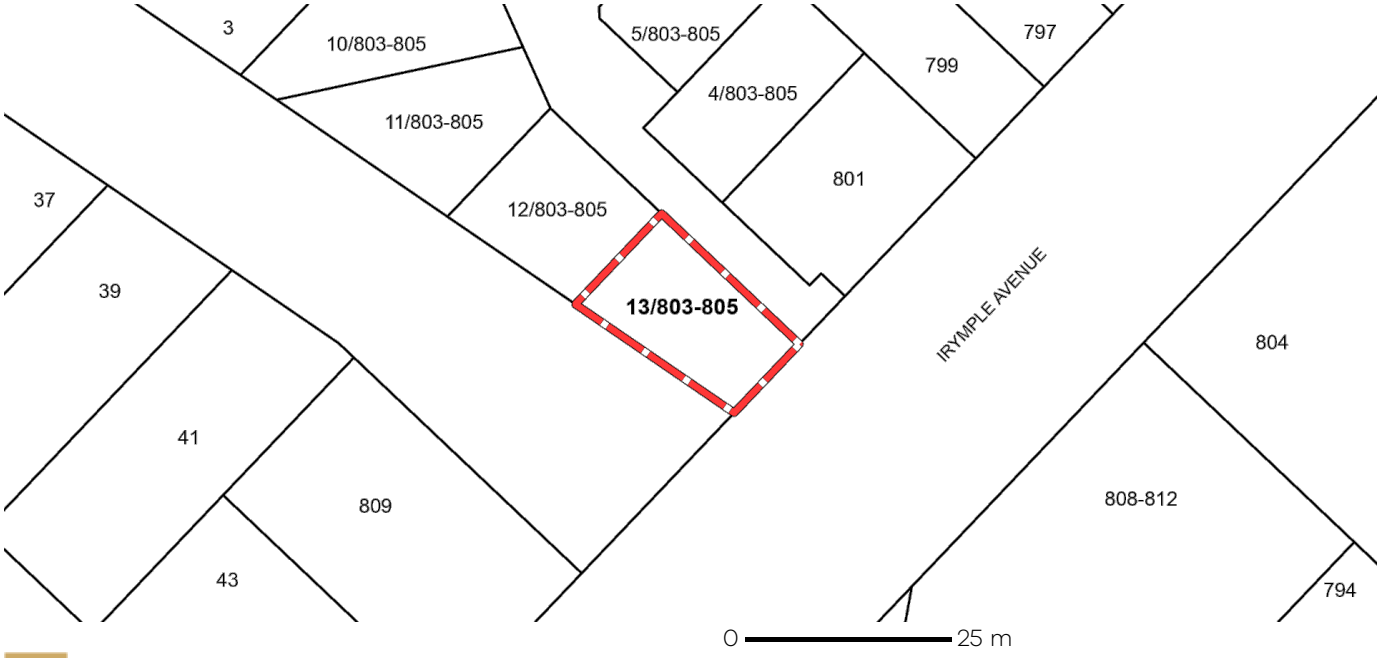
Department of Transport and Planning

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

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

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



Designated Bushfire Prone Areas

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

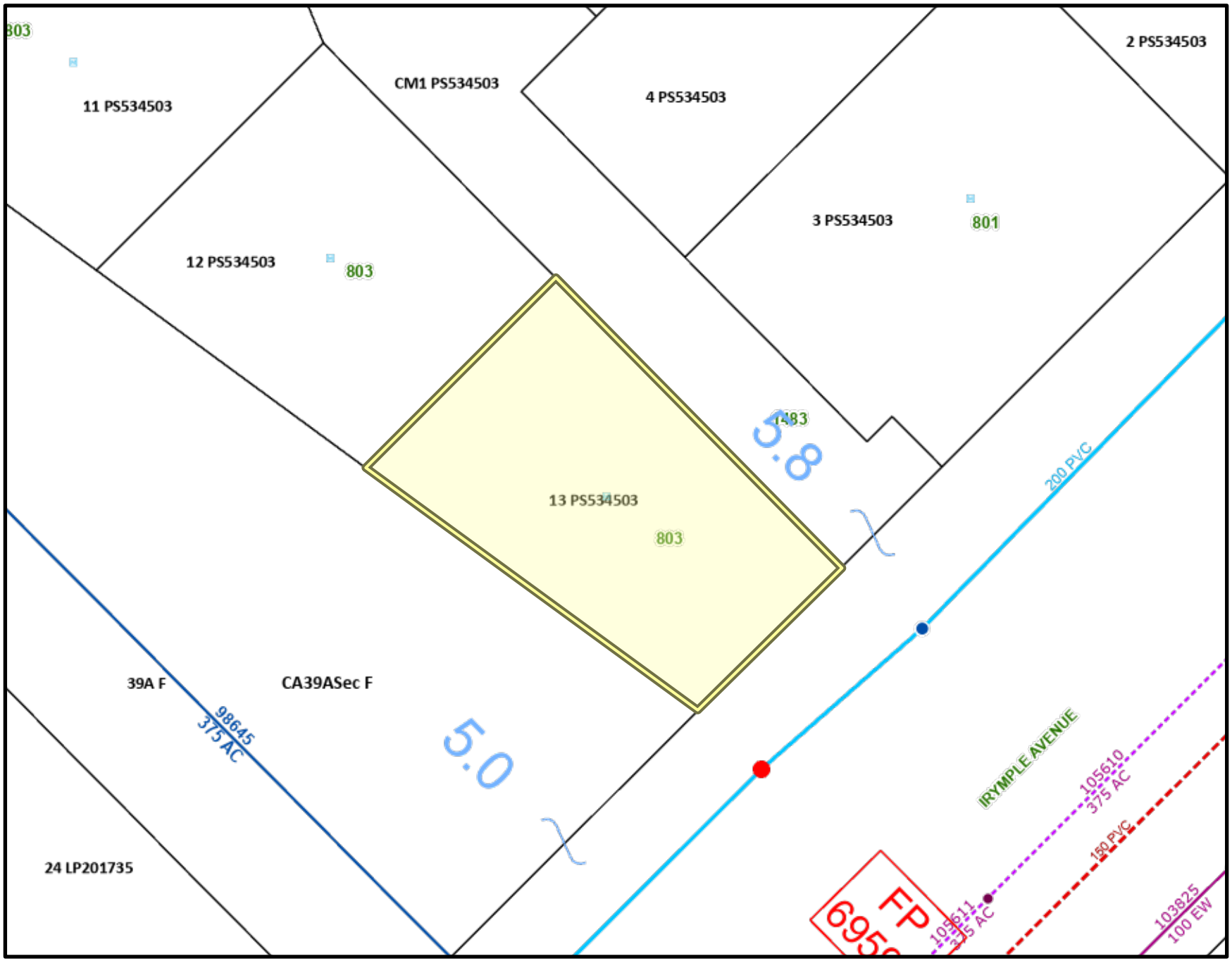
Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local 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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Legend

Urban Water
- Pipeline
- Retired Pipeline

Urban Sewer
- Gravity Pipeline
- Pressure Main Pipeline
- Rising Main Pipeline
- Retired Gravity Pipeline
- Retired Pressure Main Pipeline
- Retired Rising Main Pipeline

Rural Irrigation
- Channel
- Pipeline
- Retired Channel
- Retired Pipeline
- Irrigation Outlet
- Domestic and Stock Outlet

Rural Drainage
- Channel
- Gravity Pipeline
- Rising Main
- Retired Channel
- Retired Pipeline

0 3 6 9 12 m

N

Scale 1 : 364

Printed : 16.10.2026

WGS_1984_Web_Mercator_Auxilia

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Notes/Comments

LMW DISCLAIMER:The accuracy and completeness shown on this plan is not guaranteed and therefore shall be used as a guide only. The user is responsible to prove locations and depths in the field.This information is only to be used for the initial project and shall not be passed onto a third party.Note:For further assistance please contact

LOWER MURRAY WATER