

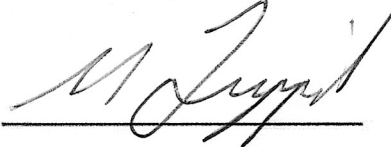
Vendor Statement

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	83 MCMAHON ROAD, RESERVOIR VIC 3073
------	-------------------------------------

Vendor's name	Mark Andrew Trippit	Date	26/9/2025
Vendor's signature			

Purchaser's name		Date	/ /
Purchaser's signature	<hr/>		
Purchaser's name		Date	/ /
Purchaser's signature	<hr/>		

1. FINANCIAL MATTERS

- 1.1 **Particulars of any Rates, Taxes, Charges or Other Similar Outgoings** (and any interest on them) are contained in the attached certificates.

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

- (a) Owners Corporation fees and special levies (if applicable).
- (b) Water usage and sewerage disposal charges levied on a daily basis by the water authority.
- (c) Annual increases in outgoings if you purchase this property in the next rating period after this statement was prepared.
- (d) Connection fees for electricity, telephone, sewerage, gas, water and NBN (if not connected as at the day of sale).

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

Not applicable.

- 1.3 **Terms 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	AVPCC No. 131
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> 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):

If any 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:

Nil, to the vendor's knowledge.

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 regulations made under 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:

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, 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:

Nil, 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):

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*.

Not applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

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 <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
---	-------------------------------------	---------------------------------------	-----------------------------------	---

9. TITLE

Attached are copies of the following documents:

9.1 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

Register Search Statement Volume 09168 Folio 162

Copy of Plan TP175744G

Instrument – Covenant 1670291

Planning Certificate Express

Designated Bushfire Prone Area(s) and Planning Property Report - 1/83 McMahon Road, Reservoir VIC 3073

Designated Bushfire Prone Area(s) and Planning Property Report - 2/83 McMahon Road, Reservoir VIC 3073

Darebin City Council: Building Approval 326(1)

Darebin City Council: Rates Notice - 1/83 McMahon Road, Reservoir VIC 3073

Darebin City Council: Land Information Certificate - 2/83 McMahon Road, Reservoir VIC 3073

Yarra Valley Water: Water Information Statement - 1/83 McMahon Road, Reservoir VIC 3073

Yarra Valley Water: Water Information Statement - 2/83 McMahon Road, Reservoir VIC 3073

State Revenue Office: Land Tax Certificate - 1/83 McMahon Road, Reservoir VIC 3073

State Revenue Office: Land Tax Certificate - 2/83 McMahon Road, Reservoir VIC 3073

Vicroads: Vicroads 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 Consumer Affairs Victoria due diligence checklist page [here](#).

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 09168 FOLIO 162

Security no : 124124934708H
Produced 30/05/2025 02:50 PM

LAND DESCRIPTION

Lot 1 on Title Plan 175744G (formerly known as Lot 357 on Plan of Subdivision 011318).

PARENT TITLE Volume 07402 Folio 336

Created by instrument G309928 07/09/1976

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MARK ANDREW TRIPPIT of 15 ACACIA WAY CHURCHILL 3842
T924109Y 23/10/1995

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT 1670291 21/11/2001

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

DIAGRAM LOCATION

SEE TP175744G FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	TP175744G
Number of Pages (excluding this cover sheet)	1
Document Assembled	30/05/2025 14:50

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TITLE PLAN		EDITION 1		TP 175744G							
Location of Land Parish: KEELBUNDORA Township: Section: Crown Allotment: Crown Portion: Last Plan Reference: LP11318 Derived From: VOL 9168 FOL 162 Depth Limitation: NIL			Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN								
Description of Land / Easement Information ENCUMBRANCES REFERRED TO As to the land coloured blue - <u>THE EASEMENTS</u> (if any) existing over the same by virtue of Section 98 of the Transfer of Land Act -				THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 05/10/1999 VERIFIED: GB							
COLOUR CODE BL = BLUE											
<table border="1"> <thead> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = LOT 357 ON LP11318</td> </tr> </tbody> </table>						TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 357 ON LP11318	
TABLE OF PARCEL IDENTIFIERS											
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962											
PARCEL 1 = LOT 357 ON LP11318											
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets							



Imaged Document Cover Sheet

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Page 200
Book 143.

3622310

1670291

J. V. McEACHARN & SON.

VICTORIA

TRANSFER OF LAND.

O.O.T.
24 NOV 1937



FEDERAL ESTATES PROPRIETARY LIMITED formerly of 438 Bourke Street Melbourne but now of Collins Street Melbourne being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of FOUR HUNDRED POUNDS paid to it by JOHN SAMUEL WILLIAM HALAS Poultry Farmer and SYLVIA CORAL HALAS Married Women both of 78 Raglan Street East Preston DOTH HEREBY TRANSFER to the said John Samuel William Halas and Sylvia Coral Halas All its estate and interest in All That piece of Land being lots 355 to 360 (Both inclusive) and lots 364 to 367 (Both inclusive) on Plan of Subdivision No. 11318 being part of Crown Portion 11 Parish of Keelbundora County of Bourke AND the said John Samuel William Halas and Sylvia Coral Halas for themselves their heirs executors administrators and transferees registered proprietor or proprietors for the time being of the land hereby transferred DOTH HEREBY COVENANT with the said Federal Estates Proprietary Limited its successors and transferees registered proprietor or proprietors for the time being of so much of the land as is comprised in Certificate of Title Volume 5511 Folio 1102038 and as is shown on the said Plan of Subdivision other than the land hereby transferred that they shall not at any time hereafter excavate carry away or remove or permit to be excavated carried away or removed any earth clay stone gravel or sand from the said land hereby transferred except for the purpose of - excavating for the foundation of any building to be erected thereon or use or permit or allow the said land hereby transferred to be used for the manufacture or winning of bricks tiles or pottery-ware.

DATED the 9th day of November One thousand nine hundred and thirty-seven.

THE COMMON SEAL of FEDERAL ESTATES PROPRIETARY LIMITED was hereto affixed by order of the Directors in the presence of:

Richard Taylor
Directors.

Richard Taylor
Secretary.

SIGNED by the said JOHN SAMUEL WILLIAM HALAS and SYLVIA CORAL HALAS in Victoria in the presence of:

John S. W. Halas
Sylvia C. Halas
Richard Taylor

IMAGED

ENCUMBRANCES REFERRED TO:

As to so much of the said lots 355 to 360 (both inclusive) as is colored blue on the said Certificate of Title - Any Easements implied under Act No. 3168.

Harver. Blue

5511/038 part

Area 1-3-8

Excess

as to Blue

"Estimate implies Sec 212"

As to whole

"The Book herein"

RB

11/38

11.9.37

13.1.38

21/11/38

R

DATED 1937

FEDERAL ESTATES PTY. LTD.

- to -

J. S. W. HALAS & A'NOR.

TRANSFER

J. V. McEACHARN & SON,
Solicitors,
89 Queen Street,
Melbourne.

MEMORIAL OF INSTRUMENT

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OF SYMBOL THEREON
TRANSFER AS TO PART	THE 24 th DAY OF November 1937	TO John Samuel William Halas and Sylvia Coral Halas	1670291
<p><i>M. L. Lewis</i> ASSISTANT REGISTRAR OF TITLES</p> <p>I CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE TIME LAST MENTIONED IN THE REGISTER BOOK VOL. 5511 FOL. 1102038</p> <p><i>M. L. Lewis</i> ASSISTANT REGISTRAR OF TITLES</p>			

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1143647

APPLICANT'S NAME & ADDRESS

CAREW GARTLAN & MCCLELLAND C/- INFOTRACK
(SMOKEBALL) C/- LANDATA

DOCKLANDS

VENDOR

TRIPPIT, MARK ANDREW

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

4434

This certificate is issued for:

LOT 1 PLAN TP175744 ALSO KNOWN AS 1/83 MCMAHON ROAD RESERVOIR
DAREBIN CITY

The land is covered by the:

DAREBIN PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- is within a DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1

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

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

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

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

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

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

30 May 2025

Sonya Kilkenny
Minister for Planning

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 01 July 2025 12:46 PM

PROPERTY DETAILS

Address: **1/83 MCMAHON ROAD RESERVOIR 3073**
Lot and Plan Number: **Lot 1 TP175744**
Standard Parcel Identifier (SPI): **1\TP175744**
Local Government Area (Council): **DAREBIN**
Council Property Number: **251235**
Planning Scheme: **Darebin**
Directory Reference: **Melway 18 K4**

www.darebin.vic.gov.au

[Planning Scheme - Darebin](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **Yarra Valley Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **JEMENA**

STATE ELECTORATES

Legislative Council: **NORTHERN METROPOLITAN**
Legislative Assembly: **PRESTON**

OTHER

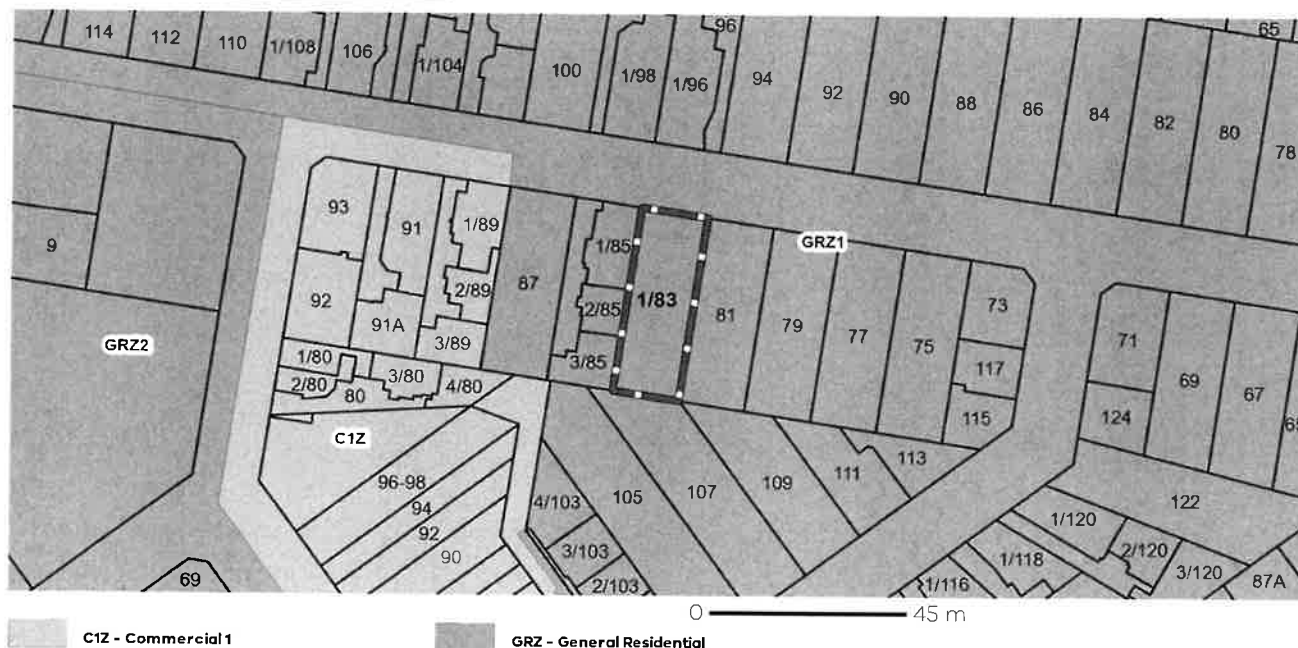
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural
Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

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

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



C1Z - Commercial 1

GRZ - General Residential

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

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

PLANNING PROPERTY REPORT: 183 MCMAHON ROAD RESERVOIR 3073

Page 1 of 3

Planning Overlay

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)



 **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

Further Planning Information

Planning scheme data last updated on 30 June 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.maps.vic.gov.au/vicolan>

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

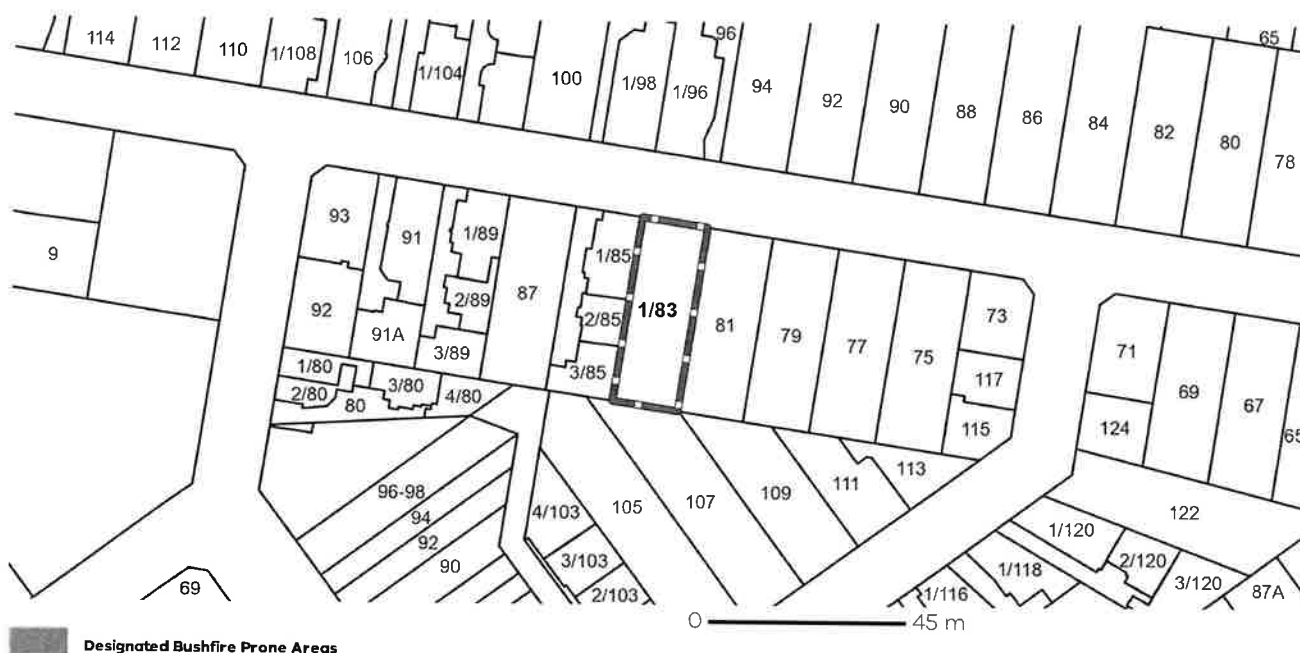
Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.

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

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

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



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

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

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

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

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

Native Vegetation

Native plants that are indigenous to the region 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 Information Management system <https://nvim.delwp.vic.gov.au/> 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 \(environment.vic.gov.au\)](#)

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 01 July 2025 12:47 PM

PROPERTY DETAILS

Address: **2/83 MCMAHON ROAD RESERVOIR 3073**
Lot and Plan Number: **Lot 1 TP175744**
Standard Parcel Identifier (SPI): **1\TP175744**
Local Government Area (Council): **DAREBIN**
Council Property Number: **251236**
Planning Scheme: **Darebin**
Directory Reference: **Melway 18 K4**

www.darebin.vic.gov.au

[Planning Scheme - Darebin](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **Yarra Valley Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **JEMENA**

STATE ELECTORATES

Legislative Council: **NORTHERN METROPOLITAN**
Legislative Assembly: **PRESTON**

OTHER

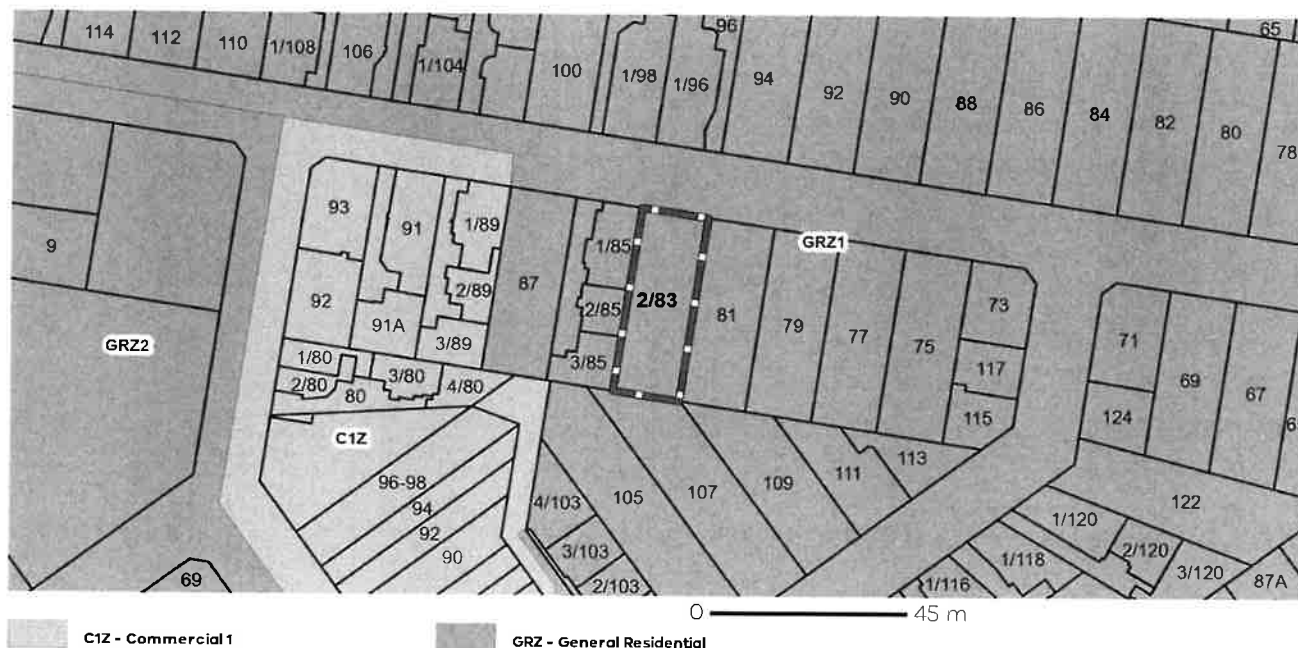
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural
Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

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

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



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

PLANNING PROPERTY REPORT: 2/83 MCMAHON ROAD RESERVOIR 3073

Page 1 of 3

Planning Overlay

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)



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

Further Planning Information

Planning scheme data last updated on 30 June 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.maps.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: 2.83 MCMAHON ROAD RESERVOIR 3073

Page 2 of 3

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

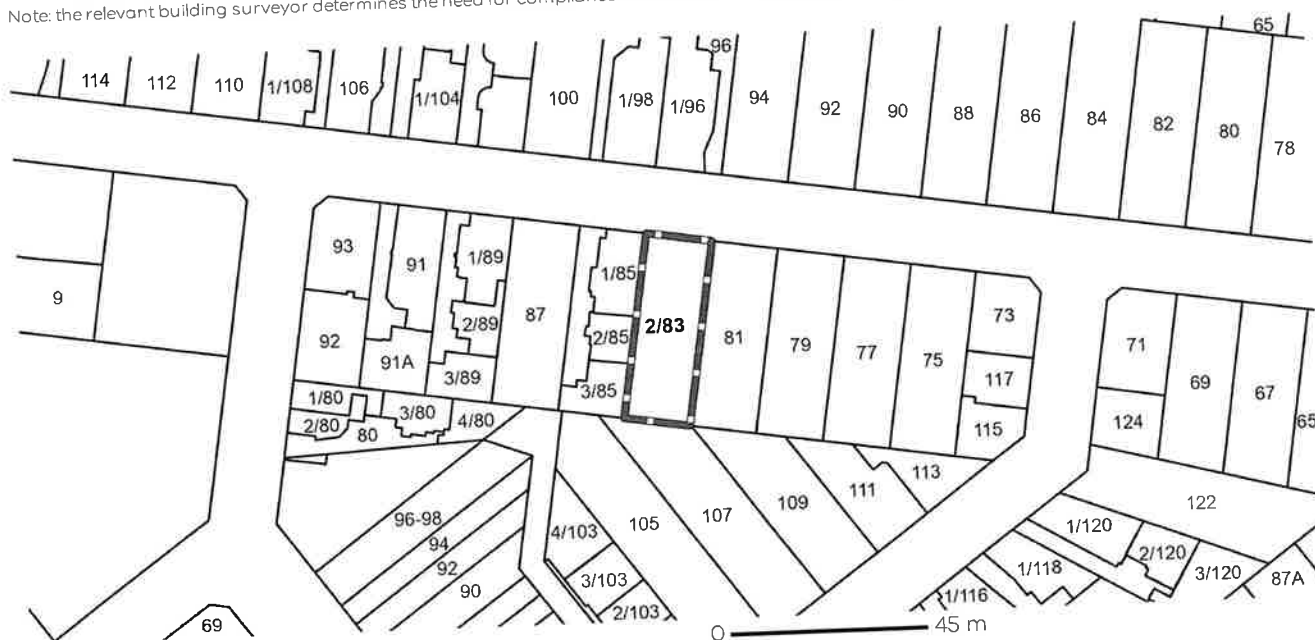
Designated Bushfire Prone Areas

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>.

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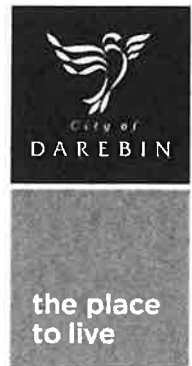
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PLANNING PROPERTY REPORT: 2.83 MCMAHON ROAD RESERVOIR 3073

Reference No.: 76948947-014-7:114732
landata.online@servictoria.com.au

11 June 2025

Landata Counter Services
GPO BOX 527
MELBOURNE VIC 3001



Dear Sir/ Madam,

RE: 83 McMAHON ROAD RESERVOIR VIC 3073

I write in reply to your recent application requesting Building related information pursuant to Regulation 51(1). I wish to advise that a search of Council's Building Records reveals the following information:-

- **Building Permits issued in the past 10 years**
No building approvals have been issued during the past 10 years.
- Council records show that there are no current Building Notices &/OR Orders on this property.
- Council Records indicate that there are no current determination made under regulation 64(1) and no exemption granted under regulation 231(2).
- Further property information can be provided and obtained pursuant to a Land Information Certificates issued by Council's Revenue Department.

Important information for the attention of vendors and purchasers. As some Council records are incomplete, applicants should undertake their own enquiries. Should applicants become aware of any discrepancies please contact Council's Building Services Department on 8470 8899.

Darebin City Council has a Development Contributions Plan Overlay (DCP) which requires a levy on new development. You may be liable to pay a development contribution to Council to help fund important local community infrastructure **if you construct additional dwellings on the land and/or additional floor area as part of a non-residential development.**

Further information can be found at:

<https://yoursay.darebin.vic.gov.au/darebindcp>

*** Note:** Town Planning Approvals.

Separate advice should be sought from Council's Statutory Planning Department regarding planning approvals issued for the land (8470 8850).

Yours faithfully,

Leo Parente
Municipal Building Surveyor
Ph: 8470 8899
email: building@darebin.vic.gov.au
Ref. No: 76948947-014-7:114732

Darebin City Council
ABN 75 815 980 522
Postal Address
PO Box 91
Preston VIC 3072
T 03 8470 8888
darebin.vic.gov.au

National Relay Service
TTY dial 133 677
or Speak & Listen
1300 555 727 or
iprelay.com.au
then enter
03 8470 8888

Speak your language
T 03 8470 8470
العربية
繁體中文
Ελληνικά
हिंदी
Italiano
Македонски
Somali
Tiếng Việt

PLEASE NOTE: The above details are current as of the date of application for property information. This response is provided based on the information and address details provided in your application. Council is not responsible if particulars provided on application are incorrect. It is the responsibility of the applicant to confirm property address status. Addresses may change as a result land/property subdivision or developments status (ie. Units). You can contact Council's Revenue Department (8470 8880) regarding any address detail concerns you may have.



ABN 75 815 980 522

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to live

VALUATION AND RATE NOTICE

For the period 1 July 2025 to 30 June 2026

ASSESSMENT NUMBER
75054 7DATE OF ISSUE
11/08/2025You are currently paying your rates by
4 Direct Debit instalments. Payments
will be deducted as per the schedule
below.Any arrears shown on this notice
are payable immediatelyS Cumming and M A Trippit
25 Murray Rd
HAZELWOOD NORTH VIC 3840034
R0_2811930Property Address 1/83 McMahon Road RESERVOIR VIC 3073
Property Description Lot 1 TP 175744
Property Owner: S Cumming and M A Trippit

Level of Valuation Date	Site Value	Capital Improved Value	Net Annual Value	AVPCC
1st January 2025	425,000	460,000	23,000	131
Public Waste Service Rate		0.0000599 x 460,000		\$27.55
Kerbside Waste Service Charge				\$356.65
Larger Food & Green Waste Bin 240L				\$65.45
ESVF - Residential		0.000173 x 460,000		\$215.60
Residential Rate		0.00181084 x 460,000		\$833.00
Total				\$1,498.25

Four Instalments

30/09/2025	\$376.25
30/11/2025	\$374.00
28/02/2026	\$374.00
31/05/2026	\$374.00

Ten Monthly Instalments (Council Initiated Direct Debits Only)

15/09/2025	\$157.25	15/02/2026	\$149.00
15/10/2025	\$149.00	15/03/2026	\$149.00
15/11/2025	\$149.00	15/04/2026	\$149.00
15/12/2025	\$149.00	15/05/2026	\$149.00
15/01/2026	\$149.00	15/06/2026	\$149.00

Payments made after 3rd August 2025 may not be reflected on this notice.

If you are experiencing payment difficulties, please contact our Revenue Services Unit by email to revenue@darebin.vic.gov.au or by telephone on 8470 8888.State Government Requirement - For Your Information Only
Darebin City Council have 7 differential rates, all rates are levied on the Capital Improved Value (CIV).
Your rate in the dollar is shown in the main body of this notice.
It is now a requirement to show the following:

Category	Rate in Dollar	Total Rates for CIV = 460,000	Category	Rate in Dollar	Total Rates for CIV = 460,000
Residential	0.00181084	\$832.99	Retail Vacant Land	0.00724336	\$3,331.95
Residential Vacant Land	0.00543252	\$2,498.96	Mixed Use Land	0.00253517	\$1,166.18
Business	0.00316897	\$1,457.73	Cultural and Recreation	0.00158448	\$728.86
Business Vacant Land	0.00724336	\$3,331.95			

Name: S Cumming and M A Trippit
Property Address: 1/83 McMahon Road RESERVOIR VIC 3073Assessment No. **75054 7**1st Instalment: **\$376.25**Payable By: **30th September 2025**

Council Use Only

Council also offers alternate payment plans if you need more time. If you are experiencing financial difficulties with
paying your rates and charges by the due date, please contact us by visiting darebin.vic.gov.au or on 03 8470 8888.

SEE REVERSE FOR IMPORTANT INFORMATION AND PAYMENT METHODS

For emailed notices:
darebin.enotices.com.au
Reference No: **8C57833ECA**Call: 1300 954 297
Assessment No. **750547**Visit: www.darebin.vic.gov.au
Assessment No. **750547**Bill Code: 7831
Ref: **0750547**Billpay Code: 0325
Ref: **0750 547**Pay in-store at Australia Post,
by phone 13 18 16, or online
at auspost.com.au/postbillpay

*325 0750547

Valuation of this property

State Government – Valuing Authority

Revaluations are now performed annually by the State Government through the Valuer General Victoria. Rates are based on the Capital Improved Value (CIV) of each property. The CIV is the total market value of land plus the value of any improvements made to the property. The 2025/2026 rates are based on the valuation at 1 January 2025.

Any person who wishes to object to the property valuation must do so on the prescribed form within two months of the date of issue of this notice. Objections received after this date will not be considered.

Please visit ratingvaluationobjections.vic.gov.au to complete the prescribed form. Alternatively, please contact Council on 8470 8888 to discuss.

Discussion with a Valuer General appointed valuer is recommended prior to lodging an objection.

Other Authorities

Property Valuations may also be used by other rating authorities for the purpose of a rate or tax. The State Revenue Office (SRO) uses the site value in assessing Land Tax.

All Land Tax enquiries must be directed to the SRO. Visit www.sro.vic.gov.au for more information.

Payment of rates and charges

- 1. Pay in four instalments** as shown on the front of this notice. Instalment notices will be issued for the 2nd, 3rd and 4th Instalments. There is no provision to pay in full at a later date.
- 2. Direct Debit** – either by 4 Instalments or 10 monthly Instalments as shown on the front of this notice. Go to www.darebin.vic.gov.au/rates for more information and to register.
- 3. By Payment Plan** You may apply for a payment plan. To apply for a payment plan please visit darebin.vic.gov.au/About-Council/Rates-and-responsibilities/Financial-assistance-options

Penalties for failing to pay

Penalty Interest on any arrears of Rates and Charges will continue to accrue until full payment of the outstanding amount and interest accrued to the date of payment is received.

Late or non-payment of rates and charges will incur an interest penalty in accordance with the Penalty Interest Rate Act 1983 (Currently 10% per annum). Interest will be charged on overdue instalment amounts from the due date of each instalment until payment is received, at the prescribed rate.

Overdue Rates

If you are having difficulties paying your rates by the due dates, please contact Council on 03 8470 8888 for assistance. Any arrears shown on the front of this notice are payable immediately, accounts outstanding may be the subject of legal action, which may be subject to further costs and interest charges without further notice.

Allocation of payments

All payments will be allocated in the following order of priority.

1. Legal Costs Owed (if any)
2. Interest Owed (if any)
3. Arrears Owed (if any)
4. Current Rates Owed

Pensioners

Holders of a Pension Concession Card and some Veterans' Affairs Gold Cards may be entitled to a rebate on their rates. If you have previously applied, you do not need to reapply unless the rebate does not appear on your annual Valuation and Rate notice.

Hardship Policy

The Local Government Act 1989 permits Council to waive or defer the payment of any rate, charge or interest if a person can demonstrate that the payment would cause financial hardship.

Waivers will only be considered in exceptional circumstances and will require a Council resolution. Anyone who is having difficulty paying part or all of their rates, charges or Emergency Services Volunteers Fund, should contact Council's Revenue Services Unit on (03) 8470 8888.

Review of differential rating

Under Section 183 of the Local Government Act 1989, you may apply to the Victorian Civil and Administrative Tribunal (VCAT) for a review of Council's decision to classify land as a particular type or class for differential rating purposes within 30 days of this notice.

Appeal against rates and charges

Under Section 184 of the Local Government Act 1989, you may appeal to the County Court a rate or charge, on specific grounds, within 60 days of this notice.

Compliance with rates cap

Council complies with the Victorian Government's rates cap of 3.00 per cent for 2025/2026. This applies to the average annual increase of rates and charges. These may have increased or decreased by a different percentage amount for the following reasons –

- i. the valuation of your property relative to the valuation of other properties in municipal district;
- ii. the application of any differential rate by Council;
- iii. the inclusion of other rates and charges not covered by the Victorian Government's rates cap

Victorian Government Emergency Service Volunteer Fund

The Emergency Services Volunteers Fund (ESVF) has been introduced by the Victorian State Government to replace the Fire Services Property Levy. Under the new Fire Services Property Amendment (Emergency Services and Volunteers Fund) Act 2025, Council must collect the ESVF on behalf of the Victorian Government.

Each property is allocated an Australian Valuation Property Classification (AVPCC) by the Valuer General Victoria which is used to determine land use classification for the ESVF.

Please refer to www.sro.vic.gov.au/esvf for further information about this Victorian Government levy.

Australian Valuation Property Classification Code

The AVPCC shown on the front of this notice is the Australian Valuation Property Classification Code. The AVPCC is allocated to each property according to the use of the land.

The AVPCC is used to determine the Emergency Services Volunteers Fund land use classification.

Privacy

The collection and handling of personal information is in accordance with Council's Privacy Policy which is outlined on Council's website and available for inspection at, or collection from, Council's Customer Service centre/s.

Change of property ownership and mailing address

All changes of address must be notified to Council, please visit darebin.vic.gov.au/About-Council/Rates-and-responsibilities/Change-of-address-name-or-ownership

For a change in ownership Council must receive a Notice of Acquisition from the purchaser or their legal representative within one month of sale.

For more information regarding valuations and pension rebates, please visit www.darebin.vic.gov.au/rates or contact Council on (03) 8470 8888.

Date Rates and Charges Declared 30 June 2025

METHODS OF PAYMENT



INTERNET

Pay online at www.darebin.vic.gov.au, click on Rates Payment and enter your Assessment Number (Visa and MasterCard only)



DIRECT DEBIT

Register at www.darebin.vic.gov.au/rates

(Bank Account and Credit Card available)



INTERNET / PHONE

Contact your participating Bank, Credit Union or Building Society to make this payment from your cheque or savings account or credit card.



IN PERSON AT COUNCIL

Cash, Cheque and EFTPOS (Debit and Credit Cards accepted – Visa, MasterCard, American Express)

Preston Customer Service Centre
274 Gower Street, Preston 3072
8.30am – 5.00pm Monday to Friday

Northcote Customer Service Centre
32-38 Separation Street, Northcote
10.00am – 5.00pm Monday to Friday

Reservoir Community and Learning Centre
23 Edwards Street, Reservoir 3073
10.00am – 5.00pm Monday to Friday



PHONE

Phone 1300 954 297 and enter your Assessment Number (Visa and MasterCard only).



AUSTRALIA POST

Pay in person at Australia Post by presenting this notice intact

Phone 13 18 16 or go to www.postbillpay.com.au (Visa and MasterCard Only)



MAIL

Detach payment slip and mail with cheque to:

City of Darebin
PO Box 91, Preston Vic 3072

A receipt will not be issued for payments received by mail.

CENTREPAY

Council CRN 555064386C
Apply by visiting www.servicesaustralia.gov.au/centrepay

Payments made by credit card may be charged a fee by Council to recover the cost of the merchant fees charged to us by financial institutions.



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ABN 75 815 980 522

VALUATION AND RATE NOTICE

For the period 1 July 2025 to 30 June 2026

ASSESSMENT NUMBER
75055 4

DATE OF ISSUE
11/08/2025



S Cumming and M A Trippit
25 Murray Rd
HAZELWOOD NORTH VIC 3840

You are currently paying your rates by
4 Direct Debit instalments. Payments
will be deducted as per the schedule
below.

034
R0_2811970

**Any arrears shown on this notice
are payable immediately**

Property Address 2/83 McMahon Road RESERVOIR VIC 3073

Property Description Lot 357 LP 11318

Property Owner: S Cumming and M A Trippit

Level of Valuation Date	Site Value	Capital Improved Value	Net Annual Value	AVPCC
1st January 2025	245,000	265,000	13,250	131
Public Waste Service Rate		0.0000599 x 265,000		\$15.85
Kerbside Waste Service Charge				\$356.65
ESVF - Residential		0.000173 x 265,000		\$181.85
Residential Rate		0.00181084 x 265,000		\$479.85
Total				\$1,034.20

Four Instalments

30/09/2025	\$260.20
30/11/2025	\$258.00
28/02/2026	\$258.00
31/05/2026	\$258.00

Ten Monthly Instalments (Council Initiated Direct Debits Only).

15/09/2025	\$107.20	15/02/2026	\$103.00
15/10/2025	\$103.00	15/03/2026	\$103.00
15/11/2025	\$103.00	15/04/2026	\$103.00
15/12/2025	\$103.00	15/05/2026	\$103.00
15/01/2026	\$103.00	15/06/2026	\$103.00

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State Government Requirement - For Your Information Only
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Your rate in the dollar is shown in the main body of this notice.
It is now a requirement to show the following:

Category	Rate in Dollar	Total Rates for CIV = 265,000	Category	Rate in Dollar	Total Rates for CIV = 265,000
Residential	0.00181084	\$479.87	Retail Vacant Land	0.00724336	\$1,919.49
Residential Vacant Land	0.00543252	\$1,439.62	Mixed Use Land	0.00253517	\$671.82
Business	0.00316897	\$839.78	Cultural and Recreation	0.00158448	\$419.89
Business Vacant Land	0.00724336	\$1,919.49			

Name: S Cumming and M A Trippit

Property Address: 2/83 McMahon Road RESERVOIR VIC 3073

Assessment No. **75055 4**

1st Instalment: **\$260.20**

Payable By: **30th September 2025**



Council Use Only

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SEE REVERSE FOR IMPORTANT INFORMATION AND PAYMENT METHODS



Call: 1300 954 297
Assessment No. **750554**



Visit: www.darebin.vic.gov.au
Assessment No. **750554**



Bill Code: 7831
Ref: **0750554**



Billpay Code: 0325
Ref: **0750 554**



*325 0750554

Pay in-store at Australia Post,
by phone 13 18 16, or online
at auspost.com.au/postbillpay

Valuation of this property

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Penalties for failing to pay

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Late or non-payment of rates and charges will incur an interest penalty in accordance with the Penalty Interest Rate Act 1983 (Currently 10% per annum)

Interest will be charged on overdue instalment amounts from the due date of each instalment until payment is received, at the prescribed rate.

Overdue Rates

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Allocation of payments

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1. Legal Costs Owning (if any)
2. Interest Owning (if any)
3. Arrears Owning (if any)
4. Current Rates Owning

Pensioners

Holders of a Pension Concession Card and some Veterans' Affairs Gold Cards may be entitled to a rebate on their rates. If you have previously applied, you do not need to reapply unless the rebate does not appear on your annual Valuation and Rate notice.

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- i. the valuation of your property relative to the valuation of other properties in municipal district;
- ii. the application of any differential rate by Council;
- iii. the inclusion of other rates and charges not covered by the Victorian Government's rates cap

Victorian Government Emergency Service Volunteer Fund

The Emergency Services Volunteers Fund (ESVF) has been introduced by the Victorian State Government to replace the Fire Services Property Levy. Under the new Fire Services Property Amendment (Emergency Services and Volunteers Fund) Act 2025, Council must collect the ESVF on behalf of the Victorian Government.

Each property is allocated an Australian Valuation Property Classification (AVPCC) by the Valuer General Victoria which is used to determine land use classification for the ESVF.

Please refer to www.sro.vic.gov.au/esvf for further information about this Victorian Government levy.

Australian Valuation Property Classification Code

The AVPCC shown on the front of this notice is the Australian Valuation Property Classification Code. The AVPCC is allocated to each property according to the use of the land.

The AVPCC is used to determine the Emergency Services Volunteers Fund land use classification.

Privacy

The collection and handling of personal information is in accordance with Council's Privacy Policy which is outlined on Council's website and available for inspection at, or collection from, Council's Customer Service centre/s.

Change of property ownership and mailing address

All changes of address must be notified to Council, please visit darebin.vic.gov.au/About-Council/Rates-and-responsibilities/Change-of-address-name-or-ownership

For a change in ownership Council must receive a Notice of Acquisition from the purchaser or their legal representative within one month of sale.

For more information regarding valuations and pension rebates, please visit www.darebin.vic.gov.au/rates or contact Council on (03) 8470 8888.

Date Rates and Charges Declared 30 June 2025

METHODS OF PAYMENT



INTERNET

Pay online at www.darebin.vic.gov.au, click on Rates Payment and enter your Assessment Number (Visa and MasterCard only)



PHONE

Phone 1300 954 297 and enter your Assessment Number (Visa and MasterCard only).

CENTREPAY

Council CRN 555064386C
Apply by visiting www.servicesaustralia.gov.au/centrepay



DIRECT DEBIT

Register at www.darebin.vic.gov.au/rates

(Bank Account and Credit Card available)



AUSTRALIA POST

Pay in person at Australia Post by presenting this notice intact

Phone 13 18 16 or go to www.postbillpay.com.au (Visa and MasterCard Only)



INTERNET / PHONE

Contact your participating Bank, Credit Union or Building Society to make this payment from your cheque or savings account or credit card.



MAIL

Detach payment slip and mail with cheque to:

City of Darebin
PO Box 91, Preston Vic 3072

A receipt will not be issued for payments received by mail.



IN PERSON AT COUNCIL

Cash, Cheque and EFTPOS (Debit and Credit Cards accepted – Visa, MasterCard, American Express)

Preston Customer Service Centre
274 Gower Street, Preston 3072
8.30am – 5.00pm Monday to Friday

Northcote Customer Service Centre
32-38 Separation Street, Northcote
10.00am – 5.00pm Monday to Friday

Reservoir Community and Learning Centre
23 Edwards Street, Reservoir 3073
10.00am – 5.00pm Monday to Friday

Payments made by credit card may be charged a fee by Council to recover the cost of the merchant fees charged to us by financial institutions.



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

4th July 2025

Carew Gartlan & McClelland C/- InfoTrack (Smokebal
LANDATA

Dear Carew Gartlan & McClelland C/- InfoTrack (Smokebal,

RE: Application for Water Information Statement

Property Address:	1/83 MCMAHON ROAD RESERVOIR 3073
Applicant	Carew Gartlan & McClelland C/- InfoTrack (Smokebal LANDATA
Information Statement	30953220
Conveyancing Account Number	7959580000
Your Reference	4434

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address propertyflow@yvw.com.au. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,

Lisa Anelli
GENERAL MANAGER
RETAIL SERVICES



YARRA VALLEY WATER
ABN 93 066 902 501

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Mitcham Victoria 3132

Private Bag 1
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Yarra Valley Water Property Information Statement

Property Address	1/83 MCMAHON ROAD RESERVOIR 3073
------------------	----------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

Existing sewer mains will be shown on the Asset Plan.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

Melbourne Water Property Information Statement

Property Address	1/83 MCMAHON ROAD RESERVOIR 3073
------------------	----------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)












































Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.



Yarra Valley Water Information Statement Number: 30953220		Address 1/83 MCMAHON ROAD RESERVOIR 3073		 Yarra Valley Water ABN 93 066 902 501																																			
		Date 04/07/2025																																					
		Scale 1:1000																																					
<table border="0"> <tr> <td>Existing Title</td> <td></td> <td>Access Point Number</td> <td></td> <td>GLV2-42</td> <td>MW Drainage Channel Centreline</td> <td></td> </tr> <tr> <td>Proposed Title</td> <td></td> <td>Sewer Manhole</td> <td></td> <td></td> <td>MW Drainage Underground Centreline</td> <td></td> </tr> <tr> <td>Easement</td> <td></td> <td>Sewer Pipe Flow</td> <td></td> <td></td> <td>MW Drainage Manhole</td> <td></td> </tr> <tr> <td>Existing Sewer</td> <td></td> <td>Sewer Offset</td> <td></td> <td><1.00></td> <td>MW Drainage Natural Waterway</td> <td></td> </tr> <tr> <td>Abandoned Sewer</td> <td></td> <td>Sewer Branch</td> <td></td> <td>0</td> <td></td> <td></td> </tr> </table>					Existing Title		Access Point Number		GLV2-42	MW Drainage Channel Centreline		Proposed Title		Sewer Manhole			MW Drainage Underground Centreline		Easement		Sewer Pipe Flow			MW Drainage Manhole		Existing Sewer		Sewer Offset		<1.00>	MW Drainage Natural Waterway		Abandoned Sewer		Sewer Branch		0		
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<p>Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd:</p> <ul style="list-style-type: none"> - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets; - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information; - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly; 																																							

Yarra Valley Water Property Information Statement

Property Address	2/83 MCMAHON ROAD RESERVOIR 3073
------------------	----------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

Existing sewer mains will be shown on the Asset Plan.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
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Melbourne Water Property Information Statement

Property Address	2/83 MCMAHON ROAD RESERVOIR 3073
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STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

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YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

To ensure you accurately adjust the settlement amount, we strongly recommend you book a Special Meter Reading:

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.

Property No: 5143491

Address: UNIT 1/83 MCMAHON RD, RESERVOIR VIC 3073

Water Information Statement Number: 30953220

HOW TO PAY



Biller Code: 314567
Ref: 34044386810

**Amount
Paid**

**Date
Paid**

**Receipt
Number**



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
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To ensure you accurately adjust the settlement amount, we strongly recommend you book a Special Meter Reading:

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
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Property No: 5143492

Address: UNIT 2/83 MCMAHON RD, RESERVOIR VIC 3073

Water Information Statement Number: 30944597

HOW TO PAY



Biller Code: 314567
Ref: 04494826926

**Amount
Paid**

**Date
Paid**

**Receipt
Number**

Your quarterly bill



Emailed to: strippit@bigpond.com
MR M TRIPPIT & MRS S TRIPPIT
25 MURRAY RD
HAZELWOOD NORTH VIC 3840

Enquiries 1300 304 688
Faults (24/7) 13 27 62

Account number	70 3817 0000
Invoice number	7035 9927 52842
Issue date	5 Sep 2025
	83 MCMAHON RD
Property address	RESERVOIR
Property reference	1127662, TP 175744
Tax Invoice Yarra Valley Water ABN 93 066 902 501	

Summary

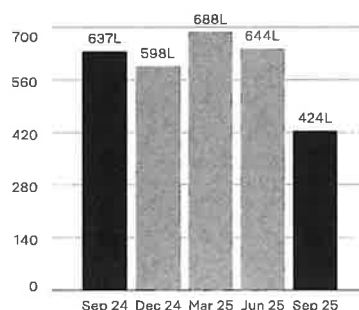
Previous bill	\$355.73
Payment received thank you	-\$355.73
Balance carried forward	\$0.00
This bill	
Usage charges	\$127.43
Service charges	
Water supply system	\$21.26
Sewerage system	\$122.58
Adjustments	
Direct debit/billing discount	-\$2.00
Total this bill (GST does not apply)	\$269.27
Total balance	\$269.27



● Usage charges
● Service charges

Your household's daily water use

Target 150L of water use per person, per day.



Average use in litres per day

Your daily spend

This bill compared to the same time last year.
Excludes other authority charges.



How to pay



*3042 703599275284 2



Direct debit

Sign up for Direct Debit at yvw.com.au/directdebit or call 1300 304 688.



EFT

Transfer direct from your bank account to ours by Electronic Funds Transfer (EFT).

Account name:
Yarra Valley Water
BSB: 033-885
Account number: 703846355



BPAY®

Bill code: 344366
Ref: 703 8170 0003



Centrepay

Use Centrepay to arrange regular deductions from your Centrelink payments.

Visit yvw.com.au/paying
CRN reference: 555 054 118T



Post Billpay®

Pay in person at any post office, by phone on 13 18 16 or at postbillpay.com.au
Bill code: 3042
Ref: 7035 9927 52842



Credit Card

Online: yvw.com.au/paying
Phone: 1300 362 332

MR M TRIPPIT & MRS S TRIPPIT

Account number	70 3817 0000
Invoice number	7035 9927 52842
Total due	\$269.27
Direct debit	29 Sep 2025

Your usage detail

1kL = 1,000 litres

Meter number	Current reading	Previous reading	Usage
YAAD023574	3,119kL -	3,083kL =	36kL
From 10 Jun 2025 - 3 Sep 2025			(85 days)
Water and sewer usage charge	Usage	Price \$/kL	Amount
10/06/2025 - 30/06/2025			
Step 1 (0-440 litres per day)	8.471kL x	\$3.4342 =	\$29.09
01/07/2025 - 03/09/2025			
Step 1 (0-440 litres per day)	27.529kL x	\$3.5724 =	\$98.34
Total	36.000kL		\$127.43
Total usage charges			\$127.43

Price changes are effective from 1 July 2025.

Your charges explained

- **Water and sewer usage charge**
10 June 2025 - 3 September 2025
The cost for water used at your property. This includes capturing, treating and delivering water, and removing, treating and disposing of sewage from your property. The cost increases with the amount used (STEP tariffs).
- **Water supply system charge**
1 July 2025 - 30 September 2025
A fixed cost for maintaining and repairing pipes and other infrastructure that store, treat and deliver water to your property.
- **Sewerage system charge**
1 July 2025 - 30 September 2025
A fixed cost for running, maintaining, and repairing the sewerage system.

Financial assistance

Are you facing financial difficulty? For more time to pay, payment plans and government assistance, we can find a solution that works for you. Please call us on **1800 994 789** or visit yvw.com.au/financialhelp.

Registering your concession can also reduce the amount you need to pay. Please call us on **1800 680 824** or visit yvw.com.au/concession.

Contact us

📞 Enquiries	1300 304 688	For language assistance
🔧 Faults and Emergencies	13 27 62 (24hr)	العربية 1300 914 361
✉️ enquiry@yvw.com.au		廣東話 1300 921 362
🌐 yvw.com.au		Ελληνικά 1300 931 364
☎️ TTY Voice Calls	133 677	普通话 1300 927 363
🗣️ Speak and Listen	1300 555 727	For all other languages call our translation service on 03 9046 4173

Next meter reading:

Between 5-12 Dec 2025

Our performance

We're committed to delivering on the outcomes you told us you value and expect.

🔗 Learn more at yvw.com.au/performance

Pricing update

Our prices are changing. From 1 July 2025, bills will increase by 3.2%, which is around \$9 more on a typical quarterly bill.

We know every dollar counts. We're keeping the increase as low as possible, while continuing to deliver reliable services and invest in improvements for you and your community.

🔗 Learn more at yvw.com.au/prices



Your quarterly bill



Emailed to: strippit@bigpond.com
MR M TRIPPIT & MRS S TRIPPIT
25 MURRAY RD
HAZELWOOD NORTH VIC 3840

Enquiries 1300 304 688
Faults (24/7) 13 27 62

Account number	34 0443 8681
Invoice number	3401 2278 43682
Issue date	5 Sep 2025
Property address	UNIT 1, 83 MCMAHON RD RESERVOIR
Property reference	5143491, TP 175744

Tax Invoice Yarra Valley Water ABN 93 066 902 501

Summary

Previous bill	\$50.18
Payment received thank you	-\$50.18
Balance carried forward	\$0.00
This bill	
Other authority charges	
Waterways and drainage	\$31.51
Parks	\$22.63
Adjustments	
Direct debit/ebilling discount	-\$2.00
Total this bill (GST does not apply)	\$52.14
Total balance	\$52.14

Under the Residential Tenancies Act 1997, owners cannot request tenants to pay for usage charges if the property doesn't have its own meter.



● Other authority charges

Average litres per day



Your daily spend

This bill compared to the same time last year.
Excludes other authority charges.



As your property doesn't have its own water meter, your water use is calculated as a proportion of the total water use for all properties in this development.



How to pay



*3042 340122784368 2



Direct debit

Sign up for Direct Debit at yvw.com.au/directdebit or call 1300 304 688.



EFT

Transfer direct from your bank account to ours by Electronic Funds Transfer (EFT).

Account name:
Yarra Valley Water
BSB: 033-885
Account number: 340466780



BPAY®

Bill code: 344366
Ref: 340 4438 6810



Centrepay

Use Centrepay to arrange regular deductions from your Centrelink payments.

Visit yvw.com.au/paying
CRN reference: 555 054 118T



Post Billpay®

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Credit Card

Online: yvw.com.au/paying
Phone: 1300 362 332

MR M TRIPPIT & MRS S TRIPPIT

Account number	34 0443 8681
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Total due	\$52.14
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Your usage detail

1kL = 1,000 litres

Meter number	Current reading	Previous reading	Usage
YAAD023574	3,119kL -	3,083kL =	36kL
Your proportion of usage			0kL
From 10 Jun 2025 - 3 Sep 2025			(85 days)
Total	0.000kL		\$0.00

* Your usage is calculated as a proportion of the total usage for all properties in this development.

Your charges explained

→ Other authority charges

Waterways and drainage charge 1 July 2025 - 30 September 2025

Collected on behalf of Melbourne Water each quarter and used to manage and improve waterways, drainage, and flood protection. For more information visit melbournewater.com.au/wwdc

→ Parks charge

1 July 2025 - 30 September 2025

Collected on behalf of Parks Victoria each quarter, and used to maintain and enhance Victoria's parks, zoos, the Royal Botanic Gardens, the Shrine of Remembrance and other community facilities. For more information visit parks.vic.gov.au

Financial assistance

Are you facing financial difficulty? For more time to pay, payment plans and government assistance, we can find a solution that works for you. Please call us on **1800 894 789** or visit yvw.com.au/financialhelp.

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☑️ Next meter reading:

Between 5-12 Dec 2025

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Your quarterly bill



Emailed to: strippit@bigpond.com
MR M TRIPPIT & MRS S TRIPPIT
25 MURRAY RD
HAZELWOOD NORTH VIC 3840

Enquiries 1300 304 688
Faults (24/7) 13 27 62

Account number	04 4948 2692
Invoice number	0442 7364 69002
Issue date	5 Sep 2025
UNIT 2, 83 MCMAHON RD	
Property address	RESERVOIR
Property reference	5143492, TP 175744

Tax Invoice Yarra Valley Water ABN 93 066 902 501

Summary

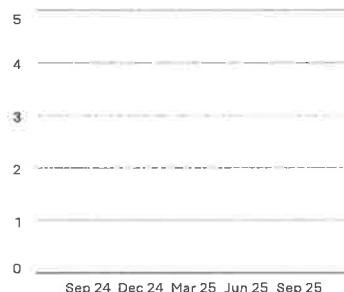
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● Other authority charges

Average litres per day



Your daily spend

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How to pay



*3042 044273646900 2



Direct debit

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EFT

Transfer direct from your bank account to ours by Electronic Funds Transfer (EFT).

Account name:
Yarra Valley Water
BSB: 033-885
Account number: 449446393



BPAY®

Bill code: 344366
Ref: 044 9482 6926



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🔗 Learn more at yvw.com.au/prices



Property Clearance Certificate

Land Tax



INFOTRACK / CAREW GARTLAN & MCCLELLAND

Your Reference:	250748
Certificate No:	92103333
Issue Date:	04 JUL 2025
Enquiries:	ESYSPROD

Land Address: UNIT 1, 83 MCMAHON ROAD RESERVOIR VIC 3073

Land Id	Lot	Plan	Volume	Folio	Tax Payable
41840681	1	175744	9168	162	\$0.00

Vendor: MARK TRIPPIT
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR MARK ANDREW TRIPPIT	2025	\$465,000	\$2,822.88	\$0.00

Comments: Land Tax of \$2,822.88 has been assessed for 2025, an amount of \$2,822.88 has been paid.

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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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):	\$555,000
SITE VALUE (SV):	\$465,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 92103333

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

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

General information

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

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$1,845.00

Taxable Value = \$465,000

Calculated as \$1,350 plus (\$465,000 - \$300,000) multiplied by 0.300 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$5,550.00

Taxable Value = \$555,000

Calculated as \$555,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 92103333

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: 92103333

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / CAREW GARTLAN & MCCLELLAND

Your Reference: 250748
Certificate No: 92103333
Issue Date: 04 JUL 2025
Enquires: ESYSPROD

Land Address: UNIT 1, 83 MCMAHON ROAD RESERVOIR VIC 3073

Land Id	Lot	Plan	Volume	Folio	Tax Payable
41840681	1	175744	9168	162	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
131	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: \$555,000

SITE VALUE: \$465,000

CURRENT CIPT CHARGE: \$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 92103333

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 / CAREW GARTLAN & MCCLELLAND

Your Reference:	250748
Certificate No:	92103333
Issue Date:	04 JUL 2025

Land Address: UNIT 1, 83 MCMAHON ROAD RESERVOIR VIC 3073

Lot	Plan	Volume	Folio
1	175744	9168	162

Vendor: MARK TRIPPIT
Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00



Notes to Certificate - Windfall Gains Tax

Certificate No: 92103333

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on windfall gains tax to a purchaser

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

General information

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

Windfall Gains Tax - Payment Options

<p>BPAY</p> <p> Biller Code: 416073 Ref: 92103332</p> <p>Telephone & Internet Banking - BPAY®</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p>www.bpay.com.au</p>	<p>CARD</p> <p> Ref: 92103332</p> <p>Visa or Mastercard</p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p>sro.vic.gov.au/payment-options</p>	<p>Important payment information</p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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Property Clearance Certificate

Land Tax



INFOTRACK / CAREW GARTLAN & MCCLELLAND

Your Reference: 250748
Certificate No: 92103040
Issue Date: 04 JUL 2025
Enquiries: ESYSPROD

Land Address: UNIT 2, 83 MCMAHON ROAD RESERVOIR VIC 3073

Land Id	Lot	Plan	Volume	Folio	Tax Payable
41840699	1	175744	9168	162	\$0.00

Vendor: MARK TRIPPIT

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR MARK ANDREW TRIPPIT	2025	\$270,000	\$1,639.09	\$0.00

Comments: Land Tax of \$1,639.09 has been assessed for 2025, an amount of \$1,639.09 has been paid.

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$320,000
SITE VALUE (SV):	\$270,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00

Notes to Certificate - Land Tax

Certificate No: 92103040

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 = \$270,000

Calculated as \$975 plus (\$270,000 - \$100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$3,200.00

Taxable Value = \$320,000

Calculated as \$320,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 92103040

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: 92103040

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / CAREW GARTLAN & MCCLELLAND

Your Reference: 250748
Certificate No: 92103040
Issue Date: 04 JUL 2025
Enquires: ESYSPROD

Land Address: UNIT 2, 83 MCMAHON ROAD RESERVOIR VIC 3073					
Land Id	Lot	Plan	Volume	Folio	Tax Payable
41840699	1	175744	9168	162	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
131	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:	\$320,000
SITE VALUE:	\$270,000
CURRENT CIPT CHARGE:	\$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 92103040

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 / CAREW GARTLAN & MCCLELLAND

Your Reference:	250748
Certificate No:	92103040
Issue Date:	04 JUL 2025

Land Address: UNIT 2, 83 MCMAHON ROAD RESERVOIR VIC 3073

Lot	Plan	Volume	Folio
1	175744	9168	162

Vendor: MARK TRIPPIT
Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00



Notes to Certificate - Windfall Gains Tax

Certificate No: 92103040

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on windfall gains tax to a purchaser

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

General information

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

Windfall Gains Tax - Payment Options

BPAY



Billers Code: 416073
Ref: 92103043

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

www.bpay.com.au

CARD



Ref: 92103043

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

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

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



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Carew Gartlan & McClelland C/- InfoTrack (Smokeball)
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 4434

NO PROPOSALS. As at the 30th May 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®.

Unit 2 83 MCMAHON ROAD, RESERVOIR 3073
CITY OF DAREBIN

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: 30th May 2025

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 76948947 - 76948947144702 '4434'

DATED

2025

MARK ANDREW TRIPPIT

to

VENDOR STATEMENT

Property: 83 McMahon Road, Reservoir VIC

Carew Gartlan McClelland
First Floor, Midway Arcade
974 Main Road
ELTHAM VIC 3095

Email: sols@cgmsols.com
Telephone: 03 9439 9535
Reference: JFM:AC:250748