


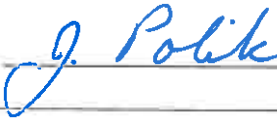
# Vendor Statement

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	34 ONEILLS ROAD, LAKES ENTRANCE VIC 3909
------	--

Vendor's name	Mykola Salienko	Date	6/19/24
Vendor's signature			
Vendor's name	Jennifer Ellen Polik	Date	6/19/24
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)

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

### 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	AVPC No.
(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):

Is in the attached copies of title document/s

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

Not Applicable

**3.2 Road Access**

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

**3.3 Designated Bushfire Prone Area**

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

**3.4 Planning Scheme**

Attached is a certificate with the required specified information.

**4. NOTICES**

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

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

Not Applicable

**4.2 Agricultural Chemicals**

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

NIL

**4.3 Compulsory Acquisition**

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

NIL

**5. BUILDING PERMITS**

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

Not Applicable

**6. OWNERS CORPORATION**

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

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

**9. TITLE**

Attached are copies of the following documents:

9.1  (a) Registered Title

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

## 10. SUBDIVISION

### 10.1 Unregistered Subdivision

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

Not Applicable

### 10.2 Staged Subdivision

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

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

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

NIL

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

NIL

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

NIL

### 10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable

## 11. DISCLOSURE OF ENERGY INFORMATION

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

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

(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and

(b) which has a net lettable area of at least 1000m<sup>2</sup>; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

## 12. DUE DILIGENCE CHECKLIST

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

Is attached

## 13. ATTACHMENTS

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

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

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

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# Due diligence checklist

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

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

## Urban living

### Moving to the inner city?

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

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

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

## Growth areas

### Are you moving to a growth area?

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

## Flood and fire risk

### Does this property experience flooding or bushfire?

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

## Rural properties

### Moving to the country?

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

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

### Can you build new dwellings?

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

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

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

## Soil and groundwater contamination

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

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

(04/10/2016)

## **Land boundaries**

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

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

## **Planning controls**

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

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

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

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

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

## **Safety**

### **Is the building safe to live in?**

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

## **Building permits**

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

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

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

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

## **Utilities and essential services**

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

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

## **Buyers' rights**

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

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

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

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

VOLUME 08340 FOLIO 347

Security no : 124117763665U  
Produced 27/08/2024 12:34 PM

LAND DESCRIPTION

Lot 65 on Plan of Subdivision 043321.  
PARENT TITLE Volume 08144 Folio 764  
Created by instrument B222243 09/06/1961

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

MYKOLA SALIENKO of 651 MOE-WILLOW GROVE ROAD TANJIL SOUTH VIC 3825

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

JENNIFER ELLEN POLIK of 25 BROCK STREET MOE VIC 3825

AF481377X 20/11/2007

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT B222243 09/06/1961

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

DIAGRAM LOCATION

SEE LP043321 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 34 ONEILLS ROAD LAKES ENTRANCE VIC 3909

DOCUMENT END

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Document Type	<b>Plan</b>
Document Identification	<b>LP043321</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>27/08/2024 12:38</b>

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PLAN OF SUBDIVISION OF  
CROWN ALLOTMENTS 14 & 19 SECTION A  
TOWNSHIP OF LAKES ENTRANCE  
PARISH OF COLQUHOUN

COUNTY OF TAMBO  
VOL.8144 FOL.764

Measurements are in Feet & Inches  
Conversion Factor  
FEET X 0.3048 = METRES

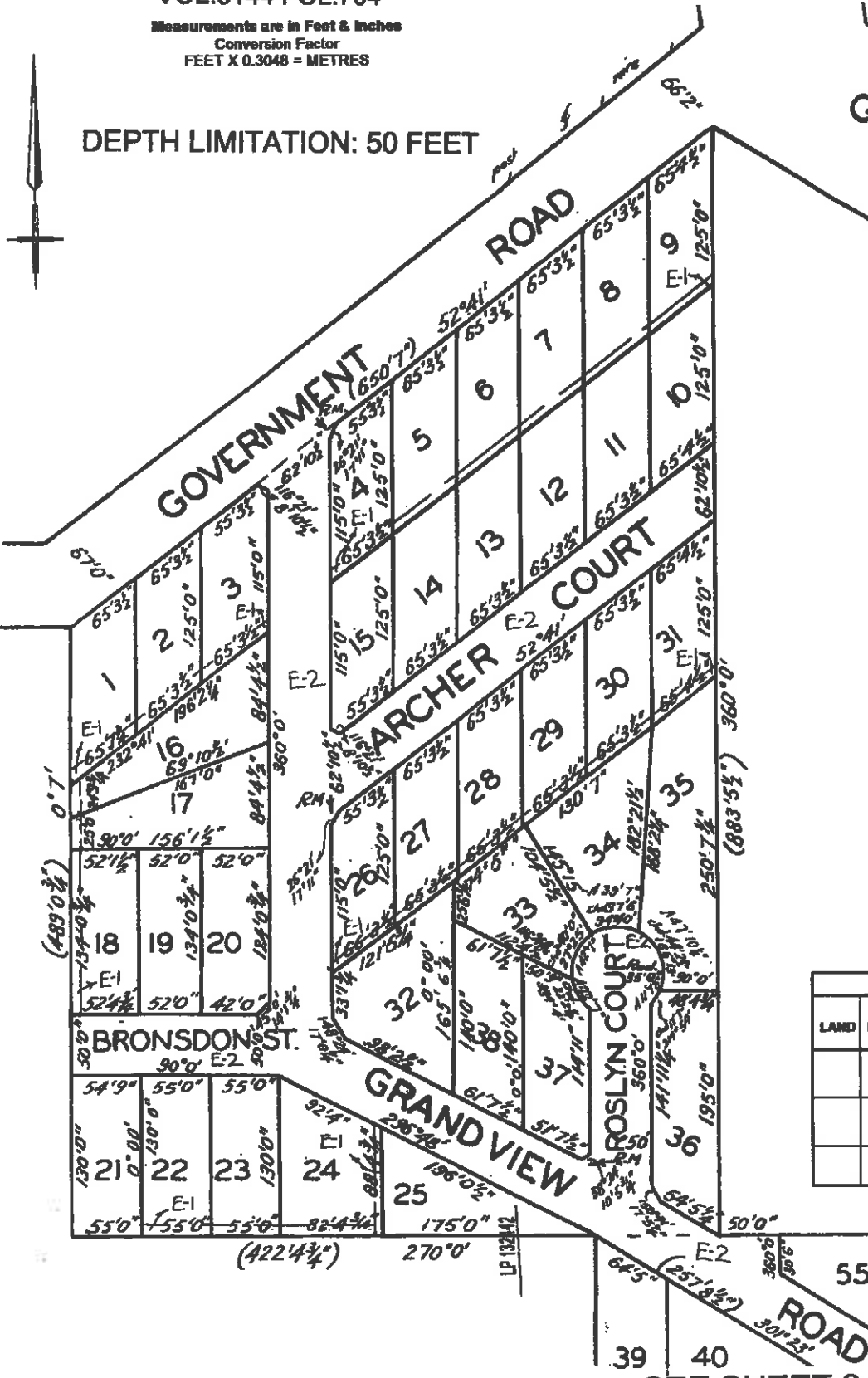
LP 43321

EDITION 2  
PLAN MAY BE LODGED 28/8/58

COLOUR CODE

E-1 = BLUE  
E-2 = BROWN

DEPTH LIMITATION: 50 FEET



GOVERNMENT ROAD

**APPROPRIATIONS**  
THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND IS 8 FEET WIDE

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE

**NOTATIONS**  
CORNERS ARE SPLAYED 10 FEET EACH WAY

STREET NAME AMENDED FROM GOVT ROAD TO O'NEILLS ROAD VIDE CORR 58/12526

STREET NAME AMENDED FROM WALLACE STREET TO WILLIAMS ROAD VIDE GAZ 1969 P.3763

STREET NAME AMENDED FROM ARCHER STREET TO ARCHER COURT VIDE GAZ 1971 P.1891

**ENCUMBRANCES**  
AS TO THE LAND COLOURED BROWN ANY EASEMENTS AFFECTING THE SAME

LIST OF MODIFICATIONS				
LAND	I.D.	MODIFICATION	DEALING NUMBER	EDITION ART
		EASEMENTS ENHANCED	-	2 A.D.

2 SHEETS  
SHEET 1

SEE SHEET 2

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.







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B222243

B222243



107  
3-18  
3-10-06-RLI

09-30 243351 JUN-9-61

BRUCE & LITTLETON

SOLICITORS

TRARALGON



NEW TITLE  
FRESHOLD

V I C T O R I A

TRANSFER OF LAND

CT No LBK 107  
227

501



We, BLANCHE BRONSDON of Rowan Street, Bendigo Widow JUDITH LESLEY HARDIE formerly of Rowan Street, Bendigo now of 129 Canterbury Road Canterbury Married woman and MARIAN HOPKINS WALLACE of Castlemaine Married woman being registered as the proprietors 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 AND FIFTY POUNDS paid to us by WILLIAM HENRY CHANCELLOR Foreman and CHRISTINA CHANCELLOR Married woman both of 22 Latrobe Avenue Yallourn DO HEREBY TRANSFER to the said WILLIAM HENRY . . . CHANCELLOR and CHRISTINA CHANCELLOR as joint tenants All our estate and interest in ALL THAT piece of land being lot sixty-five on Plan of Subdivision Number ~~50/5000~~ <sup>43321</sup> part of Allotments 14 and 19 Section A and being part of the land described in Certificate of Title Volume B144 Folio 764. AND the said WILLIAM HENRY CHANCELLOR and CHRISTINA CHANCELLOR do for themselves and each of them and their executors administrators and transferees COVENANT with the said Blanche Bronsdon, Judith Lesley Hardie and Marion Hopkins Wallace their and each of their <sup>heirs</sup> executors administrators and transferees the registered proprietor or proprietors for the time being of the land described in the said Certificate of Title (other than the Lot hereby transferred) and that they the said William Henry Chancellor and Christina Chancellor their heirs executors administrators and transferees 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 lot hereby transferred except for the purpose of preparing for the foundations of any building to be erected thereon or use the said lot or permit or allow it to be used in any manner for the manufacture or winning of bricks tiles or pottery ware AND IT IS INTENDED that the above covenant shall be noted and appear on the Certificate of Title to issue to the said William Henry Chancellor and Christina Chancellor under this Transfer

FEE: Purc. (50)  
CT 8104/76 (PA)  
BEING LOT 65  
C.P. 43321  
TRIP LAKES ENTRANCE  
PARISH COLQUHOUN  
ENC. COVENANT  
HEREIN.

14/2/62  
10/10/62

10/10/62

15/10/61

and on every future Certificate of Title for the said lot hereby transferred and every or any part thereof as an encumbrance affecting the same.

DATED the *twelfth* day of *May* One thousand nine hundred and sixty one.

SIGNED by the said BLANCHE BRONSDON in Victoria in the presence of:

*W. H. Wallace*

*B. Bronsdon*

SIGNED by the said JUDITH LESLEY HARDIE in Victoria in the presence of:

*W. H. Wallace*

*J. P. Hardie*

SIGNED by the said MARIAN HOPKINS WALLACE in Victoria in the presence of:

*M. H. Wallace*

*M. H. Wallace*

SIGNED by the said WILLIAM HENRY CHANCELLOR in Victoria in the presence of:

*W. H. Chancellor*

*W. H. Chancellor*

SIGNED by the said CHRISTINA CHANCELLOR in Victoria in the presence of:

*C. Chancellor*

*C. Chancellor*

ENCUMBRANCES REFERRED TO

Nil.



**Natural Resources and Environment**

AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

**INTENTIONALLY**



**BLANK**





DATED

1961

MRS. M.H. WALLACE & ORS.

to

MR. W.H. CHANCELLOR & ANR.

T R A N S F E R

Bruce & Littleton,  
Solicitors,  
Traralgon.

THE REGISTRAR OF TITLES:

PLEASE REGISTER THIS TRANSFER AND  
SUIVING TITLE TO THE LODGING PARTY  
A. P. AGG & ENGEL, SOLICITORS, FAIRNSDALE.

*[Handwritten signature]*

Certificate of Title Vol. 8144 Fol. 764  
in Book 227 Page 107.

A memorandum of the within instrument  
has been entered in the Register Book  
Vol. 8144 Fol. 764

*[Circular stamp with 'K' in the center]*



# PLANNING CERTIFICATE

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

## CERTIFICATE REFERENCE NUMBER

1062749

## APPLICANT'S NAME & ADDRESS

JP CONVEYANCING WORKS C/- TRICONVEY (RESELLER) C/-  
LANDATA  
DOCKLANDS

## VENDOR

SALIENKO, MYKOLA

## PURCHASER

NOT KNOWN, NOT KNOWN

## REFERENCE

355861

This certificate is issued for:

LOT 65 PLAN LP43321 ALSO KNOWN AS 34 ONEILLS ROAD LAKES ENTRANCE  
EAST GIPPSLAND SHIRE

The land is covered by the:

EAST GIPPSLAND 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 DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 13

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

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](mailto:landata.enquiries@servictoria.com.au)

27 August 2024

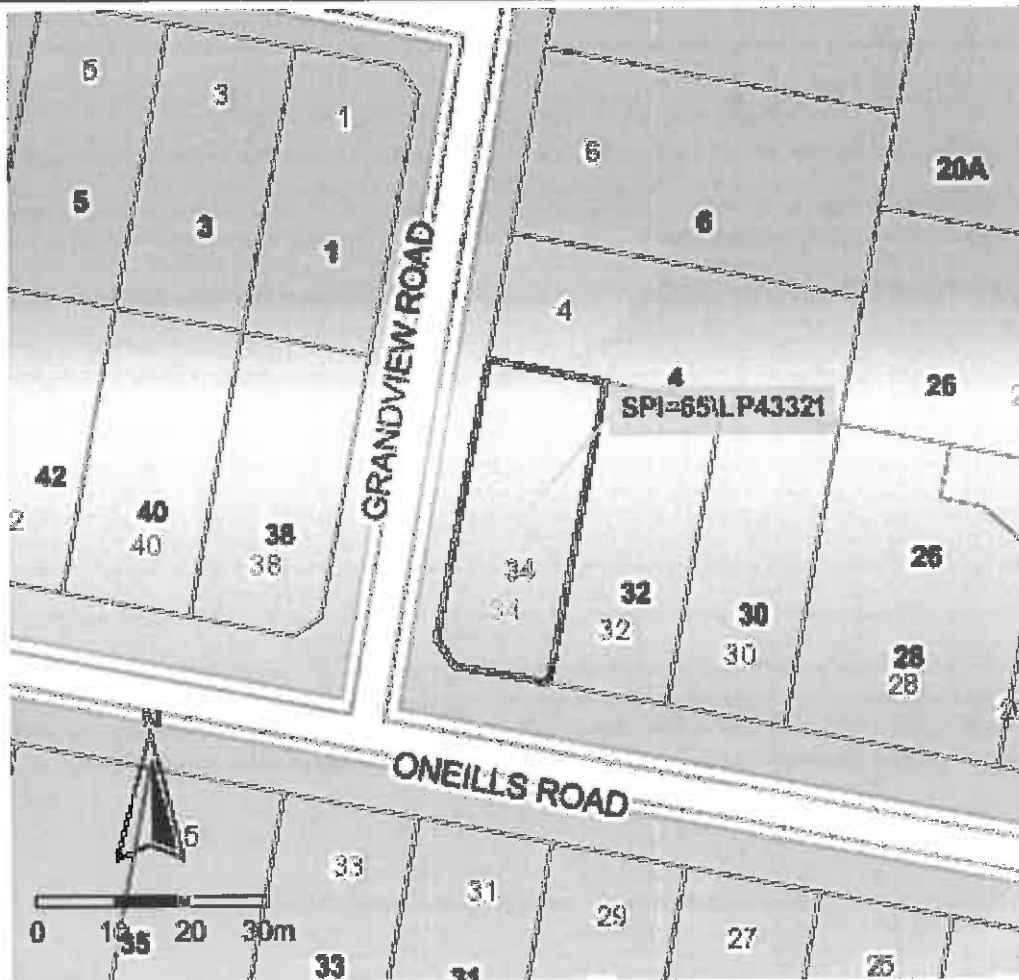
Sonya Kilkeny  
Minister for Planning

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

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

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

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



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#### Choose the authoritative Planning Certificate

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

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

#### Privacy Statement

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

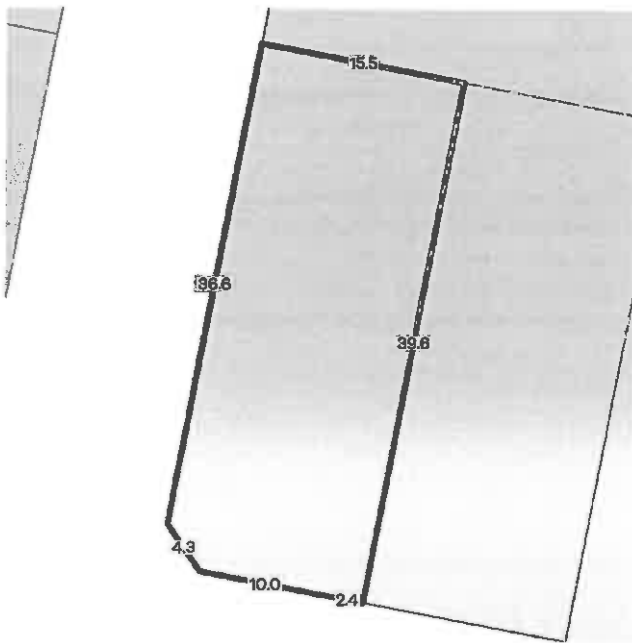
## PROPERTY DETAILS

Address: **34 ONEILLS ROAD LAKES ENTRANCE 3909**  
Lot and Plan Number: **Lot 65 LP43321**  
Standard Parcel Identifier (SPI): **65\LP43321**  
Local Government Area (Council): **EAST GIPPSLAND**  
Council Property Number: **43383**  
Directory Reference: **Vicroads 686 G3**

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

## SITE DIMENSIONS

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



**Area:** 609 sq. m

**Perimeter:** 108 m

For this property:

— Site boundaries

— Road frontages

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

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

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
Urban Water Corporation: **East Gippsland Water**  
Melbourne Water: **Outside drainage boundary**  
Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
Legislative Assembly: **GIPPSLAND EAST**

## PLANNING INFORMATION

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

The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

**Property and parcel search** <https://www.land.vic.gov.au/property-and-parcel-search>

## Area Map



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 30 August 2024 01:12 PM

## PROPERTY DETAILS

Address:	<b>34 ONEILLS ROAD LAKES ENTRANCE 3909</b>	
Lot and Plan Number:	<b>Lot 65 LP43321</b>	
Standard Parcel Identifier (SPI):	<b>65\LP43321</b>	
Local Government Area (Council):	<b>EAST GIPPSLAND</b>	<a href="http://www.eastgippsland.vic.gov.au">www.eastgippsland.vic.gov.au</a>
Council Property Number:	<b>43383</b>	
Planning Scheme:	<b>East Gippsland</b>	<a href="#">Planning Scheme - East Gippsland</a>
Directory Reference:	<b>Vicroads 686 G3</b>	

## UTILITIES

Rural Water Corporation:	<b>Southern Rural Water</b>
Urban Water Corporation:	<b>East Gippsland Water</b>
Melbourne Water:	<b>Outside drainage boundary</b>
Power Distributor:	<b>AUSNET</b>

## STATE ELECTORATES

Legislative Council:	<b>EASTERN VICTORIA</b>
Legislative Assembly:	<b>GIPPSLAND EAST</b>

## OTHER

Registered Aboriginal Party: **Gunaikurnai Land and Waters Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



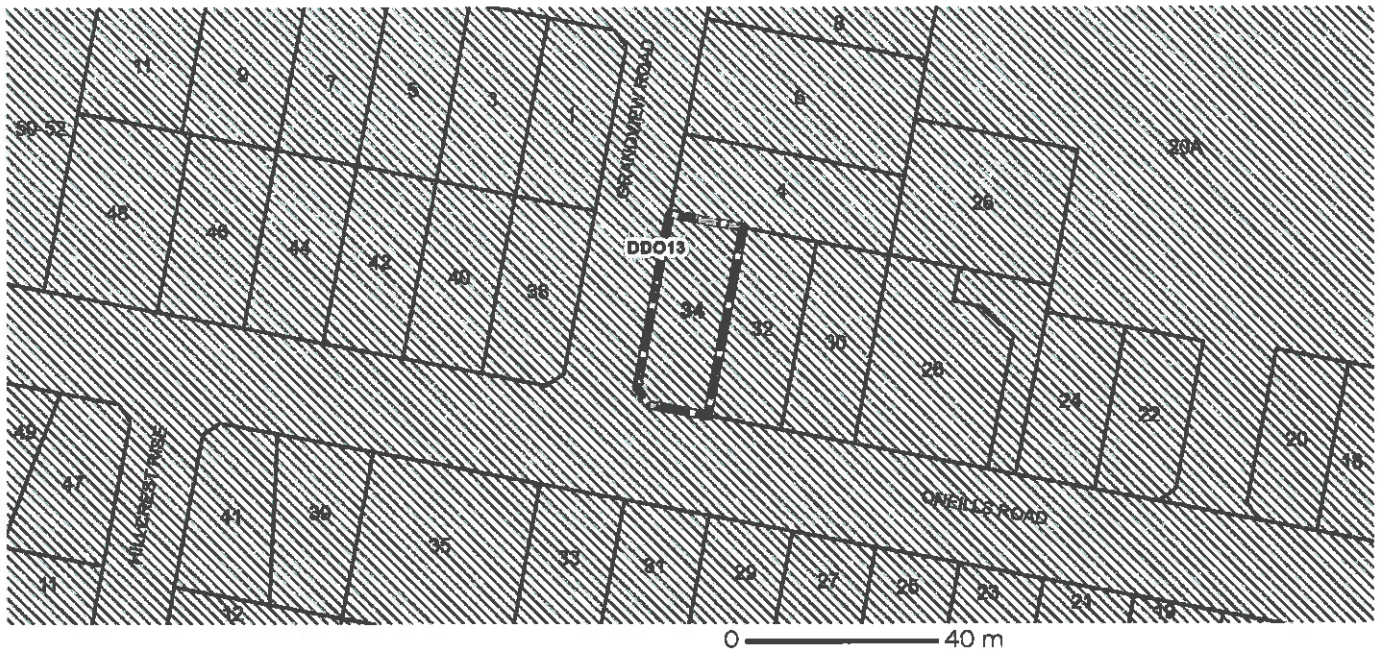
**GRZ - General Residential**

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

## Planning Overlay

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 13 (DDO13)



DDO - Design and Development 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 28 August 2024.

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



# Property Clearance Certificate

## Land Tax



INFOTRACK / JP CONVEYANCING WORKS

Your Reference:	8429
Certificate No:	79635808
Issue Date:	27 AUG 2024
Enquiries:	ESYSPROD

Land Address: 34 ONEILLS ROAD LAKES ENTRANCE VIC 3909

Land Id	Lot	Plan	Volume	Font	Tax Payable
16248189	65	43321	8340	347	\$975.00

Vendor: JENNIFER POLIK & MYKOLA SALIENKO  
 Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MS JENNIFER ELLEN POLIK	2024	\$190,000	\$975.00	\$0.00	\$975.00

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

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	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:	\$265,000
SITE VALUE:	\$190,000
CURRENT LAND TAX CHARGE:	\$975.00



# Notes to Certificate - Land Tax

Certificate No: 79635808

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## 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" 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 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 = \$190,000

Calculated as \$975 plus ( \$190,000 - \$100,000) multiplied by 0.000 cents.

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## Land Tax - Payment Options

**BPAY**



Billier Code: 5249  
Ref: 79635808

**Telephone & Internet Banking - BPAY<sup>®</sup>**

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

[www.bpay.com.au](http://www.bpay.com.au)

**CARD**



Ref: 79635808

**Visa or Mastercard**

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

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)

# Property Clearance Certificate

## Commercial and Industrial Property Tax



INFOTRACK / JP CONVEYANCING WORKS

Your Reference:	8429
Certificate No:	79635808
Issue Date:	27 AUG 2024
Enquires:	ESYSPROD

<b>Land Address:</b> 34 ONEILLS ROAD LAKES ENTRANCE VIC 3909					
<b>Land Id</b>	<b>Lot</b>	<b>Plan</b>	<b>Volume</b>	<b>Folio</b>	<b>Tax Payable</b>
16248189	65	43321	8340	347	\$0.00
<b>AVPCC</b>	<b>Date of entry Into reform</b>	<b>Entry Interest</b>	<b>Date land becomes CIPT taxable land</b>	<b>Comment</b>	
110	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:	\$265,000
SITE VALUE:	\$190,000
CURRENT CIPT CHARGE:	\$0.00



# Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 79635808

## Power to issue Certificate

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

## Amount shown on Certificate

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

## Australian Valuation Property Classification Code (AVPCC)

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

## Commercial and Industrial property tax information

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

## Change of use of tax reform scheme land

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

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

## Commercial and industrial property tax is a first charge on land

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

## Information for the purchaser

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

## Information for the vendor

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

## Passing on commercial and industrial property tax to a purchaser

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

## General information

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

# Property Clearance Certificate

## Windfall Gains Tax



INFOTRACK / JP CONVEYANCING WORKS

Your Reference:	8429
Certificate No:	79635808
Issue Date:	27 AUG 2024

Land Address: 34 ONEILL'S ROAD LAKES ENTRANCE VIC 3909

Lot	Plan	Volume	Folio
85	43321	8340	347

Vendor: JENNIFER POLIK & MYKOLA SALIENKO

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: 79635808

## 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**




Bill Code: 416073  
Ref: 79635801

**Telephone & Internet Banking - BPAY®**

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

[www.bpay.com.au](http://www.bpay.com.au)

**CARD**



Ref: 79635801

**Visa or Mastercard**

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

[sro.vic.gov.au/payment-options](http://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.





**East Gippsland Water**

133 Macleod St (PO Box 52)  
Bairnsdale Victoria 3875

Telephone 1300 720 700  
www.egwater.vic.gov.au

ABN: 40 096 764 586

Secure Electronic Registries Victoria (SERV)  
Two Melbourne Quarter  
Level 13 697 Collins St  
DOCKLANDS VIC 3008

Your Ref: 74024158-025-0  
Statement No: 67011  
Property No: 22-0800-1650  
Account No: 22-0800-1650-01-2  
Date: 28-Aug-2024

## Information Statement

Water Act 1989, Section 158

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

**34 O'Neills Rd, Lakes Entrance VIC 3909**

**Titles(s):**

Lot 65, Lodged Plan 43321, Volume 08340, Folio 347

**Owner(s):**

Salienko, Mykola  
Polik, Jennifer Ellen

**Account Calculation:**

Fees and Charges	\$246.60
Scheme Arrears	\$0.00

<b>Total amount in arrears:</b>	<hr/>	<b>\$246.60</b>
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Access Fees: 28-Aug-2024 (from page 2)		\$41.56
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<b>Total Amount (not including volume charges):</b>	<hr/> <hr/>	<b>\$288.16</b>
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**Note:** To calculate charges to settlement date, calculations should be based on daily access fees and volumetric charges from the period of the last account until settlement date. A special meter reading certificate may be applied for to ascertain volume charges for the period from the last meter read to settlement date.

This certificate is valid for three months only. We recommend a financial update prior to settlement be obtained by telephoning the East Gippsland Water's Bairnsdale office.

Property No: 22-0800-1650  
Property Address: 34 O'Neills Rd, Lakes Entrance VIC 3909

**Details for Services provided and their tariffs:**

METERED SERVICE: 9134 (20mm) Meter Number: 111778

Sewerage Service Fee: EQT: 1 From 13/08/24 To 28/08/24 = 15 days @ 207.88¢ per day = \$31.18

Water Service Fee: From 13/08/24 To 28/08/24 = 15 days @ 69.18¢ per day = \$10.38

Water Volume: Read \_\_\_\_\_ - Prev. Read 77 (13/08/24) = \_\_\_\_\_ kL

Water Volume Charged: \_\_\_\_\_ kL = \_\_\_\_\_ kL

Water Volume Charge(2024-25): \_\_\_\_\_ kL @ 264.87¢ per kL = \$\_\_\_\_\_

**Other information:**

---

If this property is not connected to water and/or sewer, an under road bore may be required at the owner(s) cost (See attached plan). Please contact our Property Connections Department for further information.

This Information Statement is valid for a period of three (3) months from the date of issue.

East Gippsland Water must be provided with a Notice of Disposition (Acquisition) of land at time of settlement. Please send through to [rscs@egwater.vic.gov.au](mailto:rscs@egwater.vic.gov.au).

East Gippsland Water accounts are issued quarterly and we may be in the process of issuing an invoice for this account. To ensure the accuracy of your Information Statement, please request a financial update prior to settlement.

If there is an arrears amount shown on this Information Statement, this amount will continue to incur a penalty interest rate of 6.20% (2024/25).

Sewer main does not traverse property (See attached plan).

A special meter reading is required to be carried out prior to settlement. East Gippsland Water needs a written application specifying the date the reading is required. The cost of a special meter reading is \$82.49 (2024/25).

**Comments:**

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There are no Comments applicable to this property

Signed



James Sanford, Manager Customers

# East Gippsland Water

PO Box 52  
Bairnsdale Victoria 3875

**Electronic Payment Option:**  
Please make this payment via  
internet or phone banking.



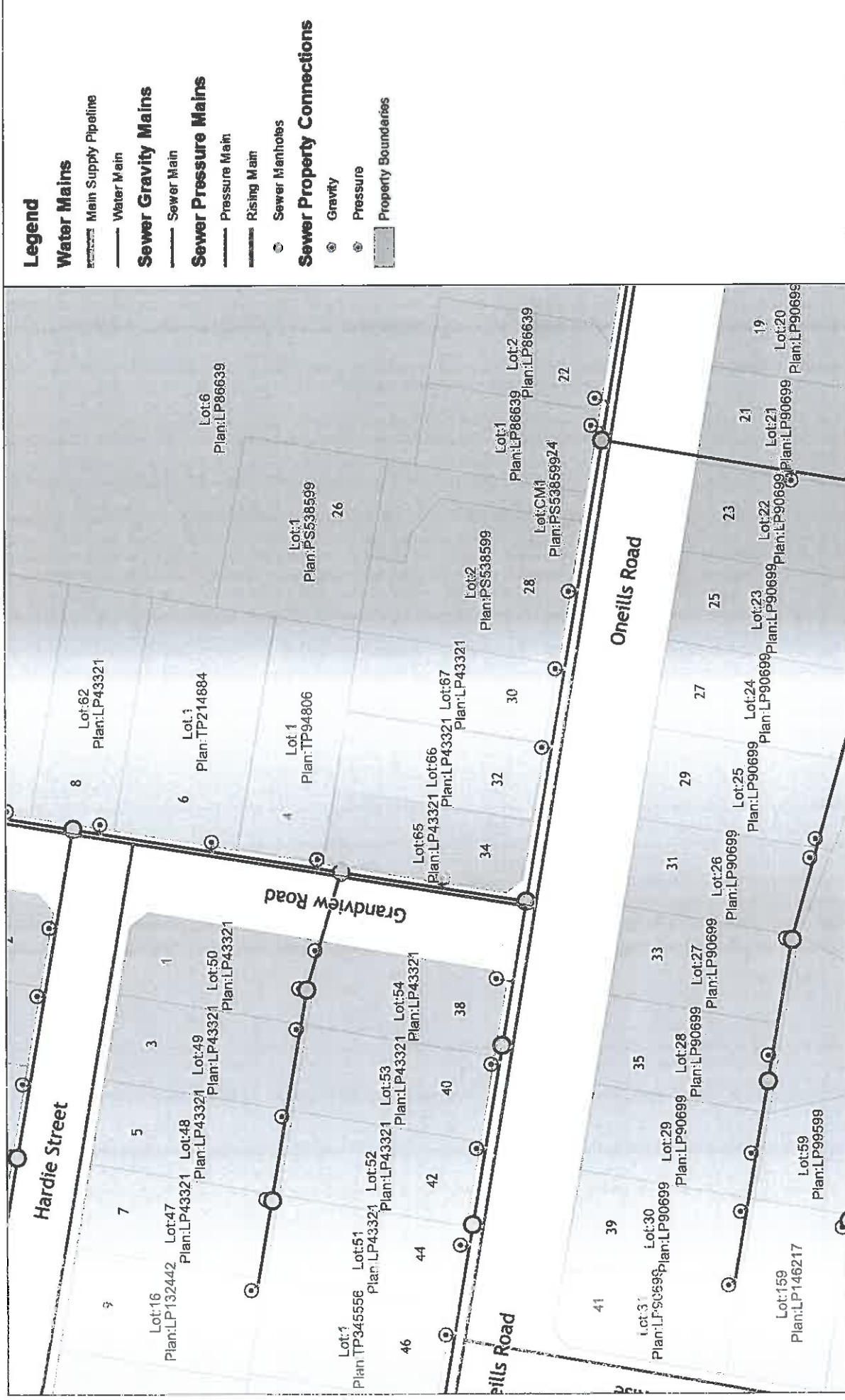
**Bill Code: 16063**  
**Ref: 2208 0016 5001 2**

**Property No:** 22-0800-1650  
**Property Address:** 34 O'Neills Rd, Lakes Entrance VIC 3909

## information Statement Remittance Page

<u>AccountNo</u>	<u>Description</u>	<u>Amount</u>	<u>Barcode</u>
22-0800-1650-01	Water Account	\$288.16	
<b>Total</b>		<b>\$288.16</b>	

\*\*\*\* Please return this page with your payment \*\*\*\*



**Legend**

**Water Mains**

- Main Supply Pipeline
- Water Main

**Sewer Gravity Mains**

- Sewer Main

**Sewer Pressure Mains**

- Pressure Main
- Rising Main

- Sewer Manholes

**Sewer Property Connections**

- Gravity
- Pressure
- Property Boundaries



Wednesday, 28 August 2024

Scale 1:1007.60738087294

<<INTRAMAPSTITLE>>



**DISCLAIMER:** East Gippsland Water accepts no responsibility for the accuracy of any dimension appearing on this plan. Any persons undertaking works in the vicinity of East Gippsland Water assets are advised to contact our offices to arrange an on-site location. Compensation will be sought for any damage or loss to Corporation assets. Steve McKenzie, Managing Director, East Gippsland Water Corporation.



Bairnsdale Office  
 133 Macleod St (PO Box 52),  
 BAIRNSDALE VIC 3875  
 ABN: 40 096 764 586  
 Web: www.egwater.vic.gov.au  
 Email: egw@egwater.vic.gov.au



Emergencies, Service Difficulties and Faults  
 1300 134 202 (24 Hours, 7 Days)  
 Account Enquiries 1800 671 841

East Gippsland Water

# Tax Invoice

Service Address: 34 O'Neills Rd, Lakes Entrance VIC 3909

Issued: 13 Aug 2024

Next Scheduled Reading: 11 Nov 2024



M Salienko & J E Polik  
 27 Parkside Dr  
 MOE VIC 3825



034  
 I000025

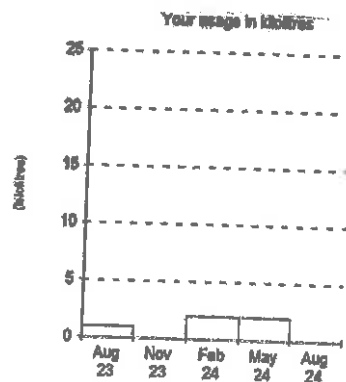
Account Number  
**22-0800-1650-01-2**

Invoice Number  
 2400043

Amount Due  
**\$246.60**

Pay By  
**10 Sep 2024**

Opening Balance	\$246.74
Total Payments received to the 13 Aug 2024	\$246.74 CR
Balance	\$0.00
<b>Current Charges</b>	
Water Usage	\$0.00
Water Service Charge	\$61.55
Sewer Service Charge	\$185.05
<b>Total</b>	<b>\$246.60</b>
<b>Total Amount Due</b>	<b>\$246.60</b>
Total includes GST of	\$0.00



Av. Daily Use		Av. Daily Cost
Last year	0.011 kL/day	Current period
		0.000 kL/day
		\$2.71/day

Penalty Interest of 6.20% p/a will apply to overdue balances.

## Payment Options

M Salienko & J E Polik 34 O'Neills Rd, Lakes Entrance VIC 3909

**Direct Debit:** Call 1800 671 841 for an application or visit our website.



**Mail:** Send a cheque with this portion of the account to PO Box 52, BAIRNSDALE VIC 3875

Quote the Biller Code and Reference No.

Billers Code: 16063  
 Ref: 2208 0016 5001 2



**Payment in Person:** Please present this account to our Bairnsdale office at 133 Macleod Street.

**POST billpay** Pay at any Post Office, or via postbillpay.com.au for on-line payments or phone 13 18 16 for credit card payments.



**Centrepay:** Centrepay recipients can arrange automatic payments through Centrepay.

Billpay Code: 0436  
 Ref: 0220 8001 6500 12



**Internet:** Visit our website at www.egwater.vic.gov.au and click on Pay ; Bill Online. Use Post Billpay Code and Ref Number.

Account Number  
**22-0800-1650-01-2**

Invoice Number  
 2400043

Amount Due  
**\$246.60**



\*436 02208001650012

# East Gippsland Water Account Details

## WATER USAGE

Service Number	Meter Number	Previous Date	Previous Reading	Current Date	Current Reading	Consumption (Kilolitres)	Amount
MS9134	111778	14/05/24	77	01/07/24	77	0.000 @ \$2.5435/kL	\$0.00
MS9134	111778	01/07/24	77	13/08/24	77	0.000 @ \$2.6487/kL	\$0.00
						0.000kL	\$0.00

## WATER SERVICE CHARGE

Service No.	Size	Date From	Date To	Days	Rate	Amount
MS9134	20mm	14/05/24	01/07/24	48	@ \$0.6625 per day	\$31.80
MS9134	20mm	01/07/24	13/08/24	43	@ \$0.6918 per day	\$29.75
						\$61.55

## SEWERAGE SERVICE CHARGE

Service No.	EQT	Date From	Date To	Days	Rate	Amount
MS9134	1.0	14/05/24	01/07/24	48	@ \$1.9930 per day	\$95.66
MS9134	1.0	01/07/24	13/08/24	43	@ \$2.0788 per day	\$89.39
						\$185.05

### Concession Rebates

By claiming a Commonwealth Government pension, health care or Veterans' Affairs gold card concession, you will be authorising East Gippsland Water to confirm your eligibility with Services Australia. Consent will be ongoing and can be revoked at any time.

### Customer Support

If you are experiencing difficulties in paying your account, contact us on 1800 671 841 to set up a payment plan or discuss assistance options available, subject to eligibility.

### Privacy Information

We will keep personal information about customers confidential. East Gippsland Water complies with the Privacy and Data Protection Act 2014 (Vic) and the Privacy Act 1988 (Com). Information in relation to your privacy can be located on our website at [www.egwater.vic.gov.au](http://www.egwater.vic.gov.au) or for a copy of East Gippsland Water's Privacy Policy please contact us on 1800 671 841.

### Service Difficulties and Faults

For emergencies, service difficulties or faults relating to water or sewer please contact us on 1300 134 202 (24 hours, 7 days).

### Interpreter Services

We provide free Interpreter Services. To access, please phone Translating and Interpreting Service (TIS) on 131 450 or Telephone Typewriter Service (TTY) on 1800 555 677.

### Enquiries and Complaints

East Gippsland Water is pleased to help you in any matter regarding our services. If we are unable to resolve the matter you can call the Energy and Water Ombudsman (Victoria) on 1800 500 509 or [www.ewov.com.au](http://www.ewov.com.au).

### Fees Incurred for Late Payment

These tariffs are levied by East Gippsland Water under the Water Act 1989 (Vic), cover the period indicated on the notice and amounts not paid by the due date will incur penalty interest and/or additional charges.

### Residential Tenanted Properties

Tenants living in separately metered properties pay for water usage and the landlord pays all other charges. 48 hours notice is required prior to moving.

### Moving House

If you have vacated, sold or left your property and your details have not been updated, please notify us immediately.

### Access to Water Meters

Our meter readers must have physical safe and easy access to your water meter four times a year. If access the water meter is not available an estimated account will be issued.

### Equivalent Tenement (EQT)

EQT is the sewer service charge and is a unit of measure that is based on standard residential use being 1.0 EQT which is the equivalent of one typical house.

## Save Water and Save Money!

Did you know that if you are an East Gippsland Water customer or tenant of a customer, you can get money back from buying and installing a range of water efficient products? Rebates from \$30 to \$1,500 are available for a number of water saving products such as:



Basket of Goods



Showerhead



Washing Machine



Dishwasher



Dual Flush Toilet



Water Audit



Tank to Toilet/Laundry



Pool Cover with Roller/Wife

### East Gippsland Water Water Efficiency Rebate Program

1 July 2023 to 30 June 2024

For the full list or more information visit [egwater.vic.gov.au/customer-info/rebates](http://egwater.vic.gov.au/customer-info/rebates) or contact us on 1800 671 841

# LAND INFORMATION CERTIFICATE

In accordance with Section 121 of the *Local Government Act 2020*

Certificate Number: 20250383  
Date of Issue: 02/09/2024  
Applicants Reference: 74024158-013-7  
Applicant: Landata  
Two Melbourne Quarter  
Level 13 697 Collins Street  
DOCKLANDS VIC 3008

Corporate Centre  
273 Main Street (PO Box 1618)  
Bairnsdale Victoria 3875  
Telephone: (03) 5153 9500  
National Relay Service: 133 677  
Residents' Info Line: 1300 555 886  
Facsimile: (03) 5153 9576  
Email: [feedback@egipps.vic.gov.au](mailto:feedback@egipps.vic.gov.au)  
ABN 81 957 967 765

Assessment Number	43383	Area	0.0572 Hectares
Property Address	34 Oneills Road LAKES ENTRANCE VIC 3909		
Property Description	Lot: 65 LP: 43321		
Site Value	\$175,000.00	Level of Value Date	01/01/2024
Capital Improved Value	\$245,000.00		
Net Annual Value	\$12,250.00		

## STATEMENT OF RATES AND CHARGES LEVIED FOR PERIOD ENDING 30 JUNE 2025 AND BALANCE DUE

Rates Levied		Levy Amount
General Rate		\$650.39
Municipal Charge		\$252.00
Waste - 3 Bins - Compulsory		\$464.00
Waste Levy		\$51.00
FSPL - Residential Variable Charge		\$21.32
FSPL - Residential Fixed Charge		\$132.00
Brought forward balance as at 30/06/2024		\$0.00
Interest to 15/08/2024		\$0.00
Other Adjustments		\$0.00
Property Debt (Balance)		\$0.00
Less Rate Waiver		\$0.00
Less Pensioner Government Rebate		\$0.00
Less Council Special Rebate		\$0.00
Less Payments		\$0.00
<b>Total Balance Due</b>		<b>\$1,570.71</b>

NOTE: Any payment made which is reflected in the balance above, is subject to normal bank clearance procedures.

Any unpaid rate arrears are due immediately and interest will continue to apply until paid in full.

Rates are due for payment in full by 15/02/2025 (except where paying by instalments). Current year rates unpaid after the due date/s, may also be subject to interest.

FINANCIALS ARE CORRECT AS AT THE DATE OF ISSUE, PLEASE CONTACT COUNCIL FOR AN UPDATE PRIOR TO SETTLEMENT.

## OTHER INFORMATION

### 1. Credit Balances

If account is currently in credit, credit will apply to new owner unless instructions to issue a refund are received from the conveyancers involved in this sale. If no instructions are received you will need to take this credit into consideration when preparing settlement figures.

### 2. Farming Properties

1a) If this property is currently subject to the farm rate differential, the property will revert to the general rate differential in the next rating period after transfer to the new owner/s, unless an application for the farm rate is lodged by the new owner/s.

1b) If this property is also exempt from the Council Municipal Charge and Waste Levy as well as the fixed component of the Fire Services Property Levy under the Single Farming Enterprise provisions, these charges will also be added from the next rating period, unless an application for exemptions is lodged by the new owner/s.

### 3. Waste Service

If this property is within a defined waste collection district and either a key or bins have been supplied to the current owner/premises, please note that they are the property of Council and MUST remain at the premises. Please ensure the key or bins are left at the premises as a fee will apply for any replacement.

### 4. Other

## POTENTIAL LIABILITY

1. There ARE NO other Notices or Orders on the land that have been served by Council under the *Local Government Act 1958*, *Local Government Act 1989*, *Local Government Act 2020*, or under a Local Law of the Council which have a continuing application as at the date of this Certificate.
2. There ARE NO outstanding amounts required to be paid for recreational purposes or any transfer of land to the Council for recreational purposes under Section 18 of the *Subdivision of Land Act 1988*, or the *Local Government Act 1958*.
3. There is no potential liability for rates under the *Cultural and Recreational Land Act 1963*.
4. There IS NO money owed in relation to Section 94(S) of the *Electricity Industry Act 2000*.
5. There IS NO money owed for works under the *Local Government Act 1958*.
6. There IS NO money owed under Section 227 or the *Local Government Act 1989*.
7. There IS NO potential liability for the land to become rateable under Section 173 or 174A of the *Local Government Act 1989*, unless shown below.





Assessment Number: 43383  
Certificate Number: 20250383

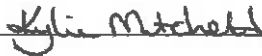
Page Number: 3

In accordance with Section 175 of the *Local Government Act 1989*, the purchaser of the land must pay any rate or charge on the land by the due date, or if that date has passed, immediately after they become the owner. Council recommends that payment of all outstanding amounts is made at settlement.

This Certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the *Local Government Act 2020*, the *Local Government Act 1989*, *Local Government Act 1958* or under a Local Law or By Law of the Council.

This Certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from the Council or the relevant authority. A fee may be charged for such information.

I hereby certify that the information provided in this certificate is true and correct at the date of issue for the property described in this certificate. A verbal update of information included in this Certificate will be provided up to 60 days after the date of issue. Applicants should confirm details with Council prior to settlement.



AUTHORISED OFFICER



Billor Code: 125864  
Ref: 1704338399



