MIDDLETON
MAISNER
LEGAL

Vendor Statement

Property Address

104 Olive Avenue, Mildura VIC 3500

Ref: RB:91483

Prepared by Middleton Maisner Legal
61 Deakin Avenue, Mildura, VIC, 3500
Phone: 03 5023 7900

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 by the vendor with the attached documents before the purchaser signed any contract.

Land: 104 OLIVE AVENUE MILDURA Vic 3500

Vendors

Vendor

Name	Signature	Date
Benjamin Jacob Batey		

Vendor

Name	Signature	Date
Rebecca Kelly Batey		

Purchasers

Purchaser

Name	Signature	Date

Purchaser

Name	Signature	Date

Important information

InfoTrack is not liable in any way, including, without limitation, in negligence, for the use to which this document may be put, for any errors or omissions in this document. It is advised you should also check for any subsequent changes in the law.

1. FINANCIAL MATTERS

1.1 Rates, Taxes, Charges or Other Similar Outgoings

Details of any outgoing and any interest on them

- Attached

1.2 Particulars of any Charge (whether registered or not)

Imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

- Not Applicable.

1.3 Terms Of Contract

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

- Not Applicable.

1.5 Land subject to Tax Reform Scheme

Is the land tax reform scheme land within the meaning of the Commercial and Industrial Property Tax Reform Act 2024?

- Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

This section 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. When it applies, provide details for any policy of insurance in respect of any damage to or destruction of the land.

- Not Applicable

2.2 Owner-Builder

This section only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence. Note: There may be additional legislative obligations in respect of the sale of land on which there is a building on which building work has been carried out.

- Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

- Attached

3.2 Road Access

Is there road access to the property?

- Yes

3.3 Designated Bushfire Prone Area

Is the land in a designated bushfire prone area under section 192A of the Building Act 1993?

- No

3.4 Planning Scheme

- Attached

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

Are there any notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.

- No

4.3 Compulsory Acquisition

Are there any notices of intention to acquire that have been served under section 6 of the Land Acquisition and Compensation Act 1986?

- No

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

- The owners corporation is an inactive owners corporation.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

7.1 Work-in-Kind Agreement

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

7.2 GAIC Recording

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

8. SERVICES

Selected services marked with an 'X' are NOT connected to the land.

☐ Electricity supply	☒ Gas supply	☐ Water supply	☐ Sewerage	☐ Telephone services

9. TITLE

Attached are copies of the following documents.

- Registered Title

10. SUBDIVISION

10.1 Unregistered Subdivision

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

10.2 Staged Subdivision

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

10.3 Further Plan of Subdivision

This section 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.

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^2; (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):

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.

- Consumer Affairs Victoria Due Diligence Checklist

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 1.4 (Sale Subject to Mortgage) applies.

Register Search Title
Copy of Plan
Copy of Transfer
Mildura Rural City Council Rates
Lower Murray Water Rates
Land Tax Certificate
Property Report
Planning Report
Due Diligence

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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 10232 FOLIO 413 Security no : 124139335567A
Produced 07/10/2026 09:25 AM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 328210L.
PARENT TITLE Volume 10200 Folio 012
Created by instrument PS328210L 26/05/1992

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
BENJAMIN JACOB BATEY
REBECCA KELLY BATEY both of 104 OLIVE AVENUE MILDURA VIC 3500
AY181564G 08/07/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ384474S 16/07/2025
NATIONAL AUSTRALIA BANK LTD

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

DIAGRAM LOCATION

SEE PS328210L 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: 104 OLIVE AVENUE MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 16/07/2025

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. PS328210L

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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	**PS328210L**
Number of Pages (excluding this cover sheet)	**3**
Document Assembled	**07/10/2026 09:25**

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The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION

STAGE NO. /

LTO use only

EDITION 2

Plan Number

PS 328210L

Location of Land

Parish: Mildura

Township: ———

Section: ———

Crown Allotment: ———

Crown Portion: One (part)

LTO base record: Mildura Chart 3 (3102)

Title references:

Vol	Fol
10200	012

Last plan reference: PC 356092BQ

Postal Address: 104-106 Olive Avenue (at time of subdivision) Mildura 3500

AMG co-ordinates E 606450 Zone: 54 (of approx. centre of plan) N 6216650

Council Certification and Endorsement

Council Name: City of Mildura Ref: L11/1135/104 (Y)

1. This plan is certified under section 6 of the Subdivision Act 1988

~~2. This plan is certified under section 11(7) of the Subdivision Act 1988~~
~~Date of original certification under section 6 ... / ... / ...~~

~~3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

Open Space:

(i) A requirement for public open space under section 18 of the Subdivision Act 1988 ~~has~~/has not been made.

~~(ii) The requirement has been satisfied.~~

~~(iii) The requirement is to be satisfied in stage~~

Council delegate
~~Council seal~~

Date 21/9/94
~~Re-certified under section 11(7) of the Subdivision Act 1988~~

~~Council delegate~~
~~Council seal~~

~~Date / / /~~

LTO use only

Statement of Compliance/ Exemption Statement

Received ☑

Date: 24 / 5 / 95

LTO use only

PLAN REGISTERED

TIME 3-05 P.M.

DATE 26/5/95

Assistant Registrar of Titles

Notations

Depth Limitation: Does not apply

THE RESERVATION & CONDITION CONTAINED IN TRANSFER No.300455 AFFECTS THE LAND IN THIS PLAN

Staging: This ~~is~~/is not a staged subdivision
Planning Permit No. ———

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

This Survey has been corected to permanent mark NO. (s). ———
In Proclaimed Survey Area No. ———

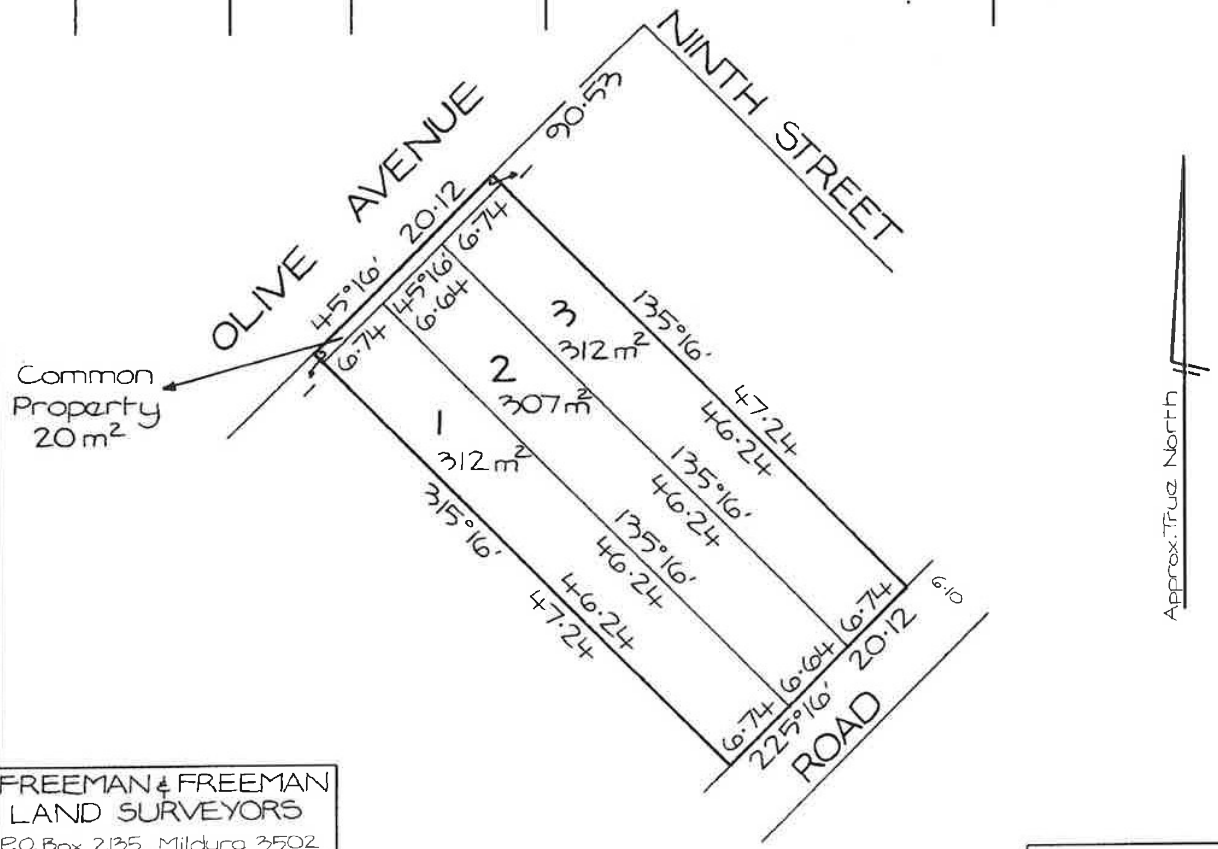
Vesting of Roads or Reserves

Identifier	Council/Body/Person
Nil	Nil

Easement Information

Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement
A - Appurtenant Easement R - Encumbering Easement (Road)

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



FREEMAN & FREEMAN
LAND SURVEYORS
P.O. Box 2135, Mildura 3502
Ph (050) 23 6239 Fax (050) 22 1495

Sheet 1 of 2 Sheets

SCALE
4 0 8 16
LENGTHS ARE IN METRES

ORIGINAL

SCALE	SHEET SIZE
1:400	A3

LICENSED SURVEYOR (PRINT) ROBERT BRUCE FREEMAN

SIGNATURE ..... DATE 12/8/94

REF 5540 VERSION 1

DATE 21/9/94

COUNCIL DELEGATE SIGNATURE

T.O. 14

Department of Transport and Planning

Electronic Instrument Statement

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Produced 07/10/2026 09:25:28 AM

Status	Registered	Dealing Number	AY181564G
Date and Time Lodged	08/07/2024 11:42:06 AM		

Lodger Details

Lodger Code	16165A
Name	AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

Jurisdiction VICTORIA

Privacy Collection Statement
The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference
10232/413

Transferor(s)

Given Name(s)	MARIO CARMELO
Family Name	RALLI

Estate and/or Interest being transferred
Fee Simple

Consideration
$AUD [redacted]

Transferee(s)

Tenancy (inc. share)	Joint Tenants
Given Name(s)	BENJAMIN JACOB
Family Name	BATEY
Address	
Street Number	104
Street Name	OLIVE
Street Type	AVENUE

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

VICTORIA State Government

Department of Transport and Planning

Electronic Instrument Statement

Locality	MILDURA
State	VIC
Postcode	3500

Given Name(s)	REBECCA KELLY
Family Name	BATEY
Address	
Street Number	104
Street Name	OLIVE
Street Type	AVENUE
Locality	MILDURA
State	VIC
Postcode	3500

Duty Transaction ID
5998294

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BENJAMIN JACOB BATEY REBECCA KELLY BATEY
Signer Name	JOHN STEWART IRWIN
Signer Organisation	JOHN IRWIN LEGAL
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	08 JULY 2024

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	MARIO CARMELO RALLI
Signer Name	BRIAN O'HAIRE
Signer Organisation	BRIAN V. O'HAIRE
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	08 JULY 2024

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

VICTORIA State Government

Department of Transport and Planning

Electronic Instrument Statement

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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

VICTORIA State Government

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER
PS 328210L

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.

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
THIS PLAN		RESERVATION & CONDITION NOTATION ADDED	TR.300455		2	AD

Department of Transport and Planning

Owners Corporation Search Report

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OWNERS CORPORATION
PLAN NO. PS328210L

The land in PS328210L is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property, Lots 1 - 3.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
104-106 OLIVE AVENUE MILDURA VIC 3500

PS328210L 26/05/1992

Owners Corporation Manager:
NIL

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

Owners Corporation Rules:
NIL

Additional Owners Corporation Information:
NIL

Notations:
NIL

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

Land Parcel	Entitlement	Liability
Common Property	0	0
Lot 1	20	20
Lot 2	20	20
Lot 3	20	20
Total	**60.00**	**60.00**

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

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

VICTORIA State Government

Department of Transport and Planning

Owners Corporation Search Report

Produced: 07/10/2026 09:25:26 AM

OWNERS CORPORATION
PLAN NO. PS328210L

Statement End.

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

QBE Insurance (Australia) Ltd
Head Office
Level 18, 388 George Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545

BUSINESS PACK INSURANCE / CERTIFICATE OF CURRENCY

Policy Number: 41U652697BPK

This certificate acknowledges that the policy referred to is in force for the period shown.

Details of the cover are listed below.

Policy Number:	41U652697BPK
Period of Insurance:	From 12/10/2026 to 12/10/2027 at 4.00pm
Insured Name:	PS328210L
ABN Number	Not Provided

Liability Section		**Sum Insured**	**Excess**
Location:	104 OLIVE AVENUE MILDURA VIC 3500	Liability: $20,000,000	
Type of Business:	COMMON GROUND LIABILITY (RESIDENTIAL)	Property Owner: Yes	
		Property Damage Excess:	$500

Interested Party: None Noted

Clauses

- S50

PROPERTY OWNERS EXCLUDING TRADE RISK
The Public and products liability cover section of this Policy does not cover liability in respect of Personal injury, Property damage or Advertising injury arising out of or in connection with any Business, Profession, Trade or Manufacturing Operations other than as owner of Property (the subject of this Indemnity) conducted by You.

- SFT

APPLICABLE POLICY WORDING
When BUSINESS PACK INSURANCE is shown on the Policy Schedule Commercial/Retail/Industrial Policy wording QM485-0525 applies.
When TRADES PACK INSURANCE is shown on the Policy Schedule QBE Trade Policy QM207-0421 applies.
When OFFICE PACK INSURANCE is shown on the Policy Schedule QBE Office Policy QM208-1221 applies and "annual revenue" shown on the Policy Schedule is amended to read 'Gross income"

Issued by: QBE Australia
Date Issued: 12. October 2026

End of Certificate.

QM1567-0607

Date Printed 12/10/2026

Mildura Rural City Council

Land Information Certificate

Date of certificate: 8 October 2026

SECTION 229 LOCAL GOVERNMENT ACT 1989
Certificate No: 37867
Assessment No: 4921
Your Reference: 82163477-001-1

Applicant Details

Landata
DX 250639
EAST MELBOURNE VIC 3002

Property Address: 104 Olive Avenue MILDURA
Description: Lot 3 PS 328210L Sec 58 Blk D
Area: 312.0000 Square Metres
AVPCC: 120 - Single Unit/Villa Unit/Townhouse

Capital Improved Value	$482,000
Site Value	$285,000
Net Annual Value	$24,100
Base Date:	01/01/2026

RATES, CHARGES AND OTHER MONIES: FOR THE 2026-2027 FINANCIAL YEAR
(Current rates and charges are payable by quarterly instalments due (1st) 30 September, (2nd) 30 November, (3rd) 28 February and (4th) 31 May of this financial year.)

Residential Rate	$2,066.49
Waste Management	$550.88
Residential ESVF Levy (Fixed)	$139.00
Residential ESVF Levy (Variable)	$83.39
Rate Arrears to 30/06/2026:	$9.28
Interest to 08/10/2026:	$0.12
Other Monies:	$0.00
Less Rebates:	$0.00
Less Payments:	-$719.22
Total Rates & Charges Due:	**$2,129.94**
Additional Monies Owed:	
Debtor Balance Owing:	
Total Rates & Charges & Additional Monies Owed:	**$2,129.94**

Pay via BPay Biller Code: 93922 Reference Number: 0049213

Certificate Updates
Certificates are valid for 90 days from the original date of issue.
Updates may be requested by the original applicant only.
All update requests must be submitted via the following email address:
helpdesk-revenue@mildura.vic.gov.au

Notice of Acquisition
All Notice of Acquisition documents must be submitted via the following email address:
mrcc@mildura.vic.gov.au

Mildura Rural City Council

Land Information Certificate

Date of certificate: 8 October 2026

SECTION 229 LOCAL GOVERNMENT ACT 1989
Certificate No: 37867
Assessment No: 4921
Your Reference: 82163477-001-1

Property Address: 104 Olive Avenue MILDURA 3500
Description: Lot 3 PS 328210L Sec 58 Blk D

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

There are no monies owed for works under the **Local Government Act 1958** or earlier act.

There are no monies owed under Section 94(5) of the **Electricity Industry Act 2000**.

There is no potential liability for rates under the **Cultural and Recreational Lands Act 1963**.

There is not any outstanding amount required to be paid for recreational purposes or any transfer of land required to be made to Council for recreational purposes under Section 18 of the **Subdivision Act 1988** or the **Local Government Act 1958**.

There are not any notices or orders on the land that have been served by Council under the **Local Government Act 1958**, **Local Government Act 1989**, any other Act or regulation, or under a local law of the Council, which have a continuing application as at the date of this certificate.

There is not a potential liability for the land to become rateable under Section 173 or 174A of the **Local Government Act 1989** unless stated in 'Please Note'.

There is no money owed under Section 227 of the **Local Government Act 1989**.

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

PLEASE NOTE:

I hereby certify that the information given in this certificate is a true and correct disclosure of rates and other monies payable to the Mildura Rural City Council as at the above date, together with any notices served pursuant to the Local Government Act, Local Law or any other Act.

.....Luke Fowler..... **DELEGATED OFFICER**

Mildura Rural City Council
PO Box 105 Mildura Vic 3502
Telephone: (03) 5018 8100

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

LOWER MURRAY WATER
ABN 18 475 808 826

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

URBAN ACCOUNT
Date Of Issue 15/07/2026
Invoice # 537014

Account No: 128512-01

Amount Due: $252.94

Due Date: 21-AUG-2026

MR BJ BATEY & MRS RK BATEY
U 3/104 OLIVE AVENUE
MILDURA VIC 3500

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

POST *850 128512019 25294

Property Address : 3/104 OLIVE AVE MILDURA VIC 3500
Lot 3 PS 328210L Blk D Vol 10232 Fol 413

	Charges
Sewerage Service Tariff	$152.85
Water Service Tariff	$64.43
Water by Measure Chg-Info on reverse	$35.66
TOTAL OWING	$252.94

New tariff rates have been applied from 1 July 2026. For more info go to www.lmw.vic.gov.au/billing-and-charges
Payments/Credits since last Notice $263.17

Payment Slip - Methods of Payment

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

128512-01
3/104 OLIVE AVE MILDURA VIC 3500

Direct Debit
Please contact your local office

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

Amount Due **$252.94**

POST billpay **Billpay Code: 0850**
Ref: 1285 1201 9
Pay in person at any Post Office

*850 128512019 25294

$252.94

Biller Code: 78477
Ref: 1285 1201 9
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info **bpay.com.au**

Payment Ref: 1285 1201 9

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

See reverse for In Person and By Mail options

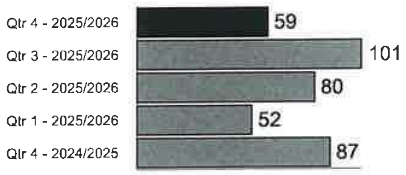
3/104 OLIVE AVE MILDURA VIC 3500
Period of Usage: 21/03/2026 to 17/06/2026 (89 DAYS)

50kl @ $0.5372 STEP1 RATE + 9kl @ $0.9779 STEP2 RATE = $35.66
Average Daily Comsumption: 0.6629kL

METER DETAILS - Meter/s read on 17-06-2026

Meter No.	Size(mm)	Current Read	Previous Read	Consumption	(Charged)
24W043803	20	538	479	59	59

Compare your Water use.



These services are GST-free.

Account Information

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

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

These options can be accessed by contacting your local office.

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

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

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

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

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

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

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

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

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

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

Interpreter Service
For Interpreter Service please call the number below.

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

Tercümanlık servisi için aşağıdaki telefon numarasını arayınız.

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

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

Za usluge tumača molimo nazovite donji broj.

Για υπηρεσια διερμηνέων, παρακαλώ τηλεφωνηστέ στον κατωτέρω αριθμό.

13 14 50

VICTORIA State Government

Payment Slip - Methods of Payment

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

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

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

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

Kerang (Area Office):
56 Wellington Street Kerang

By Mail
Make remittances payable to:

Lower Murray Water
(cross cheques Not Negotiable)

Send to: PO Box 1438 Mildura Vic 3502

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

Have you recently changed your mailing address?
Update your address online at www.lmw.vic.gov.au or return the below slip to us.

Name: Reference No:

New Address:

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

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

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

LOWER MURRAY WATER
ABN 18 475 808 826

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

URBAN ACCOUNT
Date Of Issue 15/07/2026
Invoice # 542774

Account No: 135731-01

Amount Due: -$16.78

Due Date: 21-AUG-2026

BODY CORPORATE
C/- MR MC RALLI
PO BOX 138
PINNAROO SA 5304

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

POST *850 135731016 000

Property Address : 104 to 106 OLIVE AVE xx_1 1 MILDURA VIC 3500
BODY CORPORATE FOR WATER BY MEASURE
No related land

	Charges & Credits
CREDITS & Other Receipts	-$16.78
CREDIT BALANCE - DO NOT PAY	-$16.78

New tariff rates have been applied from 1 July 2026. For more info go to www.lmw.vic.gov.au/billing-and-charges
Payments/Credits since last Notice $0.00

Payment Slip - Methods of Payment
Online at www.lmw.vic.gov.au - Pay your Account

135731-01
104 to 106 OLIVE AVE xx_1 1 MILDURA VIC 3500

Direct Debit
Please contact your local office

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

Amount Due **-$16.78**

*850 135731016 000 -$16.78

POST billpay **Billpay Code: 0850**
Ref: 1357 3101 6
Pay in person at any Post Office

Biller Code: 78477
Ref: 1357 3101 6
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info **bpay.com.au**

Payment Ref: 1357 3101 6

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

See reverse for
In Person and By Mail options

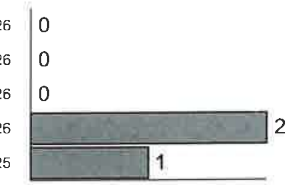
104 to 106 OLIVE AVE xx_1 1 MILDURA VIC 3500
Period of Usage: 21/03/2026 to 17/06/2026 (89 DAYS)

Average Daily Comsumption: 0.0000kL
This is a Master Meter and deductions have been made for the Sub-meters.

METER DETAILS - Meter/s read on 17-06-2026

Meter No.	Size(mm)	Current Read	Previous Read	Consumption	(Charged)
19W021194	20	5017	4919	98	0

Compare your Water use.



These services are GST-free.

Account Information

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

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

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

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

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

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

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

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Za usluge tumača molimo nazovite donji broj.

Για υπηρεσια διερμηνέων, παρακαλώ τηλεφωνηστέ στον κατωτέρω αριθμό.

13 14 50

28/07/2026 - Record 3101-keyword_report_printec8634e841d84211ac1a56902edb97b6_2026_07_16_03_38_25_1294.xml

VICTORIA State Government

Payment Slip - Methods of Payment

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

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

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

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

Kerang (Area Office):
56 Wellington Street Kerang

By Mail
Make remittances payable to:

Lower Murray Water
(cross cheques Not Negotiable)

Send to: PO Box 1438 Mildura Vic 3502

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

Have you recently changed your mailing address?
Update your address online at www.lmw.vic.gov.au or return the below slip to us.

Name: Reference No:

New Address:

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

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

Property Clearance Certificate

Land Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / MILDURA LAW PTY LTD

Your Reference:	91483
Certificate No:	11667313
Issue Date:	07 OCT 2026
Enquiries:	ESYSPROD

Land Address: 104 OLIVE AVENUE MILDURA VIC 3500

Land Id	Lot	Plan	Volume	Folio	Tax Payable
31390668	3	328210	10232	413	$0.00

Vendor: REBECCA BATEY & BENJAMIN BATEY

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR BENJAMIN JACOB BATEY	2026	$293,000	$0.00	$0.00	$0.00

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

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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	$435,000
SITE VALUE (SV):	$293,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Notes to Certificate - Land Tax

Certificate No: 11667313

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 = $293,000

Calculated as $975 plus ($293,000 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $4,350.00

Taxable Value = $435,000

Calculated as $435,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code: 5249
Ref: 11667313

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: 11667313

Visa or Mastercard

Pay via our website or phone 13 21 61.

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / MILDURA LAW PTY LTD

Your Reference:	91483
Certificate No:	11667313
Issue Date:	07 OCT 2026
Enquires:	ESYSPROD

Land Address: 104 OLIVE AVENUE MILDURA VIC 3500

Land Id	Lot	Plan	Volume	Folio	Tax Payable
31390668	3	328210	10232	413	$0.00

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$435,000
SITE VALUE:	$293,000
CURRENT CIPT CHARGE:	**$0.00**

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 11667313

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

STATE REVENUE OFFICE VICTORIA

INFOTRACK / MILDURA LAW PTY LTD

Your Reference:	91483
Certificate No:	11667313
Issue Date:	07 OCT 2026

Land Address: 104 OLIVE AVENUE MILDURA VIC 3500

Lot	Plan	Volume	Folio
3	328210	10232	413

Vendor: REBECCA BATEY & BENJAMIN BATEY

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:
$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 11667313

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on windfall gains tax to a purchaser

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

General information

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

Windfall Gains Tax - Payment Options

BPAY

Biller Code: 416073
Ref: 11667318

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: 11667318

Visa or Mastercard

Pay via our website or phone 13 21 61.

sro.vic.gov.au/payment-options

Important payment information

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

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

Australian Government
Australian Taxation Office

MR BENJAMIN J BATEY
104 OLIVE AVENUE
MILDURA VIC 3500

Our reference: 7175308089605
Phone: **13 28 66**

12 October 2026

Your Clearance certificate for Australian Residents - foreign resident capital gains withholding

› Purchasers are not required to withhold and pay foreign resident capital gains withholding (FRCGW)
› Provide a copy of this letter to the purchaser and keep a copy for your records

Dear BENJAMIN,

We have decided that purchasers aren't required to withhold and pay FRCGW. Your clearance certificate is below:

Notice number	2411278929339
Vendor name	BENJAMIN J BATEY Clearance certificates are issued in the legal name on our system. If the vendor's name has changed, update the vendor's name on our system **before** applying. There are limited circumstances where this may not be required. For more information search **QC 103607** on ato.gov.au
Clearance Certificate Period	10 October 2026 to 12 October 2027 Clearance certificates are valid for 12 months from their date of issue.

The purchaser may rely on the clearance certificate as long as:
› the date it's made available to the purchaser is within the period stated on the certificate, and
› the certificate period covers some of the time the transaction is in effect. The transaction is in effect from the contract date through until the settlement date.

Need help?

If you have any questions, you can phone us on **13 28 66**

If you're calling from overseas, phone **+61 2 6216 1111** and ask for **13 28 66** between 8:00 am and 5:00 pm Australian Eastern Standard time, Monday to Friday.

For more information

Learn more about foreign resident capital gains withholding at ato.gov.au/FRCGW

For information about our commitments to you and what we ask of you, go to ato.gov.au/atocharter

To get your clearance certificate online, you can:

› log in to **myGov**, go to **ATO online services**
› **My profile** menu go to **Communication**
› then **History**.

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Need help using our services?

We can support you in different ways:

› **In different languages** – call the Translating and Interpreting Service on **13 14 50** from 8:00 am to 6:00 pm, Monday to Friday to speak with us.
› **First Nations support** – call our Indigenous Helpline on **13 10 30** for help with tax and super.
› **If you are deaf, hard of hearing or have a speech communication difficulty** – use the National Relay Service at accesshub.gov.au and provide the ATO phone number you want to call.

To find out more about these services, visit ato.gov.au/accessibility

Yours sincerely,
Ben Kelly
Deputy Commissioner of Taxation

Australian Government
Australian Taxation Office

MRS REBECCA K BATEY
104 OLIVE AVENUE
MILDURA VIC 3500

Our reference: 7175308169120
Phone: **13 28 66**

12 October 2026

Your Clearance certificate for Australian Residents - foreign resident capital gains withholding

› Purchasers are not required to withhold and pay foreign resident capital gains withholding (FRCGW)
› Provide a copy of this letter to the purchaser and keep a copy for your records

Dear REBECCA,

We have decided that purchasers aren't required to withhold and pay FRCGW. Your clearance certificate is below:

Notice number	2411278929686
Vendor name	REBECCA KELLY BATEY Clearance certificates are issued in the legal name on our system. If the vendor's name has changed, update the vendor's name on our system **before** applying. There are limited circumstances where this may not be required. For more information search **QC 103607** on ato.gov.au
Clearance Certificate Period	10 October 2026 to 12 October 2027 Clearance certificates are valid for 12 months from their date of issue.

The purchaser may rely on the clearance certificate as long as:

› the date it's made available to the purchaser is within the period stated on the certificate, and
› the certificate period covers some of the time the transaction is in effect. The transaction is in effect from the contract date through until the settlement date.

Need help?

If you have any questions, you can phone us on **13 28 66**

If you're calling from overseas, phone **+61 2 6216 1111** and ask for **13 28 66** between 8:00 am and 5:00 pm Australian Eastern Standard time, Monday to Friday.

For more information

Learn more about foreign resident capital gains withholding at ato.gov.au/FRCGW

For information about our commitments to you and what we ask of you, go to ato.gov.au/atocharter

To get your clearance certificate online, you can:

› log in to **myGov**, go to **ATO online services**

› **My profile** menu go to **Communication**

› then **History**.

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Need help using our services?

We can support you in different ways:

› **In different languages** – call the Translating and Interpreting Service on **13 14 50** from 8:00 am to 6:00 pm, Monday to Friday to speak with us.

› **First Nations support** – call our Indigenous Heipline on **13 10 30** for help with tax and super.

› **If you are deaf, hard of hearing or have a speech communication difficulty** – use the National Relay Service at accesshub.gov.au and provide the ATO phone number you want to call.

To find out more about these services, visit ato.gov.au/accessibility

Yours sincerely,
Ben Kelly
Deputy Commissioner of Taxation

PROPERTY REPORT

Energy, Environment and Climate Action

Created at 07 October 2026 09:36 AM

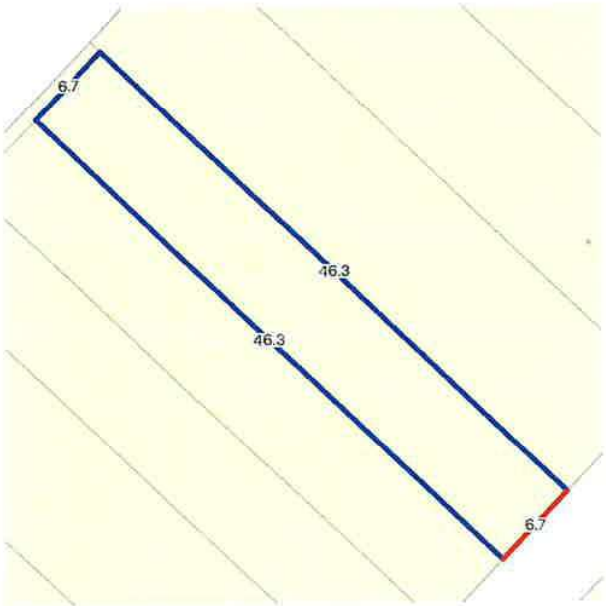
PROPERTY DETAILS

Address:	**104 OLIVE AVENUE MILDURA 3500**
Lot and Plan Number:	**Lot 3 PS328210**
Standard Parcel Identifier (SPI):	**3\PS328210**
Local Government Area (Council):	**MILDURA**
Council Property Number:	**4921**
Directory Reference:	**Vicroads 535 P5**

www.mildura.vic.gov.au

SITE DIMENSIONS

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



Area: 312 sq. m
Perimeter: 106 m
For this property:
—— Site boundaries
—— Road frontages

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

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

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

UTILITIES

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

STATE ELECTORATES

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

PLANNING INFORMATION

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

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

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

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PROPERTY REPORT

Energy, Environment and Climate Action

Area Map



Selected Property

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PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 07 October 2026 09:36 AM

PROPERTY DETAILS

Address:	**104 OLIVE AVENUE MILDURA 3500**
Lot and Plan Number:	**Lot 3 PS328210**
Standard Parcel Identifier (SPI):	**3\PS328210**
Local Government Area (Council):	**MILDURA** www.mildura.vic.gov.au
Council Property Number:	**4921**
Planning Scheme:	**Mildura** Planning Scheme - Mildura
Directory Reference:	**Vicroads 535 P5**

UTILITIES

Rural Water Corporation:	**Lower Murray Water**
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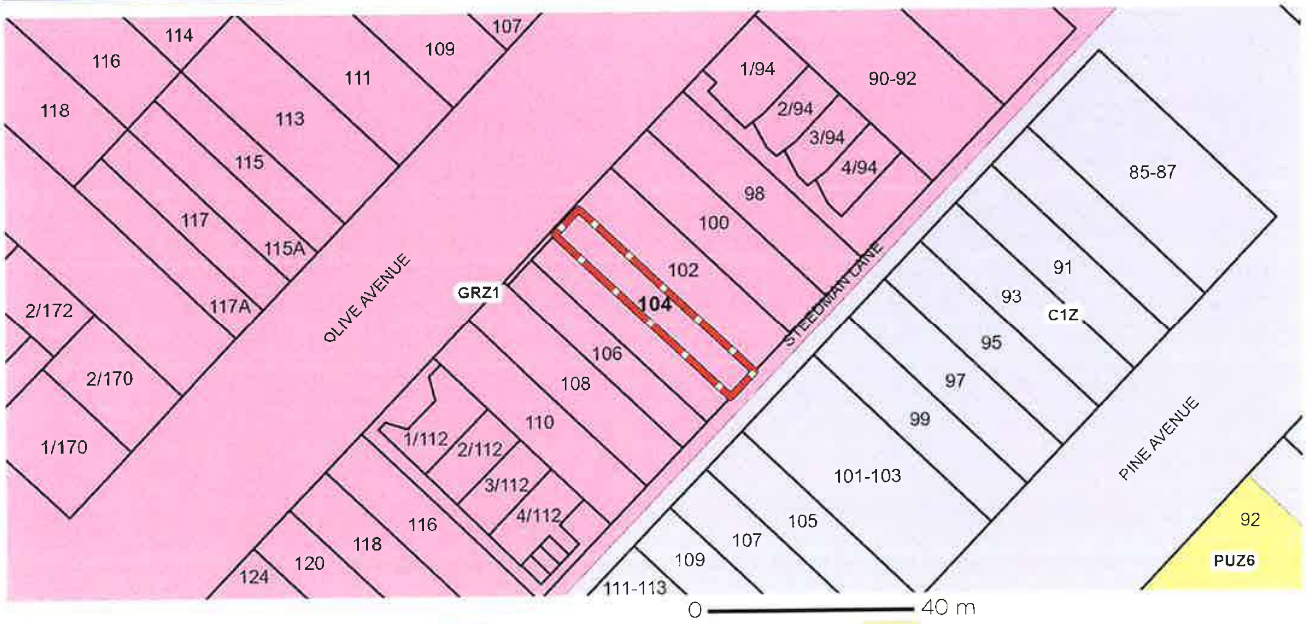
OTHER

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

View location in VicPlan

Planning Zones

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



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

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PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlays

SPECIFIC CONTROLS OVERLAY (SCO)

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



SCO - Specific Controls Overlay

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)

HERITAGE OVERLAY (HO)

PARKING OVERLAY (PO)



DDO - Design and Development Overlay **HO - Heritage Overlay** **PO - Parking Overlay**

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

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PLANNING PROPERTY REPORT

Department of Transport and Planning

Further Planning Information

Planning scheme data last updated on 6 October 2026.

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

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

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

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

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

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Designated Bushfire Prone Areas

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

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

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



Designated Bushfire Prone Areas

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

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

Create a BPA definition plan in VicPlan to measure the BPA.

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

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

Native Vegetation

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

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

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

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Due Diligence Checklist

What you need to know before buying a residential property

Consumer Affairs Victoria

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Consumer Affairs Victoria

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

VENDORS: Benjamin Jacob Batey & Rebecca Kelly Batey

VENDORS' STATEMENT
LOT 3 ON PLAN 328210L

MIDDLETON
MAISNER
LEGAL

MIDDLETON MAISNER LEGAL
61 DEAKIN AVENUE, MILDURA
Telephone: (03)50237900
Ref: RB:91483