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	54 ADCOCK ROAD, ROBINVALE VIC 3549

Vendor's name	Barry James Nicol	Date / /
Vendor's signature	Digitally signed with Livesign - 23/09/2026 10:03 Barry Nicol Barry James Nicol	23/09/2026 10:06
Vendor's name	Murray John Nicol	Date / /
Vendor's signature	Digitally signed with Livesign - 24/09/2026 10:26 Murray Nicol Murray John Nicol	24/09/2026 10:26
Vendor's name	Rodney Alexander Nicol	Date / /
Vendor's signature	Digitally signed with Livesign - 28/09/2026 13:56 Rodney Nicol Rodney Alexander Nicol	29/09/2026 19:12

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

1. FINANCIAL MATTERS

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

(a) ☒ Their total does not exceed: $5,000.00

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

$0.00	To	

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

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

Not Applicable

1.4 **Sale Subject to Mortgage**

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

Not Applicable

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

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

2. INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable

2.2 **Owner Builder**

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

Not Applicable

3. LAND USE

3.1 **Easements, Covenants or Other Similar Restrictions**

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

☒ Is in the attached copies of title document/s

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

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

covenants or other similar restriction.

3.2 **Road Access**

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

3.3 **Designated Bushfire Prone Area**

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

3.4 **Planning Scheme**

☒ Attached is a certificate with the required specified information.

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:

☒ Are as follows
None to the Vendor's knowledge

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):

☒ Are as follows:
None to the Vendor's knowledge

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

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

Not Applicable

10.2 **Staged Subdivision**

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

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

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

NIL

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

NIL

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

NIL

10.3 **Further Plan of Subdivision**

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

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

(b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is attached

13. ATTACHMENTS

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

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

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

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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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 08085 FOLIO 322 Security no : 124138043988Q
Produced 28/08/2026 02:40 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 19 Township of Robinvale Parish of Bumbang.

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
BARRY JAMES NICOL of 3338 HEATHCOTE ROAD NAGAMBIE VIC 3608
MURRAY JOHN NICOL of 53 QUIGLEY CRESCENT CHURCHILL VIC 3842
RODNEY ALEXANDER NICOL of 12 EVANS STREET KALGOORLIE WA 6430
Administrator(s) of ALEXANDER FRANCIS NICOL deceased
AY134679E 25/06/2024

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP271713H 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: 54 ADCOCK ROAD ROBINVALE VIC 3549

DOCUMENT END

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Document Identification	**TP271713H**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**28/08/2026 14:40**

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TITLE PLAN		EDITION 1	TP 271713H

Location of Land

Parish: BUMBANG
Township: ROBINVALE
Section:
Crown Allotment: 19
Crown Portion:

Last Plan Reference:
Derived From: VOL 8085 FOL 322
Depth Limitation: 50 FEET

Notations

SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 8085 FOL. 322 AND NOTED ON SHEET 2 OF THIS PLAN

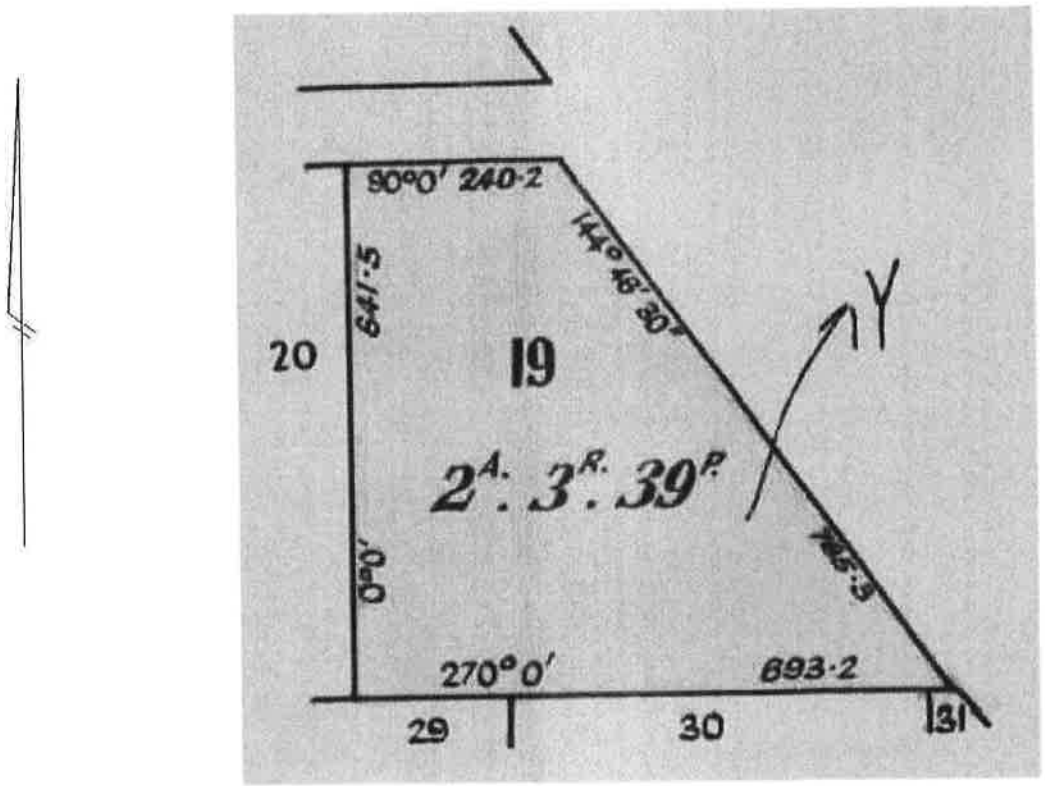
IN THE MALLEE COUNTRY FOR THE PURPOSES OF THE LAND ACT.

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 14/01/2000
VERIFIED: P.J.

COLOUR CODE
Y = YELLOW



LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 2 sheets

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TITLE PLAN		TP 271713H

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

ALL THAT PIECE OF LAND in the MALLEE COUNTRY in the said State containing two acres three roods and thirty-nine perches more or less being Allotment nineteen in the Township of Robinvale Parish of Bumbang County of Karkarooc

delineated with the measurements and abuttals thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the *Mines Act* 1928 in upon or under or within the boundaries of the land hereby granted AND reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted AND ALSO reserving to Us Our heirs and successors—

(i) all petroleum as defined in the *Mines (Petroleum) Act* 1935 on or below the surface of the said land and
(ii) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and
(iii) rights of way for access and for pipe-lines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land.

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act* 1928.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act* 1928 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be paid to the said

GRANTEE

HIS/HER executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 2 of 2 sheets

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 28 August 2026 02:44 PM

PROPERTY DETAILS

Address:	**54 ADCOCK ROAD ROBINVALE 3549**
Crown Description:	**Allot. 19 TOWNSHIP OF ROBINVALE**
Standard Parcel Identifier (SPI):	**19\PP5677**
Local Government Area (Council):	**SWAN HILL** www.swanhill.vic.gov.au
Council Property Number:	**4679**
Planning Scheme:	**Swan Hill** Planning Scheme - Swan Hill
Directory Reference:	**Vicroads 587 T4**

UTILITIES

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

STATE ELECTORATES

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

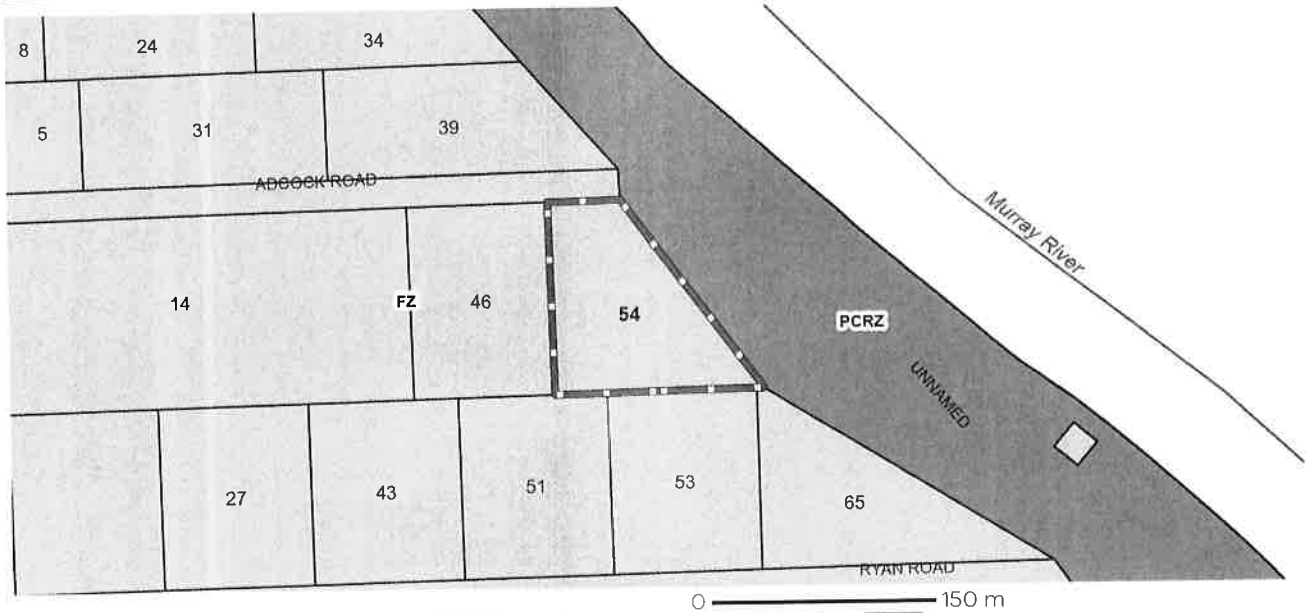
OTHER

Registered Aboriginal Party:	**None**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)



FZ - Farming
PUZ1 - Public Use-Service and Utility
LDRZ - Low Density Residential; LDRZ6
Water course
PCRZ - Public Conservation and Resource

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

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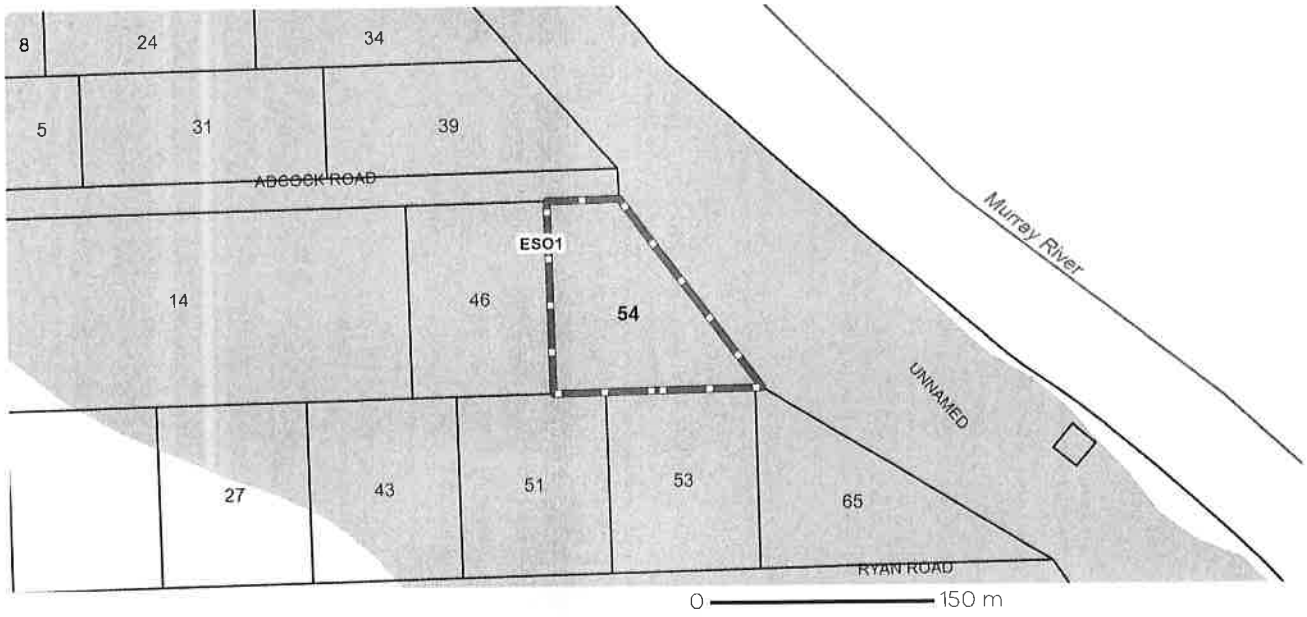
PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)

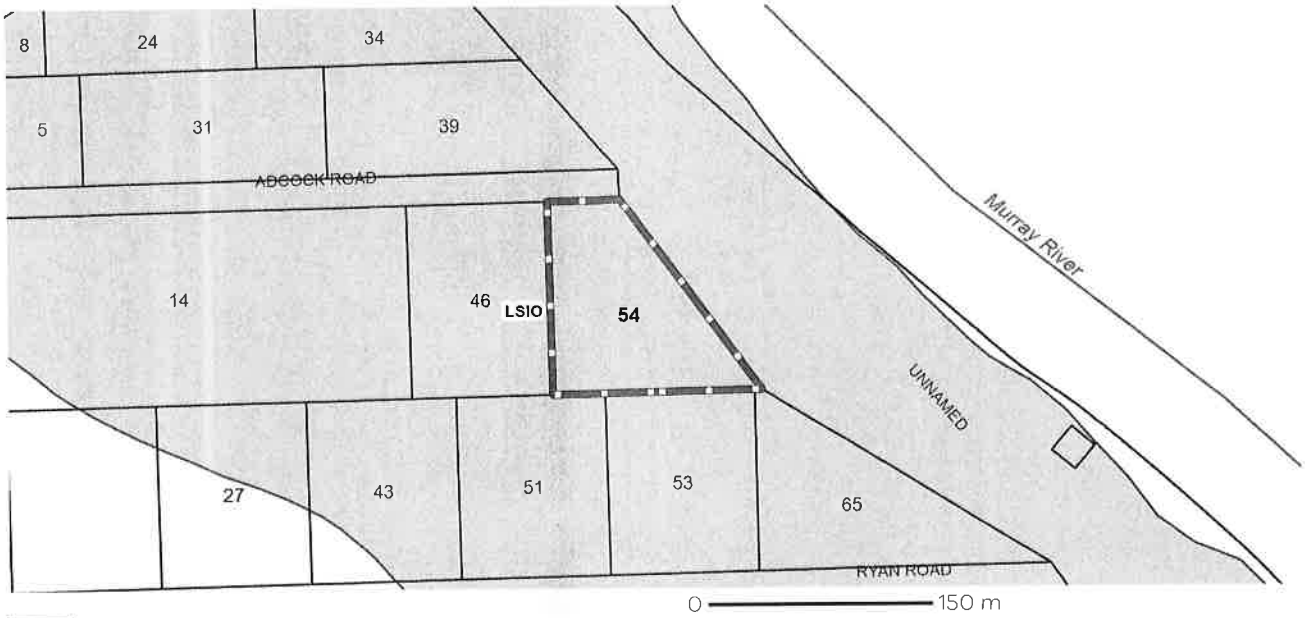


ESO - Environmental Significance Overlay — Water course

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

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



LSIO - Land Subject to Inundation Overlay — Water course

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

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

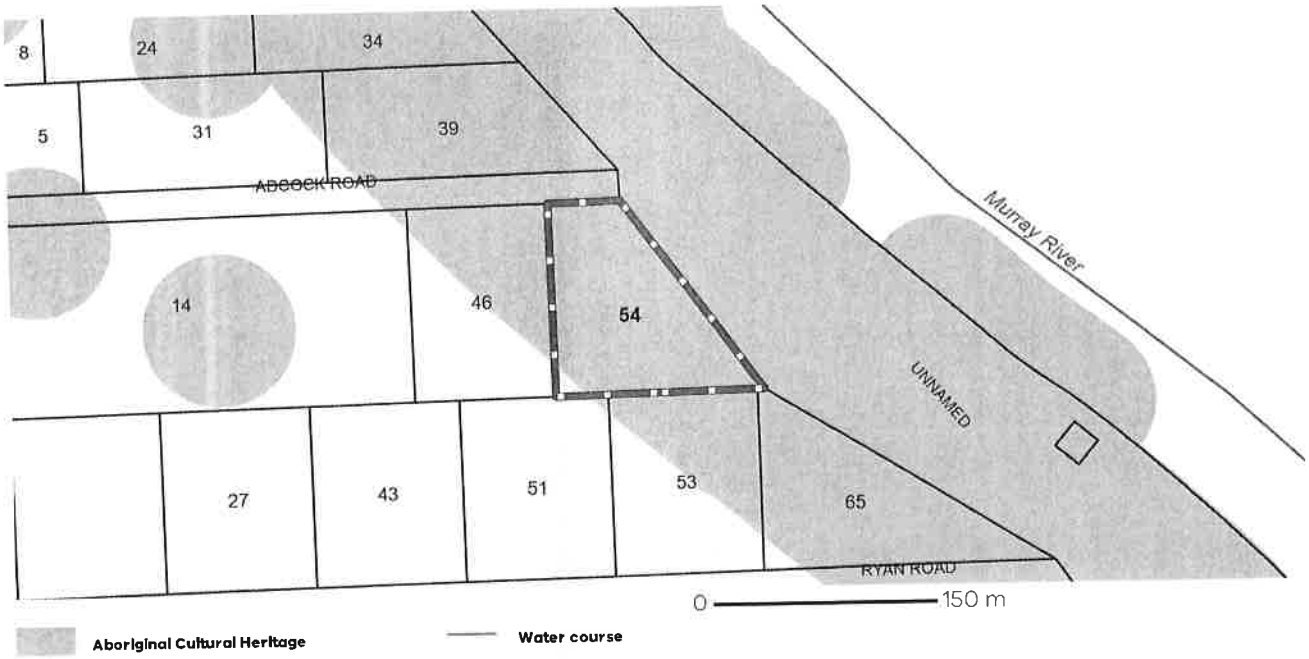
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to https://heritagevhris.vic.gov.au/aavQuestion1.aspx

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation



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PLANNING PROPERTY REPORT

Department of Transport and Planning

Further Planning Information

Planning scheme data last updated on 28 August 2026.

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

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

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

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

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

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PLANNING PROPERTY REPORT

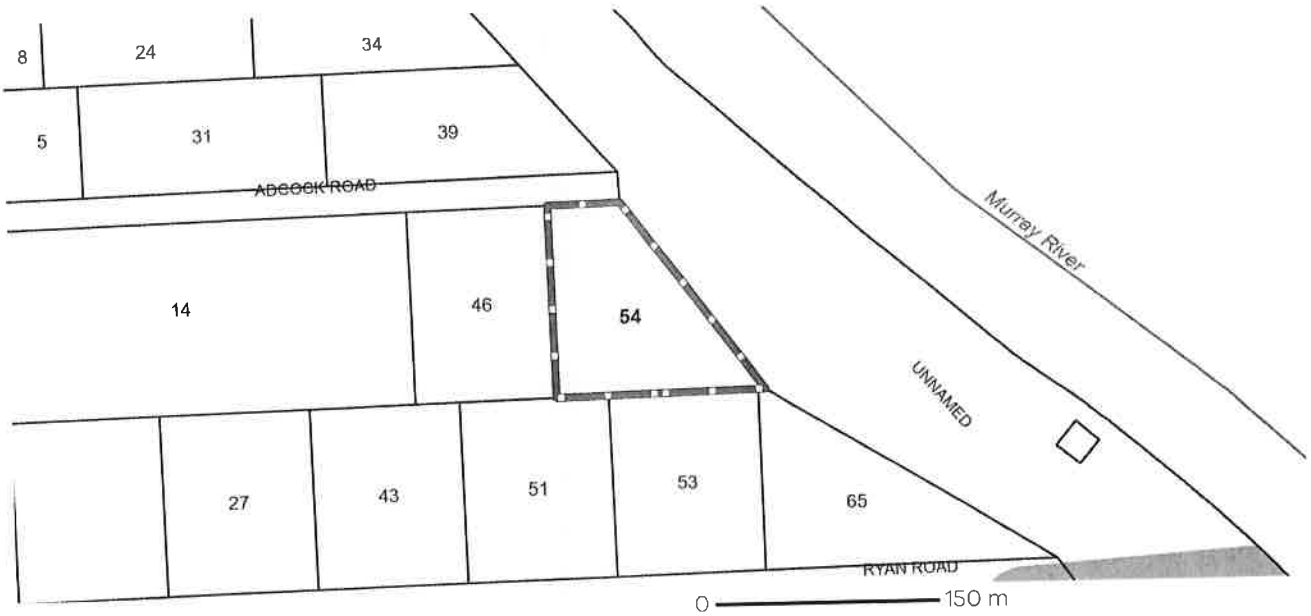
Department of Transport and Planning

Designated Bushfire Prone Areas

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

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

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



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

PROPERTY REPORT

Energy, Environment and Climate Action

Created at 28 August 2026 02:44 PM

PROPERTY DETAILS

Address:	**54 ADCOCK ROAD ROBINVALE 3549**
Crown Description:	**Allot. 19 TOWNSHIP OF ROBINVALE**
Standard Parcel Identifier (SPI):	**19\PP5677**
Local Government Area (Council):	**SWAN HILL**
Council Property Number:	**4679**
Directory Reference:	**Vicroads 587 T4**

www.swanhill.vic.gov.au

SITE DIMENSIONS

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



Area: 12154 sq. m (1.22 ha)
Perimeter: 476 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

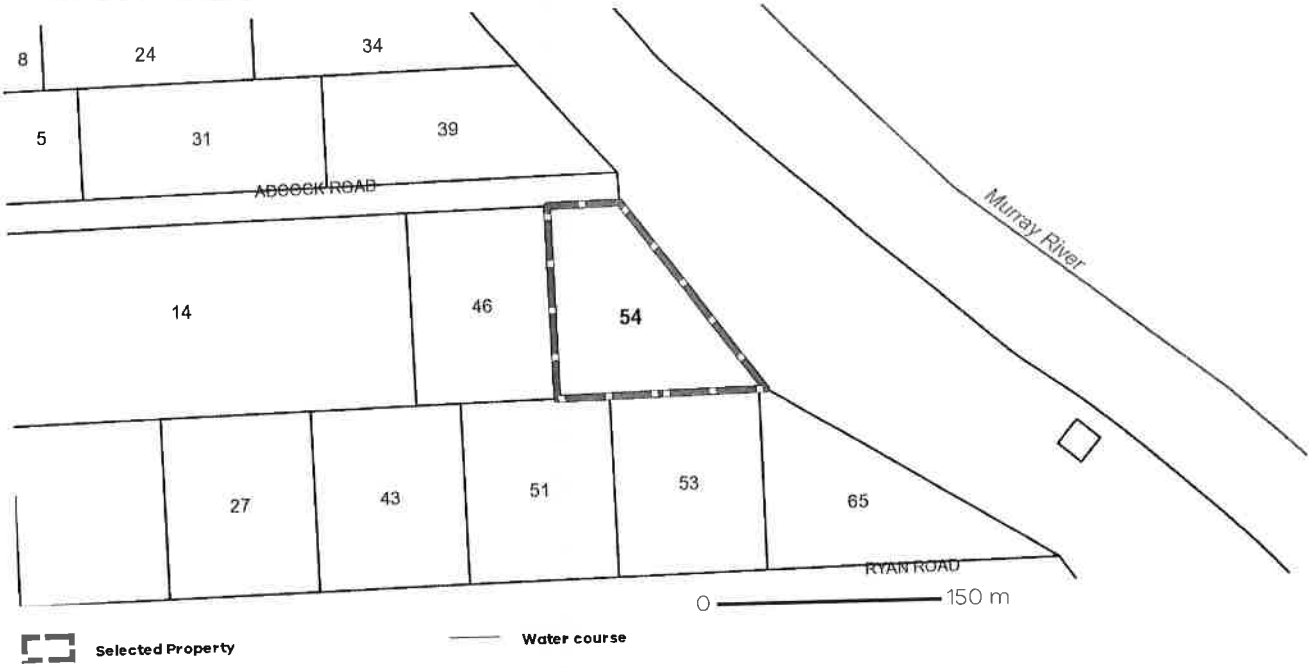
Planning Property Reports can be found via these two links
Vicplan https://mapshare.vic.gov.au/vicplan/
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

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PROPERTY REPORT

Energy, Environment and Climate Action

Area Map



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Swan Hill Rural City Council

45 Splatt Street SWAN HILL 3585
(PO Box 488 SWAN HILL VIC 3585)
Phone: (03) 5036 2333 Fax: (03) 5036 2340
Email: council@swanhill.vic.gov.au
ABN: 97 435 620 016

LAND INFORMATION CERTIFICATE

Section 121 of The Local Government Act 2020

Certificate No: 12011
Assessment No: 4679
Date of Certificate: 9 September 2026

PROPERTY DETAILS

Property Address:	**54 Adcock Road ROBINVALE**
Description:	CA: 19
Area:	1.2100 Hectares
	Volume: 08085 Folio: 322
AVPCC:	117 - Residential Rural/Rural Lifestyle
Level of Value Date:	01/01/2026
Operative Date:	01/07/2026
Capital Improved Value:	$312,000.00
Net Annual Value:	$15,600.00
Site Value:	$203,000.00

I hereby certify that as at 1 September 2026, this certificate provides information regarding valuations, rates, charges, other monies owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a Local Law of the Council.
Instalments of rates and charges are due on 30 September, 30 November, 28 February & 31 May in the current financial year.

RATES AND CHARGES: FOR THE FINANCIAL YEAR ENDING **30 JUNE 2027**

Farming - Irrigation District	$1,248.46
120L Garbage	$408.00
ESVF Residential Fixed Charge	$139.00
ESVF Residential Variable Charge	$53.98
Rate Arrears to 30 June 2026:	$0.00
Interest to 31 July 2026:	$0.00
Adjustments; Legal & Recovery Sale Costs:	$0.00
(The above figure includes $0.00 for Legal Costs)	
Less Pension Rebate:	$0.00
Less Payments:	$0.00
Less Discount:	$0.00
TOTAL RATES & CHARGES BALANCE DUE:	**$1,849.44**

BALANCE DUE: **(BPay Biller Code 55988 Ref: 46792)** **$1,849.44**

APPLICANT DETAILS:

Landata
2 Melbourne Quarter
Level 13, 697 Collins Street
DOCKLANDS VIC 3008

Your Reference: 81727614-001-5

Swan Hill Rural City Council

45 Splatt Street SWAN HILL 3585
(PO Box 488 SWAN HILL VIC 3585)
Phone: (03) 5036 2333 Fax: (03) 5036 2340
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ADDITIONAL INFORMATION

This certificate is not required to include information regarding planning, building, health, landfill, 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.

Any outstanding potential liability under Section 18 of the Subdivision Act 1988 or the Local Government Act 1958 which could arise in the advent of the land being subdivided is listed immediately below.

Verbal Confirmation of Variations to this certificate will only be given for a period of 30 Days from the Date of Issue. For Settlement Purposes after 30 Days another certificate should be obtained.

NOTICES, ORDERS OUTSTANDING OR POTENTIAL LIABILITY

There are no monies owed for works under the Local Government Act 1989 or the Local Government Act 1958.

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

There is no potential liability for the land to become rateable under, Section 173 or 174A of the Local Government Act 1989.

There is no money owed in relation to the land under section 94(5) of the Electricity Industry Act 2000.

There is no money owed under Section 119 of the Local Government Act 2020.

There is not any outstanding amounts required to be paid for recreational, purposes and/or transfers of land required to be made to Council for, recreational purposes under Section 18, Subdivision of Land 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, or the Local Government Act 2020, 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 any outstanding environmental upgrade charges under Section 181C of the Local Government Act 1989.

PROPERTY SPECIFIC ISSUES

NIL

Stephen Fernando

AUTHORISED OFFICER

Date: 9 September 2026
#571078

I acknowledge having received $31.40 being the fee for the certificate.

LOWER MURRAY WATER

Rural Information Statement Certificate

LANDATA
GPO BOX 527
MELBOURNE VIC 3001

Date of Issue: 18 September 2026
Applicant's Ref: 81743360-001-7
Certificate #: INFOST10564
Assessment #: 120232-01

Statement showing Tariffs, Charges & Interest due within current Financial Year ending 30/06/2027.

Owner: MR BARRY JAMES NICOL & MR RODNEY ALEXANDER NICOL & MR MURRAY JOHN NICOL

Description of Land: 54 ADCOCK ROAD ROBINVALE VIC 3549
CA 19 Township Robinvale Par Bumbang V 8085 F 322

Lower Murray Water hereby states that the above-described property has the following Tariffs and Charges raised on the Property and the amounts are due and payable to Lower Murray Water.

NOTE: ALL ARREARS SHOWING ON THIS STATEMENT MUST BE PAID IN FULL ON SETTLEMENT.
NOTE: THIS STATEMENT IS VALID FOR A PERIOD OF THIRTY DAYS FROM DATE OF ISSUE OR UNTIL THE END OF THE CURRENT PERIOD AS STATED BELOW, WHICHEVER IS FIRST.

Amounts Due & Payable

Description	Amount
Previous Period Brought Forward	$0.02
Annual Charge 01/07/2026 - 30/06/2027	$211.29
Payments and Other Adjustment	($211.29)
Domestic and Stock Meter Installation	
- Refer 5 Year Payment Option (Subject to confirmation) (Conditions for Domestic and Stock (D&S) Tapping enclosed)	$2,880.00
TOTAL AMOUNT DUE:	$2,880.02

LOWER MURRAY WATER

Property Service Information

Property Serviced	Yes
Water Supply	Untreated
Purpose	Domestic & Stock

Water Meter Details

This property is not metered.

See our website for information on current tariff rates: LMW Billing and Charges

Water Register Details

The current volume of Water Share as shown on the Victorian Water Register is 2.2 ML
This water share is held by RODNEY ALEXANDER NICOL, BARRY JAMES NICOL, MURRAY JOHN NICOL

The current Water Use Licence and AUL details as shown on the Victorian Water Register are:
WUR006282 2.2 ML AUL

The current General Place of Take approvals and Extraction Share details as shown on the Victorian Water Register are:
0.019 ML/Day

The current Works Licence details as shown on the Victorian Water Register are:
WLE003469 - Works on a waterway

Issued Pursuant to Section 158 of the Water Act 1989

LOWER MURRAY WATER

Notes

This property is not situated within a constituted rating district of the Corporation, however a water supply is available via Works Licence WLE003469 for irrigation purposes. This Works Licence may be transferred to the new owner at settlement.

Regional Details

CAPITAL AND OPERATIONS & MAINTENANCE SALINITY CHARGES
Some properties have salinity capital and operations and maintenance charges applying to them. You should inquire about these before purchasing the property as these charges may be significant.

GENERAL PLACE OF TAKE APPROVAL
A General Place of Take approval(s) (GPT) authorises the ABA holder to take water from a service point. When the property is transferred the vendor's GPT is cancelled and the buyer will be issued with their GPT. The extraction share on the GPT provides the right to take a share of river water during announced river restrictions. You cannot take river water during restrictions if the extraction share has a zero rate. Non-compliance with your extraction share is an offence. Refer to Water Register details above for the properties extraction share held. When selling land, the GPT holder can trade their extraction share with the land, or trade it elsewhere in accordance with rules being set by the Minister for Water. It may be worth confirming with the vendor if the extraction share is being transferred with the land.

RURAL DOMESTIC AND STOCK METERING (UNMETERED)
Any new owner(s) MUST be made aware when a meter is installed, all usage will be recorded and the balance in your Allocation Bank Account must be not be exceeded without covering the excess usage with a Trade of Allocation.

SPILLABLE WATER CHARGES
Spillable water account charges are levied to the owner of a water share and are raised after the low risk of spill declaration has been made.
It is important to consider that if you are buying a water share prior to the spillable water account fees being raised, you will be liable for any spillable water account charges which are issued later in the year.

TRANSFER OF WATER SHARE
In order to transfer the ownership of the Water Share in the Victorian Water Register, please complete the required prescribed forms and submit along with the appropriate fee to this office. A completed Water Share Owner Identification 100 Point Check Form (for Solicitors) will also be required.
A transfer of ownership of a water share under Section 33S (3) does not have the effect of assigning any water allocated for that share before the recording of the transfer.

LOWER MURRAY WATER

USAGE AND ALLOCATION

A Special Meter Reading is recommended to determine water usage prior to settlement or another party taking working possession. Fees apply, refer to fee schedule. Customers must not exceed the available balance in their Allocation Account (ABA). Should more water be required then a transfer of water allocation must take place. Customers should always seek advice on the balance of the ABA at settlement to ensure there is an understanding of what water is available for use.

WATER SHARE DETAILS

The Entitlement Storage Fee as set out in the Rates and Charges is based on the Water Share appearing in the Victorian Water Register. The Corporation suggests that the Contract of Sale specifies the volume of water share to be linked to the property upon sale.

Any information contained in this statement in relation to a water share is based on information contained in the Victorian Water Register and possibly information that Lower Murray Water has become aware of as a result of a relevant transfer application(s) to LMW.

While LMW endeavour to provide accurate information, LMW makes no warranties or representations as to the accuracy of the water share details specified in this statement. Among other things, the Victorian Water Register may not accurately reflect the water share, applications may have been made which affect the water share, of which LMW has no knowledge, and the relevant transfer may not ultimately be registered. The reader should make their own enquiries and not rely upon the information contained in this statement. We suggest you obtain legal advice in relation to any proposed dealings affecting the Water Share.

THE WATER SUPPLIED IS ONLY RIVER / CHANNEL QUALITY STANDARD

It is not potable water and is not intended for human consumption (non consumptive domestic use); it may be unsuitable at times for other purposes (example washing, bathing, animal consumption; and it is the property owner's responsibility to advise other parties who may use this water of the quality relating to this water supply.

Lower Murray Water endeavour to supply water to Customers at a quality that is at least the same as the source water from where it is taken. Lower Murray Water will monitor water quality and endeavour to inform Customers of changes in water quality which are likely to impact on the purposes for which water is used by Customers. Lower Murray Water will, when necessary, issue public notices regarding water quality. These notices will also be placed on Lower Murray Water's web site.

WATER USE LICENCE / REGISTRATION

This property has a Water Use Licence / Registration which may be transferred. This will occur on the settlement of the property.

Customers should obtain a copy of the Water Use Licence / Registration to seek all relevant water use conditions. Customers should specifically take note of the Annual Use Limit which applies on the land. This is the maximum amount of water which can be used annually.

LOWER MURRAY WATER

If you wish to make the settlement payment for this property via BPay, please use the following information: **Biller Code 78477 Payment Reference Number 120232012.**

On behalf of:

LOWER MURRAY URBAN & RURAL WATER

CORPORATION

Overdue accounts are charged interest as per Lower Murray Water current Fees & Charges.

PLEASE NOTE:
Property owners of the relevant land are responsible for the operation and maintenance of all internal private services including all drains and service pipes up to the connection point of the Corporation's main.

A final account will be issued to the owner at settlement. Any outstanding fees or charges remaining unpaid at that time may be transferred to the purchaser.
Pursuant to section 274 of the Water Act 1989 (Vic), any unpaid fees, charges, interest, or penalties constitute a charge on the land and attach to the property, such that the liability remains with the land upon sale or transfer.

DISCLAIMER:
Information as to the location of services provided in that statement in accordance with Section 158(3) of the Water Act 1989, relate only to services owned by the Corporation which are located within or adjacent to the property. The Corporation does not accept responsibility for information it attempts to provide to assist in relation to the location of private services within the property, this information provided under Section 158(4) of the Water Act 1989, and should not be relied upon without further physical inspection

Property Inquiry - INFOST10564 - PAC 44698



Legend

Urban Water
- Pipeline
- Retired Pipeline

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

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

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

LOWER MURRAY WATER

Property Inquiry

07.09.2026

LMW DISCLAIMER:

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

Note: The exact location of outlets newly installed or replaced under SMP may have not been verified. For further assistance please contact LMW.

WGS_1984_Web_Mercator_Auxiliary_S

© Lower Murray Urban and Rural Water Corporation

LOWER MURRAY WATER

Statement of water entitlements on land

The information contained in this document may be incomplete or out-of-date if land parcel, licence or entitlement changes have not been updated in the Water Register. Information provided for each asset/ service is limited to a brief summary – detailed information on each can be obtained by purchasing a ***Copy of Record*** *from your water authority or from www.waterregister.vic.gov.au*

An ***Information Statement*** *may also be requested from your water authority to show rates, charges and agreements relevant to the property (fees may apply).*

Search criteria: WUR006282

Land parcels



PCL065957 CA 19 Township of Robinvale Parish of Bumbang (8085/322), LI 3 - L 2, Impact zone LI 3 - L 2, (Service Id: 44698)

Land owners

PTY256308 Murray John Nicol
53 QUIGLEY CRESCENT CHURCHILL VIC 3842

PTY256309 Barry James Nicol
3338 HEATHCOTE ROAD, NAGAMBIE VIC 3608

PTY256310 Rodney Alexander Nicol
12 EVANS STREET, KALGOORLIE WA 6430

Water services that would transfer with land transfers

WUR006282 Water use registration 2.2 ML AUL

Service points

Outlet number	*Type*	*Delivery system*	
to be metered (SP120711)	Extractive	River Murray (Wakool-Euston)	a meter needs to be installed *)

Other water assets and services linked to the land (transfer is optional)

Note that these assets and services may not be under the same ownership as the land parcels.

Water shares

WEE017721 Water Share 2.2 ML High Reliability, 7 VIC Murray - Barmah to SA (Service ID: 768103)
Held by:Barry James Nicol, Rodney Alexander Nicol, Murray John Nicol, Alexander Francis Nicol (Deceased)

Water allocations

ABA1227XX Allocations 2.2 ML tradable, 7 VIC Murray - Barmah to SA
Held by:Murray John Nicol, Barry James Nicol, Rodney Alexander Nicol

Works licences

WLE003469 Operate - Works on a waterway, River Murray (Wakool-Euston), (Service ID: 44698)
Held by:Murray John Nicol, Barry James Nicol, Rodney Alexander Nicol

GPT ID	SP description	SP ID	ES value	Held by
GPT051092	37130	SP120711	0.019	MURRAY JOHN NICOL,BARRY JAMES NICOL,RODNEY ALEXANDER NICOL

*) James - technical officer
can assist with getting meter installed
contact details: 5051 3467 or james.dewar@lmw.vic.gov.au

Information Statement advice - Domestic and Stock Meter

Date of Issue: 17/09/2026
Assessment: 768103
Account: 120232-01
Information Statement Number: INFOST10564
Property Address: 54 ADCOCK ROAD ROBINVALE VIC 3549

1. It is the requirement that as part of the transfer of the property that a meter is installed.

2. This meter will be installed by the Corporation but at the customer's expense. Options for payment can be:

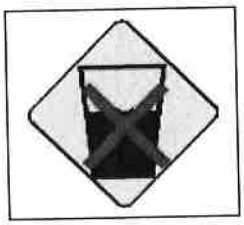
    a. A cheque for the total cost of the meter installation (2026/2027 season @ $2,880.00) can be submitted with the notice of disposition.

    b. If the buyer assumes total responsibility for the payment of the meter, payment terms over a 5-year period may be agreed to. Confirmation signed by the buyer must be supplied with the notice of disposition that they wish this option. A cheque for $651.00 is required with the notice of disposition as a deposit for this payment plan.

3. When payment has been received and cleared, the Corporation will arrange for the meter installation as soon as possible thereafter.

4. Perspective owners must be aware that the following conditions apply for a Domestic and Stock Service.

1. **The water supplied from this tapping is only river / channel quality standard:**
   - It is not potable water and is not intended for human consumption (non consumptive domestic use);
   - It may be unsuitable at times for other purposes (example washing, bathing, animal consumption; and
   - It is the property owner's responsibility to advise other parties who may use this water of the quality relating to this water supply.
   - Lower Murray Water will endeavour to supply water to Customers at a quality that is at least the same as the source water from where it is taken. Lower Murray Water will monitor water quality and endeavour to inform Customers of changes in water quality which are likely to impact on the purposes for which water is used by Customers. Lower Murray Water will, when necessary, issue public notices regarding water quality. These notices will also be placed on Lower Murray Water's web site.



2. **D&S Allowance (Water Use Registration)**
   - The maximum D&S water share allowance is 5.0ML.
   - The LMW customer will not be able to access any water through the tapping until he/she has applied for and has received a Water Use Registration through the Victorian Water Register.
   - Properties without a D&S water share are required to transfer the appropriate volume of water onto the property in accordance with LMW procedures and transfer of water share guidelines.

3. **Tapping and Internal Pipeline Size**
   - The size of the tapping shall be in accordance with Attachment 1 of Lower Murray Water's Customer Charter (Rural) and as a guide shall be in accordance with the following table and as determined by Lower Murray Waters Engineering Department.

Water Pressure	Tapping Size (mm)	Meter Size (mm)	Flow Control Valve
Greater than 25 metres water pressure.	25mm	25mm	Yes
8 metres to 25 metres water pressure.	25mm	32mm	No
Greater than 3 metres and less than 8 metres water pressure.	25mm	40mm	No
Less than 3 metres water pressure at all times	40mm	50mm	No

   - The internal pipeline is to feed directly into the storage and be equipped with a ball valve.
   - The tapping and the isolation valve on the LMW supply pipeline system is the property of LMW.

4. **Pumps on D&S Installation**
   - A pump may be used to fill the approved storage if there is not sufficient pressure from the LWM supply system to do this.
   - The maximum pump size shall be 20mm diameter centrifugal or pressure pump with an output of no greater than 0.6 l/s from gravity pipelines or 0.75l/s from medium/high pressure pipelines or channels.
   - The pump shall be fitted with a cut-off switch to prevent overtopping when the tank is full.
   - The pump can only be used to fill the approved storage and must not be used to water directly onto the property.

5. Approved Storage

It is recommended LMW customers who receive a D&S Water Supply should have adequate storage for 6 weeks normal use and the following minimum storage volumes are recommended to cover periods when irrigation systems are not operation eg: winter irrigation schedule.

- Sole supply from LMW (Rural) D&S – minimum recommended storage capacity 45,000 litres, or
- Dual Supply from LMW (Rural) D&S plus urban supply – minimum recommended storage capacity 4,500 litres.
- Earthen storages are **not** permitted.

6. Connection between LMW supply system and on-property storage

- No tappings are allowed to be installed on the internal pipeline between the tank and the LMW pipeline responsibility for repairs to the pipeline shall be in accordance with Section 9.1 and Attachment 1 of Lower Murray Water's Customer Charter (Rural). In general the owner in low pressure systems the owner is responsible for the pipeline up to the meter assembly and in high pressure systems Lower Murray Water is responsible for the pipeline up to the meter assembly.

7. Meters

- An approved meter installation must be installed on all new connections and be located as close to the distribution system as possible
- A meter installation may include a meter, filter, flow control valve, pressure reducing valve and all pipe-work immediately before and after these fittings.
- All meters are the property of LMW.
- Where a meter is located on private land, the customer is to provide reasonable access (as determined by LMW) to read the meter and maintain the meter installation site. The meter installation must also be kept clear, to 0.5 metre distance, of all plants, weeds and structures.

8. The Customer is responsible:

- To pay all rates, tariffs and charges that are applicable to this supply, as determined by LMW.
- For cleaning the filter
- To not interfere or alter any part of the meter installation other than to clean the filter.
- To ensure that where necessary, all easement rights are obtained over the private pipeline in favour of LMW.

9. Shared Private D&S Pipelines

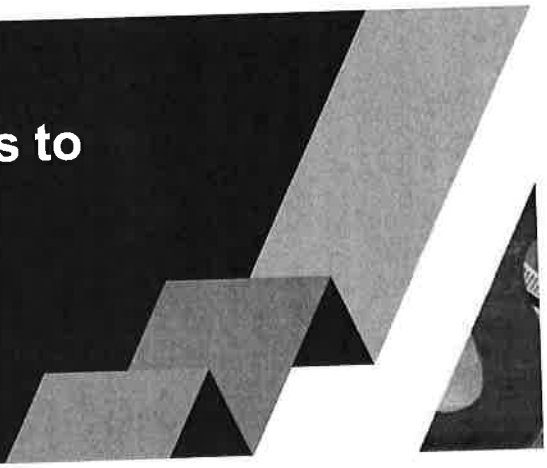
- LMW may allow a shared private community pipeline to a number of separate D&S properties from a single tapping on LMW supply system.
- A separate meter installation must be installed at each internal supply point.

10. Approval Process

- Once the application is approved, the customer is to pay all required installation charges to LMW, who will then arrange for the tapping and subsequent meter to be installed.
- The tapping will only be installed if there is no interruption to the pumping schedule and/or interferes with supply to other customers.
- Once the application is approved, the approval is only valid for the financial year (30 June) in which approval was granted.
- If there is a delay by LMW in the installation process, and changes are made to the relevant Policy or Procedures, then those changes will be applicable at the installation time at no additional cost to the customer.

Introducing Place of Take Approvals to Declared Water Systems

Changes to Victoria's water delivery entitlements



Why these changes are happening?

Victoria is adopting a new approach to water delivery entitlements that is planned to come into effect on 20 November 2023 once consultation is complete. The changes will:

- Give water users more certainty about their rights (entitlements) to have water delivered down our rivers and enable more flexibility to manage their own delivery risks.
- Allow the Minister for Water to make rules to cap these delivery entitlements and allow for water users to trade them.
- Protect the rights of existing entitlement holders in water systems where delivery risks are increasing.
- Include strong penalties as a deterrent against someone taking more than their fair share during a river shortfall (rationing) event, when water users are temporarily restricted in how much they can take.

What is changing?

Existing customers will automatically receive Place of Take Approvals

- All existing rights to take water for use on land are maintained under these new approvals.
- A Place of Take Approval will be issued to private diverters and irrigation district customers in declared water systems (refer map on next page) who:
    - own land with a water-use licence or registration; or
    - are already approved to use water that they own on land owned by someone else.
- A Place of Take Approval will be issued for each service point from which water is taken. The approval entitles the holder to take water at that place.

For river diverters, your extraction share will be moved from your works licence to your new Place of Take Approval

- Extraction share is your entitlement to a share of the water available in the river during shortfall rationing, such as during a heatwave.
- Rationing means river diverters may be temporarily restricted in how much water they can take during a shortfall event, based on their extraction share.
- Moving the extraction share from the works licence, which periodically expires, to the new Place of Take Approval, converts it into an enduring delivery entitlement that does not expire.
- In most Victorian rivers, with the exception of the Murray downstream of the Barmah Choke (refer box) and the Ovens/King system, rationing has not been required to date and is unlikely to occur outside exceptional circumstances.
- Your extraction share has no impact on your entitlement to take water outside of a shortfall event.

What this means for water users in the Murray downstream of the Barmah Choke

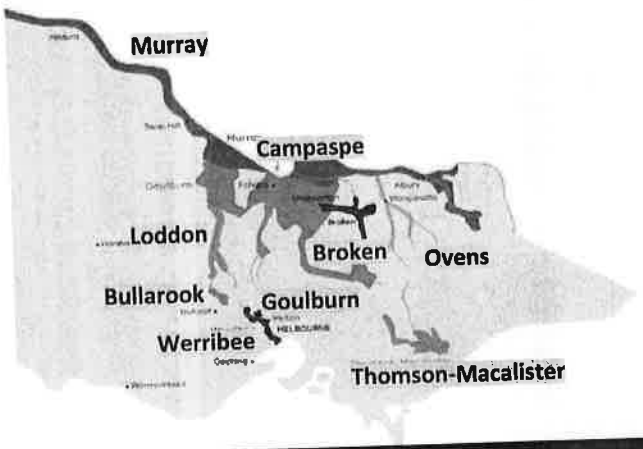
The changes allow the Minister for Water to cap extraction share, in places where rationing is more likely to occur.

In the Murray downstream of the Barmah Choke, where delivery risks are known to be increasing, it is proposed to cap extraction share to protect existing rights. Rules for trading extraction share are proposed to enable water users to manage their own delivery risks without impacting the rights of others.

For irrigation district customers, your delivery share will not be affected

- In irrigation districts, delivery shares are used to manage rationing if needed, whether due to channel congestion or a shortfall in the river. This will remain unchanged when the new Place of Take Approvals framework commences.
- Irrigation district customers can already manage their shortfall risks via delivery share trade.
- There is an option for the future to give district irrigators more flexibility to manage their risks during a river shortfall independently of their delivery share for irrigation district capacity. This can be explored once initial arrangements are in place.

Figure 1 - Victorian declared water systems



Where to go for more information

Your rural water corporation will have information about your specific circumstances. If you are a water-use licence or registration holder in a shared pumping arrangement, your water corporation will contact you ahead of the changes regarding extraction share distribution options – please also refer to the factsheet: Converting existing approvals to the Place of Take Approval framework.

More information is available on these websites:

Place of take approvals

https://www.waterregister.vic.gov.au/water-entitlements/about-entitlements/place-of-take-approvals

River Murray delivery risks

https://www.waterregister.vic.gov.au/water-availability-and-use/murray-delivery-risks

Works licences

https://www.waterregister.vic.gov.au/water-entitlements/about-entitlements/works-licences

We acknowledge Victorian Traditional Owners and their Elders past and present as the original custodians of Victoria's land and waters and commit to genuinely partnering with them and Victoria's Aboriginal community to progress their aspirations.



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Accessibility

To receive this document in an alternative format, phone the Customer Service Centre on 136 186, email customer.service@delwp.vic.gov.au, or contact National Relay Service on 133 677. Available at Victorian Water Register website (https://www.waterregister.vic.gov.au/water-entitlements/about-entitlements/place-of-take-approvals).

Frequently Asked Questions

Introducing Place of Take Approvals to Declared Water Systems

Updated August 2023

Q. What is changing?

Victoria is adopting a new approach to water delivery entitlements that will empower water users in declared systems to manage their own delivery risks. The new Place of Take Approvals framework has been introduced through the *Water and Catchment Legislation Amendment Act 2021*, which will amend the *Water Act 1989* when the changes come into effect.

The framework does not affect water shares, it simply clarifies the right (entitlement) to have water delivered.

Existing water delivery entitlements are:

- delivery share in irrigation districts
- extraction share associated with works licences for river diversions

Extraction share is a river diverter's right (entitlement) to a share of the water available for delivery when river rationing is required. Delivery share is similarly an entitlement to have water delivered to land in an irrigation area.

Existing rights will be reflected in the new 'Place of Take Approval' framework.

Q. When are the changes coming into effect?

The new framework is planned to come into effect on 20 November 2023, subject to regulatory approval.

This date provides time for water users, many of whom have been impacted by the ongoing effects of the emergency flooding event in late 2022, to understand and prepare for the changes.

Q. Where in Victoria do these changes apply?

These changes apply to all declared water systems, where rights to water have been unbundled into separate entitlements (i.e. those with water shares).

These are the regulated Murray, Goulburn, Ovens, Broken, Campaspe, Loddon, Bullarook, Werribee and Thomson-Macalister water systems.

Q. Why are these changes being made?

The new approach will enable better management of water extractions where delivery risks are increasing, such as in the Murray downstream of the Barmah Choke.

The changes will:

- Give water users more certainty about their rights (entitlements) to have water delivered down our rivers and enable more flexibility for water users to manage their own delivery risks.
- Allow the Minister for Water to make rules to cap these delivery entitlements and enable water users to trade them.

- Strengthen the rights of existing entitlement holders in water systems where delivery risks are increasing.
- Include strong penalties (consistent with other parts of the Act) as a deterrent against someone taking more than their fair share during a river shortfall (rationing) event, when water users are temporarily restricted in how much they can take.

Q. What do the proposed changes mean for water users?

A Place of Take Approval defines the place that water users are allowed to take water that is in their allocation account, and the terms and conditions under which that take is allowed. For river diverters this will include their extraction share.

River diverters and irrigation district customers in declared water systems will automatically receive a Place of Take Approval if they:

- own land with a water-use licence or registration
- are already approved to use water they own on land owned by someone else.

A Place of Take Approval will be issued for each pump or service point from which water is taken. The approval entitles the holder to take water at that place.

Where delivery risks are increasing, such as in Murray downstream of the Barmah Choke, the changes allow the Minister for Water to set a cap on extraction share and make rules for extraction share trade, to protect existing delivery entitlements while also allowing water users the flexibility to manage their own delivery risks through trade.

Q. What is a 'shortfall'?

A shortfall is when water that is entitled to be used cannot be delivered when and where it is needed.

A shortfall can happen if there is either a heatwave and a sudden spike in demand (referred to as a delivery shortfall), or there is not enough capacity in the system to supply water to meet all downstream needs in summer and autumn (referred to as a system shortfall). Typically, shortfall risks are higher when water allocations and demand are both high (i.e. risks are lower in really dry and really wet years, and higher in those in between years).

When a shortfall event occurs, water use needs to be rationed. Rationing means river diverters in the relevant area will be temporarily restricted in how much water they can take, based on their extraction share.

Q. What do the changes mean for river diverters?

Each pump where a river diverter takes water for use on their land will be issued a Place of Take Approval.

For all river diverters, including domestic and stock (D&S) water users, their extraction share – their entitlement to take a share of the water available in the river during shortfall rationing – will be moved from their existing works licence to their new Place of Take Approval.

This means extraction shares will no longer expire when a works licence expires, and instead will remain on the Place of Take Approval as an enduring entitlement that does not expire. This will give river diverters more certainty about their entitlement to have water delivered to each place that water is taken.

This will also enable water users to trade their extraction share to manage their delivery risks more flexibly, within trading rules.

Outside of shortfall events, a river diverter's extraction share has no impact on their right to take water.

Q. Will domestic and stock (D&S) users be treated the same as irrigation users?

D&S users in declared systems will be required to have a Place of Take Approval when the Place of Take Approval framework comes into effect, in the same way as all other water users.

This means that on commencement of the new framework, D&S users who hold a water-use licence or water-use registration will receive a Place of Take Approval, and existing extraction share on a related works licence will be distributed to their approval in accordance with conversion rules.

Q. What do the changes mean for district irrigators?

Each service point where an irrigator in a district takes water for use on their land will be issued a Place of Take Approval.

For district irrigators, their delivery share – the entitlement to have water delivered to land in the irrigation area by giving them a share of the available capacity in the channel or piped network – serves a dual purpose to manage both rationing due to channel congestion and also due to any shortfall event in the river. This will remain unchanged when the new Place of Take Approval framework commences.

District irrigators can already manage their shortfall risks via trade of delivery share.

Q. What does this mean for river diverters in the Murray downstream of Barmah?

In July 2019, the Minister began personally assessing Victorian works licence applications in the lower Murray below the Barmah Choke to ensure new extraction share does not increase delivery risks. In these assessments, the Minister has taken into consideration the cumulative impacts of growing extractions on the environment and on existing entitlement holds and has not issued new extraction share.

The current legislation means the Minister for Water can formally set a cap that will not be subject to case-by- case Ministerial decisions and put in place clear rules for trade of extraction share.

A cap on extraction share in the region and rules for trade of extraction share is proposed to be put in place when the Place of Take Approvals framework is introduced.

Introducing cap and trade arrangements in the Murray downstream of the Barmah Choke will protect existing rights and help river diverters manage their own shortfall risks.

Rules for trading extraction share are expected to enable trade where trade can occur without impacting third-party rights. These rules will be developed in consultation with water users.

Q. Why are delivery risks increasing in the Murray downstream of the Barmah Choke?

Although shortfalls in the Murray have been rare, the risk of shortfall in the Murray downstream of the Barmah Choke is increasing. The River Murray System has seen significant changes over the past 10 to 20 years in both supply and patterns of demand. Changes within the system are making it increasingly difficult to move water to where and when it's needed for irrigation and the environment, which can lead to a shortfall in delivery.

Additional details on increasing delivery risks in the Murray can be found on the Victorian Water Register website on the River Murray Delivery Risks web page.

Q. Is rationing of water deliveries more likely in the future?

In most Victorian rivers, with the exception of the Murray downstream of the Barmah Choke and the Ovens system, rationing has not been required to date and is unlikely to occur outside exceptional circumstances.

There has always been a risk that during peak demand periods on the River Murray, river operators will not be able to deliver enough water downstream of the Barmah Choke to meet all demands. This is because it takes about three weeks for water to get from the Hume Dam to Sunraysia and there are physical limits to the volume of water that can travel down the river system.

River Murray operators have a strong track record in actively managing the system to deliver water to where it is wanted. However, river operators are finding that it is getting harder to deliver water when and where it is needed in the lower Murray.

Additional details on delivery risks in the Murray can be found on the Victorian Water Register website on the River Murray Delivery Risks web page.

In the Ovens system, restrictions on delivery have historically been required during dry years when low flows have limited the ability to meet all water users' demands. The last time this occurred was on the King River in early 2020. Restrictions were also in place for large periods of 2002/03 and 2006/07. Increasing dry conditions is expected to increase the risk of delivery challenges in the Ovens in the future.

Q. Where can river diverters find their existing extraction share?

Extraction share is currently recorded on the copy of record for your works licence.

To obtain a copy of your works licence with your extraction share, you can contact your water corporation, or, if you know your works licence number, you can download one from the Victorian Water Register website.

All river diverters in Victoria are required to have a licence to operate a pump, referred to as a works licence. In declared water systems, river diverter works licences include an 'extraction share' condition. The example below shows a works licence with a 2 ML/day extraction share.

Rosters and restrictions

4 Water may only be taken through the works referred to in the works licence if, in a period of rationing or other restriction, it is taken in accordance with the share of the flow represented by the specified extraction share of 2 ML/day.

5 When directed by the Authority, water must be taken in accordance with the rosters and restrictions determined by the Authority, and advised to the licence holder.

Note that under current arrangements, if a shortfall occurred in this part of the river, that required rationing to 80% of extraction share for 7 days, this example works licence holder would have access to 1.6 ML/day for those 7 days.

Q. How do these changes affect other states?

These changes are about the right to take water in Victoria, and do not affect users in other states.

In the River Murray, the extraction share entitlements set out how Victoria's share of the water available in a shortfall will be distributed between Victorian extraction shareholders.

There is currently no agreement between states on how a Murray shortfall will be shared between states. At the time of any shortfall, states will need to agree on a sharing arrangement that keeps the river running to enable all delivery entitlement holders to access a share of the water.

Glossary of terms

Declared water system	Water systems where rights to water have been separated from rights to land. They include the regulated Murray, Goulburn, Ovens, Broken, Campaspe, Loddon, Bullarook, Werribee and Thomson-Macalister water systems.
Extraction share	Extraction share is a river diverter's right (entitlement) to a share of the water available for delivery when river rationing is required. Outside of shortfall events an extraction share has no impact on the holders right to take water. Note irrigation district customers' right (entitlement) to a share of the water available for delivery in such events is their delivery share.
Place of Take Approval	A 'Place of Take Approval' sets out its holders' right to take water at a specified place, rate and time in a declared water system.

Rationing	Rationing means all water users temporarily take a bit less water, so the shortfall burden is shared and no one takes more than their fair share. Rationing is based on extraction share for river diverters and delivery share for irrigation districts, ensuring all water users who hold such shares have access to some water if required during a shortfall event.
Shortfall	A shortfall is when water that is entitled to be used cannot be delivered when and where it is needed. When a shortfall event occurs, water use needs to be rationed.
Works licence	A works licence is a licence to construct, operate, alter, decommission or remove works associated with the extraction of water (i.e. bores, pumps and dams). Each licence is subject to conditions set by the Minister and specified on the licence.
River Murray downstream of the Barmah Choke	This means the portion of the River Murray system between Barmah and the border between Victoria and South Australia. It includes water users in the Torrumbarry and Woorinen areas of the Goulburn-Murray Irrigation District and all Lower Murray Water's irrigation districts as well as Goulburn-Murray Water and Lower Murray Water river diverters along that reach of the river.

Property Clearance Certificate

Land Tax

INFOTRACK / FINBEC PTY LTD T/A SARGEANTS
GOULBURN VALLEY

Your Reference:	082026-1741
Certificate No:	11151493
Issue Date:	28 AUG 2026
Enquiries:	ESYSPROD

Land Address: 54 ADCOCK ROAD ROBINVALE VIC 3549

Land Id	Lot	Plan	Volume	Folio	Tax Payable
17568833			8085	322	$0.00

Vendor: RODNEY NICOL, MURRAY NICOL & 1 OTHER(S)

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
ESTATE OF ALEXANDER FRANCIS NIC	2026	$192,000	$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):	$295,000
SITE VALUE (SV):	$192,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Notes to Certificate - Land Tax

Certificate No: 11151493

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 = $192,000

Calculated as $975 plus ($192,000 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $2,950.00

Taxable Value = $295,000

Calculated as $295,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 11151493

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: 11151493

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

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

Property Clearance Certificate

Commercial and Industrial Property Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / FINBEC PTY LTD T/A SARGEANTS GOULBURN VALLEY

Your Reference:	082026-1741
Certificate No:	11151493
Issue Date:	28 AUG 2026
Enquires:	ESYSPROD

Land Address:	54 ADCOCK ROAD ROBINVALE VIC 3549

Land Id	Lot	Plan	Volume	Folio	Tax Payable
17568833			8085	322	$0.00

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$295,000
SITE VALUE:	$192,000
CURRENT CIPT CHARGE:	**$0.00**

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 11151493

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 / FINBEC PTY LTD T/A SARGEANTS GOULBURN VALLEY

Your Reference:	082026-1741
Certificate No:	11151493
Issue Date:	28 AUG 2026

Land Address:	54 ADCOCK ROAD ROBINVALE VIC 3549

Lot	Plan	Volume	Folio
		8085	322

Vendor: RODNEY NICOL, MURRAY NICOL & 1 OTHER(S)

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: 11151493

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: 11151495

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: 11151495

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

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

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

Water Share ID:

WEE017721

Printed on: 21 Sep 2026 11:18:30 am

COPY OF RECORD IN THE VICTORIAN WATER REGISTER

WATER SHARE

Water Act 1989

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Water Share Description

Status	Active
Volume	2.2 megalitres
Water authority	Lower Murray Water
Water system source	Murray
Water system type	Regulated
Reliability class	High
Trading zone source	7 VIC Murray - Barmah to SA
Trading zone use	7 VIC Murray - Barmah to SA
Delivery system	River Murray (Wakool-Euston)
Tenure	Ongoing
Tradability	Tradable
Carryover allowed	Yes

Water Share Owner(s)

Joint owner 1 of 1

BARRY JAMES NICOL of 3338 HEATHCOTE ROAD, NAGAMBIE VIC 3608
Legal Personal Representative of ALEXANDER FRANCIS NICOL
LPR002763 Lodged on : 26 Jun 2024 Recorded on : 26 Jun 2024

RODNEY ALEXANDER NICOL of 12 EVANS STREET KALGOORLIE WA 6430
Legal Personal Representative of ALEXANDER FRANCIS NICOL
LPR002763 Lodged on : 26 Jun 2024 Recorded on : 26 Jun 2024

MURRAY JOHN NICOL of 53 QUIGLEY CRESCENT CHURCHILL VIC 3842
Legal Personal Representative of ALEXANDER FRANCIS NICOL
LPR002763 Lodged on : 26 Jun 2024 Recorded on : 26 Jun 2024

Current Year Allocation

Carryover at 1 July:	2.090 ML
Seasonal allocation since 1 July:	1.540 ML
Total allocation to date:	3.630 ML

Possible future allocation to 30 June: 0.660 ML

Spillable Account Details

Low risk of spill declaration:	Not yet made
Volume spilled:	0.000 ML
Current volume subject to above entitlement storage fee:	1.430 ML
Maximum volume subject to above entitlement storage fee:	2.090 ML

Water Share Association

Water use reference(s)

Water use ID	*Status*	*Type*	*Annual use limit (ML)*
WUR006282	Active	Use registration	2.2

Land description

Volume 8085 Folio 322
CA 19 Township of Robinvale Parish of Bumbang

Recorded Interests

Mortgage

Priority	*Reference*	*Recorded date*	*Mortgagee*
Nil			

Limited term transfer

Reference	*Start date*	*End date*	*Trading zone use*	*Delivery system*	*Water-use licence*	*Water authority*
Nil						

Notifications

Reference	*Recorded date*	*Notification details*
Nil		

Application History

Reference	*Type*	*Status*	*Lodged date*	*Approved date*	*Recorded date*
WEV419554	Association and Variation	Recorded	20 Aug 2024	20 Aug 2024	20 Aug 2024
LPR002763	Recording of LPR	Recorded	26 Jun 2024		26 Jun 2024
WEV495988	Association and Variation	Recorded	14 Mar 2013	14 Mar 2013	14 Mar 2013
WEI033363	Issue	Recorded	01 Jul 2007	01 Jul 2007	01 Jul 2007

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