Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

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	4 Bullock Street, Eaglehawk 3556	
Vendor's name	Christina Gayle Houlden	**Date** 13/10/2025
Vendor's signature	Signed by: C Houlden. 9306BE2149A643E...	
Vendor's name	Roselyne Joy Rayson	**Date** 13/10/25
Vendor's signature	RJ Rayson.	
Vendor's name	Karolyn Anne Hughes	**Date** 13/10/25
Vendor's signature	Karolyn Anne Hughes	
Purchaser's name		**Date** / /
Purchaser's signature		
Purchaser's name		**Date** / /
Purchaser's signature		

Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

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: $3,500.00

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.

None to the vendors knowledge.

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 **Tax reform scheme land**

(i) Is the land Tax Reform Scheme Land within the meaning of the Commercial and Industrial Property Tax Reform Act 2024? ☐ Yes X No

(ii) The Australian Valuation Property Classification Code based on the Valuation Best Practice Specifications Guidelines most recently allocated to the land is:

As attached

(iii) If the land is Tax Reform Scheme Land, the Entry Date within the meaning of the Commercial and Industrial Property Tax Reform Act 2024 is:

N/A

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 documents.

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

Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant 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 under section 192A of the *Building Act* 1993 if the square box is marked with an 'X' ☐

3.4 **Planning Scheme**

Attached is a certificate with the required specified information.

4. NOTICES

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

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

Not Applicable.

4.2 **Agricultural Chemicals**

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

Nil.

4.3 **Compulsory Acquisition**

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

Nil.

5. BUILDING PERMITS

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

Not Applicable.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Connected indicates that the service is provided by an authority and operating on the day of sale. The purchaser should be aware that the vendor may terminate any account with a service provider prior to settlement, and the purchaser may need to have the service reconnected.

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.

(a) Attached is a copy of the plan of subdivision certified by the relevant municipal council if the plan is not yet registered.

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.

Not Applicable.

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

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

Is attached.

13. ATTACHMENTS

As attached.

Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

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.

CONSUMER AFFAIRS VICTORIA

September 2014

Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

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.

CONSUMER AFFAIRS VICTORIA

September 2014

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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 09158 FOLIO 703

Security no : 124128596609F
Produced 02/10/2025 07:41 AM

LAND DESCRIPTION

Lot 6 on Plan of Subdivision 118623.
PARENT TITLE Volume 08331 Folio 114
Created by instrument LP118623 25/08/1976

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 3 equal undivided shares
Sole Proprietor
KAROLYN ANNE KENNEDY of 6 BULLOCK ST EAGLEHAWK
As to 1 of a total of 3 equal undivided shares
Sole Proprietor
ROSELYNE JOY RAYSON of 2 BULLOCK ST EAGLEHAWK
As to 1 of a total of 3 equal undivided shares
Sole Proprietor
CHRISTINA GAYLE HOULDEN of RAYWOOD RD WOODVALE
S274475X 18/12/1992

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP118623 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ608973F	CONVERT A PCT TO AN ECT	Completed	19/09/2025

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

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

Street Address: 4 BULLOCK STREET EAGLEHAWK VIC 3556

ADMINISTRATIVE NOTICES

NIL

eCT Control 20523B J + K LAW
Effective from 19/09/2025

DOCUMENT END

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Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**02/10/2025 07:41**

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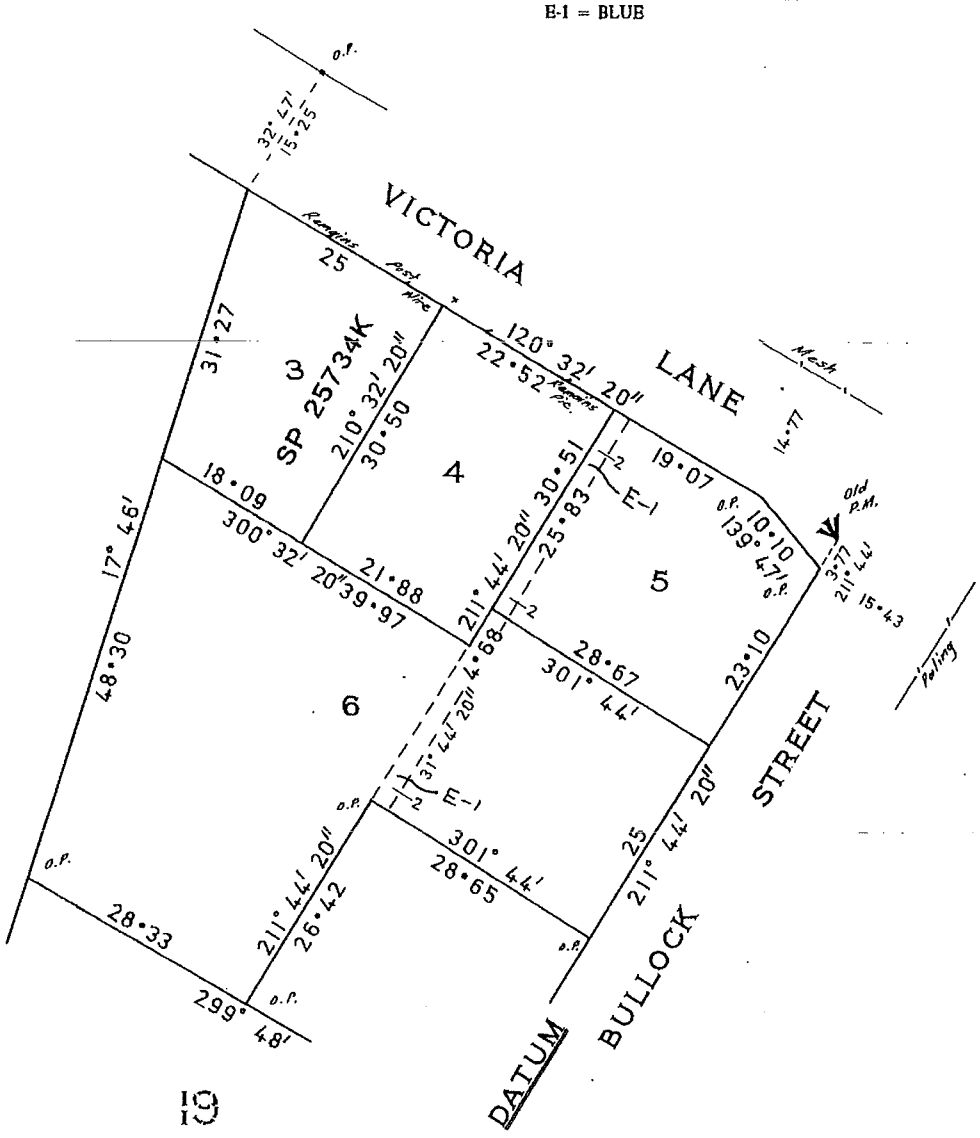
LP118623
EDITION 1
APPROVED 23/6/76

118623

PLAN OF SUBDIVISION OF PART CROWN ALLOTMENT 18, SECTION 17 AT EAGLEHAWK PARISH OF SANDHURST COUNTY OF BENDIGO 10 5 0 10 20 30 METRES	APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS
	The land coloured blue: drainage.	Boundaries shown on this plan agree with title. DEPTH LIMITATION: 15·24m

COLOUR CONVERSION
E-1 = BLUE



19

FOR APPROPRIATIONS, ETC,
SEE BACK HEREOF

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Delivered by LANDATA®, timestamp 02/10/2025 07:41 Page 2 of 2

SUBDIVISIONAL
CERTIFICATE OF TITLE V 8331 F 114

LP 118623
BACK OF SHEET ../.....

FOR TITLE REFERENCES TO LOTS SEE PARCELS INDEX

LODGED BY WATSON JAMES & ROGERS

DEALING No. DATE 30/4/1976

DECLARED BY BASIL REX PATHE

ON 4/12/1975

COUNCIL BOROUGH OF EAGLEHAWK

DATE OF CONSENT 22/4/1976

PLAN MAY BE LODGED ../'../..

PLAN APPROVED. DATE 23/6/1976 TIME 3.00 ~~a.m.~~ p.m

The land coloured BLUE
is appropriated or set apart for
easements of DRAINAGE.

Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

CITY OF GREATER BENDIGO

houldIssue Date: 3 October 2025
Your Reference: 78286965-013-7:89814
Certificate Number: 138548

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Land Information Certificate

This Certificate is issued under Section 121 of the Local Government Act 2020. The Rates & Charges for the year ending 30 June 2026 became payable on 1 July 2025. Overdue rates attract interest at the rate of 10.0% per annum.

PROPERTY ADDRESS: 4 Bullock Street, EAGLEHAWK 3556
PARCEL DETAILS: Lot 6 LP 118623
AVPCC: 118 - Residential Land (with buildings - no added value)

ASSESSMENT NUMBER 77033 9

Site Value	$255,000	Level of Valuation	01-Jan-2025
Capital Improved Value	$255,000	Valuation Operative	01-Jul-2025
Net Annual Value	$12,750	Basis of Rate	C.I.V.

RATES & CHARGES	CURRENT AMOUNT LEVIED
General Rates	$940.45
Emergency Services and Volunteer Fund	$180.10
	$
TOTAL LEVIED	**$1,120.55**
Arrears Outstanding	$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	$0.00
TOTAL OUTSTANDING	**$840.55**

Other Property Debt -	**$0.00**

Total Outstanding for Property **$840.55**

Note:In accordance with Section 175(1) of the Local Government Act 1989, all outstanding rates and charges **MUST** be paid by the purchaser when that person becomes the owner of the land.
Refer to the back of this Certificate for Prescribed, General and Other Information.

KATELYN STONE
SENIOR COORDINATOR RATES & VALUATIONS

iB PAY

Biller Code: 268813
Ref: 770339

To obtain an updated balance prior to settlement or for any other information regarding this certificate please contact the Rates Team Directly on 03 5434 6262. Notices of Acquisition can be forwarded to acquisitions@bendigo.vic.gov.au

PRESCRIBED INFORMATION

Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

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

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

GENERAL INFORMATION

There is no potential liability, other than any which may be shown on the front of this certificate, for rates under the Cultural & Recreational Lands Act 1963.

There is no outstanding amount, other than any which may be shown on the front of this Certificate, required to be paid for recreational purposes or any transfer of land required to the Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act 1958.

There are no monies owed, other than any which may be shown on the front of this certificate, under Section 119 of the Act.

At the date of this Certificate, there are no notices or orders on the land that have continuing application under the Local Government Act 1958, Local Government Act 1989 or under a local law or by law of the Council, other than any which may be shown on the front of this certificate.

Confirmation of the existence of any Housing Act 1983 Orders can be made by contacting Environmental Health & Local Laws at the City of Greater Bendigo, PO Box 733, Bendigo 3552, Telephone 1300 002 642.

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

There is not any environmental upgrade charge in relation to the land which is owed under Section 181C of the Local Government Act 1989.

The amounts shown on the front of this certificate includes any levy amount specified as being due in an assessment notice in relation to the land under Section 25 of the **Fire Services Property Levy Act 2012.**

RATES AND CHARGES

Rates and Charges for financial year ending 30 June 2026. All Rates and Charges due by four (4) instalments due 30 September 2025, 01 December 2025, 02 March 2026 and 01 June 2026.

Interest will be charged on payments received after the due dates at the rate of 10.0% p.a. This applies to both full payment and instalments.

OTHER INFORMATION

This certificate is valid for 90 days from the date of issue. Amounts outstanding may vary if payments/adjustments are made after the issue date. It is the responsibility of the applicant to obtain an update prior to settlement.
After the issue of this certificate, Council may be prepared to provide a verbal update of the information to the applicant about the matters disclosed in this certificate, but if it does so, Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the Council is authorised to bind Council by the giving of such verbal information. Updates will only be provided to the applicant.

PLEASE NOTE: Updates will not be provided after the 90 day period has passed, a new certificate will be required.

Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

Property Clearance Certificate

Land Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / J & K LAW

Your Reference:	2515121
Certificate No:	93514668
Issue Date:	02 OCT 2025
Enquiries:	TVD0

Land Address: 4 BULLOCK STREET EAGLEHAWK VIC 3556

Land Id	Lot	Plan	Volume	Folio	Tax Payable
3293206	6	118623	9158	703	$0.00

Vendor: KAROLYN ANNE HUGHES, ROSELYNE JOY RAYSON & 1 OTHER(S)

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MRS KAROLYN ANNE KENNEDY	2025	$255,000	$500.00	$0.00	$0.00

Comments: Land Tax of $500.00 has been assessed for 2025, an amount of $500.00 has been paid. Property is exempt: LTX Contiguous 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

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):	$255,000
SITE VALUE (SV):	$255,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

Notes to Certificate - Land Tax

Certificate No: 93514668

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 = $255,000

Calculated as $975 plus ($255,000 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $2,550.00

Taxable Value = $255,000

Calculated as $255,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 93514668

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: 93514668

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**

Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

Property Clearance Certificate

Commercial and Industrial Property Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / J & K LAW

Your Reference:	2515121
Certificate No:	93514668
Issue Date:	02 OCT 2025
Enquires:	TVD0

Land Address: 4 BULLOCK STREET EAGLEHAWK VIC 3556

Land Id	Lot	Plan	Volume	Folio	Tax Payable
3293206	6	118623	9158	703	$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
118	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:	$255,000
SITE VALUE:	$255,000
CURRENT CIPT CHARGE:	**$0.00**

Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 93514668

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.

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Property Clearance Certificate

Windfall Gains Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / J & K LAW

Your Reference:	2515121
Certificate No:	93514668
Issue Date:	02 OCT 2025

Land Address: 4 BULLOCK STREET EAGLEHAWK VIC 3556

Lot	Plan	Volume	Folio
6	118623	9158	703

Vendor: KAROLYN ANNE HUGHES, ROSELYNE JOY RAYSON & 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

Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

Notes to Certificate - Windfall Gains Tax

Certificate No: 93514668

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: 93514669

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: 93514669

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.

Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

PLAN OF SUBDIVISION

EDITION 1

PS 928388V

LOCATION OF LAND

PARISH: SANDHURST, AT EAGLEHAWK

TOWNSHIP: -

SECTION: 17

CROWN ALLOTMENT: 18 (PART)

TITLE REFERENCE: VOL. 9158 FOL. 699
VOL. 9158 FOL. 702
VOL. 9158 FOL. 703

LAST PLAN REFERENCE: LOT 1 LP 118622
LOTS 5 & 6 LP 118623

POSTAL ADDRESS: 2, 4 & 6 BULLOCK STREET
(at time of subdivision) EAGLEHAWK, VIC 3556

MGA CO-ORDINATES: E: 254 440 ZONE: 55
(of approx centre of land in plan) N: 5 932 560 MGA 2020

Council Name: Greater Bendigo City Council

Council Reference Number: SC/313/2024/1
Planning Permit Reference: DS/313/2024
SPEAR Reference Number: S240910A

Certification

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

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made

Digitally signed by: Kirstin Garner for Greater Bendigo City Council on 15/04/2025

Statement of Compliance issued: 29/07/2025

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION: 15.24 metres

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. DS/313/2024

This survey has been connected to permanent marks No(s) 706, 962, 992, 1349, 1680 & 1906 in Proclaimed Survey Area No.34

NOTATIONS

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Drainage	2	LP 118623	Lot on LP 118623
E-2	Pipelines or Ancillary Purposes	See Plan	This Plan Section 136 of the Water Act 1989	Coliban Region Water Corporation

ADRIAN CUMMINS & ASSOCIATES
CONSULTING SURVEYORS
ISO 9001:2015 Quality Management
FS 520895
360 DEGREE SURVEYING PTY. LTD.
7 Contempo Court East Bendigo 3550
Tel. 03 54425133
Email surveyors@adriancummins.com

SURVEYORS FILE REF: AB9790-24-01

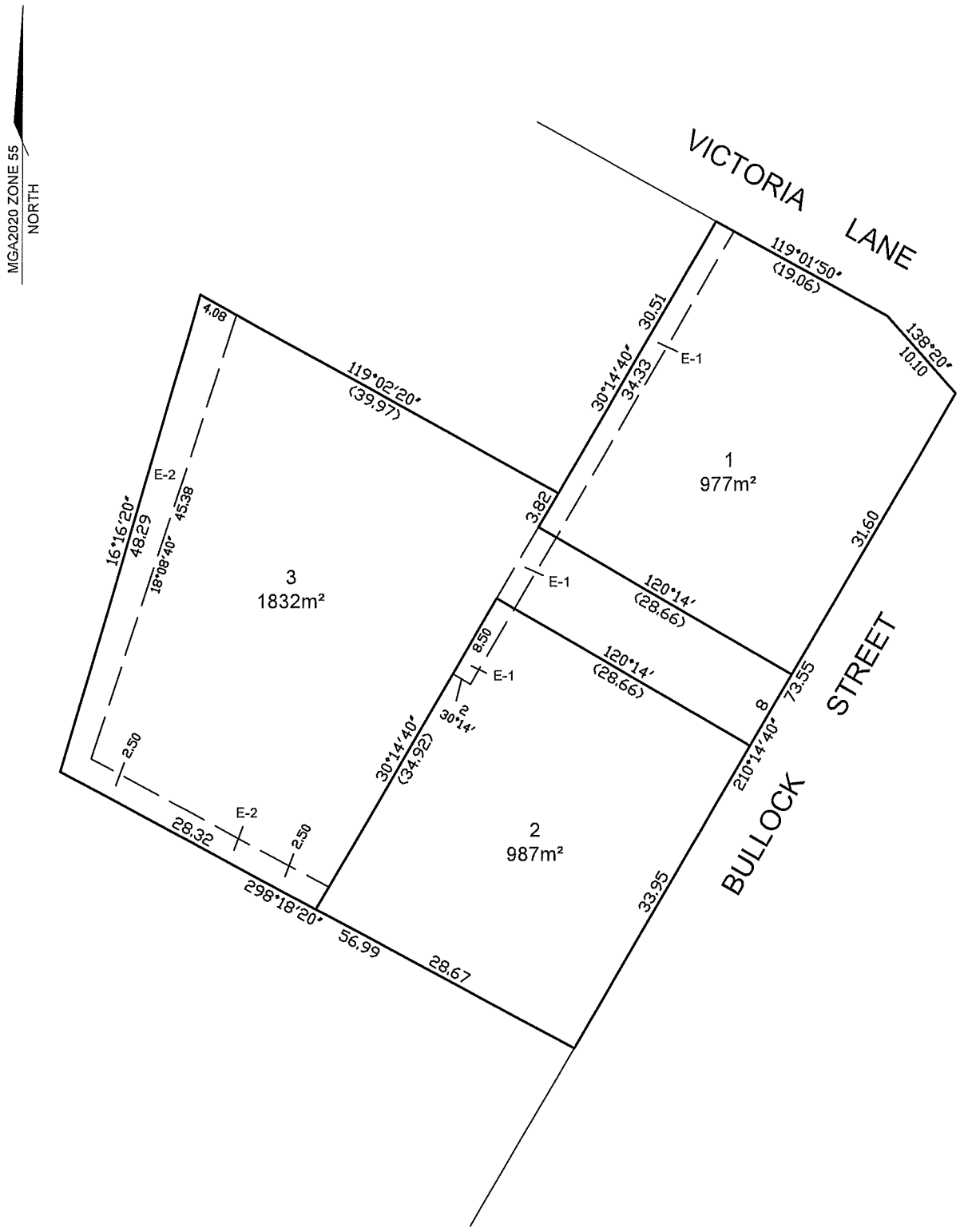
ORIGINAL SHEET SIZE: A3

SHEET 1 OF 2

Digitally signed by: Andrew Gordon Thomson, Licensed Surveyor,
Surveyor's Plan Version (01),
23/01/2025, SPEAR Ref: S240910A

Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

PS 928388V



ADRIAN CUMMINS & ASSOCIATES CONSULTING SURVEYORS ISO 9001:2015 Quality Management FS 520895 360 DEGREE SURVEYING PTY. LTD. 7 Contempo Court East Bendigo 3550 Tel. 03 54425133 Email surveyors@adriancummins.com	SCALE 1:400 4 2 0 4 8 12 16 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
	Digitally signed by: Andrew Gordon Thomson, Licensed Surveyor, Surveyor's Plan Version (01), 23/01/2025, SPEAR Ref: S240910A	Digitally signed by: Greater Bendigo City Council, 15/04/2025, SPEAR Ref: S240910A	

Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

CITY OF GREATER BENDIGO

New Street Address Allocations Information

Advice of street address and lot location of each lot on the plan.

Plan No: PS928388V
Certified: 15/04/2025
No. of Lots: 3
Council Name: Greater Bendigo City Council
Council Ref No: DS/313/2024, SC/313/2024/1
SPEAR Ref No: S240910A
Property: 2 BULLOCK STREET, EAGLEHAWK VIC 3556

Lot Number	House Number	Road Name	Road Type	Locality
1	2	BULLOCK	STREET	EAGLEHAWK
2	6	BULLOCK	STREET	EAGLEHAWK
3	4	BULLOCK	STREET	EAGLEHAWK

The above plan was unregistered at the time that these addresses were supplied by Council. You may wish to check the final addressing data for lots on this plan in Vicmap once it is registered.

Date: 12/12/2024

Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

CITY OF GREATER BENDIGO

PLANNING PERMIT

Permit No. **DS/313/2024**

Planning Scheme: **Greater Bendigo Planning Scheme**

Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **2, 4 and 6 Bullock Street, EAGLEHAWK 3556**
Lot 1 LP 118622, Lot 5 LP 118623, Lot 6 LP 118623

THE PERMIT ALLOWS: **Realignment of boundaries**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

---

1. PLANS TO BE ENDORSED
The plans to be endorsed and which will then form part of the permit are the plans submitted with the application.

2. LAYOUT PLANS
The subdivision, as shown on the endorsed plans, must not be altered without the prior written consent of the responsible authority.

3. PROVISION OF SERVICES
The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities and electricity services to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

4. RETICULATED GAS SERVICES
Any lot shown on the endorsed plan must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This does not apply to:
   - a lot that will not be used for, or include, a dwelling; or
   - a lot that contains an existing dwelling or apartment; or
   - a lot where a permit has been granted for a dwelling or apartment on the land in the lot.

This condition continues to have force and effect after a statement of compliance under the Subdivision Act 1988 has been issued and the subdivision authorised by this permit has been completed.

5. EASEMENTS
All existing and proposed easements and sites for existing and required utility services and roads must be set aside in favour of the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for certification under the Subdivision Act 1988.

6. REFERRAL OF PLAN
The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with section 8 of that Act.

7. DETAILED DRAINAGE
Prior to the certification of the plan of subdivision under the Subdivision Act 1988, plans to

Signature for the Responsible Authority

Date Issued: 25 October, 2024

Document Set ID: 5201255
Version: 3, Version Date: 25/10/2024

Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

CITY OF GREATER BENDIGO

PLANNING PERMIT

Permit No.	**DS/313/2024**
Planning Scheme:	**Greater Bendigo Planning Scheme**
Responsible Authority:	**Greater Bendigo City Council**

ADDRESS OF THE LAND: **2, 4 and 6 Bullock Street, EAGLEHAWK 3556**
Lot 1 LP 118622, Lot 5 LP 118623, Lot 6 LP 118623

THE PERMIT ALLOWS: **Realignment of boundaries**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

---

the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and then will form part of the permit. The plans must be drawn to scale with dimensions. The plans must include:
(a) Direction of stormwater run off.
(b) A point of discharge for each lot.
(c) Independent drainage for each lot.
(d) Easements as required.

8. DRAINAGE WORKS
Prior to the issue of the statement of compliance for the subdivision, drainage works must be constructed in accordance with plans approved by the responsible authority.

9. CONSTRUCTION OF WORKS
Road works, drainage and other civil works must be constructed in accordance with the Infrastructure Design Manual and plans and specifications approved by the responsible authority and must include:
(a) Drainage.

10. CONSENT FOR WORK ON ROAD RESERVES
The applicant must comply with:
(a) The Road Management Act 2004.
(b) Road Management (Works and Infrastructure) Regulations 2005.
(c) Road Management (General) Regulations 2005.
With respect to any requirements to notify the coordinating authority and/or seek consent from the coordinating authority to undertake "works" (as defined in the Act) in, over or under the road reserve. The responsible authority in the inclusion of this condition on this planning permit is not deemed to have been notified of, or to have given consent to undertake any works within the road reserve as proposed in this permit.

11. VEHICULAR CROSSING
Vehicular access to the subject land from any roadway or service lane (and vice versa) must be by way of a vehicle crossing(s) constructed at right angles to the road, to suit the proposed driveway(s) and vehicles that will use the crossing. A Works within Road Reserves permit must be obtained from the City of Greater Bendigo Engineering Department prior to any work commencing in the road reserve.

12. TELECOMMUNICATIONS
(a) The owner of the land must enter into an agreement with:
- a telecommunications network or service provider for the provision of

Signature for the Responsible Authority

Date Issued: 25 October, 2024

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CITY OF GREATER BENDIGO

PLANNING PERMIT

Permit No.	**DS/313/2024**
Planning Scheme:	**Greater Bendigo Planning Scheme**
Responsible Authority:	**Greater Bendigo City Council**

ADDRESS OF THE LAND: **2, 4 and 6 Bullock Street, EAGLEHAWK 3556**
Lot 1 LP 118622, Lot 5 LP 118623, Lot 6 LP 118623

THE PERMIT ALLOWS: **Realignment of boundaries**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time.

- a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

(b) Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time.
- a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

13. EXPIRY OF THE PERMIT

The permit will expire if:

(a) The plan of subdivision is not certified within two years from the date of this permit; or

(b) The subdivision is not completed within five years from the date of certification of the plan of subdivision.

The responsible authority may extend the time for certification of the plan if a request is made in writing before the permit expires or within six months afterwards.

Notes – Arboriculture & Environmental Management:

- A tree within the road reserve is required to be removed as part of a future Works within Road Reserve permit, to facilitate construction of a new crossover and accessway to Lot 6 LP118623.
- The amenity value of the tree within the road reserve at 4 Bullock Street, Eaglehawk, (asset ID 762676) is $2,464.62. There will also be a replacement cost of $500 and removal of the tree will be at the cost of the permitholder.

Signature for the Responsible Authority

Date Issued: 25 October, 2024

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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.
(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the *Planning & Environment Act 1987*)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the *Planning & Environment Act 1987*.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit, or
- if no date is specified, from:
  - (i) the date of the decision of the Victorian Civil & Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
  - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if –
   - the development or any stage of it does not start within the time specified in the permit, or
   - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
   - the development or any stage is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within five years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.
2. A permit for the use of land expires if –
   - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
   - the use is discontinued for a period of two years.
3. A permit for the development and use of the land expires if –
   - the development or any stage of it does not start within the time specified in the permit; or
   - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
   - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
   - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 6A(2) of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision –
   - the use or development of any stage is to be taken to have started when the plan is certified; and
   - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under the permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil & Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil & Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil & Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil & Administrative Tribunal.

Document Set ID: 5201255
Version: 3, Version Date: 25/10/2024

Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 02 October 2025 07:43 AM

PROPERTY DETAILS

Address:	**4 BULLOCK STREET EAGLEHAWK 3556**
Lot and Plan Number:	**Lot 6 LP118623**
Standard Parcel Identifier (SPI):	**6\LP118623**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**184202**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 603 M9**

UTILITIES

Rural Water Corporation:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**BENDIGO WEST**

OTHER

Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

SCHEDULE TO THE GENERAL RESIDENTIAL ZONE (GRZ)



C1Z - Commercial 1

GRZ - General Residential

PUZ7 - Public Use-Other Public Use

TRZ1 - State Transport Infrastructure

TRZ3 - Significant Municipal Road

Railway line

Water course

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

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

Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

PLANNING PROPERTY REPORT

Planning Overlays

SPECIAL BUILDING OVERLAY (SBO)

SPECIAL BUILDING OVERLAY - SCHEDULE 1 (SBO1)



SBO - Special Building Overlay | Railway line | Water course

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)

HERITAGE OVERLAY (HO)

NEIGHBOURHOOD CHARACTER OVERLAY (NCO)

SPECIFIC CONTROLS OVERLAY (SCO)



DDO - Design and Development Overlay | HO - Heritage Overlay | NCO - Neighbourhood Character Overlay

SCO - Specific Controls Overlay | Railway line | 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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Read the full disclaimer at https://www.vic.gov.au/disclaimer

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).

Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 2 October 2025.

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

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.***
It does not include information about exhibited planning scheme amendments, or zonings that may 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

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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PROPERTY REPORT

VICTORIA State Government | Energy, Environment and Climate Action

Created at 02 October 2025 07:43 AM

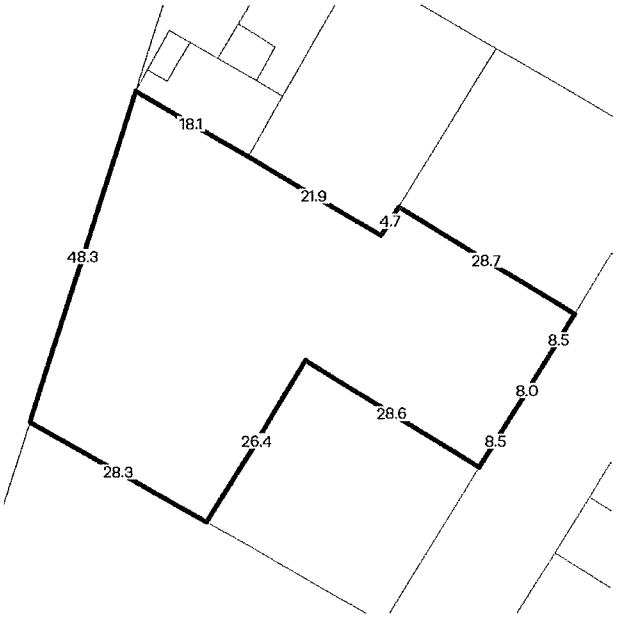
PROPERTY DETAILS

Address:	**4 BULLOCK STREET EAGLEHAWK 3556**
Lot and Plan Number:	**Lot 6 LP118623**
Standard Parcel Identifier (SPI):	**6\LP118623**
Local Government Area (Council):	**GREATER BENDIGO**
Council Property Number:	**184202**
Directory Reference:	**Vicroads 603 M9**

www.bendigo.vic.gov.au

SITE DIMENSIONS

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



Area: 2320 sq. m
Perimeter: 230 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:	**Goulburn-Murray Water**
Urban Water Corporation:	**Coliban Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**BENDIGO WEST**

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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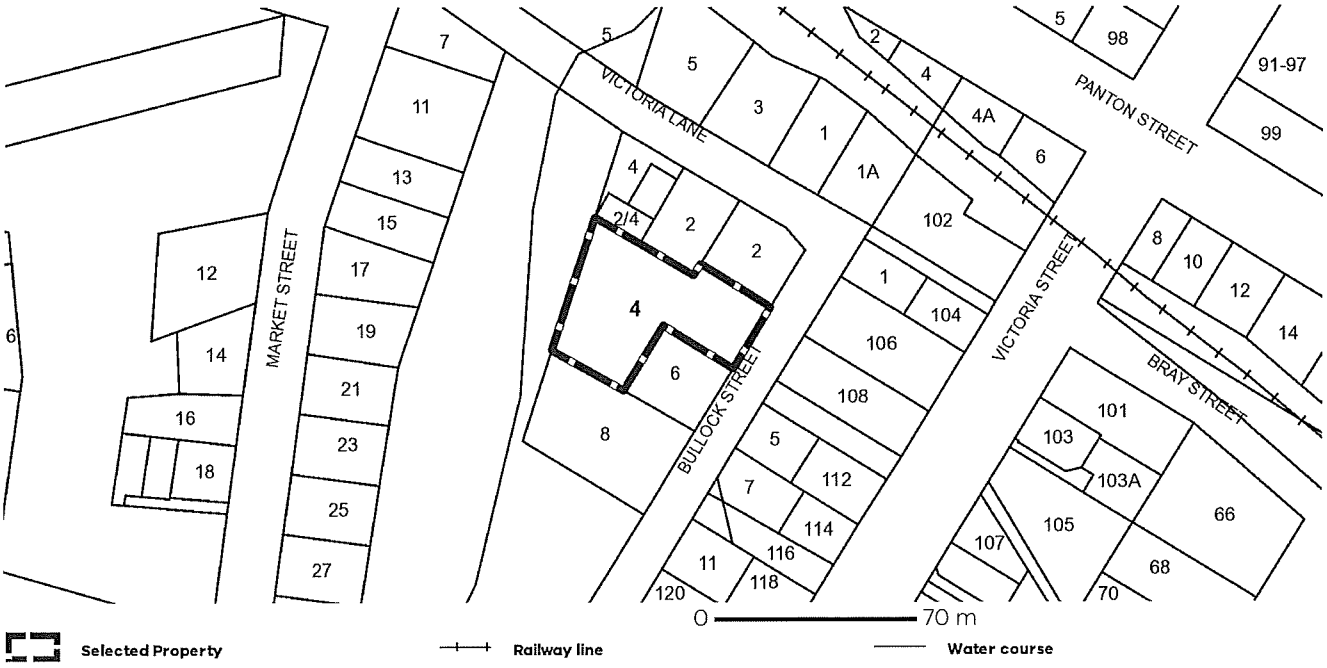
PROPERTY REPORT

VICTORIA State Government | Energy, Environment and Climate Action

Area Map



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HISTORIC MINING ACTIVITY
Form No. 692

02 October, 2025

Property Information:

Address: 4 BULLOCK STREET EAGLEHAWK 3556

It is advised that:

Our records do not indicate the existence of any mining activity on this site, but the site may be over or close to known mining activity. Note that there may be unrecorded mine openings connecting with such activity. (2)

NOTE: Historic Mining activity information is provided from plans and records that may be incomplete and may not be entirely free from errors. It is provided for information only and should not be relied upon as definitive of the status of any area of land. It is provided on the basis that all persons accessing it undertake responsibility for assessing the relevance and accuracy of its content.
The State of Victoria and its officers, agents or employees do not guarantee that the work is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this work.

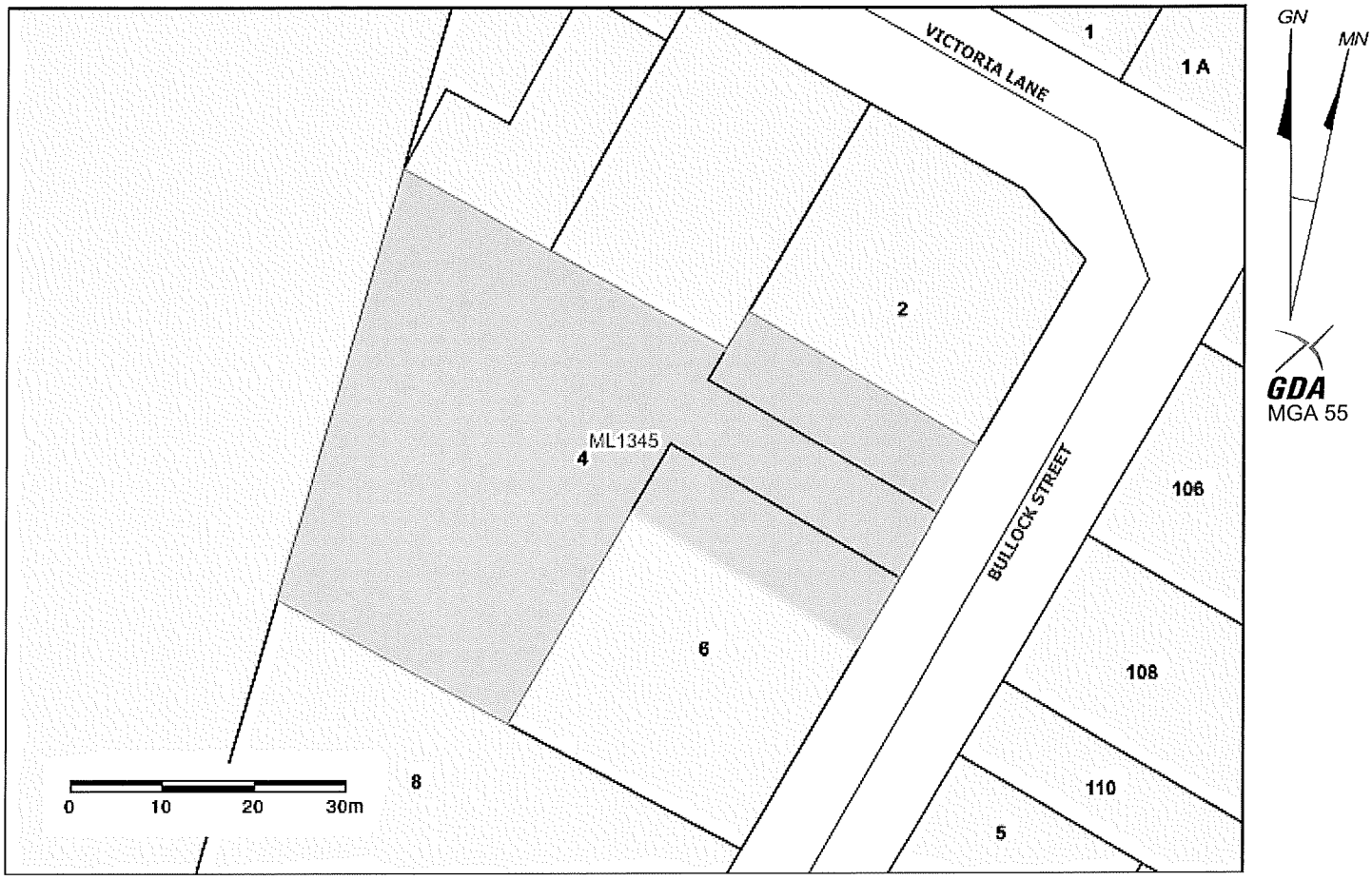
For queries, contact:

Department of Energy, Environment and Climate Action
E-mail: gsv_info@deeca.vic.gov.au

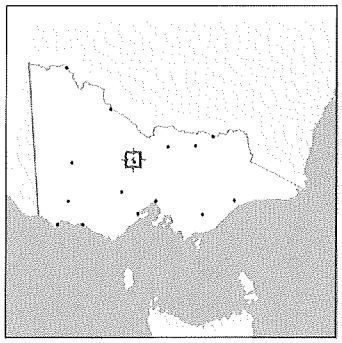
Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

HISTORIC MINING ACTIVITY ANALYSIS REPORT

Address: 4 BULLOCK STREET EAGLEHAWK 3556



Locality Map



Details (as at 02 October, 2025)

Result of Search:

Our records do not indicate the existence of any mining activity on this site, but the site may be over or close to known mining activity. Note that there may be unrecorded mine openings connecting with such activity. (2)

NOTE: Historic Mining activity information is provided from plans and records that may be incomplete and may not be entirely free from errors. It is provided for information only and should not be relied upon as definitive of the status of any area of land. It is provided on the basis that all persons accessing it undertake responsibility for assessing the relevance and accuracy of its content.
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Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

Summary of Important Overlaps

Expired Mining Licences and Leases: Tenement Number: MIN5344, Primary Owner: Kralcopic Pty Ltd

Expired Mining Licences and Leases: Tenement Number: ML1345, Primary Owner:

Details of Important Overlaps

Expired Mining Licences and Leases: Tenement Number: MIN5344, Primary Owner: Kralcopic Pty Ltd	
Mining Tenement No.	MIN5344
Type Description	Mining Licence
Act Description	Mineral Resources Sustainable Development Act 1990
Owner	Kralcopic Pty Ltd
Owner Fax	
Application Date	10/12/1985
1st Grant Date	10/08/1987
Last Grant Date	10/08/1987
Expiry Date	16/08/2019
Bond	0
Current Area (hectares)	4275.48
First Granted Area (hectares)	8900.00
Status Description	Renewal Refused
Earth Resources Regulation Region	North
Municipality	Greater Bendigo
1 100 000 Mapsheet	(7724) Bendigo
Land Status	CL and PL
Commodity	Gold
Earth Resources Licensing Officer Phone	1300 366 356

Expired Mining Licences and Leases: Tenement Number: ML1345, Primary Owner:	
Mining Tenement No.	ML1345
Type Description	
Act Description	
Owner	
Owner Fax	
Application Date	
1st Grant Date	
Last Grant Date	
Expiry Date	
Bond	0
Current Area (hectares)	0.00
First Granted Area (hectares)	0.00
Status Description	
Earth Resources Regulation Region	
Municipality	
1 100 000 Mapsheet	
Land Status	
Commodity	
Earth Resources Licensing Officer Phone	

Note: If there is no information displayed, less important overlaps may exist, or activity may be in the same general locality of the selected property.

Docusign Envelope ID: D622F97A-93A5-4ABA-8705-621D7E34B18E

Legend

Deep Lead Lines

Deep Lead Lines

Deep Lead Polygons

Deep Lead Polygons

Expired Tailings Licences

Expired Gold Mining Leases - 1860s to 1958

Expired Gold Mining Leases - 1860s to 1958

Expired Mineral Leases - 1860s to 1966

Expired Extractive Industry Tenements

Expired Mining Licences and Leases

Current Extractive Industry Work Authorities

Current Mining Licences and Leases

Mines and Mineral Occurrences

- MAJOR
- INTERMEDIATE
- MINOR
- UNKNOWN

Property - Address

Roads (vmtrans)

- Freeway
- Highway
- Main Road
- Medium Road
- Other Roads

Towns (25K)

- Locality
- Small Town
- Town
- Large Town
- Major Town
- Regional Centre
- City