

Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land

34 Daniel Drive, Golden Square 3555

Vendor's name

Jacob Michael Hyde

Date

16 July 2026

Vendor's signature

Signed by:



1FDC6A42C5424BZ...

Vendor's name

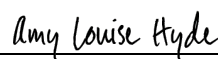
Amy Louise Hyde

Date

10 July 2026

Vendor's signature

Signed by:



177B4C28FEC94FF...

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) Are contained in the attached certificate/s.

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

	To	
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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	AVPCC No. 110.3
(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 of 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 documents.

- (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 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:

Not Applicable.

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:

Not Applicable.

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.

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 ☒
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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*.

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

(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.)

- ☐ Vacant Residential Land or Land with a Residence
- ☒ Attach Due Diligence Checklist (this will be attached if ticked)

13 ATTACHMENTS

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

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

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

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Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

(04/10/2016)

PROPERTY REPORT



Energy,
Environment
and Climate Action

Created at 04 June 2026 11:53 AM

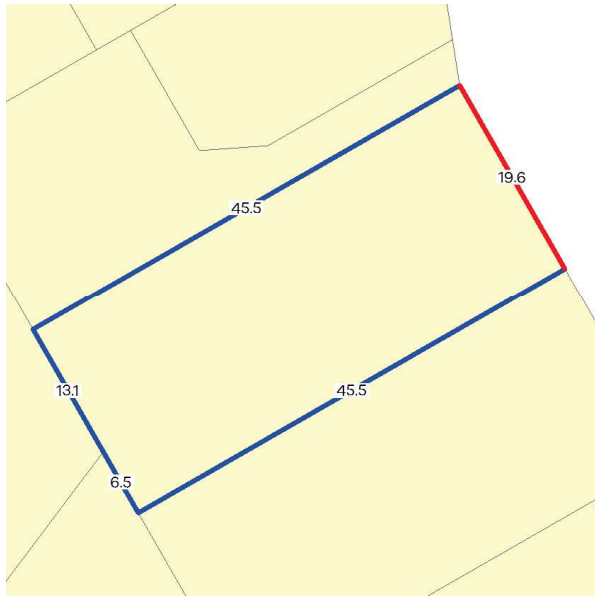
PROPERTY DETAILS

Address: **34 DANIEL DRIVE GOLDEN SQUARE 3555**
 Lot and Plan Number: **Lot 79 PS442343**
 Standard Parcel Identifier (SPI): **79\PS442343**
 Local Government Area (Council): **GREATER BENDIGO**
 Council Property Number: **218255**
 Directory Reference: **Vicroads 606 J11**

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: 891 sq. m

Perimeter: 130 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/>

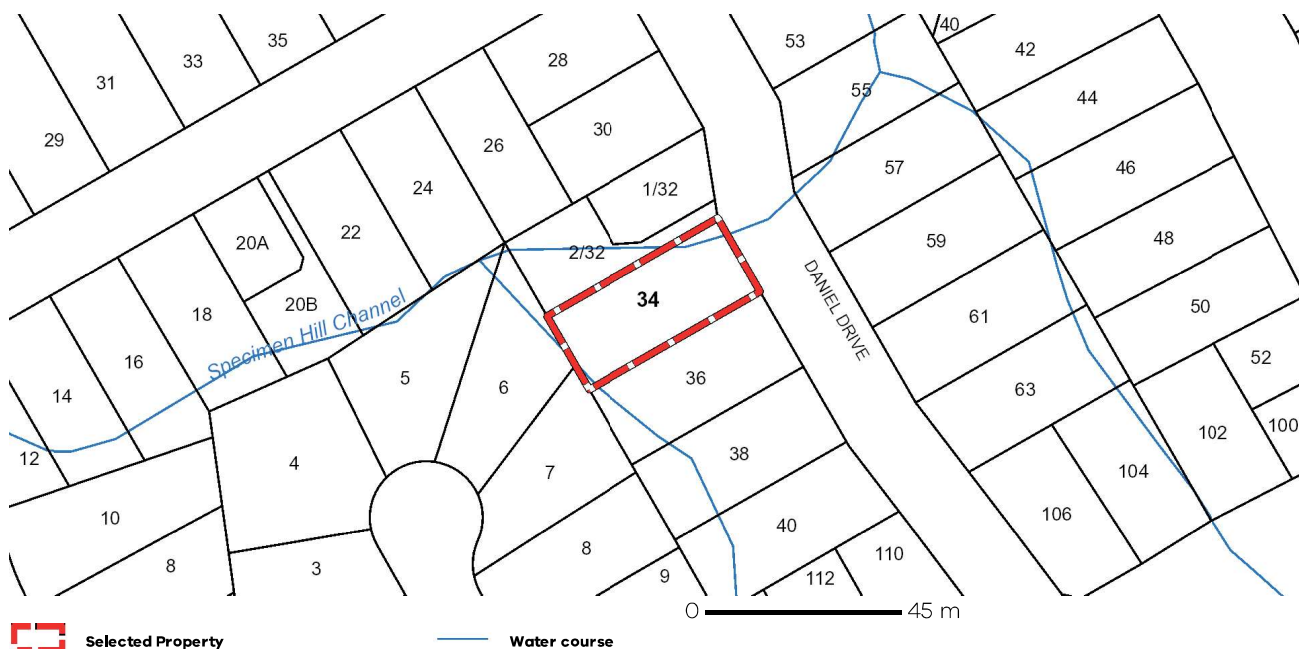
Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

PROPERTY REPORT



Energy,
Environment
and Climate Action

Area Map



PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 04 June 2026 11:52 AM

PROPERTY DETAILS

Address: **34 DANIEL DRIVE GOLDEN SQUARE 3555**
 Lot and Plan Number: **Lot 79 PS442343**
 Standard Parcel Identifier (SPI): **79\PS442343**
 Local Government Area (Council): **GREATER BENDIGO**
 Council Property Number: **218255**
 Planning Scheme: **Greater Bendigo**
 Directory Reference: **Vicroads 606 J11**

www.bendigo.vic.gov.au

[Planning Scheme - Greater Bendigo](#)

UTILITIES

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 Urban Water Corporation: **Coliban Water**
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STATE ELECTORATES

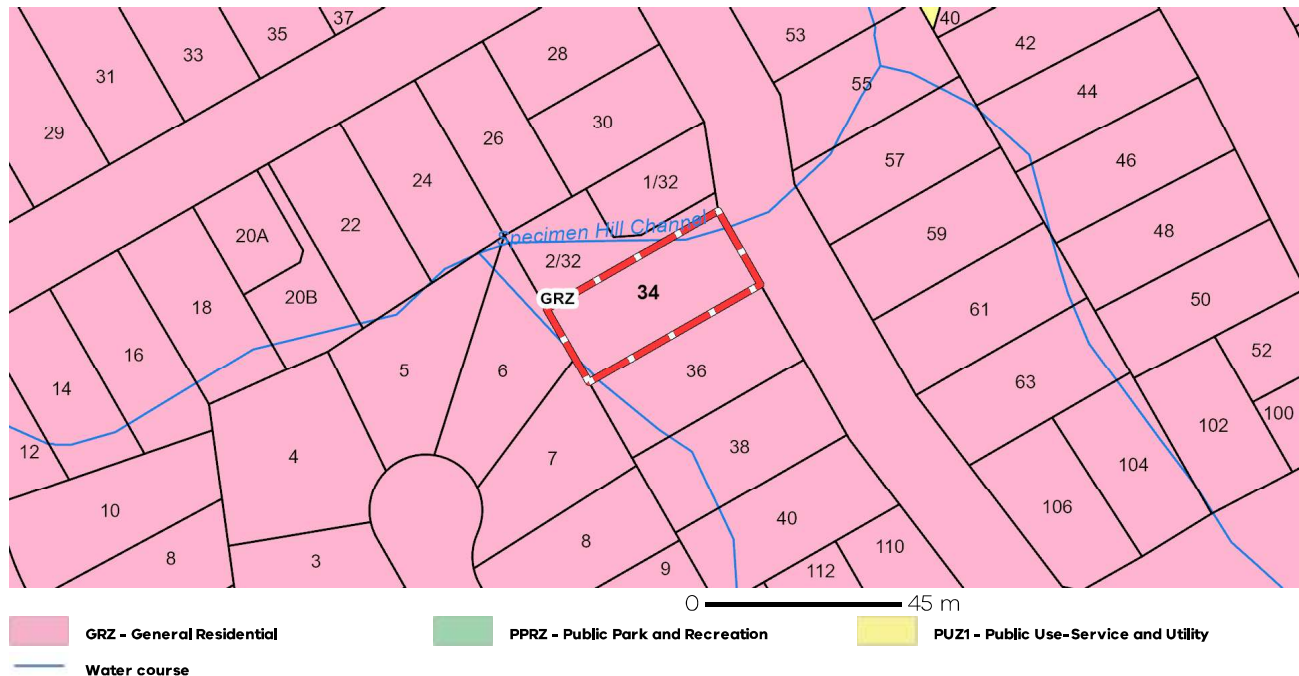
Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **BENDIGO WEST**
 OTHER
 Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

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

[SCHEDULE TO THE GENERAL RESIDENTIAL ZONE \(GRZ\)](#)



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).

PLANNING PROPERTY REPORT

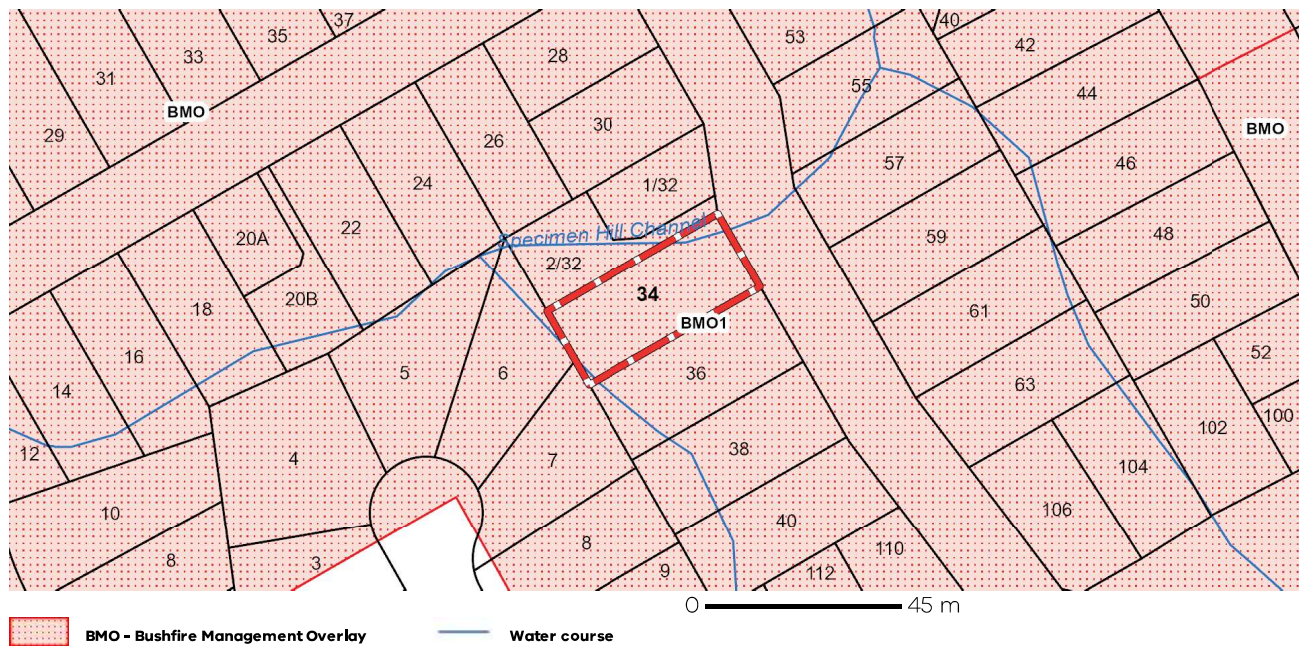


Department of Transport and Planning

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 1 (BMO1)



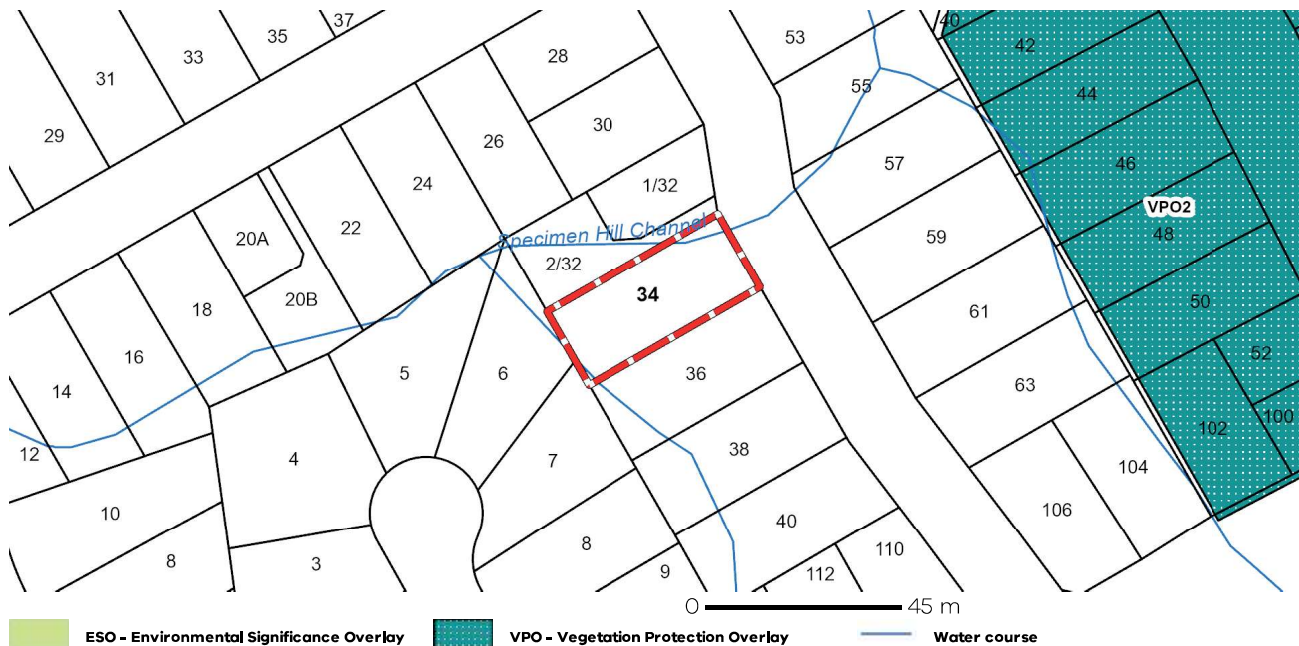
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

VEGETATION PROTECTION OVERLAY (VPO)



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

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PLANNING PROPERTY REPORT



Department
of Transport
and Planning

Further Planning Information

Planning scheme data last updated on 28 May 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 affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

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

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

PLANNING PROPERTY REPORT



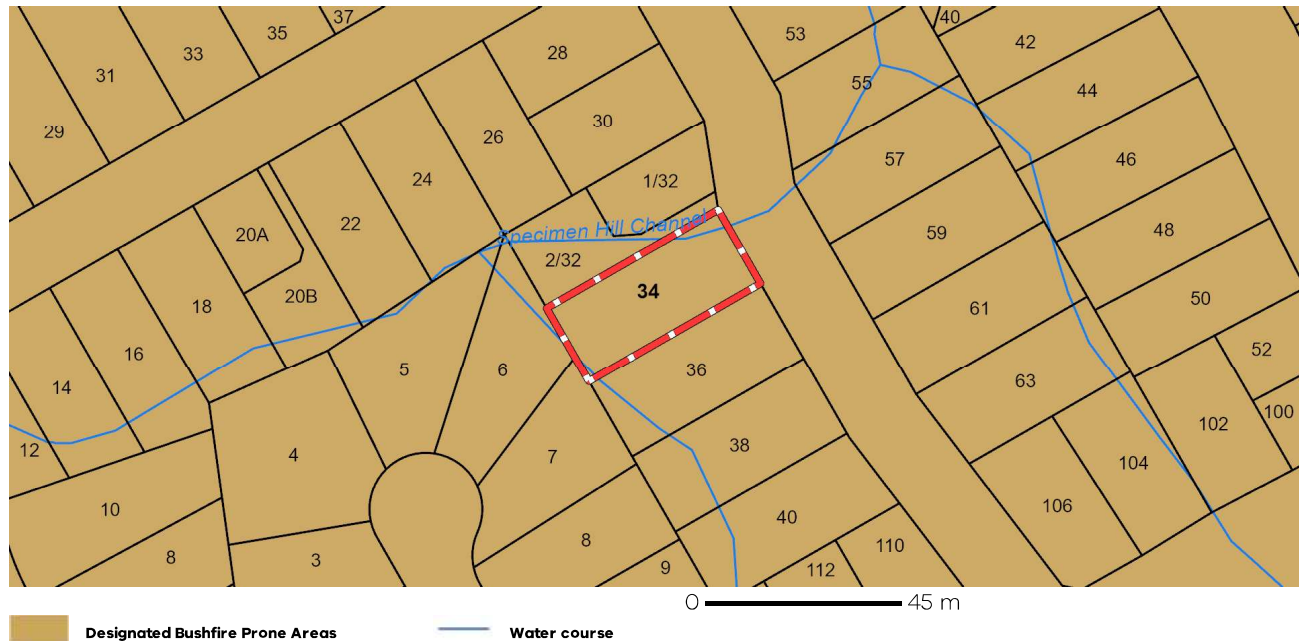
Department
of Transport
and Planning

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). 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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HISTORIC MINING ACTIVITY

Form No. 692

04 June, 2026

Property Information:

Address: 34 DANIEL DRIVE GOLDEN SQUARE 3555

It is advised that:

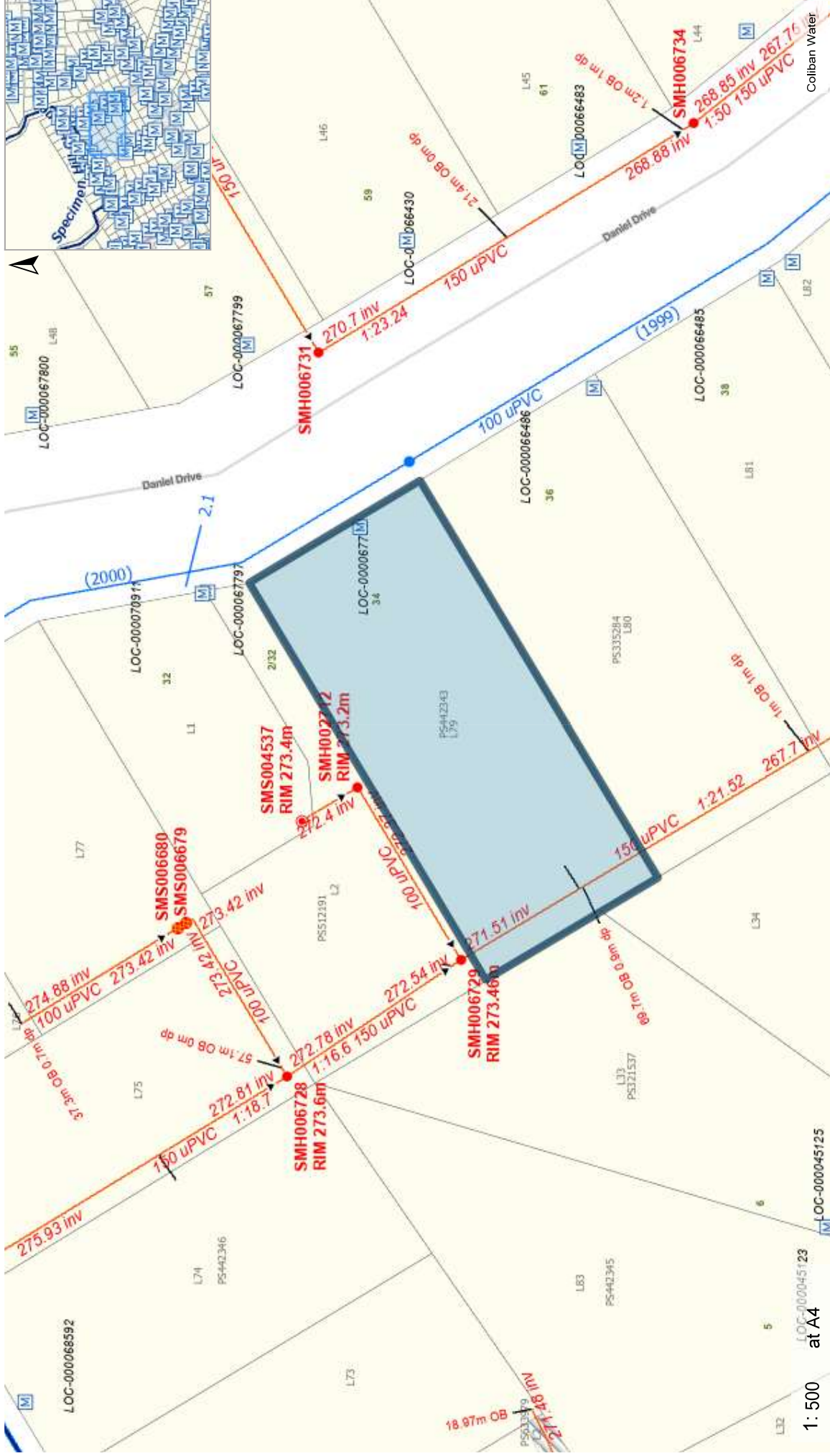
Our records do not indicate the existence of any mining activity on or under this site, but the site is within an area of past prospecting or mining activity. Note that there may be unrecorded mine workings present. (3)

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



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Property Clearance Certificate

Land Tax



INFOTRACK / HQ LAW

Your Reference: 48907

Certificate No: 99495561

Issue Date: 04 JUN 2026

Enquiries: ESYSPROD

Land Address: 34 DANIEL DRIVE GOLDEN SQUARE VIC 3555

Land Id	Lot	Plan	Volume	Folio	Tax Payable
28480250	79	442343	10560	343	\$0.00

Vendor: AMY LOUISE HYDE & JACOB MICHAEL HYDE**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MRS AMY LOUISE HYDE	2026	\$270,000	\$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
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Comments:

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV): \$640,000

SITE VALUE (SV): \$270,000

CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00
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Notes to Certificate - Land Tax

Certificate No: 99495561

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

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

General information

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

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$975.00

Taxable Value = \$270,000

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

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$6,400.00

Taxable Value = \$640,000

Calculated as \$640,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billor Code:5249
Ref: 99495561

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: 99495561

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / HQ LAW

Your Reference:	48907
Certificate No:	99495561
Issue Date:	04 JUN 2026
Enquires:	ESYSPROD

Land Address: 34 DANIEL DRIVE GOLDEN SQUARE VIC 3555

Land Id	Lot	Plan	Volume	Folio	Tax Payable
28480250	79	442343	10560	343	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
110.3	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:	\$640,000
SITE VALUE:	\$270,000
CURRENT CIPT CHARGE:	\$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 99495561

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

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

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

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / HQ LAW

Your Reference:	48907
Certificate No:	99495561
Issue Date:	04 JUN 2026

Land Address:	34 DANIEL DRIVE GOLDEN SQUARE VIC 3555				
Lot	Plan	Volume	Folio		
79	442343	10560	343		
Vendor:	AMY LOUISE HYDE & JACOB MICHAEL HYDE				
Purchaser:	FOR INFORMATION PURPOSES				
WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		\$0.00	\$0.00	\$0.00	\$0.00

Comments: No windfall gains tax liability identified.

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

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00



Notes to Certificate - Windfall Gains Tax

Certificate No: 99495561

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on windfall gains tax to a purchaser

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

General information

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

Windfall Gains Tax - Payment Options

BPAY



Billers Code: 416073
Ref: 99495566

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: 99495566

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.

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1261999

APPLICANT'S NAME & ADDRESS

HQ LAW C/- INFOTRACK (LEAP) C/- LANDATA
DOCKLANDS

VENDOR

HYDE, JACOB MICHAEL

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

1515

This certificate is issued for:

LOT 79 PLAN PS442343 ALSO KNOWN AS 34 DANIEL DRIVE GOLDEN SQUARE
GREATER BENDIGO CITY

The land is covered by the:

GREATER BENDIGO PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE
- is within a BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 1

A detailed definition of the applicable Planning Scheme is available at :
(<https://planning-schemes.app.planning.vic.gov.au/greaterbendigo>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:

<http://vhd.heritage.vic.gov.au/>

04 June 2026

Sonya Kilkenny
Minister for Planning

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

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

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

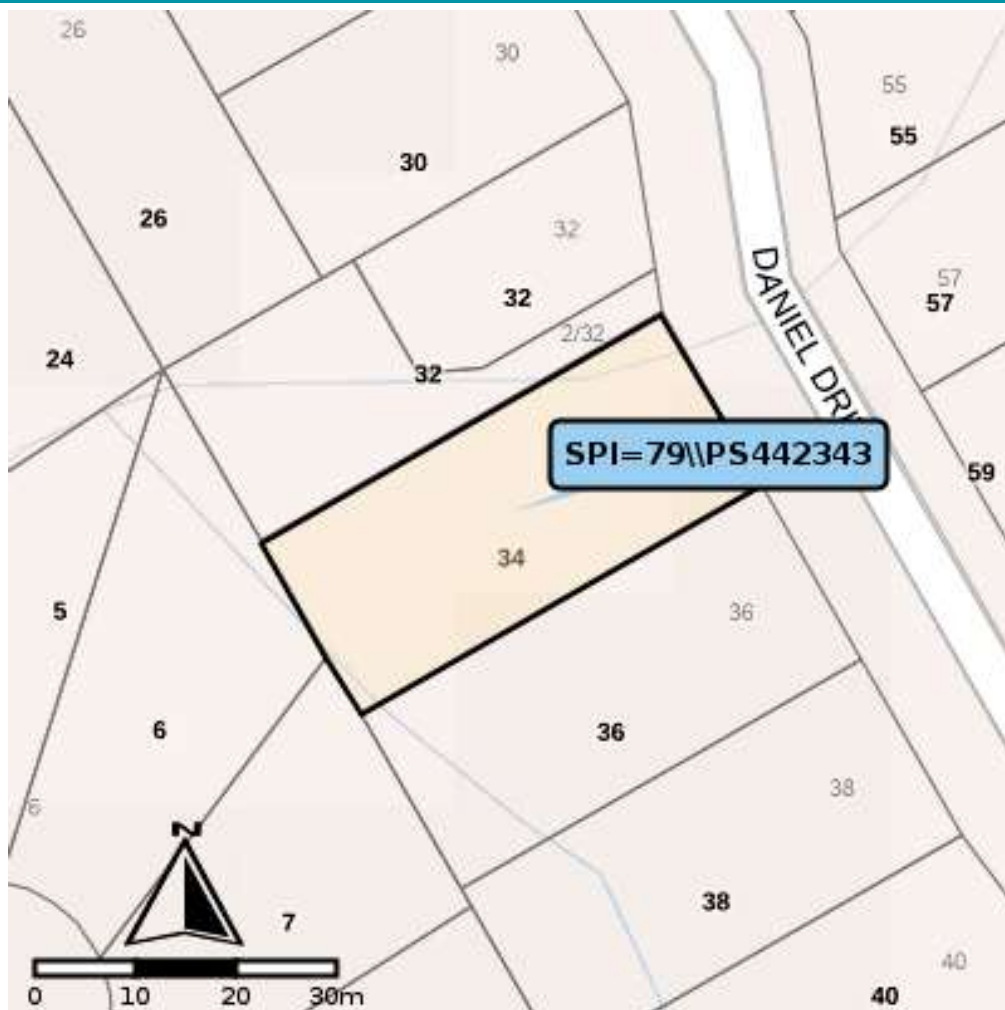
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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

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

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

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



copyright © State Government of Victoria. Service provided by maps.land.vic.gov.au

Choose the authoritative Planning Certificate

Why rely on anything less?

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

Privacy Statement

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



Building Information Certificate

Regulation 51(1) | Building Regulations 2018

04-Jun-2026

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Location: 34 Daniel Drive, GOLDEN SQUARE 3555 (Lot 79 PS 442343C)
Applicant Reference: 80757111-018-9:97517

Building permits, occupancy permits or certificates of final inspection issued in the past 10 years

Council has no record of any building approvals being issued on this property in the past 10 years.

Current determinations under Regulation 64(1) or exemptions under Regulation 231(2)

Council has no record of any current statement on this property.

Current notices or orders issued under the Building Act 1993

Council has no record of any current notice or order issued for this property.

A handwritten signature in black ink, appearing to read "Craig Kingston".

Craig Kingston
Municipal Building Surveyor

PLEASE NOTE



This information is provided in good faith. Council accepts no responsibility for any errors or omissions.

Land Information Certificate

Assessment Number: 163778 4**Issue Date: 05-Jun-2026**

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Property and Valuation Details

Property Address	34 Daniel Drive, GOLDEN SQUARE 3555
Parcel Details	Lot 79 PS 442343C
Site Value	\$270,000
Capital Improved Value	\$640,000
Net Annual Value	\$32,000
Basis of Valuation	Capital Improved Value
Level of Valuation Date	01-Jan-2025
Valuation Operative Date	01-Jul-2025
AVPCC	110.3 - Detached Dwelling (existing)

Rates and Charges	Current Amount Levied
General Rates	\$1,888.35
Garbage Charge	\$461.00
Emergency Services and Volunteer Fund	\$246.70
Total Levied	\$2,596.05
Arrears Outstanding	\$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	\$0.00
Total Outstanding	\$0.00

Other Property Debt	\$0.00
----------------------------	--------

Total Outstanding for Property: \$0.00

Billers Code: 268813
Ref: 1637784

Katelyn Stone
Coordinator of Rates & Valuations

To obtain an updated balance, please contact the Rates Team directly on 03 5434 6262.

Notices of Acquisitions can be forwarded to acquisitions@bendigo.vic.gov.au

Phone: 03 5434 6262 | Email: acquisitions@bendigo.vic.gov.au | Website: www.bendigo.vic.gov.au

Bendigo office: 189-229 Lyttleton Terrace, Bendigo | Heathcote office: 125 High Street, Heathcote



This Certificate is issued under Section 229 of the Local Government Act 1989. 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. 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 this Certificate for Prescribed, general and other information.

Prescribed information

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

City of Greater Bendigo
PO Box 733, Bendigo VIC 3552
ABN 74 149 638 164



Rates statement

Internal use only

J M Hyde and A L Hyde
34 Daniel Dr
GOLDEN SQUARE VIC 3555

Tax invoice

Assessment no. 163778 4

Date of issue 09-Jun-2026

Rate enquiries

www.bendigo.vic.gov.au/rates
rates@bendigo.vic.gov.au
1300 002 642

Register to receive notices via email.
Visit erates.bendigo.vic.gov.au

Property	34 Daniel Drive, GOLDEN SQUARE 3555	Total GST	0.00
Legal description	Lot 79 PS 442343C	Date declared	16-Jun-2025
Valued as at	1-Jan-2025	ESVF Classification	Residential
Capital Improved Value	\$640,000	AVPCC	110.3
Site value	\$270,000		
Net Annual Value	\$32,000		

Council Rates and Charges	Charges	Rateable value	Amount
General Rate	0.002950	640,000	\$1888.35
Bins and Waste Services Charge 140L bin	\$461.00	1	\$461.00
ESVF - Residential	\$136 + 0.000173 x	640,000	\$246.70
Discount			-\$35.30
Payments			-\$2596.05

The Emergency Services and Volunteers Fund (ESVF) is collected on behalf of the Victorian Government. It does not form part of the City's revenue.

Four instalments	1st instalment	2nd instalment	3rd instalment	4th instalment
	\$0.00	\$0.00	\$0.00	\$0.00
	Due: 30/09/2025	Due: 01/12/2025	Due: 02/03/2026	Due: 01/06/2026



Are you having trouble paying?
We can help you, please get in touch with our Rates team to discuss your options.



BPAY
Bill code: 1933
Ref. no: 1637784

BPAY this payment via Internet or phone banking.
BPAY View® View and pay this bill using internet banking.
BPAY View Registration No.



BPOINT
Bill code: 1933
Ref. no: 1637784



Total Rate *360 001637784

Bill code: 0360 Ref. no: 1637784
Pay in store at Australia Post, phone 13 18 16 or go to www.postbillpay.com.au

PAYMENT AND DELIVERY METHODS Regular fortnightly or monthly deductions can make it easier to manage your rates by using any of these payment methods.

Direct debit

Your rates can be deducted from your bank account fortnightly, monthly or via instalments. Complete an online application form at www.bendigo.vic.gov.au/rates or contact Customer Support on 1300 002 642.

Centrepay

To arrange regular deductions from your Centrelink payment download the form at www.bendigo.vic.gov.au/rates or contact Customer Support on 1300 002 642. Ref No: 555 054 223L

Payment online

www.bendigo.vic.gov.au/rates

BPAY

Phone and internet. Contact your bank or financial institution to make this payment.
BPAY View – View and pay this bill using internet banking.
Refer to this notice for biller code and reference number.

BPOINT

Visa or Mastercard, phone or internet. 1300 276 468 or www.bpoint.com.au
Refer to this notice for biller code and reference number.

Post Billpay

Phone, internet and over the counter. 13 18 16 or www.postbillpay.com.au
Refer to this notice for biller code and reference number.

Payment in person

- Bendigo Bank
- Australia Post
- City of Greater Bendigo payments by eftpos/cheque 189-229 Lyttleton Terrace, Bendigo or 104 High Street, Heathcote

Monday, Wednesday, Thursday, Friday: 9am – 4.30pm.
Tuesday: 9am – 4pm
Excluding public holidays. Please note that Heathcote service centre is closed on Wednesdays.



ABN 96 549 082 360

TAX INVOICE



J Hyde & A Hyde
34 Danie Drive
GOLDEN SQUARE VIC 3550

Service Address: 34 Daniel Drive Golden Square VIC 3555
Classification: Household

Opening Balance	\$766.97
Total Payment Received up to 13 April 2026	CR \$1,055.30
Balance	CR \$288.33
Current Charges	
Water Service Fee	\$65.52
Water Consumption	\$117.22
Sewerage Service Fee	\$196.91
Total (Excl GST)	\$379.65
GST	\$0.00
Total (Incl GST)	\$379.65
Total Amount Due	\$91.32



1300 363 200

www.coliban.com.au

Date of Issue: 14 April 2026

Next Scheduled Reading: 13 July 2026

Customer Number

C-00153053

Invoice Number

INV-0003163975

Amount Due

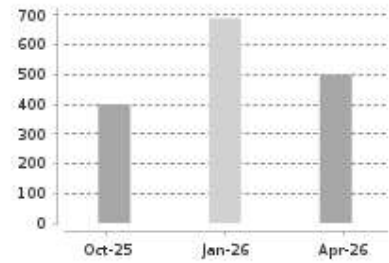
\$91.32

Pay By

5 May 2026

See over the page for payment options
Concession has not been applied
(refer over for eligibility).

Average daily usage in litres



Av. Daily Use: 500 L/day

Av. Daily Cost: \$4.41

Click for information on the Victorian Government's [Target Your Water Use](#) program.

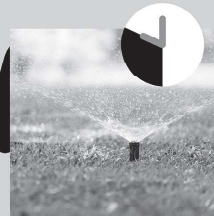
Please contact us on 1300 363 200 if you have a concern about your sewer or water service. If we are unable to resolve your concern you can contact the Energy and Water Ombudsman (Victoria) on freecall 1800 500 509. Please refer to www.ewov.com.au for more information.

Victoria's Permanent Water Saving Rules apply year-round

Discover ways to save water at
connect.coliban.com.au/savewater



Always use a leak-free hose with a trigger nozzle to water your garden and wash your car



Only use sprinklers and drippers before 10am and after 6pm



Don't hose concrete, paths or driveways - use a broom instead

Coliban Water Invoice Details

WATER CONSUMPTION FEE

Service	Meter	Previous	Previous	Current	Current
Number	Number	Date	Reading	Date	Reading
SP-000067254	1005004DC	18-01-2026	3149	13-04-2026	3192
	From Date	To Date	Consumption (Kilolitres)	Rate per kL	Amount
	18-01-2026	13-04-2026	43.00	\$ 2.7262	\$117.22

WATER SERVICE FEE

Service	Size	Date From	Date To	Days	Rate per day	Amount
Number						
SP-000067254	20mm	18-01-2026	13-04-2026	86	\$ 0.7618	\$65.52

SEWERAGE SERVICE FEE

Service	Date From	Date To	Days	Rate per day	Amount
Number					
SP-000067254	18-01-2026	13-04-2026	86	\$ 2.2896	\$196.91



Receive your bill electronically: You can now receive your bill electronically using BPAY View. For more information on how to pay using BPAY View or BPOINT, visit our website.



Change of Address: If your postal address has changed, please contact us within 14 days.



Concessions: If you think you may be eligible for a concession please contact us: Centrelink Pension, Healthcare Card and Department of Veteran Affairs Gold Cards may be eligible. In contacting us, you can authorise us to confirm your eligibility with Centrelink or DVA. If you consent, this consent is ongoing until you contact us to revoke it.



Payment Difficulties: Please contact us about a payment arrangement or to discuss rebates and concessions.



Interpreter Service: If you are hearing or speech impaired or need an interpreter call Telephone Interpreter Service (TIS) on 13 14 50.

**E =
Estimated
Reading**

Estimated Reading: If you see an E beside your consumption fee, it means we've used an *estimated reading* to calculate the amount due. An *estimated reading* is used when we've been unable to access your meter. This may result in unbilled charges that we may recoup at a future date when an *actual reading* is obtained.

Want to check? You can send your contact details and a photograph of your current water meter reading to coliban@coliban.com.au or call us on **1300 363 200**, and we can complete a comparison or issue an adjusted bill at your request.

**Interest
Charges**

Interest Charges If you have a balance owing past your payment due date, we reserve the right to apply interest (currently 5.7% p.a.) as permitted under our Customer Charters.

Interest will be applied in arrears for balances outstanding past the due date.

Interest will NOT be applied where you are in our Coliban Assist Plan, receiving a concession entitlement or on an agreed payment arrangement or bill smoothing program with Coliban Water.

HOW TO PAY

Direct Debit: Fill out an online form on our website or contact us.

BPAY/BPAY View: Contact your financial institution to pay from your savings or credit account.

Biller Code: 39156
Ref: 1000 0015 3053 9

Credit Card/Internet: Using BPoint
www.bpoint.com.au,
phone 1300 276 468 or 1300 BPOINT.
Biller Code: 39156
Account Number / Ref: 1000 0015 3053 9

In Person: Australia Post outlets.



Centrepay: Contact Centrelink or Coliban Water to arrange regular deductions from your Centrelink payment.
Centrepay Reference Number: **555 057 363A**
Account Reference ID: **1000 0015 3053 9**



PAYMENT SLIP

Customer Number

C-00153053

Payment Reference Number

1000 0015 3053 9

Amount Due

\$91.32

Pay By

5 May 2026

Amount Being Paid



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

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

Page 1 of 2

VOLUME 10560 FOLIO 343

Security no : 124135276390Y

Produced 04/06/2026 11:52 AM

LAND DESCRIPTION

Lot 79 on Plan of Subdivision 442343C.

PARENT TITLES :

Volume 10475 Folio 021 Volume 10503 Folio 954

Created by instrument PS442343C 19/12/2000

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

JACOB MICHAEL HYDE

AMY LOUISE HYDE both of 34 DANIEL DRIVE GOLDEN SQUARE VIC 3555

AZ466205R 08/08/2025

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ466206P 08/08/2025

COMMONWEALTH BANK OF AUSTRALIA

COVENANT as to part M968551T 03/08/1987

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

AGREEMENT as to part Section 173 PLANNING AND ENVIRONMENT ACT 1987

S307528E 03/01/1993

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987

X291805M 01/02/2001

DIAGRAM LOCATION

SEE PS442343C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 34 DANIEL DRIVE GOLDEN SQUARE VIC 3555

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA

Effective from 08/08/2025



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

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

Page 2 of 2

DOCUMENT END



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Document Type	Plan
Document Identification	PS442343C
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Document Assembled	04/06/2026 11:52

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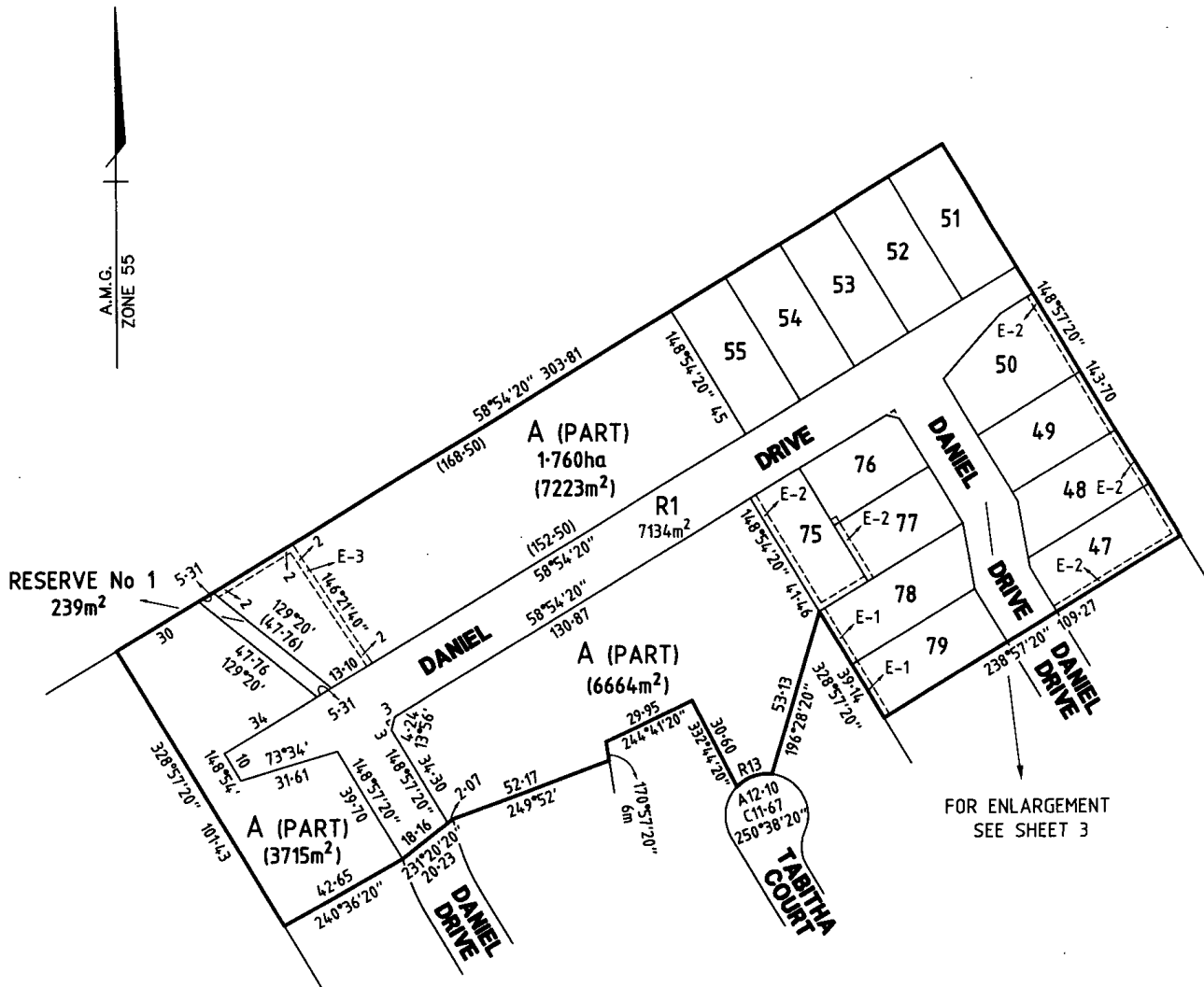
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PLAN OF SUBDIVISION				STAGE NO.	LTO use only EDITION 1	Plan Number PS 442343C
Location of Land Parish: SANDHURST Township: _____ Section: L Crown Allotments: 42 ^{N1} (PART) AND 42 ^{N2} Crown Portion: _____ LTO Base Record: SANDHURST SHEET 3 (3473) Title Reference: C/T VOLUME 10475 FOLIO 954 C/G VOLUME 10503 FOLIO 954 Last Plan Reference: PS 335284P LOT A Postal Address: DANIEL DRIVE (at time of subdivision) KANGAROO FLAT, VIC 3555 AMG Co-ordinates: E 252 800 Zone: 55 (of approx. centre of land N 5925 720 in plan)				Council Certification and Endorsement Council Name: CITY OF GREATER BENDIGO Ref. 1131 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <u>OPEN SPACE</u> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council Delegate _____ Council Seal _____ Date 14/12/00 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate _____ Council Seal _____ Date / /		
Vesting of Roads and/or Reserves						
Identifier	Council/Body/Person			Notations		
ROAD R1	CITY OF GREATER BENDIGO			Staging This is /is not a staged subdivision		
RESERVE No 1	COLIBAN REGION WATER AUTHORITY			Planning Permit No. 1131		
				Depth Limitation		
				15-24 METRES BELOW THE SURFACE APPLIES TO CROWN ALLOTMENT 42 ^{N1}		
				15 METRES BELOW THE SURFACE APPLIES TO CROWN ALLOTMENT 42 ^{N2}		
				LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES		
				LOTS 1 TO 46 (BOTH INCLUSIVE) AND LOTS 56 TO 74 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN		
				THE EASEMENT DESIGNATED E-1 AS SHOWN ON CROWN GRANT VOLUME 10503 FOLIO 954 IS TO BE REMOVED UPON REGISTRATION OF THIS PLAN BY DIRECTION IN PLANNING PERMIT No 1131		
				LOT A CONSISTS OF 3 PARTS		
				Survey This plan is/is not based on survey		
				This survey has been connected to permanent marks no(s) 1872, 1873		
				In Proclaimed Survey Area No. 34		
Easement Information					LTO use only	
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement(Road)					Statement of Compliance/ Exemption Statement	
					Received ☒	
					Date 15/12/2000	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	LTO use only	
E-1	DRAINAGE	2	PS 321537P	LOTS ON PS 321537P	PLAN REGISTERED TIME 11:30 am DATE 19/12/2000 G. Venn Assistant Registrar of Titles Sheet 1 of 3 sheets	
E-2	DRAINAGE	2	THIS PLAN	LAND IN THIS PLAN		
E-3	WATER SUPPLY	2	THIS PLAN	COLIBAN REGION WATER AUTHORITY		
R1	WAY, DRAINAGE, SEWERAGE, SUPPLY OF WATER, TELEPHONE, GAS AND ELECTRICITY	SEE DIAGRAM	THIS PLAN	LAND IN THIS PLAN		
SINGLETON BAHEN STANSFIELD PTY. LTD.				LICENSED SURVEYOR (PRINT) KEVIN NOEL THIELE		
ABN 71 088 433 087				SIGNATURE DATE / /		DATE / /
SURVEYORS • ENGINEERS • PLANNERS				REF 00071 A VERSION 02		COUNCIL DELEGATE SIGNATURE
596 NORTH ROAD ORMOND PH(03) 9578 0829 FAX(03) 9578 1838						Original sheet size A3
61 BULL STREET BENDIGO PH(03) 5443 3188 FAX(03) 5443 3703						
256 BARKER STREET CASTLEMAINE PH(03) 5472 1024						

PLAN OF SUBDIVISION

STAGE NO.

Plan Number

PS 442343C

SINGLETON BAHEN STANSFIELD PTY. LTD.
ABN 71 088 433 087

SURVEYORS • ENGINEERS • PLANNERS

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61 BULL STREET BENDIGO PH(03) 5443 3188 FAX(03) 5443 3703

256 BARKER STREET CASTLEMAINE PH(03) 5472 1024

Sheet 2 of 3 sheets

ORIGINAL

SCALE

SCALE
1:1500

SHEET
SIZE
A3

15 0 30 60
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) KEVIN NOEL THIELE

SIGNATURE DATE / /

REF 00071 A VERSION 02

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

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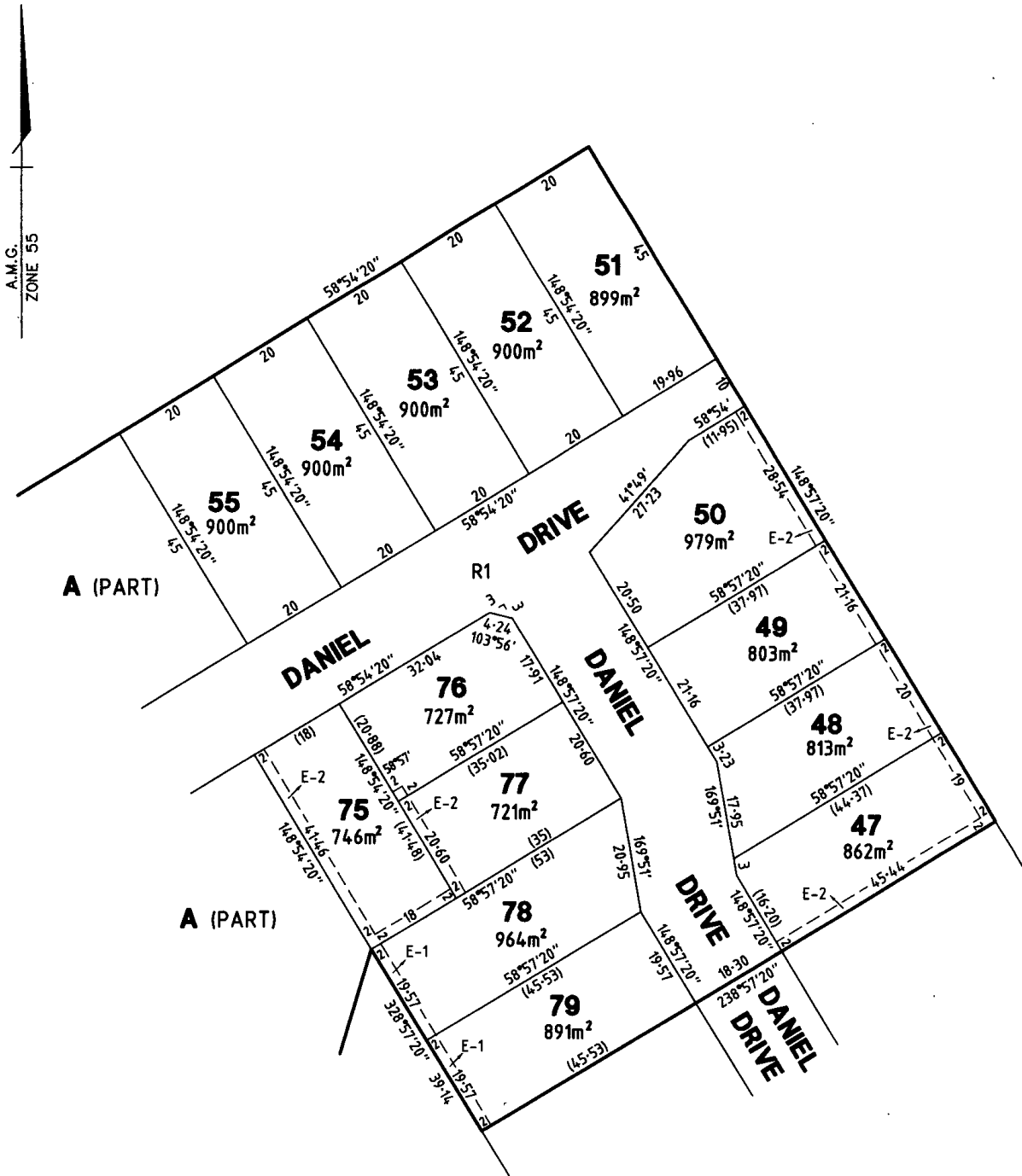
T.O.2

STAGE NO.

Plan Number

PLAN OF SUBDIVISION

PS 442343C



SINGLETON BAHEN STANSFIELD PTY. LTD.

ABN 71 088 433 087

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61 BULL STREET BENDIGO PH(03) 5443 3188 FAX(03) 5443 3703

256 BARKER STREET CASTLEMAINE PH(03) 5472 1024

Sheet 3 of 3 sheets

ORIGINAL

SCALE

SCALE

SHEET
SIZE
A3

1:800

8 0 16 32

LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) . . . KEVIN NOEL THIELE

SIGNATURE DATE / /

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DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

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Titles Office Use Only

REGD

030887 9173 45 85 1-13685511

Lodged at the Titles Office by

Needham Templer & Schlegel

Code 3208 G

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land (Note 5)

Lot 9 on Plan of Subdivision No. 203313N Parish of Sandhurst and being the whole of the land described in Certificate of Title Volume 9676 Folio 748.

Consideration (Note 6)

EIGHTY FIVE THOUSAND DOLLARS (\$85,000.00)

Transferor (Note 7)

KEVIN FRANCIS PATON and JEAN ALICE PATON

STAMP DUTY VICTORIA
2222TRANS#62302 S.D.U. 44 31JUL87
RECEIPT# 8291 11A \$00001,870.00

Transferee (Note 8)

GOLDEN CITY BUILDING SERVICES PTY. LTD. of Atlas Road, Junortoun

Estate and Interest (Note 9)

All their estate and interest in fee simple

Directing Party (Note 10)

Creation (or Reservation) of Easement and/or Covenant (Notes 11-12)

AND the said Transferee for itself, its heirs, executors, administrators and transferees the registered proprietor or proprietors for the time being of the land hereby transferred and of every part thereof DO HEREBY and as separate covenants COVENANT with the said KEVIN FRANCIS PATON and JEAN ALICE PATON and other registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision and every part or parts thereof (other than the land hereby transferred) as follows:-

CODE: 44
DUTY: 1870
ASSESSOR: SN
VALUE: 85000

VICTORIA
THIS INSTRUMENT
DULY STAMPED
31 JUL 1987
for Comptroller of Stamps



0M9685517-1-6

T2 Office Use Only



A mutation has been entered in the Register Book



REGISTRATION

Approval No. T2/1

- (a) That no building erected on the said lot shall be constructed of other than new material and with the outer walls thereof in brick or brick veneer and no garden shed or tool shed have a wall height exceeding 2.4 metres and be constructed other than of brick, brick veneer or colourbond.
- (b) That no building erected on the said lot shall have a roof of galvanized iron.
- (c) That no building erected on the said lot shall be used other than for the purpose of residence and no building shall be used for commercial purposes.
- (d) That no more than two flats or units shall be erected on the said lot.
- (e) That no main building shall be erected on the said lot which has a floor area of less than ninety-six square metres within the outer walls thereof such area being calculated by excluding the area of carport garages, terraces and/or verandahs.
- (f) That no fence shall be erected or hedge permitted to grow within six metres of the street boundary of the said lot nor on the side boundaries within five metres of the said street boundary. AND IT IS HEREBY AGREED that the benefit of the foregoing covenants and each of them shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision other than the land hereby transferred and that the burden thereof shall be annexed to and run at law and in equity with the said lot hereby transferred and that the same shall be noted and appear on every future Certificate of Title for the said lot and every part thereof as an encumbrance affecting the said land and every part thereof.

Date *d 22nd June 1987*

(Note 13)

Execution and Attestation

(Note 14)

SIGNED by the said Transferors)

in the presence of:)

[Signature]

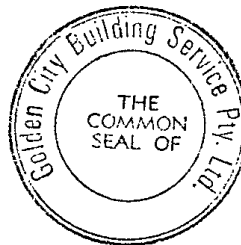
[Signature]
jean Hator

THE COMMON SEAL of GOLDEN CITY)

SERVICE)

BUILDING SERVICES PTY. LTD. was)

hereto affixed in the presence of:)



[Signature]
.....
Director

.....
Secretary

jean Hator



DM968551T-2-3

NOTES

1. This form must be used for any transfer by the registered proprietor—
 - (a) of other than the whole of an estate and interest in fee simple
 - (b) by direction
 - (c) in which an easement is created or reserved
 - (d) which contains a restrictive covenant or a covenant created pursuant to statute.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use an annexure sheet (Form A1) or (if there is space available) enter the information under the appropriate heading after any creation or reservation of easement or covenant. Insert only the words "See Annexure A" (or as the case may be) or "See overleaf" in the panel as appropriate.
 Multiple annexures may appear on the same annexure sheet but each must be correctly headed.
 All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed hereon or on an annexure sheet (Form A1).
6. Set out the amount (in figures) or the nature of the consideration. If the transfer is by direction show the various considerations
 e.g. \$ paid by B to A
 \$ paid by C to B
 In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ which includes the amount owing under mortgage No.
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. Set out "All my estate and interest in the fee simple" (or other as the case may be).
10. If the transfer is by direction give the full name of any directing party and show the various considerations under the consideration heading.
11. Set out any easement being created or reserved and define the dominant and servient tenements.
12. Set out full details of any covenant and define the covenantee and the land to bear the burden and to take the benefit of the covenant.
13. The transfer must be dated.
14. If an executing party is a natural person execution should read "Signed by the transferor (transferee, directing party) in the presence of". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.



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BY LETTER

\$63.

Application by Responsible
Authority, Relevant Authority,
Referral Authority or Council
for the making of a recording of an
agreement

**X291805M**

010201 2101 173 \$63



DX291805M-1-2

Section 181(1) Planning and Environment Act 1987

Lodged by:

Name: H.S.W. Lawson & Co.,

Phone: 5472 1588

Address: 157 Barker Street, Castlemaine

Ref: L0000890 ARB:FMB

Customer Code: 1098W

The authority or council having made an agreement requires a recording to be made in the Register for the land.

Land:

Plan of Subdivision PS442343C being Parent Title Volume 10475 Folio 021 and Parent Title Volume 10503 Folio 954 and being lot/unit no. 0047 Volume 10560 Folio 330, lot/unit no. 0048 Volume 10560 Folio 331, lot/unit no. 0049 Volume 10560 Folio 332, lot/unit no. 0050 Volume 10560 Folio 333, lot/unit no. 0051 Volume 10560 Folio 334, lot/unit no. 0052 Volume 10560 Folio 335, lot/unit no. 0053 Volume 10560 Folio 336, unit/lot no. 0054 Volume 10560 Folio 337, lot/unit no. 0055 Volume 10560 Folio 338, lot/unit no. 0075 Volume 10560 Folio 339, unit/lot no. 0076 Volume 10560 Folio 340, unit/lot no. 0077 Volume 10560 Folio 341, unit/lot no. 0078 Volume 10560 Folio 342, lot/unit no. 0079 Volume 10560 Folio 343, A Volume 10560 Folio 344, RES1 Volume 10560 Folio 345 and RDR1 Volume 10560 Folio 346

Authority or council:

The Greater Bendigo City Council

10560 - 330 - 346 B1

Section and Act under which agreement made:

Section 173 of the Planning & Environment Act, 1987

A copy of the agreement is attached to this application

Dated:

18/1/01

Signed:

Dale Sampson

Dale Sampson (Delegate)

(official of authority or council - specify office held)

CITY OF GREATER BENDIGO

16 MAR 2001

THE BACK OF THIS FORM MUST NOT BE USED

THIS AGREEMENT is made the 22nd day of November 2000
 BETWEEN CITY OF GREATER BENDIGO COUNCIL of 195-229 Lyttleton Terrace
 Bendigo (hereinafter called "the Responsible Authority") of the one part and LORIENT NO.
 30 PTY. LTD. A.C.N. 010 311 145 of 10 Herbert Avenue Bendigo (hereinafter called "the
 owners") of the other part

WHEREAS:

- A) The owner is the registered proprietor of all that piece of land being ^{S. 3} Lot 5 on Plan of Subdivision 335284P and being the whole of the land comprised in Certificates of Title Volume 10475 Folio 021 and Volume 10503 Folio 954 (hereinafter referred to as "the land").
- B) The Council is the Responsible Authority for the Greater Bendigo Planning Scheme under the Planning and Environment Act 1987 (hereinafter called "the Planning and Environment Act").
- C) The Responsible Authority is the Responsible Authority administering the Greater Bendigo Planning Scheme.
- D) On the 26th February 1986 the Responsible Authority pursuant to the Provisions of the Shire of Marong Interim Development Order 1982 issued Planning Permit No. 1131 (hereinafter referred to as "the Permit") annexed hereto and marked with the letter "A" is a copy of such Permit.
- E) On the 18th of October 2000 the Permit was amended to include Clause 19.
- F) In pursuant of condition 19 of the amended Permit and in further pursuance of the provisions of Section 173 of the Planning and Environment Act 1987 the Responsible Authority has requested the owner to enter into and execute the within Agreement which the owner has agreed to do.
- G) It is intended by the parties hereto that this Agreement is to run with the land and every part thereof so as to bind the owner for themselves and their transferees and successors in title as owner for the time being of the land.

NOW THIS DEED WITNESSETH as follows:

1. The owner hereby covenants and agrees with the responsible authority as follows:
 - (i) Trees with a butt diameter of greater than 150 mm measured 1 metre above the ground or greater than 5 metres in height, and all trees within a 5 metre wide strip at the rear of lots 51-62 must be retained on the land, unless the Council consents in writing to the removal or lopping of such tree or where works are required by the Council, Coliban Region Water Authority, Powercor, Westar

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 010201 2101 173 \$63



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- (ii) and/or Country Fire Authority. This does not include ground fuel reduction by the removal of undergrowth – fire fuels should be reduced and maintained in a fuel reduced condition.
 - (iii) A designated tree may be removed or lopped without the consent of the Council, where it is in a condition which constitutes an immediate threat to life or property and where it is necessary for the safe and proper construction of any approved house, garage, carport, driveway apron (not exceeding 7.5m in length from the garage/carport entrance to the front boundary), outbuilding or dividing fence.
2. It is intended by the parties hereto that this Agreement is to run with the land so as to bind the owner for itself and its transferees and successors in Title as owner or owners for the time being of the land and every part thereof.
 3. The Responsible Authority shall as soon as practicable after the execution of this Agreement of the land make application to the Registrar of Titles pursuant to Section 181 of the Planning and Environment Act 1987 to register this Agreement on the relevant Certificate of Title to the land.
 4. The owner shall pay the reasonable legal costs and disbursements of the Responsible Authority in connection with the preparation, execution and registration of the Agreement.

IN WITNESS whereof the parties hereto have hereunder set their hands and seals the day and year first hereinbefore written.

THE COMMON SEAL of CITY
OF GREATER BENGU COUNCIL
Was hereto affixed in the presence of:



Councillor

Councillor

Chief Executive Officer *[Signature]*

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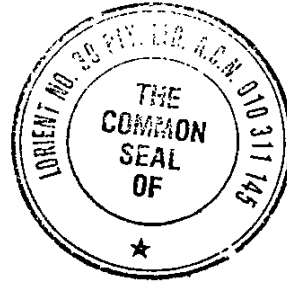
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THE COMMON SEAL of LORIENT
 NO. 30 PTY. LTD. A.C.N. 010 311 145
 was hereunto affixed in accordance with
 its Articles of Association

Director: *Bernard J. O'Shannessy*

Full Name:

Address: *10 HERBERT AVE*
BENDIGO



Director: *Felix Capicchia*

Full Name: *FELIX CAPICCHIA*

Address: *20 HAZEL CASTLEMAN*
VIC 3450

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DX291805M-4-4

SHIRE OF MARONG INTERIM DEVELOPMENT ORDER 1982
(Name of scheme or order)

PLANNING PERMIT NO. 1131

OFFICE USE ONLY

AMENDED 23 FEBRUARY 1993

P.P. 1131
K & J PATON
3/3/1986

Subject to the conditions (if any) set out hereunder the following is hereby permitted:

1. The subdivision of Crown Allotment 42^o, Section L, Parish of Sandhurst, Kangaroo Flat, into eighty-two (82) lots generally in accordance with endorsed plan 'A', received January 1986 and endorsed Outline Development Plan 'B', reference No AB 506/89 received on 25 August 1992.
and
2. The removal of the easement designated E-1 as shown on Crown Grant Volume 10503 Foil 954 upon registration of plan of subdivision PSD 335284P Stage 3. *D. 17/5/00.*
and
3. Building and works associated with the use and development of any lot for a dwelling, outbuildings and ancillary works. *D. 11/8/00.*

Conditions:

1. Unless the use or development hereby permitted is commenced within two (2) years from the date hereof or any extension of that period of two (2) years, which the Shire of Marong may on application made before or within three (3) months after the expiry of the permit by writing allow, this permit shall lapse.
2. The plans forming part of this permit shall not be modified without the written consent of the Shire of Marong being first obtained.
3. A reticulated water supply is to be provided to each lot in the subdivision. The subdivider on submission of formal plans of subdivision is required to enter into an Agreement with the Rural Water Commission for the provision of reticulated water to all lots together with the provision of necessary fire plugs and to lodge a copy of the Service Plan with the Shire of Marong.
4. A domestic electricity supply is to be provided to each lot in the subdivision. The subdivider on submission of formal plans of the subdivision is required to enter into an Agreement with the S.E.C. of Victoria for the provision of domestic electricity, including street lighting and to lodge a copy of the Service Plan with the Shire of Marong.
5. Reticulated sewerage is to be provided to each lot in the subdivision. The subdivider on submission of formal plans of subdivision is required to enter into an Agreement with the Bendigo Water Board for the provision of sewerage to all lots and to lodge a copy of the Service Plan with the Municipality.
6. Any drainage works including easement-drainage, incidental private street drainage and outfall drainage required for the proper drainage of the land shall be constructed by the owner in accordance with plans approved by the Council prior to the commencement of the works.
A contour plan of the area being subdivided is required to assist the Council with these drainage requirements, together with a plan showing the levels on the corners of the lots.

26 February 1986
(Date of Determination)

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DX291805M-5-1

cc 14/99.

.....2'



DX291805M-6-9

Page 2/

*Town and Country Planning Act 1961*SHIRE OF MARONG INTERIM DEVELOPMENT ORDER 1982
(Name of scheme or order)

PLANNING PERMIT NO. 1131

OFFICE USE ONLY

AMENDED 23 FEBRUARY 1993

P.P. 1131
K & J PATON
3/3/1986**X291805M**
010201 2101 173 \$63

Conditions: (continued)

7. The construction of the private streets within the subdivision shall be carried out by the owner in accordance with plans approved by the Council prior to the commencement of any works.
8. The Shire of Marong requires the subdivider to make a Recreation Land Fund Contribution in cash based on 5% of the value of the land being subdivided into residential lots.
9. In accordance with the Local Government Act the Council cannot seal the plan of subdivision or advise the Titles Office to remove requirements until all consents have been received from the relevant Servicing Authorities.
10. No building shall be erected on the land without obtaining building approval from the Development Approvals Coordinator.
11. Except with the prior written consent of the Responsible Authority, the staging of the subdivision shall be in accordance with the endorsed Outline Development Plan, reference No AB 506/89.
12. The subdivider following the completion of the Title Survey of Stage 1, shall forward a plan to the Council showing the location of the existing house on the property relative to the proposed new title boundaries and to indicate in writing what are his intentions with respect to this existing building.
13. The subdivider shall comply with all requirements of the Rural Water Commission regarding the undergrounding of the water race through the above property and in addition, the proposed location of the underground pipes shall meet with the approval of the Shire of Marong.
14. The cost of any works required to alleviate seepage problems due to the presence of the Specimen Hill Channel is to be met by the owners of the lots that abut the Channel. The applicant/subdivider is to advise all prospective purchasers of these lots of this condition.

25 February 1986
(Date of Determination)

22/4/99

.....3/

Page 3/

Town and Country Planning Act 1961

SHIRE OF MARONG INTERIM DEVELOPMENT ORDER 1982
(Name of scheme or order)

PLANNING PERMIT NO. 1131

OFFICE USE ONLY

AMENDED 23 FEBRUARY 1986

P.P. 1131
K & J PATON
3/3/1986

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010201 2101 173 \$63



Conditions: (continued)

15. The subdivider/registered proprietor shall, if not yet so done, enter into a Section 17 agreement pursuant to the Planning and Environment Act 1987 with the Responsible Authority and the said agreement shall specify works on the government road, drainage contributions and other matters related to the subdivision of the land. This agreement shall include requirements specified in conditions 16 - 18 inclusive. This agreement shall be signed and sealed by the registered proprietor of the land that is subject to this permit and returned to the Responsible Authority for execution prior to the certification of plan of subdivision No PS 321537P.
16. The subdivider/registered proprietor shall pay a drainage levy of \$10,000 to the Responsible Authority prior to the issue of a Statement of Compliance for Stage 1 of the development as shown on the endorsed Outline Development Plan, reference No AB 506/89 as part contribution towards the capital cost of installing downstream main drainage.
17. The subdivider/registered proprietor shall pay a further and final drainage levy of \$10,000 prior to the issue of a Statement of Compliance for Stage 3 of the development as shown on the endorsed Outline Development Plan, reference No AB 506/89 as a contribution towards the capital cost of installing downstream main drainage.
18. The subdivider/registered proprietor shall construct the kerb and channel, topsoil to nature strip and install underground drainage in Norelle Crescent and shall construct and seal Norelle Crescent using a 200 mm approved granite sand pavement or other approved pavement material and a 10 mm initial treatment prime and seal wearing course to match the existing standard of pavement and roadworks in Norelle Crescent to the satisfaction of the Responsible Authority.

The subdivider shall submit engineering plans to the Responsible Authority for approval before works commence.

This work shall be carried out by the subdivider/registered proprietor to cover the Norelle Crescent frontage to the subdivided land at each stage of the development as follows:

26 February 1986
(Date of Determination)

20/4/99

Town and Country Planning Act 1961

SHIRE OF MARONG INTERIM DEVELOPMENT ORDER 1982
(Name of scheme or order)

PLANNING PERMIT NO. 1131

OFFICE USE ONLY

AMENDED 23 FEBRUARY 1993

P.P. 1131

K & J PATON

3/3/1986

Conditions: (continued)

- (i) Stage One shown on the endorsed Outline Development Plan, reference No AB 506/89 shall include the full frontage to Norelle Crescent off Tabitha Court and lots 37 and 38 as shown on plan of subdivision No PS 321537P. The road is to be widened and sealed to meet the existing sealed pavement.
- (ii) Stage Two shown on the endorsed Outline Development Plan, reference No AB 506/89 shall include the full frontage of Lot C to Norelle Crescent shown on plan of subdivision No PS 321537P. This section of Norelle Crescent road pavement is to be widened and sealed to the existing seal for part of the frontage and constructed and sealed to a width of 6.8 metres for the balance of the frontage to the satisfaction of the Responsible Authority.

The proposed Norelle Crescent road alignment is to meet Alder Street at right angles to the satisfaction of the Responsible Authority.

19. Buildings and works associated with the construction of a house on all lots are hereby approved, provided that prior to the sale of any of lots 51 to 62 (both inclusive), the owner or applicant must enter into an agreement under Section 173 of the Planning & Environment Act 1987, to be registered on the titles of those lots only, in which it is covenanted that: *D 18/10/00.*

- (i) Trees with a butt diameter of greater than 150 mm measured 1 metre above the ground or greater than 5 metres in height, and all trees within a 5 metre wide strip at the rear of lots 51-62 must be retained on the land, unless the Council consents in writing to the removal or lopping of such tree or where works are required by the Council, Coliban Region Water Authority, Powercor, Westar and / or Country Fire Authority. This does not include ground fuel reduction by the removal of undergrowth - fire fuels should be reduced and maintained in a fuel reduced condition.
- (ii) A designated tree may be removed or lopped without the consent of the Council, where it is in a condition which constitutes an immediate threat to life or property and where it is necessary for the safe and proper construction of any approved house, garage, carport, driveway apron (not exceeding 7.5 m in length from the garage/carport entrance to the front boundary), outbuilding or dividing fence. *D. 11/8/00.*



DX291805M-8-3

X291805M

010201 2101 173 \$63



26 February 1986
(Date of Determination)

30/4/99

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Page 5/

Town and Country Planning Act 1961

SHIRE OF MARONG INTERIM DEVELOPMENT ORDER 1982
(Name of scheme or order)

PLANNING PERMIT NO. 1131

OFFICE USE ONLY

AMENDED 23 FEBRUARY 1993

P.P. 1131

K & J PATON

3/3/1986

Conditions: (continued)

Note:

On 23 February 1993 the permit description and conditions 2 and 11 were amended and conditions 14, 15, 16, 17 and 18 were added at the direction of the Administrative Appeals Tribunal under Appeal No 1992/35178.

This permit was extended on the 20 April 1999, for a period of two (2) years to expire on the 20 April 2001.

Dale Sampson
20/4/99.

This permit was amended on the 17 May 2000, by the addition of an additional paragraph in the "hereby permitted" section, to include consent for easement removal.

Dale Sampson
17/5/00.

This permit was amended on the 11 August 2000, by the addition of para 3, in the "hereby permitted" section, and the inclusion of Condition 19.

Dale Sampson 11/8/00.

This permit was amended on the 18 October 2000, by changing the wording in Condition 19.

Dale Sampson 18/10/00.

X291805M
010201 2101 173 \$63



Mei Lee

26 February 1986

(Date of Determination)

MEI LEE,
Manager Planning & Development



DX291805M-9-1



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Titles Office Use Only

IX Agreement

VICTORIA

APPLICATION BY A RESPONSIBLE AUTHORITY
under Section 181 Planning and
Environment Act 1987 for ENTRY OF A
MEMORANDUM OF AGREEMENT under Section
173 of the Act.

The Responsible Authority under the Planning Scheme having
entered into an Agreement with the parties named for the land
described requires that a memorandum of the Agreement be
entered on the Certificate(s) of Title to the land referred
to.

LAND = 10129-976 w/e 25/10/93
Mile Lot C of PS321537P being part
Certificate of Title Volume 10084 Folio 822.

ADDRESS OF THE LAND

Lot 2 Norelle Crescent, Kangaroo Flat.

RESPONSIBLE AUTHORITY

THE MAYOR, COUNCILLORS AND CITIZENS OF THE RURAL CITY OF
MARONG of Municipal Offices, Adams Street, Marong.

PLANNING SCHEME

Marong Planning Scheme

AGREEMENT DATE

16th December, 1992

AGREEMENT WITH

GOLDEN CITY BUILDING SERVICE PTY. LTD. A.C.N. 005 061 218 of
Atlas Road, Junortoun.

A copy of the Agreement is attached to this Application.

Signature for the Responsible Authority Mile

Name of Officer

Ms Mel Lee
Manager Planning & Development

Date

23.12.92.....



DS307528E-1-4

25-10-93

THIS AGREEMENT is made the 16th day of December 1992 ✓

BETWEEN:

THE MAYOR, COUNCILLORS AND CITIZENS OF THE S307528E
RURAL CITY OF MARONG
 of Municipal Offices, Adams Street, Marong
 (hereinafter called "the Council")

of the one part

- and -

STATE REGISTERED OFFICE
 STAMP DUTY
 18 DEC 1992
GOLDEN CITY BUILDING SERVICE PTY. LTD.
 A.C.N. 005 061 218
 of Atlas Road, Junortoun
 (hereinafter called "the Owner")

of the other part

WHEREAS:

- A. The Owner is registered or entitled to be registered at the Land Titles Office as the proprietor of an estate in fee simple in the land described in Certificate of Title Volume 10084 Folio 822 being Lot 2 on Plan of Subdivision No. 318047B, Parish of Sandhurst being the lands known as and situate on the north side of Norelle Crescent, Kangaroo Flat (hereinafter called "the subject land"). ✓
- B. The Council is the Responsible Authority for the Marong Planning Scheme and the Planning Authority for the Local Section of the Marong Planning Scheme under the Planning and Environment Act 1987 (hereinafter called "the Planning and Environment Act").
- C. The Owner has requested the Council to certify Plan of Subdivision No. PS321537P (hereinafter called "the Plan



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of Subdivision") in accordance with the Subdivision Act 1988 (hereinafter called "the Subdivision Act").

- D. Planning Permit No. 1131 had issued on 26th February, 1986 for subdivision of lands including the subject land (hereinafter called "the Planning Permit") and in accordance with Section 44(3E) of the Subdivision Act the Plan of Subdivision was referred to all relevant referral authorities and their responses received. Both the Council and the Coliban Region Water Authority as referral authorities required that the Planning Permit be amended in accordance with Section 44(3F) of that Act.
- E. The Council has made application to the Administrative Appeals Tribunal of Victoria under Section 44(3F) of the Subdivision Act and Section 87(2A) of the Planning and Environment Act (Appeal No. 1992/035178) to amend the Planning Permit by including conditions required by the referral authorities. The Council issued a Refusal of Consent to the Plan of Subdivision under Section 9 of the Subdivision Act and refused to certify the Plan of Subdivision.
- F. The Owner has subsequently lodged with the Administrative Appeals Tribunal of Victoria Appeals Nos. 1992/039593 and 1992/039603 being an appeal against the refusal of consent of the Council as a referral authority being an appeal under Section 40(1)(b)(i) of the Subdivision Act and further an appeal against the failure of the Council



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DS307528E-4-6

- 4 -

- (b) "the Owner" includes the person or persons entitled from time to time to be registered by the Registrar of Land Titles as the proprietor of an estate in fee simple in the subject land or any part thereof;
- (c) "Planning Scheme" means the Marong Planning Scheme;
- (d) "the endorsed permit plan" means the plan attached hereto and marked with the letter "A" being the plan endorsed in accordance with the Planning Permit;
- (e) "the Planning Permit" means Planning Permit No. 1131 dated 26th February, 1986;
- (f) "the Outline Development Plan" means the plan attached hereto and marked with the letter "B";
- (g) "the Plan of Subdivision" means Plan of Subdivision No. PS321537P;
- (h) "the subdivision" means the subdivision of land described generally in both the endorsed permit plan and the Outline Development Plan; and
2. This Agreement shall come into force on the date hereof.
3. Insofar as it can be so treated this Agreement shall be treated as being an Agreement entered into pursuant to Section 173 of the Planning and Environment Act.



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- 5 -

4. The Owner covenants and agrees as follows:-

- (a) It shall pay to the Council a drainage levy in the sum of ten thousand dollars (\$10,000.00) prior to the issue of a Statement of Compliance for the Plan of Subdivision in accordance with Section 21 of the Subdivision Act.
- (b) It shall pay to the Council a further drainage levy in the sum of ten thousand dollars (\$10,000.00), which sum shall be paid prior to the issue of a Statement of Compliance for Stage 3 of the subdivision contemplated by the Outline Development Plan which is represented as the subdivision of that part of the subject land over part of the water race reserve and land north of the water race reserve as shown on the Outline Development Plan.
- (c) It shall construct kerbing and channelling and topsoil the nature strip and install incidental underground drainage in Norelle Crescent and shall construct and seal Norelle Crescent using a 200 millimetre (200 mm) approved granite sand pavement or other approved pavement material and a 10 millimetre (10 mm) initial treatment prime and seal wearing course to match the existing standard of pavement in Norelle Crescent to the satisfaction of the Council. This work shall be carried out by the Owner to the satisfaction of the Council to each



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stage of subdivision of the subject land as follows:-

- (i) for that part of the subdivision of the subject land identified in the Plan of Subdivision the said works shall include the full frontage to Norelle Crescent of Tabitha Court and Lots 37 and 38 on the Plan of Subdivision, and is to incorporate the widening and sealing of Norelle Crescent to meet the existing sealed road; and
 - (ii) the second stage of the subdivision of the subject land in accordance with the Outline Development Plan shall include all required works to the full frontage of the balance of the subject land remaining to be subdivided as described in the Outline Development Plan, with that part of the Norelle Crescent road pavement to be widened to meet the existing seal for part of the frontage and with the balance of Norelle Crescent to be constructed and sealed to a width of 6.8 metres, with the requirement that the Norelle Crescent road alignment intersect with Alder Street at right angles.
- (d) It hereby agrees to the amendments to the Planning Permit as required by the Coliban Region Water Authority as a referral authority under the



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Planning Scheme, namely by the insertion of the following additional condition:-

- " The cost of any works required to alleviate seepage problems due to the presence of the Specimen Hill channel is to be met by the owners of the lots that abut the channel. The applicant/subdivider is to advise all prospective purchasers of these lots of this condition."
- (e) It shall consent to and agree to amendments to the Planning Permit required by the Council acting as a referral authority, namely:-
- (i) Description of what is permitted -
- "The subdivision of CA 42, Section L, Parish of Sandhurst, Kangaroo Flat, into eighty-two(82) lots generally in accordance with endorsed plan "A" received January 1986 and endorsed outline development plan "B", reference no. AB 506/89 received on 25 August 1992."
- (ii) Condition 1 - replace the words "Shire of Marong" with "Responsible Authority".
- (iii) Condition 2 - replace "plan" with "plans" and delete "as submitted and".



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- (iv) Condition 3 - replace the words "Shire of Marong" with "Responsible Authority", and the words "Rural Water Commission" with "Coliban Region Water Authority".
- (v) Condition 4 - replace the words "Shire of Marong" with "Responsible Authority".
- (vi) Condition 5 - replace the word "Municipality" with "Responsible Authority", and the words "Bendigo Water Board" with "Coliban Region Water Authority".
- (vii) Condition 6 - replace the word "Council" wherein appearing with "Responsible Authority".
- (viii) Condition 7 - replace the word "Council" with "Responsible Authority".
- (ix) Condition 9 - replace the word "Council" with "Responsible Authority".
- (x) Condition 11 - replace the Clause with:-

"Except with the prior written consent of the Responsible Authority, the staging of the subdivision shall be in accordance with



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the endorsed outline development plan,
reference no. AB 506/89."

- (xi) Condition 12 - replace the word "Council" with "Responsible Authority".
- (xii) Condition 13 - replace the words "Shire of Marong" with "Responsible Authority", and the words "Rural Water Commission" with "Coliban Region Water Authority".
- (xiii) Condition 14 - to be inserted as follows as detailed in Clause 4(d) of this Agreement:-

"The Coliban Region Water Authority requires that the cost of any works required to alleviate seepage problems due to the presence of the Specimen Hill channel is to be met by the owners of the lots that abut the channel. The applicant/subdivider is to advise all prospective purchasers of these lots of this condition."

- (xiv) Condition 15 - to be inserted as follows:-

"The subdivider/registered proprietor shall enter into a Section 173 Agreement pursuant to the Planning and Environment Act 1987 with the Responsible Authority and the said



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the endorsed outline development plan,
reference no. AB 506/89."

- (xi) Condition 12 - replace the word "Council" with "Responsible Authority".
- (xii) Condition 13 - replace the words "Shire of Marong" with "Responsible Authority", and the words "Rural Water Commission" with "Coliban Region Water Authority".
- (xiii) Condition 14 - to be inserted as follows as detailed in Clause 4(d) of this Agreement:-

"The Coliban Region Water Authority requires that the cost of any works required to alleviate seepage problems due to the presence of the Specimen Hill channel is to be met by the owners of the lots that abut the channel. The applicant/subdivider is to advise all prospective purchasers of these lots of this condition."

- (xiv) Condition 15 - to be inserted as follows:-

"The subdivider/registered proprietor shall enter into a Section 173 Agreement pursuant to the Planning and Environment Act 1987 with the Responsible Authority and the said



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agreement shall specify works on the government road, drainage contributions and other matters related to the subdivision of the land. This agreement shall include requirements specified in conditions 16 to 18 inclusive.

This agreement shall be signed and sealed by the registered proprietor of the land that is subject to this permit and returned to the Responsible Authority for execution prior to the certification of Plan of Subdivision No. PS 321537P."

(xv) Condition 16 - to be inserted as follows:-

"The subdivider/registered proprietor shall pay a drainage levy of \$10,000 to the Responsible Authority prior to the issue of a Statement of Compliance for Stage One of the development as shown on the endorsed outline development plan, reference no. AB 506/89 as part-contribution towards the capital cost of installing downstream main drainage."

(xvi) Condition 17 - to be inserted as follows:-

"The subdivider/registered proprietor shall pay a further and final drainage levy of



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\$10,000 prior to the issue of a Statement of Compliance for Stage Three of the development as shown on the endorsed outline development plan, reference no. AB 506/89 as a contribution towards the capital cost of installing downstream main drainage."

(xvii) Condition 18 - to be inserted as follows:-

"The subdivider/registered proprietor shall construct the kerb and channel, topsoil the nature strip and install underground drainage in Norelle Crescent and shall construct and seal Norelle Crescent using a 200 mm approved granite sand pavement or other approved pavement material and a 10mm initial treatment prime and seal wearing course to match the existing standard of pavement and roadworks in Norelle Crescent to the satisfaction of the Responsible Authority.

The subdivider shall submit engineering plans to the Responsible Authority for approval before works commence.

This work shall be carried out by the subdivider/registered proprietor to cover the Norelle Crescent frontage to the



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subdivided land at each stage of the development as follows:-

- (i) Stage One shown on the endorsed outline development plan, reference no. AB 506/89 shall include the full frontage to Norelle Crescent of Tabitha Court and Lots 37 and 38 as shown on Plan of Subdivision No. PS 321537P. The road is to be widened and sealed to meet the existing sealed pavement.
- (ii) Stage Two shown on the endorsed outline development plan, reference no. AB 506/89 shall include the full frontage of Lot C to Norelle Crescent as shown on Plan of Subdivision No. PS 321537P. This section of Norelle Crescent road pavement is to be widened and sealed to the existing seal for part of the frontage and constructed and sealed to a width of 6.8 m for the balance of the frontage to the satisfaction of the Responsible Authority.

The proposed Norelle Crescent road alignment is to meet Alder Street at



DS307528E-14-3

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right angles to the satisfaction of
the Responsible Authority."

- (f) To withdraw appeals to the Administrative Appeals Tribunal under the Subdivision Act and the Administrative Appeals Tribunal (Planning Appeals) Regulations 1987 as referred to in Recital F hereof being firstly an appeal against failure to certify the Plan of Subdivision and secondly an appeal against the refusal of consent by the Council as a referral authority in respect of the Plan of Subdivision.
- (g) To consent to the application by the Council referred to in Recital E hereof to amend the conditions of the Planning Permit as detailed in Clauses 4(d) and 4(e) hereof so as to include requirements made by referral authorities under Section 44(3F) of the Subdivision Act.
5. In consideration of the agreements and covenants by the Owner herein contained the Council covenants and agrees as follows:-
- (a) To forthwith upon the execution of this Agreement certify the Plan of Subdivision referred to herein.
- (b) To forthwith upon the execution of this Agreement prepare and support an Amendment to the Planning Scheme under Part 3 of the Planning and Environment



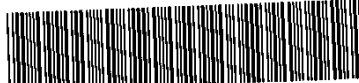
DS307528E-15-1

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Act to rezone that part of the subject land north of the water race reserve shown on the Outline Development Plan from Rural (General Farming) to Reserved Residential at no cost to the Owner to enable the lots to be created on that part of the subject land in accordance with the Outline Development Plan to be each developed with a dwelling house. The Council shall use its best endeavours to have the Amendment placed on exhibition and processed without delay.

- (c) To consent to modifications to the endorsed permit plan pursuant to Condition 2 of the Planning Permit by enabling an increase in the number of lots included in the subdivision of the subject land, the lot layout and staging thereof, generally in accordance with the Outline Development Plan.

- 5A. The Council acknowledges that a stage or stages of the subdivision permitted by the Planning Permit was completed within two(2) years after the issue of the Planning Permit and that the Planning Permit continues to operate under the Planning and Environment Act.
6. The Owner and the Council mutually covenant and agree one with the other that the amendments to the Planning Permit referred to herein be effected by the Administrative Appeals Tribunal of Victoria in Appeal No. 1992/035178 filed by the Council pursuant to Section 44(3F) of the Subdivision Act and Section 87(2A) of the Planning and



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Environment Act. The parties each hereby agree to attend either in person or by their representative a hearing before the Tribunal to take place at 10.00 am on Thursday 17th December, 1992 at which time the contents of this Agreement shall be produced to the Tribunal as evidence of the joint and separate agreement of both the Owner and the Council to the amendments to the Planning Permit.

7. The Owner shall do all things reasonably necessary, including the signing of any further Agreement, acknowledgment or document to enable the Council to enter a memorandum of this Agreement on the Certificate(s) of Title to the subject land in accordance with Section 181 of the Planning and Environment Act, and further to execute any other documents and take all such further steps as are reasonably necessary to give effect to the terms of this Agreement.
8. Without limiting the operation or effect which this Agreement has, the Owner shall until such time as a memorandum of this Agreement is registered on the title(s) to the subject land, ensure that its successors in title:-
 - (a) give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
 - (b) execute a deed agreeing to be bound by the terms of this Agreement and upon execution this Agreement



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shall continue as if executed by such successors as well as by the parties to this Agreement as if the successor's name appeared in each clause in which the name of the Owner appears and in addition to the name of the Owner.

9. A notice or other communication required or permitted to be served by a party on another party shall be in writing and may be served:-

- (a) by delivering it personally to that party; or
- (b) by sending it by post, postage pre-paid addressed to that party at its address set out in this Agreement or subsequently notified to each party from time to time.

A notice or other communication is deemed served, if delivered, upon delivery or, if posted, on the expiration of two(2) business days after the date of posting.

10. Each of the parties to this Agreement shall respectively sign and execute all further documents and deeds and do all acts and things reasonably required for completely effecting this Agreement.
11. Any time or other indulgence granted by the Council to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by the Council against the Owner will not in any way amount to a



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waiver of any of the rights or remedies of the Council in relation to the terms of this Agreement.

12. If any provision of this Agreement is not valid it will not affect the validity of the other provisions of this Agreement but shall be read down or severed so as to leave the other provisions of this Agreement valid and in effect.
13. It is acknowledged and agreed that except as provided in Clause 5 this Agreement does not fetter or restrict any powers or discretions of the Council in relation to the adoption or approval of an Amendment to the Planning Scheme or the granting of any planning approvals or the approval or certification of any plans of subdivision for the subject land.
14. Without affecting the generality of Section 177(2) of the Planning and Environment Act this Agreement shall come to an end upon the registration by the Land Titles Office of the final plans of subdivision of the subject land contemplated by the Outline Development Plan. The parties agree that registration of the Agreement may be progressively amended as each stage of the development is carried out in accordance with the Outline Development Plan and providing all necessary requirements of the Planning Permit and this Agreement have been satisfied for that particular stage.



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15. Each of the parties agree to bear their own costs both legal and otherwise of and incidental to the preparation and registration of this Agreement.
16. In the event that any dispute arises under or in respect of this Agreement, if that dispute falls within the jurisdiction of the Administrative Appeals Tribunal of Victoria it shall be determined by that Tribunal and otherwise it shall be determined pursuant to the provisions of the Commercial Arbitration Act 1984 and the Owner and the Council agree to abide by any such determination.
17. The Owner shall not sell, assign, transfer or dispose of its interest in the subject land or in any part thereof, to any subsequent owner otherwise than subject to the agreement that such subsequent owner is bound, mutatis mutandis, by each of the covenants and agreements then in force and effect pursuant to this Agreement.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written.

THE COMMON SEAL of THE MAYOR,)
COUNCILLORS AND CITIZENS OF THE)
RURAL CITY OF MARONG was hereunto)
 affixed in the presence of:)

.....Mayor

.....Councillor

.....Municipal Clerk

MORTGAGEES' CONSENT

Commonwealth Bank of Australia being registered as Mortgagee pursuant to Mortgage No. R163545N which encumbers the subject land HEREBY CONSENTS to the Owner entering the within Agreement.

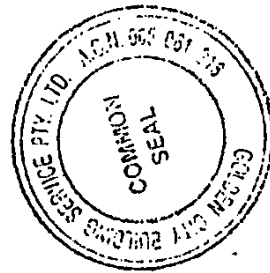
DATED the Fifteenth day of December 1992.



DS307528E-20-8

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THE COMMON SEAL of GOLDEN CITY
BUILDING SERVICE PTY. LTD.
A.C.N. 005 061 218 was hereunto
affixed in accordance with its
Articles of Association in the
presence of:



.....Director

.....*Jeanette Raton*.....Secretary



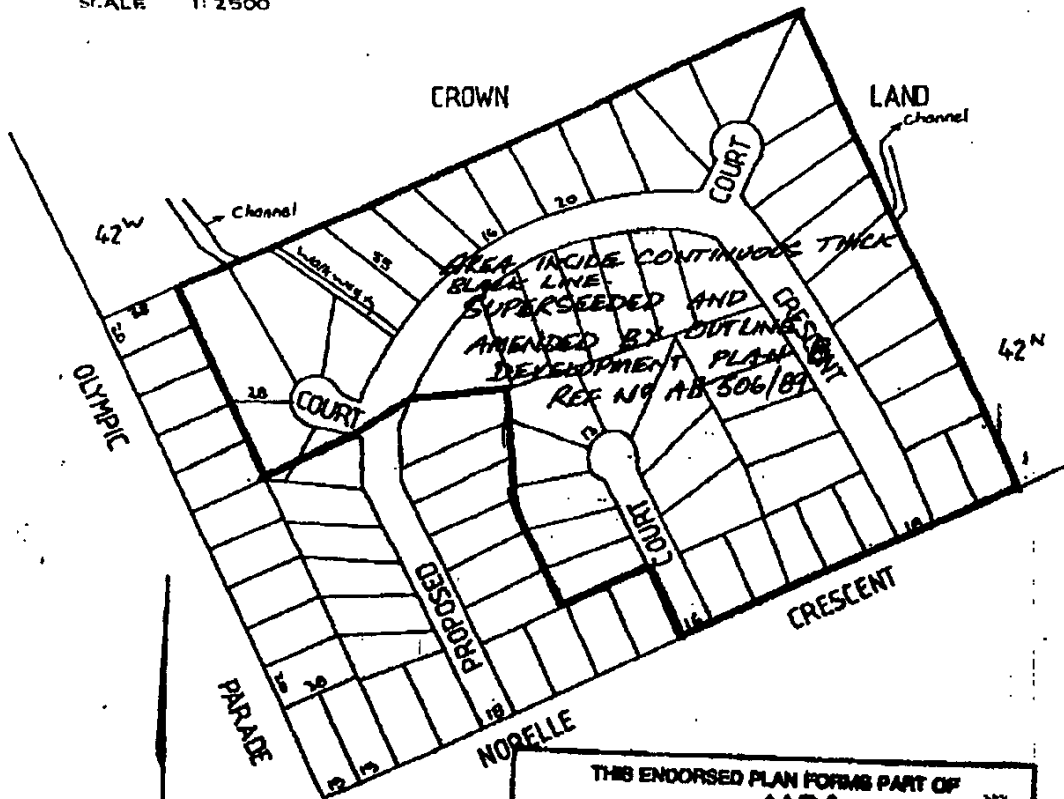
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DS307528E-22-4

PROPOSED PLAN OF SUBDIVISION OF
CROWN ALLOTMENT 42°
SECTION L
PARISH OF SANDHURST

SCALE 1:2500



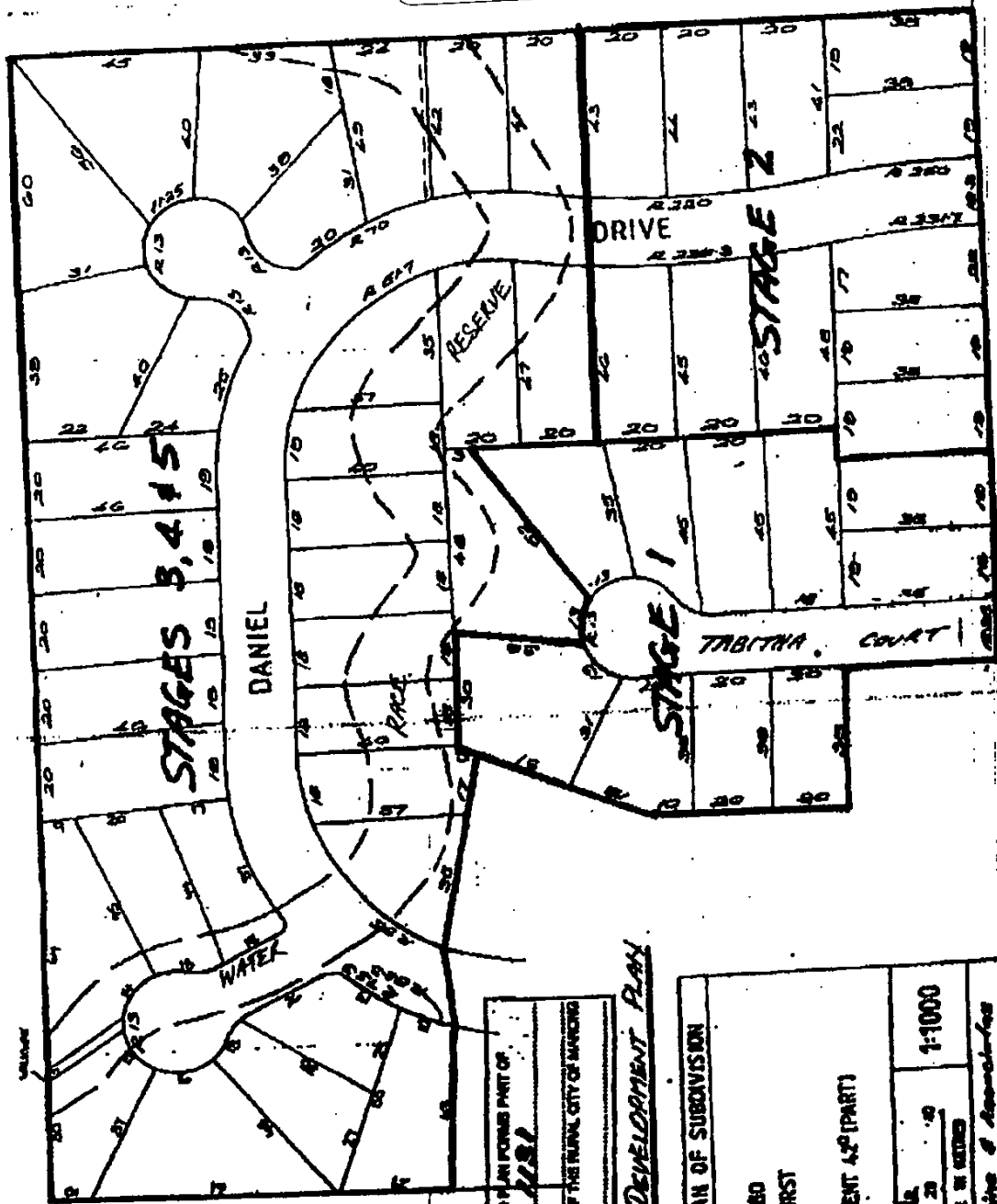
THIS ENDORSED PLAN FORMS PART OF
PLANNING PERMIT NO. 1131
SIGNED _____
FOR AND ON BEHALF OF THE RURAL CITY OF MARONG
DATED 5/8

79 LOTS

PLAN "A"
RECEIVED JAN. 1986



DS307528E-23-2



CRESCENT
PLAN 8
NORELLE

Submitted 25/8/92

THIS EXCISED PLAN FORMS PART OF
PLANNED PERMIT NO. 1181
SERVED
FOR AND ON BEHALF OF THE MUNICIPALITY OF MANITOBA
DATED

OUTLINE DEVELOPMENT PLAN

PROPOSED PLAN OF SUBDIVISION		
COUNTY: BENDIGO		
PARISH: SANDHURST		
SECTION 1		
CROWN ALLOTMENT 42 (PART)		
Scale	1:1000	
LEGEND ARE IN METERS		
Aspirin, Quinine & Acetaminophen		
Bulbuls & Rain Forest		
177, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000		

THIS AGREEMENT is made the 16th
day of December 1992

BETWEEN:

THE MAYOR, COUNCILLORS AND
CITIZENS OF THE RURAL CITY OF
MARONG

of the one part

- and -

GOLDEN CITY BUILDING SERVICE PTY.
LTD.
A.C.N. 005 061 218

of the other part



AGREEMENT

BEST HOOPER
SOLICITORS
563 LITTLE LONSDALE STREET
MELBOURNE 3000

Tel: 670 8951
Ref: MN:LP:92151029
Dx: 279

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