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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	44 DROUGHT STREET, BENDIGO VIC 3550

Vendor's name	Georgia Kay Males	Date	7/4/2026
Vendor's signature	Signed by: 057E24EA7B5946F...		

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

1. FINANCIAL MATTERS

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

(a) ☒ Their total does not exceed: $4,500.00 p.a.

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

Other particulars (including dates and times of payments):
Emergency Services and Volunteer Fund (ESVF) collected on behalf of the State Government.

1.3 **Terms Contract**

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

Not Applicable

1.4 **Sale Subject to Mortgage**

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

Not Applicable

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No. 110.3
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	No
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Not applicable

2. INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable

2.2 **Owner Builder**

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

Not Applicable

3. LAND USE

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

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

☒ Is in the attached copies of title document/s

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

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements, covenants or other similar restriction.

3.2 **Road Access**

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

3.3 **Designated Bushfire Prone Area**

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

3.4 **Planning Scheme**

☒ Attached is a certificate with the required specified information.

4. NOTICES

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

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

The Vendor is not aware of, nor has she received any notices. The Vendor has no means of knowing the contents of any of the documents referred to above unless communicated to the Vendor by the relevant public authority or Government department.

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:

The Vendor is not aware of, nor has she received any notices. The Vendor has no means of knowing the contents of any of the documents referred to above unless communicated to the Vendor by the relevant public authority or Government department.

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:

The Vendor is not aware of, nor has she received any notices.

5. BUILDING PERMITS

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

☒ Are contained in the attached certificate

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

8. SERVICES

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

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

9. TITLE

Attached is a copy of the 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.)

Is attached

13. ATTACHMENTS

Due Diligence Report
Register Search Statement Volume 5422 Folio 352
Title Plan TP687580F
Planning Certificate
Planning Property Report
City of Greater Bendigo Land Information Certificate
Coliban Water Information Statement
Property Clearance Certificate
Historic Mining Activity
s137B Owner Builder Report dated 2 April 2026
Certificate of Insurance Policy No. AOBW 202604-0021
Building Particulars Certificate Regulation 51 (1)

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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 (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

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

VOLUME 05422 FOLIO 352

Security no : 124133332263F
Produced 27/03/2026 10:51 AM

LAND DESCRIPTION

Lot 1 on Title Plan 687580F.
PARENT TITLE Volume 03233 Folio 542
Created by instrument 1373783 13/07/1928

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GEORGIA KAY MALES of 44 DROUGHT STREET BENDIGO VIC 3550
AX995430Y 14/05/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX995431W 14/05/2024
COMMONWEALTH BANK OF AUSTRALIA

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

DIAGRAM LOCATION

SEE TP687580F 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: 44 DROUGHT STREET BENDIGO VIC 3550

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 14/05/2024

DOCUMENT END

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Document Identification	**TP687580F**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**27/03/2026 10:51**

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TITLE PLAN		EDITION 1	TP 687580F

Location of Land

Parish: CITY OF BENDIGO PARISH OF SANDHURST
Township:
Section: 119C
Crown Allotment: 10A (PT)
Crown Portion:

Last Plan Reference:
Derived From: VOL 5422 FOL 352
Depth Limitation: 50 FEET

Notations

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

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 14/11/2000
VERIFIED: PC

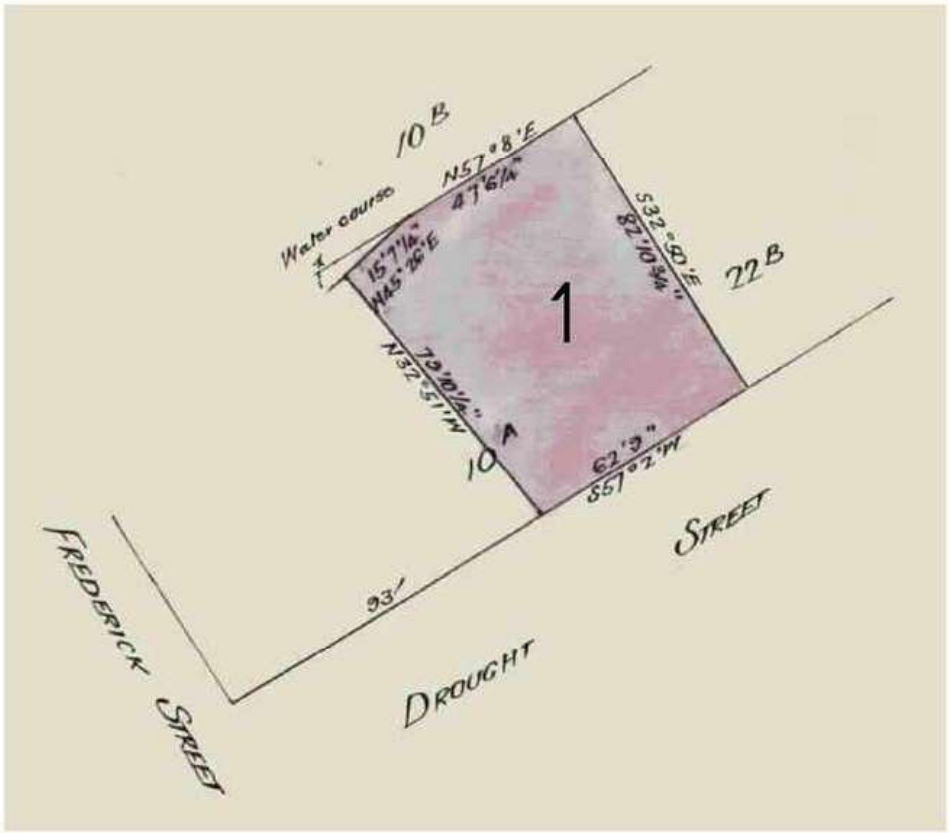


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 10A (PT)

LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

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PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1240269

APPLICANT'S NAME & ADDRESS

ADROIT CONVEYANCING C/- TRICONVEY (RESELLER) C/- LANDATA

MELBOURNE

VENDOR

MALES, GEORGIA KAY

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

451619

This certificate is issued for:

LOT 1 PLAN TP687580 ALSO KNOWN AS 44 DROUGHT STREET BENDIGO
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 HERITAGE OVERLAY (HO4)

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/

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

27 March 2026

Sonya Kilkenny
Minister for Planning

VICTORIA State Government

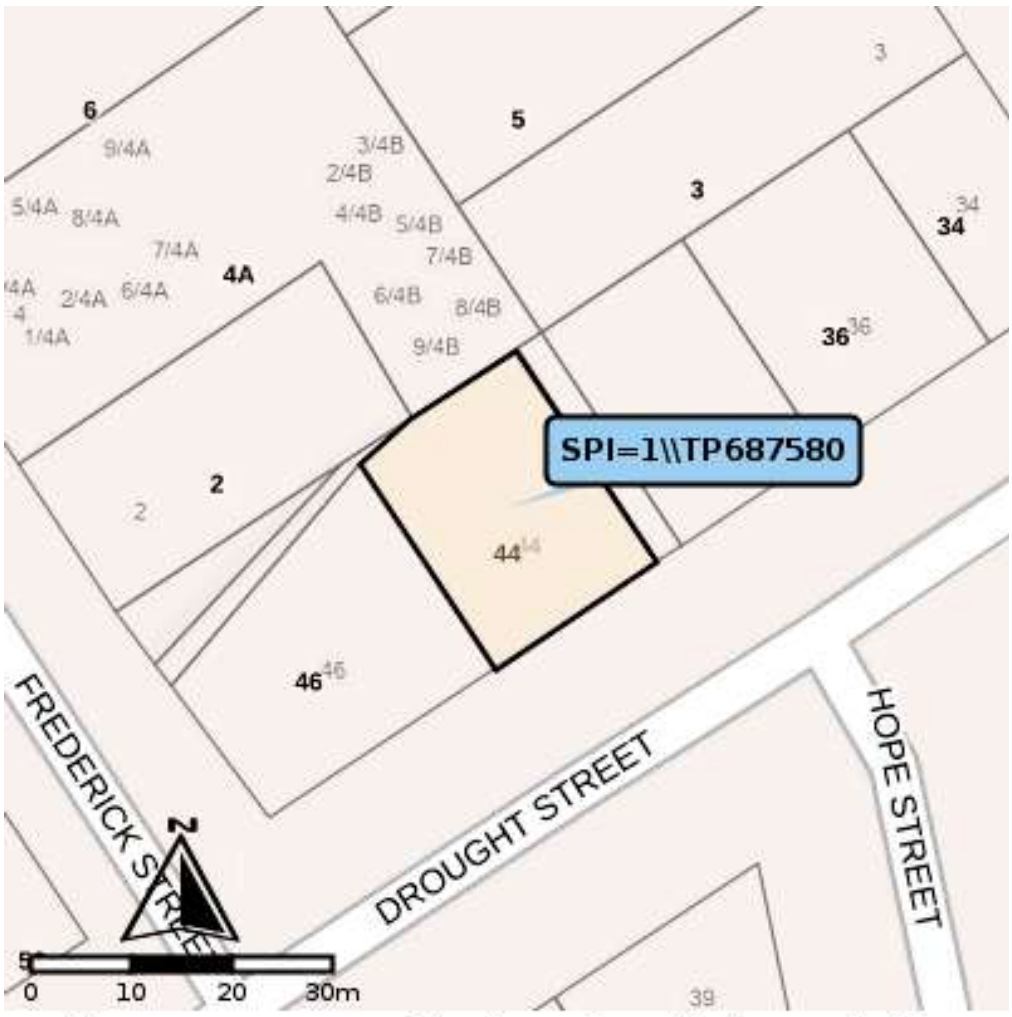
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The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

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.



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.

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PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 27 March 2026 10:47 AM

PROPERTY DETAILS

Address:	**44 DROUGHT STREET BENDIGO 3550**
Lot and Plan Number:	**Lot 1 TP687580**
Standard Parcel Identifier (SPI):	**1\TP687580**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**172286**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 607 S4**

UTILITIES

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

STATE ELECTORATES

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

OTHER

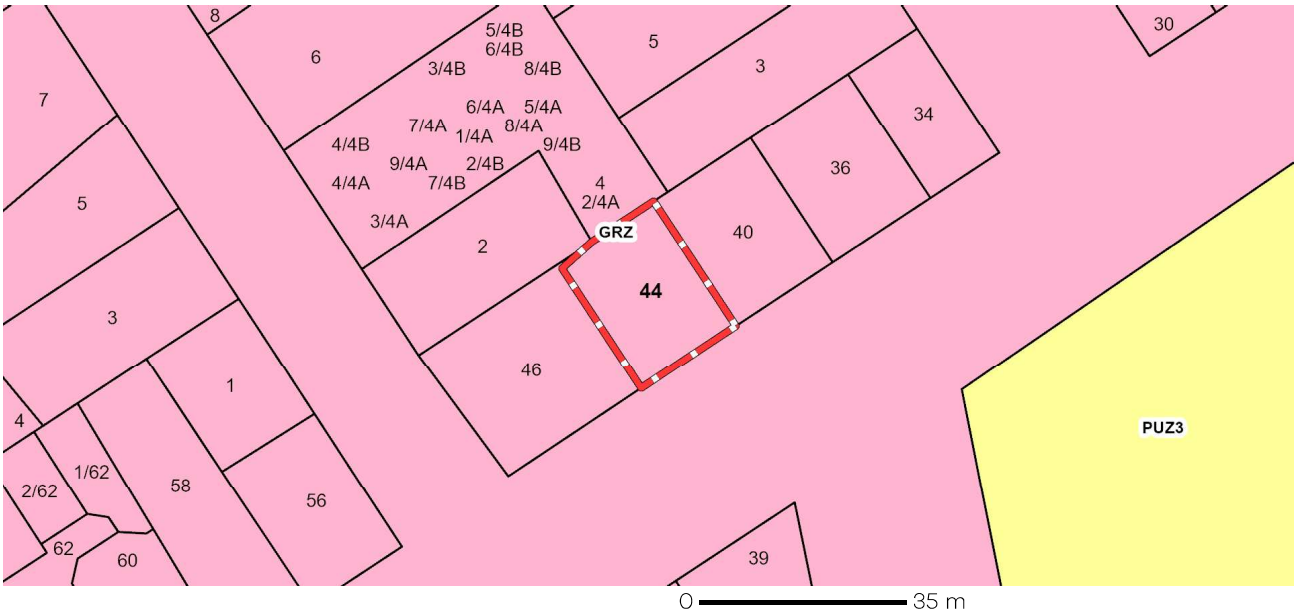
Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**
Fire Authority:	**Fire Rescue Victoria & Country Fire Authority**

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).

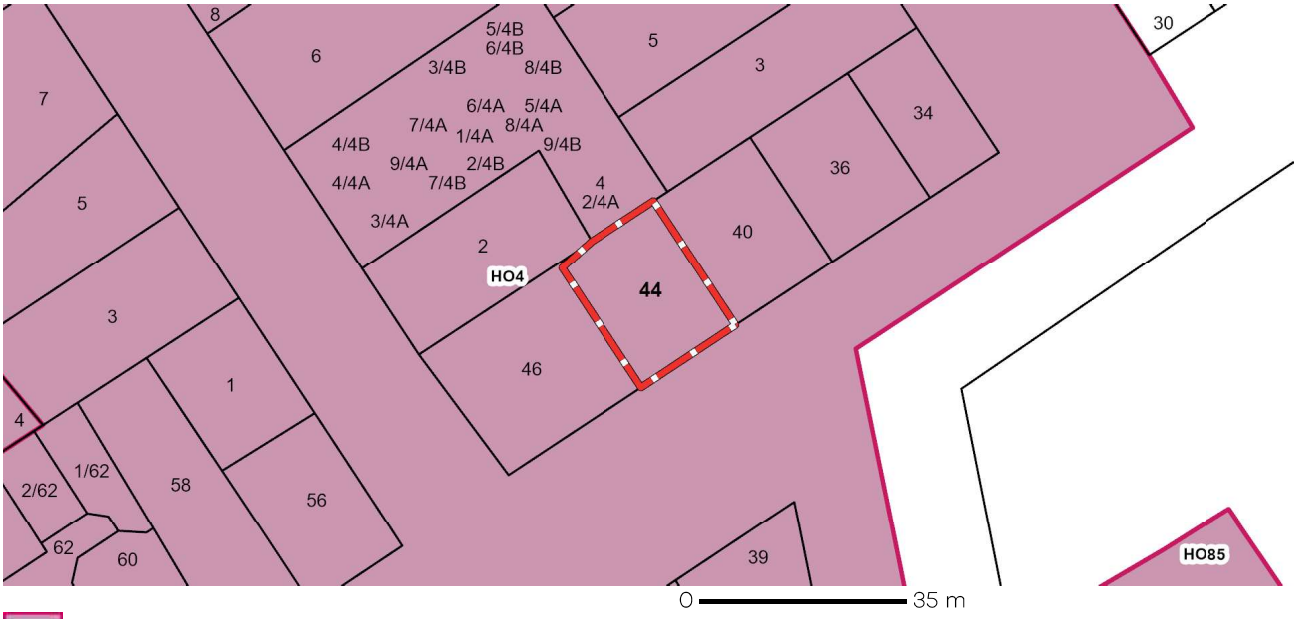
Docusign Envelope ID: 18662BC1-C9EB-4B26-A4C9-BE25AC6E237B

PLANNING PROPERTY REPORT

Planning Overlays

HERITAGE OVERLAY (HO)

HERITAGE OVERLAY - SCHEDULE (HO4)



HO - Heritage Overlay

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

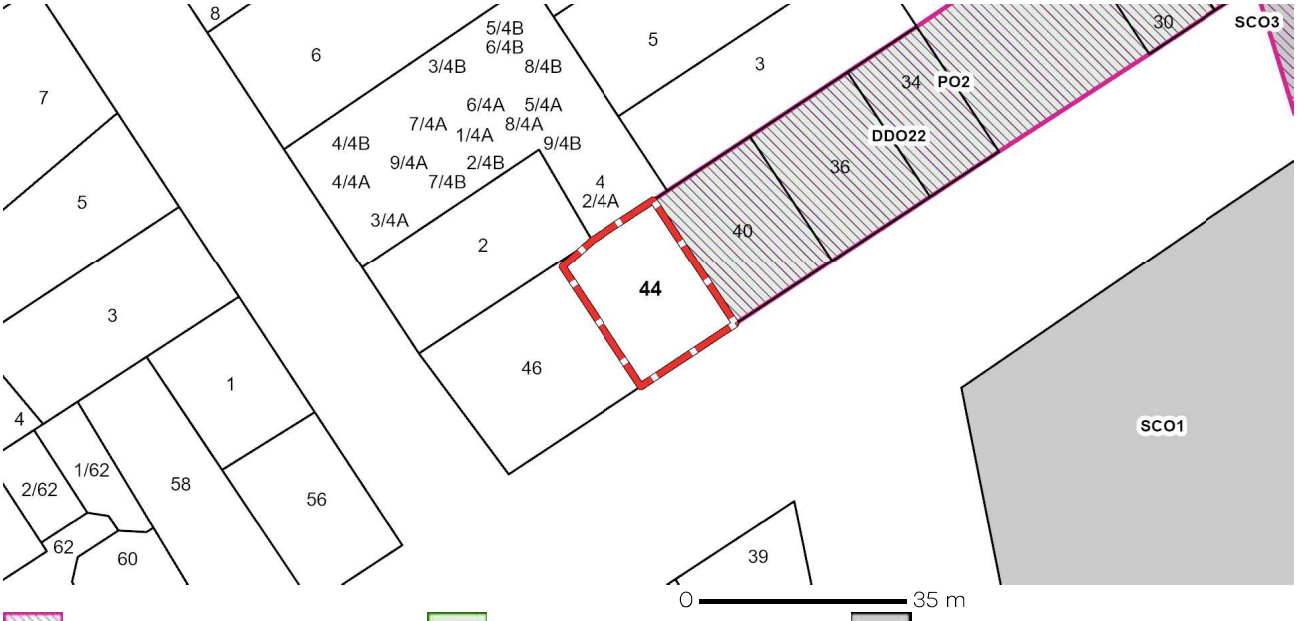
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)

PARKING OVERLAY (PO)

SPECIFIC CONTROLS OVERLAY (SCO)



DDO - Design and Development Overlay **PO - Parking Overlay** **SCO - Specific Controls Overlay**

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

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PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 27 March 2026.

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

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

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

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

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

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PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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

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

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



Designated Bushfire Prone Areas

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

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

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

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

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

Native Vegetation

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

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

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

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Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at https://www.vic.gov.au/disclaimer

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

Docusign Envelope ID: 18662BC1-C9EB-4B26-A4C9-BE25AC6E237B

Your Reference: 80078707-013-1:95362
Certificate Number: 142588

Land Information Certificate

Assessment Number: 1173 4 **Issue Date: 30-Mar-2026**

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Property and Valuation Details	
Property Address	44 Drought Street, BENDIGO 3550
Parcel Details	Lot 1 TP 687580F
Site Value	$315,000
Capital Improved Value	$395,000
Net Annual Value	$19,750
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	$1,165.45
Garbage Charge	$652.00
Emergency Services and Volunteer Fund	$204.30
Total Levied	**$2,021.75**
Arrears Outstanding	$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	$1.55
Total Outstanding	**$1,013.90**

Other Property Debt	$0.00

Total Outstanding for Property: $1,013.90

Biller Code: 268813
Ref: 11734

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

Docusign Envelope ID: 18662BC1-C9EB-4B26-A4C9-BE25AC6E237B

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

Docusign Envelope ID: 18662BC1-C9EB-4B26-A4C9-BE25AC6E237B

Coliban WATER

ABN 96 549 082 360

1300 363 200
www.coliban.com.au
PO Box 2770 BENDIGO DC
Victoria 3554

Adroit Conveyancing C/- Triconvey (Reseller) C/- LANDATA
Two Melbourne Quarter, Level 13, 697 Collins Street
Docklands

Information Statement Issue Date:
31 March 2026

Your Reference:
80078707-021-6

Settlement Date:
6 April 2026

Information Statement Number:
ISN-0000056943

Property Number:
LOC-000010809

Settlement Payment Reference:
2000000108096

Amount Due:
$470.16

If you are making a settlement payment via PEXA, please use the biller code 39156 and the settlement payment reference number detailed above.

Information Statement

(Special Meter Read)

Service Address: 44 Drought Street, Bendigo, VIC, 3550

Owner(s):	**Title(s):**	
Males, Georgia Kay	Lot 1, Title Plan, Plan Number 687580F, Volume 05422, Folio 352, Parish of Sandhurst	
Account Calculation:		
Fees and Charges		$285.86
Scheme Arrears		$0.00
Total amount in arrears:		$285.86
Calculated charges from last billing date to 06-04-2026 as detailed on the following page/s.		$184.30
Amount Due:		$470.16

In accordance with Section 275 (1) of the Water Act (1989), the person /s who becomes the owner of the property must pay any amount that is a charge on that property under Section 274 (4A).

Unless prior consent has been obtained, the Water Act (1989) prohibits:
The erection and/or placement of any building, wall, bridge, embankment, fill or removal of earth, machinery or other structure on land over which an easement exists, or within one (1) metre laterally, of any works of Coliban Water.

Docusign Envelope ID: 18662BC1-C9EB-4B26-A4C9-BE25AC6E237B

Property Number: LOC-000010809
Service Address: 44 Drought Street, Bendigo, VIC, 3550

Details for Services provided and their tariffs:

WATER CONSUMPTION FEE

Service Number	Meter Number	Previous Date	Reading	Current Date	Reading
SP-000009404	0990375	19-02-2026	3393	31-03-2026	3408
	Date From	Date To	Consumption (Kilolitres)	Rate per kL	Amount
	19-02-2026	31-03-2026	15.0000	$ 2.7262	$40.89

WATER SERVICE FEE

Service Number	Size	Date From	Date To	Days	Rate per day	Amount
SP-000009404	20mm	19-02-2026	06-04-2026	47	$ 0.7619	$35.80

SEWERAGE SERVICE FEE

Service Number	Date From	Date To	Days	Rate per day	Amount
SP-000009404	19-02-2026	06-04-2026	47	$ 2.2897	$107.61

Encumbrances and other information:

* Sewer main (shown in red) traverses land.

* All acquisitions and dispositions are to be forwarded to Coliban Water via email: revenue@coliban.com.au

* This Information Statement includes updated figures calculated after special meter read applied.

* Could the applicant please phone for an update on this certificate prior to settlement. Alternatively, you can email revenue@coliban.com.au for an update and provide the ISN number (Information Statement number) and settlement date in your email.

* Information Statements are valid for a period of 90 days from application date for service charges only. The special meter read is an actual read used to calculate water consumption up until the reading date only

* If you are making a settlement payment via PEXA, please use the biller code 39156 and the settlement payment reference number detailed on page 1. Once settlement is complete to ensure all the required information under the Water Act 1989, Section 159 continues to be provided to us during the property settlement process. Please advise all of the following details on the Notice of Acquisition/Disposition (with the relevant ownership details i.e. lot number/s, plan of subdivision number/s, volume number/s, folio number/s. The version of information being provided to the State Revenue Office (SRO) is adequate for our requirements.

Regards,



Customer Solutions Department

Docusign Envelope ID: 18662BC1-C9EB-4B26-A4C9-BE25AC6E237B

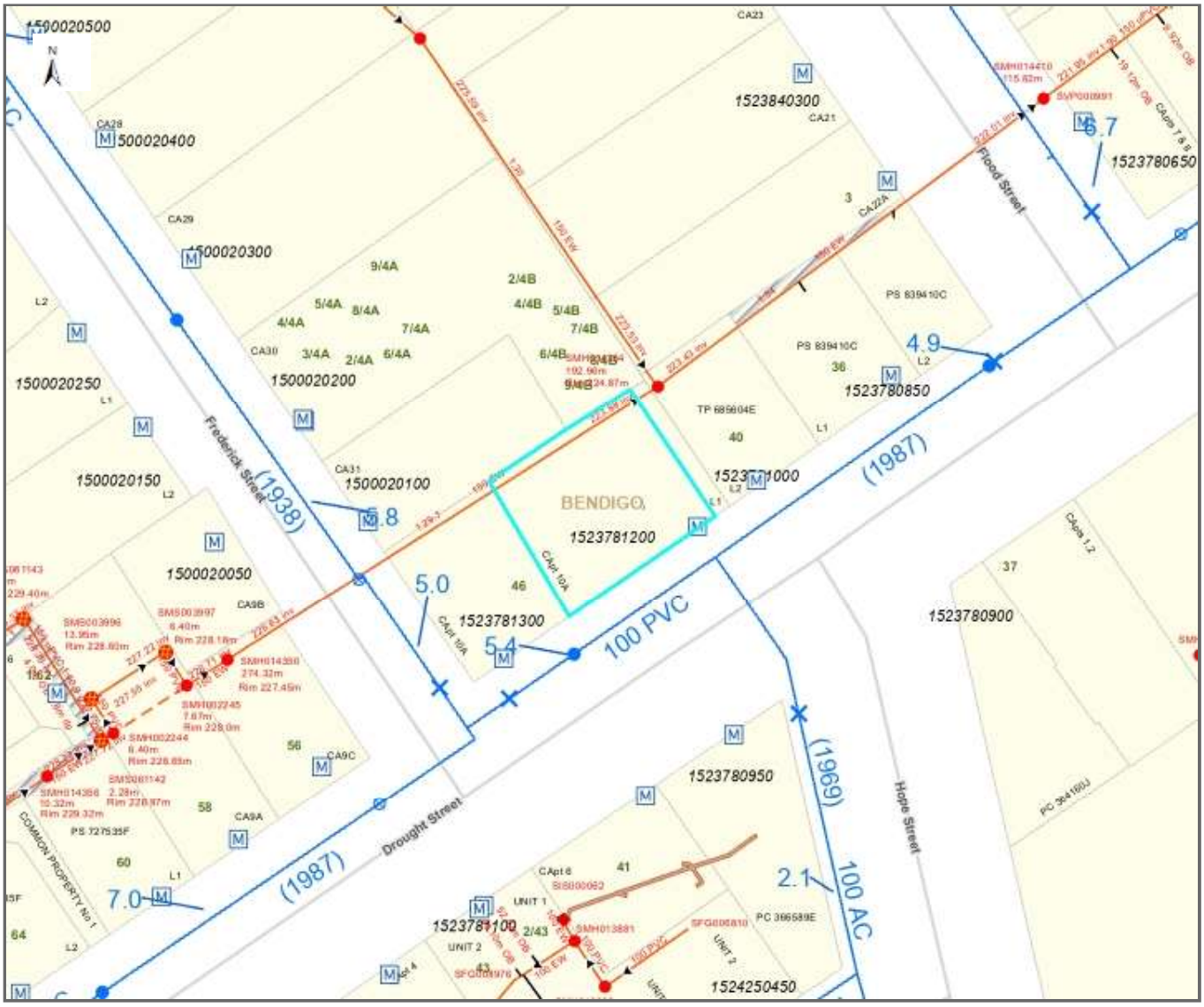
Coliban Region Water Corporation

37-45 Bridge Street Bendigo 3550
Phone 1300 363 200 Fax (03) 5434 1341

PROPERTY REPORT

Property Address: **44 Drought Street, Bendigo, VIC, 3550**

Date Created: 30-Mar-2026



Disclaimer with respect to the information provided:

Coliban Water makes no representation or warranty regarding the accuracy or completeness of the information in this document. Coliban Water further accepts no responsibility for any omissions or inaccuracies that may exist, and disclaims all liability for any loss or damage which may arise directly or indirectly from reliance on the information in this document, whether or not that loss is caused by any negligence on the part of Coliban Water or its employees.

Scale 1: 1,000

Coliban WATER

Docusign Envelope ID: 18662BC1-C9EB-4B26-A4C9-BE25AC6E237B

Property Clearance Certificate

Land Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / ADROIT CONVEYANCING

Your Reference:	26:4611
Certificate No:	98422400
Issue Date:	27 MAR 2026
Enquiries:	ESYSPROD

Land Address: 44 DROUGHT STREET BENDIGO VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
14044505	1	687580	5422	352	$0.00

Vendor: GEORGIA MALES

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MISS GEORGIA KAY MALES	2026	$315,000	$0.00	$0.00	$0.00

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

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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	$395,000
SITE VALUE (SV):	$315,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Docusign Envelope ID: 18662BC1-C9EB-4B26-A4C9-BE25AC6E237B

Notes to Certificate - Land Tax

Certificate No: 98422400

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 = $1,395.00

Taxable Value = $315,000

Calculated as $1,350 plus ($315,000 - $300,000) multiplied by 0.300 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $3,950.00

Taxable Value = $395,000

Calculated as $395,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code: 5249
Ref: 98422400

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: 98422400

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Docusign Envelope ID: 18662BC1-C9EB-4B26-A4C9-BE25AC6E237B

Property Clearance Certificate

Commercial and Industrial Property Tax

INFOTRACK / ADROIT CONVEYANCING

Your Reference:	26:4611
Certificate No:	98422400
Issue Date:	27 MAR 2026
Enquires:	ESYSPROD

Land Address:	44 DROUGHT STREET BENDIGO VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
14044505	1	687580	5422	352	$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:	$395,000
SITE VALUE:	$315,000
CURRENT CIPT CHARGE:	**$0.00**

Docusign Envelope ID: 18662BC1-C9EB-4B26-A4C9-BE25AC6E237B

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 98422400

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.

Docusign Envelope ID: 18662BC1-C9EB-4B26-A4C9-BE25AC6E237B

Property Clearance Certificate

Windfall Gains Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / ADROIT CONVEYANCING

Your Reference:	26:4611
Certificate No:	98422400
Issue Date:	27 MAR 2026

Land Address:	44 DROUGHT STREET BENDIGO VIC 3550

Lot	Plan	Volume	Folio
1	687580	5422	352

Vendor: GEORGIA MALES

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:
$0.00

Paul Broderick
Commissioner of State Revenue

Docusign Envelope ID: 18662BC1-C9EB-4B26-A4C9-BE25AC6E237B

Notes to Certificate - Windfall Gains Tax

Certificate No: 98422400

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on windfall gains tax to a purchaser

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

General information

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

Windfall Gains Tax - Payment Options

BPAY

Biller Code: 416073
Ref: 98422405

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: 98422405

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

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

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

Docusign Envelope ID: 18662BC1-C9EB-4B26-A4C9-BE25AC6E237B

HISTORIC MINING ACTIVITY
Form No. 692

27 March, 2026

Property Information:

Address: 44 DROUGHT STREET BENDIGO 3550

It is advised that:

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

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

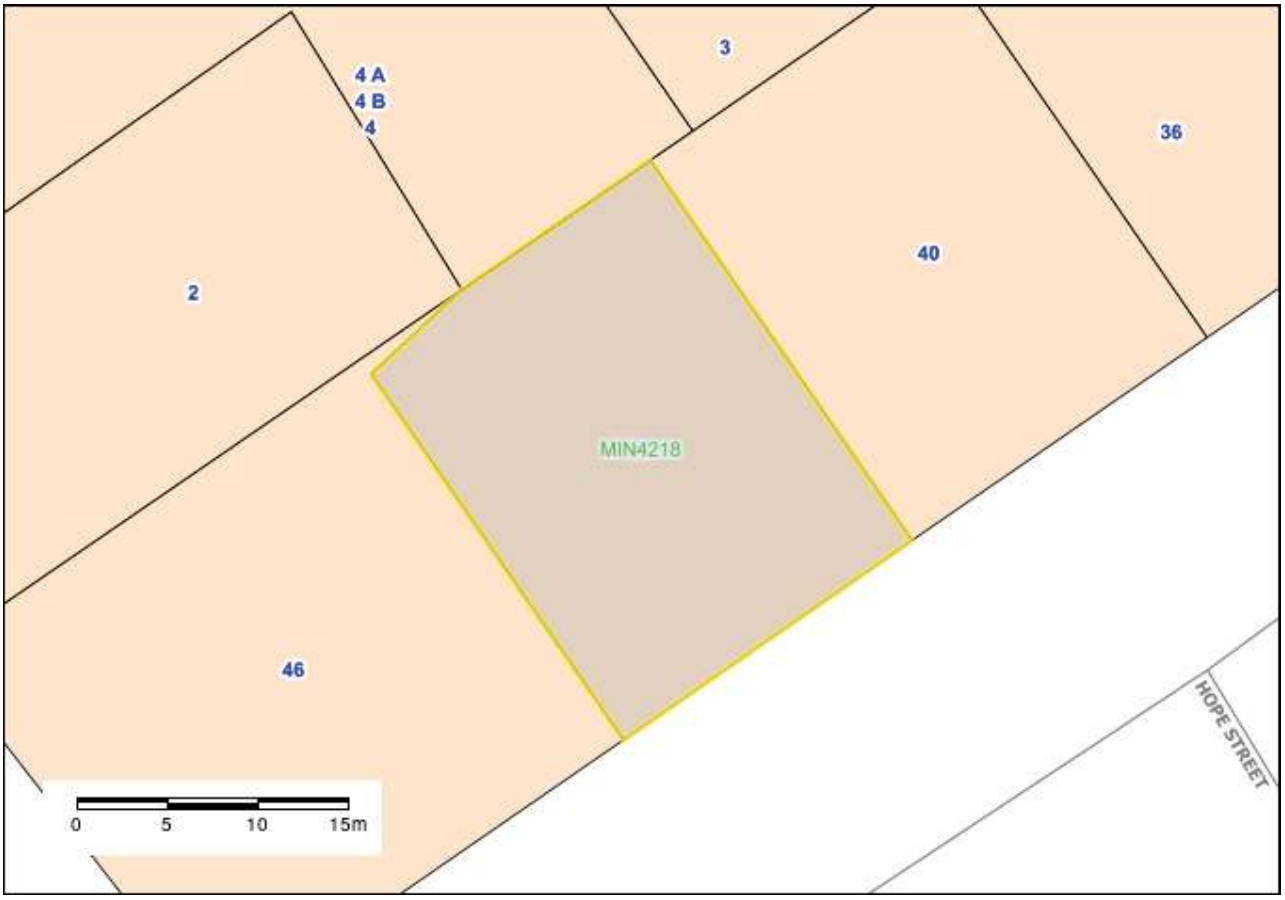
For queries, contact:

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

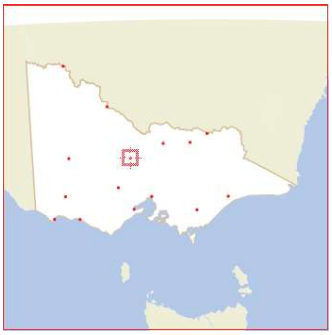
Docusign Envelope ID: 18662BC1-C9EB-4B26-A4C9-BE25AC6E237B

HISTORIC MINING ACTIVITY ANALYSIS REPORT

Address: 44 DROUGHT STREET BENDIGO 3550



Locality Map



Result of Search:

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

Details (as at 27 March, 2026)

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

Summary of Important Overlaps

Details of Important Overlaps

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

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Legend

Deep Lead Lines

Deep Lead Lines

Deep Lead Polygons

Deep Lead Polygons

Expired Tailings Licences

Expired Gold Mining Leases - 1860s to 1958

Expired Gold Mining Leases - 1860s to 1958

Expired Mineral Leases - 1860s to 1966

Expired Extractive Industry Tenements

Expired Mining Licences and Leases

Current Extractive Industry Work Authorities

Current Mining Licences and Leases

Mines and Mineral Occurrences

- MAJOR
- INTERMEDIATE
- MINOR
- UNKNOWN

Property - Address

Roads (vmtrans)

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

Towns (25K)

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

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House Inspection Services Pty Ltd

A.C.N.006 954 436 A.B.N 89 006 954 436
(Wholly owned by Members of the Australian Society of Building Consultants Inc.)

Correspondence to: garry.whitfort@gmail.com
libbypetersen@bigpond.com

Telephone: 0418 367 644
0418 508 112

A REPORT ON DOMESTIC BUILDING WORKS - OWNER BUILDER CONSTRUCTION

PURSUANT TO THE BUILDING ACT 1993

DWELLING & INSPECTION DETAILS

(Refer to Page 6 for exclusions)

DATE OF INSPECTION *1st April 2026*	DATE OF REPORT: *1st April 2026*

PROPERTY DETAILS:

STREET NUMBER *44*

STREET *Drought Street*

SUBURB/ TOWN *Bendigo* POSTCODE *3550*

MUNICIPALITY *City of Greater Bendigo*

DATE OF WORKS COMPLETED *March 2026*

OWNER(S):

NAME(S) *G Males*

CONTACT ADDRESS *malesge@hotmail.com*

TEL 0411 891 531

INSPECTOR: NAME *GARRY WHITFORT* QUAL. *M.A.S.B.C.*
Surveys and/or inspections shall be made only by a qualified Building Consultant or a person with no less than five (5) years experience in related industry.

INSPECTION DETAILS: TIME OF ARRIVAL *11.40am TIME* OF DEPARTURE *1.40pm*

PREVAILING WEATHER CONDITIONS: *Fine*

REPORT AUTHORISED BY HOUSE INSPECTION SERVICES PTY LTD

SIGNATURE: (RECOGNISED PERSON OR AGENT) (Agent)

PRINTED NAME OF SIGNATORY: *Rex Petersen MASBC - MBDPS*

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DESCRIPTIVE SUMMARY OF DOMESTIC DWELLING WORKS

SITE

SIDE OF STREET N. W	SITE FALLS TO *Back*	FRONT DOOR FACES *S. E*

DOMESTIC BUILDING WORKS COVERED BY THIS REPORT

Renovations & alteration of dwelling including, Restumping, Repointing & repainting of roof tiles, Rendering of external brick walls, form ensuite to bed 1 in original bathroom & form bathroom & WC in original laundry, form European laundry in passage area, refurbish kitchen, replace areas of the original plaster lining, Form bulk heads along the top of the internal living room walls to allow the majority of the walls to be removed and form large open living/kitchen area. Replace internal doors and mouldings. Form wardrobes to all bedrooms. Upgrade electrical fuse board. Install ducted reverse cycle AC unit. Replace concrete paving to front porch and part of driveway. Repaint dwelling. Polish exposed floorboards and install carpet to bedrooms.

CONSTRUCTION OF WORKS COVERED BY THIS REPORT

FOOTINGS	*Strip*	STUMPS	*Concrete*
FLOOR	*Strip/sheet flooring*	WALL STRUCTURE	*Timber*
ROOF SHAPE	*Pitched*	WALL LINING (INTERNAL)	*Plaster*
ROOF FRAME	*Timber*	WALL CLADDING (EXTERNAL)	*Brick*
ROOF CLADDING	*Concrete tile*	CEILING LINING	*Plaster*
WINDOW FRAMES	*Timber*	NO. OF STOREYS	*1*

ROOMS INCLUDED IN WORK COVERED BY THIS REPORT

BEDROOMS	*3*	LIVING	*Yes*	FAMILY ROOM	*No*
SEPARATE DINING	*No*	PASSAGES	*Yes*	ENTRY HALL	*Yes*
KITCHEN	*Yes*	EURO LAUNDRY	*Yes*	BATHROOM/WC	*Yes*
TOILET ROOM	*No*	RUMPUS	*No*	GARAGE	*No*
VERANDA	*No*	DECK	*No*	FRONT PORCH	*Yes*
PERGOLA	*No*	SHED	*No*	ENSUITE	*Yes*

SERVICES CONNECTED TO WORK COVERED BY THIS REPORT

SEWERAGE	*Yes*	GAS	*Yes*	WATER	*Yes*
HOT WATER SYSTEM	*Yes*	HEATING	*Yes*	DUCTED VAC.	*No*
ELECTRICITY	*Yes*	AIR COND.	*Yes*	SMOKE ALARM	*Yes*
DRAINS	*Yes*	INSINKERATOR	*No*	ALARM	*No*
GUTTERS & DOWNPIPES	*Yes*	INTERCOM	*No*	OTHER	*No*

OTHER COMMENTS

No compliance certificates were sighted at the time of the inspection. The original open fireplace in the living room is not usable and only now for decorative purpose.

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SCHEDULE A DEFECTS IN THE DOMESTIC BUILDING WORKS

THE FOLLOWING DEFECTS WILL BE EXCLUDED FROM THE COVER OF ANY INSURANCE THAT MAY BE REQUIRED TO BE PROVIDED BY THE OWNER BUILDER VENDOR UNDER THE BUILDING ACT 1993.

ANY ITEMS INCLUDED IN SCHEDULE D (INCOMPLETE WORK) SHALL BE CONSIDERED TO BE DEFECTS IN THE WORKS AND ALSO EXCLUDED FROM THE COVER PROVIDED.

A1. *Uneven finish to some small areas of original repair and filling to the original plaster lining.*

A2. *Skirting board fitted along the bottom of the walls not fitted down tight to the polished floorboards in places.*

A3. *Minor shrinkage cracking to some of the internal corner joins of the plaster cornice and a small crack to the plaster ceiling lining above the hinged side of the door opening to the centre bedroom.*

A4. *There is no splash back installed to the plaster wall lining above the wash trough to the euro laundry.*

A5. *One of the corners is broken off the cover of the a/c return air grill fitted to the ceiling in front of the euro laundry.*

A6. *There is slight lipping to the edge of some of the floor & wall tiles to the bathroom. There is a small chip to the corner of a wall tile above the shower outlet and bath taps in the bathroom.*

A7. *There are some light marks and small chips to the internal paintwork in places.*

A8. *The bottom edge of the toilet pan in the bathroom and ensuite is not sealed to the floor tiles.*

A9. *Small chip to the edge of the cavity sliding door adjacent to the door latch on the bathroom door.*

A10. *Small area of the paintwork not finished to the plaster lining in the top back section of the fridge recess in the kitchen.*

A11. *The stove is not secured to the kitchen cabinets/ wall.*

A12. *There are some small uneven or not finished areas of the render surface to the external brick work around some of the penetrations and behind the a/c unit and hot water unit.*

A13. *There is no building permit for any of the renovations or alterations as described on page 2.*

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SCHEDULE B AREAS INACCESSIBLE AT THE TIME OF THE INSPECTION

B1. The roof space was not accessible due to the duct work from the a/c partly covering the small opening and the old disconnection original hot water unit in the roof space at the side of the opening.
B2. Wall spaces and cavities including beams installed to bulk heads.
B3. Water proofing if installed as required to the wet areas.

NOTE: The Inspector carries a 3.6m ladder and areas not accessible with that ladder due to height or restricted access may not be inspected.

SCHEDULE C SECONDHAND MATERIALS USED

A = Advised by Owner S = Seen by Inspector A & S = Advised & Seen

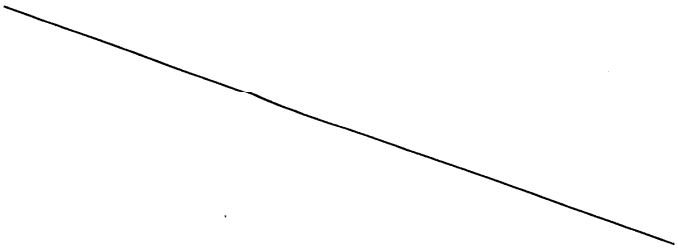
C1. Existing hot water unit (S)

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SCHEDULE D CONDITION & STATUS OF INCOMPLETE WORK

THIS IS A DESCRIPTION OF WORKS NOT COMPLETED AT THE TIME OF THE INSPECTION. THEY WILL BE CONSIDERED TO BE DEFECTS IN THE WORKS AND ARE EXCLUDED FROM THE COVER OFANY WARRANTY INSURANCE THAT MAY BE PROVIDED BY THE OWNER BUILDER VENDOR UNDER THE BUILDING ACT.



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DOMESTIC BUILDING WORKS - CONDITION REPORT
PURSUANT TO THE BUILDING ACT 1993

This report is provided, pursuant to the Building Act 1993 Section 137B to the owner builder of the dwelling identified in this report. **You must provide to the Insurance Broker a copy of any building permits issued, any occupancy permits or certificates of final inspection issued (as applicable).** Your solicitor or conveyancer can assist you in obtaining these if you do not have them.

Selling an owner-built house
Before entering into a contract to sell a home - including any alteration - built in whole or in part by a person other than a Registered Builder who provided a separate warranty policy and those works are less than six years six months old from the date of completion, the following steps must have been followed:

1. This inspection report, obtained by the owner builder, must be provided to the intending purchaser. (Note: this report must not be more than six months old at the time the contract of sale is signed.)
2. The owner builder must provide a copy of this inspection report to an appropriate insurer, and arrange insurance cover prior to the contract being signed.

A copy of the unsigned Contract of Sale (containing the conditions listed below) may be required by the insurer. The premium to be paid for the insurance will depend upon the insurer, on the age of the building work, and with house improvements, on the value of those improvements.

After the Contract has been signed, the owner builder may be required to send a copy, including any special condition pages, to the insurer. The house is then guaranteed in respect to non structural defects for the remainder of the two years after completion and in respect to all other loss and damage for the remainder of the six years after completion. (Note the insurance is only required for the period up to six years after completion while the report is required up to six years six months after completion.)

Contract of Sale Conditions
The Contract of Sale should contain special conditions to the following effect:

1. The Purchaser acknowledges that prior to signing this contract, the Purchaser has received from the Vendor a copy of a report prepared by House Inspection Services Pty Ltd, a recognised person, and containing such matters as are required pursuant to Section 137B of the Building Act 1993.
2. The Vendors warrant that they have effected a policy of insurance in the name of the Purchaser (or in the case of a sale by auction the policy is subject only to completing the name of the Purchaser) which indemnified the insured against all losses and damage during the period of insurance which result from
   (a) any breach of the warranties implied under Section 137C of the Building Act 1993 and
3. The Vendor warrants that all domestic building work carried out in relation to the construction by or on behalf of the Vendor of the home was carried out in a proper and workmanlike manner; and
4. The Vendor warrants that all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and
5. The Vendor warrants that that domestic building work was carried out in accordance with all laws and legal requirements, including, without limiting the generality of this warranty, the Act and the regulations.

If a contract of sale has been entered into in contravention of the Act, the contract is voidable at the option of the purchaser at any time before completion of the contract.

The guarantee applicable to the building is a guarantee against defects caused by the bad workmanship of the builder, but does not cover any defects identified in this report. Defects identified are those caused by bad workmanship or movement of the foundations. The report does not necessarily refer to routine maintenance items e.g. hairline plaster cracks or binding doors and windows. These may be caused by normal shrinkage.

Unless otherwise stated:

- no soil or other material has been excavated or removed,
- no plants or trees have been removed,
- no samples have been taken or tested,
- no fixtures, fittings, cladding or lining materials have been removed,
- building services have not been tested,
- no items of furniture or chattels have been moved,
- the roof has not been water tested,
- no enquiries of Drainage, Sewerage or Water Authorities have been made,
- no plans, specifications or other contract documents have been sighted for the purpose of inspecting the dwelling house and providing this report.
- no special investigations of inset attack (e.g. borer, termite etc.) has been made. Any reference to insect attack has been based on observation only and does not imply any expertise in these matters. Such a reference should be referred to appropriate experts and we recommend that a pest infestation inspection and report be undertaken.
- We have not inspected woodwork, or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect.
- We have not and do not inspect aluminium composite panels with a polyethylene core used as a component of external walls.

The information contained on this page should be taken as advisory only and although it is accurate to the best of our knowledge, it would be advisable to seek appropriate legal advice before acting upon it.

Purchasers should obtain CSIRO pamphlet "Building Technical File No. 18" which is a guide to home owners on foundation maintenance and footing performance and read, understand and carry out the recommendations.

The inspection recorded is not a termite or insect inspection and is not a pre-purchase inspection.

PURCHASERS SHOULD MAKE THEIR OWN INQUIRIES ABOUT THE CONDITION OF THE BUILDING BEFORE ENTERING THE CONTRACT.

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AOBW 202604-0021

Certificate Of Insurance

Building Act 1993 Section 135

Domestic Building Insurance Order Certificate in respect of Insurance

Domestic Building Contract

A Contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under section 135 of the Building Act 1993 has been issued by Assetinsure Pty Ltd (ABN 65 066 463 803)

In respect of:	Non-Structural Improvements
At:	44 Drought Street, Bendigo, VIC, 3550, AUSTRALIA
Carried out by:	Georgia Males
For:	The Purchaser
Building Permit:	None
Construction Complete Date:	31/03/2026
Defects Inspection Report:	House Inspection Services
Defects Inspection Date:	01/04/2026

Subject to the Building Act 1993, the Ministerial Order and the conditions of the insurance contract, cover will be provided to the purchaser named in the Contract of Sale and to the successors in title to the purchaser.

Authorisation: In witness whereof, the insurer issuing this policy has caused this policy to be signed by the Authorised Signatory of the insurer's agent.

Signed at Seaford on Tuesday, 7 April 2026



Cover is only provided if the owner builder noted in this certificate has died, disappeared or become insolvent. The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the Policy wording.
Important notice: This certificate must be read in conjunction with the policy wording and kept in a safe place. These documents are very important and must be retained by you and any successive owner s of the property for the duration of the statutory period of cover.

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CITY OF GREATER BENDIGO

Building Information Certificate

Regulation 51(1) | Building Regulations 2018

31-Mar-2026

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Location: 44 Drought Street, BENDIGO 3550 (Lot 1 TP 687580F)
Applicant Reference: 80078707-014-8:95361

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.

Craig Kingston
Municipal Building Surveyor

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CITY OF GREATER BENDIGO

PLEASE NOTE

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

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT
NO: DR/313/2025

Delegated Officer: Ross Douglas
For and on behalf of the City of Greater Bendigo

Date: 9 July 2025 Page 1 of 4

BEFORE





AFTER





Document Set ID: 5336071
Version: 1, Version Date: 01/07/2025

BEFORE





AFTER





PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT
NO: DR/313/2025

Delegated Officer: Ross Douglas
For and on behalf of the City of Greater Bendigo

Date: 9 July 2025

BEFORE



AFTER



SITE PLAN (GREY CONCRETE LOOK TILES OVER HEAD)





Document Set ID: 5336071
Version: 1, Version Date: 01/07/2025

PLANNING PERMIT

Permit No.	DR/313/2025
Planning Scheme	Greater Bendigo Planning Scheme
Responsible Authority	City of Greater Bendigo
Address of the Land	44 Drought Street, BENDIGO 3550 Lot 1 TP 687580F

THE PERMIT ALLOWS:

Alterations to existing dwelling

Planning Scheme Clause	Matter for which the permit has been granted
43.01-1 Heritage Overlay	Externally alter a building by structural work, rendering, sandblasting or in any other way

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. NO LAYOUT ALTERATION
   The development permitted by this permit as shown on the endorsed plans and/or described in the endorsed documents must not be altered or modified (for any reason) except with the prior written consent of the responsible authority.

2. EXPIRY OF PERMIT
   This permit will expire if the development permitted by the this permit is not completed within 2 years from the date hereof. The time within which the development must be completed may be extended, on written request to the responsible authority, before or within 6 months after the expiry of this permit where the development has not yet started or 12 months where the development has commenced.

Signature for the Responsible Authority

Date Issued: 9 July 2025

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

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

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

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

WHEN DOES A PERMIT BEGIN?

A permit operates:

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

WHEN DOES A PERMIT EXPIRE?

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

WHAT ABOUT REVIEWS?

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