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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	59 Sanctuary Boulevard, Maiden Gully 3551	
Vendor's name	MW Wearne Holdings Pty Ltd ATF Murray Wearne Builders Trust ACN 629 623 276	**Date** 4/2/2026
Vendor's signature	Signed by: Jessica Lynden Whatley F1B782613BCC4D4...	Director/Secretary

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:	$3,000.00

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

Not Applicable

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. 100
(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):

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")

Not Applicable.

8 SERVICES

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

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

9 TITLE

Attached are copies of the following documents:

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

10 SUBDIVISION

10.1. **Unregistered Subdivision**

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

Not Applicable.

10.2. **Staged Subdivision**

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

Not Applicable.

10.3. **Further Plan of Subdivision**

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act* 1988 is proposed.
Not Applicable.

11 DISCLOSURE OF ENERGY INFORMATION

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

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

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

Not Applicable.

12 DUE DILIGENCE CHECKLIST

☒ Vacant Residential Land or Land with a Residence

☒ Attach Due Diligence Checklist (this will be attached if ticked)

13 ATTACHMENTS

Title Search Volume 12525 Folio 527

Plan PS 900212S

MCP AA9460

Planning Certificate

Property Report

Planning Property Report

Building Permit BS-U 42207/9355493895779

Certificate of Warranty Insurance

Occupancy Certificate

State Revenue Office – Land Tax Certificate

Sewer Plan

Search for Mine Hazard Form No. 692

Due Diligence Checklist

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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 12525 FOLIO 527

Security no : 124131714008D
Produced 29/01/2026 03:39 PM

LAND DESCRIPTION

Lot 9 on Plan of Subdivision 900212S.
PARENT TITLE Volume 12080 Folio 687
Created by instrument PS900212S 11/01/2024

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MW WEARNE HOLDINGS PTY LTD of 78 HIGH STREET MARONG VIC 3515
AY781983P 15/01/2025

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS900212S 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: 59 SANCTUARY BOULEVARD MAIDEN GULLY VIC 3551

ADMINISTRATIVE NOTICES

NIL

eCT Control 17139V JENNPACK PTY LTD
Effective from 12/05/2025

DOCUMENT END

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Document Type	**Plan**
Document Identification	**PS900212S**
Number of Pages (excluding this cover sheet)	**4**
Document Assembled	**04/09/2025 12:56**

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PLAN OF SUBDIVISION

EDITION 1

PS 900212S

LOCATION OF LAND

PARISH: MARONG

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: 61 (PART)

CROWN PORTION: -

TITLE REFERENCE: VOL. 12080 FOL. 687

LAST PLAN REFERENCE: LOT A PS 807913E

POSTAL ADDRESS: 62 LOWER BECKHAMS ROAD
(at time of subdivision) MAIDEN GULLY, VIC 3551

MGA CO-ORDINATES: E: 250 250 ZONE: 55
(of approx centre of land in plan) N: 5 928 860 MGA 2020

Council Name: Greater Bendigo City Council

Council Reference Number: SC/25/2017/2/A
Planning Permit Reference: AM/25/2017/A
SPEAR Reference Number: S180764B

Certification

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

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied

Digitally signed by: Shannon Rosewarne for Greater Bendigo City Council on 18/08/2023

Statement of Compliance issued: 14/12/2023

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF GREATER BENDIGO
RESERVE No.1	CITY OF GREATER BENDIGO

NOTATIONS

DEPTH LIMITATION: NIL

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. AM/25/2017/A

This survey has been connected to permanent marks No(s) 24 & 59
In Proclaimed Survey Area No.

NOTATIONS

LOT 1 HAS BEEN OMITTED FROM THIS PLAN

GROUNDS FOR REMOVAL OF EASEMENT:

THE DRAINAGE EASEMENT CREATED INST C/E M343563H SHOWN AS E-1 & E-3 ON PS 807913E IS REMOVED UPON REGISTRATION OF THIS PLAN BY DIRECTION IN PLANNING PERMIT No. AM/25/2017/B ISSUED BY THE CITY OF GREATER BENDIGO.

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Pipelines or Ancillary Purposes	3.50	PS 807913E Section 136 of the Water Act 1989	Coliban Region Water Corporation
E-2 & E-4	Pipelines or Ancillary Purposes	See Diag.	This Plan Section 136 of the Water Act 1989	Coliban Region Water Corporation
E-3 & E-4	Drainage	See Diag.	This Plan	Land in This Plan & City of Greater Bendigo

ADRIAN CUMMINS & ASSOCIATES
CONSULTING SURVEYORS
bsi. ISO 9001:2015 Quality Management FS 520895
360 DEGREE SURVEYING PTY. LTD.
105 Williamson Street Bendigo 3550
Tel. 03 54425133 Fax. 03 54422030
Email surveyors@adriancummins.com

SURVEYORS FILE REF: AB9205-21-01

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 4

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Surveyor's Plan Version (01),
11/08/2023, SPEAR Ref: S180764B

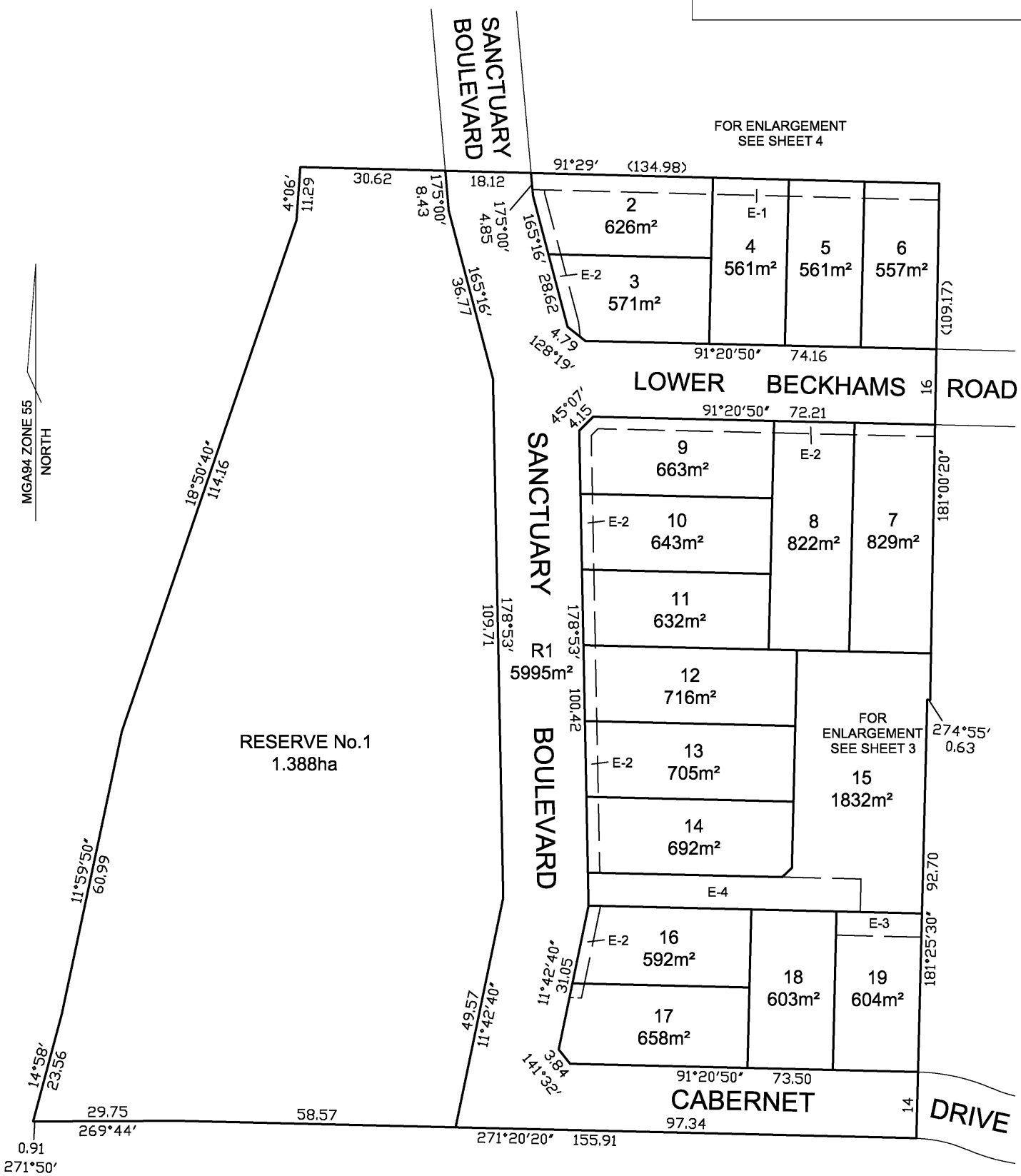
PLAN REGISTERED
TIME: 11:16 AM DATE: 11/01/2024
D.LE
Assistant Registrar of Titles

Amended by: Andrew Gordon Thomson, Licensed Surveyor 11/01/2024.

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PS 900212S



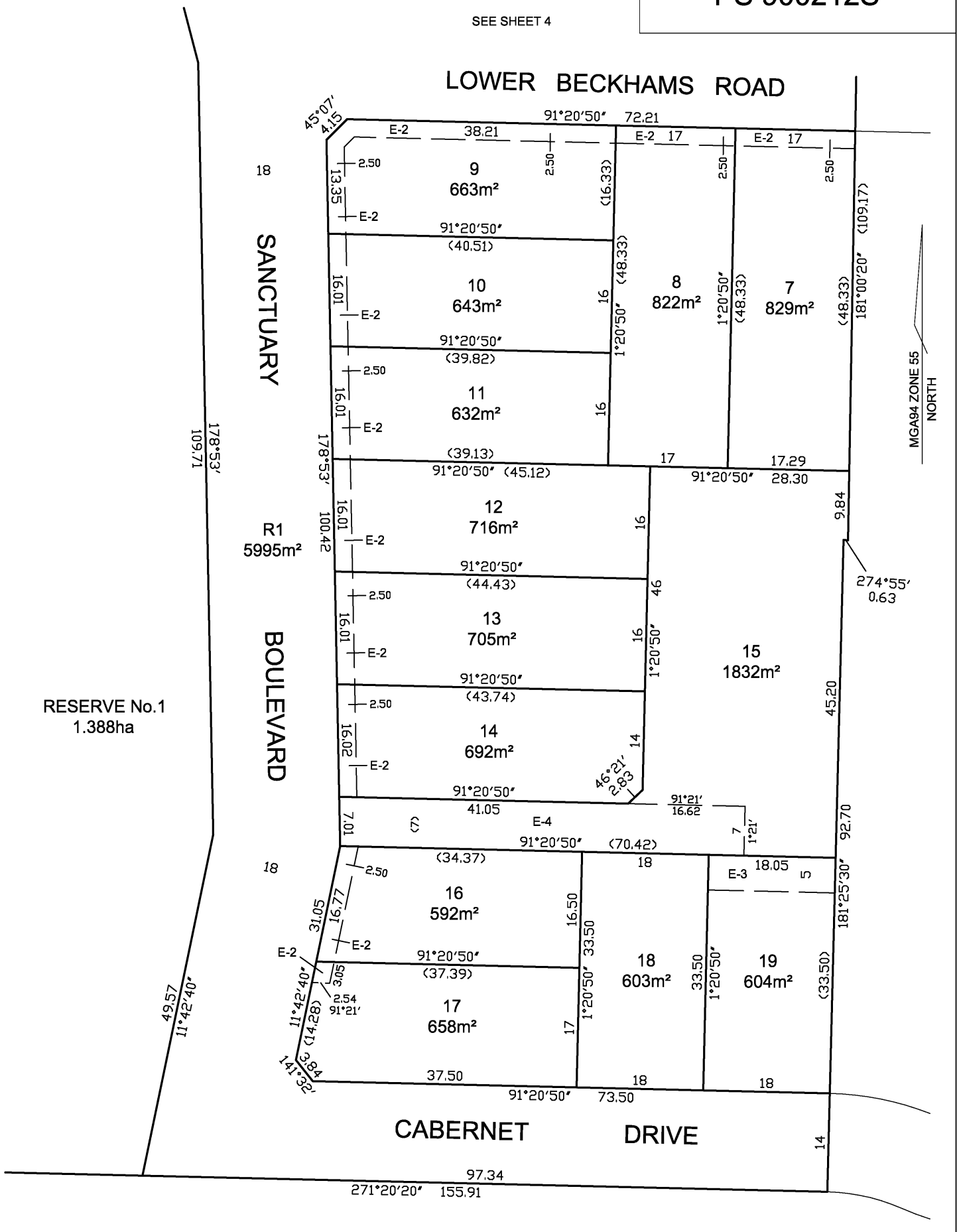
ADRIAN CUMMINS & ASSOCIATES CONSULTING SURVEYORS ISO 9001:2015 Quality Management FS 520895 360 DEGREE SURVEYING PTY. LTD. 105 Williamson Street Bendigo 3550 Tel. 03 54425133 Fax. 03 54422030 Email surveyors@adriancummins.com	SCALE 1:800 8 4 0 8 16 24 32 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
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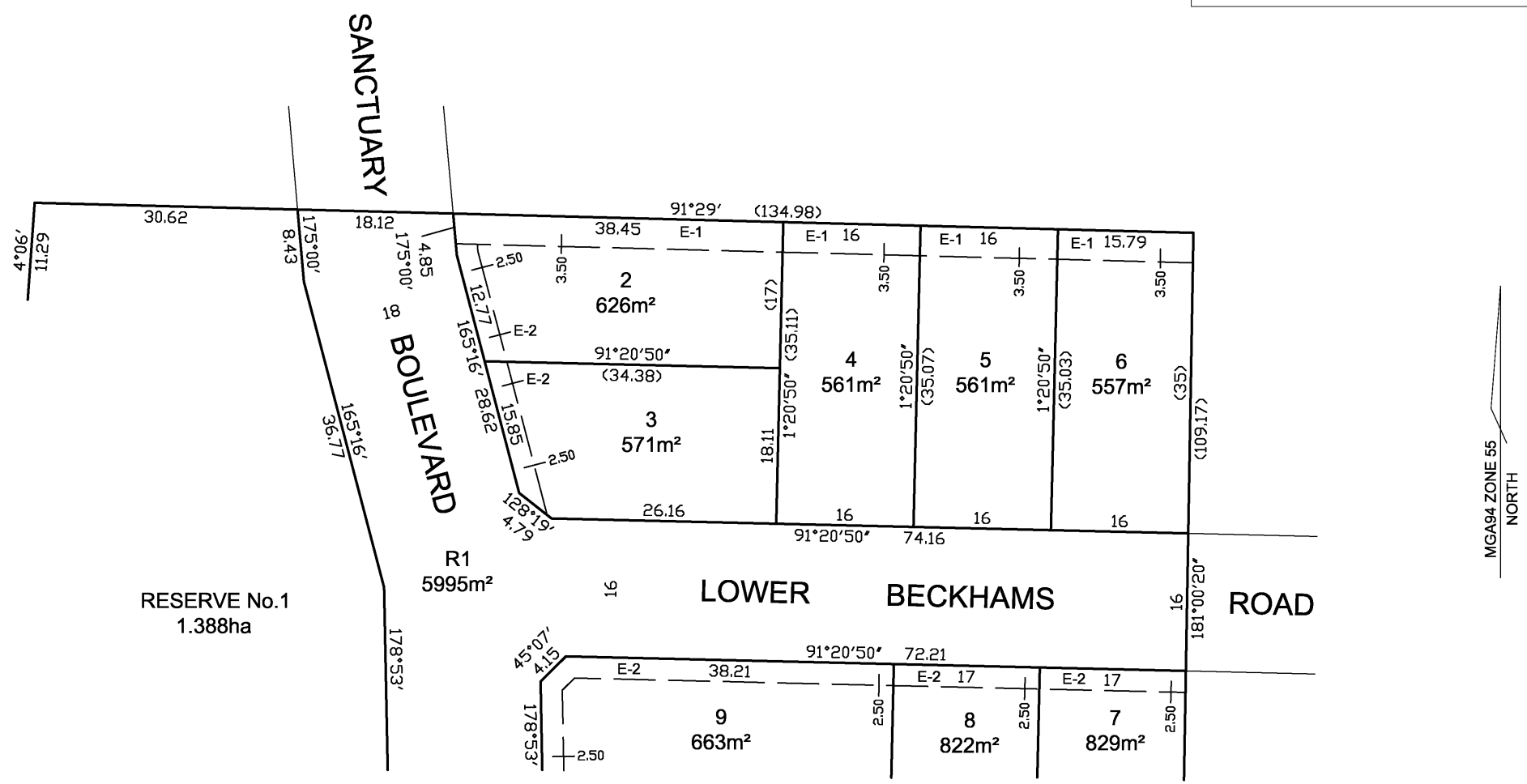
PS 900212S



ADRIAN CUMMINS & ASSOCIATES CONSULTING SURVEYORS ISO 9001:2015 Quality Management FS 520895 360 DEGREE SURVEYING PTY. LTD. 105 Williamson Street Bendigo 3550 Tel. 03 54425133 Fax. 03 54422030 Email surveyors@adriancummins.com	SCALE 1:500 5 2.5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
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PS 900212S



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Memorandum of common provisions
Restrictive covenants in a transfer
Section 91A Transfer of Land Act 1958

AA9460

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Lodged by	
Name:	OSullivan Johanson Lawyers
Phone:	03 5440 2900
Address:	5 Victoria Lane, Bendigo, 3550
Reference:	MOS:KW:2023/2858 Halifax Properties – 62 Beckhams
Customer code:	17683V

This memorandum contains provisions which are intended for inclusion in transfers of land under the Transfer of Land Act 1958 to be subsequently lodged for registration.

Operative words including words to bind the burdened land and words of annexation must not be included.

Provisions to apply to the transfer:

Burdened land: THE LAND

The land being transferred.

Benefited land: ALL LOTS IN PS900212S

The benefited land does not include the land being transferred.

Set out the specific folios, range of folios or some or all the lots in the registered plan(s) or plan(s) to be lodged for registration that take the benefit of the covenants.

Covenants:

Definitions (if any):

Covenants:

Unless approved in writing by the Transferor:

(a) that no single storey dwelling or home unit erected on the said lot shall be other than new materials with no less than seventy percent of the outer walls (excluding windows) thereof in colorbond panels, clay brick, clay brick veneer, rendered concrete masonry or rendered lightweight cladding;

(b) that no multi storey dwelling or home unit erected on the said lot shall be other than new materials with no less than fifty percent of the outer walls (excluding windows) thereof in colorbond panels, clay brick, clay brick veneer, rendered concrete masonry or rendered lightweight cladding;

(c) that no garage, carport, shed or outbuilding erected on the said lot shall be other than of new materials with the outer walls thereof in colorbond panels, clay brick, clay brick veneer, rendered concrete masonry or rendered lightweight cladding;

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments.

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Memorandum of common provisions
Section 91A Transfer of Land Act 1958

AA9460

(d) that no roof on a shed, carport, garage or outbuilding erected on the said lot shall be of a material other than of colorbond type material, shingles or roof tiles;

(e) that no dwelling house shall have a floor area less than the 120m2, excluding garages, sheds, other outbuildings or external structures

(f) that no shed or other outbuilding erected on the said lot or any tent, caravan or other form of portable accommodation shall be used for the purpose of residential accommodation;

(g) that no fence partly or wholly will be constructed of galvanized iron cladding, aluminium cladding or zincalume cladding;

(h) that no fence be erected on any street frontage of the lot which is less than fifty percent transparent, except for temporary fencing as required for construction purposes;

(i) that no fence erected on the lot shall have the height exceed two meters, except as directed by the City of Greater Bendigo or licenced building surveyor in respect to overlooking requirements;

(j) that any fence erected on the lot, excluding street frontage, shall be of new materials consisting of double sided colorbond steel panels of the colour Pale Eucalypt or equivalent colour;

(k) that no commercial advertising signs or hoardings or billboards shall be erected on or displayed on the said lot except for the purposes of the sale of said lot/dwelling, open for inspection, display home or sales office;

(l) that no dwelling or home erected on the lot shall be a relocatable building unless it is of new construction and specifically designed for the lot;

(m) that the lot must not be further subdivided and not more than one residence to be erected on the lot, except for lot 15;

(n) That no crossover shall be constructed other than from concrete;

(o) That all landscaping between the dwelling and front boundary be completed within ninety days of the occupancy permit issuing; and

(p) That these covenants will expire five years after title issued or 31st December 2028, whichever is the later

Mandatory
Covenants to be listed here.

Expiry:

Optional.
Specify the date the covenants are to expire or if the covenants are to expire on the happening of a particular event, specify the event. If the expiry only applies to particular covenants or specific lots/folios, this must be clearly specified.

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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

1219096

APPLICANT'S NAME & ADDRESS

JENNINGS LAW & CONVEYANCING C/- INFOTRACK (LEAP) C/- LANDATA

DOCKLANDS

VENDOR

MW WEARNE HOLDINGS PTY LTD ATF MURRAY WEARNE BUILDERS TRUST

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

355471

This certificate is issued for:

LOT 9 PLAN PS900212 ALSO KNOWN AS 59 SANCTUARY BOULEVARD MAIDEN GULLY
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	ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1
and a	LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 1
and a	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10
and a	LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 2

A detailed definition of the applicable Planning Scheme is available at :
(http://planningschemes.dpcd.vic.gov.au/schemes/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

29 January 2026

Sonya Kilkenny
Minister for Planning

VICTORIA State Government

Docusign Envelope ID: BE7B20A1-0211-4308-B7CA-403A5217FFF6

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.



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Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
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VICTORIA State Government

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PROPERTY REPORT

Energy, Environment and Climate Action

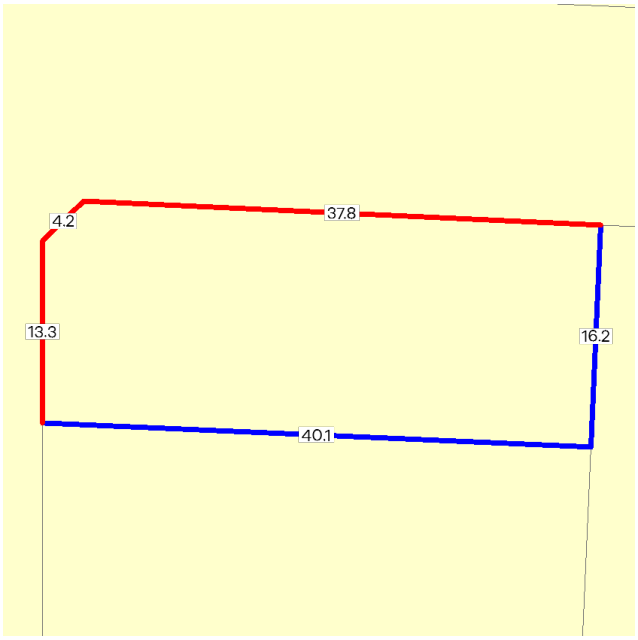
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PROPERTY DETAILS

Address:	**59 SANCTUARY BOULEVARD MAIDEN GULLY 3551**
Lot and Plan Number:	**Lot 9 PS900212**
Standard Parcel Identifier (SPI):	**9\PS900212**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**266415**
Directory Reference:	**Vicroads 606 D5**

SITE DIMENSIONS

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



Area: 655 sq. m
Perimeter: 112 m
For this property:
Site boundaries
Road frontages

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

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

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

UTILITIES

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

STATE ELECTORATES

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

PLANNING INFORMATION

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

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

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

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PROPERTY REPORT

Energy, Environment and Climate Action

Area Map



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PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 29 January 2026 03:41 PM

PROPERTY DETAILS

Address:	**59 SANCTUARY BOULEVARD MAIDEN GULLY 3551**
Lot and Plan Number:	**Lot 9 PS900212**
Standard Parcel Identifier (SPI):	**9\PS900212**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**266415**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 606 D5**

UTILITIES

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

STATE ELECTORATES

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

OTHER

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

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
SCHEDULE TO THE GENERAL RESIDENTIAL ZONE (GRZ)



GRZ - General Residential
Water area
Water course

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

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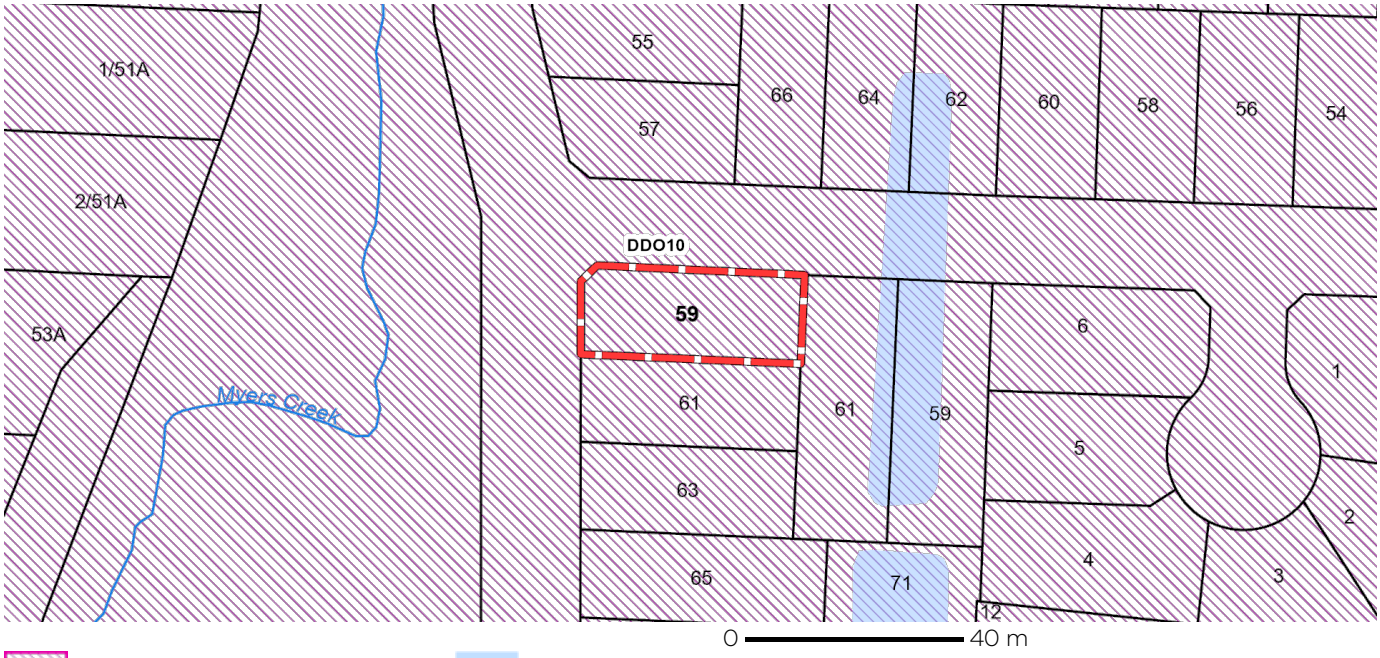
Docusign Envelope ID: BE7B20A1-0211-4308-B7CA-403A5217FFF6

PLANNING PROPERTY REPORT

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)

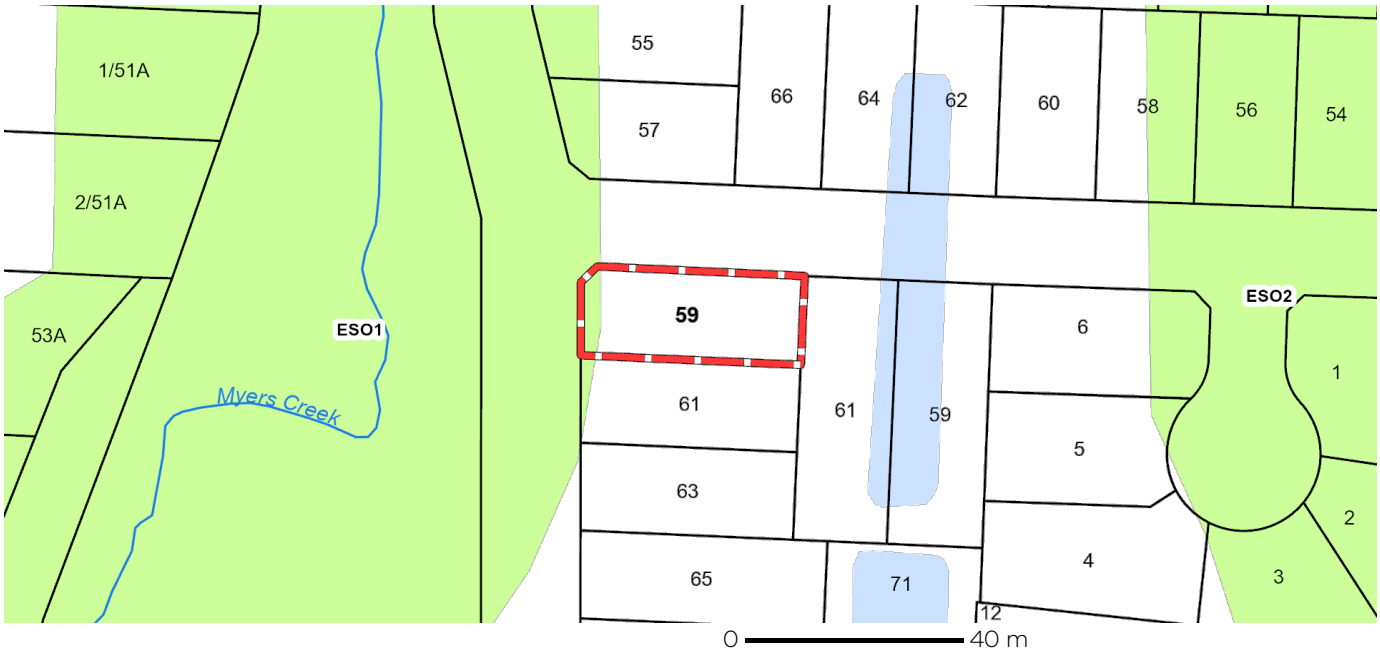


DDO - Design and Development Overlay | Water area | Water course

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

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



ESO - Environmental Significance Overlay | Water area | Water course

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

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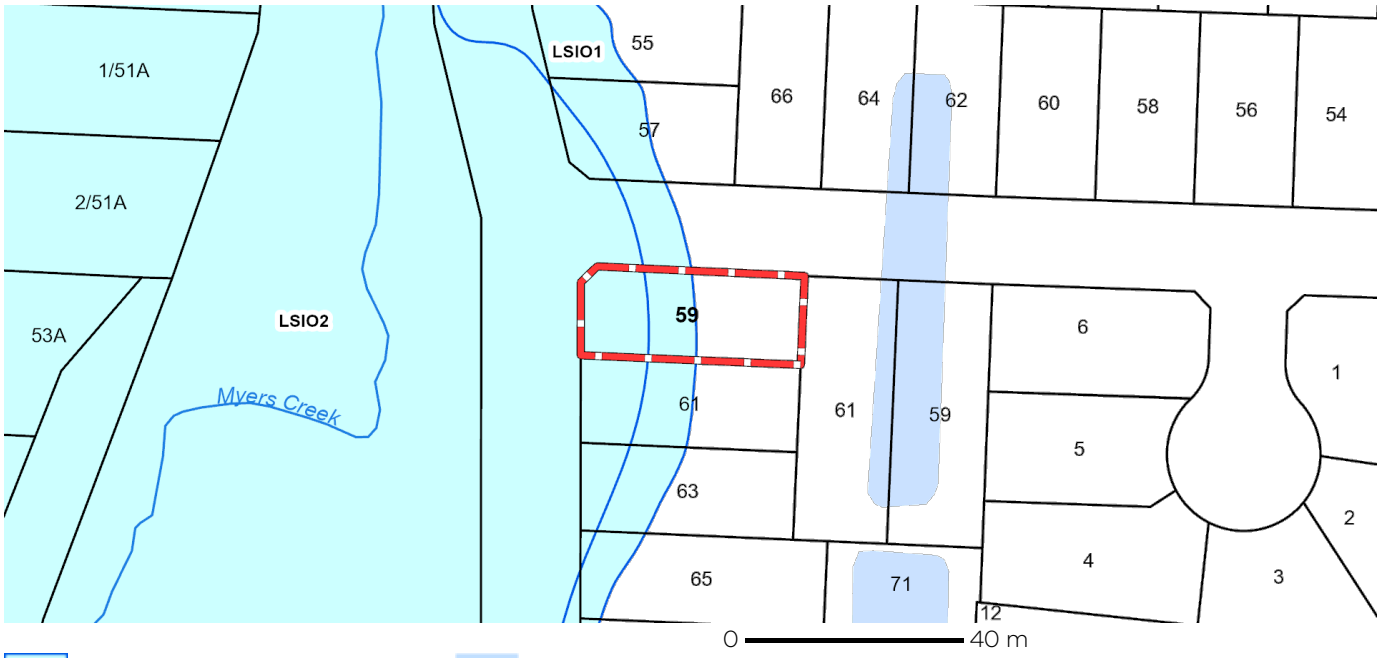
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Docusign Envelope ID: BE7B20A1-0211-4308-B7CA-403A5217FFF6

PLANNING PROPERTY REPORT

Planning Overlays

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)
LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 1 (LSIO1)
LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 2 (LSIO2)



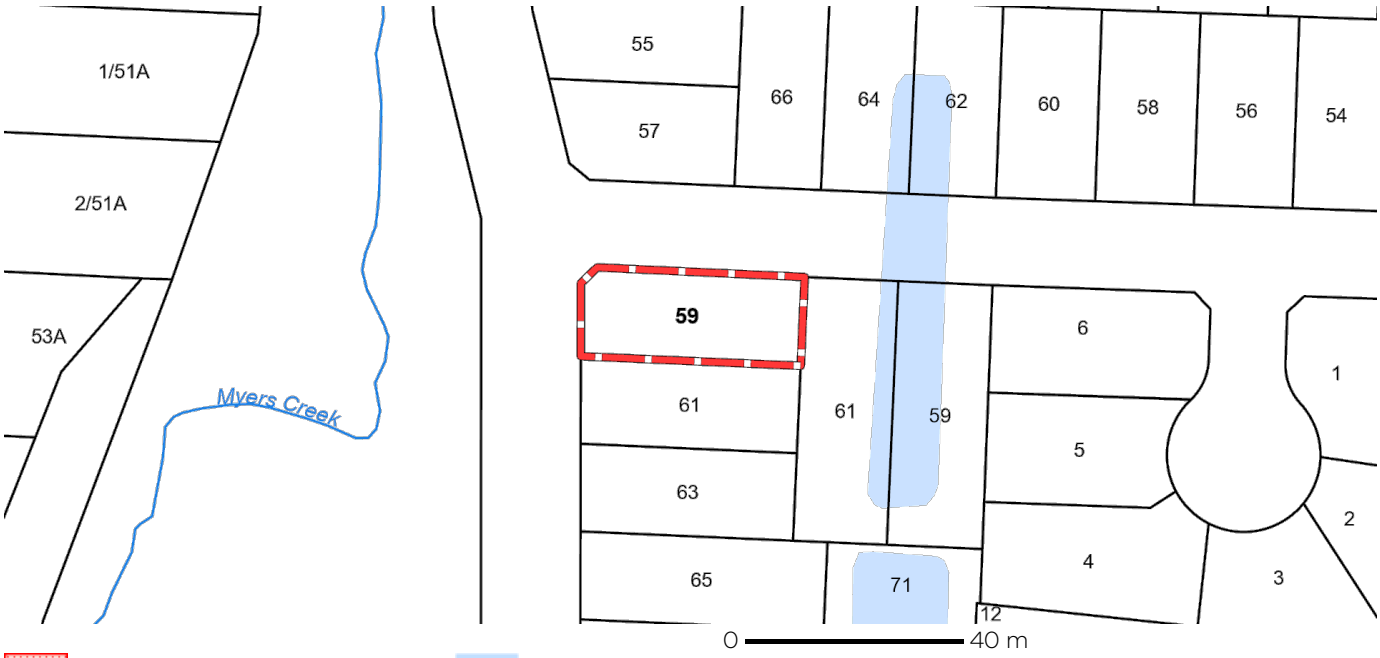
LSIO - Land Subject to Inundation Overlay | Water area | Water course

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management Overlay | Water area | Water course

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

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PLANNING PROPERTY REPORT

Areas of Aboriginal Cultural Heritage Sensitivity

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

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

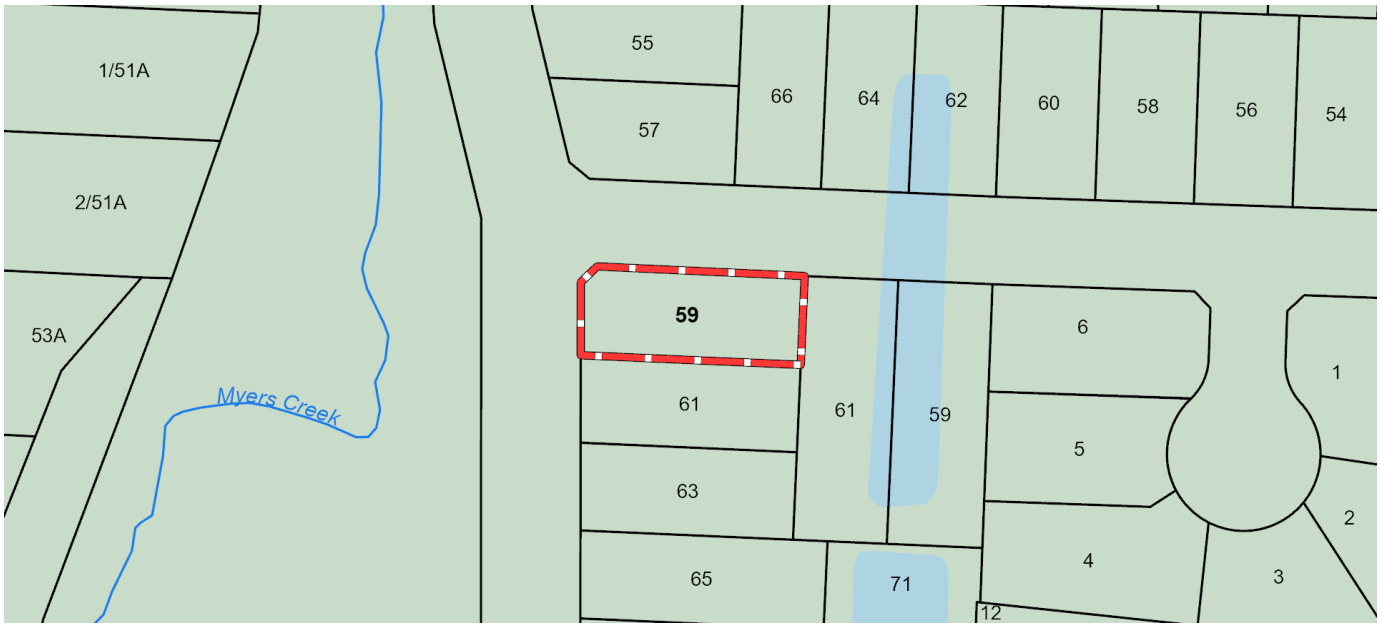
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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

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

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

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



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PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 23 January 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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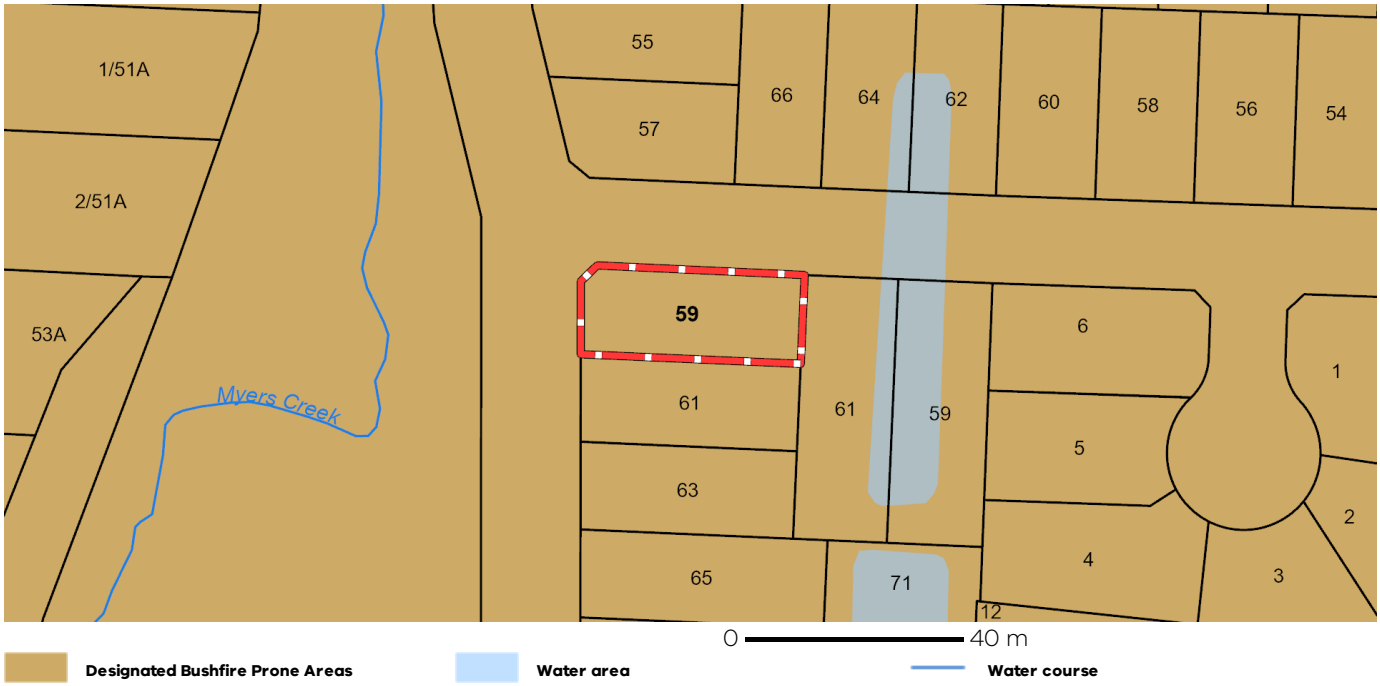
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This property is 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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VIC CENTRAL
BUILDING SURVEYING
E:info@viccentral.com.au
W:www.viccentral.com.au
A: Suite 5, 172-176 McIvor Road Strathdale, Vic, 3550

Application Number: BLD20255026

FORM 2

Regulation 37(1)

Building Act 1993
Building Regulations 2018

Building Permit No. BS-U 42207/9355493895779 12 June 2025

Issue to

Agent of Owner	**Murray Wearne Builders Pty Ltd**	
ACN/ARBN	**615 538 040**	
Postal Address	**P.O. Box 2131 Bendigo DC**	Postcode **3554**
Email	**murray@mwearnebuilders.com.au**	
Address for serving or giving of documents:	**P.O. Box 2131 Bendigo DC**	Postcode **3554**
Contact Person	**Murray Wearne**	Telephone **0408 352 313**

Ownership Details

Owner	**MW Wearne Holdings Pty Ltd** **629 623 276**	
Postal Address	**78 High Street Marong**	Postcode **3515**
Email	**murray@mwearnebuilders.com.au**	
Contact Person	**MW Wearne Holdings Pty Ltd Wearne**	Telephone **0408 352 313**

Property Details

Number **59**	Street/Road **Sanctuary Boulevard**	Suburb **Maiden Gully**	Postcode **3551**
Lot/s **9**	LP/PS **900212S**	Volume **12525**	Folio **527**
Crown allotment	Section No	Parish	County

Municipal District **City of Greater Bendigo**

Builder

Name	**Murray Wearne Builders Pty Ltd**	Telephone **0408 352 313**
ACN/ARBN	**615 538 040**	
Reg. No.	**CDB-U 61398**	
Address	**P.O. Box 2131 Bendigo DC**	Postcode **3554**

This builder is specified under section 24B (4) of the Building Act 1993 for the building work to be carried out under this permit.

Natural person for services of directions, notices and orders

Name	**Murray Wearne**	Telephone **0408 352 313**
Postal Address	**P.O. Box 2131 Bendigo DC**	Postcode **3554**

Details of Building Practitioners and Architects

a) To be engaged in the building work

Name	Category/class	Registration Number
Murray Wearne Builders Pty Ltd	Domestic Builder - Unlimited	CDB-U 61398

(b) Who were engaged to prepare documents forming part of the application for this permit

Name	Category/class	Registration Number
Aaron Lamprell	Building Design (Architectural)	DP-AD 42688
Jackson Randall Blakemore	Professional Engineer - Civil	PE0014579

Docusign Envelope ID: BE7B20A1-0211-4308-B7CA-403A5217FFF6

Details of Domestic Building Work Insurance

The issuer or provider of the required insurance policy is:	Insurance policy number	Insurance policy date	Insurance policy cover
VMIA	**C968820**	**21/05/2025**	**$450,000.00**

Name of the Builder on insurance document	**Murray Wearne Builders Pty Ltd**

Details of Relevant Planning Permit N/A

Nature of Building Work
Proposed Dwelling and Garage
Does the building work relate to a small second dwelling? **No**
Storeys contains: **1**
Version of BCA applicable to permit: **2022 Vol. 2**
Cost of Building Work: **$450,000.00**
Total floor area of new building work in m^2: **247**

Conditions and required Certificates
This building permit is issued subject to compliance with all of the conditions as listed in attached Annexures.

BCA Class
Part of Building: **Whole** Class: **1a(a)**
Part of Building: **Garage** Class: **10a**

Prescribed Reporting Authorities
The following bodies are Prescribed Reporting Authorities for the purpose of the application for this permit in relation to the matters set out below:

Reporting Authority	Matter Reported On Or Consented To	Regulation
City of Greater Bendigo	Point of Discharge of Storm Water - Reg 133(2)	133(2)
City of Greater Bendigo	Walls or Carports on Boundaries not Complying with Reg. 80 - Reg. 80(6)	80(6)
City of Greater Bendigo	Side or Rear Boundary Setbacks Not Complying with Reg. 79 - Reg. 79(6)	79(6)

Protection Work
Protection work is required in relation to the building work proposed in this permit.

Inspection Requirements
The mandatory inspection notification stages are:
1. Footings Inspection
2. Steel Reinforcement Inspection
3. Frame Inspection
4. Final Inpsection

All inspections must be booked directly with our office, approximately 24 hours prior to the inspection.

Occupation or User of Building: An occupancy permit is required prior to the occupation or use of this building.

If an occupancy permit is required, the permit is required for the Whole of the building in relation to which the building work is carried out.

Commencement and Completion
This building work must commence by 12 June 2026

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

This building work must be completed by 12 June 2027

If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

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Relevant Building Surveyor
Name: **Adrian Sharman**
Address: **Suite 5, 172-176 McIvor Road Strathdale, Vic, 3550**
Email**: info@viccentral.com.au**
Building practitioner registration no.: **BS-U 42207**
Municipal district: **City of Greater Bendigo**
Permit no.:**BS-U 42207/9355493895779** Date of issue of permit: **12 June 2025**



Annexures 'A'
Conditions of Approval
Building Permit No. BS-U 42207/9355493895779 Issued 12 June 2025

The building permit for this project has been issued subject to the following conditions and further information being submitted prior to completion of works certificate being issued:

1. All works authorised by this Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2018, National Construction Code 2022, Housing Provisions 2022 and other relevant codes and any Local Laws of the Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder are responsible to obtain any other relevant permits or consents prior to commencing work.
2. Self-contained Smoke Alarms must be installed in a Class 1 Building, on or near the ceiling in any storey containing bedrooms, in accordance with NCC Volume 2, H3D6 and Housing Provisions Part 9.5.
3. Gutters and Downpipes must be installed in accordance with NCC Volume 2, H2D6 and/or Housing Provisions Part 7.4, and shall be directed to an underground drainage system discharging to a legal point to the satisfaction of the Building Surveyor and/or local authority.
4. All construction shall meet the Performance Provisions of Part H1 of the National Construction Code Volume 2, 2022.
5. The Wind conditions of this site has been classified as N2. All timber framing is to be constructed in accordance with AS 1684.2 for this wind speed.
6. The building is in a designated area that as likely to be subject to attack by termites and shall be protected in accordance with NCC Volume 2, H1D3 and/or Housing Provisions Part 3.4. The owner is responsible to monitor and maintain future termite activity.
7. The door to the sanitary compartment must: (a) open outwards; or (b) slide; or (c) be readily removable from the outside of the compartment, unless there is a clear space of at least 1200 mm between the closet pan and the nearest part of the doorway, in accordance with NCC Volume 2, H4D5 and/or Housing Provisions Part 10.4.
8. Prior to booking for a frame inspection, all relevant framing documentation including Truss & wall design, computations & certification, must be submitted to this office for assessment by the RBS.
9. Footings are to be founded to depth where a minimum of 100 kPa bearing capacity is achieved.
   Where service pipes exist the adjacent footings shall be founded at a minimum depth of 100 mm below the angle of repose taken from 100 mm below the edge of the trench.
10. Surface water drainage must be diverted away from the building in accordance with the requirements of NCC Volume 2, H2D2 and/or Housing Provisions Part 3.3.
11. All stormwater must be directed to the approved Legal Point of Discharge as determined by relevant authority.
12. Thermal insulation to be in accordance with the energy report and NCC Volume 2, Part H6, Specification 42 and/or Housing Provisions Part 13.
13. Glazing to be in acc. with AS 1288 & AS 2047 and in acc. with Human Impact Safety Requirements, in acc. with NCC Volume 2, H1D8 & H2D7 and/or Housing Provisions 8.3.1.
14. Stairs, Landings, Ramps, Barriers & Handrails to be in acc. with NCC Volume 2, H5D2 & H5D3 and/or Housing Provision Part 11.2 & 11.3.
15. The Bushfire Attack Level (BAL) is BAL 29 and the building must be constructed in accordance with the requirements of AS 3959-2018 for this BAL rating.
16. All Wet areas to be constructed in accordance with NCC Volume 2, H4D2 and AS 3740 or Housing Provisions Part 10.2.
17. An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of: (i)25 L/s for a bathroom or sanitary compartment; and (ii)40 L/s for a kitchen or laundry.
    (b)Exhaust from a bathroom, sanitary compartment, or laundry must be discharged—(i)directly or via a shaft or duct to outdoor air; or (ii)to a roof space that is ventilated in accordance with NCC Volume 2, H4D9 and/or Housing Provisions Part 10.8.
    An exhaust fan must be fitted with a sealing device such as a self-closing damper, filter or the like when serving - (a)a conditioned space; or (b)a habitable room in climate zones 4, 5, 6, 7 and 8. An exhaust fan is considered to be adequately sealed if it is fitted with a filter such as the type commonly used in kitchen range hoods.

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18. In accordance with NCC Volume 2, Part H6, Specification 42 and Housing Provisions Part 13, the lamp power density or illumination power density of artificial lighting, excluding heaters that emit light, must not exceed the allowance of—
    (i)5 W/m2 in a Class 1 building; and
    (ii)4 W/m2 on a verandah, balcony or the like attached to a Class 1 building; and
    (iii)3 W/m2 in a Class 10a building associated with a Class 1 building.
19. All fully glazed doors, side lights and windows require marking or banding, in accordance with NCC Volume 2, H1D8 & H2D7 and/or Housing Provisions 8.4.7 & 8.4.8.
20. Masonry to be constructed in accordance with AS 3700 or AS 4773.1 & AS 4773.2
21. The person in charge of the building work on a building site must display a sign indicating the names, registered numbers and contact details of the builder and building surveyor as well as the building permit number and date of issue.
22. All timber framing to comply with AS 1684.2 – Residential-framed construction.
23. Domestic Building Insurance applies in relation to building work approved by this permit.
24. Sanitary facilities for workmen shall be provided on every construction site for the duration of the project in accordance with the Occupational Health and Safety Act.
25. The owner and/or builder shall be responsible to define the boundaries of the allotment.
26. Upon completion of the building works, you are required to notify the VBA of the final cost of building works if the cost exceeds the original estimated cost of works as indicated on this Building Permit (as required under Building Act 1993 (Vic) s.205KA).

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BOVILL RISK & INSURANCE CONSULTANTS PTY LTD
Level 9, IBM Centre 60 City Road
Southbank, VIC 3006
bric.com.au
1800 077 933

Domestic Building Insurance

Certificate of Insurance

MW Wearne Holdings Pty Ltd

78 High St
MARONG
VIC 3515

Policy Number:
C968820

Policy Inception Date:
21/05/2025

Builder Account Number:
159450

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Policy Schedule Details

Domestic Building Work:	**C01: New Single Dwelling Construction**
At the property:	**59 Sanctuary Bvd MAIDEN GULLY VIC 3551 Australia**
Carried out by the builder:	**MURRAY WEARNE BUILDERS PTY LTD**
Builder ACN:	**615538040**

! If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact the VMIA. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s):	**MW Wearne Holdings Pty Ltd**
Pursuant to a domestic building contract dated:	**21/05/2025**
For the contract price of:	**$ 450,000.00**
Type of Cover:	**Cover is only provided if MURRAY WEARNE BUILDERS PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***
The maximum policy limit for claims made under this policy is:	**$300,000 all inclusive of costs and expenses ***
The maximum policy limit for non-completion claims made under this policy is:	**20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK

If the information on this certificate does not match what's on your domestic building contract, please contact the VMIA immediately on 1300 363 424 or email dbi@vmia.vic.gov.au

IMPORTANT

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

* 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 terms and conditions.

Scan the QR code with your phone's camera to check the details on this policy are correct.

Alternatively, visit https://www.buildvic.vic.gov.au/ClaimsPortal/s/verify-certificate and enter your policy number to check the details on this policy are correct.

Victorian Managed Insurance Authority
ABN 39 682 497 841
PO Box 18409, Collins Street East Victoria 8003
P: 1300 363 424

Issued by Victorian Managed Insurance Authority

Date Generated:21/05/2025
OFFICE USE ONLY: COI-0717-1

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BOVILL RISK & INSURANCE CONSULTANTS PTY LTD
Level 9, IBM Centre 60 City Road
Southbank, VIC 3006
bric.com.au
1800 077 933

Period of Cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the building owner named in the domestic building contract and to the successors in title to the building owner in relation to the domestic building work undertaken by the Builder.

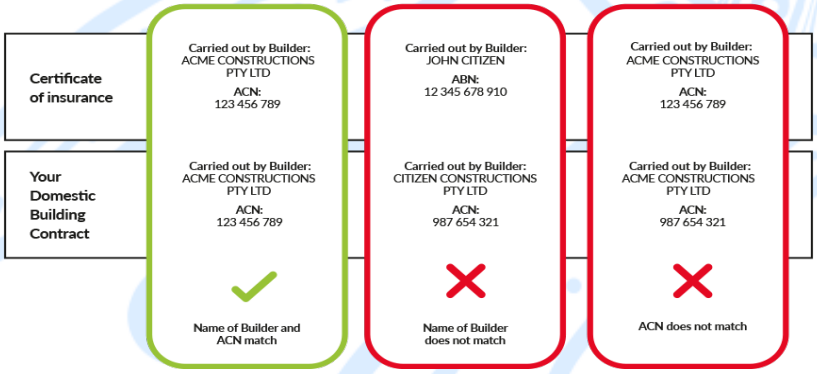
Issued by Victorian Managed Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	**$5,033.00**
GST:	**$503.30**
Stamp Duty:	**$498.27**
Total:	**$6,034.57**

If the information on the certificate does not match exactly what is on your domestic building contract, please contact VMIA on 1300 363 424

Below are some examples of what to look for



Docusign Envelope ID: BE7B20A1-0211-4308-B7CA-403A5217FFF6

VIC CENTRAL
BUILDING SURVEYING

T: 03 5441 1730
E:info@viccentral.com.au
W:www.viccentral.com.au
A: Suite 5, 172-176 McIvor Road Strathdale, Vic, 3550

Project Number: BLD20255026

Form 16

Regulation 192

Building Act 1993

Building Regulations 2018

OCCUPANCY PERMIT

Property Details

Number: **59**	Street/Road: **Sanctuary Boulevard**	Suburb: **Maiden Gully**	Postcode: **3551**
Lot/s: **9**	LP/PS: **900212S**	Volume: **12525**	Folio: **527**
Crown: allotment	Section: No	Parish:	County:

Municipal District: **City of Greater Bendigo**

Building permit details

Building permit number: BS-U 42207/9355493895779
Version of BCA applicable to building permit: 2022 Vol. 2

Building Details

Part of building to which permit applies: Whole Permitted use: Dwelling BCA Class of building: 1a(a)
Maximum permissible floor live load: 1.5 kPa

Part of building to which permit applies: Garage Permitted use: Garage BCA Class of building: 10a
Maximum permissible floor live load: 1.5 kpa

Storeys contained 1

Reporting authorities

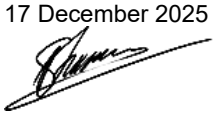
The following bodies are reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Reporting Authority	Matter reported on or consented to	Relevant regulation no.
City of Greater Bendigo	Point of Discharge of Storm Water - Reg 133(2)	133(2)
City of Greater Bendigo	Walls or Carports on Boundaries not Complying with Reg. 80	80(6)
City of Greater Bendigo	Side or Rear Boundary Setbacks Not Complying with Reg. 79	79(6)

Suitability for occupation

At the date this occupancy permit is issued, the building to which this permit applies is suitable for occupation.

Relevant building surveyor

Name:	Adrian Sharman
Address:	Suite 5, 172-176 McIvor Road Strathdale, Vic, 3550
Email:	info@viccentral.com.au
Building practitioner registration no.:	BS-U 42207
Municipal district name:	City of Greater Bendigo
Occupancy Permit no.	BS-U 42207/9355493895779
Date of issue:	19 December 2025
Date of final inspection	17 December 2025
Signature:	

Docusign Envelope ID: BE7B20A1-0211-4308-B7CA-403A5217FFF6

Property Clearance Certificate

Land Tax

INFOTRACK / JENNINGS LAW & CONVEYANCING

Your Reference:	15554
Certificate No:	96773473
Issue Date:	02 FEB 2026
Enquiries:	MXH10

Land Address: 59 SANCTUARY BOULEVARD MAIDEN GULLY VIC 3551

Land Id	Lot	Plan	Volume	Folio	Tax Payable
50483828	9	900212	12525	527	$0.00

Vendor: MW WEARNE HOLDINGS PTY LTD ATF MURRAY WEARNE BUILDERS TRUST

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MW WEARNE HOLDINGS PTY LTD	2026	$295,000	$975.00	$0.00	$0.00

Comments: Land Tax of $975.00 has been assessed for 2026, an amount of $975.00 has been paid.

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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	$295,000
SITE VALUE (SV):	$295,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Docusign Envelope ID: BE7B20A1-0211-4308-B7CA-403A5217FFF6

Notes to Certificate - Land Tax

Certificate No: 96773473

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 = $295,000

Calculated as $975 plus ($295,000 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $2,950.00

Taxable Value = $295,000

Calculated as $295,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 96773473

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: 96773473

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: BE7B20A1-0211-4308-B7CA-403A5217FFF6

Property Clearance Certificate

Commercial and Industrial Property Tax

INFOTRACK / JENNINGS LAW & CONVEYANCING

Your Reference:	15554
Certificate No:	96773473
Issue Date:	02 FEB 2026
Enquires:	MXH10

Land Address:	59 SANCTUARY BOULEVARD MAIDEN GULLY VIC 3551

Land Id	Lot	Plan	Volume	Folio	Tax Payable
50483828	9	900212	12525	527	$0.00

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

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

Paul Broderick
Commissioner of State Revenue

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

Docusign Envelope ID: BE7B20A1-0211-4308-B7CA-403A5217FFF6

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 96773473

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: BE7B20A1-0211-4308-B7CA-403A5217FFF6

Property Clearance Certificate

Windfall Gains Tax

INFOTRACK / JENNINGS LAW & CONVEYANCING

Your Reference:	15554
Certificate No:	96773473
Issue Date:	02 FEB 2026

Land Address:	59 SANCTUARY BOULEVARD MAIDEN GULLY VIC 3551

Lot	Plan	Volume	Folio
9	900212	12525	527

Vendor: MW WEARNE HOLDINGS PTY LTD ATF MURRAY WEARNE BUILDERS TRUST

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: BE7B20A1-0211-4308-B7CA-403A5217FFF6

Notes to Certificate - Windfall Gains Tax

Certificate No: 96773473

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: 96773478

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: 96773478

Visa or Mastercard

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

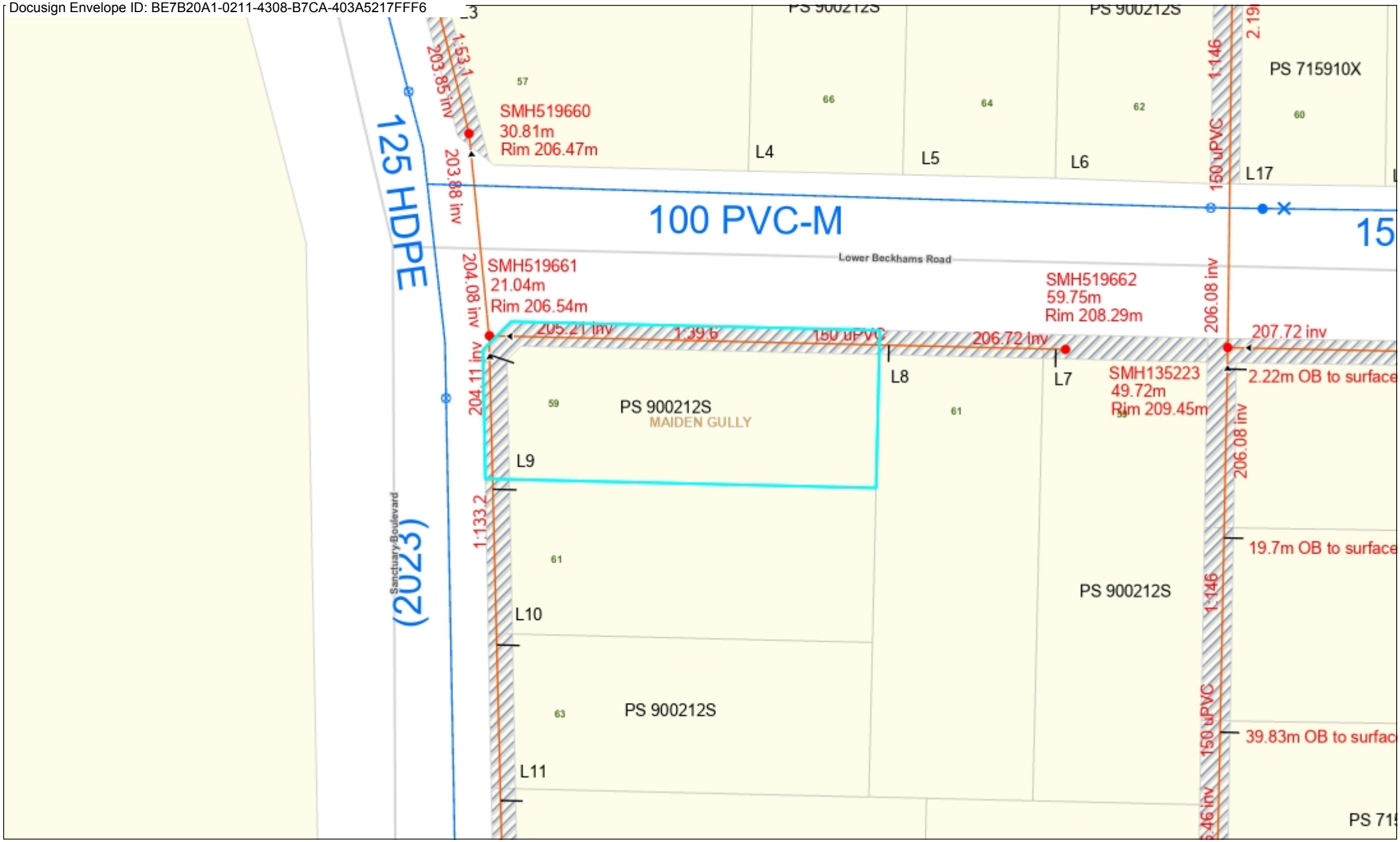
sro.vic.gov.au/payment-options

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: BE7B20A1-0211-4308-B7CA-403A5217FFF6



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.

Coliban Region Water Corporation

59 SANCTUARY BOULEVARD
MAIDEN GULLY 3551

Scale: 1: 500 (A4)

Coliban WATER

Date: 04/09/2025

Docusign Envelope ID: BE7B20A1-0211-4308-B7CA-403A5217FFF6

HISTORIC MINING ACTIVITY
Form No. 692

29 January, 2026

Property Information:

Address: 59 SANCTUARY BOULEVARD MAIDEN GULLY 3551

It is advised that:

Our records do not indicate the presence of any mining activity on this site, and the site appears to be outside any known mined area. (4)

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: BE7B20A1-0211-4308-B7CA-403A5217FFF6

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)

Docusign Envelope ID: BE7B20A1-0211-4308-B7CA-403A5217FFF6

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)

Docusign Envelope ID: BE7B20A1-0211-4308-B7CA-403A5217FFF6

DATED 2025

MW WEARNE HOLDINGS PTY LTD ATF MURRAY WEARNE BUILDERS TRUST 629 623 276

VENDORS STATEMENT

Property: **59 Sanctuary Boulevard, Maiden Gully 3551**

Jennings Law & Conveyancing
PO Box 63
Bendigo VIC 3552
Tel: 03 5410 0740
Em: info@jenningslaw.com.au
Ref: DJ:15554