Vendor Statement

Pursuant to Section 32 Sale of Land Act 1962

Property address:	1 Bank Street, Kangaroo Flat, Victoria 3555
Vendor:	Carmel Marie O'Brien
Purchaser:	

Prepared by
Rogers & Every
71 Bull Street
Bendigo VIC 3550
PO Box 524, Bendigo VIC 3552
DX 55012 Bendigo
Email: info@rogersevery.com.au
Ref: JCC:CDM:20190435

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, or on behalf of, 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: 1-3 Bank Street, Kangaroo Flat, Victoria 3555

SIGNED BY THE VENDOR

Name: **Carmel Marie O'Brien**

On ____ / ____ / 20____

_____

State nature of authority if applicable (e.g. 'director', 'attorney under power of attorney')

SIGNED BY THE PURCHASER

Name:

On ____ / ____ / 20____

_____

State nature of authority if applicable (e.g. 'director', 'attorney under power of attorney')

SUMMARY PAGE OF THE VENDOR STATEMENT *(Please tick)*

✓	Topic	✓	Topic	✓	Topic
✓	Attachments		Subdivision		Building insurance
✓	Title		Owners corporation		Terms contract
✓	Land use & services		Notices		Sale subject to mortgage
✓	Planning		Building permits		(GAIC) Growth areas infrastructure contribution
✓	Financial matters		Owner builder insurance		Disclosure of energy information

ATTACHMENTS

Any certificates, documents and other attachments may be annexed or further information added here.

☒ Attached

☐ Further information:

TITLE

(a) Attached are copies of the following documents:

☒ Register Search Statement and the document referred to as the diagram location in the Register Search Statement.

☐ General Law Title.

The last conveyance in the chain of title or other document which gives evidence of the vendor's title to the land.

(b) ☐ Evidence of the vendor's right or power to sell where the vendor is not the registered proprietor or the owner in fee simple.

Not Applicable

LAND USE & SERVICES

(a) Easements, covenants, or other similar restrictions

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

☐ Attached copies of title document/s.

OR

☒ Full description:

*The said property may be subject to Inundation.

**The rights of Coliban Region Water Authority in the Sewer Main which encumbers the above property. See plan annexed hereto.

**The Restrictive Covenants contained in Plan of Subdivision No. PS643274Y. See copy Plan annexed hereto.

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

None to the Vendor's knowledge

(b) Services

The following services are NOT connected to the land:

☒ Electricity supply ☒ Gas supply ☒ Telephone ☒ Water supply ☒ Sewerage

(c) Road access ☒ Yes ☐ No

PLANNING

(a) Planning scheme

☒ Attached is a certificate with the required specified information.

(b) Designated bushfire prone area

☐ Yes ☒ No *Under section 192A of the Building Act 1993*

FINANCIAL MATTERS

(a) Particulars of the amount of any rates, taxes, charges or other similar outgoings including interest

☒ Their total does not exceed: $1,500.00

(b) Particulars of any charge under any Act.

None to the Vendor's knowledge.

DUE DILIGENCE CHECKLIST FOR HOME AND RESIDENTIAL PROPERTY BUYERS

Consumer Affairs Victoria

Overview

Before you buy a home or vacant residential land, 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.

All sellers or estate agents must make this checklist available to potential buyers of homes or residential property.

Sellers or estate agents must:

- ensure copies of the due diligence checklist are available to potential buyers at any open for inspection
- include a link to this webpage (consumer.vic.gov.au/due diligence checklist) or include a copy on any website maintained by the estate agent or the seller (if no estate agent is acting for the seller).

You can print additional copies of the Due diligence checklist (Word, 58KB).

This page contains additional links to organisations and web pages that can help you learn more.

Urban living

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.

For more information, visit the Commercial and industrial noise page on the Environment Protection Authority website and the Odour page on the Environment Protection Authority website.

Buying into 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.

For more information, view our Owners corporations section and read the Statement of advice and information for prospective purchasers and lot owners (Word, 53KB).

Growth areas

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

For more information, visit the Growth Areas Infrastructure Contribution page on the Department of Environment, Land, Water & Planning website.

To find out if a property is within the Melbourne Strategic Assessment area, which has special requirements for biodiversity conservation, use the Obligations in the Biodiversity Conservation Strategy Area tool on the Department of Environment, Land, Water and Planning - Native Vegetation Information Management website.

Flood and fire risk

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.

For information about fire risk, visit:

- Bushfire Management Overlay in planning schemes - Department of Environment, Land, Water & Planning website
- Building in bushfire prone areas - Department of Environment, Land, Water & Planning website.

For general information about flood risk, visit the Australian Flood Risk Information Portal on the Geoscience Australia website.

To find out who is responsible for floodplain management in your area, visit the Catchment management framework page on the Department of Environment, Land, Water & Planning website.

Catchment management authority websites:

- Melbourne Water website - includes floodplain management for Port Phillip and Westernport regions
- Corangamite Catchment Management Authority website
- East Gippsland Catchment Management Authority website
- Glenelg Hopkins Catchment Management Authority website
- Goulburn Broken Catchment Management Authority website
- Mallee Catchment Management Authority website
- North Central Catchment Management Authority website
- North East Catchment Management Authority website
- West Gippsland Catchment Management Authority website
- Wimmera Catchment Management Authority website.

Rural properties

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. For information about what impacts you should expect and how to manage them, visit the New landholders section on the Agriculture Victoria website.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property. The limitations on clearing and processes for legal clearing are set out on the Native vegetation page on the Agriculture Victoria website.
- Do you understand your obligations to manage weeds and pest animals? Visit the New landholders section on the Agriculture Victoria website.
- Can you build new dwellings? Contact the local council for more information.
- 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? For more information, visit the Forestry & land use page on the Department of Environment, Land, Water & Planning website.

Earth resource activity, such as mining

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.

For more information, visit the:

- GeoVic page on the Department of Economic Development, Jobs, Transport and Resources website

- Information for community and landholders page on the Department of Economic Development, Jobs, Transport and Resources website.

Soil and groundwater contamination

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.

For information on sites that have been audited for contamination, visit the Contaminated site management page on the Environment Protection Authority website.

For guidance on how to identify if land is potentially contaminated, see the Potentially Contaminated Land General Practice Note June 2005 on the Planning Practice Notes page on the Department of Environment, Land, Water & Planning website.

Land boundaries

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.

For more information, visit the Property and land titles page on the Department of Environment, Land, Water & Planning website.

Planning controls affecting 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.

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.

The local council can give you advice about planning schemes, as well as details of proposed or current planning permits. For more information, visit the Planning Schemes Online section on the Department of Environment, Land, Water & Planning website.

A cultural heritage management plan or cultural heritage permit may be required prior to works being undertaken on the property. For help to determine whether a cultural heritage management plan is required for a proposed activity, visit the Planning and development of land page on the Aboriginal Victoria website.

Safety

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.

For more information, visit the Consumers section on the Victorian Building Authority website and the Energy Safe Victoria website.

Building permits

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.

For more information about building regulation, visit our Building and renovating section.

Aboriginal cultural heritage and building plans

For help to determine whether a cultural heritage management plan is required for a proposed activity, visit the Planning and development of land page on the Aboriginal Victoria website.

Insurance cover for recent building or renovation works

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

You can find out more about insurance coverage on the Owner builders page on the Victorian Building Authority website and Domestic building insurance page on the Victorian Building Authority website.

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.

For help choosing an energy retailer, visit the Victorian Energy Compare website.

For more information, visit the Choosing a retailer page on the Your Choice website.

For information on possible impacts of easements, visit the Caveats, covenants and easements page on the Department of Environment, Land, Water and Planning website.

For information on the National Broadband Network (NBN) visit the NBN Co website.

Buyers' rights

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.

For more information, view our Buying property section.

Professional associations and bodies that may be helpful:

- Australian Institute of Architects website
- Association of Consulting Surveyors Victoria website
- Australian Institute of Conveyancers (Victorian Division) website
- Institute of Surveyors Victoria website
- Law Institute of Victoria website
- Real Estate Institute of Victoria website
- Strata Community Australia (Victoria) website.

Part 1

Contract of Sale of Land

Property address: 1 Bank Street, Kangaroo Flat, Victoria 3555

The vendor agrees to sell and the purchaser agrees to buy the property, being the land and the goods, for the price and on the terms set out in this contract.

The terms of this contract are contained in the Particulars of Sale, the General Conditions and any Special Conditions in that order of priority.

IMPORTANT NOTICE TO PURCHASERS

Cooling-off period

Section 31 of the Sale of Land Act 1962

You may end this contract within 3 clear business days of the day that you sign the contract if none of the exceptions listed below apply to you.

You must either give the vendor or their agent **written** notice that you are ending the contract or leave the notice at the address of the vendor or their agent to end this contract within this time in accordance with this cooling-off provision.

You are entitled to a refund of all the money you paid EXCEPT for $100 or 0.2% of the purchase price (whichever is more) if you end the contract in this way.

Exceptions

The 3-day cooling-off period does not apply if:

- **You bought the property at or within 3 clear business days before or after a publicly advertised auction; or**
- **The property is used primarily for industrial or commercial purposes; or**
- **The property is more than 20 hectares in size and is used primarily for farming; or**
- **You and the vendor have previously signed a contract for the sale of the same land in substantially the same terms; or**
- **You are an estate agent or a corporate body.**

NOTICE TO PURCHASERS OF PROPERTY "OFF-THE-PLAN"

Off-the-plan sales

Section 9AA(1A) of the Sale of Land Act 1962

You may negotiate with the vendor the amount of the deposit moneys payable under the contract of sale, up to 10% of the purchase price.

A substantial period of time may elapse between the day on which you sign the contract of sale and the day on which you become the registered proprietor of the lot.

The value of the lot may change between the day on which you sign the contract of sale of that lot and the day on which you become the registered proprietor.

WARNING: THIS IS A LEGALLY BINDING AGREEMENT
YOU SHOULD READ THIS CONTRACT BEFORE SIGNING IT

Purchasers should ensure that prior to signing this contract, they have received:

- **A copy of the section 32 statement required to be given by a vendor under section 32 of the Sale of Land Act 1962 in accordance with Division 2 of Part II of that Act; and**
- **A copy of the full terms of this contract.**

The parties may sign by electronic signature.

The authority of the person signing for the vendor under a power of attorney or as a director of a company or as an agent duly authorised in writing must be noted beneath the signature.

Any person whose signature is secured by an estate agent acknowledges that the agent has given them, at the time of signing, a copy of the terms of this contract.

SIGNED BY THE PURCHASER

On ____ / ____ / 20____

_____

Print name of person signing
State nature of authority if applicable (e.g. 'director', 'attorney under power of attorney').

This offer will lapse unless accepted within [ ] clear business days (3 clear business days if none specified).

SIGNED BY THE VENDOR

On ____ / ____ / 20____

_____

Print name of person signing
State nature of authority if applicable (e.g. 'director', 'attorney under power of attorney').

The **DAY OF SALE** is the date by which both parties have signed this contract.

PARTICULARS OF SALE

VENDOR'S AGENT					
Name	Priority1 Property Real Estate Pty Ltd	Phone		Fax	
Address	58-60 Mitchell Street Bendigo VIC 3559	Email	barry@p1property.com.au		

VENDOR		PRACTITIONER – SOLICITOR/CONVEYANCER			
Name	Carmel Marie O'Brien	Name	Rogers & Every		
		Address	71 Bull Street, Bendigo VIC 3550 PO Box 524, Bendigo VIC 3552		
Address	1 Bank Street, Kangaroo Flat, VIC 3555	Contact	John Charles Cole		
		Email	j.cole@rogersevery.com.au		
ACN/ABN		Phone	03 5445 5500	Fax	

PURCHASER		PRACTITIONER – SOLICITOR/CONVEYANCER			
Name		Name			
		Address			
Address		Contact			
		Email			
ACN/ABN		Phone		Fax	
Guarantor					

LAND
General conditions 3 and 9

☐ The land is described in the table below —

Certificate of Title reference		being lot	on plan
Volume	Folio		
Volume	Folio		

OR

☐

The land includes all improvements and fixtures.

Property address

The address of the land is:

1 Bank Street, Kangaroo Flat 3555

Goods sold with the land
General condition 2(a)(vi)

Goods sold with land are:

☐ Listed in attached schedule.

OR

☐ Listed as follows:

PAYMENT
General condition 11

Price:	$	
Plus GST:	$	Payable by purchaser in addition to price – *Insert 'Nil' if no GST payable by purchaser*
Total price:	$ 0.00	Payable by purchaser
Deposit:	$	By / / 20 of which $ has been paid
Balance:	$	Payable at settlement

Foreign resident vendor: ☐ Value $750,000 or more – see general condition 15(f) & (g)

GST
General condition 13

☐ **No**, *because*:

- ☐ Input taxed sale of eligible residential premises
- ☐ Not in the course or furtherance of an enterprise
- ☐ Going concern
- ☐ Farm land used for farming business or sale of subdivided farm land to an associate
- ☐ Vendor not registered or required to be registered as GST turnover < $75,000

☐ **Yes**

- ☐ Purchaser entitled to input tax credit
- ☐ Purchaser NOT entitled to input tax credit
- ☐ Margin scheme applies
- ☐ Mixed supply

GST withholding
Notice is required if taxable supply of residential premises or potential residential land. General condition 13(g)

Notice required to be given by vendor ☐ Yes ☐ No

Withholding required by purchaser ☐ Yes ☐ No

No withholding for residential premises because:	No withholding for potential residential land because:
☐ the premises are not new	☐ the land includes a building used for commercial purposes
☐ the premises were created by substantial renovation	☐ the purchaser is registered for GST and acquires the property for a creditable purpose
☐ the premises are commercial residential premises	

SETTLEMENT
General condition 10

Is due on / /20

Unless the land is a lot on an unregistered plan of subdivision, in which case settlement is due on the later of:

☐ The above date; or

☐ 14 days after the vendor gives notice in writing to the purchaser of registration of the plan of subdivision.

The plan of subdivision must be registered within [18 months if no other period is stated] of the day of sale (the sunset date) otherwise general condition 9(a) shall apply.

LEASE
General conditions 1(a)(iii) and 22

At settlement the purchaser is:

☐ Entitled to vacant possession.

OR

☐ **Subject to a lease,** particulars of which are:

- ☐ Attached; or
- ☐ As follows:

TERMS CONTRACT
Add special conditions.

This contract is intended to be a terms contract within the meaning of the Sale of Land Act 1962

☐ Yes ☐ No

LOAN
General condition 14(a)-(e)

This contract is subject to a loan being approved: ☐ Yes ☐ No

Lender:

Loan amount: $

BUILDING & PEST REPORT
General condition 14(f)-(j)

This contract is subject to:

☐ Building report. Provider:

☐ Pest report. Provider:

Special Conditions

☐ Yes ☐ No

1.

2.

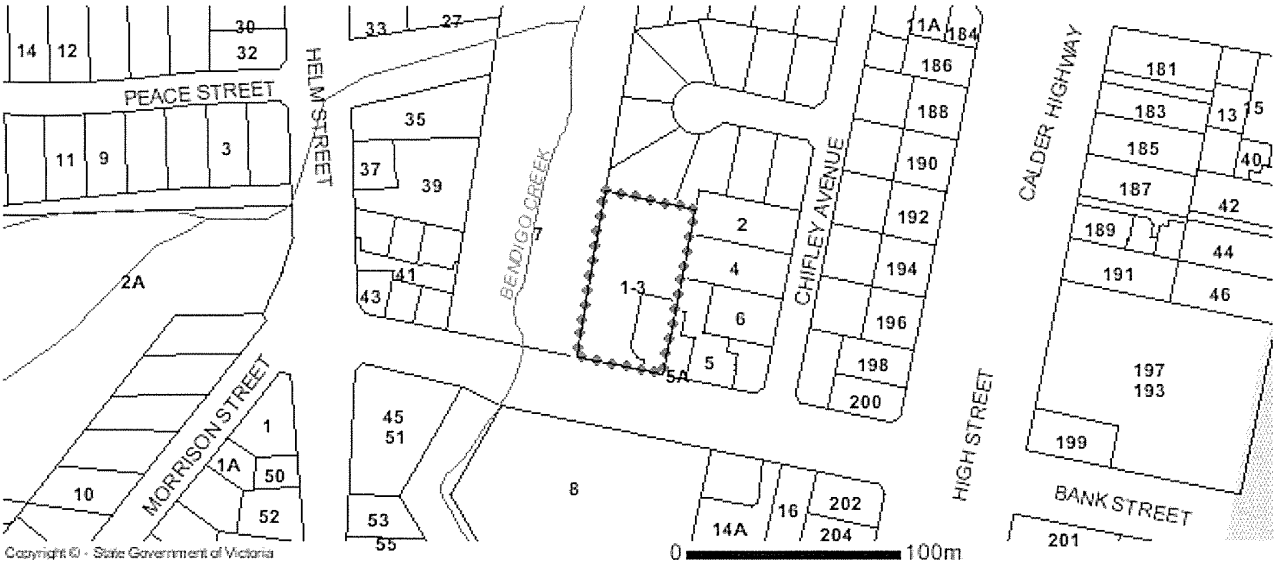
3.

PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Designated Bushfire Prone Area

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



Designated Bushfire Prone Area

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at http://mapshare.maps.vic.gov.au/vicplan or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au

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Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-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).

CITY OF GREATER BENDIGO

BUILDING PARTICULARS

Pursuant to the Building Regulations 2018
Regulation 51(1)

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Property No. 200136

Applicant Reference: 32104388-015-3:41657

Property Details:	1-3 Bank Street, KANGAROO FLAT 3555 Lot 1 PS 643274Y, Lot 2 PS 643274Y

(a) Details of any permit or certificate of final inspection issued in the preceding 10 years

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

(b) Details of any current determination made under regulation 64(1) or exemption granted under regulation 231(2)

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

(c) Details of any current notice or order issued by the relevant building surveyor under the Act

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

Hans Tracksdorf
Municipal Building Surveyor

Date of issue: 5 June 2019

NOTE: This information is provided by Council in a bona fide attempt to meet the request but Council will accept no liability for error or omission in the statement.

Greater Bendigo City Council
PO Box 733, Bendigo Vic 3552
W: www.bendigo.vic.gov.au

Building Services
15 Hopetoun Street, Bendigo, 3550
T: (03) 5434 6347
F: (03) 5434 6334
E: buildingadmin@bendigo.vic.gov.au

CITY OF GREATER BENDIGO

REQUEST FOR PROPERTY INFORMATION

Pursuant to the Building Regulations 2018 Regulation 51(2)

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Property No. 200136

Applicant Reference: 32104388-016-0:41658

Property Details: **1-3 Bank Street, KANGAROO FLAT 3555**
Lot 1 PS 643274Y, Lot 2 PS 643274Y

In accordance with Regulation 51(2) of the Building Regulations 2018, is the property in an area which is:

(a)	Liable to flooding within the meaning of Regulation 51(2)	Yes
(b)	Designated under regulation 150 as an area in which buildings are likely to be subject to attack by termites	Yes
(c)	In an area for which a bushfire attack level has been specified in a planning scheme	No
(d)	An area determined under Regulation 152 to be likely to be subject to significant snowfalls	No
(e)	Designated land or works	No

Hans Tracksdorf
Municipal Building Surveyor

Date of issue: 12 July 2019

Fee $46.10

NOTE: This information is provided by Council in a bona fide attempt to meet the request but Council will accept no liability for error or omission in the statement.

Greater Bendigo City Council
PO Box 733, Bendigo Vic 3552
W: www.bendigo.vic.gov.au

Building Services
15 Hopetoun Street, Bendigo, 3550
T: (03) 5434 6347
F: (03) 5434 6334
E: buildingadmin@bendigo.vic.gov.au

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

595363

APPLICANT'S NAME & ADDRESS

ROGERS & EVERY C/- INFOTRACK C/- LANDATA

MELBOURNE

VENDOR

O'BRIEN, CARMEL MARIE

PURCHASER

REFERENCE

4538

This certificate is issued for:

LOT 1 PLAN PS643274 ALSO KNOWN AS 1 - 3 BANK STREET KANGAROO FLAT
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 LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 1
and a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1

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/)

12 July 2019

Hon. Richard Wynne MP
Minister for Planning

Additional site-specific controls may apply. The Planning Scheme Ordinance should be checked carefully.
The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

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

LANDATA®
2 Lonsdale Street
Melbourne VIC 3000
Tel: (03) 9194 0606

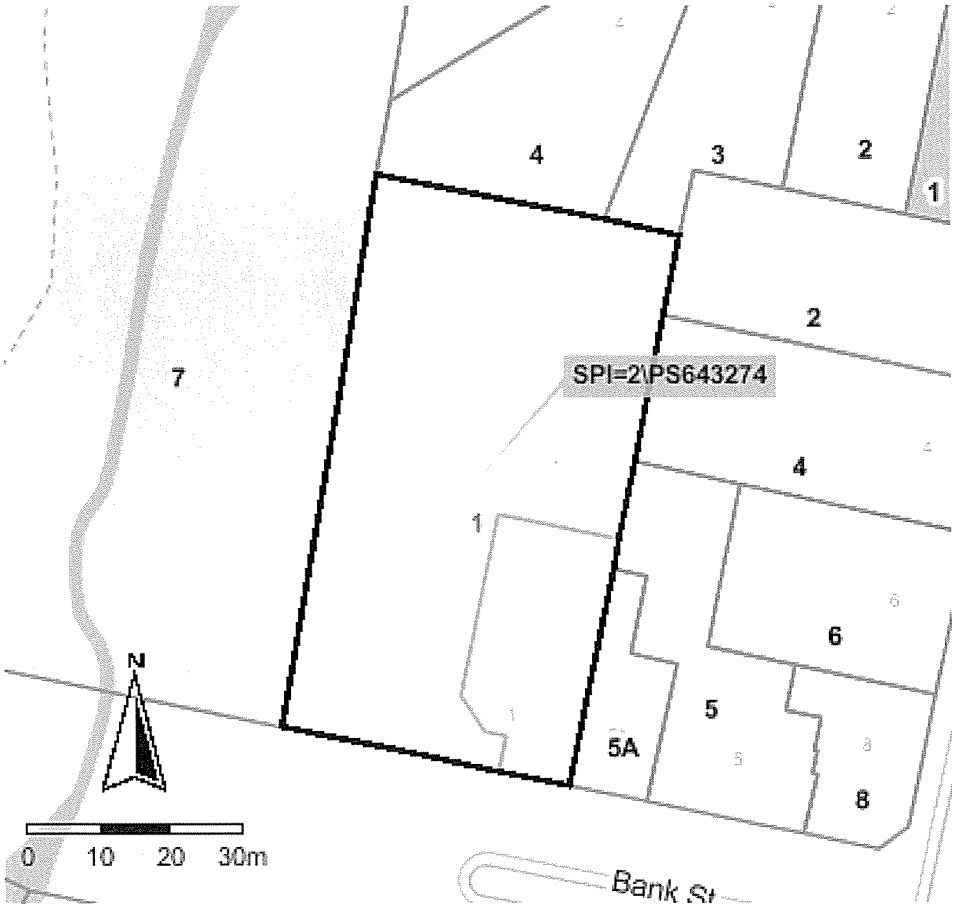
VICTORIA State Government

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) 9194 0606 or email landata.enquiries@delwp.vic.gov.au.

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



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Choose the authoritative Planning Certificate

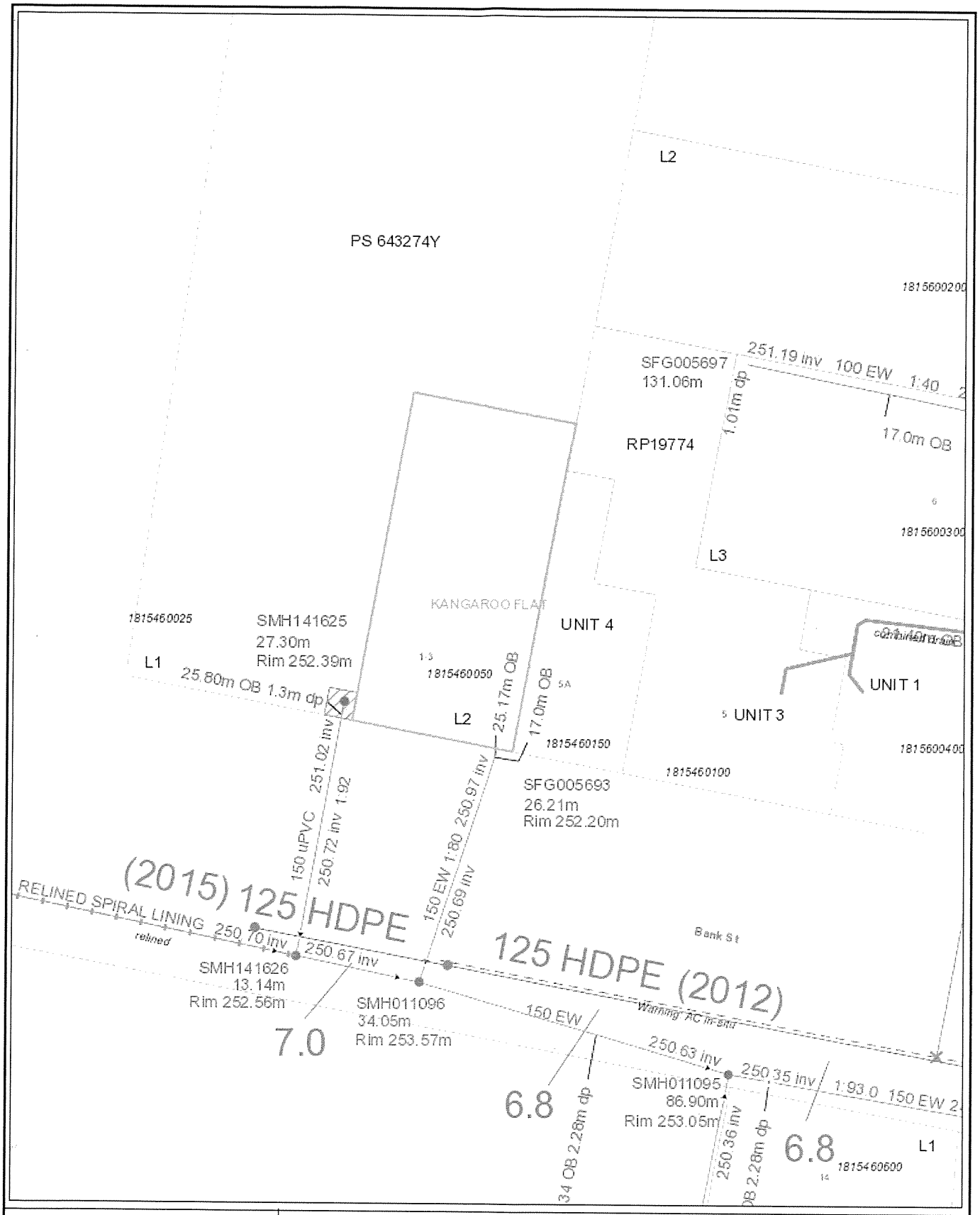
Why rely on anything less?

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.

VICTORIA State Government



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

1-3 Bank St Kangaroo flat

Scale: 1: 500 (A4)

Coliban WATER

Date: 12/07/2019

HISTORIC MINING ACTIVITY
Form No. 692

11 July, 2019

Property Information:

Address: 1-3 BANK STREET KANGAROO FLAT 3555

It is advised that:

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

NOTE: Historic Mining activity information is provided from plans and records that may be incomplete and may not be entirely free from errors. It is provided for information only and should not be relied upon as definitive of the status of any area of land. It is provided on the basis that all persons accessing it undertake responsibility for assessing the relevance and accuracy of its content.
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For queries, contact:

Department of Jobs, Precincts and Regions
E-mail: erd_info@ecodev.vic.gov.au

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PLAN OF SUBDIVISION

Stage No. /

LR use only

EDITION 1

PS643274Y

Location of Land

Parish: SANDHURST
Township: KANGAROO FLAT
Section: 10
Crown Allotment: 11 & 13(PART)
Crown Portion:

LR base record: DCMB
Title References:
Vol 8307 Fol 890
Vol 9375 Fol 692

Last Plan Reference: LP 47947
Postal Address: 1-3 BANK STREET
KANGAROO FLAT 3555

MGA94 Co-ordinates: E 253850
(Of approx. centre of plan) N 5923750 Zone 55

Vesting of Roads or Reserves

Identifier	Council/Body/Person
Nil	Nil

Council Certification and Endorsement

Council Name: CITY OF GREATER BENDIGO Ref:

~~1. This plan is certified under section 6 of the Subdivision Act 1988.~~

2. This plan is certified under section 11(7) of the Subdivision Act 1988.
Date of original certification under section 6 3 / 6 / 2014

~~3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

Open Space

(i) A requirement for public open space under section 18 Subdivision Act 1988 ~~has~~ / has not been made

~~(ii) The requirement has been satisfied.~~

~~(iii) The requirement is to be satisfied in Stage~~

Council Delegate L Council
~~Council seal~~

Date 15 / 10 / 2014

Notations

Depth Limitation: 15·24 METRES BELOW THE SURFACE APPLIES TO CROWN ALLOTMENT 13 ONLY.

Staging This ~~is~~ / is not a staged subdivision
Planning Permit No. DS/39/2011

CREATION OF RESTRICTION.
UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.
LAND TO BE BURDENED: LOT ONE ON THIS PLAN.
LAND TO BENEFIT: ALL LAND IN THE PLAN.
DESCRIPTION OF RESTRICTION:
ANY DWELLING CONSTRUCTED ON LOT 1 ON THIS PLAN MUST NOT HAVE A FINISHED FLOOR LEVEL OF LOWER THAN 252.8m AHD.

WATERWAY NOTATION:
LOT 1 IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE

Survey:- This plan is / ~~is not~~ based on survey.

To be completed where applicable.
This survey has been connected to permanent marks no(s). 116, 781.
In proclaimed Survey Area no.

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 E-2	DRAINAGE	SEE DIAG. SHEET 2	THIS PLAN	LOTS ON THIS PLAN AND THE CITY OF GREATER BENDIGO
E-2	PIPELINE OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-3	CARRIAGEWAY	3	THIS PLAN	LOT 2 ON THIS PLAN

LR use only
Statement of Compliance / Exemption Statement
Received ✓
Date 2805/15

LR use only
PLAN REGISTERED
TIME 3.32pm
DATE 11/06/2015
J.Beckingham
Assistant Registrar of Titles

Sheet 1 of 2 Sheets

GEOFF SHAW & ASSOCIATES
CONSULTING LAND SURVEYORS
8 HOPETOUN STREET BENDIGO, 3550
PH 03 54430320

LICENSED SURVEYOR (PRINT) GEOFFREY JOHN SHAW
SIGNATURE G J Shaw DATE 21 / 1 / 2011
REF 6153/13 VERSION 5

L Council
DATE 15/10/2014
COUNCIL DELEGATE SIGNATURE

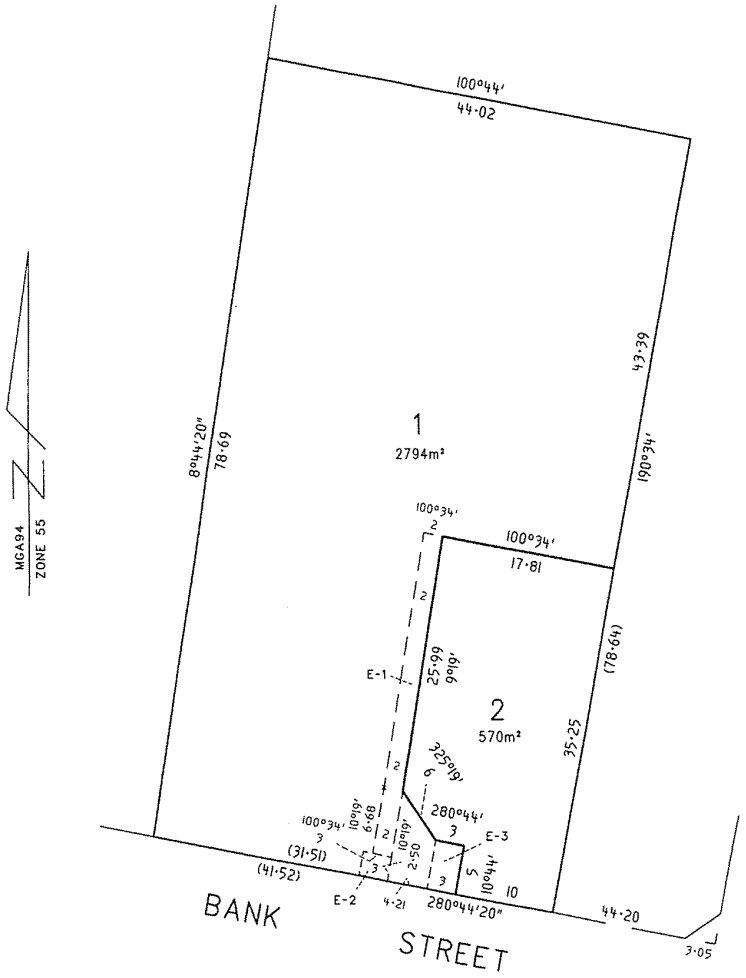
Original sheet size A3

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PLAN OF SUBDIVISION

Stage No. /

Plan Number PS 643274 Y



SHEET 2 OF 2 SHEETS

ORIGINAL SHEET SIZE A3 | SCALE 1:400

SCALE 4 0 4 8 12 16 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) GEOFFREY JOHN SHAW

SIGNATURE G Shaw DATE 21/1/11

REF 6153/13 VERSION 5

L Connellan

DATE 15/10/2014

COUNCIL DELEGATE SIGNATURE

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

VOLUME 11575 FOLIO 839 Security no : 124081109074R
Produced 14/01/2020 09:55 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 643274Y.
PARENT TITLES :
Volume 08307 Folio 890 Volume 09375 Folio 692
Created by instrument PS643274Y 11/06/2015

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CARMEL MARIE O'BRIEN of 60 FARRER ROAD NO. 0105 SPANISH VILLAGE SINGAPORE
PS643274Y 11/06/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF265812N 10/08/2007
WESTPAC BANKING CORPORATION

COVENANT PS643274Y 11/06/2015

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 PS643274Y 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: 1-3 BANK STREET KANGAROO FLAT VIC 3555

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 22/10/2016

DOCUMENT END

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