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ROBERTSON HYETTS

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	**8 Jasmine Rise Kangaroo Flat 3555**

Vendor's name	**Desiree Theresa Crandell**	**Date** 2/11/2026
Vendor's signature	Signed by: 5F1E94938D4F4AD...	
Vendor's name	**Michael John Wapsas**	**Date** 2/11/2026
Vendor's signature	Signed by: 8C7585D332EA41F...	

Purchaser's name		**Date** / /
Purchaser's signature		

Purchaser's name		**Date** / /
Purchaser's signature		

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1. FINANCIAL MATTERS

1.1 **Rates, Taxes, Charges or Other Similar Outgoings** affecting the land and any interest payable, are as follows:

(a) Are contained in the attached certificates.

(b) Amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge of, are as follows:

(i) The purchaser will be liable for municipal, water, sewerage and drainage rates and charges from the date of settlement.

(ii) The purchaser may also become liable for State Land Tax depending on the use to which the property is put and other properties owned by the purchaser.

1.2 **Charges** (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, are as follows:

Emergency Services and Volunteers Fund in accordance with the Emergency Services and Volunteers Fund Act 2012.

1.3 **Mortgages** (whether registered or unregistered) over the land, which will not be discharged before the purchaser becomes entitled to possession or to the receipt of rents and profits, are as follows:

Nil.

1.4 **Terms Contract -** where the purchaser is obliged to make 2 or more payments to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land, particulars are as follows:

Not applicable.

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows:

AVPCC No. 110.3

(b) Is the land tax reform scheme land within the meaning of the CIPT Act?

No

(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows:

Not applicable

2. INSURANCE

2.1 **Damage and Destruction -** if the contract does not provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or to the receipt of rents and profits, particulars of any policy of insurance maintained by the vendor in respect of any damage to or destruction of the land are as follows:

Not applicable.

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2.2 **Owner-Builder -** if there is a residence on the land which was constructed within the preceding 6 years and section 137B of the *Building Act 1993* applies to the residence, particulars of any required insurance under that Act applying to the residence are as follows:

Not applicable.

3. LAND USE

3.1 **Easements, Covenants or Other Similar Restrictions** affecting the land (whether registered or unregistered):

(a) Are as follows:

Are as set out in the attached documents including a 3m wide pipelines or ancillary purposes easement and drainage easement marked E-5 on The plan of subdivision in favour of Coliban Water running along the Northern boundary of the land, otherwise none know to the vendor.

(b) Particulars of any existing failure to comply with the terms of that easement, covenant or restriction are as follows:

To the best of the vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction.

3.2 **Designated Bushfire Prone Area -** the property is in a bushfire prone area under section 192A of the *Building Act 1993*.

3.3 **Road Access -** there is no access to the property by road.

3.4 **Planning Scheme -** information concerning the planning scheme is contained in the attached certificate.

4. NOTICES

4.1 **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 particulars are as follows:

The vendor is not aware of, nor has it received any notices. The vendor has no way of knowing the contents of any of the documents referred to above unless communicated to the vendor by the relevant public authority or government department.

4.2 **Livestock Disease or Contamination by Agricultural Chemicals -** particulars of any 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 are as follows:

The vendor is not aware of, nor has it received any notices. The vendor has no way of knowing the contents of any of the documents referred to above unless communicated to the vendor by the relevant public authority or government department.

4.3 **Compulsory Acquisition -** particulars of any notice of intention to acquire served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

The vendor is not aware of, nor has it received any notices.

5. BUILDING PERMITS

Particulars of any building permits issued in the past 7 years under the *Building Act 1993* (required only where there is a residence on the land) are as follows:

See building approval search attached.

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6. OWNERS CORPORATION

The land is not affected by an Owners Corporation within the meaning of the *Owners Corporations Act 2006*.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

The land is not affected by the GAIC. There is no work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*), certificate or notice relating to the GAIC applicable to the land.

8. NON-CONNECTED SERVICES

The following services are **not** connected to the land:
Nil.

9. TITLE

Attached is a copy of the Register Search Statement and the document, or part of the document, referred to as a diagram location in the Register Search Statement that identifies the land and its location.

10. DISCLOSURE OF ENERGY EFFICIENCY INFORMATION

There is no certificate relating to Energy Efficiency Information applicable.

11. DUE DILIGENCE CHECKLIST

The *Sale of Land Act 1962* provides that the vendor or the vendor's licensed estate agent must ensure that a prescribed due diligence checklist is made available to any prospective purchasers from the time the land is offered for sale where that land is vacant residential land or land on which there is a residence. The due diligence checklist is not required to be provided with, or attached to, this vendor's statement but has been attached as a matter of convenience.

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Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

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Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

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

VOLUME 11411 FOLIO 980 Security no : 124139956854N
Produced 23/10/2026 11:43 AM

LAND DESCRIPTION

Lot 46 on Plan of Subdivision 638647P.
PARENT TITLE Volume 11328 Folio 669
Created by instrument PS638647P Stage 3 26/03/2013

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
MICHAEL JOHN WAPSAS
DESIREE THERESA CRANDELL both of 8 JASMINE RISE KANGAROO FLAT VIC 3555
AW099545L 26/09/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW099546J 26/09/2022
WESTPAC BANKING CORPORATION

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 PS638647P 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: 8 JASMINE RISE KANGAROO FLAT VIC 3555

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 28/09/2022

DOCUMENT END

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Number of Pages (excluding this cover sheet)	**12**
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PLAN OF SUBDIVISION

STAGE NO. | LRS use only **EDITION 2** | Plan Number **PS638647P**

Location of Land

Parish: MANDURANG

Township: ----------

Section: D

Crown Allotment: 133 (PART) AND 136 (PART)

Crown Portion: ----------

Title Reference: VOL. **11237** FOL. **393**

Last Plan Reference: LOT 2 PS638638Q

Postal Address: (at time of subdivision) PHILLIS STREET KANGAROO FLAT 3555

MGA Co-ordinates

Datum: GDA94 (of approx. centre of land in plan) E 254 000 N 5 921 200 Zone: 55

Council Certificate and Endorsement

Council Name: CITY OF GREATER BENDIGO Ref: DS/959/2008

1. This plan is certified under section 6 of the Subdivision Act 1988.
2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / /
3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

OPEN SPACE

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

(ii) The requirement has been satisfied.

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

Council delegate

Council seal

Date / /

APPLIES TO MASTER PLAN (STAGE 1) ONLY

Re-certified under section 11(7) of the Subdivision Act 1988

Council Delegate

Council Seal

Date / /

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
ROAD R1	CITY OF GREATER BENDIGO
ROAD R2	CITY OF GREATER BENDIGO
ROAD R3	CITY OF GREATER BENDIGO
RESERVE No.1	CITY OF GREATER BENDIGO

Notations

Staging This plan is a staged subdivision
Planning Permit No. DS/959/2008

Depth Limitation 15.24 METRES BELOW THE SURFACE APPLIES TO ALL THE LAND IN THIS PLAN

THIS IS A SPEAR PLAN

LOTS 1, 2 (BOTH INCLUSIVE) AND **32** TO **51** (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

OTHER PURPOSES OF PLAN:

- TO REMOVE FROM THIS PLAN THE EXISTING DRAINAGE AND SEWERAGE EASEMENTS IDENTIFIED AS E-2 AND E-3 ON LP216077A
- TO REMOVE FROM THIS PLAN PART OF THE EXISTING PIPELINES OR ANCILLARY PURPOSES EASEMENT IDENTIFIED AS E-5 ON PS638638Q OVER THE NEW ROAD (SUNDEW DRIVE)

GROUNDS FOR REMOVAL
DIRECTION IN PLANNING PERMIT DS/959/2008

Survey This plan is based on survey

This survey has been connected to permanent mark(s) 56, 83 & 112

In Proclaimed Survey Area No. -----

Easement Information

Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement or other Encumbrance
A - Appurtenant Easement R - Encumbering Easement (Road)

EASEMENT IDENTIFIER E-2 HAS BEEN OMITTED FROM THIS PLAN FOR CLARITY (SEE PS638638)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	CONDITION IN C/G V.8036 F.481	SEE DIAG	CONDITION IN C/G V.8036 F.481	STATE ELECTRICITY COMMISSION OF VICTORIA
E-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	PS638638Q	COLIBAN REGION WATER CORPORATION
E-4, E-5	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN - SECTION 136 WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-5, E-6	DRAINAGE	SEE DIAG	THIS PLAN	CITY OF GREATER BENDIGO
E-7	POWERLINE	2	THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LTD

LRS use only

Statement of Compliance/ Exemption Statement

Received ✓

Date **1/06/11**

THIS IS A LAND VICTORIA COMPILED PLAN

FOR DETAILS SEE MODIFICATION TABLE HEREIN

Sheet 1 of **10** Sheets

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WEB: www.tomkinson.com EMAIL: bendigo@tomkinson.com
ISO 9001 FS520488

LICENSED SURVEYOR (PRINT) PAUL THOMAS TOMKINSON

SIGNATURE DIGITALLY SIGNED DATE

REF 964201 VERSION 10

PLOTTED 16-03-2011 P.J.L.

DATE / /

COUNCIL DELEGATE SIGNATURE

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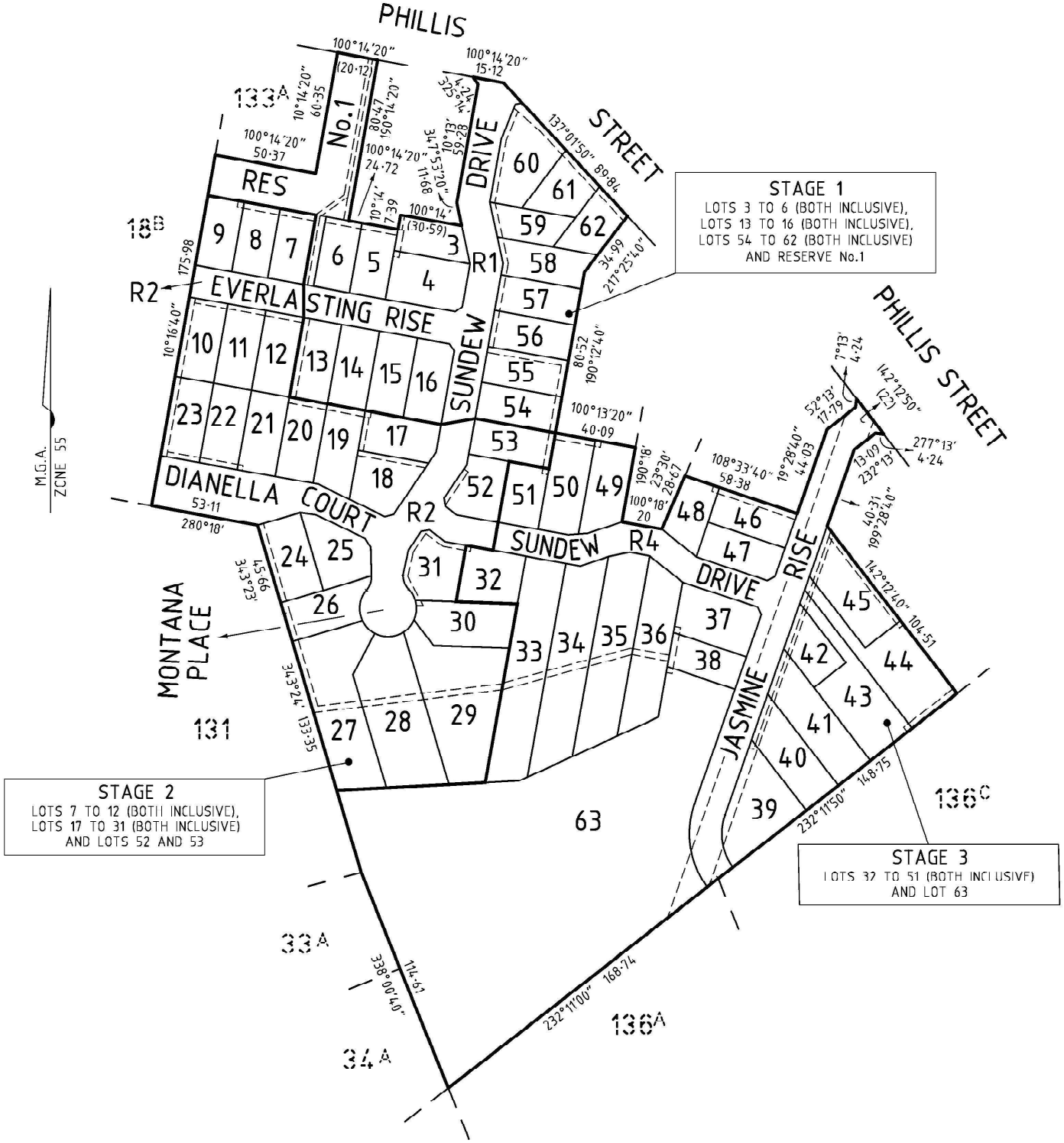
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PLAN OF SUBDIVISION

STAGE No. KEY PLAN

PLAN NUMBER PS638647P



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SHEET 2

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PLAN OF SUBDIVISION

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SHEET 3

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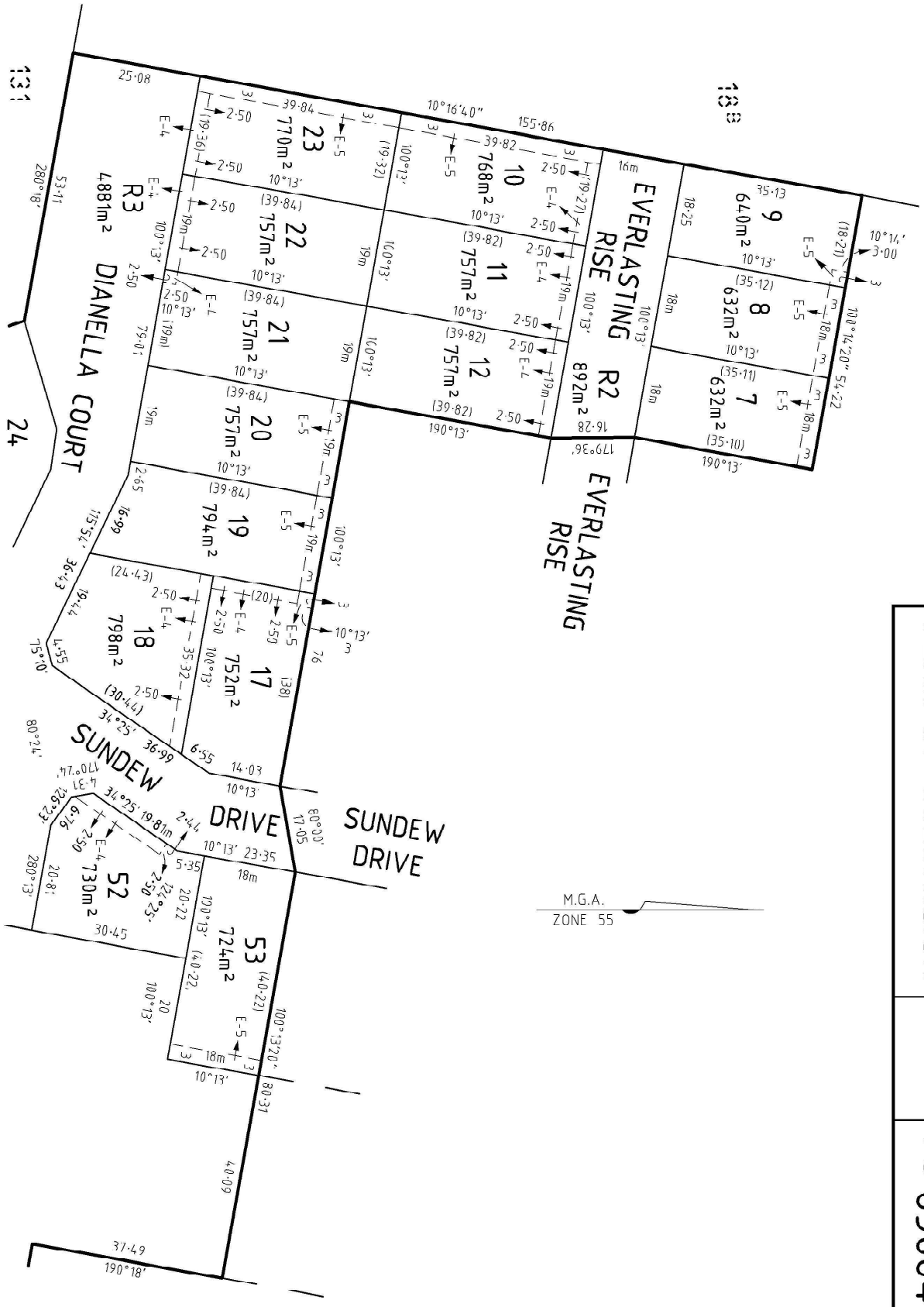
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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER PS 638647P



LENGTHS ARE IN METRES 0 8 16 24 32 40

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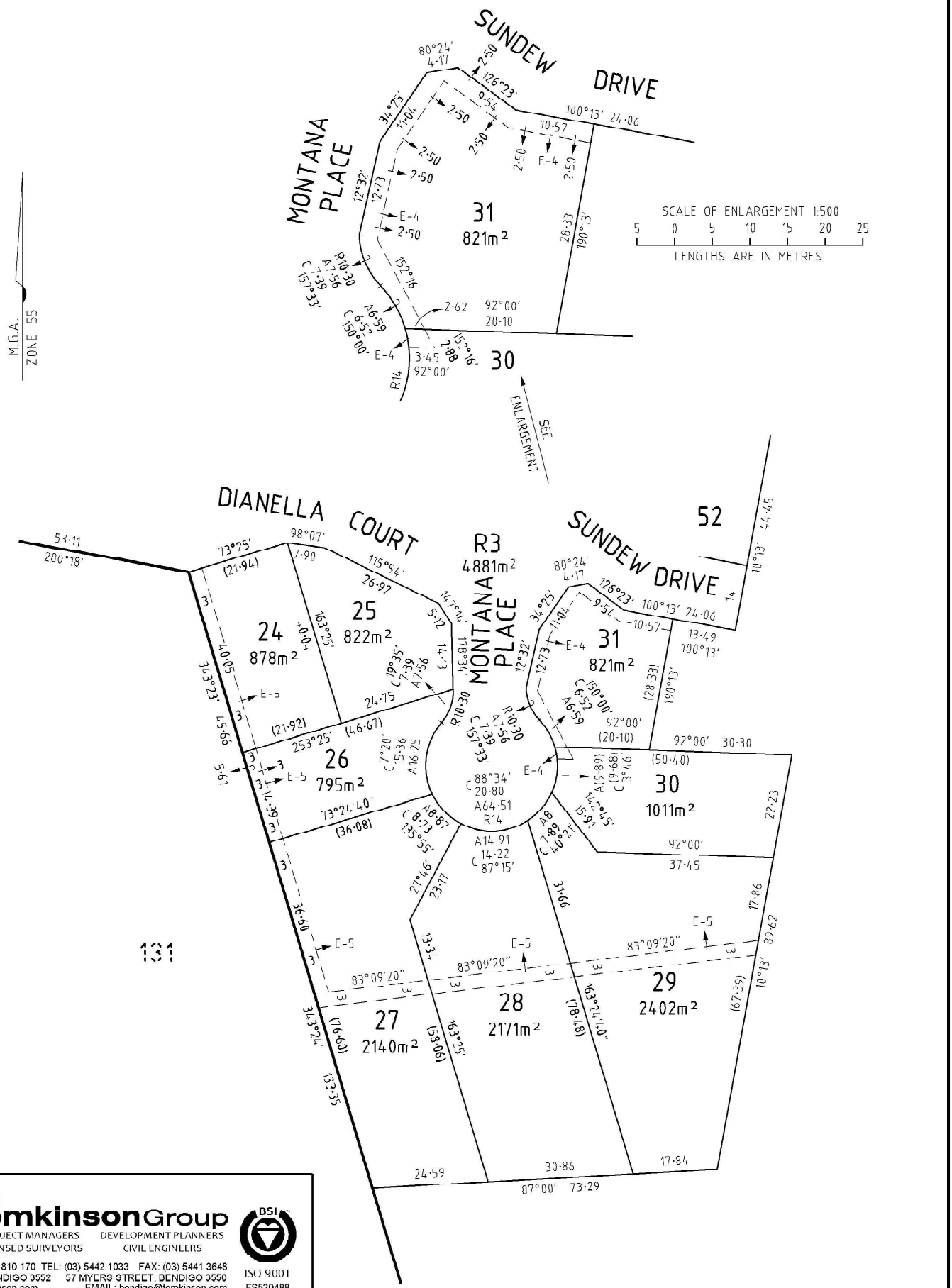
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LENGTHS ARE IN METRES

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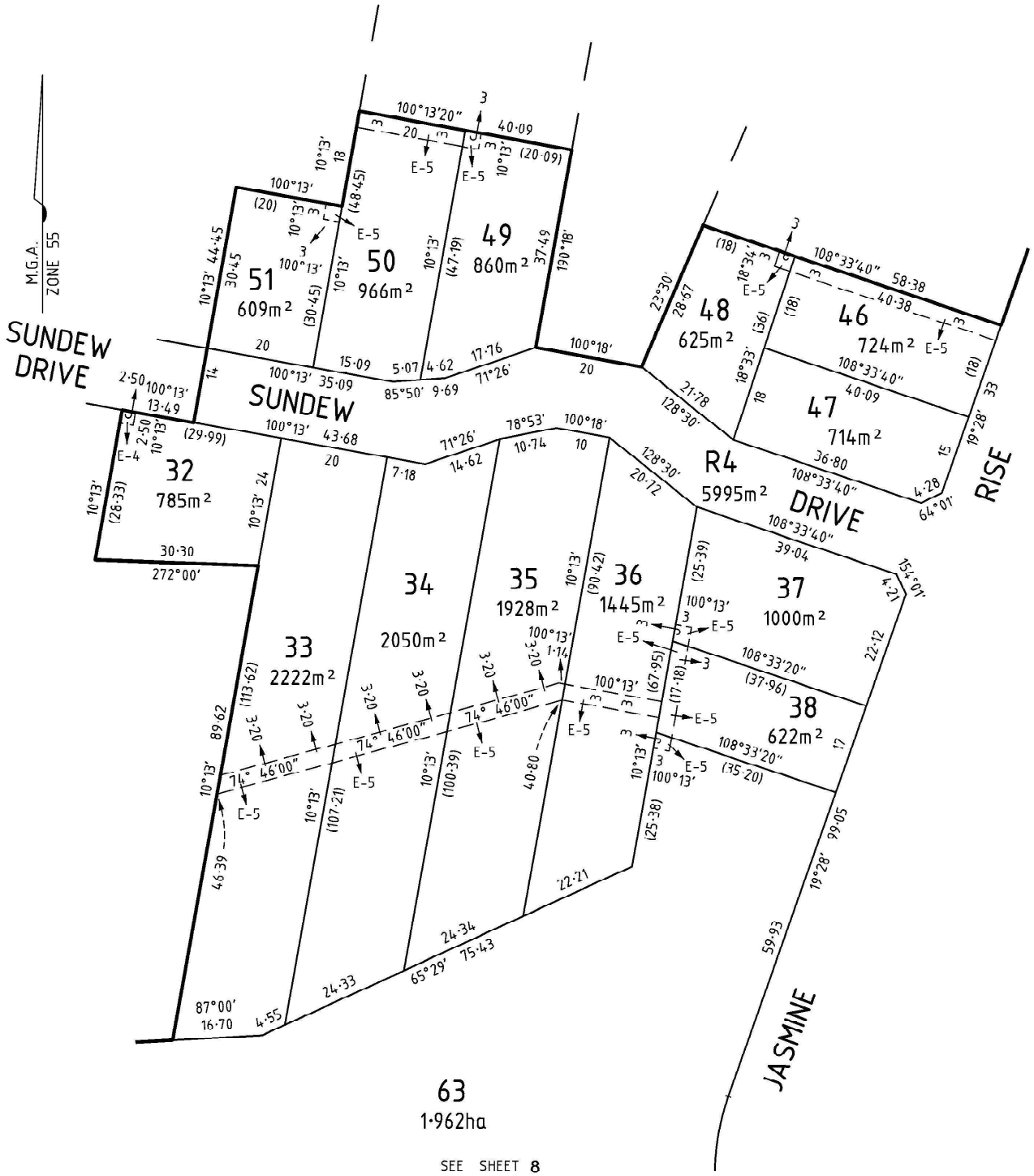
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PLAN OF SUBDIVISION

PLAN NUMBER
PS638647P



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SIGNATURE ..... DATE
REF 964203 VERSION 03 PLOTTED 18-07-2012 P.J.L.

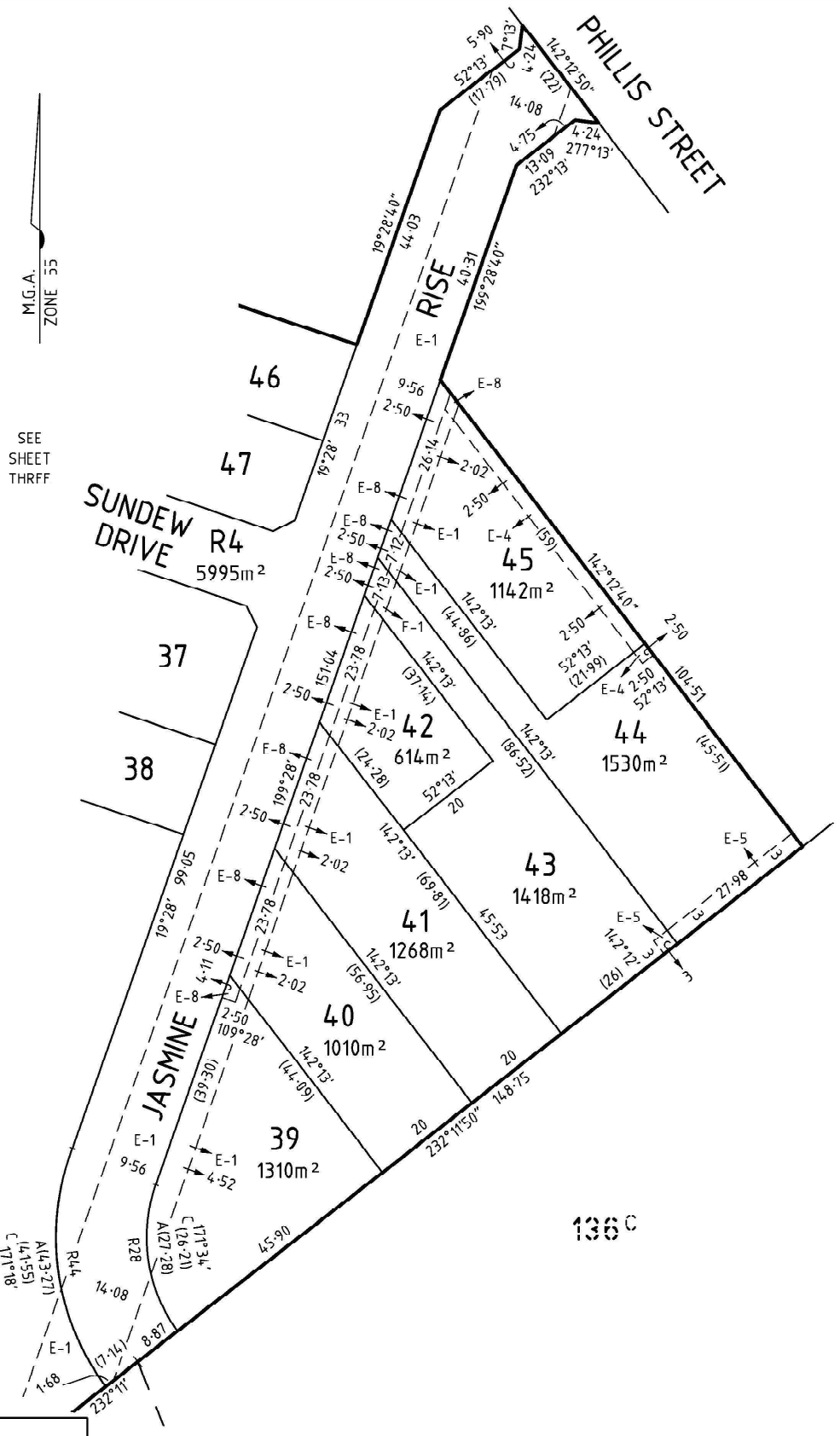
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DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

Signed by: paul thomas tomkinson (Tomkinson Group - Tomkinson & Associates) Surveyor's Plan Version (3) SPEAR Ref: S022052E 29/10/2012

Delivered by LANDATA®, timestamp 23/10/2026 11:43 Page 7 of 12
Docusign Envelope ID: 5560323F-A086-8043-82CC-2E4F7D3263A6
Signed by Council: Greater Bendigo City Council, Council Ref: SC/959/2008/4/A, Original Certification: 30/10/2012, S.O.C.: 14/03/2013

PLAN OF SUBDIVISION

PLAN NUMBER
PS638647P



Tomkinson Group
PROJECT MANAGERS LICENSED SURVEYORS
DEVELOPMENT PLANNERS CIVIL ENGINEERS
FREECALL: 1800 810 170 TEL: (03) 5445 8700 FAX: (03) 5441 3648
PO BOX 421, BENDIGO 3552 57 MYERS STREET, BENDIGO 3550
WEB: www.tomkinson.com EMAIL: bendigo@tomkinson.com
ISO 9001 FS520488

8 0 8 16 24 32 40
LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:800 | SHEET SIZE A3

LICENSED SURVEYOR (PRINT) .....
SIGNATURE ..... DATE
REF 964203 VERSION 03 PLOTTED 18-07-2012 P.J.L.

SHEET 7
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

Signed by: paul thomas tomkinson (Tomkinson Group - Tomkinson & Associates) Surveyor's Plan Version (3) SPEAR Ref: S022052E 29/10/2012

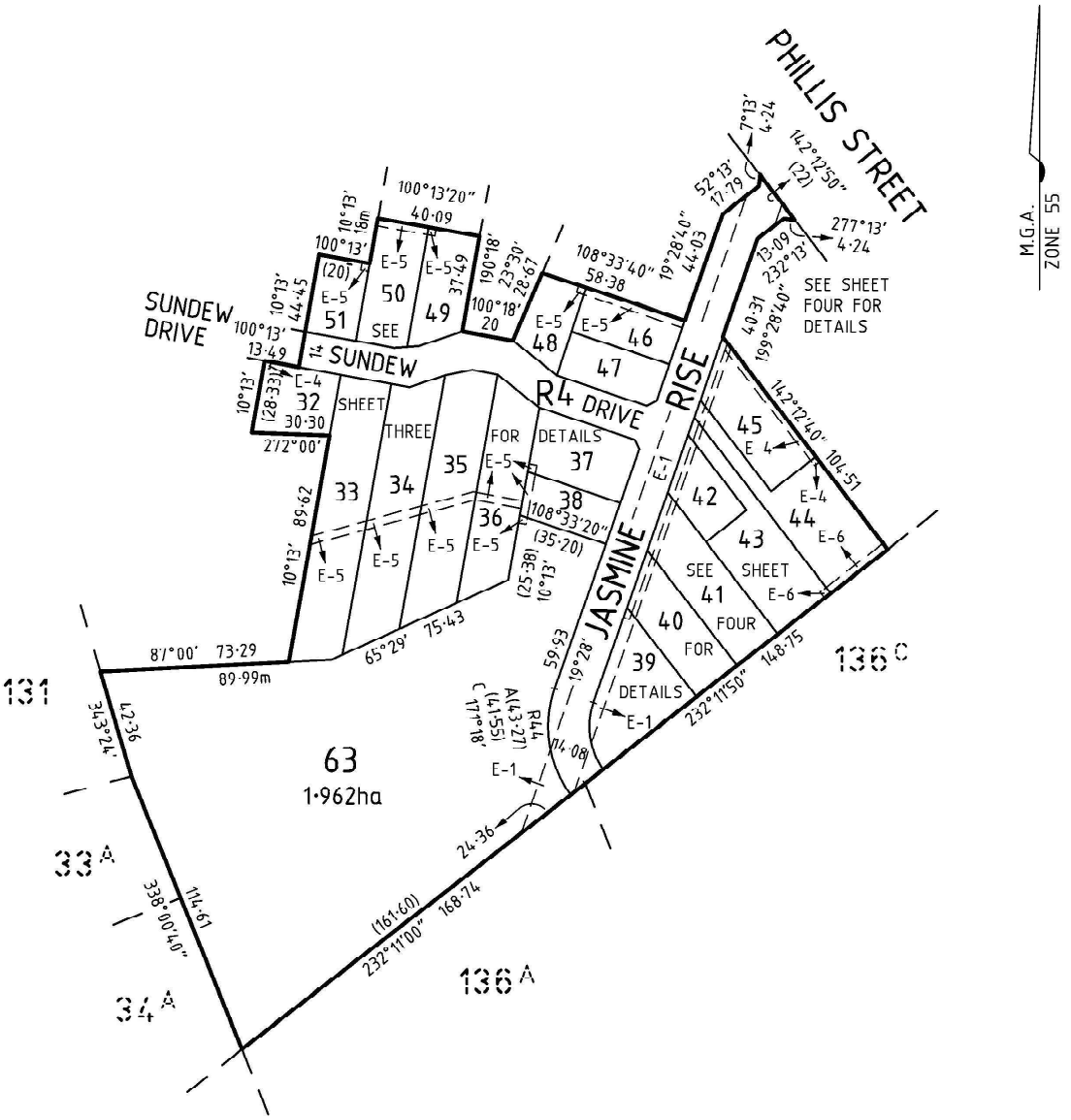
Delivered by LANDATA®, timestamp 23/10/2026 11:43 Page 8 of 12

Docusign Envelope ID: 5560323F-A086-8043-82CC-2E4F7D3263A6

Signed by Council: Greater Bendigo City Council, Council Ref: SC/959/2008/4/A, Original Certification: 30/10/2012, S.O.C.: 14/03/2013

PLAN OF SUBDIVISION

PLAN NUMBER
PS638647P



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BSI ISO 9001 FS520488

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LENGTHS ARE IN METRES

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SCALE	SHEET SIZE
1:2000	A3

LICENSED SURVEYOR (PRINT) .....
SIGNATURE ..... DATE
REF 964203 VERSION 03 PLOTTED 18-07-2012 P.J.L.

SHEET 8

DATE / /
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

Signed by: paul thomas tomkinson (Tomkinson Group - Tomkinson & Associates) Surveyor's Plan Version (3) SPEAR Ref: S022052E 29/10/2012

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Docusign Envelope ID: 5560323F-A086-8043-82CC-2E4F7D3263A6
Signed by Council: Greater Bendigo City Council, Council Ref: SC/193/2011/1, Original Certification: 07/12/2011, S.O.C.: 21/12/2011

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER **PS638647P**

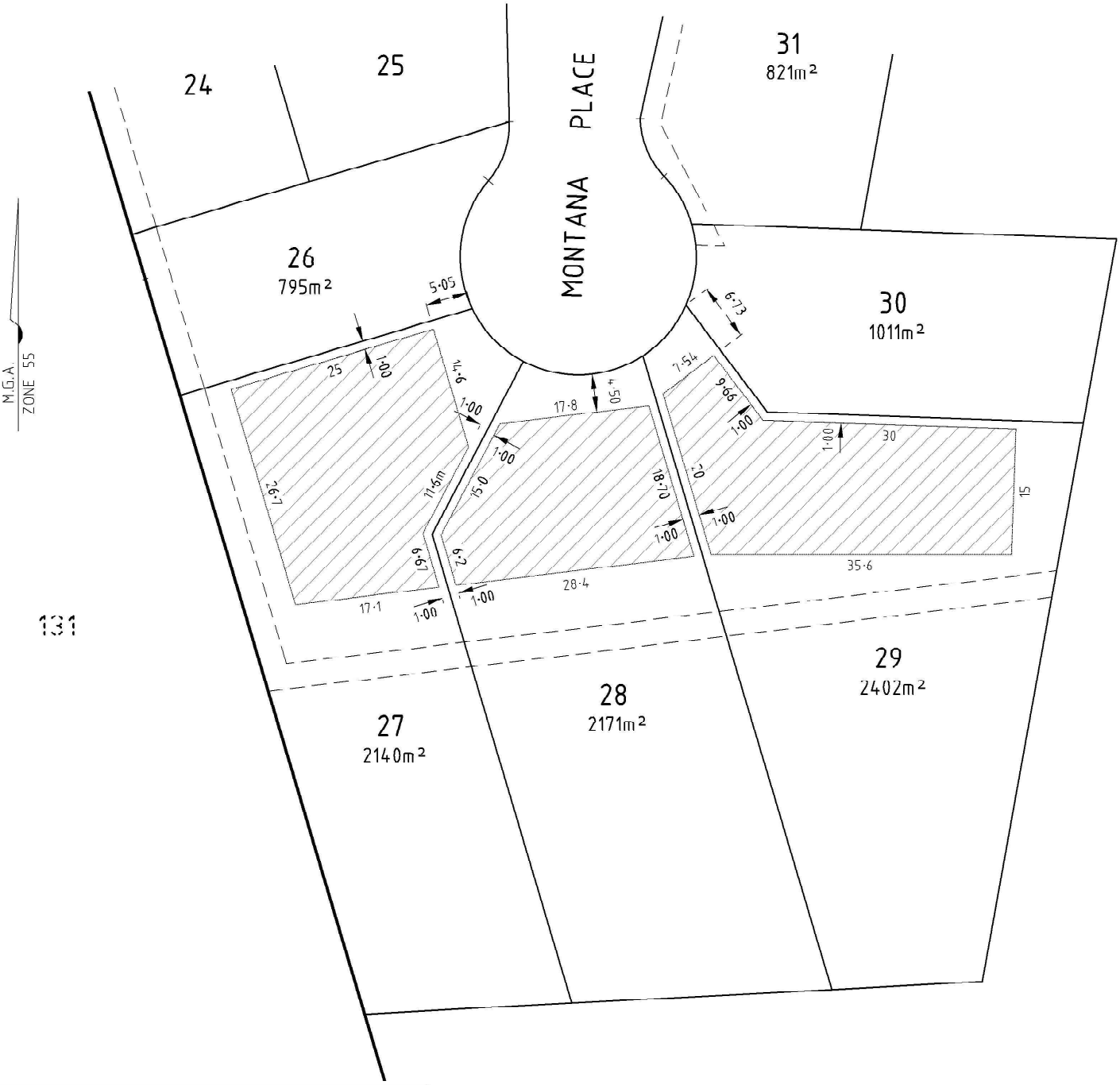
CREATION OF RESTRICTIONS

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED:

LAND TO BENEFIT ALL THE LOTS ON THIS PLAN

LAND TO BE BURDENED LOTS 27, 28 AND 29

DESCRIPTION OF RESTRICTION THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 27, 28 AND 29 ON THIS PLAN TO WHICH THE FOLLOWING RESTRICTIONS APPLY SHALL NOT:
CONSTRUCT ANY DWELLINGS REQUIRING SEWER CONNECTION OUTSIDE THE AREA SHOWN THUS: ▨



Tomkinson Group
PROJECT MANAGERS LICENSED SURVEYORS DEVELOPMENT PLANNERS CIVIL ENGINEERS
FREECALL: 1800 810 170 TEL: (03) 5442 1033 FAX: (03) 5441 3648
PO BOX 421, BENDIGO 3552 57 MYERS STREET, BENDIGO 3550
WEB: www.tomkinson.com EMAIL: bendigo@tomkinson.com
ISO 9001 FS520488

8 0 8 16 24 32 40
LENGTHS ARE IN METRES

ORIGINAL

SCALE	SHEET SIZE
1:800	A3

LICENSED SURVEYOR (PRINT) .....
SIGNATURE ..... DATE

REF 964202 VERSION 04 PLOTTED 21 11 2011 P.11

SHEET 9

DATE / /
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

Signed by: paul thomas tomkinson (Tomkinson Group - Tomkinson & Associates) Surveyor's Plan Version (4) SPEAR Ref S017962A 06/12/2011

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Docusign Envelope ID: 5560323F-A086-8043-82CC-2E4F7D3263A6

Signed by Council: Greater Bendigo City Council, Council Ref: SC/959/2008/4/A, Original Certification: 30/10/2012, S.O.C.: 14/03/2013

PLAN OF SUBDIVISION

PLAN NUMBER
PS638647P

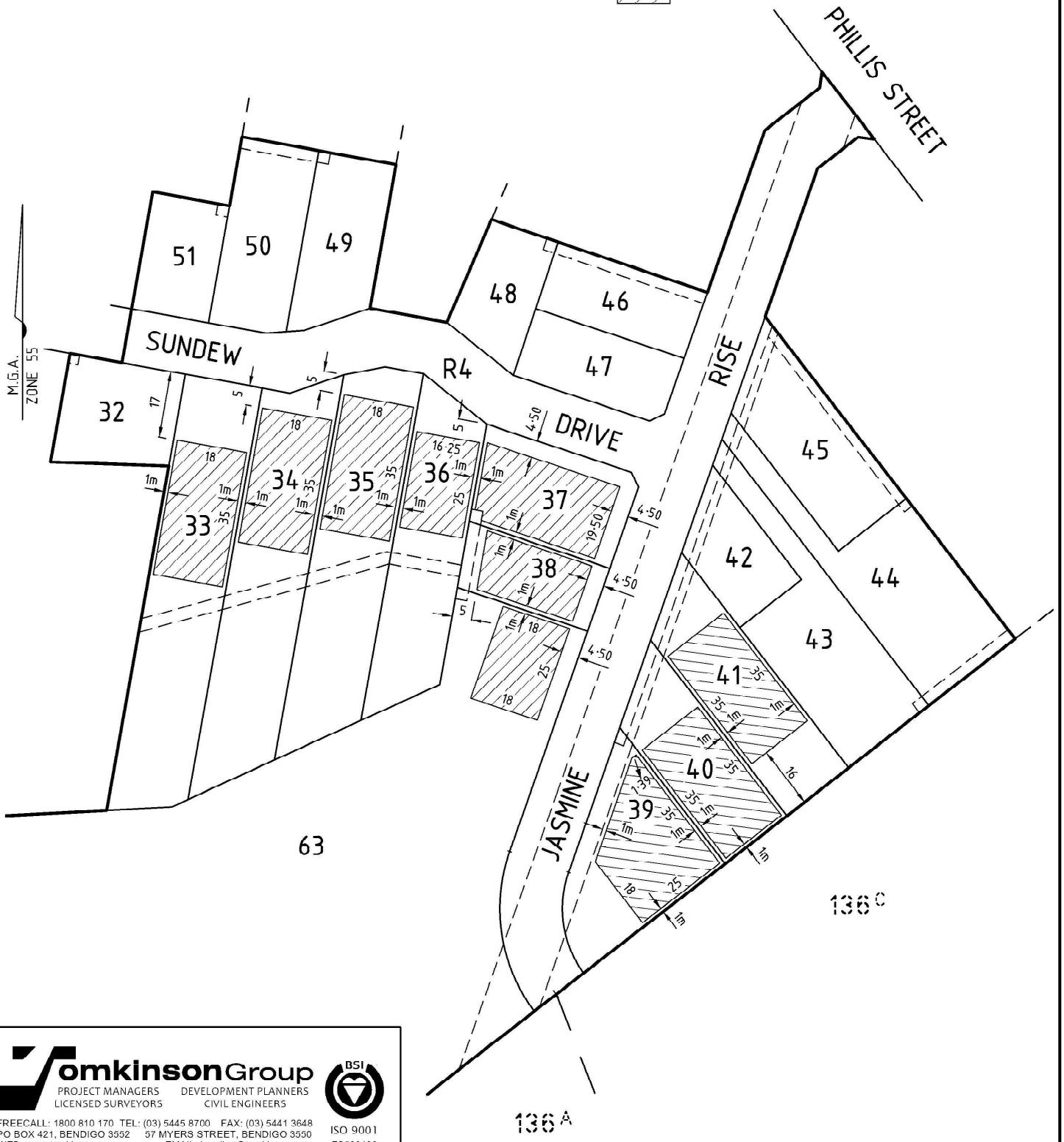
CREATION OF RESTRICTIONS

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED:

LAND TO BENEFIT ALL THE LOTS ON THIS PLAN (STAGE 3, PS638647P)

LAND TO BE BURDENED LOTS 33 TO 41 (BOTH INCLUSIVE) AND LOT 63

DESCRIPTION OF RESTRICTION THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 33 TO 41 (BOTH INCLUSIVE) AND LOT 63 ON THIS PLAN TO WHICH THE FOLLOWING RESTRICTIONS APPLY SHALL NOT: CONSTRUCT ANY DWELLING REQUIRING SEWER CONNECTION OUTSIDE THE AREA SHOWN THUS: ▨



Tomkinson Group
PROJECT MANAGERS LICENSED SURVEYORS
DEVELOPMENT PLANNERS CIVIL ENGINEERS
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PO BOX 421, BENDIGO 3552 57 MYERS STREET, BENDIGO 3550
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ISO 9001 FS520488

10 0 10 20 30 40 50
LENGTHS ARE IN METRES

ORIGINAL

SCALE	SHEET SIZE
1:1000	A3

LICENSED SURVEYOR (PRINT) .....
SIGNATURE ..... DATE
REF 964203 VERSION 03 PLOTTED 18-07-2012 P.J.L.

SHEET 10

DATE / /
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

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Docusign Envelope ID: 5560323F-A086-8043-82CC-2E4F7D3263A6

CITY OF GREATER BENDIGO

Plan of Subdivision PS638647P

Certifying a New Version of an Existing Plan (Form 21)

SUBDIVISION (PROCEDURES) REGULATIONS 2000

SPEAR Reference Number: S009078M
Plan Number: PS638647P
Council Name: Greater Bendigo City Council
Council Reference Number 1: CERT/959/2008/2/A
Surveyor's Plan Version: 10

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 24/03/2011

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has been made and the requirement has been satisfied

Digitally signed by Council Delegate:	Stephen Wainwright
Organisation:	Greater Bendigo City Council
Date:	12/05/2011

Signed by: Stephen Grant Wainwright (Greater Bendigo City Council) 12/05/2011

Delivered by LANDATA®, timestamp 23/10/2026 11:43 Page 12 of 12
Docusign Envelope ID: 5560323F-A086-8043-82CC-2E4F7D3263A6

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER
PS638647P

MASTER PLAN (STAGE 1) REGISTERED DATE 10/6/2011 TIME 8:53 am

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT S2	LOTS S3, 7-12, 17-31, 52-53	STAGE PLAN	PS638647P/S2	24/1/12	2	PTM
LOT S3	LOTS 32 -51 & 63 ROAD R4	STAGE PLAN	PS638647P/S3	26/3/13	3	GRG

Docusign Envelope ID: 5560323F-A086-8043-82CC-2E4F7D3263A6

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1302259

APPLICANT'S NAME & ADDRESS

ROBERTSON HYETTS SOLICITORS C/- INFOTRACK (ACTIONSTEP) C/- LANDATA

DOCKLANDS

VENDOR

CRANDELL, DESIREE

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

367277

This certificate is issued for:

LOT 46 PLAN PS638647 ALSO KNOWN AS 8 JASMINE RISE 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 BUSHFIRE MANAGEMENT OVERLAY

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

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:
http://vhd.heritage.vic.gov.au/

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

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

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

23 October 2026

Sonya Kilkenny
Minister for Planning

VICTORIA State Government

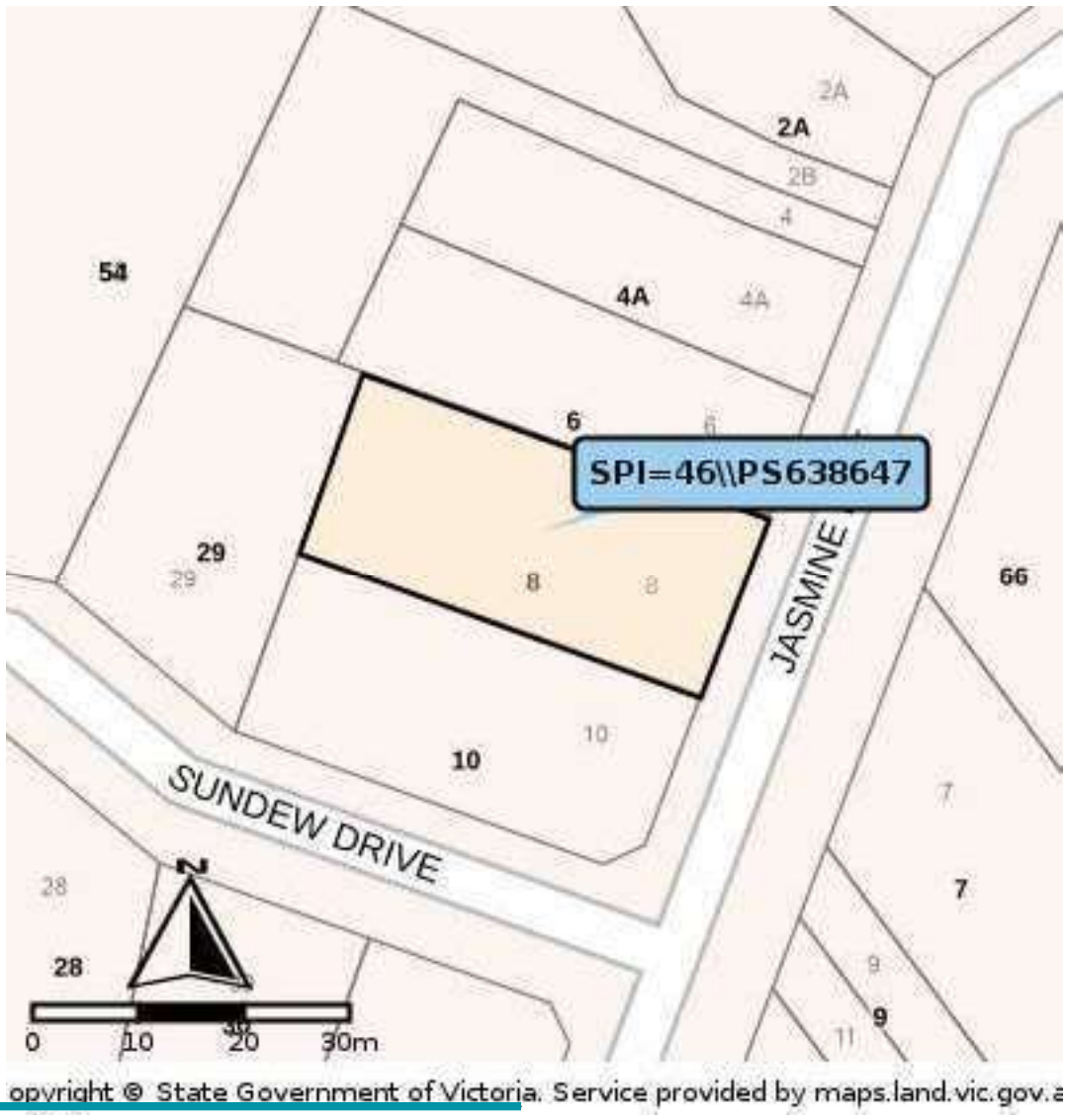
Docusign Envelope ID: 5560323F-A086-8043-82CC-2E4F7D3263A6

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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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

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PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 27 October 2026 12:49 PM

PROPERTY DETAILS

Address:	**8 JASMINE RISE KANGAROO FLAT 3555**
Lot and Plan Number:	**Lot 46 PS638647**
Standard Parcel Identifier (SPI):	**46\PS638647**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**235865**
Planning Scheme:	**Greater Bendigo** Planning Scheme – Greater Bendigo
Directory Reference:	**Vicroads 613 M9**

UTILITIES

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

STATE ELECTORATES

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

OTHER

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

View location in VicPlan

Planning Zones

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



GRZ – General Residential

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

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

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PLANNING PROPERTY REPORT

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO – Bushfire Management Overlay

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



ESO – Environmental Significance Overlay

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

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PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 16 October 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 Bushfire Prone Areas

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

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

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

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

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

Native Vegetation

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

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

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

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CITY OF GREATER BENDIGO

Building Information Certificate

Regulation 51(1) | Building Regulations 2018

29-Oct-2026

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Location: 8 Jasmine Rise, KANGAROO FLAT 3555 (Lot 46 PS 638647P)
Applicant Reference: 82395301-001-4:101875

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

Application	Description	Status
BX/2028/2021	Construction of Patio	Approved
S73/532/2022	Construction of Patio	Certificate of Final Inspection Issued

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

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

Current notices or orders issued under the Building Act 1993

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

Craig Kingston
Municipal Building Surveyor

PLEASE NOTE

Docusign Envelope ID: 5560323F-A086-8043-82CC-2E4F7D3263A6

CITY OF GREATER BENDIGO

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

City of Greater Bendigo
1300 002 642 | 189-229 Lyttleton Terrace, Bendigo | 125 High Street, Heathcote
PO Box 733 Bendigo VIC 3552 | requests@bendigo.vic.gov.au | www.bendigo.vic.gov.au

If you are deaf, hearing or speech impaired,
please call us via the National Relay Service
on 133 677 or www.relayservice.com.au

Docusign Envelope ID: 5560323F-A086-8043-82CC-2E4F7D3263A6

Property Clearance Certificate

Land Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / ROBERTSON HYETTS SOLICITORS

Your Reference:	2602797
Certificate No:	11902056
Issue Date:	23 OCT 2026
Enquiries:	ESYSPROD

Land Address: 8 JASMINE RISE KANGAROO FLAT VIC 3555

Land Id	Lot	Plan	Volume	Folio	Tax Payable
40443208	46	638647	11411	980	$0.00

Vendor: MICHAEL WAPSAS & DESIREE CRANDELL

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MS DESIREE THERESA CRANDELL	2026	$250,000	$0.00	$0.00	$0.00

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

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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	$640,000
SITE VALUE (SV):	$250,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Docusign Envelope ID: 5560323F-A086-8043-82CC-2E4F7D3263A6

Notes to Certificate - Land Tax

Certificate No: 11902056

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 = $250,000

Calculated as $975 plus ($250,000 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $6,400.00

Taxable Value = $640,000

Calculated as $640,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 11902056

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: 11902056

Visa or Mastercard

Pay via our website or phone 13 21 61.

sro.vic.gov.au/paylandtax

Property Clearance Certificate updates are available at **sro.vic.gov.au/certificates**

Docusign Envelope ID: 5560323F-A086-8043-82CC-2E4F7D3263A6

Property Clearance Certificate

Commercial and Industrial Property Tax

INFOTRACK / ROBERTSON HYETTS SOLICITORS

Your Reference:	2602797
Certificate No:	11902056
Issue Date:	23 OCT 2026
Enquires:	ESYSPROD

Land Address:	8 JASMINE RISE KANGAROO FLAT VIC 3555

Land Id	Lot	Plan	Volume	Folio	Tax Payable
40443208	46	638647	11411	980	$0.00

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$640,000
SITE VALUE:	$250,000
CURRENT CIPT CHARGE:	**$0.00**

Docusign Envelope ID: 5560323F-A086-8043-82CC-2E4F7D3263A6

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 11902056

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: 5560323F-A086-8043-82CC-2E4F7D3263A6

Property Clearance Certificate

Windfall Gains Tax

INFOTRACK / ROBERTSON HYETTS SOLICITORS

Your Reference:	2602797
Certificate No:	11902056
Issue Date:	23 OCT 2026

Land Address:	8 JASMINE RISE KANGAROO FLAT VIC 3555

Lot	Plan	Volume	Folio
46	638647	11411	980

Vendor: MICHAEL WAPSAS & DESIREE CRANDELL

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: 5560323F-A086-8043-82CC-2E4F7D3263A6

Notes to Certificate - Windfall Gains Tax

Certificate No: 11902056

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: 11902053

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: 11902053

Visa or Mastercard

Pay via our website or phone 13 21 61.

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: 5560323F-A086-8043-82CC-2E4F7D3263A6

Your Reference: 82363713-001-4:101804
Certificate Number: 146962

Land Information Certificate

Assessment Number: 197437 7 **Issue Date: 23-Oct-2026**

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Property and Valuation Details	
Property Address	8 Jasmine Rise, KANGAROO FLAT 3555
Parcel Details	Lot 46 PS 638647P
Site Value	$255,000
Capital Improved Value	$670,000
Net Annual Value	$33,500
Basis of Valuation	Capital Improved Value
Level of Valuation Date	01-Jan-2026
Valuation Operative Date	01-Jul-2026
AVPCC	110.3 - Detached Dwelling (existing)

Rates and Charges	Current Amount Levied
General Rates	$1,959.90
Garbage Charge	$652.00
Emergency Services and Volunteer Fund	$254.90
Total Levied	**$2,866.80**
Arrears Outstanding	$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	$0.00
Total Outstanding	**$0.00**

Other Property Debt	$0.00

Total Outstanding for Property: $0.00

Biller Code: 268813
Ref: 1974377

Katelyn Stone
Coordinator of Rates & Valuations

To obtain an updated balance, please contact the Rates Team directly on 03 5434 6262.
Notices of Acquisitions can be forwarded to acquisitions@bendigo.vic.gov.au

Docusign Envelope ID: 5560323F-A086-8043-82CC-2E4F7D3263A6

This Certificate is issued under Section 221 of the Local Government Act 2020. The Rates & Charges for the year ending 30 June 2027 became payable on 1 July 2026. Overdue rates attract interest at the rate of 10.0% per annum. In accordance with Section 175(1) of the Local Government Act 1989, all outstanding rates and charges must be paid by the purchaser when that person becomes the owner of the land. Refer to this Certificate for Prescribed, general and other information.

Prescribed information

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

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

General information

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

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

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

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

Confirmation of the existence of any Housing Act 1983 Orders can be made by contacting Environmental Health & Local Laws at the City of Greater Bendigo, PO Box 733, Bendigo 3552, Telephone 1300 002 642.
There is no money owed in relation to the land under section 94(5) of the Electricity Industry Act 2000.
There is not any environmental upgrade charge in relation to the land which is owed under Section 181C of the Local Government Act 1989.

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

Rates and charges

Rates and Charges for financial year ending 30 June 2027. All Rates and Charges due by four (4) instalments due 30 September 2026, 30 November 2026, 01 March 2027 and 31 May 2027.
Interest will be charged on payments received after the due dates at the rate of 10.0% p.a. This applies to both full payment and instalments.

Other information

This certificate is valid for 90 days from the date of issue. Amounts outstanding may vary if payments/adjustments are made after the issue date. It is the responsibility of the applicant to obtain an update prior to settlement.

After the issue of this certificate, Council may be prepared to provide a verbal update of the information to the applicant about the matters disclosed in this certificate, but if it does so, Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the Council is authorised to bind Council by the giving of such verbal information. Updates will only be provided to the applicant.

Please note

Updates will not be provided after the 90-day period has passed, a new certificate will be required

Docusign Envelope ID: 5560323F-A086-8043-82CC-2E4F7D3263A6

Coliban WATER

ABN 96 549 082 360

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

Robertson Hyetts Solicitors C/- InfoTrack (ActionStep) C/- LANDATA
Two Melbourne Quarter, Level 13, 697 Collins Street
Docklands

Information Statement Issue Date:
27 October 2026

Your Reference:
82363712-001-5

Settlement Date:
28 October 2026

Information Statement Number:
ISN-0000062055

Property Number:
LOC-000085802

Settlement Payment Reference:
2000000858021

Amount Due:
$467.71

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

Information Statement

(Special Meter Read)

Service Address: 8 Jasmine Rise, Kangaroo Flat, VIC, 3555

Owner(s):	**Title(s):**
Crandell, Desiree;Wapsas, Michael	Lot 46, Plan of Subdivision, Plan Number 638647P, Volume 11411, Folio 980, Parish of Sandhurst

Account Calculation:	
Fees and Charges	$390.22
Scheme Arrears	$0.00
Total amount in arrears:	$390.22
Calculated charges from last billing date to 28-10-2026 as detailed on the following page/s.	$77.49
Amount Due:	$467.71

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

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

Docusign Envelope ID: 5560323F-A086-8043-82CC-2E4F7D3263A6

Property Number: LOC-000085802
Service Address: 8 Jasmine Rise, Kangaroo Flat, VIC, 3555

Details for Services provided and their tariffs:

WATER CONSUMPTION FEE

Service Number	Meter Number	Previous Date	Reading	Current Date	Reading
SP-000084856	13039962	06-10-2026	4573	27-10-2026	4574
	Date From	Date To	Consumption (Kilolitres)	Rate per kL	Amount
	06-10-2026	27-10-2026	1.0000	$ 2.9028	$2.90

WATER SERVICE FEE

Service Number	Size	Date From	Date To	Days	Rate per day	Amount
SP-000084856	20mm	06-10-2026	28-10-2026	23	$ 0.8097	$18.62

SEWERAGE SERVICE FEE

Service Number	Date From	Date To	Days	Rate per day	Amount
SP-000084856	06-10-2026	28-10-2026	23	$ 2.4335	$55.97

Encumbrances and other information:

* Sewer main (shown in red) traverses land.

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

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

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

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

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

Regards,

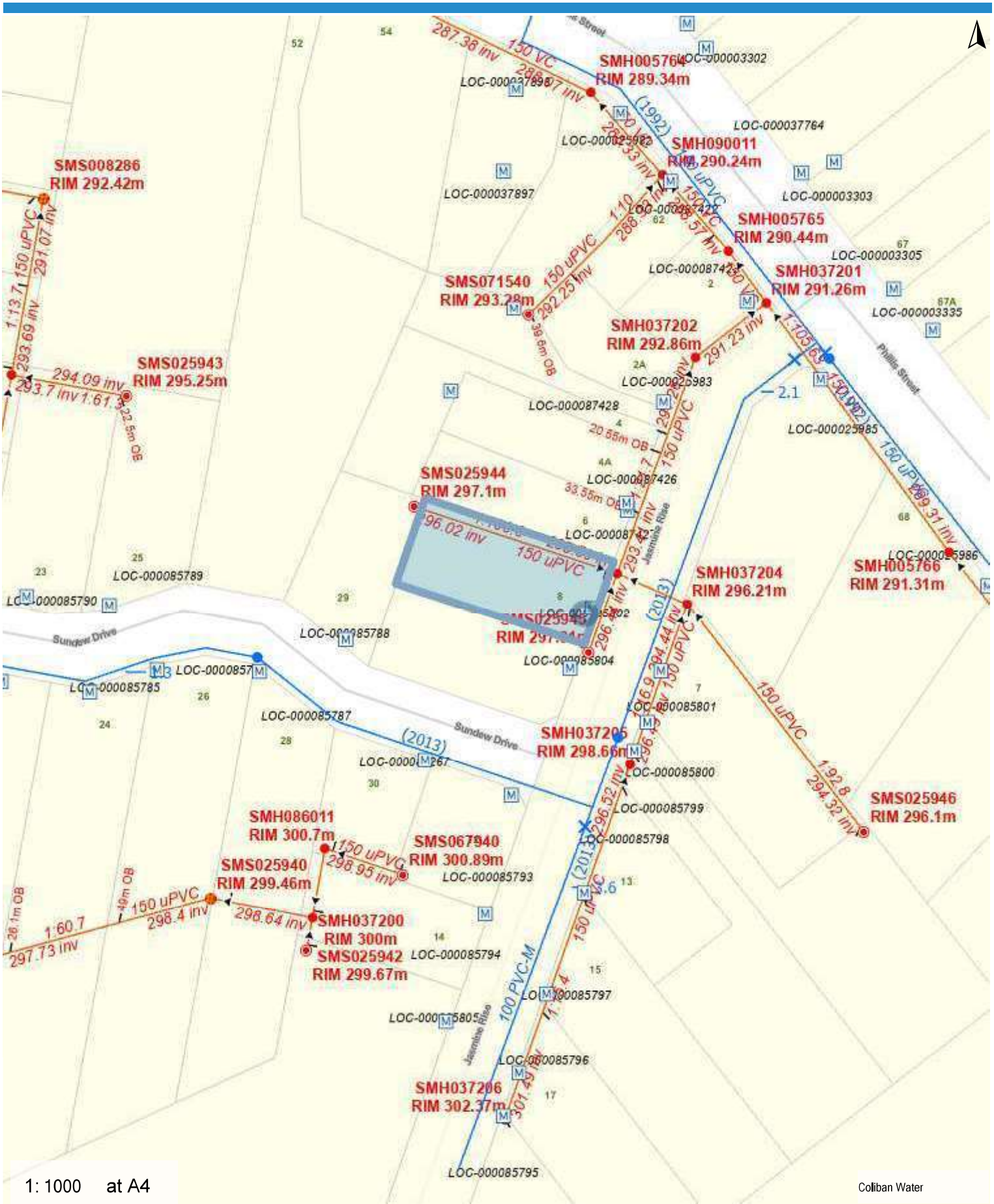


Customer Solutions Department

Property Report

Date: 26/10/26

Property Address: 8 Jasmine Rise, Kangaroo Flat, VIC, 3555



Disclaimer: 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.

Docusign Envelope ID: 5560323F-A086-8043-82CC-2E4F7D3263A6

HISTORIC MINING ACTIVITY
Form No. 692

27 October, 2026

Property Information:

Address: 8 JASMINE RISE 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.
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