

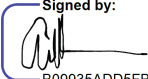
Vendor Statement

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	3 BROOKE COURT, EAST BENDIGO VIC 3550	
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Vendor's name	Margery Jean Elizabeth Houlden by her attorney Anthony Peter Houlden pursuant to Enduring Power of Attorney dated 29/2/2024	Date
Vendor's signature	Signed by:  B09935ADD5FB458...	

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

1. FINANCIAL MATTERS

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

(a) ☒ Their total does not exceed: \$5,000.00 p.a.

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

\$0.00	To	
Other particulars (including dates and times of payments): Emergency Services and Volunteer Fund (ESVF) collected on behalf of the State Government		

1.3 Terms Contract

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

Not Applicable

1.4 Sale Subject to Mortgage

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

Not Applicable

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

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

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable

2.2 Owner Builder

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

Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

☒ Is in the attached copies of title document/s

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

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

3.1 Road Access

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

3.2 Designated Bushfire Prone Area

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

3.3 Planning Scheme

☒ Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

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

4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

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

4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act* 1986 are as follows:

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

5. BUILDING PERMITS

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

☒ Are contained in the attached certificate

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

SERVICES

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

Electricity supply ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	Telephone services ☒
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9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable

10.2 Staged Subdivision

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

(a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.

(b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

(c) The proposals relating to subsequent stages that are known to the vendor are as follows:

NIL

(d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:

NIL

10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

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

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

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

Not Applicable

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

Is attached

13. ATTACHMENTS

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

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

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

Due Diligence Report

Register Search Statement Volume 10315 Folio 650

Enduring Power of Attorney of Margery Jean Elizabeth Houlden dated 29 February 2024

Title Plan Number PS346310E

Covenant Number U732277H

Planning Certificate

Planning Property Report

City of Greater Bendigo Land Information Certificate

Coliban Water Information Statement

Property Clearance Certificate

Historic Mining Activity

Building Particulars Certificate Regulation 51 (1)

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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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 10315 FOLIO 650

Security no : 124137082946C
Produced 29/07/2026 01:57 PM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 346310E.
PARENT TITLE Volume 10291 Folio 704
Created by instrument PS346310E Stage 3 30/01/1997

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MARGERY JEAN ELIZABETH HOULDEN of 3 BROOKE CT. STRATHDALE 3551
W003815Q 22/04/1999

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT U732277H 21/04/1997

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 PS346310E 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: 3 BROOKE COURT EAST BENDIGO VIC 3550

DOCUMENT END

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ENDURING POWER OF ATTORNEY

Form 1 - Regulation 5

This enduring power of attorney is made under Part 3 of the **Powers of Attorney Act 2014**, and has effect as a deed under section 81 of the Act.

Name of principal: **MARGERY JEAN ELIZABETH HOULDEN**

Residential Address: 3 Brooke Court, East Bendigo, Victoria

REVOCATION OF PREVIOUS POWERS OF ATTORNEY

Note: Under section 55 of the Powers of Attorney Act 2014, any existing enduring power of attorney previously made by you will be revoked on making this enduring power of attorney unless you specify otherwise.

An existing enduring power of attorney is taken to include an enduring power of attorney made under the Powers of Attorney Act 2014 or the Instruments Act 1958 and an appointment of an enduring guardian made under the Guardianship and Administration Act 1986.

I specify that all previous enduring powers of attorney made by me are revoked.

APPOINTMENT

I appoint **ANDREW JAMES HOULDEN** of 201 Shepherd's Hill Road, Lauriston, Victoria, **ANTHONY PETER HOULDEN** of 67 Horace Street, Quarry Hill, Victoria and **CAROLYN JOY EBSARY** of 46 Beischer Street, East Bendigo, Victoria to be my joint and several attorneys.

AUTHORISATION

I authorise my attorneys to do anything on my behalf that I can lawfully do by an attorney.

COMMENCEMENT

The powers under this enduring power of attorney for all matters are exercisable immediately on the making of this enduring power of attorney.

Signed:



Margery Jean Elizabeth Houlden

Date: 29 February 2024



VERNA JEAN LEWIS
ROBERTSON HYETTS

4/3/2024

of 386 Hargreaves Street, Bendigo, Victoria
A fellow of the Institute of Legal Executives
(Victoria) ACN 004 670 928
Certified to be a true copy of the original seen by me

CERTIFICATE OF WITNESSES

Witnessed by:

TRENT DYLAN MCGREGOR
ROBERTSON HYETTS

Name of first witness:

386 Hargreaves Street, Bendigo, 3550
An Australian Legal Practitioner

Address of first witness:

within the meaning of the
Legal Profession Uniform Law (Victoria)

Name of second witness:

ROSEMARY ANNE FLYNN
ROBERTSON HYETTS SOLICITORS

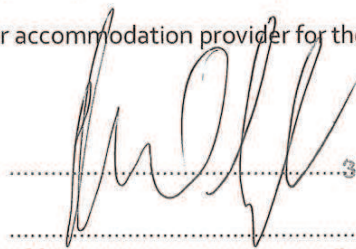
Address of second witness:

386 Hargreaves Street
Bendigo 3550

Each witness certifies that:

- the principal appeared to freely and voluntarily sign this instrument in my presence; and
- at that time, the principal appeared to me to have decision making capacity in relation to the making of this enduring power of attorney; and
- I am not an attorney under this enduring power of attorney; and
- I am not a relative of the principal or of an attorney under this enduring power of attorney; and
- I am not a care worker or accommodation provider for the principal.

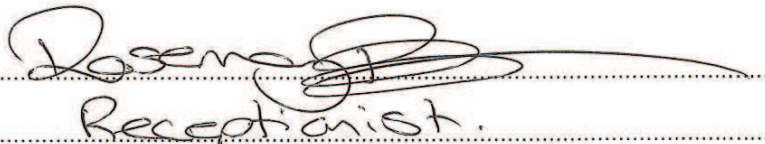
Signed by first witness:

TRENT DYLAN MCGREGOR
ROBERTSON HYETTS
386 Hargreaves Street, Bendigo, 3550
An Australian Legal Practitioner
within the meaning of the
Legal Profession Uniform Law (Victoria)

Qualification:

[if first witness is acting as a medical practitioner or
person authorised to witness affidavits]

Signed by second witness:


Receptionist.

Qualification:

[if second witness is acting as a medical practitioner or
person authorised to witness affidavits]

Date: 29 February 2024


VERNA JEAN LEWIS
ROBERTSON HYETTS

4/3/2024

of 386 Hargreaves Street, Bendigo, Victoria
A fellow of the Institute of Legal Executives
(Victoria) ACN 004 670 928.

Certified to be a true copy of the original seen by me

STATEMENT OF ACCEPTANCE OF APPOINTMENT - ATTORNEY

Name of attorney: **ANDREW JAMES HOULDEN**

Address of attorney: 201 Shepherd's Hill Road, Lauriston, Victoria

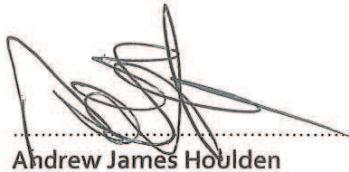
I accept my appointment as attorney under this enduring power of attorney for Margery Jean Elizabeth Houlden and state that:

- I am eligible under Part 3 of the *Powers of Attorney Act 2014* to act as an attorney under an enduring power of attorney; and
- I understand the obligations of an attorney under an enduring power of attorney and under the *Powers of Attorney Act 2014* and the consequences of failing to comply with those obligations; and
- I undertake to act in accordance with the provisions of the *Powers of Attorney Act 2014* that relate to enduring powers of attorney.

If appointed for financial matters and you have been convicted or found guilty of an offence involving dishonesty:

☐ I have disclosed to the principal that I have been convicted or found guilty of an offence involving dishonesty.

Signed:


Andrew James Houlden

Date:

4.03.24

Witnessed by:

I witnessed the signing of the statement of acceptance by the attorney.

Signed:



Date:

4/3/2024

Name of witness:

Zoe Darroch

Address of witness:

386 Hargreaves Street Bendigo, 3550

 4/3/2024VERNA JEAN LEWIS
ROBERTSON HYETTSof 386 Hargreaves Street, Bendigo, Victoria
A fellow of the Institute of Legal Executives
(Victoria) ACN 004 670 928
Certified to be a true copy of ...

STATEMENT OF ACCEPTANCE OF APPOINTMENT - ATTORNEY

Name of attorney: **ANTHONY PETER HOULDEN**

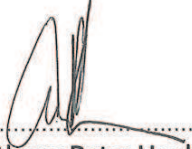
Address of attorney: 67 Horace Street, Quarry Hill, Victoria

I accept my appointment as attorney under this enduring power of attorney for Margery Jean Elizabeth Houlden and state that:

- I am eligible under Part 3 of the *Powers of Attorney Act 2014* to act as an attorney under an enduring power of attorney; and
- I understand the obligations of an attorney under an enduring power of attorney and under the *Powers of Attorney Act 2014* and the consequences of failing to comply with those obligations; and
- I undertake to act in accordance with the provisions of the *Powers of Attorney Act 2014* that relate to enduring powers of attorney.

If appointed for financial matters and you have been convicted or found guilty of an offence involving dishonesty:

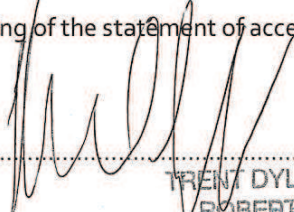
☐ I have disclosed to the principal that I have been convicted or found guilty of an offence involving dishonesty.

Signed: 
Anthony Peter Houlden

Date: 29/2/2024

Witnessed by:

I witnessed the signing of the statement of acceptance by the attorney.

Signed: 
TRENT DYLAN MCGREGOR

Date: 29/2/2024

Name of witness:

ROBERTSON HYETTS
386 Hargreaves Street, Bendigo, 3550

Address of witness:

An Australian Legal Practitioner
within the meaning of the
Legal Profession Uniform Law (Victoria)


VERNA JEAN LEWIS
ROBERTSON HYETTS

4/3/2024
of 386 Hargreaves Street, Bendigo, Victoria
A fellow of the Institute of Legal Executives
(Victoria) ACN 004 670 928
Certified to be a true copy of the original seen by me

STATEMENT OF ACCEPTANCE OF APPOINTMENT - ATTORNEY

Name of attorney: **CAROLYN JOY EBSARY**

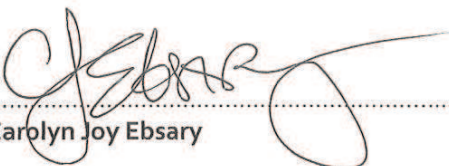
Address of attorney: 46 Beischer Street, East Bendigo, Victoria

I accept my appointment as attorney under this enduring power of attorney for Margery Jean Elizabeth Houlden and state that:

- I am eligible under Part 3 of the *Powers of Attorney Act 2014* to act as an attorney under an enduring power of attorney; and
- I understand the obligations of an attorney under an enduring power of attorney and under the *Powers of Attorney Act 2014* and the consequences of failing to comply with those obligations; and
- I undertake to act in accordance with the provisions of the *Powers of Attorney Act 2014* that relate to enduring powers of attorney.

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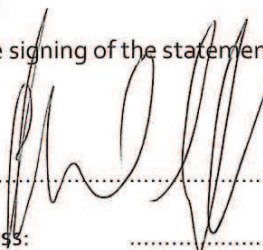
☐ I have disclosed to the principal that I have been convicted or found guilty of an offence involving dishonesty.

Signed: 
Carolyn Joy Ebsary

Date: 29/02/2024

Witnessed by:

I witnessed the signing of the statement of acceptance by the attorney.

Signed: 
TRENT DYLAN MCGREGOR

Date: 29/2/2024

Name of witness: ROBERTSON HYETTS

Address of witness: 386 Hargreaves Street, Bendigo, 3550
An Australian Legal Practitioner
within the meaning of the
Legal Profession Uniform Law (Victoria)


VERNA JEAN LEWIS
ROBERTSON HYETTS

of 386 Hargreaves Street, Bendigo, Victoria
A fellow of the Institute of Legal Executives
(Victoria) ACN 004 670 928

Certified to be a true copy of the original seen by me



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PLAN OF SUBDIVISION		STAGE NO. EDITION 3	LTO use only PS 346310E
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Location of Land Parish: SANDHURST Township: _____ Section: _____ Crown Allotment: 40 Crown Portion: _____ LTO Base Record: LITHO Title Reference: VOL. 9976 FOL. 542 Last Plan Reference: _____ Postal Address: LLOYD STREET (at time of subdivision) BENDIGO, 3550 AMG Co-ordinates E 259 910 (of approx. centre of N 5 928 880 Zone: 55 land in plan)	Council Certificate and Endorsement Council Name: CITY OF GREATER BENDIGO Ref: 278-95 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 16/10/95 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
R1, R2 AND R3	CITY OF GREATER BENDIGO

Notations	
Staging	This is/is not a staged subdivision Planning Permit No. _____
Depth Limitation	DOES NOT APPLY

Survey This plan is/is not based on survey

This survey has been connected to permanent marks no(s)
In Proclaimed Survey Area No. _____

Easement Information					LTO use only
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					FORM 17 FITTED Statement of Compliance/ Exemption Statement Received ☒ Date 15/12/95
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	DRAINAGE	2	THIS PLAN	LAND IN THIS PLAN AND CITY OF GREATER BENDIGO	THIS IS AN L.T.O. COMPILED PLAN CHECKED 31/1/97 <i>A Dallas</i> Assistant Registrar of Titles
E-2	DRAINAGE	2	THIS PLAN	LAND IN THIS PLAN	
E-3	DRAINAGE	2	THIS PLAN	LOTS 1 TO 11 (B.I.) IN THIS PLAN	
R1 & R2	WAY, DRAINAGE, SEWERAGE, SUPPLY OF WATER, GAS, ELECTRICITY & TELEPHONE	SEE DIAG.	THIS PLAN	LAND IN THIS PLAN	
R3	WAY, DRAINAGE, SEWERAGE, SUPPLY OF WATER, GAS, ELECTRICITY & TELEPHONE	SEE DIAG.	THIS PLAN	LOTS 1 TO 11 (B.I.) IN THIS PLAN	

473 Hargreaves Street Bendigo 3550 P.O. Box 493 Bendigo 3550 Telephone: (054) 421033 Facsimile: (054) 413648		LICENSED SURVEYOR (PRINT) <u>PAUL THOMAS TOMKINSON</u> SIGNATURE _____ DATE / / REF 682501 VERSION 02
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Sheet 1 of 5 Sheets	
DATE / /	COUNCIL DELEGATE SIGNATURE
Original sheet size A3	

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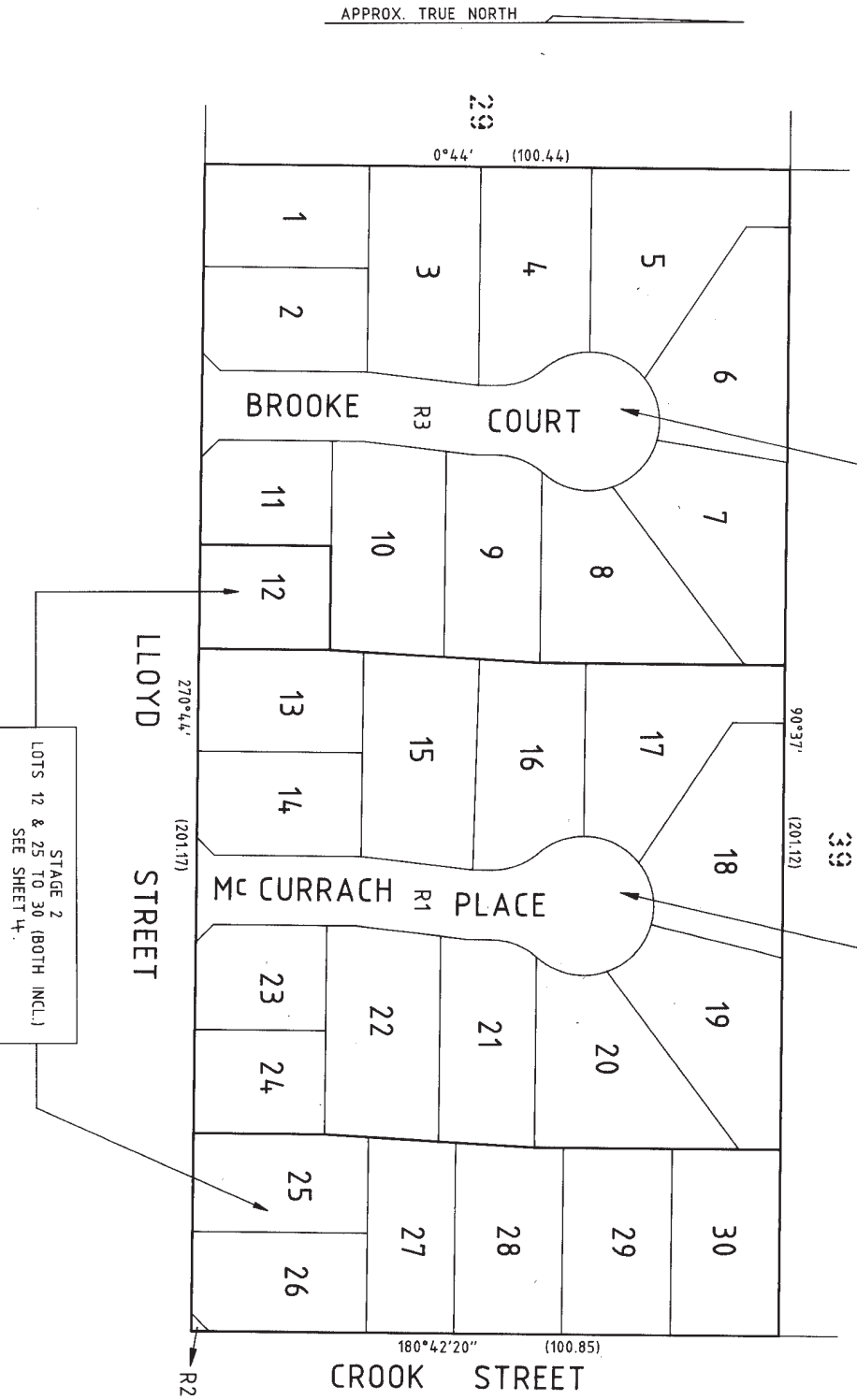
PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 346310E

STAGE 3
LOTS 1 TO 11 (BOTH INCL.)
SEE SHEET 5.

STAGE 1
LOTS 13 TO 24 (BOTH INCL.)
SEE SHEET 3.



STAGE 2
LOTS 12 & 25 TO 30 (BOTH INCL.)
SEE SHEET 4.

473 Hargreaves Street
Bendigo 3550
P.O. Box 493 Bendigo 3550
Telephone: (054) 421033
Facsimile: (054) 413648



LENGTHS ARE IN METRES
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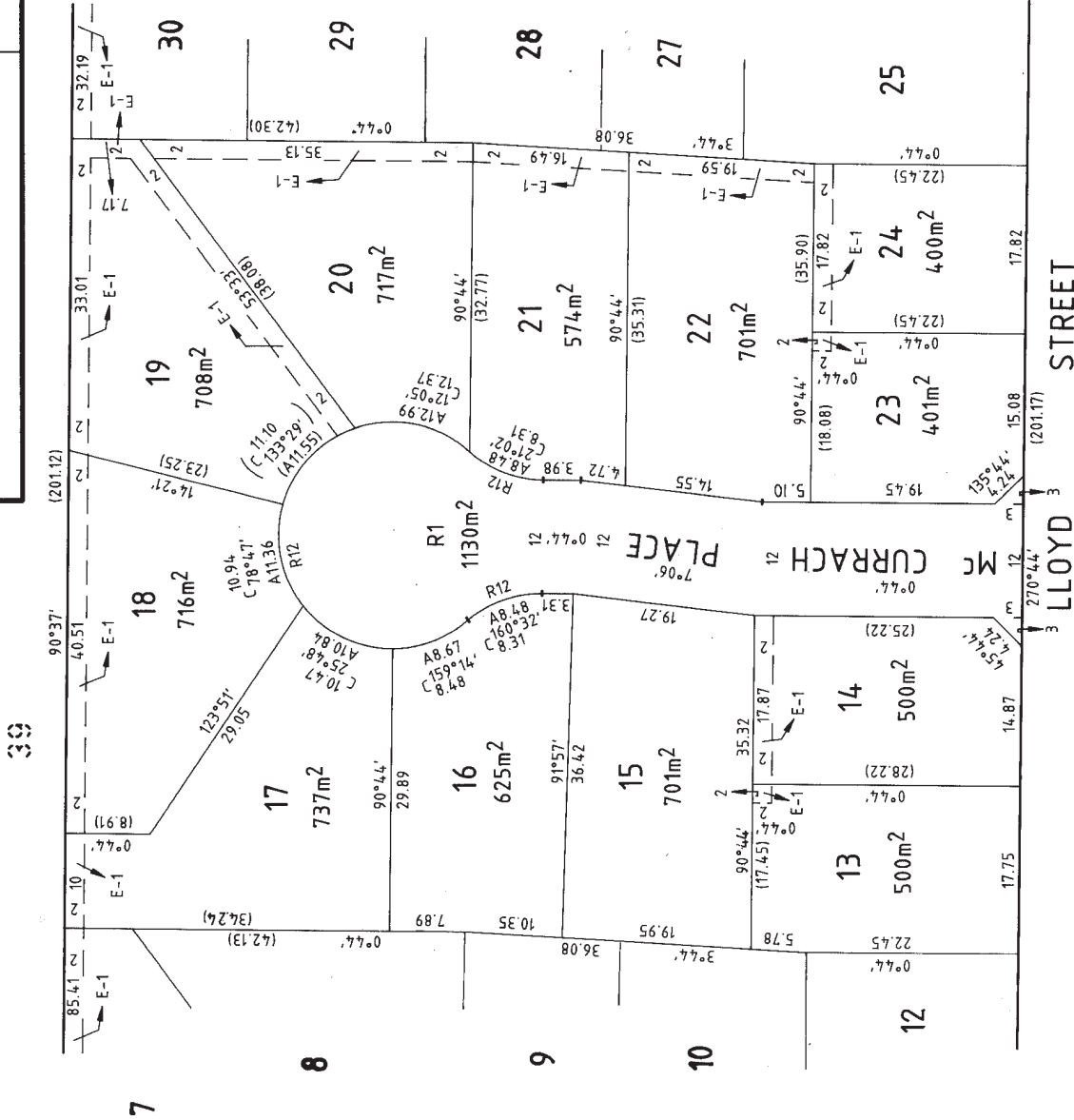
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LICENSED SURVEYOR (PRINT) PAUL THOMAS TOMKINSON
SIGNATURE
REF 6825
DATE / /
VERSION 01

SHEET 2 OF 5 SHEETS
DATE / /
COUNCIL DELEGATE SIGNATURE

PLAN NUMBER
PS 346310E

PLAN OF SUBDIVISION



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Bendigo 3550
P.O. Box 493 Bendigo 3550
Telephone: 10541421033
Facsimile: 1054143648

• Project Managers • Planners • Surveyors • Engineers



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SIGNATURE / DATE /

REF 682501 VERSION 02

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SIZE
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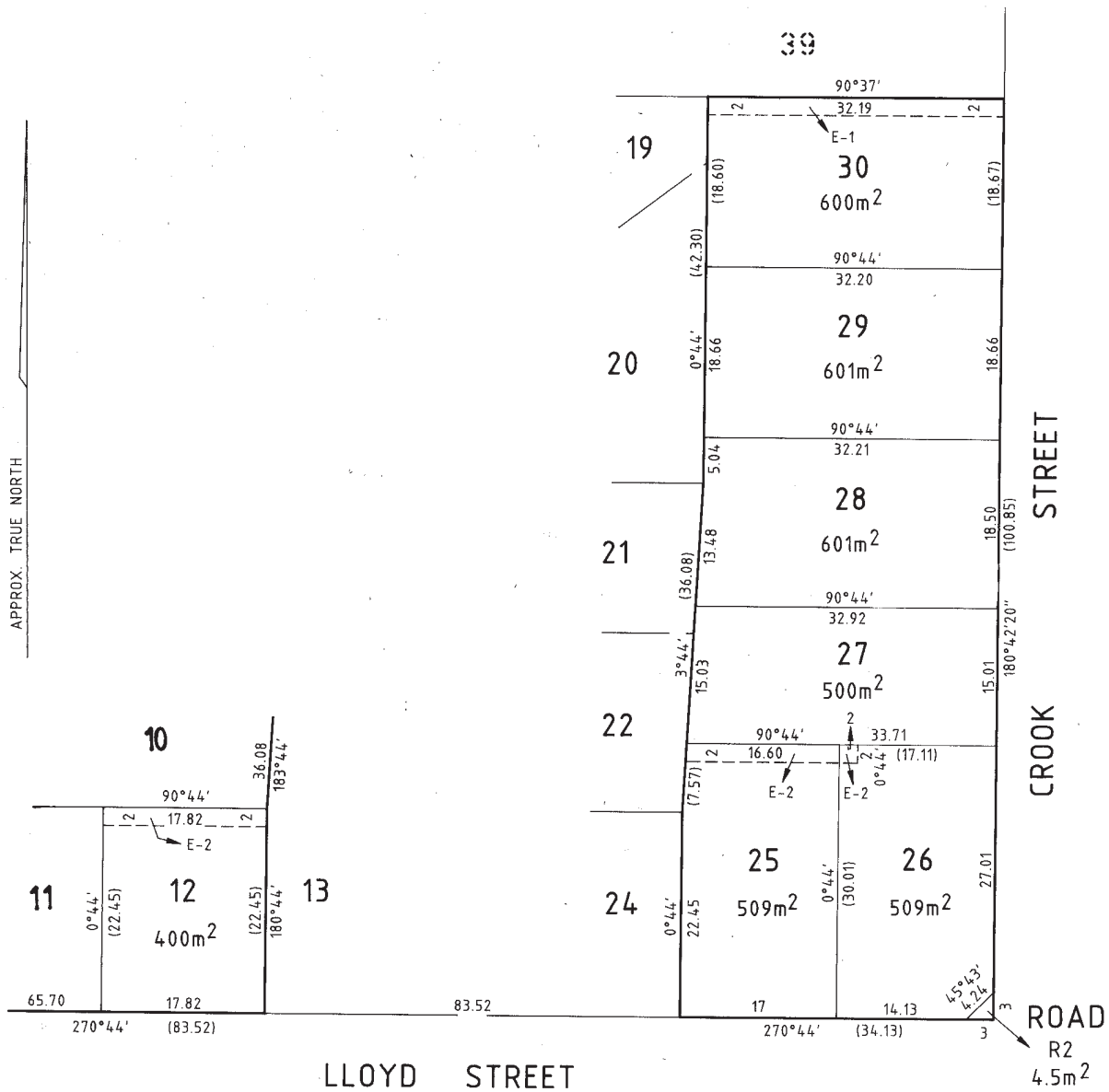
SHEET 3 OF 5 SHEETS

DATE / /
COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

PLAN NUMBER

PS 346310E



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Bendigo 3550
P. O. Box 493 Bendigo 3550
Telephone: (054) 421033
Facsimile: (054) 413648



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LENGTHS ARE IN METRES

ORIGINAL
SCALE SHEET
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LICENSED SURVEYOR (PRINT) PAUL THOMAS TOMKINSON

SIGNATURE DATE / /

REF 682502

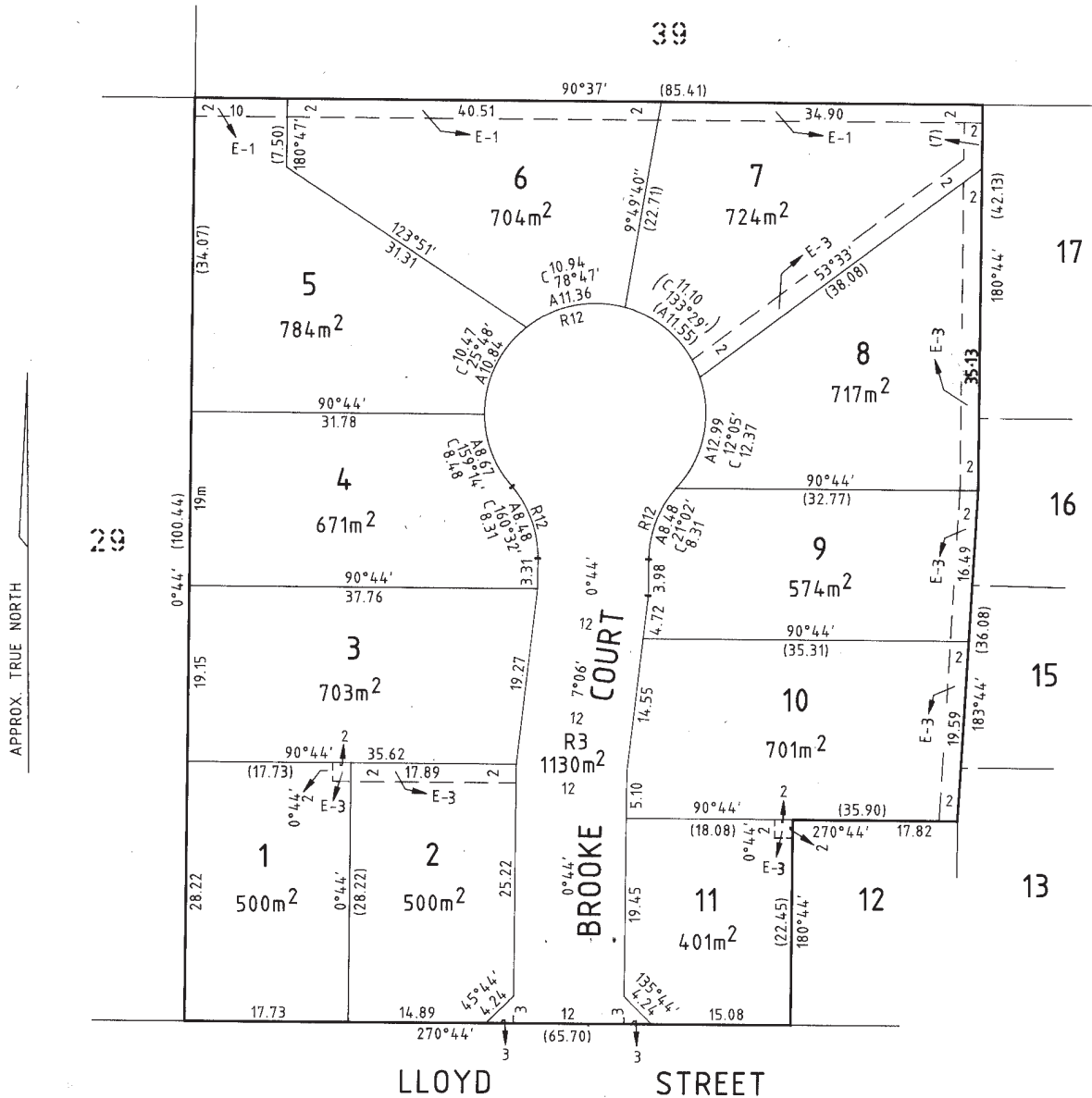
VERSION 01

SHEET 4 OF 5 SHEETS

DATE / /
COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

PLAN NUMBER

PS 346310E

473 Hargreaves Street
Bendigo 3550
P.O. Box 493 Bendigo 3550
Telephone: (054) 421033
Facsimile: (054) 413648



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SCALE SHEET
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SIGNATURE DATE / /

REF 682503

VERSION 01

SHEET 5 OF 5 SHEETS

DATE / /
COUNCIL DELEGATE SIGNATURE

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LENGTHS ARE IN METRES



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Document Identification	U732277H
Number of Pages (excluding this cover sheet)	3
Document Assembled	29/07/2026 13:59

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The document is invalid if this cover sheet is removed or altered.

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: T.J. ROBERTSON

Phone: (03) 5441 1255

Address: 72 Queen Street, Bendigo

Ref.: TJR:JZ

Customer Code: 1933 N

**U732277H**

210497 1022 45 35

T2
ice

MADE AVAILABLE/CHANGE CONTROL

Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed—

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio reference)

Volume 10315 Folio 650

IMAGED

Estate and Interest: (e.g. "all my estate in fee simple")

all its estate and interest in fee simple

Consideration:

THIRTY FIVE THOUSAND DOLLARS (\$35,000.00)

Transferor: (full name)

Greater Bendigo Developments Pty. Ltd. A.C.N. 069 903 386

Transferee: (full name and address including postcode)

Peter Joseph Ketterer and Debra Joy Ketterer of Lot 4, Brooke Court, Bendigo, 3550 as joint tenants

Directing Party: (full name)

Creation and/or Reservation and/or Covenant:

And the Transferees for themselves, their heirs, executors, administrators and transferees and the registered proprietor or proprietors for the time being of the land hereby transferred and of every part thereof DO HEREBY and as separate covenants COVENANT with the said Transferor and other registered proprietor or proprietors for the time being of the land comprised in plan of subdivision No. PS346310E and every part or parts thereof (other than the land hereby transferred) as follows:-

- (a) That no main building erected on the said Lot shall be other than of new materials and the outer walls thereof in brick, brick veneer or masonry, save and except that any portion of the outer wall above doorways or above or below windows may be of new

Continued on T2 Page 2

Approval No. 002926L

ORDER TO REGISTER

Please register and issue title to

STAMP DUTY USE ONLY



Signed

Cust. Code:

Trn 071857707 Cde 52 21/02/97
 Ref F50C Amt \$ 640.00
 Stamp Duty, Victoria
 0000/00

THE BACK OF THIS FORM MUST NOT BE USED

AUSDOC Office

- materials other than brick, brick veneer or masonry.
- (b) That no mud-brick or mud-bricks shall be used in the construction of any building or structure upon the said Lot;
 - (c) That no main building shall be erected on lots 1, 2, 11 and 9 which has a floor area of less than One hundred and five square metres including the outer walls thereof such area being calculated by excluding the area of carports, garages, terraces, pergolas and/or verandahs;
 - (d) That no main building shall be erected on lots 3,4,5,6,7,8 and 10 which has a floor area of less than One hundred and ten square metres including the outer walls thereof such area being calculated by excluding the area of carports, garages, terraces, pergolas and/or verandahs;
 - (e) That no building erected on the said Lot shall be used other than for the purpose of residence and no building shall be used for commercial purposes;
 - (f) That no building erected on the said Lot shall have a roof of galvanised iron;
 - (g) That no fence, garage, shed or other outbuilding constructed partly or wholly of galvanised iron cladding or aluminium cladding shall be erected on the said Lot AND FURTHER that no such fence, garage, shed or other outbuilding erected thereon shall be other than of new materials;
 - (h) That the gross floor area of all outbuildings erected on the said lot shall not exceed fifty square metres and no outbuilding shall exceed a height of 3.5 metres;
 - (i) That no dividing fence shall be constructed on the said lot other than one
 - (i) which is of new double sided colorbond steel panels of muted colour;
 - (ii) which has a height not exceeding 1.2 metres within 4.5 metres of a street boundary;

Dated: 14.2.97

Execution and attestation:

THE COMMON SEAL of Greater Bendigo)
 Developments Pty. Ltd. was hereunto)
 affixed in accordance with its)
 Articles of Association in the)
 presence of:)

.....*Matthew*.....Director

.....*ALC*.....Secretary



Signed by the transferees in)
 the presence of:)

[Signature]

D. Ketterer

[Signature]

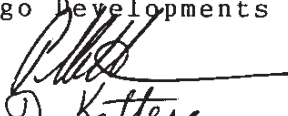
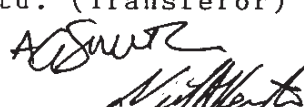
Approval No. 002926L

T2 Page 2



ANNEXURE PAGE**Transfer of Land Act 1958**Approved Form A1
Victorian Land Titles Office

This is page 3 of Approved Form T2 dated 14.2.97 between

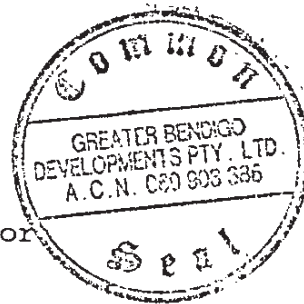
Peter Joseph Ketterer and Debra Joy Ketterer (Transferee)
and Greater Bendigo Developments Pty. Ltd. (Transferor)
Signatures of the parties


 P. Ketterer D. Ketterer
Panel Heading iii)

which does not exceed a height of 1.8 metres SAVE
AND EXCEPT that the eastern fence of Lot 2 fronting
 Brooke Court may be 1.65 metres in height commencing
 12 metres from Lloyd Street, and the northern fence
 of lot 2 may be 1.65 metres in height for the full
 boundary.

- (j) That no front fence other than the front fence for Lot 2 fronting
 Brooke Court shall exceed a height of 1.2 metres.
- (k) That the said lot shall not be further subdivided nor shall any
 building be constructed to enable dual occupancy on the said lot.

AND IT IS HEREBY AGREED that the forgoing covenants shall be noted upon
 and appear on every future Certificate of Title for the land hereby
 transferred or any part or parts thereof as an encumbrance affecting the
 same.

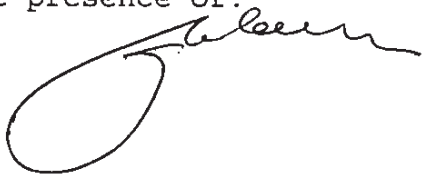
THE COMMON SEAL of Greater Bendigo)
 Developments Pty. Ltd. was hereunto)
 affixed in accordance with its Articles)
 of Association in the presence of:)



Director

Secretary

Signed by the transferees in)
 the presence of:)



P. Ketterer

Approval No. 571967L

A1

1. If there is insufficient space to accommodate the required information on the Annexure Page under the appropriate panel heading, the words "See Annexure Page 2" (or as the case may be) must be inserted on the Annexure Page under the appropriate panel heading. **PAGE IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, original must be attached to each.
3. The Annexure Pages must be properly identified and attached to the Form to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

U732277H

210497 1022 45 35

Approved
Information
ANNEXUREd to each.
Approved

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1277289

APPLICANT'S NAME & ADDRESS

ADROIT CONVEYANCING, CARE OF LANDCHECKER C/-
LANDATA

DOCKLANDS

VENDOR

HOULDEN, MARGERY JEAN ELIZABETH

PURCHASER

KNOWN, NOT

REFERENCE

26:4942

This certificate is issued for:

LOT 4 PLAN PS346310 ALSO KNOWN AS 3 BROOKE COURT EAST BENDIGO
GREATER BENDIGO CITY

The land is covered by the:

GREATER BENDIGO PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE

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

29 July 2026

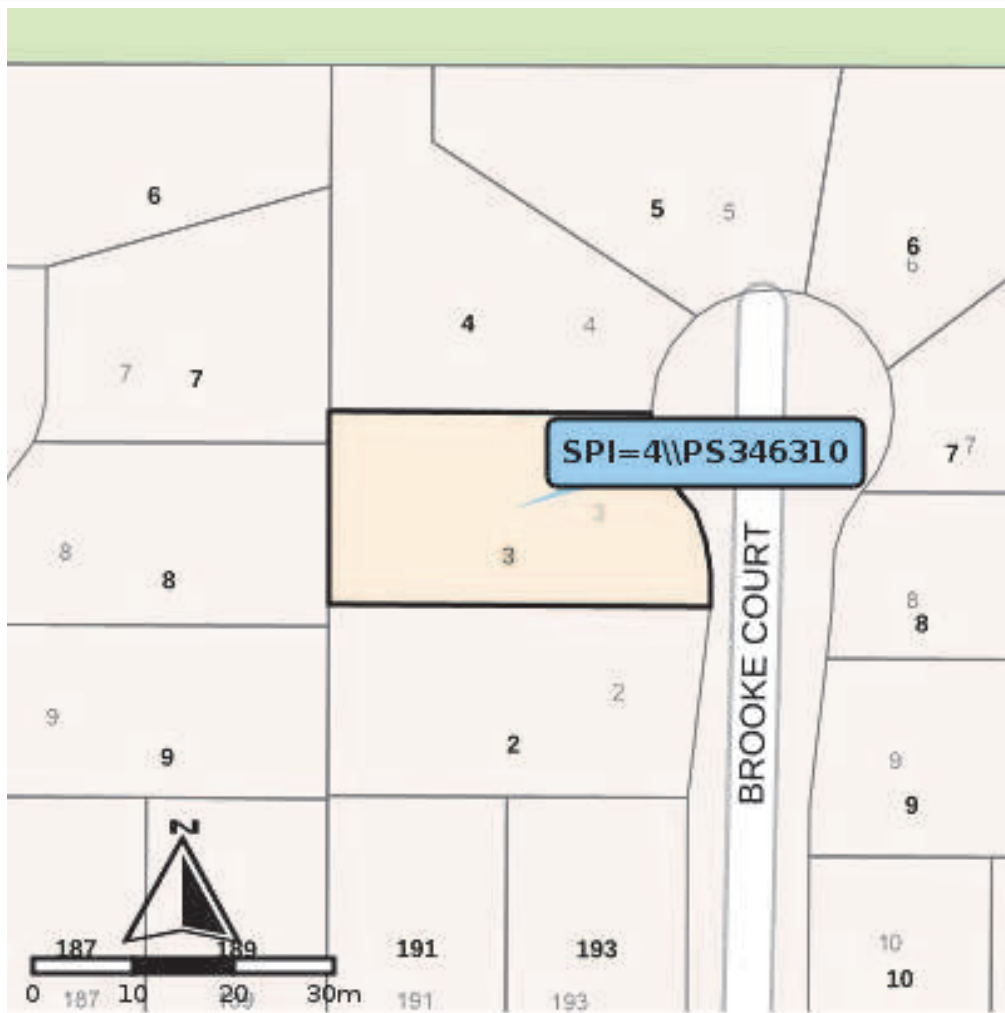
Sonya Kilkenny
Minister for Planning

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.

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 29 July 2026 01:56 PM

PROPERTY DETAILS

Address: **3 BROOKE COURT EAST BENDIGO 3550**
 Lot and Plan Number: **Lot 4 PS346310**
 Standard Parcel Identifier (SPI): **4\PS346310**
 Local Government Area (Council): **GREATER BENDIGO**
 Council Property Number: **207609**
 Planning Scheme: **Greater Bendigo**
 Directory Reference: **Vicroads 608 D5**

www.bendigo.vic.gov.au

[Planning Scheme - Greater Bendigo](#)

UTILITIES

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

STATE ELECTORATES

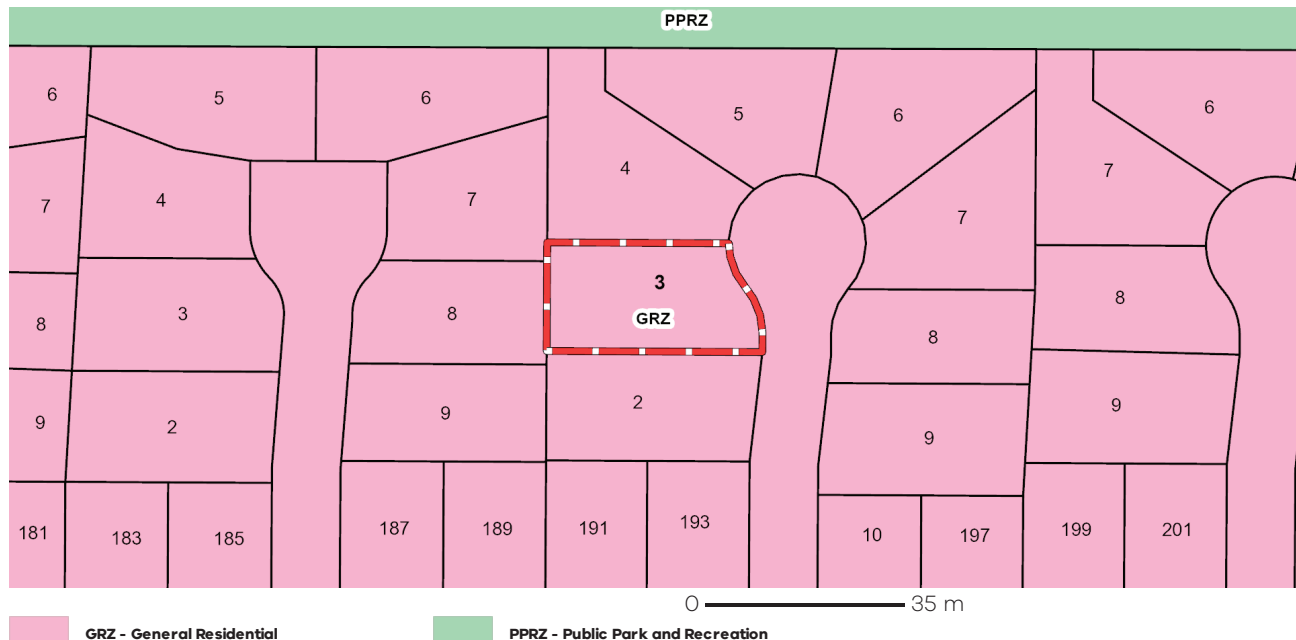
Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **BENDIGO EAST**
 OTHER
 Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**
 Fire Authority: **Fire Rescue Victoria & Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

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

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



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

Planning Overlays

No planning overlay found

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 Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

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

PLANNING PROPERTY REPORT: 3 BROOKE COURT EAST BENDIGO 3550

Page 1 of 3

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

Further Planning Information

Planning scheme data last updated on 27 July 2026.

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

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

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

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

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

PLANNING PROPERTY REPORT



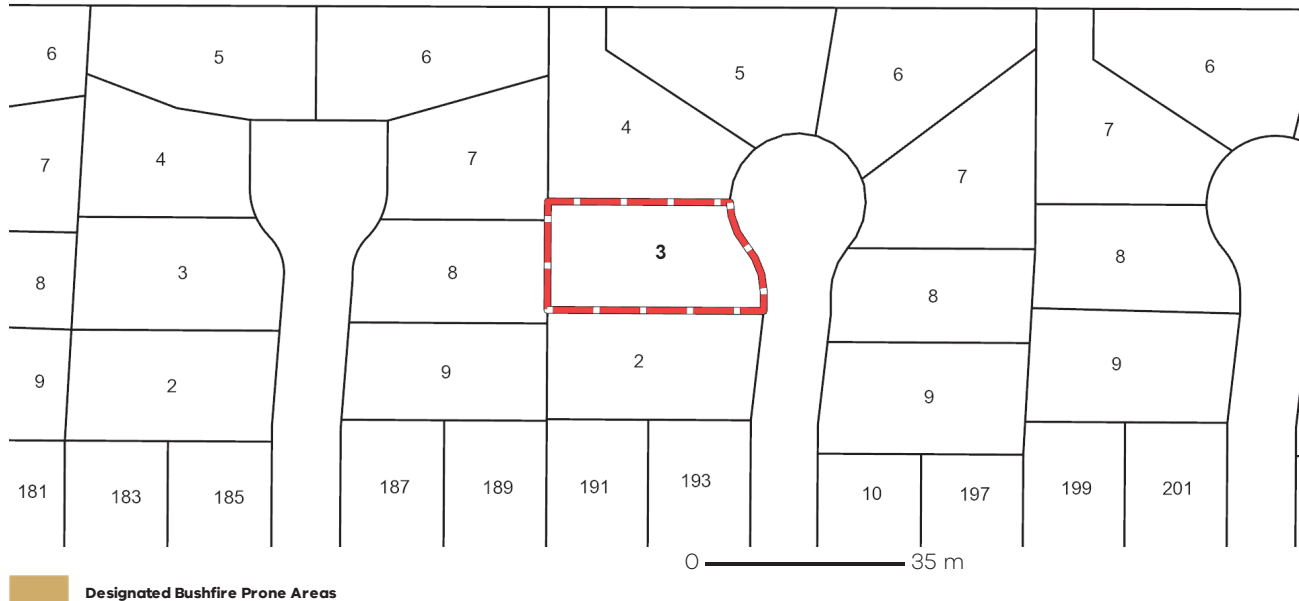
Department
of Transport
and Planning

Designated Bushfire Prone Areas

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

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

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



Designated 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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Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

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

Land Information Certificate

Assessment Number: 128233 4**Issue Date: 30-Jul-2026**

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Property and Valuation Details

Property Address	3 Brooke Court, EAST BENDIGO 3550
Parcel Details	Lot 4 PS 346310E
Site Value	\$315,000
Capital Improved Value	\$530,000
Net Annual Value	\$26,500
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	\$1,550.35
Garbage Charge	\$461.00
Emergency Services and Volunteer Fund	\$230.65
Total Levied	\$2,242.00
Arrears Outstanding	\$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	\$0.00
Total Outstanding	\$1,919.30

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

Total Outstanding for Property: \$1,919.30**Bill Code: 268813**
Ref: 1282334

Katelyn Stone
Coordinator of Rates & Valuations

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

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

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

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



This Certificate is issued under Section 229 of the Local Government Act 1989. The Rates & Charges for the year ending 30 June 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



ABN 96 549 082 360



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

Adroit Conveyancing, care of Landchecker C/- LANDATA
Two Melbourne Quarter, Level 13, 697 Collins Street
Docklands

Information Statement

(Special Meter Read)

Service Address: 3 Brooke Court, East Bendigo, VIC, 3550

Owner(s):	Title(s):
Houlden, Margery Jean Elizabeth	Lot 4, Plan of Subdivision, Plan Number 346310E, Volume 10315, Folio 650, Parish of Sandhurst

Account Calculation:

Fees and Charges	\$0.00
Scheme Arrears	\$0.00
Total amount in arrears:	\$0.00

Calculated charges from last billing date to 06-08-2026 as detailed on the following page/s.	\$288.62
---	----------

Amount Due:	\$288.62
--------------------	-----------------

Information Statement Issue Date:

6 August 2026

Your Reference:

81381392-022-5

Settlement Date:

6 August 2026

Information Statement Number:

ISN-0000059892

Property Number:

LOC-000062967

Settlement Payment Reference:

2000000629679

Amount Due:

\$288.62

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

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.

Property Number: LOC-000062967
Service Address: 3 Brooke Court, East Bendigo, VIC, 3550

Details for Services provided and their tariffs:

WATER CONSUMPTION FEE

Service Number	Meter Number	Previous Date	Reading	Current Date	Reading
SP-000062440	14W083925	15-05-2026	2246	06-08-2026	2255
	Date From	Date To	Consumption (Kilolitres)	Rate per kL	Amount
	15-05-2026	30-06-2026	5.0400	\$ 2.7262	\$13.74
	01-07-2026	06-08-2026	3.9600	\$ 2.9028	\$11.49
			9.00		\$25.23

WATER SERVICE FEE

Service Number	Size	Date From	Date To	Days	Rate per day	Amount
SP-000062440	20mm	15-05-2026	30-06-2026	47	\$ 0.7619	\$35.80
SP-000062440	20mm	01-07-2026	06-08-2026	37	\$ 0.8097	\$29.95
						\$65.75

SEWERAGE SERVICE FEE

Service Number	Date From	Date To	Days	Rate per day	Amount
SP-000062440	15-05-2026	30-06-2026	47	\$ 2.2897	\$107.61
SP-000062440	01-07-2026	06-08-2026	37	\$ 2.4335	\$90.03
					\$197.64

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



Coliban Water

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.

Property Clearance Certificate

Land Tax



ADROIT CONVEYANCING, CARE OF LANDCHECKER

Your Reference: LD:81381392-010-2.26:4942**Certificate No:** 10704235**Issue Date:** 29 JUL 2026**Enquiries:** ESYSPROD**Land Address:** 3 BROOKE COURT EAST BENDIGO VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
25808158	4	346310	10315	650	\$0.00

Vendor: MARGERY HOULDEN**Purchaser:** NOT KNOWN

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MS MARGERY JEAN HOULDEN	2026	\$295,000	\$0.00	\$0.00

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

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV): \$500,000

SITE VALUE (SV): \$295,000

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

Certificate No: 10704235

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

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

General information

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

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$975.00

Taxable Value = \$295,000

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

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$5,000.00

Taxable Value = \$500,000

Calculated as \$500,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 10704235

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: 10704235

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



ADROIT CONVEYANCING, CARE OF LANDCHECKER

Your Reference:	LD:81381392-010-2.26:4942
Certificate No:	10704235
Issue Date:	29 JUL 2026
Enquires:	ESYSPROD

Land Address: 3 BROOKE COURT EAST BENDIGO VIC 3550					
Land Id	Lot	Plan	Volume	Folio	Tax Payable
25808158	4	346310	10315	650	\$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:	\$500,000
SITE VALUE:	\$295,000
CURRENT CIPT CHARGE:	\$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 10704235

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

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

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

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Property Clearance Certificate

Windfall Gains Tax



ADROIT CONVEYANCING, CARE OF LANDCHECKER

Your Reference:	LD:81381392-010-2.26:4942
Certificate No:	10704235
Issue Date:	29 JUL 2026

Land Address: 3 BROOKE COURT EAST BENDIGO VIC 3550					
Lot	Plan	Volume	Folio		
4	346310	10315	650		
Vendor:	MARGERY HOULDEN				
Purchaser:	NOT KNOWN				
WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		\$0.00	\$0.00	\$0.00	\$0.00

Comments: No windfall gains tax liability identified.

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

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00



Notes to Certificate - Windfall Gains Tax

Certificate No: 10704235

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on windfall gains tax to a purchaser

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

General information

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

Windfall Gains Tax - Payment Options

BPAY



Billers Code: 416073
Ref: 10704237

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: 10704237

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

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

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



HISTORIC MINING ACTIVITY

Form No. 692

29 July, 2026

Property Information:

Address: 3 BROOKE COURT EAST BENDIGO 3550

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



Building Information Certificate

Regulation 51(1) | Building Regulations 2018

03-Aug-2026

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Location: 3 Brooke Court, EAST BENDIGO 3550 (Lot 4 PS 346310E)
Applicant Reference: 81381392-014-0:99148

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

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

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

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

Current notices or orders issued under the Building Act 1993

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

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

Craig Kingston
Municipal Building Surveyor



PLEASE NOTE

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