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Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act* 1962.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	11 McLean Court, Elmore 3558	
Vendor's name	Jillian Joy Varker	**Date** 26/6/2026
Vendor's signature	Signed by: J. Varker 8908E341D924435...	

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) Are contained in the attached certificate/s.

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

	To	

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

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

Not Applicable.

1.4 **Sale Subject to Mortgage**

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

Not Applicable.

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

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

2 INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable.

2.2 **Owner Builder**

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

Not Applicable.

3 LAND USE

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

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

Is in the attached copies of title documents.

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

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

3.2. **Road Access**

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

3.3. **Designated Bushfire Prone Area**

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

3.4. **Planning Scheme**

Attached is a certificate with the required specified information.

4 NOTICES

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

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

Not Applicable.

4.2. **Agricultural Chemicals**

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

Not Applicable.

4.3. **Compulsory Acquisition**

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

Not Applicable.

5 BUILDING PERMITS

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

Are contained in the attached certificate.

6 OWNERS CORPORATION

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

Not Applicable.

7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not Applicable.

8 SERVICES

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

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

9 TITLE

Attached are copies of the following documents:

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

10 SUBDIVISION

10.1. **Unregistered Subdivision**

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

Not Applicable.

10.2. **Staged Subdivision**

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

Not Applicable.

10.3. **Further Plan of Subdivision**

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

11 DISCLOSURE OF ENERGY INFORMATION

(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.)

☐ Vacant Residential Land or Land with a Residence

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

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)

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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.

(04/10/2016)

CONSUMER AFFAIRS VICTORIA

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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 12074 FOLIO 459 Security no : 124135712317Q
Produced 19/06/2026 02:34 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 803267G.
PARENT TITLES :
Volume 11334 Folio 802 to Volume 11334 Folio 806
Created by instrument PS803267G 26/04/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JILLIAN JOY VARKER of 36 QUEEN STREET ROCHESTER VIC 3561
AS201687L 27/05/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT435396H 17/07/2020
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT AS201687L 27/05/2019

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 PS803267G 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: 11 MCLEAN COURT ELMORE VIC 3558

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 17/07/2020

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DOCUMENT END

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Document Type	**Plan**
Document Identification	**PS803267G**
Number of Pages (excluding this cover sheet)	**3**
Document Assembled	**19/06/2026 14:34**

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PLAN OF SUBDIVISION

EDITION 1

PS 803267G

LOCATION OF LAND

PARISH: ELMORE

TOWNSHIP: ELMORE

SECTION: 18

CROWN ALLOTMENTS: 2 TO 11

TITLE REFERENCE:
Vol. 11334 Fol. 802, Vol. 11334 Fol. 803, Vol. 11334 Fol. 804, Vol. 11334 Fol. 805, Vol. 11334 Fol. 806, Vol. 11388 Fol. 789, Vol. 11388 Fol. 790, Vol. 11388 Fol. 791, Vol. 11388 Fol. 792 & Vol. 11388 Fol. 793

LAST PLAN REFERENCE: CA 2 TO 11 ON TP 400882T

POSTAL ADDRESS: 136 - 156 HERVEY STREET,
(at time of subdivision) ELMORE, VIC 3558

MGA CO-ORDINATES: E: 286 530 ZONE: 55
(of approx centre of land in plan) N: 5 959 250 GDA 94

Council Name: Greater Bendigo City Council

Council Reference Number: SC/203/2017/1
Planning Permit Reference: DS/203/2017
SPEAR Reference Number: S101884B

Certification

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

Statement of Compliance

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

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made

Digitally signed by: Liz Commadeur for Greater Bendigo City Council on 17/07/2017

VESTING OF ROADS AND/OR RESERVES

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

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
This plan is~~/is not~~ based on survey.

STAGING:
This ~~is~~/is not a staged subdivision.
Planning Permit No.

This survey has been connected to permanent marks No(s). ELMORE PM 23 & PM 40

In Proclaimed Survey Area No.

NOTATIONS

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 & E-2	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SECTION 136 WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2 & E-3	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER BENDIGO

Peter Mulcahy & Associates Pty. Ltd.
Consulting Surveyors and Planners
62 Wellington Parade
East Melbourne 3002
Ph.9415 1192 Fax.9417 7929
Email: email@pmasurveyors.com

SURVEYORS FILE REF: 5115

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 3

Digitally signed by: Peter James Mulcahy, Licensed Surveyor,
Surveyor's Plan Version (3),
22/06/2017, SPEAR Ref: S101884B

PLAN REGISTERED
TIME: 2:29 PM DATE: 26/04/2019
YL
Assistant Registrar of Titles

Amended by: Peter James Mulcahy, Licensed Surveyor 23/04/2019.

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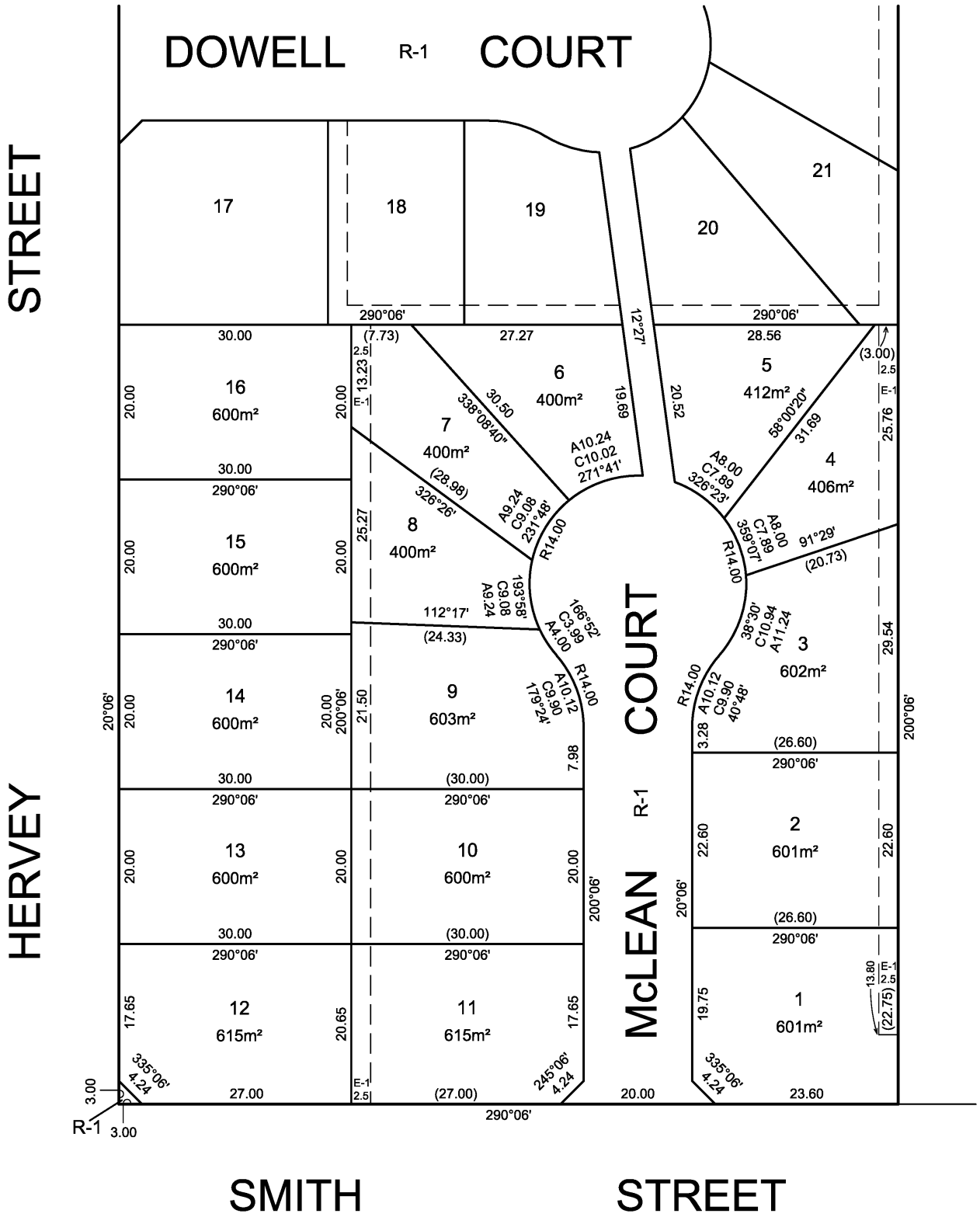
PS 803267G

SEE SHEET 3



Peter Mulcahy & Associates Pty. Ltd. Consulting Surveyors and Planners 62 Wellington Parade East Melbourne 3002 Ph.9415 1192 Fax.9417 7929 Email: email@pmasurveyors.com	SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
	Digitally signed by: Peter James Mulcahy, Licensed Surveyor, Surveyor's Plan Version (3), 22/06/2017, SPEAR Ref: S101884B		Digitally signed by: Greater Bendigo City Council, 17/07/2017, SPEAR Ref: S101884B	

Amended by: Peter James Mulcahy, Licensed Surveyor 23/04/2019.

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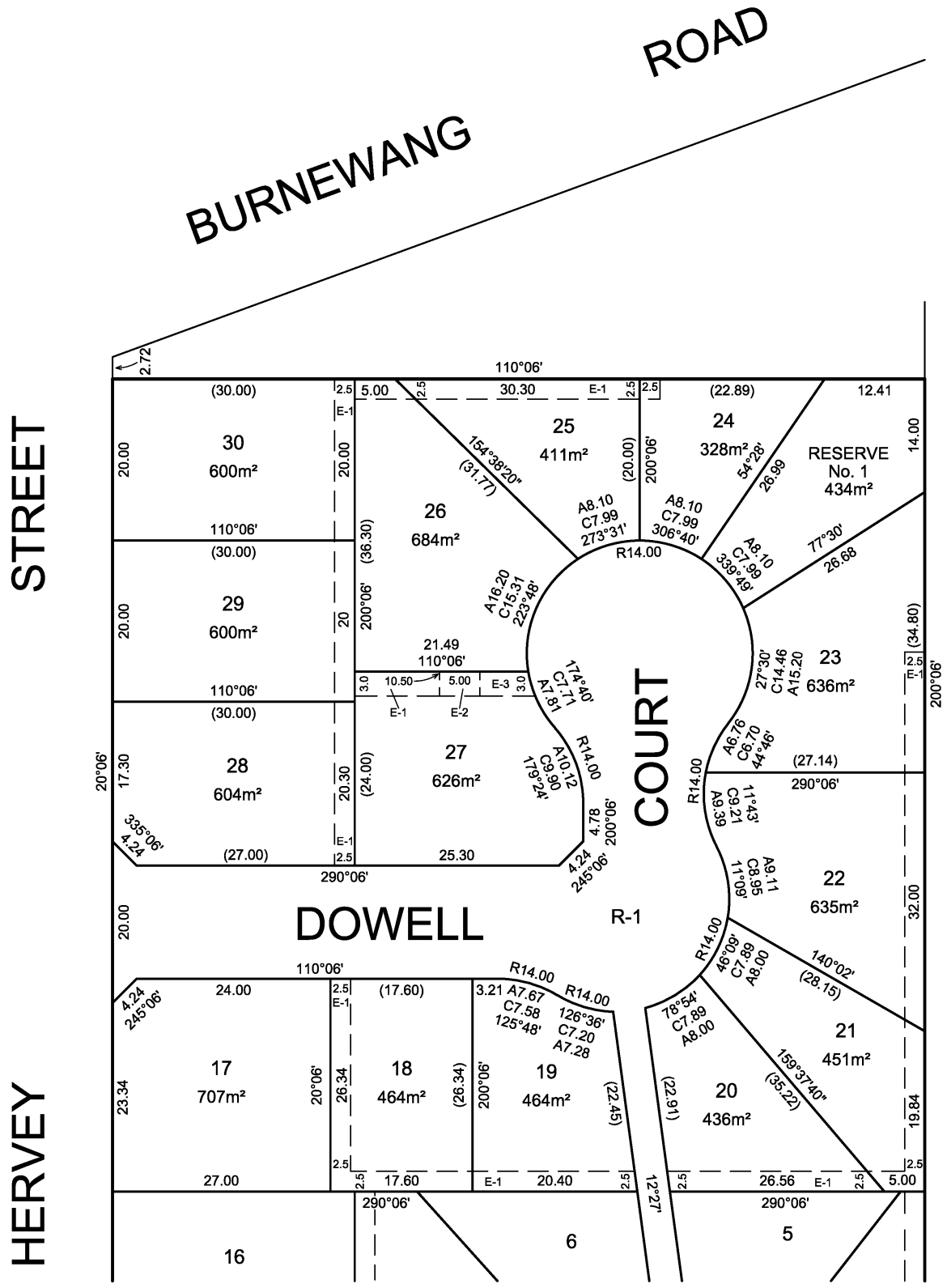
PS 803267G



Peter Mulcahy & Associates Pty. Ltd. Consulting Surveyors and Planners 62 Wellington Parade East Melbourne 3002 Ph.9415 1192 Fax.9417 7929 Email: email@pmasurveyors.com	SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
	Digitally signed by: Peter James Mulcahy, Licensed Surveyor, Surveyor's Plan Version (3), 22/06/2017, SPEAR Ref: S101884B		Digitally signed by: Greater Bendigo City Council, 17/07/2017, SPEAR Ref: S101884B	

Amended by: Peter James Mulcahy, Licensed Surveyor 23/04/2019.

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Department of Transport and Planning

Electronic Instrument Statement

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Produced 26/06/2026 12:20:19 PM

Status	Registered	Dealing Number	AS201687L
Date and Time Lodged	27/05/2019 02:22:23 PM		

Lodger Details

Lodger Code	18724D
Name	MORRISON & SAWERS SOLICITORS PTY. LTD.
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

Jurisdiction VICTORIA

Privacy Collection Statement
The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference
12074/459

Transferor(s)

Name	GRANGE PASTURES PTY LTD
ACN	064743835

Estate and/or Interest being transferred
Fee Simple

Consideration
$AUD 59500.00

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Given Name(s)	JILLIAN JOY
Family Name	VARKER
Address	
Street Number	36
Street Name	QUEEN
Street Type	STREET

Reference :
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
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Department of Transport and Planning

Electronic Instrument Statement

Locality	ROCHESTER
State	VIC
Postcode	3561

Covenants
The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restrictive covenant with the intent that the burden of the restrictive covenant runs with and binds the burdened land and the benefit of the restrictive covenant is annexed to and runs with the benefited land.

Burdened land	the Land
Benefited land	MCP: AA5147
Restrictive covenant	MCP: AA5147
Expiry Date	

Duty Transaction ID
4580510

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution
1. The Certifier has taken reasonable steps to verify the identity of the transferor.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	GRANGE PASTURES PTY LTD
Signer Name	ANN-LOUISE CONNOLLY
Signer Organisation	QUEEN ST LEGAL GROUP PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	27 MAY 2019

Execution
1. The Certifier has taken reasonable steps to verify the identity of the transferee.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	JILLIAN JOY VARKER
Signer Name	MICHELE ANNETTE DULLARD
Signer Organisation	MORRISON & SAWERS
Signer Role	LAW PRACTICE
Execution Date	24 MAY 2019

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Reference :
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

VICTORIA State Government

Docusign Envelope ID: 37535E29-03AB-867B-807F-E6BD2A5F3961

Electronic Instrument Statement

Statement End.

Reference :
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

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Document Type	**Instrument**
Document Identification	**AA5147**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**26/06/2026 15:56**

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Memorandum of common provisions

Section 91A Transfer of Land Act 1958



Lodged by	
Name:	VIC PROPERTIES
Phone:	(03) 9840 8700
Address:	P.O. BOX 556, DONCASTER, VIC, 3108
Reference:	GP12 Elmore
Customer code:	3727F

This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

Provisions:

Plan of Subdivision No. 803267G Covenant Building on Lots 1 to 16 (inclusive) shall have the following restrictions:

1. **ONE DWELLING**
   That we will not at any time hereafter erect or build or cause or suffer to be erected or built on any of the land hereby transferred or on any part or parts thereof more than one private dwelling house (together with the usual outbuildings).

2. **FLOOR AREA**
   That such dwelling house shall have a floor area including lock-up garage (excluding verandahs) of not less than 150 square metres.

3. **MATERIALS ON EXTERNAL WALLS**
   That not less than 75% of the external walls of such dwelling (excluding windows) shall be constructed of new materials of brick, stone or like materials.

4. **TRANSPORTABLE HOME BANNED**
   That no transportable home shall be placed on the land.

5. **RESIDENCES ONLY**
   That we will not use or suffer the land to be used for other than residential purposes.

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

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us

Delivered by LANDATA®, timestamp 26/06/2026 15:56 Page 2 of 2

Memorandum of common provisions

Section 91A Transfer of Land Act 1958

AA5147
09/05/2019 $96.10 MCP

6. **FENCING SPECIFICATIONS**

That we will not at any time erect or cause or suffer to be erected on the land:

(i) any boundary fencing other than 1800mm to 1950mm high and which for the distance of 5.5 metres from the front boundary is 900mm high;

(ii) any fencing along road frontages other than Smith Street (excluding 4.24 metre splay boundaries) which may have fencing that does not exceed 900mm in height.

7. **SUBDIVIDING LAND**

That we will not subdivide or allow to be subdivided the land hereby transferred.

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us

Docusign Envelope ID: 37535E29-03AB-867B-807F-E6BD2A5F3961

Your Reference: 80905574-001-1:97923
Certificate Number: 144336

Land Information Certificate

Assessment Number: 205207 4 **Issue Date: 19-Jun-2026**

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Property and Valuation Details	
Property Address	11 McLean Court, ELMORE 3558
Parcel Details	Lot 1 PS 803267G
Site Value	$146,000
Capital Improved Value	$460,000
Net Annual Value	$23,000
Basis of Valuation	Capital Improved Value
Level of Valuation Date	01-Jan-2025
Valuation Operative Date	01-Jul-2025
AVPCC	110.3 - Detached Dwelling (existing)

Rates and Charges	Current Amount Levied
General Rates	$1,357.25
Emergency Services and Volunteer Fund	$215.55
Garbage Charge	$816.50
Total Levied	**$2,389.30**
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: 2052074

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: 37535E29-03AB-867B-807F-E6BD2A5F3961

This Certificate is issued under Section 229 of the Local Government Act 1989. The Rates & Charges for the year ending 30 June 2026 became payable on 1 July 2025. Overdue rates attract interest at the rate of 10.0% per annum. In accordance with Section 175(1) of the Local Government Act 1989, all outstanding rates and charges must be paid by the purchaser when that person becomes the owner of the land. Refer to this Certificate for Prescribed, general and other information.

Prescribed information

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

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

General information

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

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

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

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

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

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

Rates and charges

Rates and Charges for financial year ending 30 June 2026. All Rates and Charges due by four (4) instalments due 30 September 2025, 01 December 2025, 02 March 2026 and 01 June 2026.
Interest will be charged on payments received after the due dates at the rate of 10.0% p.a. This applies to both full payment and instalments.

Other information

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

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

Please note

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

Docusign Envelope ID: 37535E29-03AB-867B-807F-E6BD2A5F3961

Coliban WATER

ABN 96 549 082 360

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

Unknown 12/05/2011 17:17:55 C/- LANDATA
Two Melbourne Quarter, Level 13, 697 Collins Street
Docklands

Information Statement Issue Date:
23 June 2026

Your Reference:
80905572-001-3

Settlement Date:
24 June 2026

Information Statement Number:
ISN-0000058977

Property Number:
LOC-000004347

Settlement Payment Reference:
2000000043475

Amount Due:
$210.91

Information Statement

(Special Meter Read)

Service Address: 11 McLean Court, Elmore, VIC, 3558

Owner(s):	**Title(s):**
Varker, Jillian	Lot 1, Plan of Subdivision, Plan Number 803267G, Volume 12074, Folio 459, Parish of Elmore

Account Calculation:	
Fees and Charges	$0.00
Scheme Arrears	$0.00
Total amount in arrears:	$0.00
Calculated charges from last billing date to 24-06-2026 as detailed on the following page/s.	$210.91
Amount Due:	$210.91

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.

Docusign Envelope ID: 37535E29-03AB-867B-807F-E6BD2A5F3961

Property Number: LOC-000004347
Service Address: 11 McLean Court, Elmore, VIC, 3558

Details for Services provided and their tariffs:

WATER CONSUMPTION FEE

Service Number	Meter Number	Previous Date	Reading	Current Date	Reading
SP-000087687	20W072612	11-05-2026	1596	23-06-2026	1623
	Date From	Date To	Consumption (Kilolitres)	Rate per kL	Amount
	11-05-2026	23-06-2026	27.0000	$ 2.7262	$73.60

WATER SERVICE FEE

Service Number	Size	Date From	Date To	Days	Rate per day	Amount
SP-000087687	20mm	11-05-2026	24-06-2026	45	$ 0.7619	$34.28

SEWERAGE SERVICE FEE

Service Number	Date From	Date To	Days	Rate per day	Amount
SP-000087687	11-05-2026	24-06-2026	45	$ 2.2897	$103.03

Encumbrances and other information:

* Sewer main (shown in red) traverses land.

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

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

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

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

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

Regards,



Customer Solutions Department

Docusign Envelope ID: 37535E29-03AB-867B-807F-E6BD2A5F3961

Property Report

Date: 22/06/26

Property Address: 11 McLean Court, Elmore, VIC, 3558



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: 37535E29-03AB-867B-807F-E6BD2A5F3961

Property Clearance Certificate

Land Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / MORRISON & SAWERS SOLICITORS PTY LTD

Your Reference:	560720
Certificate No:	10150591
Issue Date:	19 JUN 2026
Enquiries:	ESYSPROD

Land Address: 11 MCLEAN COURT ELMORE VIC 3558

Land Id	Lot	Plan	Volume	Folio	Tax Payable
46166228	1	803267	12074	459	$0.00

Vendor: JILLIAN VARKER

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MS JILLIAN JOY VARKER	2026	$146,000	$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):	$460,000
SITE VALUE (SV):	$146,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Docusign Envelope ID: 37535E29-03AB-867B-807F-E6BD2A5F3961

Notes to Certificate - Land Tax

Certificate No: 10150591

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 = $146,000

Calculated as $975 plus ($146,000 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $4,600.00

Taxable Value = $460,000

Calculated as $460,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code: 5249
Ref: 10150591

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: 10150591

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Docusign Envelope ID: 37535E29-03AB-867B-807F-E6BD2A5F3961

Property Clearance Certificate

Commercial and Industrial Property Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / MORRISON & SAWERS SOLICITORS PTY LTD

Your Reference:	560720
Certificate No:	10150591
Issue Date:	19 JUN 2026
Enquires:	ESYSPROD

Land Address:	11 MCLEAN COURT ELMORE VIC 3558

Land Id	Lot	Plan	Volume	Folio	Tax Payable
46166228	1	803267	12074	459	$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:	$460,000
SITE VALUE:	$146,000
CURRENT CIPT CHARGE:	**$0.00**

Docusign Envelope ID: 37535E29-03AB-867B-807F-E6BD2A5F3961

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 10150591

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: 37535E29-03AB-867B-807F-E6BD2A5F3961

Property Clearance Certificate

Windfall Gains Tax

INFOTRACK / MORRISON & SAWERS SOLICITORS PTY LTD

Your Reference:	560720
Certificate No:	10150591
Issue Date:	19 JUN 2026

Land Address:	11 MCLEAN COURT ELMORE VIC 3558

Lot	Plan	Volume	Folio
1	803267	12074	459

Vendor: JILLIAN VARKER

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: 37535E29-03AB-867B-807F-E6BD2A5F3961

Notes to Certificate - Windfall Gains Tax

Certificate No: 10150591

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: 10150597

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: 10150597

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

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

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

Docusign Envelope ID: 37535E29-03AB-867B-807F-E6BD2A5F3961

CITY OF GREATER BENDIGO

Building Information Certificate

Regulation 51(1) | Building Regulations 2018

24-Jun-2026

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Location: 11 McLean Court, ELMORE 3558 (Lot 1 PS 803267G)
Applicant Reference: 80905573-001-2:97960

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

Application	Description	Status
Private Building Application BX/904/2021	Construction of Dwelling & Garage	Occupancy Permit 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: 37535E29-03AB-867B-807F-E6BD2A5F3961

CITY OF GREATER BENDIGO

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

Docusign Envelope ID: 37535E29-03AB-867B-807F-E6BD2A5F3961

BUILDING ISSUES
BUILDING & PLANNING CONSULTANTS

BUILDING PERMIT

Form 2
Building Act 1993
Building Regulations 2018 –
Regulation 37(1)

Permit No: BS-U 42074 3761673499726

TO: OWNER Jillian Joy Varker
PO BOX135
ROCHESTER 3558
0458 440 892
jillvarker@gmail.com

AGENT JG King Homes
17 High Street
KANGAROO FLAT 3555
ACN: 006627210
Elaine James (03) 5447-9888
elainej@jgking.com.au

ADDRESS FOR SERVING OR GIVING OF DOCUMENTS
Name: JG King Homes 17 High Street KANGAROO FLAT VIC 3555 (03) 5447-9888

PROPERTY DETAILS	Lot (1) 11 McLean Court ELMORE VIC 3558
	Title Details LP/PS: PS803267G, Vol: 12074, Folio: 459
Municipal District:	Greater Bendigo City Council

Builder JG King Pty Ltd CDB-U 49366 ACN: 006627210
17 High Street KANGAROO FLAT, VIC 3555 (03) 5447-9888
This builder is specified under section 24B of the Building Act 1993 for the building work to be carried out under this permit.

Natural person for service of directions, notices and orders *(if builder is a body corporate)*
Name: John King Telephone: (03) 5447-9888
Postal Address: 17 High Street KANGAROO FLAT, VIC 3555

Building Practitioners and Architects engaged to prepare documents for this permit

Name	Registration No.	Category/Class
JG King Pty Ltd	CDB-U 49366	Builder - Domestic - Unlimited (Company)
Armenio (Enio) Sciessere	EC 1191	Engineer - Civil

Details of Domestic Building Work Insurance
Name of builder: JG King Pty Ltd Policy number: C543755
Name of issuer or provider: VMIA Risk Management and Insurance Policy cover: $200,653

Nature of Building Work	Construction of Dwelling & Garage
Part of Building	**BCA Classification**
Dwelling	1a(a)
Garage	10a
Version of BCA: BCA 2019 Volume 2	Total new floor area (m^2) 191.9
Storeys Contained: 1	
Stage of building work permitted:	As shown on the approved plans
Cost of building work (this stage):	$200,653

Docusign Envelope ID: 37535E29-03AB-867B-807F-E6BD2A5F3961

Prescribed Reporting Authorities
The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below.

Reporting Authority	Matter Reported On or Consented To	Regulation No.
City of Greater Bendigo	Point of discharge of storm water	reg. 133(2)

Protection Work
Protection work is not required in relation to the building work proposed in this permit.

Inspection Requirements
The mandatory notification stages are:
- Site Excavations
- Steel Reinforcement
- Frame
- Final

Occupation or Use of Building

An Occupancy Permit is required prior to the occupation or use of this building.
If an occupancy permit is required, the permit is required for the whole of the building in relation to which the building work is carried out.

Commencement and Completion

This building work must commence by **16/10/2021**.
If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

This building work must be completed by **16/10/2022**.
If the building work to which this building permit applies is not completed by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

Permit Conditions
This building permit is subject to the conditions as listed in Annexure A.

Relevant Building Surveyor
Daniel Spence
Registration No BS-U 42074

Date of Issue: 16/10/2020

Docusign Envelope ID: 37535E29-03AB-867B-807F-E6BD2A5F3961

ANNEXURE A

CONDITIONS OF BUILDING PERMIT NO. 42074-3761673499726

PROJECT: Construction of Dwelling & Garage

PROPERTY DETAILS: 11 (Lot 1) McLean Court Elmore VIC

All building works authorised by the above building permit shall be in accordance with the Building Act 1993, Building Regulations 2018, Building Code of Australia and referenced Australian Standards. No variation from the approved documents is permitted without first obtaining consent from this office. Building works must not proceed beyond any mandatory inspection stage until the required inspection has been completed and approved.

The following specific conditions apply and must be addressed in the course of construction:-

General

1. The Domestic Building Contracts and Tribunal Act 1995 applies to the building work approved by this permit.

2. Prior to the commencement of building work the person in charge of the carrying out of building work on the allotment must erect a sign in a conspicuous position showing –
   (i) the registration and contact details of the builder and building surveyor; and
   (ii) the number and date of issue of the building permit.

3. The building work must be carried out strictly in conformity with the endorsed plans and specifications, one copy must be kept on site and made available for inspection in accordance with Regulation 41 while the work is in progress.

4. Hoardings must be provided where necessary to protect the public from injury or access to the building site. A permit may be required from the local authority for Asset Protection prior to commencing building work and a separate permit is required for the construction of any new vehicular crossing or when undertaking any works in the road reserve including water tappings.

5. This approval hereby given does not in any way obviate any necessity to comply with any covenant that may affect the land. The relevant building surveyor is not required to enforce the restrictions imposed on Title but recommends that the owner is satisfied with compliance of covenants prior to proceeding with the building work.

6. The owner and/or builder shall be responsible to define, by survey, the boundaries of the allotment.

Authorities

7. No part of the proposed dwelling/s is to be constructed on or within any registered easement unless consent is otherwise obtained from the relevant authority. It is the owners and/or builders responsibility to accurately define the location of the easement to confirm proposed siting where consent is not granted.

Siting

8. Confirm that the existing conditions of the adjoining allotments have not changed and whether or not dwellings have been recently completed. If so, please provide amended site plan including setback distances and any designated secluded private open space.

Property Information

9. The City of Greater Bendigo has designated the entire municipality as an area in which buildings are likely to be subject to infestation by termites. It is therefore required that the building be protected in accordance with AS3660.1 Termite Control in New Buildings.

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10. The site is within an area designated Bushfire prone and therefore the building must be provided with protection in accordance with AS3959-2018. An assessment of the site has determined the bushfire attack level (BAL) as ***BAL-12.5*** hence, details of proposed construction protection is to be submitted for approval. *Note: It is the owners' responsibility to ensure all requirements (including management of grassland) are maintained in accordance with the BAL Assessment and the minimum requirements of AS3959:2009, and that prospective purchasers are made aware of the same condition.*

Excavations

11. It is the owners/builders responsibility to accurately locate the sewer/stormwater main and depth, as special precautions will be necessary to ensure that the pad footings located adjacent or parallel to the sewer/stormwater main have a minimum 1m horizontal clearance from the edge of the pipe. Verification will be required at the foundation inspection stage to confirm the adequacy of the pad footings and depth adjacent to the sewer/stormwater main. *Note: Pad footings adjacent to the sewer/stormwater main must continue deeper than the angle of repose measured from the bottom edge of the trench.*

12. No works shall proceed on the site where any excavation is closer to an allotment boundary than the depth of the cut unless compliance with Part 7 of the Building Regulations 2018 or otherwise any required Forms 6, 7 & 8 have been completed by the relevant parties and signed copies of the Forms 7 & 8 returned to this office together with design of any required retaining wall/s. *Note that s93 of the Act, where applicable requires that an owner must ensure that an appropriate contract of insurance is in force prior to commencing any protection work in respect of an adjoining property.*

Structural

13. All structural works to be in accordance with the engineers design documents that form part of the building permit. Any deviation from these design documents will require approval from the design engineer and relevant building surveyor prior to construction.

14. Complete pile-driving records must be kept during construction in accordance with Regulation 127, with all records made available for inspection by the RBS during the progress of pile-driving operations. **Furthermore, the complete records must be provided to the RBS within 28 days of completing the pile-driving operations.**

15. Brittle floor coverings (>16m^2) are recommended not to be placed within three months of pouring the concrete floor under clause 5.3.7 of AS2870 unless extra measures are taken to control shrinkage cracking. These include the use of SL92 or an additional sheet in affected slab panels or otherwise the selection of a bedding system suitable for the expected slab movement.

16. Roof truss design and layout including complete design details for wall framing, **garage T-bar lintel**, beams, lintels and bracing to be submitted to the Relevant Building Surveyor for approval prior to construction of framework. Framing to comply with AS1684 for an assumed wind speed rating of N2. Special attention is required for fixings, anchorage (straps to wall plates), and wall bracing.

17. **Engineers' structural steel framing design** including roof truss design and layout, wall framing, beams, lintels and bracing to be submitted to the Relevant Building Surveyor for approval prior to framework.

Building Code of Australia

Site Preparation, Framing, Masonry & Drainage

18. Provide a suitable means of drainage to any site cuts and perimeter of the building to prevent an accumulation of run-off water near the foundations. Any surface water runoff to be collected with a suitable means of drainage to prevent water entering the adjoining site.

19. The external finished surface surrounding the slab-on-ground must be drained to move surface water away from the building and be graded to give a slope not less than 25mm over the first 1m for reasonably impermeable surfaces (concrete/paving) or 50mm over the first 1m in any

Docusign Envelope ID: 37535E29-03AB-867B-807F-E6BD2A5F3961

other case. Impermeable (concrete/paved) external finished surfaces adjacent to the building must be at least 50mm (100mm for permeable surfaces) below the finished floor level of the dwelling.

20. Install an approved damp-proof course to prevent moisture from the ground reaching the lowest floor timbers and the walls above.

21. Location, spacing and capacity of downpipes must comply with BCA 3.5.2 (maximum 12m spacing and within 1.2m of valleys) and discharge of stormwater to the legal point as approved by the local council that will not have any adverse effect on the building foundations.

Fire Safety

22. Smoke alarms must be interconnected to automatically provide a common alarm throughout the dwelling, and must be installed in accordance with the BCA & AS3786.

Health & Amenity

23. Construction of shower and flashings in wet areas to comply with Part 3.8.1 of the BCA and AS3740. Particular attention to be given to waterproofing floors and floor/wall junctions in rooms where a bath or unenclosed shower is installed.. The provision of a waterstop is required to prevent the movement of water through the tile bed into areas which haven't been fully waterproofed. **Certification from a suitable person will be required to ensure that wet areas have been waterproofed in accordance with the BCA.**

24. Minimum clearance between toilet pan and hinge side of the doorway is 1.2m as specified by clause 3.8.3.3 of the BCA unless door opens outwards or is fitted with hinges which allow removal of the door from outside the compartment.

25. Pliable building membrane (sisalation) where installed in the external walls must comply with AS/NZS 4200.1 and be installed in accordance with AS 4200.2, and must also be a vapour permeable membrane for climate zones 6, 7 & 8.

26. Exhaust systems installed in a kitchen or laundry must have a minimum flow rate of 40L/s, whereas a bathroom or sanitary compartment must have a minimum flow rate of 25L/s. Furthermore, exhaust from a bathroom, sanitary compartment or laundry must be discharged directly or via a shaft/duct to outdoor air.

Safe Movement & Access

27. Construction of steps to comply with Part 3.9.1.4 of the BCA, minimum going 240mm and maximum rise of 190mm. Furthermore, where the number of risers exceeds 3 or a change in floor level of greater than 570mm occurs, a compliant landing must be provided at the top and base of the stairs.

Energy Efficiency

28. Insulation to be provided within the roof/ceiling and walls as per the endorsed energy report.

29. Roofs, external walls, external floors and any opening such as a window, door or the like must be constructed to minimise air leakage when forming part of a conditioned space or habitable room. A seal to restrict air infiltration must be fitted to each edge of each external door or openable window serving a conditioned space or habitable area, and any exhaust fans must be fitted with a self-closing damper or the like.

30. In order to meet the minimum energy efficiency provisions of the BCA a solar hot water system or water tank connected to all sanitary flushing systems must be provided.

Docusign Envelope ID: 37535E29-03AB-867B-807F-E6BD2A5F3961

Note: *On completion of the building work you are required to provide the certificates / documentation as described below:*

- *Certificate of compliance for plumbing works*
- *Certificate of electrical safety for all relevant electrical works.*
- *Certificate for waterproofing in all wet areas*
- *Completed Application for Occupancy Permit (Form 15).*
- *Certificate which provides the type of termite treatment that has been adopted and installed.*
- *Signed Compliance Report by the Builder to confirm all works undertaken in accordance with the relevant Energy Report.*
- *A letter from the glazier stating all glazing installed in accordance with AS1288 and AS2047*

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BUILDING ISSUES
BUILDING & PLANNING CONSULTANTS

OCCUPANCY PERMIT

Form 16
Building Act 1993
Building Regulations 2018 –
Regulation 192

Owner	Jillian Joy Varker PO BOX135 ROCHESTER, VIC 3558	**Agent**	JG King Homes 17 High Street KANGAROO FLAT, VIC 3555

Property Details: Lot (1) 11 McLean Court ELMORE VIC 3558
LP/PS: PS803267G, Vol: 12074, Folio: 459

Municipal District: **Greater Bendigo City Council**

Building Permit Details
Building Permit No.: 3761673499726
Version of BCA applicable to building permit: BCA 2019 Volume 2

Description of Building Works: Construction of Dwelling & Garage

Building Details

Part of Building:		**Dwelling**		
Permitted Use:	Domestic		BCA Class:	1a(a)
Allowable Live Floor Load:	1.5kPa			
Part of Building:		**Garage**		
Permitted Use:	Domestic		BCA Class:	10a

Suitability for occupation
At the date this occupancy permit is issued, the building or part of a building or place of public entertainment to which this permit applies is suitable for occupation.

Relevant Building Surveyor
Daniel Spence
Registration No BS-U 42074

Signature: _____

Date of Final Inspection: 6/05/2021

Occupancy Permit No: 3761673499726 **Date:** 14/05/2021

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MASTER BUILDERS INSURANCE BROKERS PTY LTD
Level 3, 332 Albert Street
East Melbourne VIC 3002
www.mbib.com.au
1800 150 888

Domestic Building Insurance

Certificate of Insurance

JILLIAN VARKER
PO Box 135
ROCHESTER
VIC 3561

BUILDING ISSUES
APPROVED
BS-U 42074/3761673499726
Building work to comply with the Building Act, Regulations, BCA and conditions of permit.
Daniel Spence Registration BS-U 42074
Phone: (03) 5441 4149

Policy Number:
C543755

Policy Inception Date:
23/09/2020

Builder Account Number:
003885

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

Policy Schedule Details

Domestic Building Work:	**C01: New Single Dwelling Construction**
At the property:	**Lot 1 Mclean Ct ELMORE VIC 3558 Australia**
Carried out by the builder:	**JG KING PTY LTD**
Builder ACN:	**006627210**

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

For the building owner(s):	**JILLIAN VARKER**
Pursuant to a domestic building contract dated:	**22/09/2020**
For the contract price of:	**$ 200,653.00**
Type of Cover:	**Cover is only provided if JG KING PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***
The maximum policy limit for claims made under this policy is:	**$300,000 all inclusive of costs and expenses ***
The maximum policy limit for non-completion claims made under this policy is:	**20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK

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

IMPORTANT

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

* The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the policy terms and conditions.

Issued by Victorian Managed Insurance Authority

Date Generated:23/09/2020
OFFICE USE ONLY: COI-0717-1

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

Docusign Envelope ID: 37535E29-03AB-867B-807F-E6BD2A5F3961

MASTER BUILDERS INSURANCE BROKERS PTY LTD
Level 3, 332 Albert Street
East Melbourne VIC 3002
www.mbib.com.au
1800 150 888

Period of Cover

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

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

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

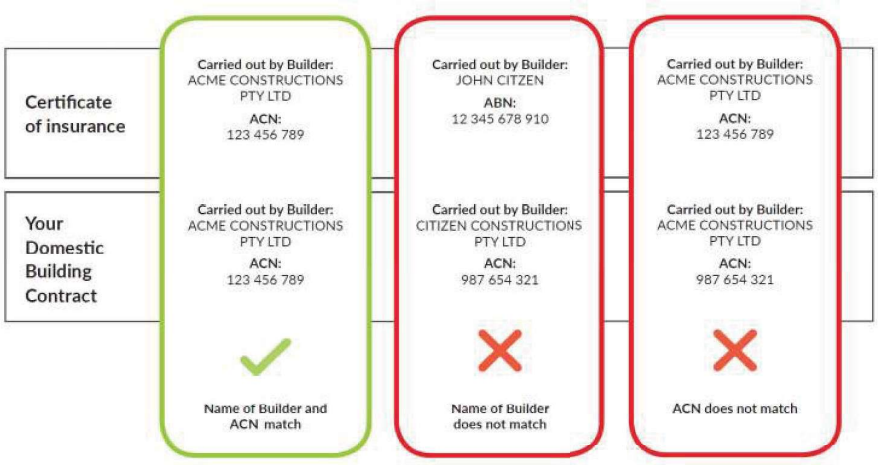
Issued by Victorian Management Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	**$675.00**
GST:	**$67.50**
Stamp Duty:	**$74.25**
Total:	**$816.75**

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

Below are some example of what to look for



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PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1265918

APPLICANT'S NAME & ADDRESS

UNKNOWN 12/05/2011 17:17:55 C/- LANDATA

DOCKLANDS

VENDOR

VARKER, JILLIAN

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

4647

This certificate is issued for:

LOT 1 PLAN PS803267 ALSO KNOWN AS 11 MCLEAN COURT ELMORE
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 TOWNSHIP 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

19 June 2026

Sonya Kilkenny
Minister for Planning

VICTORIA State Government

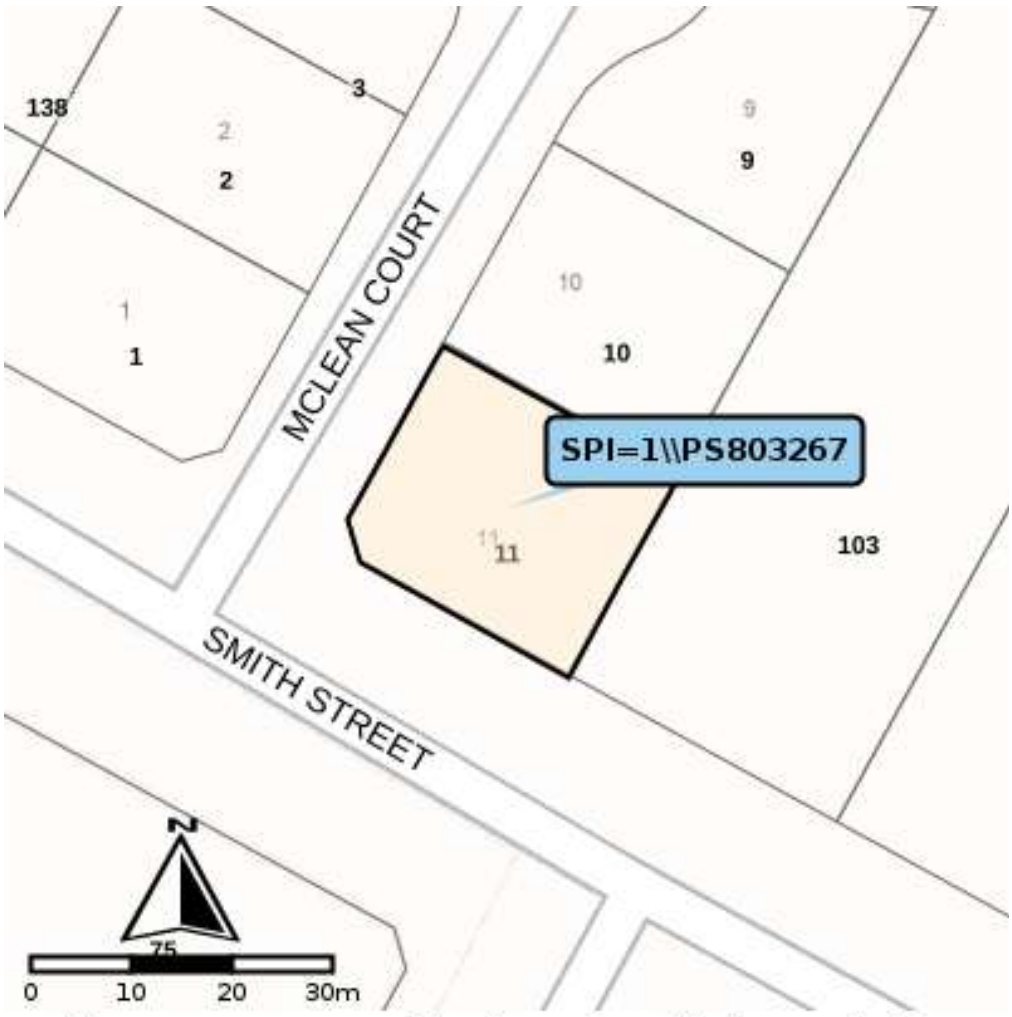
Docusign Envelope ID: 37535E29-03AB-867B-807F-E6BD2A5F3961

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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Why rely on anything less?

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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

Docusign Envelope ID: 37535E29-03AB-867B-807F-E6BD2A5F3961

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 26 June 2026 02:27 PM

PROPERTY DETAILS

Address:	**11 MCLEAN COURT ELMORE 3558**
Lot and Plan Number:	**Lot 1 PS803267**
Standard Parcel Identifier (SPI):	**1\PS803267**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**250513**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 627 O2**

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:	**Country Fire Authority**

View location in VicPlan

Planning Zones

TOWNSHIP ZONE (TZ)

SCHEDULE TO THE TOWNSHIP ZONE (TZ)



TZ - Township

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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Docusign Envelope ID: 37535E29-03AB-867B-807F-E6BD2A5F3961

PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 25 June 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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Docusign Envelope ID: 37535E29-03AB-867B-807F-E6BD2A5F3961

PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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

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



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

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

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

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

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

Native Vegetation

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

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

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

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Docusign Envelope ID: 37535E29-03AB-867B-807F-E6BD2A5F3961

PROPERTY REPORT

Energy, Environment and Climate Action

Created at 26 June 2026 02:27 PM

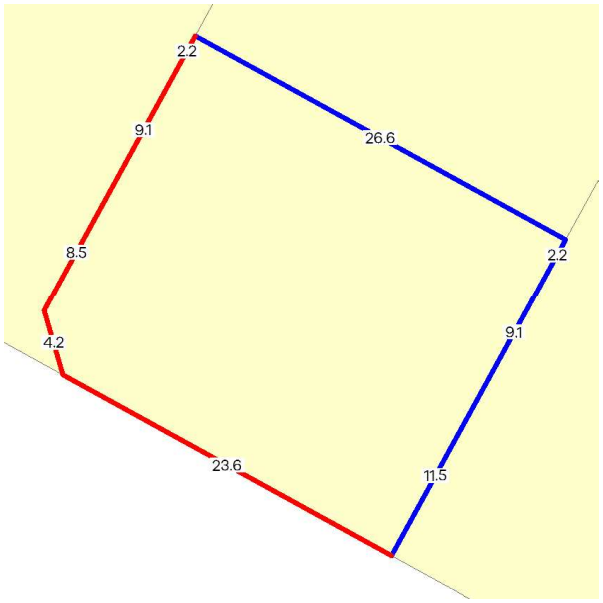
PROPERTY DETAILS

Address:	**11 MCLEAN COURT ELMORE 3558**
Lot and Plan Number:	**Lot 1 PS803267**
Standard Parcel Identifier (SPI):	**1\PS803267**
Local Government Area (Council):	**GREATER BENDIGO**
Council Property Number:	**250513**
Directory Reference:	**Vicroads 627 O2**

www.bendigo.vic.gov.au

SITE DIMENSIONS

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



Area: 601 sq. m
Perimeter: 97 m
For this property:
Site boundaries
Road frontages

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

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

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

UTILITIES

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

STATE ELECTORATES

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

PLANNING INFORMATION

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

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

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

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Docusign Envelope ID: 37535E29-03AB-867B-807F-E6BD2A5F3961

PROPERTY REPORT

VICTORIA State Government | Energy, Environment and Climate Action

Area Map



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