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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	UNIT 3, 81 OSBORNE STREET, FLORA HILL VIC 3550

Vendor's name	Victoria Anne Wearne	Date 3/6/2026
Vendor's signature	Signed by: Victoria Anne Wearne 76ACD76EFE6B4C5...	

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

Docusign Envelope ID: 8544FB31-9D75-4166-A873-D60DCBFABAC0

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 certificates.

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

Not Applicable

1.3 **Terms Contract**

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

Not Applicable

1.4 **Sale Subject to Mortgage**

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

Not Applicable

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No. 120.6
(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 or 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 document/s

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

Not Applicable

3.2 **Road Access**

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

3.1 **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' ☐

3.2 **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:

NIL

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:

NIL

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):

Not Applicable

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.

6.1 ☒ Attached is a current owners corporation certificate with its required accompanying documents and statements, issued in accordance with section 151 of the Owners Corporations Act 2006.

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

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.

(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)

Title Search Vol 10686 Folio 714

Copy of Plan PS504385S

Docusign Envelope ID: 8544FB31-9D75-4166-A873-D60DCBFABAC0

Owners Corporation Basic Report

Instrument X718837P - Agreement

DELWP Planning Certificate Express

Planning Property report

Detailed property report

Mines Search

City of Greater Bendigo Land Information Certificate

City of Greater Bendigo Building Approval Certificate

State Revenue Office Land Tax Certificate

Ace Body Corporation Owners Corporation Certificate

Coliban Water Information Statement

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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.

(04/10/2016)

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Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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State Government

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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 10686 FOLIO 714

Security no : 124135011050M
Produced 26/05/2026 04:59 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 504385S.
PARENT TITLES :
Volume 10605 Folio 153 to Volume 10605 Folio 154
Created by instrument PS504385S 08/11/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
VICTORIA ANNE WEARNE of 214/3 AMALFI DRIVE WENTWORTH POINT NSW 2127
AN529789R 07/02/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN529790H 07/02/2017
PERPETUAL LTD

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.

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987
X718837P 04/09/2001

DIAGRAM LOCATION

SEE PS504385S 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: UNIT 3 81 OSBORNE STREET FLORA HILL VIC 3550

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS504385S

DOCUMENT END

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Number of Pages (excluding this cover sheet)	**3**
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PLAN OF SUBDIVISION

STAGE No. /

LTO USE ONLY
EDITION 1

PLAN NUMBER
PS 504385S

LOCATION OF LAND

PARISH: SANDHURST

TOWNSHIP: ———

SECTION: H

CROWN ALLOTMENT: 533 (PART)

CROWN PORTION: ———

LTO BASE RECORD: DCMB
TITLE REFERENCES: VOL 10605 FOL 153
VOL 10605 FOL 154

LAST PLAN REFERENCE/S: LOTS 4 & 5 PS 433957Q

POSTAL ADDRESS: OSBORNE STREET
(At time of subdivision) BENDIGO, 3550

AMG Co-ordinates E 258 300
(of approx centre of land in plan) N 5 925 260
ZONE: 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: CITY OF GREATER BENDIGO REF: 703/01

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 6 / 9 / 2002

~~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
NIL	NIL

NOTATIONS

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

DEPTH LIMITATION:
15.24 METRES BELOW THE SURFACE APPLIES TO ALL THE LAND IN THE PLAN.

SURVEY. THIS PLAN IS ~~/IS NOT~~ BASED ON SURVEY
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 1314 & 1441
IN PROCLAIMED SURVEY AREA No. 34

EASEMENT INFORMATION

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

SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THE PLAN.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	ELECTRICITY SUPPLY	SEE PLAN	C/E B69242	STATE ELECTRICITY COMMISSION OF VICTORIA

LTO USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED ☑

DATE: 29/ 10 /2002

LTO USE ONLY

PLAN REGISTERED

TIME 3.11 PM

DATE 8 / 11 / 2002

Assistant Registrar of Titles

SHEET 1 OF 3 SHEETS

Adrian Cummins & Associates Pty Ltd
LICENSED SURVEYORS & PLANNING CONSULTANTS
105 WILLIAMSON STREET BENDIGO 3550
Tel 03 5442 5133 Fax 03 5442 2030

LICENSED SURVEYOR (PRINT) ADRIAN JOHN CUMMINS

SIGNATURE Adrian J. Cummins DATE 8.1.02

REF AB3501-01-01 VERSION 2

DATE 6 / 9 / 2002
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

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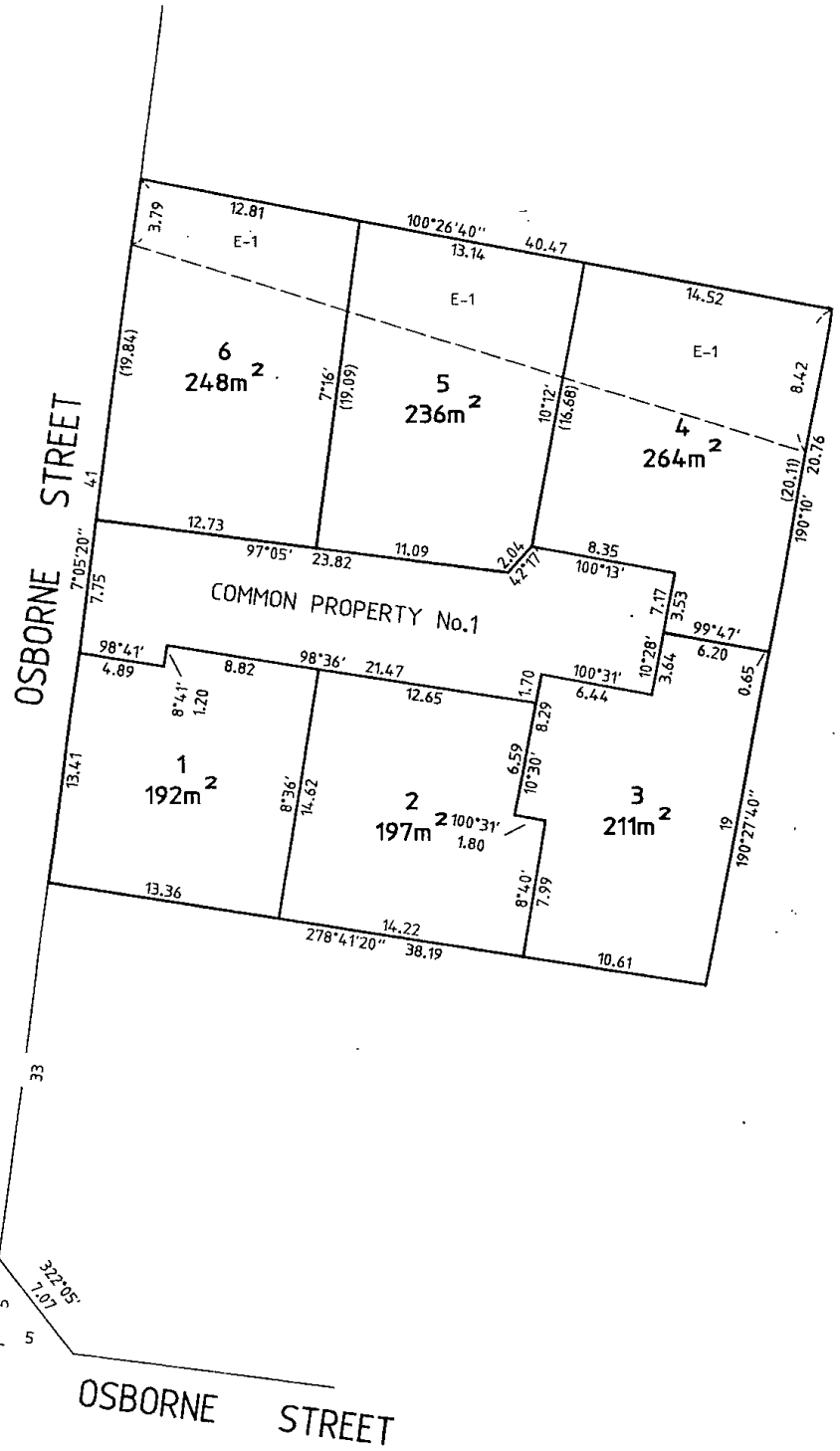
PLAN OF SUBDIVISION

Stage No. /

Plan Number PS 504385S



Adrian Cummins & Associates Pty Ltd
Licensed Surveyors & Planning Consultants
105 Williamson Street Bendigo 3550
Tel. 03 54425133 Fax. 03 54422030

SCALE
3 0 6 12
LENGTHS ARE IN METRES

ORIGINAL SCALE 1: 300
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) ADRIAN JOHN CUMMINS
SIGNATURE Adrian J. Cummins DATE 8/1/02
REF AB3501-01-01 FILE 3501 GC 04 VERSION 2

SHEET 2 OF 3 SHEETS

DATE / /
COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 mm

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PS504385S

FOR CURRENT BODY CORPORATE DETAILS SEE BODY CORPORATE SEARCH REPORT

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Department of Transport and Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS504385S

The land in PS504385S is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property 1, Lots 1 - 6.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
34A HOPETOUN STREET BENDIGO VIC 3550

AK316994E 01/05/2013

Owners Corporation Manager:
NIL

Rules:
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:
NIL

Additional Owners Corporation Information:
NIL

Notations:
NIL

Entitlement and Liability:
NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 1	10	10
Lot 2	10	10
Lot 3	10	10
Lot 4	10	10
Lot 5	10	10
Lot 6	10	10

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

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Department of Transport and Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS504385S

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Total	**60.00**	**60.00**

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

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

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OFFICE OF TITLES I.A. VICTORIA

X718837P
040901 1341 173

Name: BECK SHEAHAN QUINN & KIRKHAM
Phone: (03) 5445 3333
Ref: GJQ:VVM Customer Code: 0469S

DX718837P-1-6

FORM 9.1
Planning and Environment Act Regulations

APPLICATION FOR RECORDING OF AN AGREEMENT
Section 181(1) Planning and Environment Act 1987

The Authority or Council having made an agreement requires a recording to be made in the Register for the land.

LAND

NOW = 10605 - 150 to 165 (B1)

CERTIFICATE OF TITLE VOLUME 10010 FOLIO 500

AUTHORITY OR COUNCIL

GREATER BENDIGO CITY COUNCIL,
Municipal Offices, Lyttleton Terrace Bendigo

SECTION AND ACT UNDER WHICH AGREEMENT MADE:

Section 173 of Planning and Environment Act 1987

A copy of the Agreement is attached to this Application.

DATED the 23RD day of AUGUST 2001

Signature for the Responsible Authority Dale Sampson

Name of Officer Dale SAMPSON (Delegate)

Office Held Delegate

Date 23/8/01

22/10/01

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X718837P
040901 1341 173

GREATER BENDIGO CITY COUNCIL

AND

ELLA PTY. LTD.

SECTION 173 AGREEMENT

DX718837P-2-3

BECK SHEAHAN QUINN & KIRKHAM
Solicitors
110 Pall Mall
BENDIGO. VICTORIA. 3550

Phone: (03) 5445 3333
Fax: (03) 5445 3355
Ref: GJQ:VVM 01 5126

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DX718837P-3-1

THIS AGREEMENT is made the 23rd day of August 2001

BETWEEN:

GREATER BENDIGO CITY COUNCIL of Lyttleton Terrace Bendigo in the State of Victoria (hereinafter called "the Responsible Authority") of the one part

AND

ELLA PTY. LTD. ACN 060 979 562 the registered office of which is situate at 61 Bull Street Bendigo in the said State (hereinafter called "the Owner") of the other part.

WHEREAS:

A. The Owner is the registered proprietor of ALL THAT piece of land being Crown Allotments 533 and 260P3 Section H Parish of Sandhurst and being the whole of the land described in Certificate of Title Volume 10010 Folio 500 (hereinafter called "the land").

B. The land is within the Municipality of the Greater Bendigo City Council and is affected by the Greater Bendigo Planning Scheme.

C. The Responsible Authority is the Responsible Authority administering the Greater Bendigo Planning Scheme.

D. That on the 21st day of October 1999 the Responsible Authority issued a Planning Permit No. 726.99 (hereinafter called "the Permit") permitting the subdivision of the land in accordance with Plan of Subdivision No. PS433957Q and compliance with the conditions of the Permit.

E. Condition 14 of Permit No. 726.99 provides as follows:

"14. Prior to the issue of a Statement of Compliance the Owner must enter into an agreement with the Responsible Authority under Section 173 of the Planning & Environment Act to provide for the following:-

(a) To advise any prospective purchasers of Lots 3, 4 and 11 that there are restrictions on development of land within the power transmission easement, including buildings, structures, earthworks, services and trees and that access by PowerNet is required at all times.

(b) To advise any prospective purchasers of Lots 5-9 and 14-15 inclusive that the land has been filled.

(c) To advise any prospective purchasers of Lots 1 or 7 that no driveway can

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Docusign Envelope ID: 8544FB31-9D75-4166-A873-D60DCBFABAC0

be constructed within 9m of the corner measured from the title boundary intersection point.

Such Agreement will be prepared by Council at the cost of the Owner and a Statement of Compliance under the Subdivision Act will not be issued until the Owner provides satisfactory proof that the Agreement has been lodged with the Office of Titles at the cost of the Owner."

F. The development of each lot on the Subdivision shall be in accordance with Planning Permit 726.99.

G. Prior to the issue of a Statement of Compliance for the subdivision, each lot shall be connected to all services provided by Coliban Region Water Authority, Powercor, TXU Networks (Gas) Pty. Ltd. and Telecom Australia or other licensed telecommunication carrier, whichever is appropriate, to the satisfaction of the Responsible Authority.

H. Prior to the commencement of any building on the lots to be created, such lot shall be maintained in a tidy condition, to the satisfaction of the Responsible Authority.

I. The Owner shall be responsible for all reasonable legal costs involved in the preparation and registration of the agreement.

J. The Agreement be registered on the relevant Certificates of Title to the land comprised in the Plan of Subdivision.

K. It is intended by the parties hereto that this Agreement is to run with the land so as to bind the Owner for itself, its heirs transferees and successors in title as Owner or Owners for the time being of the land and every part thereof.

L. Prior to the commencement of the subdivision hereby authorised the Owner of the land shall enter into an agreement with the Responsible Authority, pursuant to the provisions of Section 173 of the Planning and Environment Act 1987 in which it shall be covenanted that:-

(a) Any prospective purchasers of Lots 3, 4 and 11 be advised that there are restrictions on development of land within the power transmission easement, including buildings, structures, earthworks, services and trees and that access by PowerNet is required at all times.

(b) Any prospective purchasers of Lots 5-9 and 14-15 inclusive be advised that the land has been filled (copy plan attached).

(c) Any prospective purchasers of Lots 1 or 7 be advised that no driveway can be constructed within 9m of the corner measured from the title boundary

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Docusign Envelope ID: 8544FB31-9D75-4166-A873-D60DCBFABAC0

intersection point.

(d) Any successive owner of a Lot created will construct the land in accordance with Planning Permit No. 726.99.

(e) The Owner shall be responsible for all reasonable legal costs involved in the preparation and registration of the Agreement.

(f) The Agreement shall be registered on the relevant Certificates of Title to the land, comprised in the Plan of Subdivision.

(g) This Agreement is to run with the land so as to bind the Owner for itself, its heirs transferees and successors in title as Owner or Owners for the time being of the land and every part thereof.

M. In pursuance of Condition 14 of Permit No. 726.99 and in further pursuance of the provisions of Section 173 of the Planning and Environment Act 1987, the Responsible Authority has requested the Owner to enter into and execute the within Agreement in relation to the land, which the Owner has agreed to do.

NOW THIS DEED WITNESSES as follows :-

1. The Owner HEREBY COVENANTS AND AGREES with the Responsible Authority in respect to the provisions of Condition 14 of the Planning Permit as follows :-

1.1 Any prospective purchasers of Lots 3, 4 and 11 be advised that there are restrictions on development of land within the power transmission easement, including buildings, structures, earthworks, services and trees and that access by PowerNet is required at all times.

1.2 Any prospective purchasers of Lots 5-9 and 14-15 inclusive be advised that the land has been filled.

1.3 Any prospective purchasers of Lots 1 or 7 be advised that no driveway can be constructed within 9m of the corner measured from the title boundary intersection point.

1.4 Any successive owner of a Lot created will construct the land in accordance with Planning Permit No. 726.99.

1.5 The Owner shall be responsible for all reasonable legal costs involved in the preparation and registration of the Agreement.

1.6 The Agreement shall be registered on the relevant Certificates of Title to the land, comprised in the Plan of Subdivision.

1.7 This Agreement is to run with the land so as to bind the Owner for itself, its heirs

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transferees and successors in title as Owner or Owners for the time being of the land and every part thereof.

1.8 That prior to the issue of a Statement of Compliance for the subdivision, each lot shall be connected to all services provided by Coliban Region Water Authority, Powercor, TXU Networks (Gas) Pty. Ltd. and Telecom Australia to the satisfaction of the Responsible Authority.

1.9 That prior to the commencement of any building on the lots to be created, such lots shall be maintained in a tidy condition, to the satisfaction of the Responsible Authority.

1.10 That this agreement is to be registered on the relevant Certificates of Title to the land comprised in the Plan of Subdivision

1.11 That this Agreement in respect to Condition 14 of the Permit shall begin upon the issue of a Statement of Compliance for the subdivision.

2. The parties hereby agree as follows :

2.1 It is intended by the parties hereto that this agreement is to run with the land so as to bind the Owners for themselves, their heirs transferees and successors in title as Owner or Owners for the time being of the land and every part thereof.

2.2 The Responsible Authority will lodge a copy of this agreement at the Office of the Minister for the time being administering the Planning and Environment Act 1987 without delay after this agreement is executed.

2.3 The Responsible Authority shall as soon as practicable after the execution of this agreement make application to the Registrar of Titles pursuant to Section 181 of the Planning and Environment Act 1987 to register this agreement on the relevant Certificate of Title for the land.

2.4 The Owner shall pay the reasonable legal costs and disbursements of the Responsible Authority in connection with the preparation execution and registration of this Agreement.

2.5 Any notice hereunder shall be sufficiently served by delivering the same to the Owner at its address appearing in this Agreement or by placing the same into the post in a pre-paid envelope addressed to the Owner at such address or such other postal address as shall be notified by the Owners to the Responsible Authority in writing for the purposes of this agreement and any notice so posted shall be conclusively deemed to have been served on the next ordinary business



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day after the day of posting.

2.6 The Owner shall at its own cost and expense obtain the consent in writing of the registered proprietor of any mortgage or charge affecting the land to this agreement.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written.

APPROVED under the COMMON SEAL of)
the GREATER BENDIGO CITY COUNCIL)
in the presence of :)

.....
Chief Executive Officer

Andrew Paul
.....
Full Name

Municipal Offices, Bendigo
.....
Usual Address

GREATER BENDIGO CITY COUNCIL INCORPORATED 7-4-1994 THE COMMON SEAL OF

THE COMMON SEAL of ELLA PTY.)
LTD. ACN 060 979 562 was hereunto)
affixed in accordance with its Articles of)
Association in the presence of:)

ELLA PTY LTD A.C.N. 060 979 562 The Common Seal Of

.....
Director

A.H. Knox
.....
Full Name

636 Mandurang South Road
.....
Usual Address Sedgwick

.....
Secretary

E.C. Knox
.....
Full Name

636 South Mandurang Rd
.....
Usual Address Sedgwick

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Docusign Envelope ID: 8544FB31-9D75-4166-A873-D60DCBFABAC0
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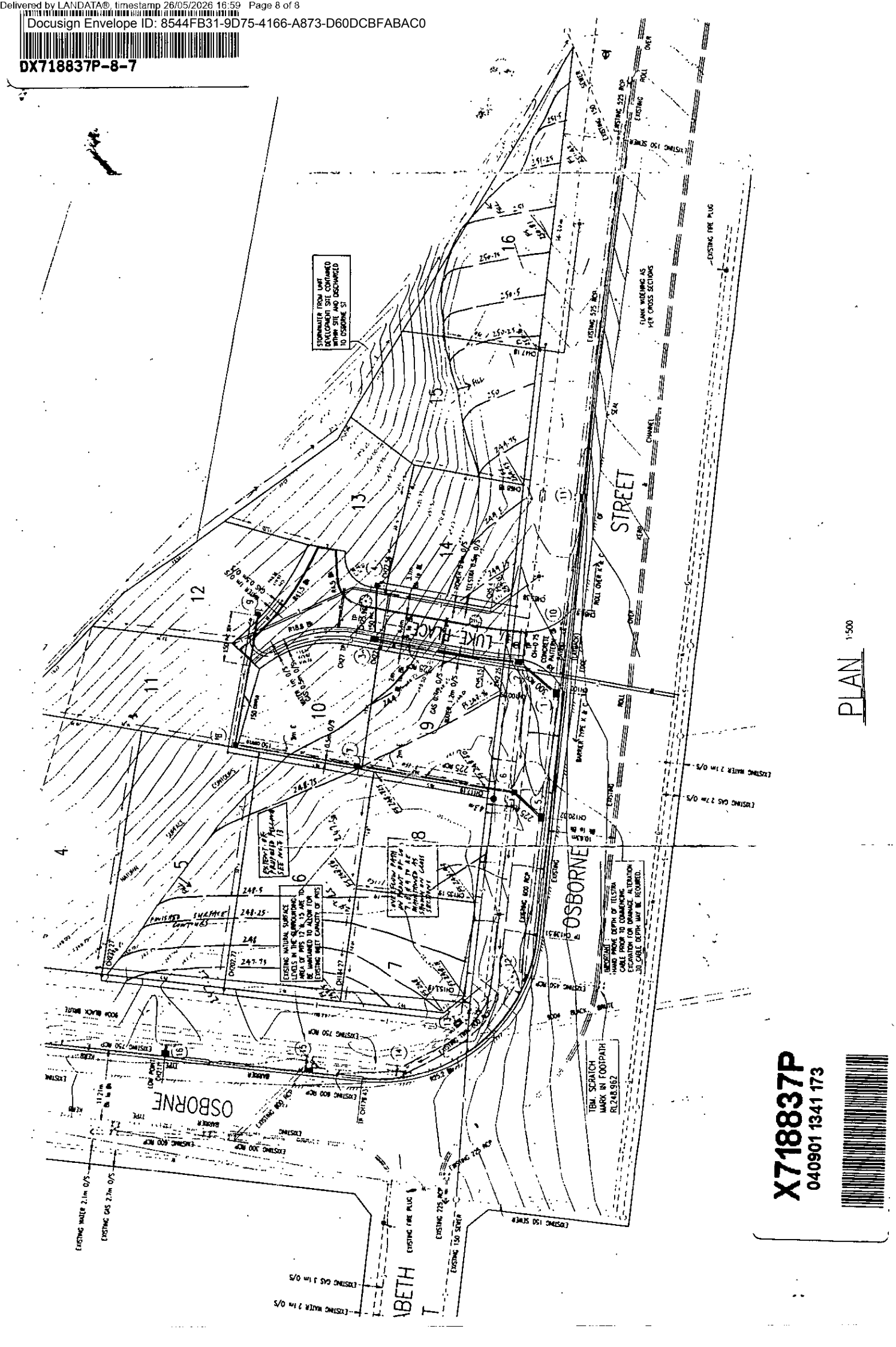

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PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1259231

APPLICANT'S NAME & ADDRESS

O'SULLIVAN JOHANSON LAWYERS. C/- INFOTRACK (SMOKEBALL) C/- LANDATA

DOCKLANDS

VENDOR

WEARNE, VICTORIA ANNE

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

646753

This certificate is issued for:

LOT 3 PLAN PS504385 ALSO KNOWN AS 3/81 OSBORNE STREET FLORA HILL
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

26 May 2026

Sonya Kilkenny
Minister for Planning

VICTORIA State Government

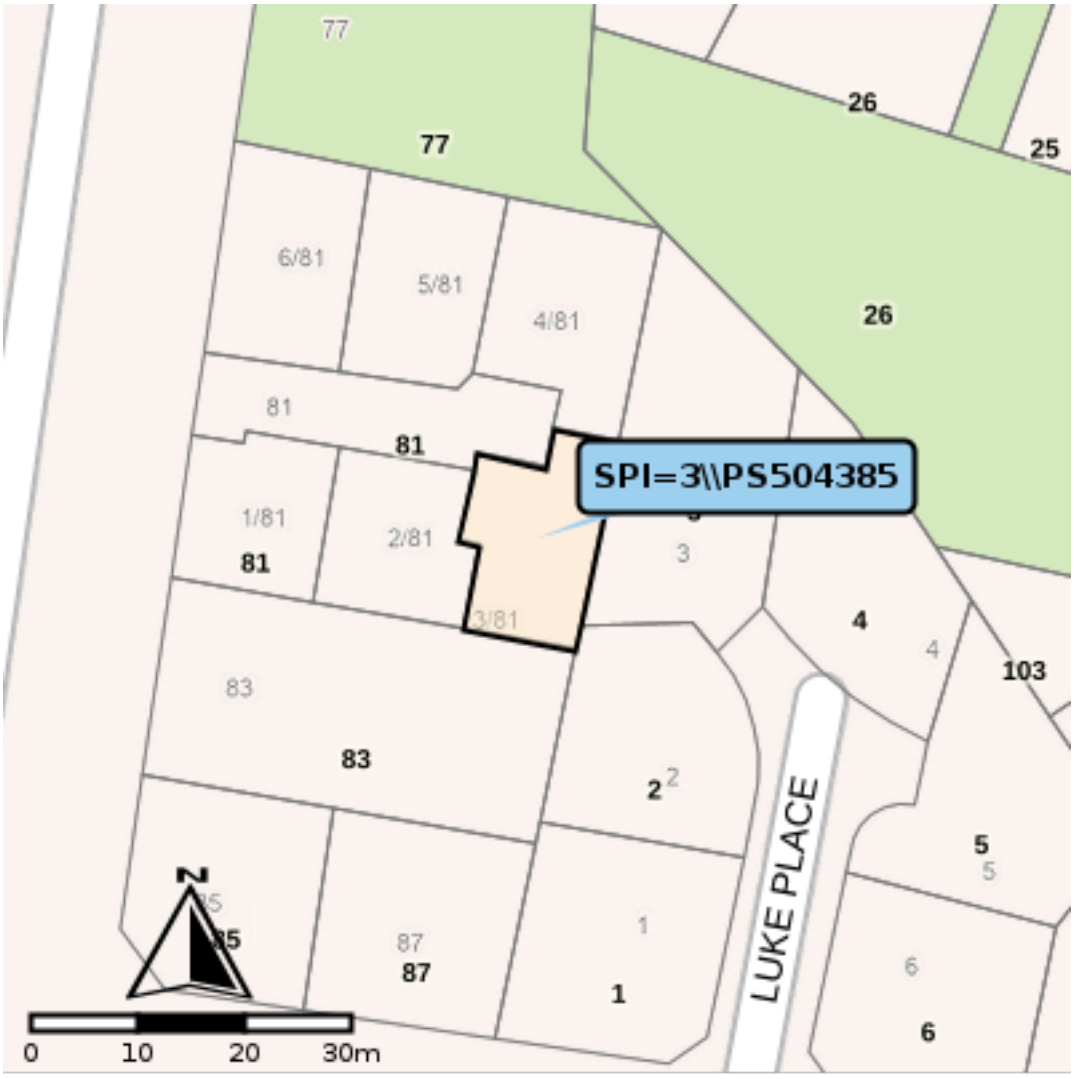
Docusign Envelope ID: 8544FB31-9D75-4166-A873-D60DCBFABAC0

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

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



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Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA ®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA ® for auditing purposes and will not be released to any third party except as required by law.

VICTORIA State Government

Docusign Envelope ID: 8544FB31-9D75-4166-A873-D60DCBFABAC0

PROPERTY REPORT

Energy, Environment and Climate Action

Created at 29 May 2026 04:53 PM

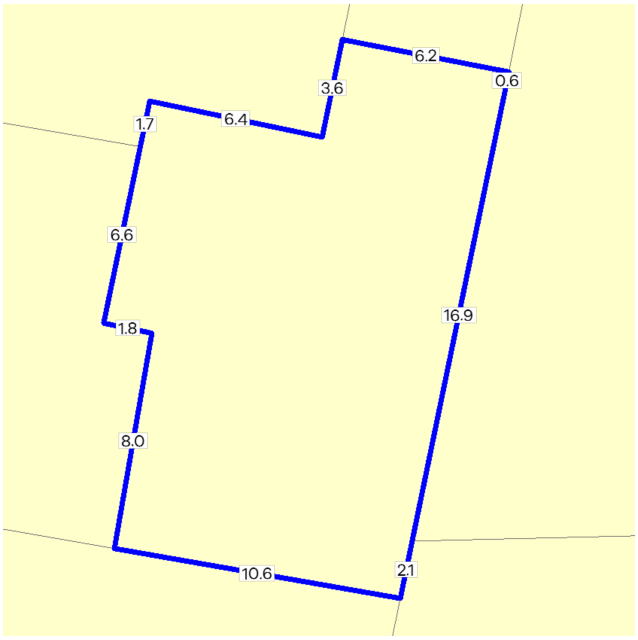
PROPERTY DETAILS

Address:	**3/81 OSBORNE STREET FLORA HILL 3550**
Lot and Plan Number:	**Lot 3 PS504385**
Standard Parcel Identifier (SPI):	**3\PS504385**
Local Government Area (Council):	**GREATER BENDIGO**
Council Property Number:	**220237**
Directory Reference:	**Vicroads 607 U12**

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: 211 sq. m
Perimeter: 65 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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PROPERTY REPORT

Energy, Environment and Climate Action

Area Map



Selected Property

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PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 29 May 2026 04:54 PM

PROPERTY DETAILS

Address:	**3/81 OSBORNE STREET FLORA HILL 3550**
Lot and Plan Number:	**Lot 3 PS504385**
Standard Parcel Identifier (SPI):	**3\PS504385**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**220237**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 607 U12**

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**

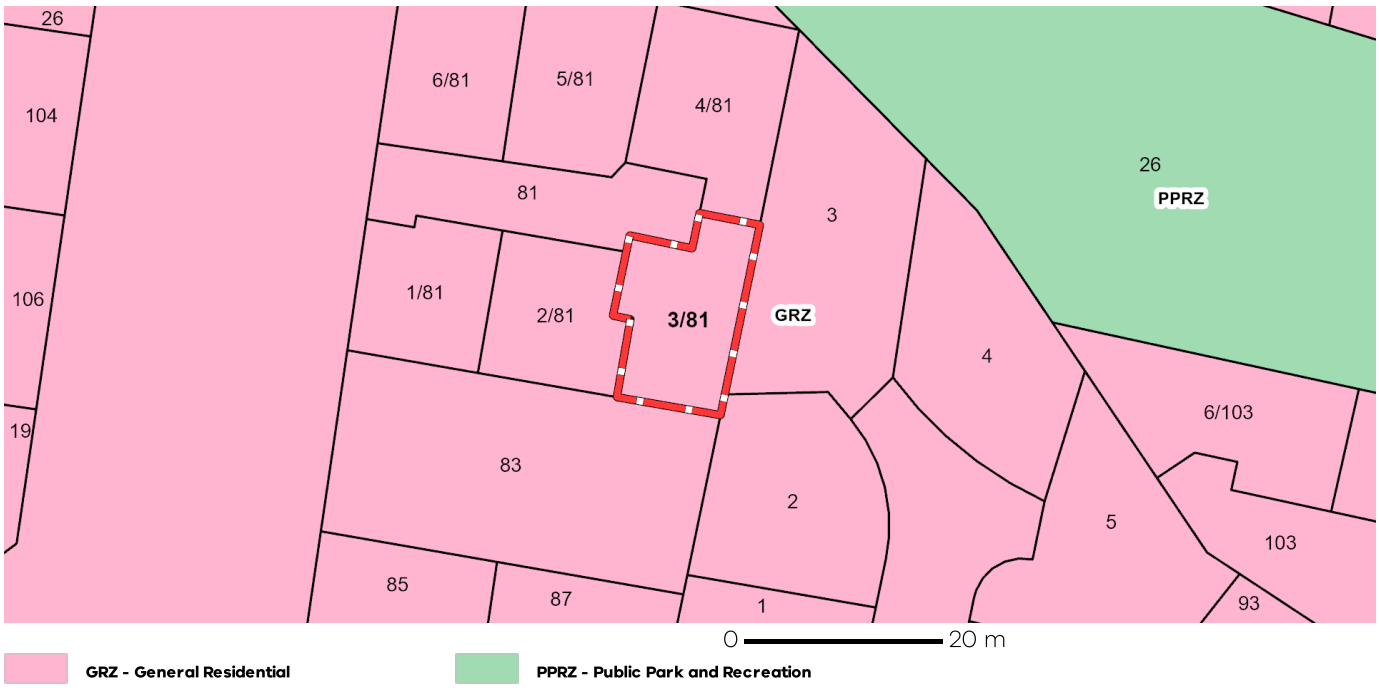
OTHER

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)



GRZ - General Residential
PPRZ - Public Park and Recreation

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

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PLANNING PROPERTY REPORT

Department of Transport and Planning

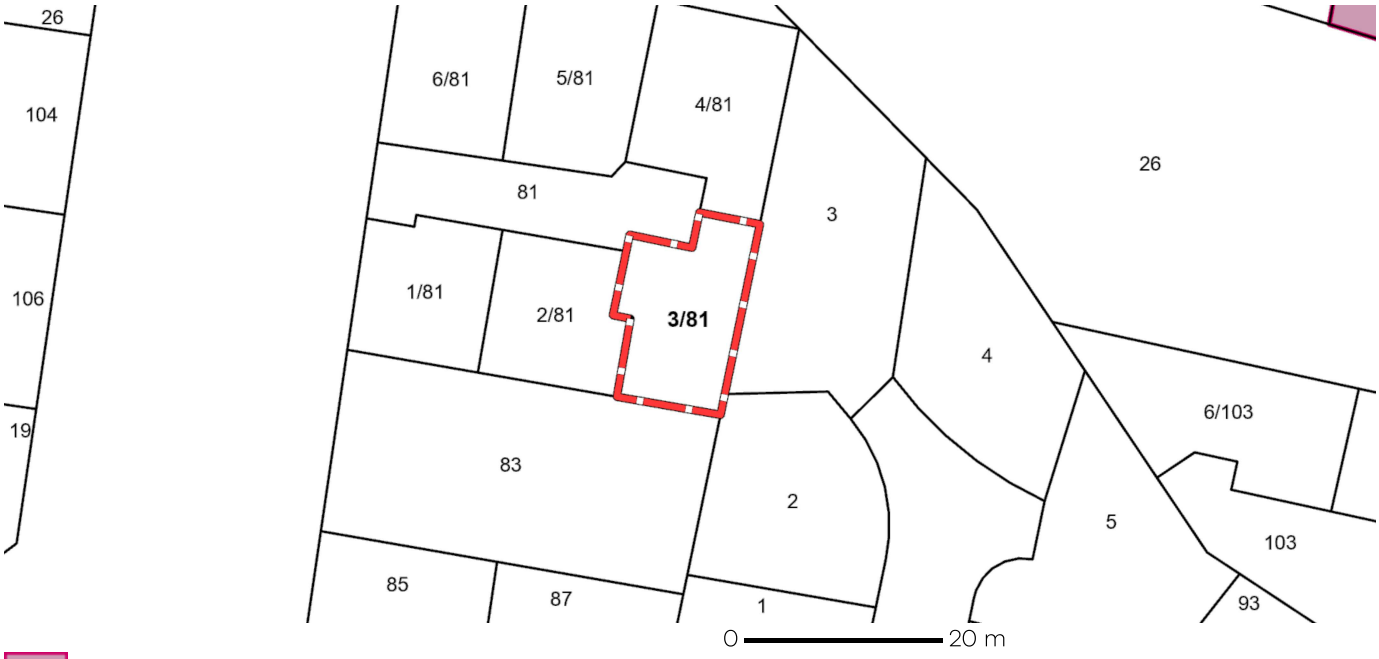
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)



HO - Heritage Overlay

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

Further Planning Information

Planning scheme data last updated on 28 May 2026.

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

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

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

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

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

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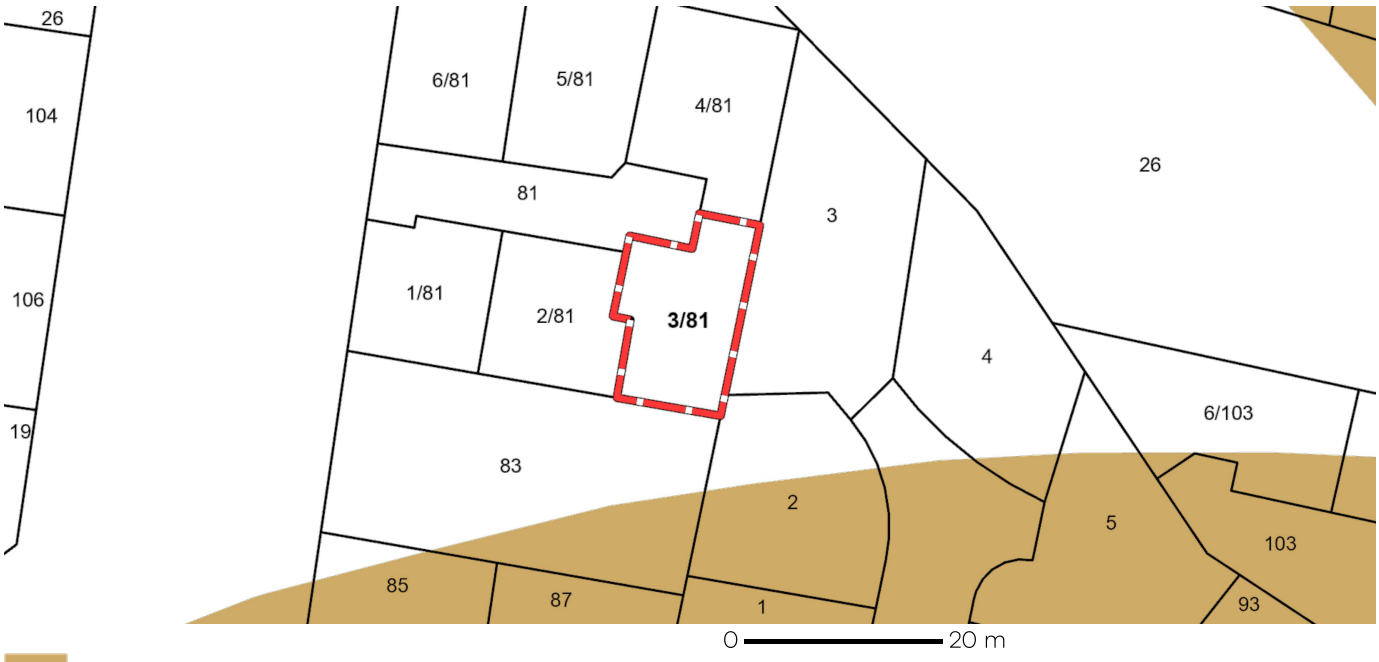
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This property is 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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HISTORIC MINING ACTIVITY
Form No. 692

29 May, 2026

Property Information:

Address: 3/81 OSBORNE STREET FLORA HILL 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

Docusign Envelope ID: 8544FB31-9D75-4166-A873-D60DCBFABAC0

Your Reference: 80666177-018-0:97234
Certificate Number: 143855

Land Information Certificate

Assessment Number: 175132 0 **Issue Date: 28-May-2026**

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Property and Valuation Details	
Property Address	3/81 Osborne Street, FLORA HILL 3550
Parcel Details	Lot 3 PS 504385S
Site Value	$154,000
Capital Improved Value	$325,000
Net Annual Value	$16,250
Basis of Valuation	Capital Improved Value
Level of Valuation Date	01-Jan-2025
Valuation Operative Date	01-Jul-2025
AVPCC	120.6 - Subdivided Unit

Rates and Charges	Current Amount Levied
General Rates	$958.90
Garbage Charge	$461.00
Emergency Services and Volunteer Fund	$192.20
Total Levied	**$1,612.10**
Arrears Outstanding	$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	$0.00
Total Outstanding	**$403.10**

Other Property Debt	$0.00

Total Outstanding for Property: $403.10

Biller Code: 268813
Ref: 1751320

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: 8544FB31-9D75-4166-A873-D60DCBFABAC0

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: 8544FB31-9D75-4166-A873-D60DCBFABAC0

CITY OF GREATER BENDIGO

Building Information Certificate

Regulation 51(1) | Building Regulations 2018

27-May-2026

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Location: 3/81 Osborne Street, FLORA HILL 3550 (Lot 3 PS 504385S)
Applicant Reference: 80666177-019-7:97233

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

Application **Description** **Status**

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.

Craig Kingston
Municipal Building Surveyor

Docusign Envelope ID: 8544FB31-9D75-4166-A873-D60DCBFABAC0

CITY OF GREATER BENDIGO

PLEASE NOTE

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

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

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

Docusign Envelope ID: 8544FB31-9D75-4166-A873-D60DCBFABAC0

Property Clearance Certificate

Land Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / O'SULLIVAN JOHANSON LAWYERS.

Your Reference:	2026/7549
Certificate No:	99352268
Issue Date:	26 MAY 2026
Enquiries:	ESYSPROD

Land Address: UNIT 3, 81 OSBORNE STREET FLORA HILL VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
29995999	3	504385	10686	714	$975.00

Vendor: VICTORIA WEARNE

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
VICTORIA ANNE WEARNE	2026	$154,000	$975.00	$0.00	$975.00

Comments: Land Tax will be payable but is not yet due - please see notes on reverse.

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):	$325,000
SITE VALUE (SV):	$154,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$975.00**

Docusign Envelope ID: 8544FB31-9D75-4166-A873-D60DCBFABAC0

Notes to Certificate - Land Tax

Certificate No: 99352268

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 = $154,000

Calculated as $975 plus ($154,000 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $3,250.00

Taxable Value = $325,000

Calculated as $325,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 99352268

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: 99352268

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: 8544FB31-9D75-4166-A873-D60DCBFABAC0

Property Clearance Certificate

Commercial and Industrial Property Tax

INFOTRACK / O'SULLIVAN JOHANSON LAWYERS.

Your Reference:	2026/7549
Certificate No:	99352268
Issue Date:	26 MAY 2026
Enquires:	ESYSPROD

Land Address:	UNIT 3, 81 OSBORNE STREET FLORA HILL VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
29995999	3	504385	10686	714	$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
120.6	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:	$325,000
SITE VALUE:	$154,000
CURRENT CIPT CHARGE:	**$0.00**

Docusign Envelope ID: 8544FB31-9D75-4166-A873-D60DCBFABAC0

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 99352268

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: 8544FB31-9D75-4166-A873-D60DCBFABAC0

Property Clearance Certificate

Windfall Gains Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / O'SULLIVAN JOHANSON LAWYERS.

Your Reference:	2026/7549
Certificate No:	99352268
Issue Date:	26 MAY 2026

Land Address:	UNIT 3, 81 OSBORNE STREET FLORA HILL VIC 3550

Lot	Plan	Volume	Folio
3	504385	10686	714

Vendor: VICTORIA WEARNE

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: 8544FB31-9D75-4166-A873-D60DCBFABAC0

Notes to Certificate - Windfall Gains Tax

Certificate No: 99352268

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: 99352262

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: 99352262

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: 8544FB31-9D75-4166-A873-D60DCBFABAC0

Coliban WATER

ABN 96 549 082 360

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

O'Sullivan Johanson Lawyers. C/- InfoTrack (Smokeball) C/- LANDATA
Two Melbourne Quarter, Level 13, 697 Collins Street
Docklands

Information Statement Issue Date:
29 May 2026

Your Reference:
80666177-027-2

Settlement Date:
5 June 2026

Information Statement Number:
ISN-0000058437

Property Number:
LOC-000068540

Settlement Payment Reference:
2000000685408

Amount Due:
$305.14

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

Information Statement

(Special Meter Read)

Service Address: Unit 3/81 Osborne Street, Flora Hill, VIC, 3550

Owner(s):	**Title(s):**	
Wearne, Victoria Anne	Lot 3, Plan of Subdivision, Plan Number 504385S, Volume 10686, Folio 714, Parish of Sandhurst	
Account Calculation:		
Fees and Charges		$274.64
Scheme Arrears		$0.00
Total amount in arrears:		$274.64
Calculated charges from last billing date to 05-06-2026 as detailed on the following page/s.		$30.50
Amount Due:		$305.14

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: 8544FB31-9D75-4166-A873-D60DCBFABAC0

Property Number: LOC-000068540
Service Address: Unit 3/81 Osborne Street, Flora Hill, VIC, 3550

Details for Services provided and their tariffs:

WATER SERVICE FEE

Service Number	Size	Date From	Date To	Days	Rate per day	Amount
SP-000067939	20mm	27-05-2026	05-06-2026	10	$ 0.7619	$7.61

SEWERAGE SERVICE FEE

Service Number	Date From	Date To	Days	Rate per day	Amount
SP-000067939	27-05-2026	05-06-2026	10	$ 2.2897	$22.89

Encumbrances and other information:

* As requested a Special Meter Read was conducted. However our records indicate that the property is tenanted and that the water consumption charges are the responsibility of the tenant and therefore do not appear in this statement. Please note a Special Meter Reading charge is applicable to the owners account upon the tenants occupying/vacating.

* Sewer main (shown in red) traverses land.

* Our records indicate that this structure was built over a sewer main without a signed Build Over Agreement in place with Coliban Water. Please note Coliban Water will not consider or approve a retrospective agreement for this structure.

* 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,



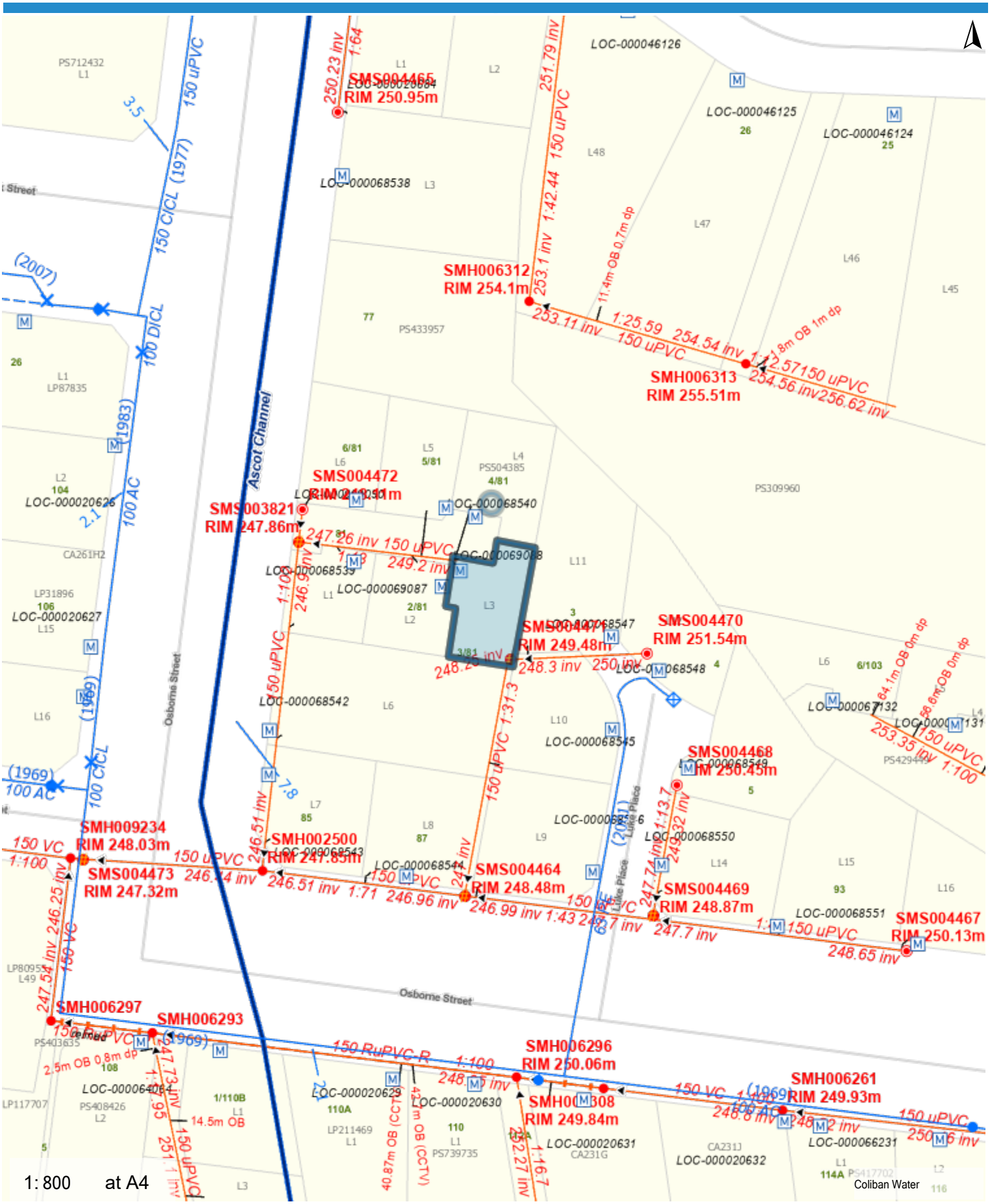
Customer Solutions Department

Docusign Envelope ID: 8544FB31-9D75-4166-A873-D60DCBFABAC0

Property Report

Date: 27/05/26

Property Address: Unit 3/81 Osborne Street, Flora Hill, VIC, 3550



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.

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OWNERS CORPORATION CERTIFICATE

Owners Corporations Act 2006, s.151 Owners Corporations Act 2006, Owners Corporations Regulations 2018

As at 28th May 2026

1. OWNERS CORPORATION DETAILS

Plan Number:	PS504385S
Address of Plan:	81 Osborne Street Flora Hill Vlc 3550
Lot Number this statement relates to:	3
Unit Number this statement relates to:	3
Postal Address	PO Box 617 BENDIGO VIC 3552

2. CERTIFICATE DETAILS

Vendor:	Victoria Wearne
Postal Address for Lot 3	214/3 Amalfi Drive WENTWORTH POINT NSW 2127
Purchaser:	
Person requesting Certificate:	InfoTrack on Behalf of OSullivan Johanson Lawyers
Reference:	(Ref: 2026/7549)
Address:	Level 5, North Tower, 459 Collins Street, Melbourne, Vic 3000
Fax:	
E-mail:	ownerscorp@infotrack.com.au

3. CURRENT ANNUAL LEVY FEES FOR LOT 3

ADMINISTRATIVE FUND

The annual administrative levy fees for Lot 3 are **1,065.00 per annum** commencing on 1 July 2025. Levies for this plan are raised over **2 periods**

Period	Amount	Due Date	Status
01/07/25 to 31/12/25	650.00	31/08/25	Paid
01/01/26 to 30/06/26	415.00	28/02/26	Paid

Maintenance Fund

There are currently no annual Maintenance Fund levy fees payable for Lot 3.

Docusign Envelope ID: 8544FB31-9D75-4166-A873-D60DCBFABAC0

OWNERS CORPORATION CERTIFICATE

(Continued)

As at 28th May 2026

For Plan No. PS504385S - Lot 3

4. CURRENT LEVY POSITION FOR LOT 3

Fund	Balance	Paid To
Administrative	0.00	30 June 2026
Maintenance Fund	0.00	
BALANCE	**0.00**	

5. SPECIAL LEVIES

There are currently no special levy fees due for Lot 3.

6. OTHER CHARGES

There are currently no additional charges payable by Lot 3 that relate to work performed by the owners corporation or some other act that incurs additional charge.

7. FUNDS HELD BY OWNERS CORPORATION

The owners corporation holds the following funds as at 28 May 2026:

Account / Fund	Amount
Administrative Fund	2,719.95
Maintenance Fund	0.00
TOTAL FUNDS HELD AS AT 28 MAY 2026	**$2,719.95**

8. INSURANCE

The owners corporation currently has the following insurance cover in place:

Policy	
Policy No.	HU0006054787
Expiry Date	7-November-2026
Insurance Company	CHU Underwriting Agencies Pty Ltd
Broker	Whitbread Insurance Brokers
Premium	4099.55

Cover Type	**Amount of Cover**
Common Area Contents	19,320
Damage (i.e. Building) Policy	1,932,000
Fidelity Guarantee Insurance	250,000
Government Audit Costs	25,000
Government Audit Costs - Appeal Expenses	100,000
Government Audit Costs - Legal Defense Expenses	100,000
Loss of Rent	289,800
Lot Owner's Fixtures and Improvements	250,000
Machinery Breakdown Insurance	10,000
Office Bearers Liability Insurance	5,000,000
Property, Death and Injury (Public Liability)	30,000,000
Voluntary Workers Insurance	3,000/300,000

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OWNERS CORPORATION CERTIFICATE

(Continued)
As at 28th May 2026
For Plan No. PS504385S - Lot 3

9. CONTINGENT LIABILITIES

The owners corporation has no contingent liabilities arising from legal proceedings not otherwise shown or budgeted for in items 3, 5 or 6 above.

10. CONTRACTS OR AGREEMENTS AFFECTING COMMON PROPERTY

The owners corporation has not or do not intend in the foreseeable future to enter into any contracts affecting the common property.

11. AUTHORITIES OR DEALINGS AFFECTING COMMON PROPERTY

The owners corporation has not granted any authorities or dealings affecting the common property.

12. AGREEMENTS TO PROVIDE SERVICES

The owners corporation has not made any agreements to provide services to lot owners and occupiers or the general public for a fee.

13. NOTICES, ORDERS OR LEGAL PROCEEDINGS

The owners corporation currently has no orders, notices or legal proceedings served in the last 12 months that have not been satisfied

14. CURRENT OR FUTURE PROCEEDINGS

The owners corporation is not currently a party to any proceedings or is aware of any circumstances which may give rise to proceedings.

15. APPOINTMENT OF AN ADMINISTRATOR

The owners corporation is not aware of an application or a proposal for the appointment of an administrator.

16. PROFESSIONAL MANAGER DETAILS

Name of Manager:	Ace Body Corporate Management (Bendigo)
ABN / ACN:	21 550 870 924
Address of Manager:	12 Condon Street Kennington Victoria 3550
Telephone:	03 5442 3433
Facsimile:	
E-mail Address:	bendigo@bendigo.acebcm.com.au

17. ADDITIONAL INFORMATION

Nil.

Docusign Envelope ID: 8544FB31-9D75-4166-A873-D60DCBFABAC0

OWNERS CORPORATION CERTIFICATE

(Continued)
As at 28th May 2026
For Plan No. PS504385S - Lot 3

SIGNING

The common seal of Plan No. PS504385S, was affixed and witnessed by and in the presence of the registered manager in accordance with Section 20(1) and Section 21(2A) of the Owners Corporations Act 2006.

Registered Manager

Full name: Brian Figg
Company: BPF Enterprises Pty Ltd
Address of registered office: 12 Condon Street Kennington Victoria 3550

28/05/2026

Date



Common Seal
of Owners Corporation

Docusign Envelope ID: 8544FB31-9D75-4166-A873-D60DCBFABAC0

ACE BODY CORPORATE MANAGEMENT

PROFESSIONAL PERSONAL SERVICE

Minutes of Annual General Meeting

Owners Corporation PS504385S (81 Osborne St, Flora Hill)

On:_____Monday, 27 October 2025
Time: _____5.00pm
Venue:_____Ace Body Corporate Management – 2/12 Condon Street, Kennington VIC 3550 & ZOOM/TELECONFERENCE

1.	**Election of Chairperson for AGM** ***Resolved*** that Carolyn Robinson would act as Chairperson and Minute-taker for this meeting. For: All Against: Nil Carried	
2.	**Attendance:** Lot 2…..Dean Elliott Lot 3…..Victoria Wearne Lot 4…..Lisa Gray Lot 5…..Anne-Maree Palmer Lot 6…..Peter Petrou & Vicki Rogers **Proxy Holders:** Nil	Also in attendance: Carolyn Robinson - Ace Body Corporate Management **Apologies:** Nil
3.	**Confirmation of Entitlement to Vote** Owners present are financial and are entitled to vote.	
4.	**Quorum** A quorum is 50% of Lot Owners represented in person or by proxy. A quorum was achieved at this meeting.	
5.	**Minutes of Previous Annual General Meeting/ Business Arising from Minutes of Previous Annual General Meeting** ***Resolved*** to accept the Minutes of the AGM held 24 October 2024 as circulated as a true and accurate record. For: All Against: Nil Carried	
6.	**Manager's Report** ***Resolved*** to accept the Manager's Report as circulated with Notice of Meeting. For: All Against: Nil Carried	
7.	**Financial Statements – 2024 / 2025** ***Resolved*** to accept the Financial Statements for period to 01/07/24 to 30/06/25 as circulated, as a true and accurate record. For: All Against: Nil Carried	
8.	**Election of Committee, Chairperson & Secretary** The Manager advised that under the Owners Corporation Act (VIC) 2006, as the Owners Corporation had less than 10 lots it was not mandatory to form a Committee, notwithstanding there are advantages in doing so. A Chairperson/Secretary still needed to be elected and recorded. ***Resolved*** not to form a Committee and to re-elect Peter Petrou (Lot 6) as Chairperson and the Manager, Brian Figg, would assume the role as Secretary, but with no voting rights. For: All Against: Nil Carried	

Franchisee: BPF Enterprises Pty Ltd t/a Ace Body Corporate Management (Bendigo & Shepparton)
Phone: **(03) 5442**
PO Box 617 Bendigo VIC 3552
bendigo@acebodycorp.com.au www.acebodycorp.com.au
ABN 21 550 870 924
Member of the Strata Community Australia (Vic)

9. General Business

i Insurance Review

Current policy with CHU Underwriting Agency Pty Ltd Policy No HU0006054787 was outlined in the Manager's Report as covering buildings for $1,932,000 and public liability at $30M. The Policy is due for renewal on 7/11/25. The Manager tabled competitive insurance quotes sourced from Whitbread Insurance Brokers for consideration by members at the meeting.

- CHU Underwriting Agencies Pty Ltd - $4,099.55 (Current Insurer)
- Hutch Underwriting Pty Ltd - $4,069.76
- Strata Community Insurance - $4,340.00
- Strata Unit Underwriting Agency – $5,778.25
- Flex Insurance - $3,972.08

Noted by Meeting that the broker, Whitbread Insurance Brokers, recommended renewal of insurance with existing insurer CHU Underwriting Agencies.

Resolved :-

- to renew CHU Underwriting Agency Pty Ltd - Insurance Policy No: HU0006054787 with building sum insured of $1,932,000 and Public Liability over the common property at $30M at the new annual premium of $4,099.55 covering the period 7/11/25 to 7/11/26.
- That the building sum insured, currently $1,932,000 was considered sufficient by Lot Owners on a replacement and reinstatement basis and aligns with the Insurance Valuation Report undertaken by QIA on 28/9/22 plus 5% CPI.
- That an excess on any claim of $1,000.00 would be payable by the lot owner making the claim for damage to their unit.
- a copy of the new insurance certificate of currency to be sent out to all members once received.
- that the Owners Corporation provide **informed consent** for Whitbread Insurance Brokers as the insurance broker, to obtain quotations from insurers including commission in relation to the placement, renewal, and variation of the strata insurance policy. A portion of this commission may be shared with Ace Body Corporate Management – Bendigo & Shepparton, as an Authorised Representative of the insurance broker as per the terms of your management contract. The exact amount or percentage of commission payable will be disclosed in the Insurance Report provided with each renewal or quotation. The Owners Corporation further authorises the Managing Agent to retain records of this consent on behalf of the strata scheme for compliance with ASIC regulatory requirements.
- Financial Services Regulations – a Product Disclosure Statement ("PDS") & Financial Services Guide ("FSG") is held with Owners Corporation records and is available upon request. Should the Owners Corporation change its existing insurance provider a PDS and FSG will be sent to each lot owner not later than 5 days after the policy commencement date and a cooling off period of 7 days applies

For: All Against: Nil Carried

Explanatory Note: -

Under the Corporations Act 2001, Australian Financial Services (AFS) licensees and their Authorised Representatives who provide personal advice to retail clients for general insurance products – such as those for strata and community title schemes – and receive commissions for those products must obtain the schemes informed consent before accepting the commission

The Manager discloses that he is an Authorised Representative for Whitbread Insurance Brokers and could receive a commission of no more than 17.50% on the base premium of insurance placed with these companies. The Manager was authorised only to provide Factual or General Advice. We recommend that you refer to the Product Disclosure Statement in order to make your own assessment on whether the product satisfies your needs and objectives. Refer www.chu.com.au

ii Common Property Items / Maintenance

Garden Maintenance - Nature Strip Mowing

***Noted* by meeting** that Loams Lawn Care was currently attending to the common property mowing and nature strip on a monthly basis at $44.00 per visit and that members present at the meeting were supportive of the continuation of the current arrangements for the ensuing 12 months.

Maintenance

Issuing of Work Orders to Contractors

Resolved that the Manager is authorised, on behalf of the Owners Corporation, to issue Work Orders for maintenance to the common property on basis that the nominated contractor:-

- is a business registered for tax purposes in Australia (has an ABN)
- maintains a minimum $10.0m Public & Product Liability Insurance Cover
- if an employer, maintains relevant Work Cover Insurance
- provides to ACE Body Corporate Management a completed and signed Contractors Safe Working Agreement with a copy of Insurance(s) as per above prior to undertaking any work on the common property.

For: All Against: Nil Carried

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		Safety Manager restated to Lot Owners their duty of care, as far as practical, to ensure that the common property is a safe environment for persons to enter and exit, and that should they become of any risks or hazards that they be reported to the Manager or Chairperson for review and action. **Independent Safety Report for Common Property** Consideration to obtaining an independent Safety Report for the Common Property of Owners Corporation PS504385S to identify any safety risks or hazards that require review/attention. ***Resolved*** by the Owners Corporation not to obtain an independent Safety Report for the Common Property and that the members would self-manage the safety risk on the common property. For: All Against: Nil Carried
	iii	**Owners Corporation Budget and Fees** A Proposed Budget for the Administrative Fund for financial year 01/07/25 to 30/06/26 was circulated with Notice of Meeting to raise $6,390.00 sufficient to cover budgeted expenses. ***Resolved*** to raise Administrative Fund Income to $6,390.00 for the financial year 01/07/25 to 30/06/26, with such levies based on "Lot Liability" being $1,065.00 per lot per annum, and payable in two instalments first of $650.00 due 31/8/25 (already issued) and second of $415.00 due by 28/2/2026. For: All Against: Nil Carried
	iv	**Disputes/Complaints/Breaches** **Owners Corporations Act 2006 – Part 10 – Dispute Resolution and Section 159 – Report to Annual General Meeting** Manager advised meeting that no complaints, disputes or breaches of rules had been reported to the office of the Manager.
	v	**Penalty Interest Rate** **R*esolved*** that pursuant to Section 29 of the Owners Corporations Act 2006 the Owners Corporation may charge penalty interest at the current rate prescribed by Section 2 of the Penalty Interest Rate Act 1983 on any fees owed by a lot owner to the Owners Corporation after the due date for fees and charges. For: All Against: Nil Carried **Debt Collection Policy** ***Resolved*** that the Owners Corporation Manager is authorised from time to time to take such action as may be necessary or desirable to recover arrears of contributions and other debts, including penalties, interest, legal and other costs, owing to the owners corporation by lot owners, mortgagees in possession and former lot owners and, subject to legislative restrictions but otherwise without limitation, to: i) Make demands ii) Engage the services of a suitably qualified person or iii) The services of a Solicitor and they be engaged at the scale fees; iv) Commence and prosecute legal proceedings: For: All Against: Nil Carried
	vi	**Other Business:** **External Appearance of Lot 1** ***Noted by meeting*** that the front gardens of Lot 1 are extremely overgrown by large weeds and is in need of urgent attention. This is negatively impacting the overall appearance of the complex. The manager advised she would write to the Owners of Lot 1 and the current Property Manager Ray White, requesting they provide the tenants with a copy of the Model Rules for the property, and also requesting their involvement to ensure that the gardens are maintained satisfactorily on a regular basis.

There being no further business the meeting closed at 5.46 pm



Carolyn Robinson
Ace Body Corporate Management
27 October 2025

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Approved Annual Budget

Administrative Fund

Owners Corporation for Plan No. PS504385S

1 July 2025 to 30 June 2026

81 Osborne Street Flora Hill VIc 3550

Approved Budget

Expenditure	**Budget 07/25 - 06/26**
Administrative Fees & Charges - Strata Software - My Strata Pty Ltd	118.98
Garden/Lawn Maintenance	500.00
Insurance Premiums	4,099.55
Strata Manager - disbursements	300.00
Strata Manager - management fees	1,355.00
Total Administrative Fund Expenditure	**6,373.53**

Administrative Fund Summary		**Budget 07/25 - 06/26**	
Opening balance (Surplus)		2,677.87	
Expenditure during budget period		6,373.53	
		3,695.66	
Less	Additional revenue during budget period	0.00	
Plus	Planned surplus at end of budget period	2,694.34	
			Per Ent
Budgeted levies to be raised $		**6,390.00**	106.5000

Total Lot Liability 60

*May include insurance contributions

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Model rules applying to Owners Corporation – PS504385S (Osborne Street)

1Health, safety and security

1.1 Health, safety and security of lot owners, occupiers of lots and others

A lot owner or occupier must not use the lot, or permit it to be used, so as to cause a hazard to the health, safety and security of an owner, occupier, or user of another lot.

1.2 Storage of flammable liquids and other dangerous substances and materials

(1) Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.

(2) This rule does not apply to—

(a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or

(b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

An owner or occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers or users of other lots.

1.4 Smoke penetration

A lot owner or occupier in a multi-level development must ensure that smoke caused by the smoking of tobacco or any other substance by the owner or occupier, or any invitee of the owner or occupier, on the lot does not penetrate to the common property or any other lot.

1.5 Fire safety information

A lot owner must ensure that any occupier of the lot owner's lot is provided with a copy of fire safety advice and any emergency preparedness plan that exists in relation to the lot prior to the occupier commencing occupation of the lot.

2 Committees and sub-committees

2.1 Functions, powers and reporting of committees and sub-committees

A committee may appoint members to a sub-committee without reference to the owners corporation.

3 Management and administration

3.1 Metering of services and apportionment of costs of services

(1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.

(2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.

(3) Subrule (2) does not apply if the concession or rebate—

(a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or

(b) is paid directly to the lot owner or occupier as a refund.

4 Use of common property

4.1 Use of common property

(1) An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.

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(2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for the owner or occupier's own purposes as a garden any portion of the common property.

(3) An approval under subrule (2) may state a period for which the approval is granted.

(4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.

(5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.

(6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

(7) The owners corporation may impose reasonable conditions on a lot owner's right or an occupier's right to access or use common property to protect the quiet enjoyment, safety and security of other lot owners, including but not limited to imposing operating hours on facilities such as gymnasiums and swimming pools.

4.2 Vehicles and parking on common property

An owner or occupier of a lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle—

(a) to be parked or left in parking spaces situated on common property and allocated for other lots; or

(b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or

(c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

4.3 Damage to common property

(1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.

(2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.

(3) An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.

(4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.

(5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

5 Lots

5.1 Change of use of lots

An owner or occupier of a lot must give written notification to the owners corporation if the owner or occupier changes the existing use of the lot in a way that will affect the insurance premiums for the owners corporation.

Example

If the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes.

5.2 External appearance of lots

(1) An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.

(2) An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.

(3) The owners corporation cannot unreasonably prohibit the installation of sustainability items on the exterior of the lot, including by prohibiting the installation of a sustainability item only on aesthetic grounds.

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(4) The owners corporation may require that the location of a sustainability item, or the works involved in installing a sustainability item, must not unreasonably disrupt the quiet enjoyment of other lot owners or occupiers or impede reasonable access to, or the use of, any other lot or the common property.

(5) The owners corporation may impose reasonable conditions on the installation of a sustainability item on the exterior of the lot related to the colour, mounting and location of the sustainability item provided that these conditions do not increase the cost of installing the sustainability item or reduce its impact as a sustainability item.

5.3 Requiring notice to the owners corporation of renovations to lots

An owner or occupier of a lot must notify the owners corporation when undertaking any renovations or other works that may affect the common property and/or other lot owners' or occupiers' enjoyment of the common property.

6 Behaviour of persons

6.1 Behaviour of owners, occupiers and invitees on common property

An owner or occupier of a lot must take all reasonable steps to ensure that guests of the owner or occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

6.2 Noise and other nuisance control

(1) An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.

(2) Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

7 Dispute resolution

(1) The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.

(2) The party making the complaint must prepare a written statement in the approved form.

(3) If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.

(4) If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.

(5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 28 calendar days after the dispute comes to the attention of all the parties.

(5A) A meeting under subrule (5) may be held in person or by teleconferencing, including by videoconference.

(6) A party to the dispute may appoint a person to act or appear on the party's behalf at the meeting.

(6A) Subject to subrule (6B), the grievance committee may elect to obtain expert evidence to assist with the resolution of the dispute.

(6B) The grievance committee may obtain expert evidence to assist with the resolution of a dispute if the owners corporation or the parties to the dispute agree in writing to pay for the cost of obtaining that expert evidence.

(7) If the dispute is not resolved, the grievance committee or owners corporation must notify each party of the party's right to take further action under Part 10 of the **Owners Corporations Act 2006**.

(8) This process is separate from and does not limit any further action under Part 10 of the **Owners Corporations Act 2006**.

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Level 21, 150 Lonsdale Street
Melbourne VIC 3000

GPO 3208, Melbourne VIC 3001

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	**HU**0006054787
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	07/11/2025 to 07/11/2026 at 4:00pm
The Insured	OWNERS CORPORATION PLAN NO. PS 504385
Situation	81 OSBORNE STREET FLORA HILL VIC 3550

Sections

Section 1 – Insured Property

Building: $1,932,000
Common Area Contents: $19,320
Loss of Rent & Temporary Accommodation (total payable): $289,800
Lot Owners' Fixtures and Improvements (per lot): $250,000

Optional Extensions:
Catastrophe Insurance Sum Insured: Not Selected
Machinery Breakdown: $10,000
Lot Owners' Contents inclusion (per lot): Not Selected

Section 2 – Liability to Others

Sum Insured: $30,000,000

Section 3 – Voluntary Workers

Death: $300,000
Total Disablement: $3,000 per week

Section 4 – Fidelity Guarantee

Sum Insured: $250,000

Section 5 – Office Bearers' Legal Liability

Sum Insured: $5,000,000

Section 6 – Government Audit Costs and Legal Expenses

Government Audit Costs: $25,000
Appeal expenses – common property health & safety breaches: $100,000
Legal Defence Expenses: $100,000

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070, AFSL 243261) on behalf of the insurer: QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).

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Flood Cover is included.

Date Printed 31/10/2025

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-0725 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

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Schedule 3—Statement of advice and information for prospective purchasers and lot owners

Regulation 17

What is an owners corporation?

The lot you are considering buying is part of an owners corporation. Whenever a plan of subdivision creates common property, an owners corporation is responsible for managing the common property. A purchaser of a lot that is part of an owners corporation automatically becomes a member of the owners corporation when the transfer of that lot to the purchaser has been registered with Land Use Victoria.

If you buy into an owners corporation, you will be purchasing not only the individual property, but also ownership of, and the right to use, the common property as set out in the plan of subdivision. This common property may include driveways, stairs, paths, passages, lifts, lobbies, common garden areas and other facilities set up for use by owners and occupiers. In order to identify the boundary between the individual lot you are purchasing (for which the owner is solely responsible) and the common property (for which all members of the owners corporation are responsible), you should closely inspect the plan of subdivision.

How are decisions made by an owners corporation?

As an owner you will be required to make financial contributions to the owners corporation, in particular for the repair, maintenance and management of the common property. Decisions as to the management of this common property will be the subject of collective decision making. Decisions as to these financial contributions, which may involve significant expenditure, will be decided by a vote.

Owners corporation rules

The owners corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, occupiers or guests and grievance procedures. You should look at the owners corporation rules to consider any restrictions imposed by the rules.

Lot entitlement and lot liability

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of owners corporation expenses that each lot owner is required to pay. Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

Further information

If you are interested in finding out more about living in an owners corporation, you can contact Consumer Affairs Victoria. If you require further information about the particular owners corporation you are buying into, you can inspect that owners corporation's information register.

Management of an owners corporation

An owners corporation may be self-managed by the lot owners or professionally managed by an owners corporation manager. If an owners corporation chooses to appoint a professional manager, it must be a manager registered with the Business Licensing Authority (BLA).

IF YOU ARE UNCERTAIN ABOUT ANY ASPECT OF THE OWNERS CORPORATION OR ANY DOCUMENTS YOU HAVE RECEIVED IN RELATION TO THE OWNERS CORPORATION YOU SHOULD SEEK EXPERT ADVICE.

Owners Corporations Regulations 2018

S.R. No. 154/2018

Version incorporating amendments as at
1 December 2021