Vendor Statement

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

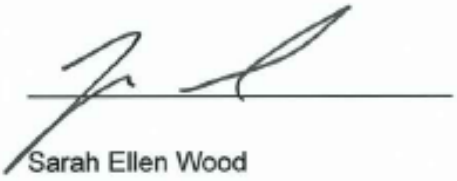
This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

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

Land	UNIT 4, 54 STERNBERG STREET, KENNINGTON VIC 3550

Vendor's name Simon Christopher Harvey Wood Date 20 / 11 / 25

Vendor's signature



Vendor's name Sarah Ellen Wood Date 20 / 11 / 25

Vendor's signature



Purchaser's name Date / /

Purchaser's signature

Purchaser's name Date / /

Purchaser's signature

1. FINANCIAL MATTERS

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

(a) ☒ Are contained in the attached 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. 121.4
(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 documents

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

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

3.2 **Road Access**

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

3.3 **Designated Bushfire Prone Area**

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

3.4 **Planning Scheme**

☒ Attached is a certificate with the required specified information.

4. NOTICES

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

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

Not Applicable

4.2 **Agricultural Chemicals**

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

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)

Copy of Title
Copy of Plan

Agreement AN321280R
Owners Corporation Report
Property Report
Planning Report
Mines Certificate
Land Information Certificate
Water Information Statement
Land Tax Certificate
Owners Corporation Certificate
Residential Lease Agreement

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)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

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

VOLUME 11932 FOLIO 010 Security no : 124129851996E
Produced 12/11/2025 05:20 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 748611X.
PARENT TITLES :
Volume 11604 Folio 046 Volume 11811 Folio 480
Created by instrument PS748611X 15/11/2017

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
SARAH ELLEN WOOD
SIMON CHRISTOPHER HARVEY WOOD both of 100 NEALE STREET KENNINGTON VIC 3550
AU373520T 24/05/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY656178R 02/12/2024
MACQUARIE BANK 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
AN321280R 29/11/2016

DIAGRAM LOCATION

SEE PS748611X 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 4 54 STERNBERG STREET KENNINGTON VIC 3550

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 02/12/2024

OWNERS CORPORATIONS

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The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS748611X

DOCUMENT END

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PLAN OF SUBDIVISION

EDITION 1

PS 748611X

Location of Land

Parish: SANDHURST **At:** BENDIGO

Township: --------

Section: 39C

Crown Allotment: 11 (PART), 12 (PART) & 15 (PART)

Crown Portion: --------

Title Reference: VOL. FOL.
VOL.11604 FOL.046

Last Plan Reference: LOT 3 PS723834R & LOT 2 PS736439A

Postal Address: 54 STERNBERG STREET
(at time of subdivision) KENNINGTON 3550

MGA Co-ordinates: E 258 270 Zone: 55
(of approx. centre of land in plan) N 5 928 000 GDA 94

Council Name: Greater Bendigo City Council

Council Reference Number: SC/341/2015/2/A
Planning Permit Reference: DSD/341/2015
SPEAR Reference Number: S088595T

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 18/08/2016

Public Open Space

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

Digitally signed by: Peter O'Brien for Greater Bendigo City Council on 30/08/2017

Statement Of Compliance issued: 30/08/2017

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
NIL	NIL

Notations

Depth Limitation:
15.24 METRES BELOW THE SURFACE APPLIES TO CROWN ALLOTMENTS 11 & 12
15 METRES BELOW THE SURFACE APPLIES TO CROWN ALLOTMENT 15 ONLY

Survey: This plan is based on survey

Staging: This is a staged plan of subdivision

Planning Permit No. DSD/341/2015

This survey has been connected to permanent mark(s): 80, 761 & 1483

In Proclaimed Survey Area No. 34 (SANDHURST)

Notations

For details of any Owners Corporations including purpose, responsibility, entitlement and liability see Owners Corporation search report, Owners Corporation additional information and, if applicable, Owners Corporation rules

Boundaries defined by buildings are shown by thick continuous lines

Location of Boundaries Defined by Buildings:
Median - Boundaries marked 'M'
External face - All other boundaries

Easement Information

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

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/In Favour Of
E-1 & E-3	DRAINAGE	SEE DIAG	PS723834R	CITY OF GREATER BENDIGO
E-2 & E-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	PS723834R - SECTION 136 WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-4 & E-6	PIPELINES OR ANCILLARY PURPOSES	2.50	PS736439A - SECTION 136 WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-5 & E-6	DRAINAGE	SEE DIAG	PS736439A	CITY OF GREATER BENDIGO

Tomkinson Group
PROJECT MANAGERS DEVELOPMENT PLANNERS
LICENSED SURVEYORS CIVIL ENGINEERS
FREECALL: 1300 350 580 TEL: (03) 5445 8700 FAX: (03) 5441 3648
PO BOX 421, BENDIGO 3552 57 MYERS STREET, BENDIGO 3550
WEB: www.tomkinson.com EMAIL: bendigo@tomkinson.com
ISO 9001:2008 FS520488

SURVEYOR'S FILE REF: 1071703 VERSION 02
PLOTTED 22-08-2016 P.J.L.

ORIGINAL SHEET SIZE: A3

Sheet 1 of 2 Sheets

Digitally signed by: Christopher Scott Franks (Tomkinson Group - Bendigo), Surveyor's Plan Version (2), 22/08/2017, SPEAR Ref: S088595T

PLAN REGISTERED
TIME: 3.58 PM DATE: 15 / 11 / 17
D. Rotteveel
Assistant Registrar of Titles

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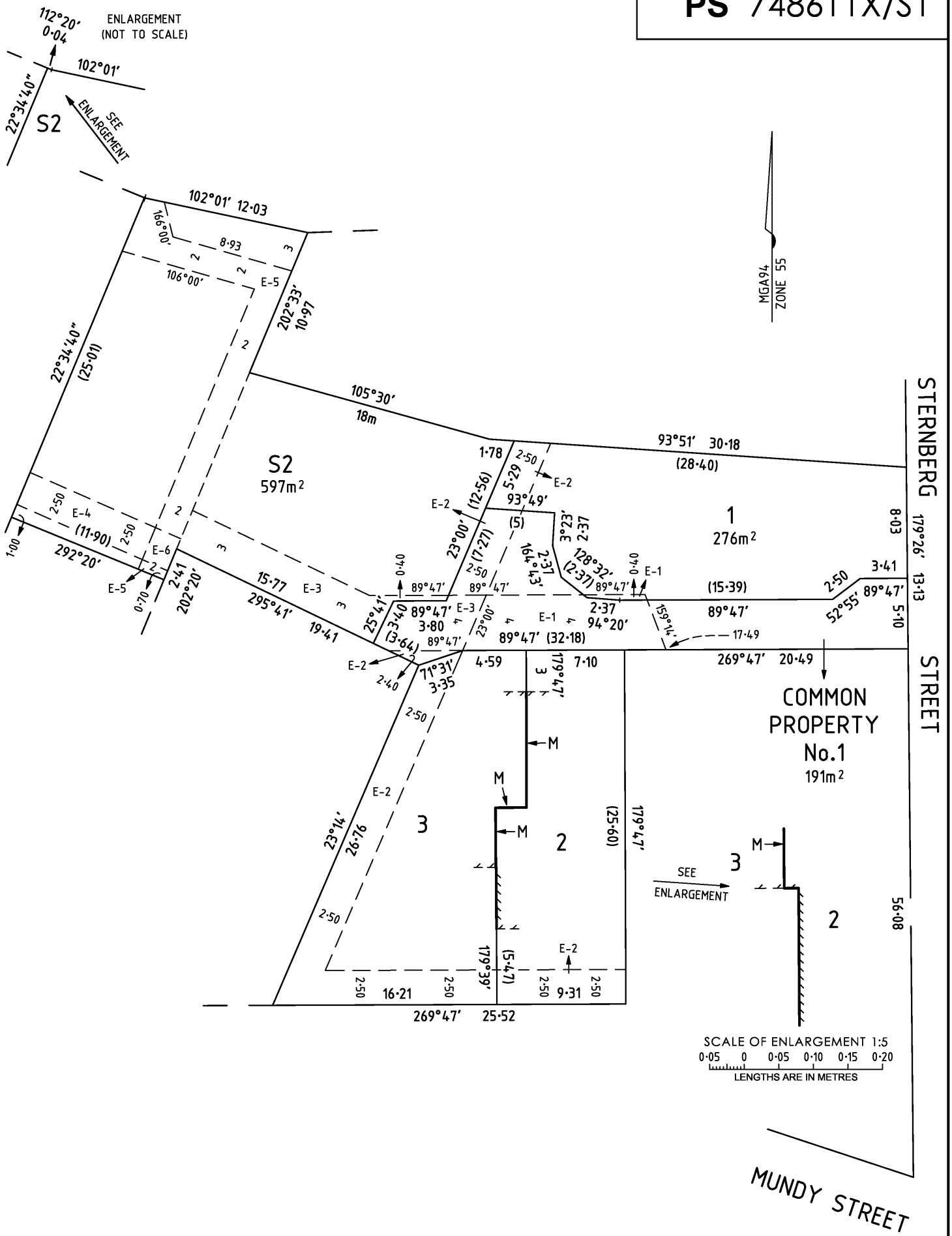
PS 748611X/S1



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1:250	2·5 0 2·5 5 7·5 10 LENGTHS ARE IN METRES	A3	1071703	02	22-08-2016 P.J.L. Sheet 2

Digitally signed by: Christopher Scott Franks (Tomkinson Group - Bendigo),
Surveyor's Plan Version (2),
22/08/2017, SPEAR Ref: S088595T

Digitally signed by:
Greater Bendigo City Council,
30/08/2017,
SPEAR Ref: S088595T

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29/11/2016 $92.70 173

Name: BECK LEGAL PTY. LTD.
Phone: (03) 5445 3333
Ref: JAN 152318-1985
Customer Code: 0469S

FORM 18
Planning and Environment Regulations 2005

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

The Authority having made an agreement referred to in Section 181(1) of the *Planning and Environment Act* 1987 requires a recording to be made in the Register for the land.

LAND

Lots 1, 2, 3 and S2 on plan attached being the land contained in Certificates of Title Volume 11604 Folio 046 and Volume 11811 Folio 480.

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 11 day of November 2016.

.....
Signature for the Responsible Authority

Name of Officer: Craig William Niemann

Office Held : Chief Executive Officer

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AN321280R
29/11/2016 $92.70 173

BECK LEGAL **LAWYERS**

THIS AGREEMENT is made the 11 day of November 2016

PARTIES:

GREATER BENDIGO CITY COUNCIL of Lyttleton Terrace, Bendigo, 3550 in the State of Victoria (hereinafter called "the Responsible Authority") of the first part

AND

GALAXIE DEVELOPMENTS PTY LTD (ACN 160 961 268) whose registered address is care of Strategem Tax and Accounting Services, 35 Mundy Street, Bendigo, 3550 in the said State (hereinafter called "the Owner") of the second part.

WHEREAS:

A. The Owner is the registered proprietor of ALL THOSE pieces of land being Lot 3 on Plan of Subdivision 723834R being the whole of the land described in Certificate of Title Volume 11604 Folio 046 and Lot 2 on Plan of Subdivision 736439A and being the whole of the land described in Certificate of Title Volume 11811 Folio 480 (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 (hereinafter called "the Planning Scheme").

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

D. That on the 13th day of August 2015 the Responsible Authority issued Planning Permit No. DSD/341/2015 (hereinafter called "the Permit") permitting the construction of 5 dwellings and a 6 lot subdivision with common property in accordance with Plan of Subdivision No. 748611X/S1 (hereinafter called the "Plan of Subdivision") and in compliance with the endorsed plans attached to the Permit ("Endorsed Plans").

E. Condition 12 of the Permit provides as follows:

"12. SECTION 173 AGREEMENT – ON SITE DETENTION SYSTEM

Prior to the issue of Statement of Compliance, the applicant/owner must enter into an agreement under section 173 of the Planning & Environment Act 1987.

Such agreement must covenant that:

- The on-site detention system and/or treatment system shall be designed by a qualified engineer and must be approved by the

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29/11/2016 $92.70 173

responsible authority prior to construction.

- Each detention system and/or treatment system must be constructed either prior to, or currently with, the construction of any dwelling on the specified lots. Each system must be completed prior to connection to the responsible authority's drainage system.
- The owner will maintain each on-site detention system and/or treatment system and not modify without prior written approval from the responsible authority.
- The owner shall allow duly authorised officers of the responsible authority to inspect the systems at mutually agreed times.
- The Owner will pay for all costs associated with the construction and maintenance of each onsite detention and/or treatment system."

F. Condition 24 of the Permit provides as follows:

"24. COMPLETION OF DEVELOPMENT

Before a statement of compliance is issued for the subdivision:

(a) the dwelling(s) approved under this permit must be constructed to a state of practical completion to the satisfaction of the responsible authority; or

(b) the owner must enter into an agreement under section 173 of the *Planning & Environment Act 1987* that covenants that the lots created by the subdivision will only be developed in accordance with the plans endorsed under this permit. The agreement will end upon completion of the development shown in the endorsed plans."

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

H. The Agreement is to be registered on the relevant Certificates of Title of the Land comprised in the Plan of Subdivision.

I. It is intended by the parties hereto that this Agreement is to run with the Land comprised in the Plan of Subdivision so as to bind the Owner for itself, its transferees and successors in title as Owner or Owners for the time being of the Land comprised in the Plan of Subdivision.

J. The parties acknowledge that this Agreement provides for:-

(a) matters intended to satisfy Conditions 12 and 24 of the Permit;

(b) matters intended to achieve and advance the objectives of planning in Victoria; and

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(c) matters intended to achieve and advance the objectives of planning in the Greater Bendigo Planning Scheme and is made pursuant to Section 173 of the Planning and Environment Act 1987 (hereinafter called "the Act").

K. In pursuance of Conditions 12 and 24 of the Permit and in further pursuance of the provisions of the Act, 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:-

The Owner **HEREBY COVENANTS AND AGREES** with the Responsible Authority as follows:-

ON SITE DETENTION SYSTEM

1.1 The Owner and any successive owner of the Land comprised in the Plan of Subdivision will develop the Land in accordance with the Permit and the Owner must advise all prospective purchasers of the Land or any part thereof that :-

(a) the on-site detention system shall be designed by a qualified engineer and must be approved by the Responsible Authority prior to construction;

(b) the on-site detention system must be constructed either prior to, or currently with, the construction of any dwelling on the specified lots of the Plan of Subdivision;

(c) the on-site detention system must be completed prior to connection to the Responsible Authority's drainage system;

(d) the Owner will maintain the on-site detention system and not modify without prior written approval from the Responsible Authority;

(e) The Owner shall allow duly authorised officers of the Responsible Authority to inspect the on-site detention system at mutually agreed times; and

(f) The Owner will pay for all costs associated with the construction and maintenance of the on-site detention system.

AN321280R 29/11/2016 $92.70 173

COMPLETION OF DEVELOPMENT

1.2 The Owner and any successive owner of the Land hereby covenant that the lots created by the subdivision of the Land will only be developed in accordance with the Permit and the Endorsed Plans.

1.3 The Owner agrees that its obligations contained in clause 1.2 herein

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expire upon completion of the development in accordance with the Permit and the Endorsed Plans.

1.4 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.

1.5 The Agreement is to be registered on the relevant Certificates of Title of the Land comprised in the Plan of Subdivision.

1.6 It is intended by the parties hereto that this Agreement is to run with the Land comprised in the Plan of Subdivision so as to bind the Owner for itself, its transferees and successors in title as Owner or Owners for the time being of the Land comprised in the Plan of Subdivision.

2. The parties hereby agree as follows:-

2.1 The Responsible Authority shall as soon as practicable after the execution of this Agreement make application to the Registrar of Titles pursuant to the Act to register this agreement on the relevant Certificates of Title to the Land .

2.2 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 Owner 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 day after the day of posting.

2.3 This Agreement commences from the date of this Agreement, and if no date is specified, the date the Permit was issued.



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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 :

GREATER BENDIGO CITY COUNCIL INCORPORATED 7 APR 1994
THE COMMON SEAL OF

.....
Chief Executive Officer
Craig William Niemann
Lyttleton Terrace Bendigo 3550

EXECUTED by **GALAXIE DEVELOPMENTS PTY LTD (ACN 160 961 268)** in accordance with section 127 of the *Corporations Act 2001 (Cth)*

AN321280R
29/11/2016 $92.70 173

Director.....
Full name: Thomas Park
Usual Address: 51 Solomon St BSO East

Director.....
Full name: TREVOR REDVERS JOHN ELLIOTT
Usual Address: 49 HOPETOUN STREET, BENDIGO

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DATED 2016

GREATER BENDIGO CITY COUNCIL

-AND-

GALAXIE DEVELOPMENTS PTY LTD

SECTION 173 AGREEMENT

BECK LEGAL
Lawyers
165-171 Hargreaves Street
BENDIGO VIC 3550
Ph: (03) 5445 3333
Fax: (03) 5445 3355
Ref: 152318-1985

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PLAN OF SUBDIVISION

EDITION 1

AN321280R
29/11/2016 $92.70 173

Location of Land

Parish: SANDHURST **At:** BENDIGO

Township: ——

Section: 39C

Crown Allotment: 11 (PART), 12 (PART) & 15 (PART)

Crown Portion: ——

Title Reference: VOL. FOL.
VOL.11604 FOL.046

Last Plan Reference: LOT 3 PS723834R & LOT 2 PS736439A

Postal Address: 54 STERNBERG STREET
(at time of subdivision) KENNINGTON 3550

MGA Co-ordinates: E 258 270 Zone: 55
(of approx. centre of land in plan) N 5 928 000 GDA 94

Council Name: CITY OF GR

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
NIL	NIL

Notations

Depth Limitation:
15.24 METRES BELOW THE SURFACE APPLIES TO CROWN ALLOTMENTS 11 & 12
15 METRES BELOW THE SURFACE APPLIES TO CROWN ALLOTMENT 15 ONLY

Survey: This plan is based on survey

Staging: This is a staged plan of subdivision

Planning Permit No. DSD/341/2015

This survey has been connected to permanent mark(s): 80, 761 & 1483

In Proclaimed Survey Area No. 34 (SANDHURST)

Notations

For details of any Owners Corporations including purpose, responsibility, entitlement and liability see Owners Corporation search report, Owners Corporation additional information and, if applicable, Owners Corporation rules

Boundaries defined by buildings are shown by thick continuous lines

Location of Boundaries Defined by Buildings:
Median - Boundaries marked 'M'
External face - All other boundaries

Easement Information

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

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 & E-3	DRAINAGE	SEE DIAG	PS723834R	CITY OF GREATER BENDIGO
E-2 & E-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	PS723834R - SECTION 136 WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-4 & E-6	PIPELINES OR ANCILLARY PURPOSES	2.50	PS736439A - SECTION 136 WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-5 & E-6	DRAINAGE	SEE DIAG	PS736439A	CITY OF GREATER BENDIGO

Tomkinson Group
PROJECT MANAGERS DEVELOPMENT PLANNERS
LICENSED SURVEYORS CIVIL ENGINEERS
FREECALL: 1300 350 580 TEL: (03) 5445 8700 FAX: (03) 5441 3648
PO BOX 421, BENDIGO 3552 57 MYERS STREET, BENDIGO 3550
WEB: www.tomkinson.com EMAIL: bendigo@tomkinson.com
ISO 9001:2008 FS520488

SURVEYOR'S FILE REF: 1071703 VERSION 01
PLOTTED 04-07-2016 P.J.L.

ORIGINAL SHEET SIZE: A3

CHRISTOPHER SCOTT FRANKS

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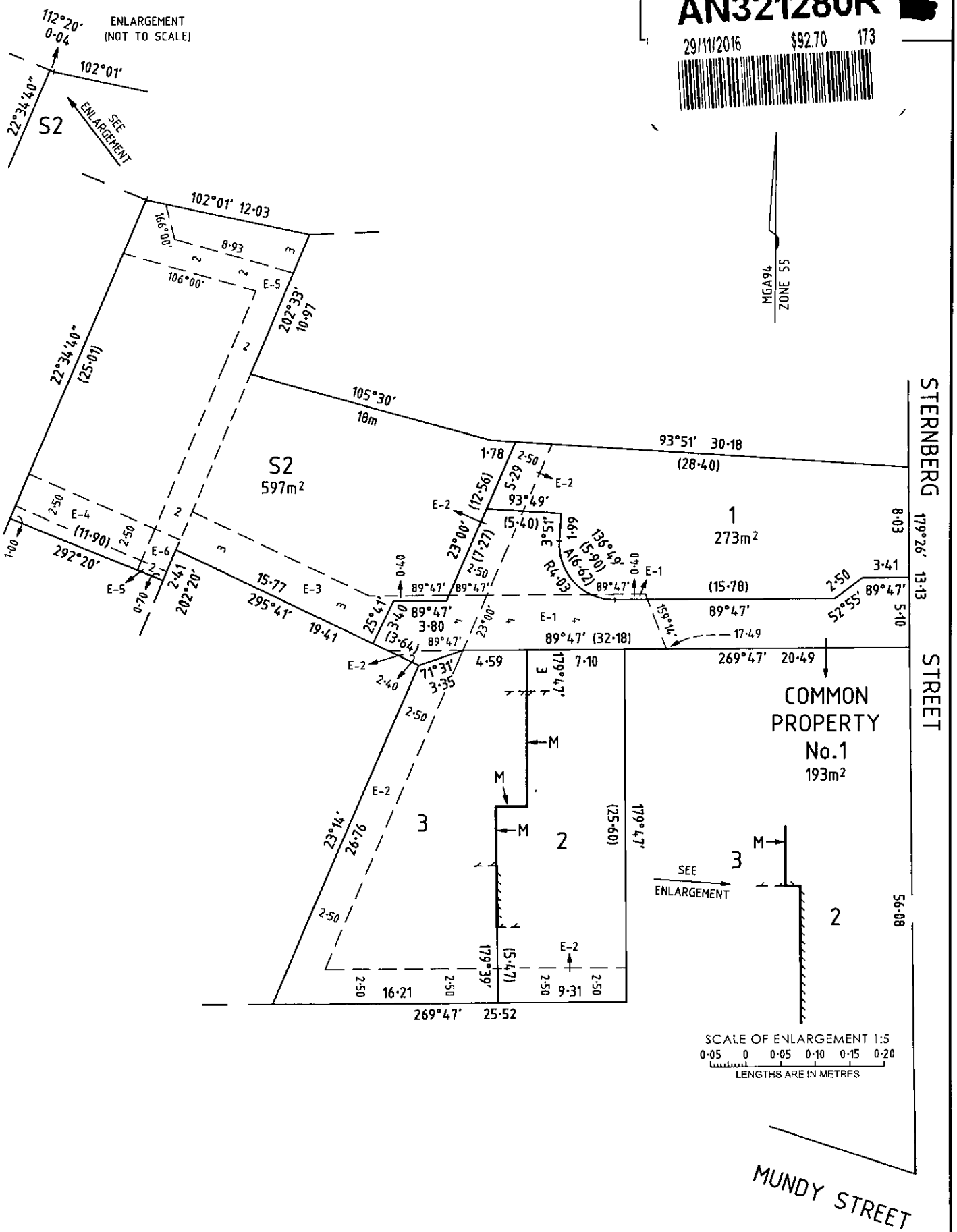
AN321280R
29/11/2016 $92.70 173



Tomkinson Group PROJECT MANAGERS DEVELOPMENT PLANNERS LICENSED SURVEYORS CIVIL ENGINEERS FREECALL: 1300 360 580 TEL. (03) 5445 6700 FAX: (03) 5441 3648 PO BOX 421, BENDIGO 3552 57 MYERS STREET, BENDIGO 3550 WEB: www.tomkinson.com EMAIL: bendigo@tomkinson.com	SCALE 1:250	2·5 0 2·5 5 7·5 10 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	SURVEYORS REF No. 1071703	VER 01	PLOTTED 04-07-2016 P.J.L. Sheet 2
	CHRISTOPHER SCOTT FRANKS					

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS748611X

The land in PS748611X is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property 1, Lots 2, 3, S2.

Limitations on Owners Corporation:
Unlimited

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

AR697391V 27/11/2018

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:
OC037083L 15/11/2017

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 2	25	25
Lot 3	25	25
Lot S2	50	50
Total	**100.00**	**100.00**

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.

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
Locked bag 20005, Melbourne 3001, DX 210189
ABN 86 627 986 396

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 12/11/2025 05:20:36 PM

OWNERS CORPORATION 1
PLAN NO. PS748611X

Statement End.

Secure Electronic Registries Victoria (SERV), Level 13, 697 Collins Street Docklands 3008
Locked bag 20005, Melbourne 3001, DX 210189
ABN 86 627 986 396

PROPERTY REPORT

Energy, Environment and Climate Action

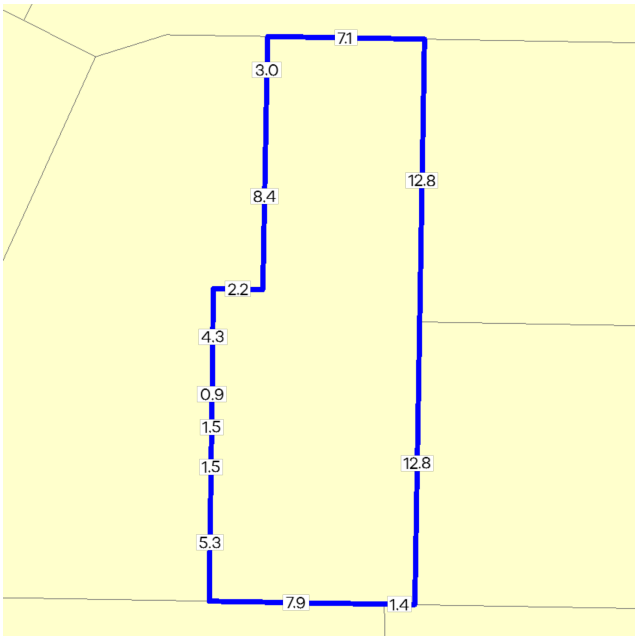
Created at 13 November 2025 11:40 AM

PROPERTY DETAILS

Address:	**4/54 STERNBERG STREET KENNINGTON 3550**
Lot and Plan Number:	**Lot 2 PS748611**
Standard Parcel Identifier (SPI):	**2\PS748611**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**244820**
Directory Reference:	**Vicroads 607 U7**

SITE DIMENSIONS

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



Area: 213 sq. m
Perimeter: 70 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.

4 overlapping dimension labels are not being displayed

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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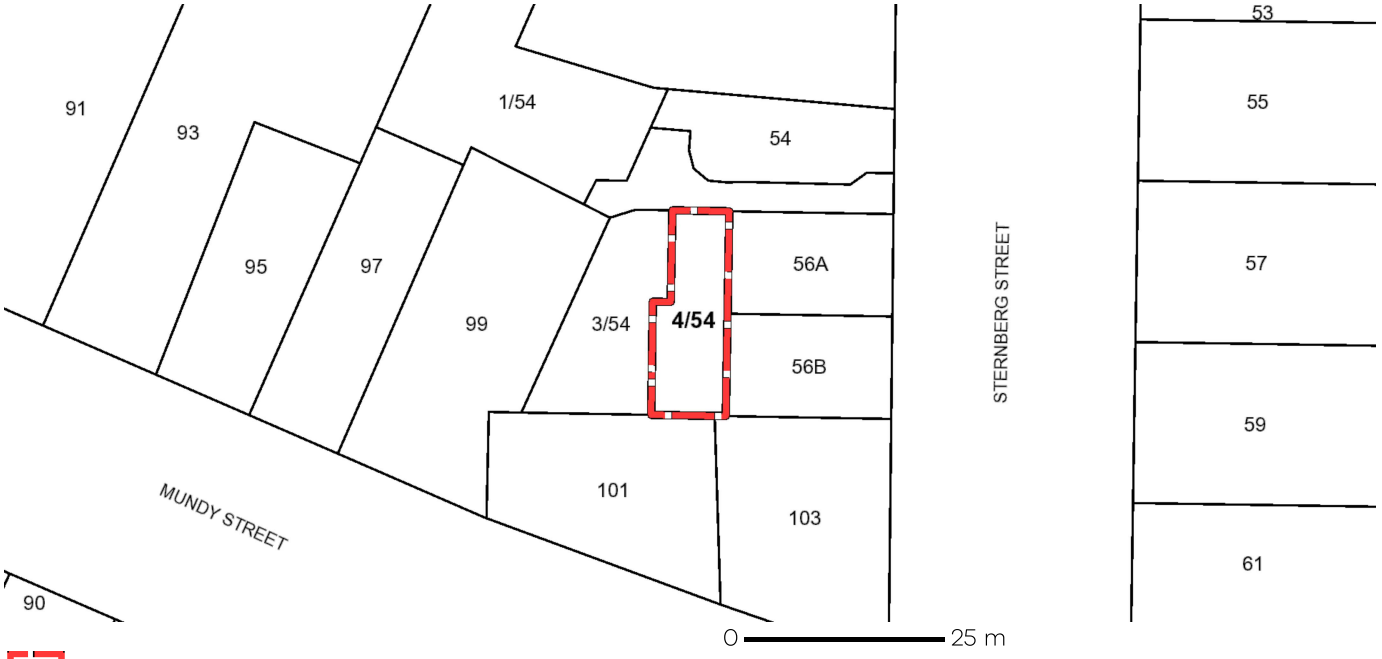
PROPERTY REPORT

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 13 November 2025 11:40 AM

PROPERTY DETAILS

Address:	**4/54 STERNBERG STREET KENNINGTON 3550**
Lot and Plan Number:	**Lot 2 PS748611**
Standard Parcel Identifier (SPI):	**2\PS748611**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**244820**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 607 U7**

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**

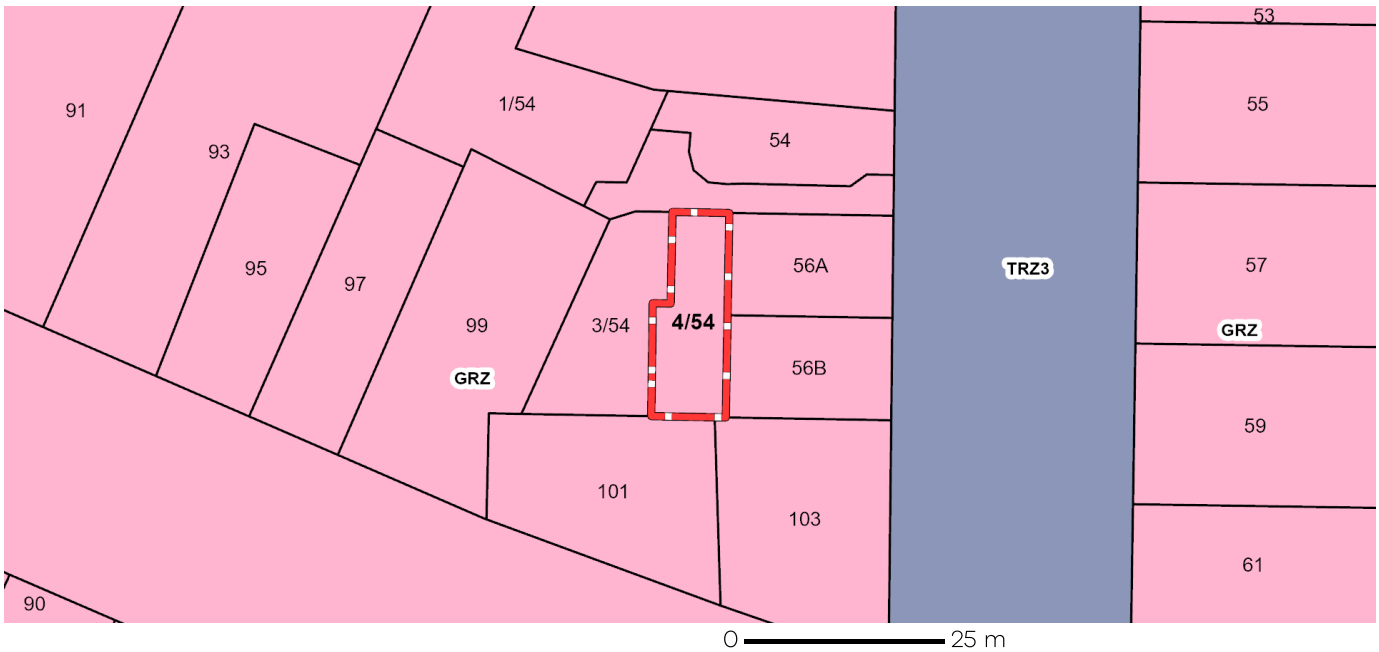
OTHER

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
TRZ3 - Significant Municipal Road

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

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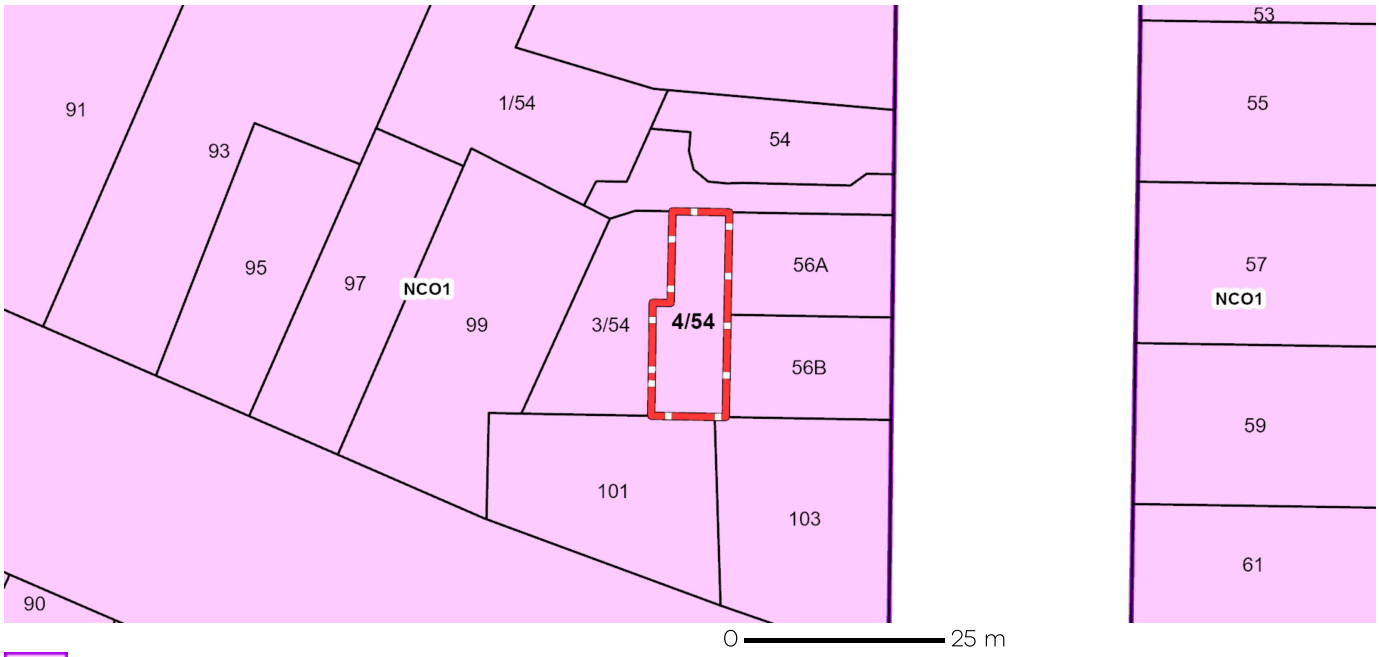
PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlay

NEIGHBOURHOOD CHARACTER OVERLAY (NCO)
NEIGHBOURHOOD CHARACTER OVERLAY - SCHEDULE 1 (NCO1)



NCO - Neighbourhood Character Overlay

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

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PLANNING PROPERTY REPORT

Department of Transport and Planning

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to https://heritage.achris.vic.gov.au/aavQuestion1.aspx

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation



Aboriginal Cultural Heritage

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PLANNING PROPERTY REPORT

Department of Transport and Planning

Further Planning Information

Planning scheme data last updated on 6 November 2025.

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

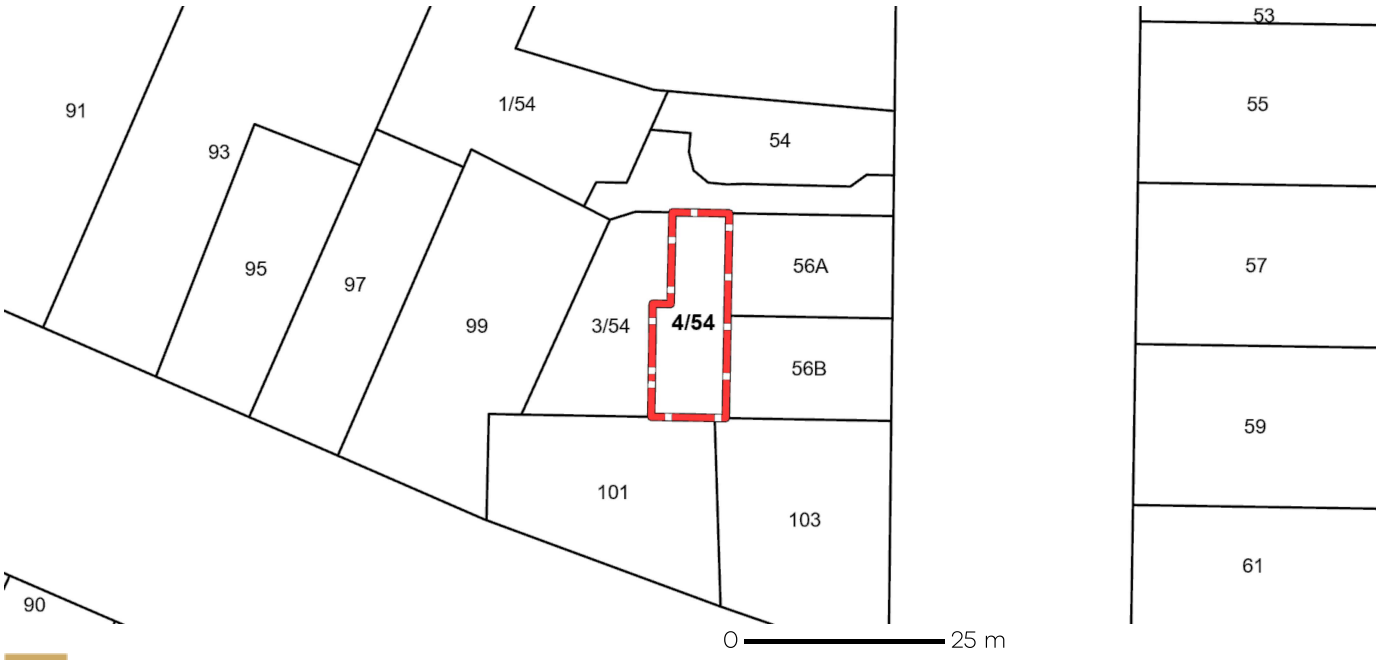
Department of Transport and Planning

Designated Bushfire Prone Areas

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

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

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



Designated Bushfire Prone Areas

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

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

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

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

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

Native Vegetation

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

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

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

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HISTORIC MINING ACTIVITY
Form No. 692

13 November, 2025

Property Information:

Address: 4/54 STERNBERG STREET KENNINGTON 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

CITY OF GREATER BENDIGO

Issue Date: 17 November 2025
Your Reference: 78752013-017-1:91250
Certificate Number: 139625

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Land Information Certificate

This Certificate is issued under Section 121 of the Local Government Act 2020. 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.

PROPERTY ADDRESS:	4/54 Sternberg Street, KENNINGTON 3550
PARCEL DETAILS:	Lot 2 PS 748611X
AVPCC:	121.4 - Townhouse

ASSESSMENT NUMBER 202697 9

Site Value	$169,000	Level of Valuation	01-Jan-2025
Capital Improved Value	$630,000	Valuation Operative	01-Jul-2025
Net Annual Value	$31,500	Basis of Rate	C.I.V.

RATES & CHARGES	CURRENT AMOUNT LEVIED
General Rates	$1,858.85
Garbage Charge	$461.00
Emergency Services and Volunteer Fund	$244.95
TOTAL LEVIED	**$2,564.80**
Arrears Outstanding	$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	$0.00
TOTAL OUTSTANDING	**$1,923.80**

Other Property Debt -	**$0.00**

Total Outstanding for Property **$1,923.80**

Note: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 the back of this Certificate for Prescribed, General and Other Information.

KATELYN STONE
SENIOR COORDINATOR RATES & VALUATIONS

BPAY **Biller Code: 268813**
Ref: 2026979

To obtain an updated balance prior to settlement or for any other information regarding this certificate please contact the Rates Team Directly on 03 5434 6262. Notices of Acquisition can be forwarded to acquisitions@bendigo.vic.gov.au

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.

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:
17 November 2025

Your Reference:
78752013-029-4

Settlement Date:
24 November 2025

Information Statement Number:
ISN-0000053432

Property Number:
LOC-000002416

Settlement Payment Reference:
2000000024160

Amount Due:
$277.69

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 4/54 Sternberg Street, Kennington, VIC, 3550

Owner(s):	**Title(s):**
Wood, Simon;Wood, Sarah	Lot 2, Plan of Subdivision, Plan Number 748611X, Volume 11932, Folio 010, Parish of Sandhurst

Account Calculation:	
Fees and Charges	$0.00
Scheme Arrears	$0.00
Total amount in arrears:	$0.00
Calculated charges from last billing date to 24-11-2025 as detailed on the following page/s.	$277.69
Amount Due:	$277.69

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

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

Property Number: LOC-000002416
Service Address: Unit 4/54 Sternberg Street, Kennington, 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-000002233	20mm	26-08-2025	24-11-2025	91	$ 0.7619	$69.33

SEWERAGE SERVICE FEE

Service Number	Date From	Date To	Days	Rate per day	Amount
SP-000002233	26-08-2025	24-11-2025	91	$ 2.2897	$208.36

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. You can view our current charges at https://coliban.com.au /about-us/fees-charges.

* Sewer main (shown in red) traverses land.

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

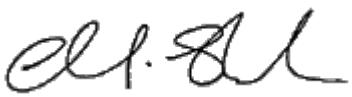
* This Information Statement includes updated figures calculated after special meter read applied.

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

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

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

Regards,



Customer Solutions Department

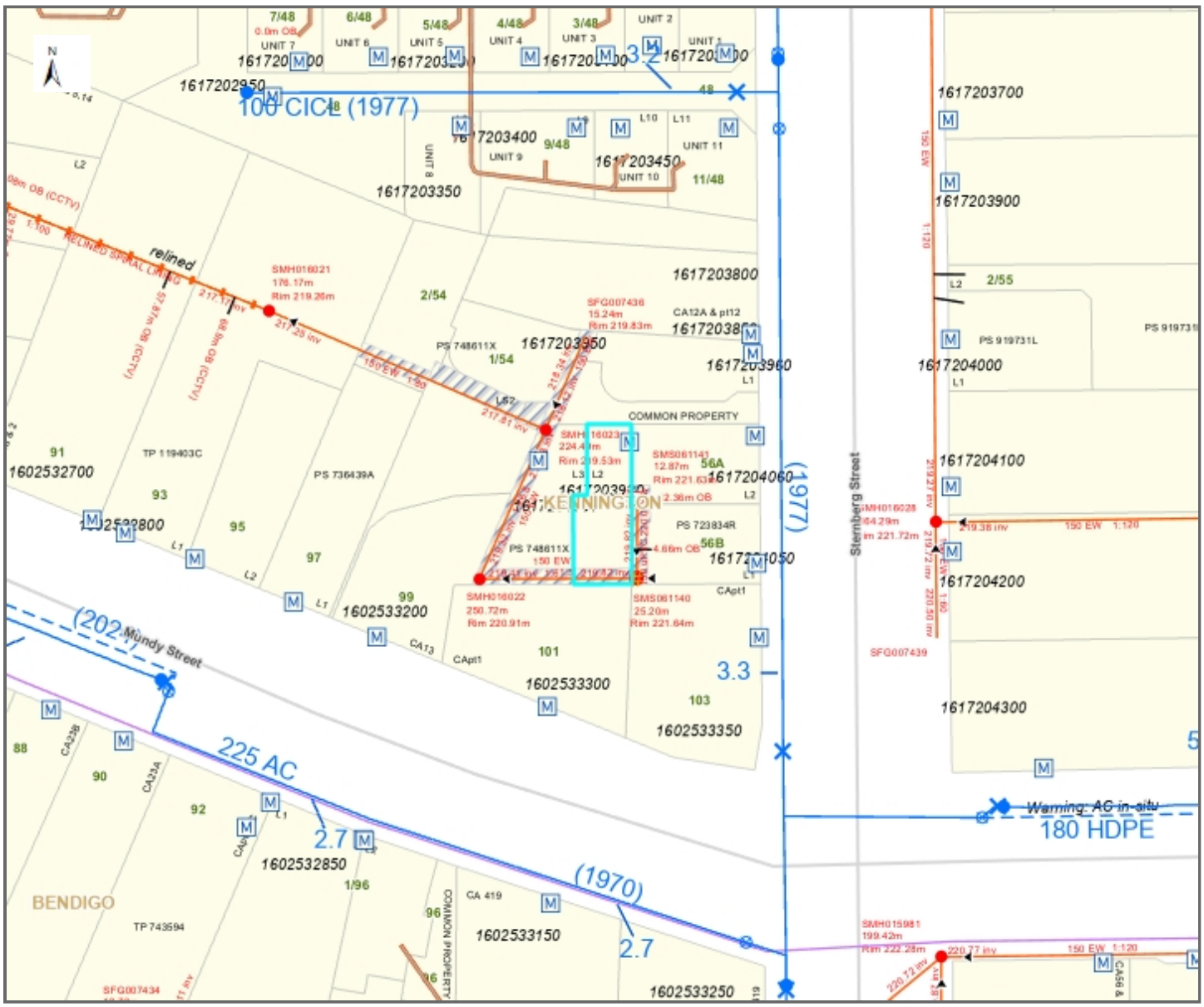
Coliban Region Water Corporation

37-45 Bridge Street Bendigo 3550
Phone 1300 363 200 Fax (03) 5434 1341

PROPERTY REPORT

Property Address: **Unit 4/54 Sternberg Street, Kennington, VIC, 3550**

Date Created: 13-Nov-2025



Disclaimer with respect to the information provided:

Coliban Water makes no representation or warranty regarding the accuracy or completeness of the information in this document. Coliban Water further accepts no responsibility for any omissions or inaccuracies that may exist, and disclaims all liability for any loss or damage which may arise directly or indirectly from reliance on the information in this document, whether or not that loss is caused by any negligence on the part of Coliban Water or its employees.

Scale 1: 1,000

Property Clearance Certificate

Land Tax

INFOTRACK / O'SULLIVAN JOHANSON LAWYERS.

Your Reference:	2025/6793
Certificate No:	94168444
Issue Date:	12 NOV 2025
Enquiries:	ESYSPROD

Land Address: UNIT 4, 54 STERNBERG STREET KENNINGTON VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
44508482	2	748611	11932	10	$0.00

Vendor: SARAH WOOD & SIMON WOOD

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MRS SARAH ELLEN WOOD	2025	$171,000	$975.00	$0.00	$0.00

Comments: Land Tax of $975.00 has been assessed for 2025, an amount of $975.00 has been paid.

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

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):	$650,000
SITE VALUE (SV):	$171,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Notes to Certificate - Land Tax

Certificate No: 94168444

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 = $171,000

Calculated as $975 plus ($171,000 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $6,500.00

Taxable Value = $650,000

Calculated as $650,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 94168444

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: 94168444

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax

INFOTRACK / O'SULLIVAN JOHANSON LAWYERS.

Your Reference:	2025/6793
Certificate No:	94168444
Issue Date:	12 NOV 2025
Enquires:	ESYSPROD

Land Address:	UNIT 4, 54 STERNBERG STREET KENNINGTON VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
44508482	2	748611	11932	10	$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
121.4	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:	$650,000
SITE VALUE:	$171,000
CURRENT CIPT CHARGE:	**$0.00**

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 94168444

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Property Clearance Certificate

Windfall Gains Tax

INFOTRACK / O'SULLIVAN JOHANSON LAWYERS.

Your Reference:	2025/6793
Certificate No:	94168444
Issue Date:	12 NOV 2025

Land Address:	UNIT 4, 54 STERNBERG STREET KENNINGTON VIC 3550

Lot	Plan	Volume	Folio
2	748611	11932	10

Vendor: SARAH WOOD & SIMON WOOD

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

Notes to Certificate - Windfall Gains Tax

Certificate No: 94168444

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: 94168440

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: 94168440

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.

OWNERS CORPORATION CERTIFICATE

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

As at 13th November 2025

1. OWNERS CORPORATION DETAILS

Plan Number:	PS748611X
Address of Plan:	54 Sternberg Street Kennington Vic 3550
Lot Number this statement relates to:	2
Unit Number this statement relates to:	4
Postal Address	PO Box 617 BENDIGO VIC 3552

2. CERTIFICATE DETAILS

Vendor:	Simon Christopher Harvey Wood & Sarah Ellen Wood
Postal Address for Lot 2	100 Neale Street Kennington VIC 3550
Purchaser:	
Person requesting Certificate:	InfoTrack on Behalf of OSullivan Johanson Lawyers
Reference:	(Ref: 25025/6793)
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 2

ADMINISTRATIVE FUND

The annual administrative levy fees for Lot 2 are **400.00 per annum** commencing on 1 December 2024.
Levies for this plan are raised over **1 periods**

Period	Amount	Due Date	Status
01/12/24 to 30/11/25	400.00	01/12/24	Paid
01/12/25 to (no AGM)	400.00	01/12/25	Issued

Maintenance Fund

There are currently no annual Maintenance Fund levy fees payable for Lot 2.

4. CURRENT LEVY POSITION FOR LOT 2

Fund	Balance	Paid To
Administrative	$400.00 DR	30 November 2025
Maintenance Fund	0.00	
BALANCE	**$400.00 DR**	

5. SPECIAL LEVIES

There are currently no special levy fees due for Lot 2.

6. OTHER CHARGES

There are currently no additional charges payable by Lot 2 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 13 November 2025:

Account / Fund	Amount
Administrative Fund	615.53
Maintenance Fund	0.00
TOTAL FUNDS HELD AS AT 13 NOVEMBER 2025	**$615.53**

8. INSURANCE

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

Policy

Policy No.	145U339248BPK
Expiry Date	4-December-2025
Insurance Company	QBE Insurance (Australia) Limited
Broker	Bendigo Insurance Brokers Pty Ltd
Premium	550.00

Cover Type

Property, Death and Injury (Public Liability)

Amount of Cover

20,000,000

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 OR ORDERS

The owners corporation currently has no orders or notices 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

The owners corporation provides the following information for the benefit of the purchaser:

Insurance held by the Owners Corporation is Public Liability insurance only over the common property. All lot owners are responsible for their own buildings cover within their lot boundaries including for any building improvements. It is noted that all allotments are effected by a Section 173 Agreement re the onsite detention system and lot owners should refer to their own legal advice for their responsibilities under the agreement. Please note the Levies contained in this Owners Corporation Certificate (section 3) are based on 2024-2025 Financial Year, as the Annual General Meeting is scheduled to be held early 2026 for this financial year.

SIGNING

The common seal of Plan No. PS748611X, 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

13/11/2025

Date



Common Seal
of Owners Corporation

ACE BODY CORPORATE MANAGEMENT

PROFESSIONAL PERSONAL SERVICE

Minutes of Annual General Meeting

Owners Corporation PS748611X (54 Sternberg Street, Kennington)

On:_____Thursday, 23 January 2025
Time:_____5.00pm
Venue:_____Ace Body Corporate – 2/12 Condon St, Kennington VIC 3550 and ZOOM/TELECONFERENCE

1.	**Election of Chairperson for AGM** ***Resolved*** that John Pemberton would act as Chairperson and Minute-taker for this meeting. For: All Against: Nil Carried	
2.	**Attendance** Lot S2..Rob Greene Lot 3…John & Simone Deane **Apologies:** Lot 2….Simon & Sarah Wood	**Also in attendance**: John Pemberton of Ace Body Corporate Management (Bendigo/Shepparton) **Proxies:** Nil
3.	**Confirmation of Entitlement to Vote** All owners present or represented by proxy were financial as at 23/1/25 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** Minutes of the Annual General Meeting held 29 January 2024 were circulated to all together with notice of meeting.	
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 – 2023 / 2024** ***Resolved*** to accept the Financial Statements for period to 01/12/23 to 26/11/24 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. A Chairperson/Secretary still needed to be elected and recorded. ***Resolved*** not to form a Committee and to re-elect John Deane as Chairperson (pending his comfort to accept) and that 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 3433**
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 cover with QBE Insurance (Australia) Ltd Policy No: 145U339248BPK was outlined in the Manager's Report as arranged through Bendigo Insurance Brokers. The Policy consists of Public Liability Cover of $20m over the Common Property. The policy is due for renewal on 4/12/25. ***Resolved*** • to confirm renewal of Public Liability insurance of $20M over the common property at a premium of $550.00 arranged with Bendigo Insurance Brokers and to meet the legislation requirements. • to confirm insurance within lot boundaries (and including building improvements) remains the responsibility of the Owner. For: All Against: Nil Carried *Any queries on the Public Liability Insurance Policy should be directed to the insurance arranger Bendigo Insurance Brokers as the Manager is not authorised to provide advice on this policy.*
	ii	**Common Property Items** **<u>Common Property Mail Box</u>** ***Noted by meeting*** that Unit 1/54 mailbox flap has been damaged and was in need of repair or replacement. ***Resolved*** that the Owners Corporation would arrange the repair as required. For: All Against: Nil Carried **<u>Entrance to the Common Property Drive (Southern side)</u>** ***Noted by meeting*** that there has been minor render damage at the entrance to the Common Property drive (Southern side of the drive) and that minor render repairs were required. ***Resolved*** that the Owners Corporation would accept the generous offer of the Owners of lot S2 to attend to the repairs as required. For: All Against: Nil Carried **<u>Change to Common Property</u>** ***Noted by meeting*** that the owners of lot S2 would like to amend a section of garden bed, just to the entrance of their garage (i.e. the existing entrance may cause future difficulty with entering and exiting the garage. ***Resolved*** that the Owners Corporation would consent to the owners of lot S2's proposed change to the common property entrance to their garage (effectively reducing the turning circle to enter/exit the garage). For: All Against: Nil Carried **<u>Common Property Parking</u>** ***Noted by meeting*** that under the model rules there was no parking on the Common Property at any time (inclusive of the turning circle). The Manager has invited the support of all owners and their visitors/contractors in this regard. **<u>Maintenance – Issuing of Work Orders to Contractors</u>** ***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

		Safety ***Noted by meeting*** that the Owners Corporation and its members have a duty of care, as far as practical, to ensure that the common property is a safe environment for persons to enter and exit, and should they become aware of any risks or hazards these should be immediately reported to either the chairperson or the Manager for attention. **Independent Safety Report for Common Property** Consideration to obtaining an independent Safety Report for the Common Property of Owners Corporation PS748611X 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 1/12/24 to 30/11/25 was circulated with Notice of Meeting to raise $1,600.00. ***Resolved*** to raise Administrative Fund Income of $1,600.00 for the financial year 01/12/24 to 30/11/25, with such levies based on "Lot Liability" payable in one instalment (being $400 pa for Lots 2 & 3, and $800 pa for Lot S2) and already Issued (due 1/12/24). 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 & Debt Collection Policy** **Re*solved*** 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. • 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 - Nil**

There being no further business the meeting closed at 5.30pm

John Pemberton.

John Pemberton
Ace Body Corporate Management
23/01/2025

Approved Annual Budget

Administrative Fund

Owners Corporation for Plan No. PS748611X

1 December 2024 to 30 November 2025

54 Sternberg Street Kennington Vic 3550

Approved Budget

Expenditure	**Budget 12/24 - 11/25**
Administrative Fees & Charges - Strata Software - My Strata Pty Ltd	72.80
Insurance Premiums	550.00
Strata Manager - disbursements	150.00
Strata Manager - management fees	825.00
Total Administrative Fund Expenditure	**1,597.80**

Administrative Fund Summary		**Budget 12/24 - 11/25**	
Opening balance (Surplus)		766.20	
Expenditure during budget period		1,597.80	
		831.60	
Less	Additional revenue during budget period	0.00	
Plus	Planned surplus at end of budget period	768.40	
			Per Ent
Budgeted levies to be raised $		**1,600.00**	16.0000

Total Lot Liability 100

*May include insurance contributions

Model rules applying to Owners Corporation – PS748611X (Sternberg 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.

(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.

(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**.

QBE Insurance (Australia) Ltd
Head Office
Level 18, 388 George Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545

BUSINESS PACK INSURANCE / CERTIFICATE OF CURRENCY

Policy Number: 45U339248BPK

This certificate acknowledges that the policy referred to is in force for the period shown.

Details of the cover are listed below.

Policy Number:	45U339248BPK
Period of Insurance:	From 04/12/2024 to 04/12/2025 at 4.00pm
Insured Name:	PS748611X
ABN Number	Not Provided

Liability Section			**Sum Insured**	**Excess**
Location:	54 STERNBERG ST KENNINGTON VIC 3550	Liability:	$20,000,000	
Type of Business:	STRATA TITLE RESIDENTIAL PROPE	Property Owner:	Yes	
		Property Damage Excess:		$500

Interested Party: None Noted

Issued by: QBE Australia
Date Issued: 4. December 2024

End of Certificate.

QM1567-0607

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