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	12 BRONWYN COURT, SPRING GULLY VIC 3550

Vendor's name	Megan Elizabeth Bennett	Date 17 / 07 / 2026
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 certificate/s.

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

$0.00	To	

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

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

Not Applicable

1.4 **Sale Subject to Mortgage**

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

Not Applicable

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

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

2. INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable

2.2 **Owner Builder**

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

Not Applicable

3. LAND USE

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

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

unregistered):

☒ Is in the attached copies of title document/s

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

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

3.1 **Road Access**

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

3.2 **Designated Bushfire Prone Area**

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

3.3 **Planning Scheme**

☒ Attached is a certificate with the required specified information.

4. NOTICES

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

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

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):

☒ Are contained in the attached certificate if any

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

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

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 10994 FOLIO 616 Security no : 124136392435G
Produced 09/07/2026 05:07 PM

LAND DESCRIPTION

Lot 172 on Plan of Subdivision 421886E.
PARENT TITLE Volume 10787 Folio 552
Created by instrument PS421886E Stage 7 22/02/2007

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MEGAN ELIZABETH BENNETT of 12 BRONWYN COURT SPRING GULLY VIC 3550
AS713622L 15/11/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN993025G 29/06/2017
BANK AUSTRALIA LTD

COVENANT AG795146J 05/10/2009

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
W832720W 07/06/2000

DIAGRAM LOCATION

SEE PS421886E 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: 12 BRONWYN COURT SPRING GULLY VIC 3550

ADMINISTRATIVE NOTICES

NIL

eCT Control 20000L BANK AUSTRALIA LIMITED
Effective from 15/11/2019

DOCUMENT END

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Document Type	**Plan**
Document Identification	**PS421886E**
Number of Pages (excluding this cover sheet)	**15**
Document Assembled	**09/07/2026 17:07**

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PLAN OF SUBDIVISION

STAGE NO. | LTO use only **EDITION 8** | Plan Number **PS 421886E**

Location of Land

Parish: SANDHURST

Township: ---------

Section: ---------

Crown Allotment: 260D(PT), 260D1(PT), 260G(PT), 260J(PT)

Crown Portion: --------- 260L(PT), 260M(PT) & 260X(PT)

LTO Base Record: LITHO 4 & 4A (3473)

Title Reference: VOL.10166 FOL.169

Last Plan Reference: PS326090E LOT B

Postal Address: (at time of subdivision) KEOGH DRIVE SPRING GULLY, 3550.

AMG Co-ordinates (of approx. centre of land in plan) E 258 130 N 5 924 730 Zone: 55

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
RESERVE No. 1, 2, 3	CITY OF GREATER BENDIGO
ROADS R-1 TO R-7	CITY OF GREATER BENDIGO

Council Certificate and Endorsement

Council Name: CITY OF GREATER BENDIGO Ref: 59-92

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

~~2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section / /~~

~~3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

OPEN SPACE

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

~~(ii) The requirement has been satisfied.~~

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

Council delegate
~~Council seal~~

Date 25/1/99

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

~~Council Delegate~~
~~Council Seal~~

~~Date / /~~

APPLIES TO MASTER PLAN (STAGE 1) ONLY

Notations

Staging This is a staged subdivision
Planning Permit No.

Depth Limitation 15.24 METRES BELOW THE SURFACE APPLIES TO ALL THE LAND IN THIS PLAN EXCEPT FOR C.A.'S 260D2 & 260D3 BEING LIMITED TO 15 METRES BELOW THE SURFACE

LOTS 1 TO 64 (BOTH INCL.) HAVE BEEN OMITTED FROM THIS PLAN

This plan contains a sheet numbered 1A which is the easement information table.

Survey This plan is based on survey

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

Easement Information

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

SEE SHEET 1A FOR EASEMENT INFORMATION

LTO use only

Statement of Compliance/ Exemption Statement

Received ☑

Date 28/5/99

THIS IS AN L.T.O. COMPILED PLAN

CHECKED 7/6/99

GJNewman

Assistant Registrar of Titles

SHEET 1 OF 14 SHEETS

TOMKINSON
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CSQC prepared under a quality system certified as complying with ISO 9001 by an accredited certification body

LICENSED SURVEYOR (PRINT) PAUL THOMAS TOMKINSON

SIGNATURE ..... DATE 21/01/99

REF 816901 VERSION 03

PLOTTED 21/01/99 S.J.G.

DATE 25/1/99

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

PLAN OF SUBDIVISION No: PS421886E

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted / In Favour Of
E-1 & E-7	DRAINAGE	1.83	LP66688	LOTS ON LP66688
E-2	WATER SUPPLY	5	PS326090E	COLIBAN REGION WATER AUTHORITY
E-3, E-6 & E-9	DRAINAGE	SEE DIAG	THIS PLAN	CITY OF GREATER BENDIGO
E-4 & E-8	WATER SUPPLY	SEE DIAG	THIS PLAN	COLIBAN REGION WATER AUTHORITY
E-4	DRAINAGE	SEE DIAG	THIS PLAN	CITY OF GREATER BENDIGO
E-5 & E-6	TRANSMISSION OF ELECTRICITY	SEE DIAG	THIS PLAN	CITY OF GREATER BENDIGO
E-7	DRAINAGE	1.83	THIS PLAN	LOTS ON THIS PLAN
E-9	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG	AG381085L	COLIBAN REGION WATER CORPORATION
E-10	DRAINAGE	SEE DIAG	AG381085L	CITY OF GREATER BENDIGO
E-10	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG	AG381085L	COLIBAN REGION WATER CORPORATION
E-11	PIPELINE OR ANCILLARY PURPOSES	2.50	AG381085L	COLIBAN REGION WATER CORPORATION
E-12	DRAINAGE	6	AG381085L	CITY OF GREATER BENDIGO
E-12	ELECTRICITY	6	AG381085L	POWERCOR AUSTRALIA LTD
E-12	PIPELINE OR ANCILLARY PURPOSES	6	AG381085L	COLIBAN REGION WATER CORPORATION
E-12	WAY, GAS & TELEPHONE	6	AG381085L	LAND IN PS614415W

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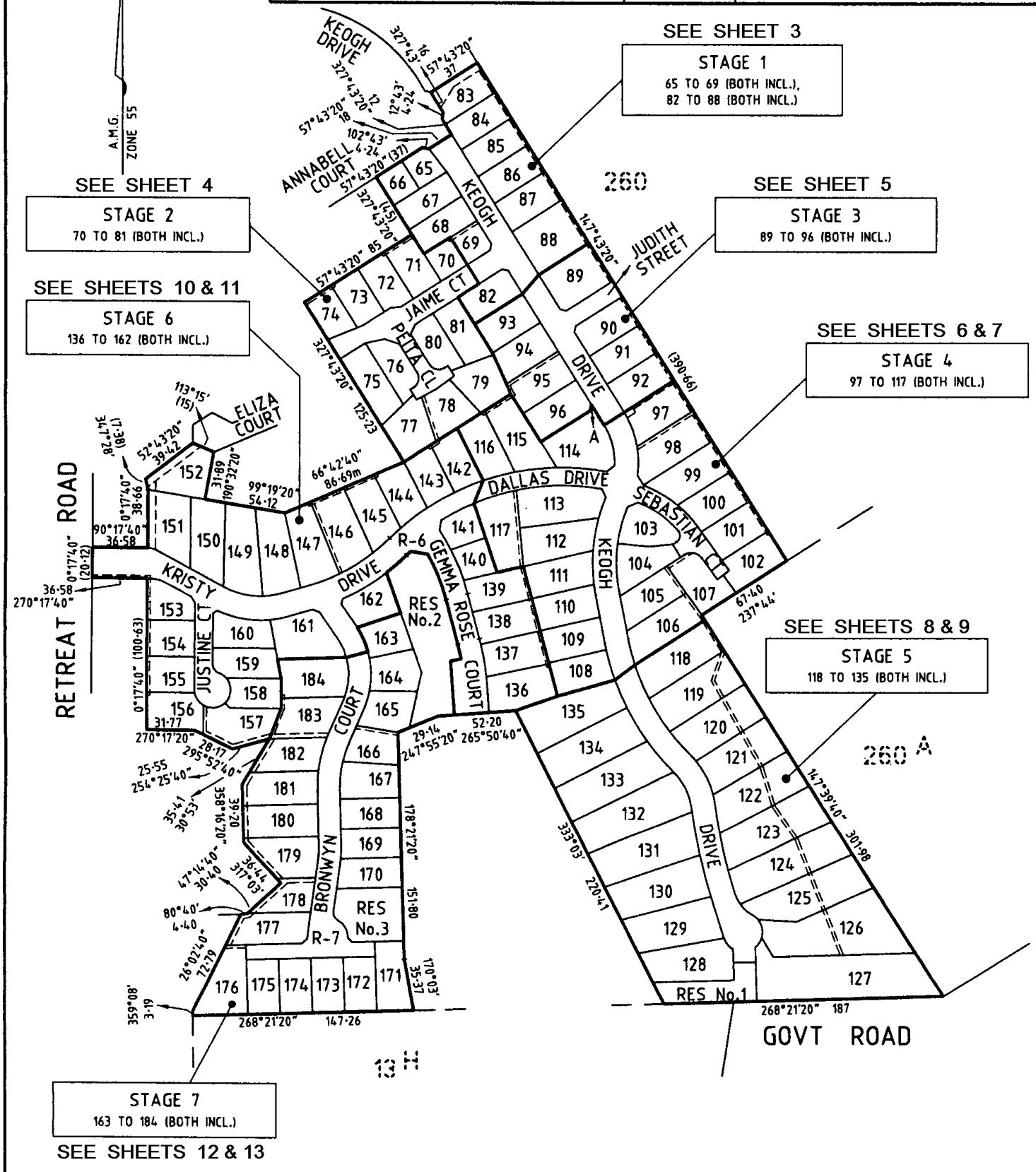
PLAN OF SUBDIVISION

STAGE No. KEY PLAN

PLAN NUMBER **PS421886E**



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25 0 25 50 75 100 125
LENGTHS ARE IN METRES

ORIGINAL SCALE	SHEET SIZE
1:2500	A3

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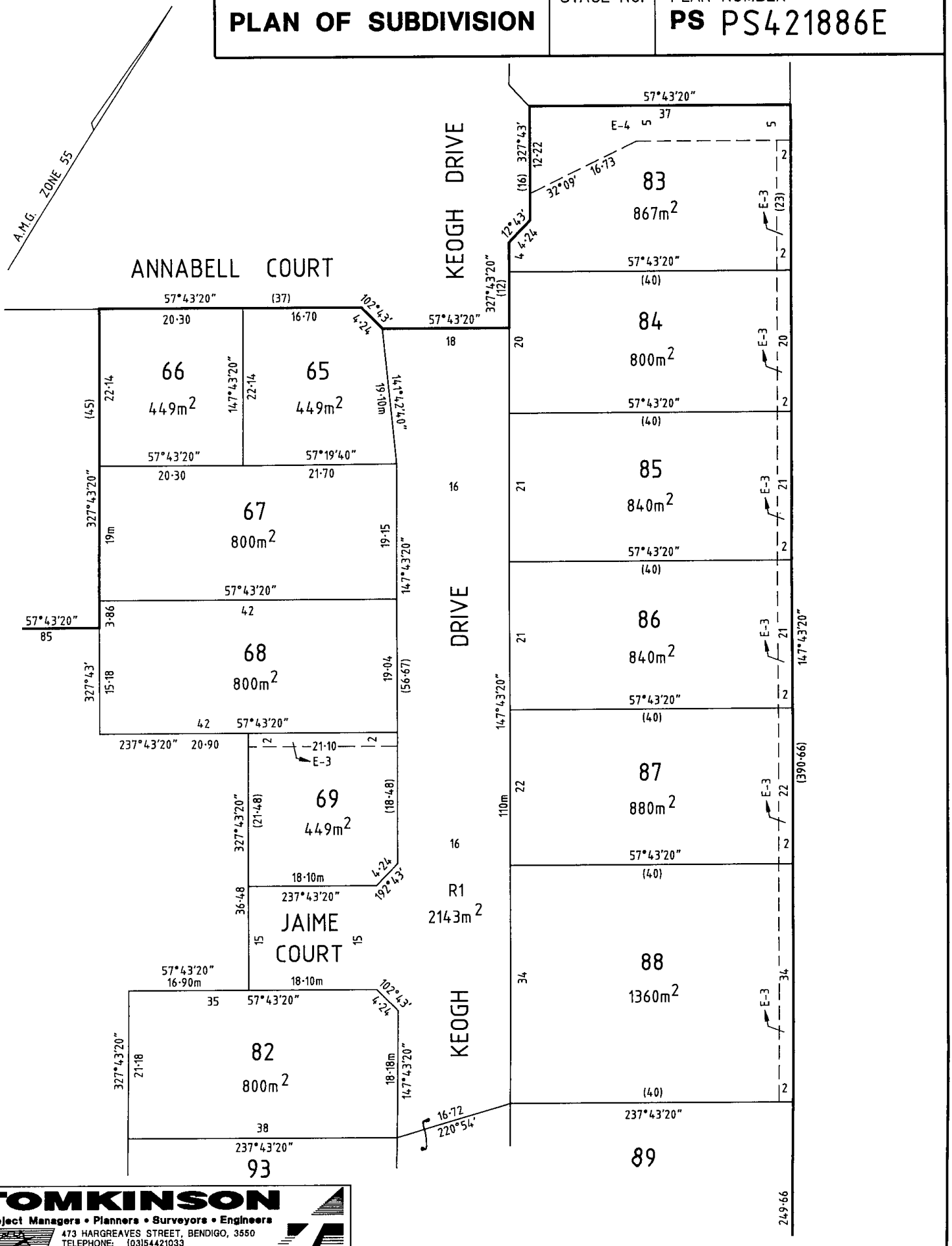
PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS PS421886E



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SCALE 1:500
SHEET SIZE A3

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DATE 21/01/99
REF 816901
VERSION 03
AMENDED 21/01/99 S.J.G.

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PLAN OF SUBDIVISION

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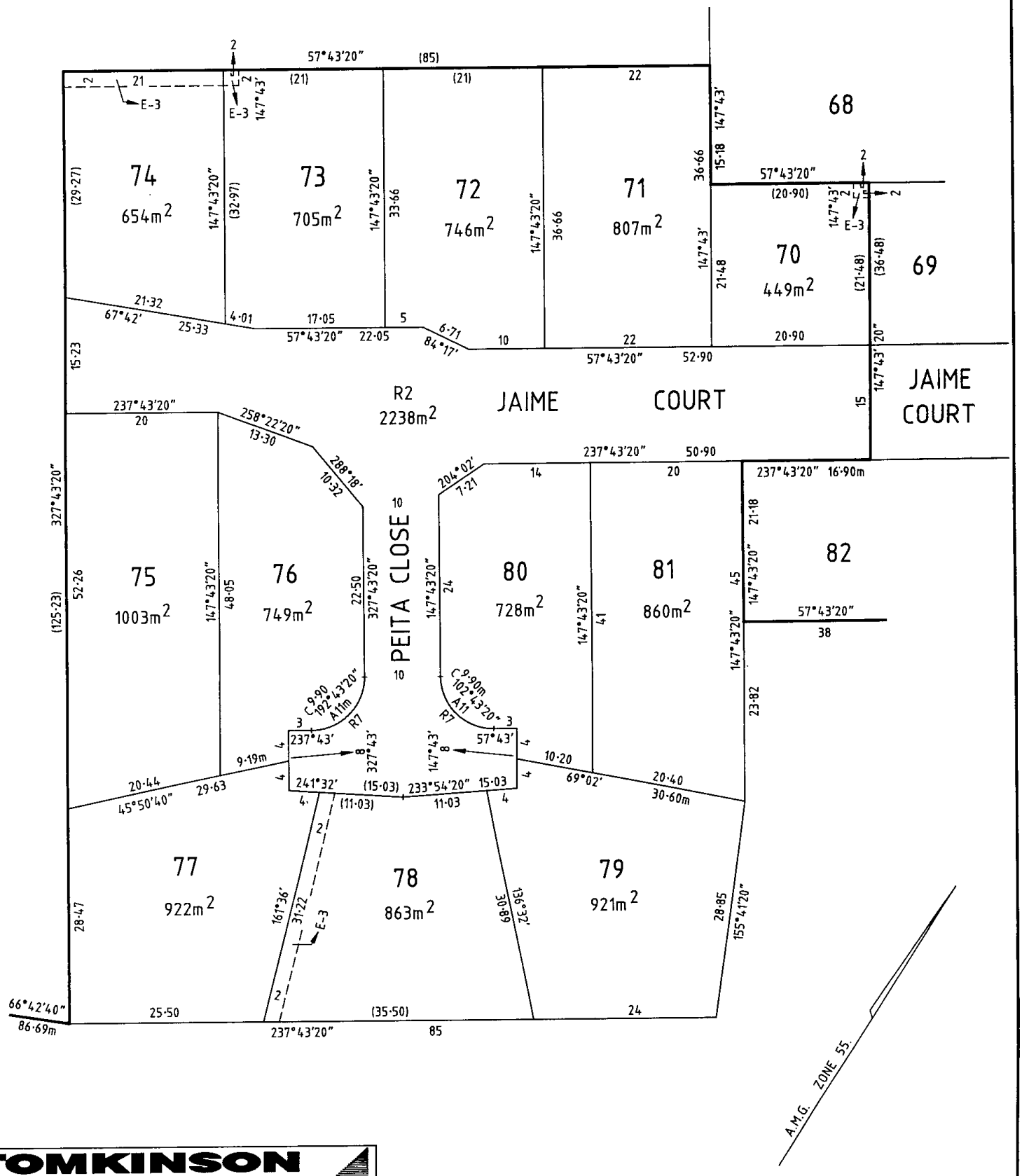
PS 421886E



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LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:500
SHEET SIZE A3

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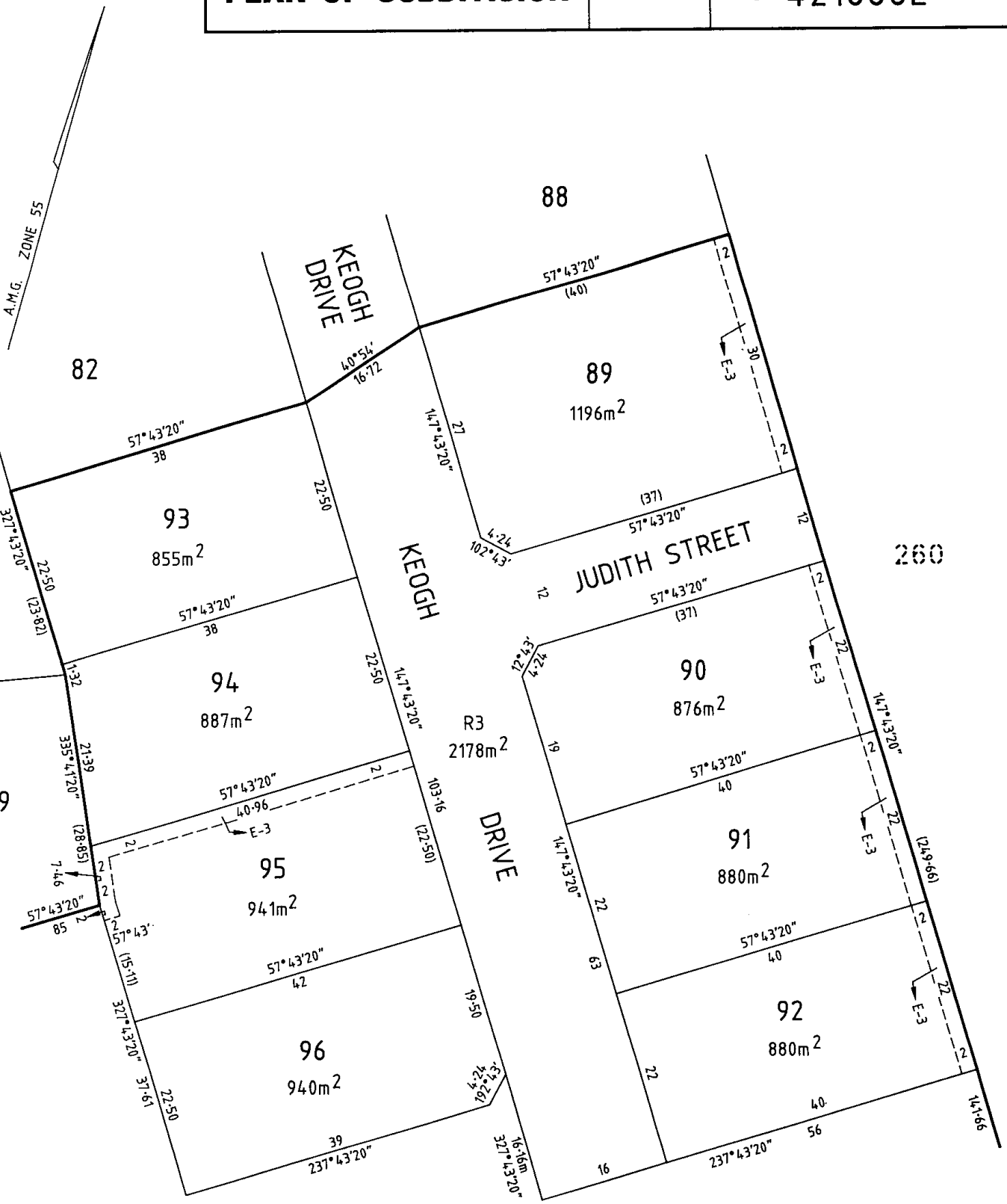
PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER **PS 421886E**



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LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:500
SHEET SIZE A3

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SHEET 5

DATE 19 / 5 /99
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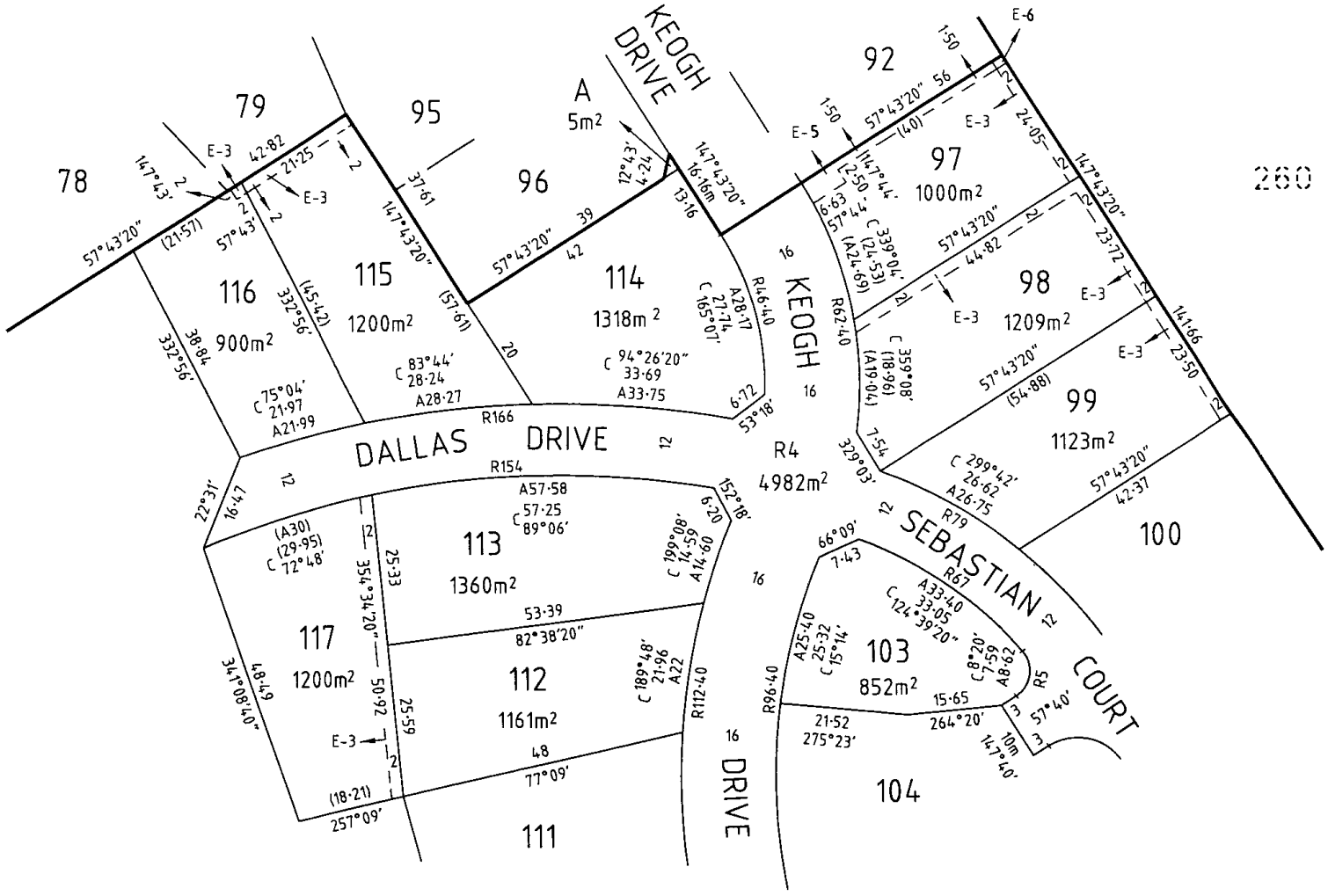
PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 421886E

A.M.G. ZONE 55



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LENGTHS ARE IN METRES

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SCALE: 1:800
SHEET SIZE: A3

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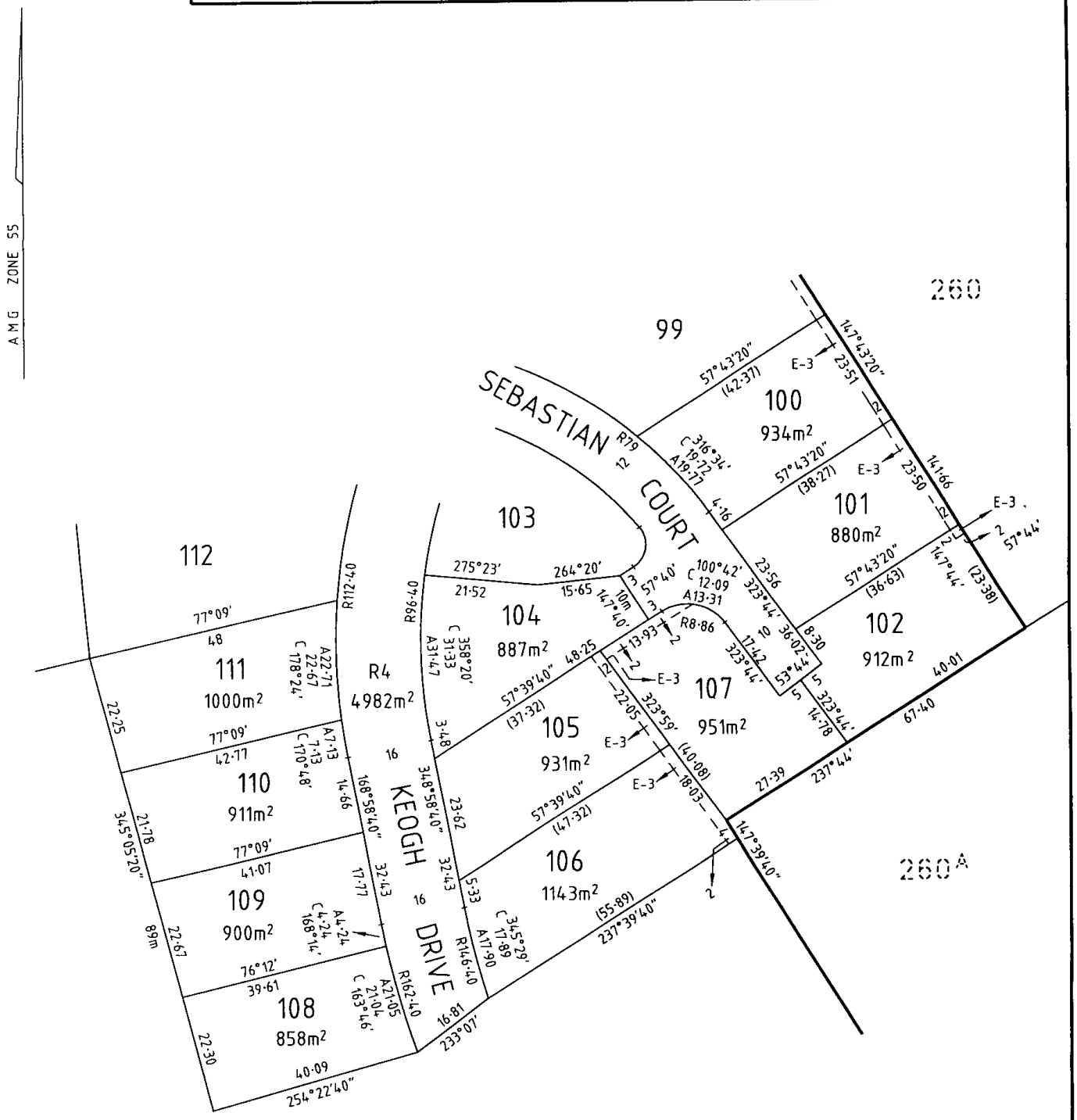
PLAN OF SUBDIVISION

STAGE No	PLAN NUMBER
	PS 421886E



TOMKINSON

• Project Managers • Planners • Surveyors • Engineers

473 HARGREAVES STREET, BENDIGO, 3550
TELEPHONE: (03)54421033
FACSIMILE: (03)54413648
WEB: www.tomkinson.com.au
EMAIL: bendigo@tomkinson.com.au

CSQC prepared under a quality system certified as complying with ISO 9001 by an accredited certification body

8 0 8 16 24 32 40
LENGTHS ARE IN METRES

ORIGINAL	SCALE	SHEET SIZE
	1:800	A3

LICENSED SURVEYOR (PRINT) PAUL THOMAS TOMKINSON
SIGNATURE ..... DATE 29-5-00
REF 816904 VERSION 05 AMENDED 29-5-00 P.J.L.

SHEET 7

DATE / /
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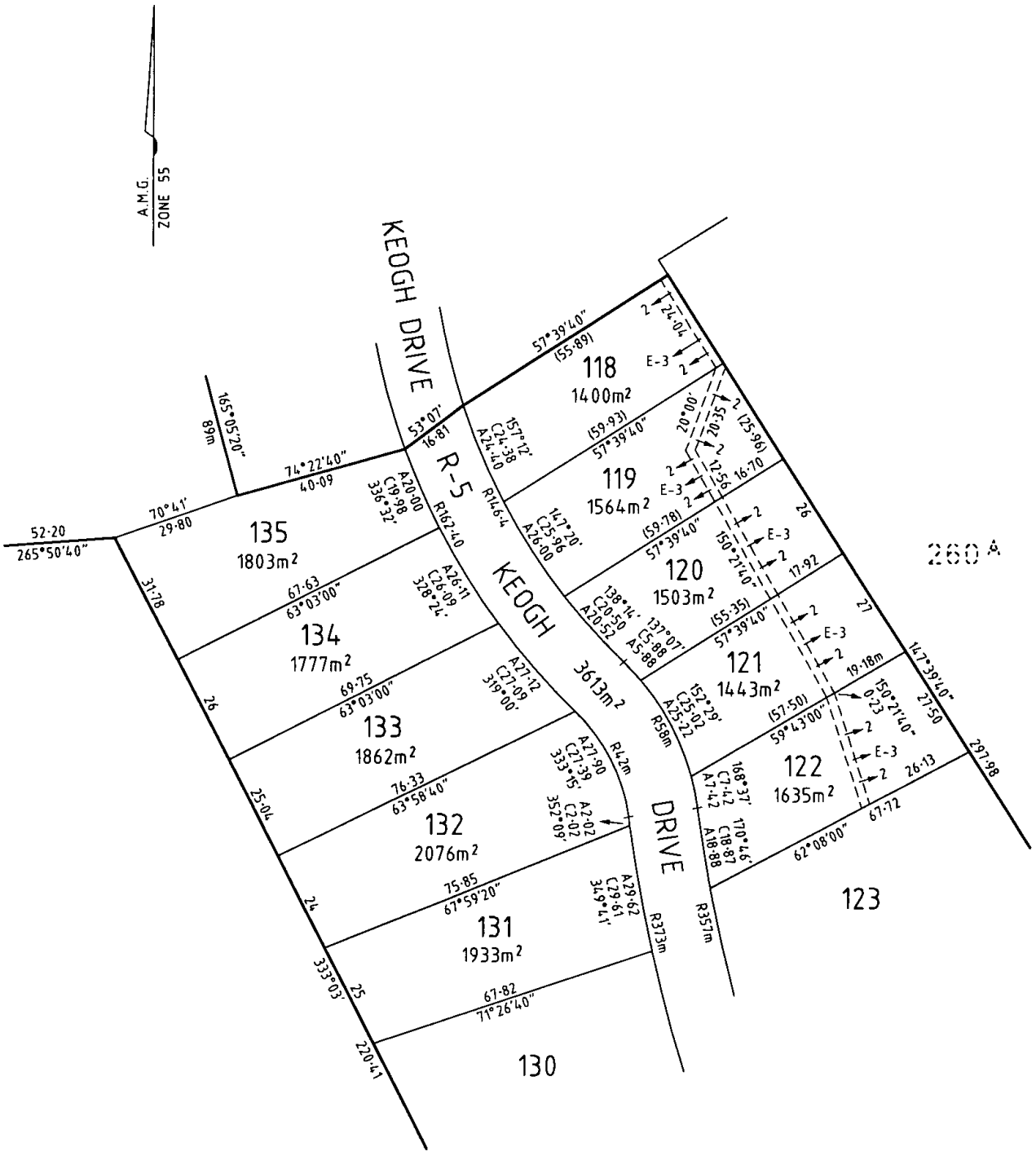
PLAN OF SUBDIVISION

STAGE No.	PLAN NUMBER
	PS421886E



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FACSIMILE: (03)54413648
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LENGTHS ARE IN METRES

ORIGINAL SCALE	SHEET SIZE
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SIGNATURE ..... DATE 04-02-2002
REF 816905 VERSION 04 PLOTTED 04-02-2002 PJL

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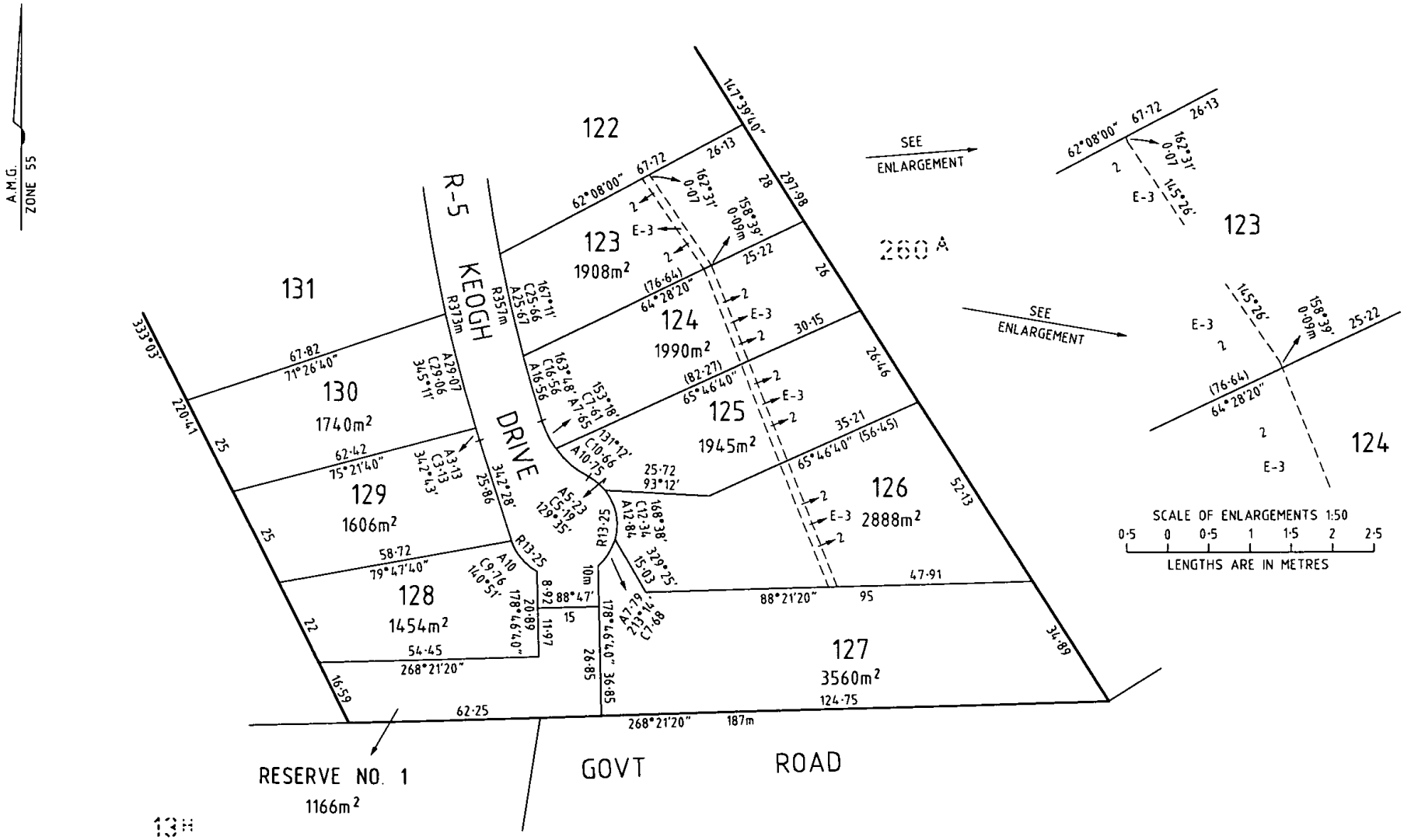
PLAN OF SUBDIVISION

STAGE No.	PLAN NUMBER
	PS 421886E



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SIGNATURE ..... DATE 04-02-2002

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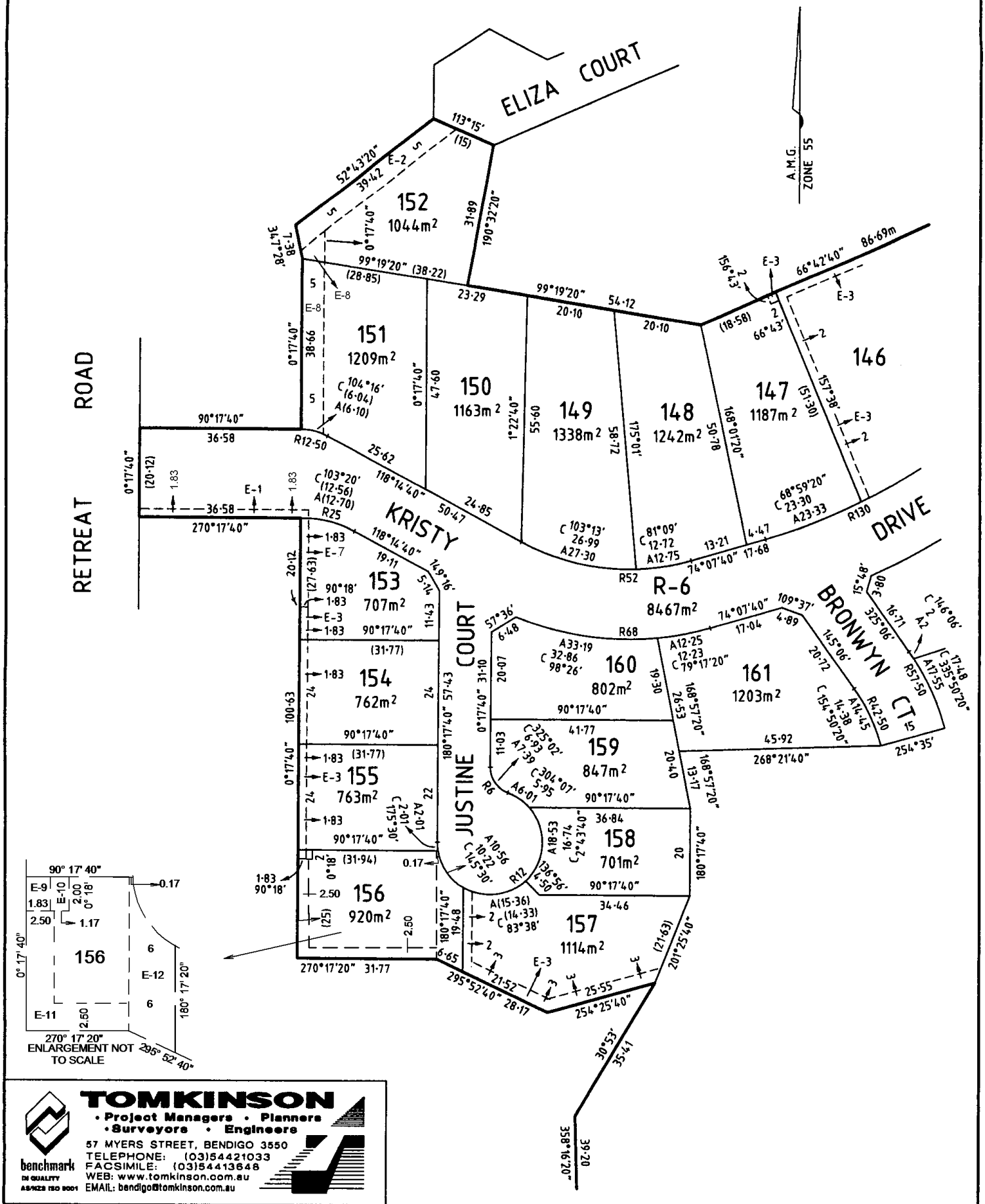
PLAN OF SUBDIVISION

STAGE No.	PLAN NUMBER
	PS421886E



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LICENSED SURVEYOR (PRINT) PAUL THOMAS TOMKINSON
SIGNATURE ..... DATE 09/04/2003
REF 816906 VERSION 06 PLOTTED 09/04/03 A.V.

SHEET 10

DATE / /
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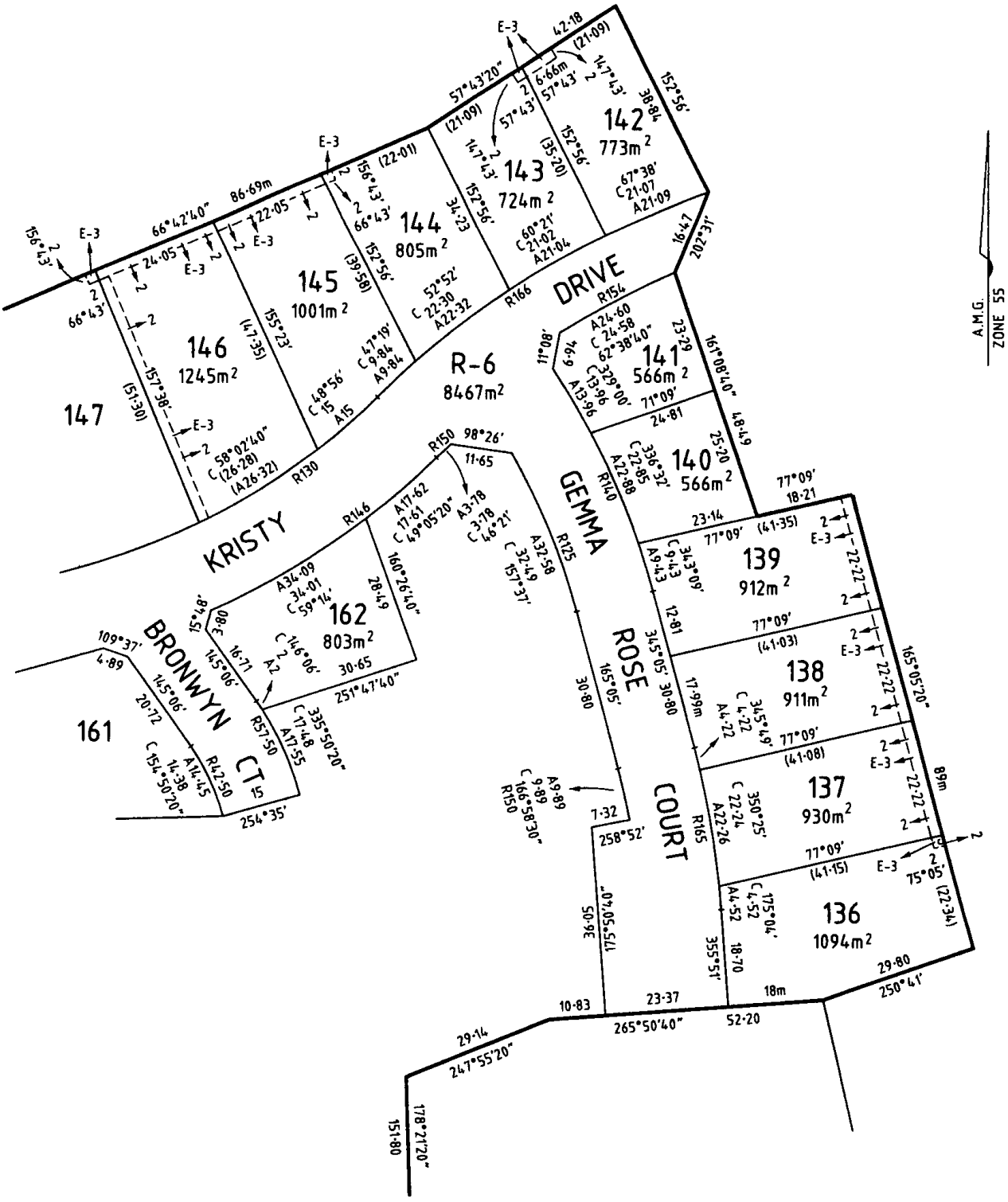
PLAN OF SUBDIVISION

STAGE No.	PLAN NUMBER
	PS421886E



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PLAN OF SUBDIVISION

STAGE No.	PLAN NUMBER
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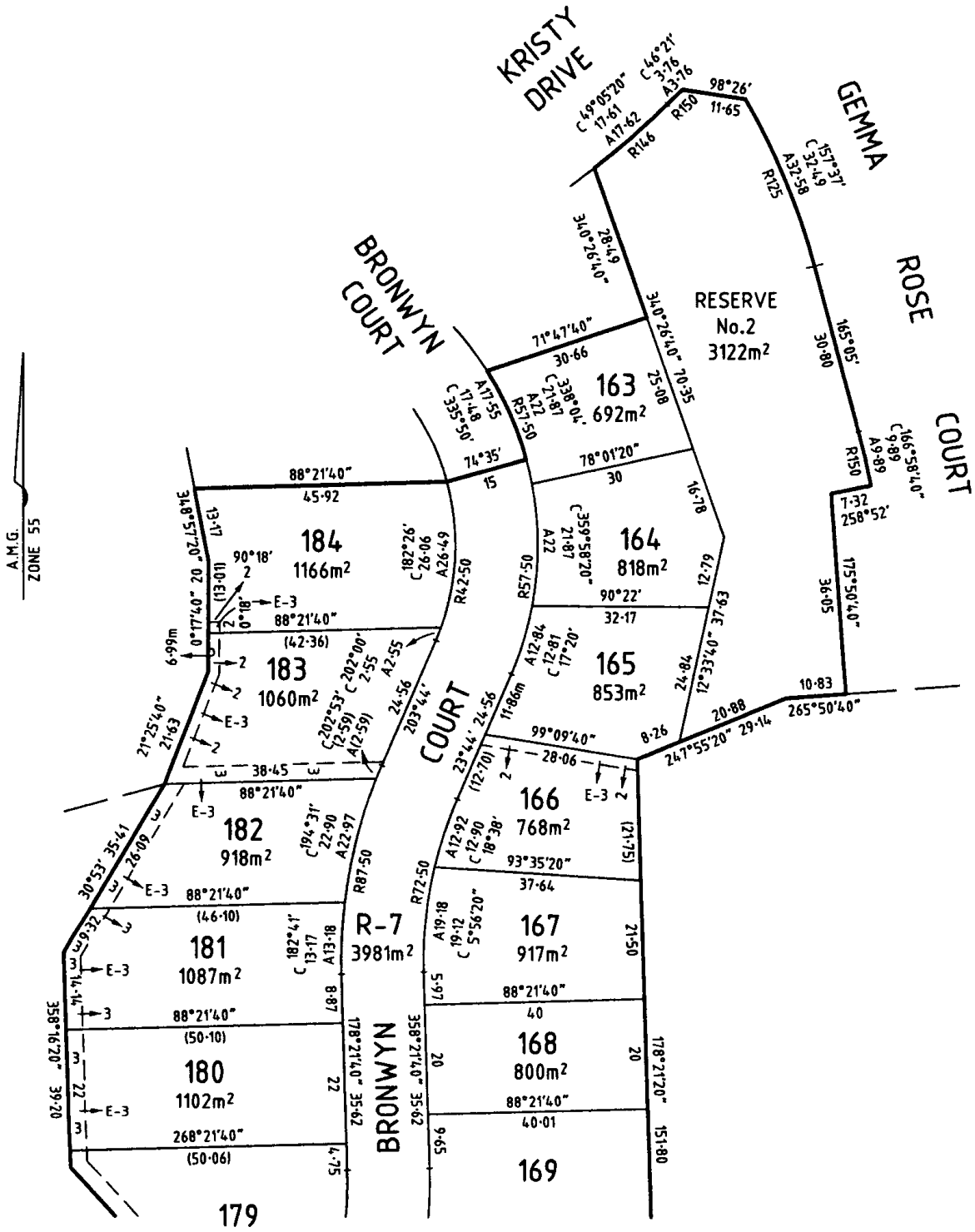

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SIGNATURE ..... DATE 13-04-2006
REF 816907 VERSION 03 PLOTTED 13-04-2006 P.J.L.

SHEET 12

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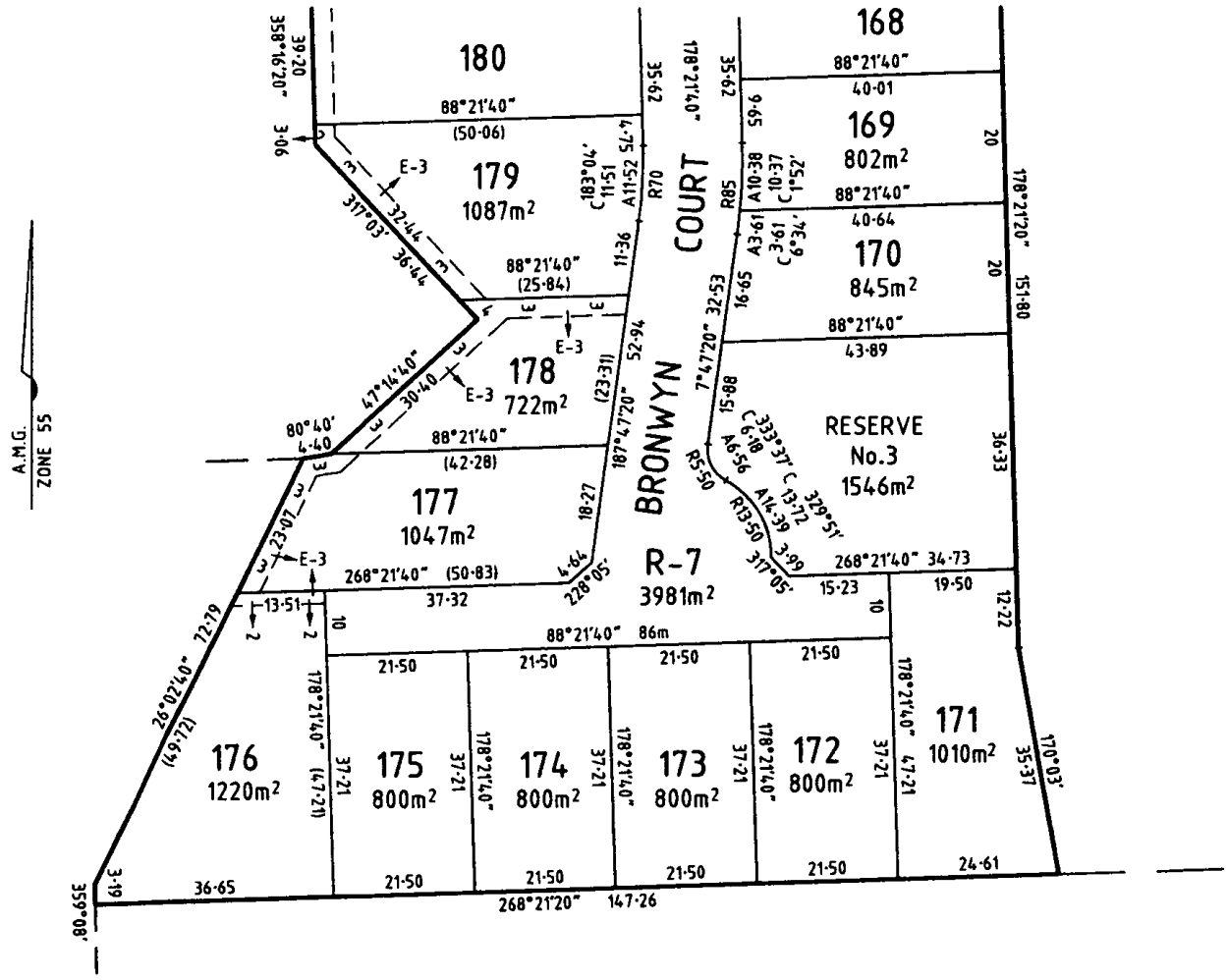
COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 421886E



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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

MASTER PLAN (STAGE 1) REGISTERED DATE 3/6/99 TIME 2.15PM

PLAN NUMBER

PS421886E

AFFECTED LAND / PARCEL	LAND / PARCEL / IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT S2	LOTS 70 TO 81, S3 & ROAD R2	STAGE 2	V968615E	3/6/99	2.15PM	2	GJN
LOT S3	LOTS 89 TO 96, S4 AND ROAD R3	STAGE 3	W94162R	24/8/99	12.30 pm	3	GJN
LOT S4	LOTS 97-117, A, S5 & RD.R5	STAGE 4	W832721T	27/6/00	3.10 PM	4	GJN
LOT S5	LOTS 118 TO 135, ADDITIONAL ROAD R5 & RESERVE No.1	STAGE 5	PS421886E/S5	12/7/02	9.32	5	ROBERT MCBAIN
	WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT						
LOT S6	LOTS 136 TO 162 (BI), S7 & ROAD R-6	STAGE 6	PS 421886E/S6	09/03/2004		6	S J BOBKO
LOT S7	LOTS 163 TO 184 ROAD R-7, RESV 2 & 3	STAGE 7	PS421886E/S7	22/02/07		7	RMcB
LOT 156	E-9, E-10, E-11 & E-12	CREATION OF EASEMENT	AG381085L	5/3/09		8	R.W.G.

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

OFFICE OF TITLES P.F. VICTORIA

AG795146J
05/10/2009 $432 45

Lodged by:
Name: .....
Phone: .....Scott Ashwood P/L.....
Address: .....Code 1557Q.....
Ref: .....
Customer Code: .....

MADE AVAILABLE / CHANGE CONTROL
Office Use Only

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

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

Land: *(volume and folio reference)*
Certificate of Title Volume 10994 Folio 616

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

Consideration:
$127,500.00

Transferor: *(full name)*
JANDOR PTY LTD ACN

Transferee: *(full name and address including postcode)*
ADAM JOHN WILLIAMS AND MEGAN ELIZABETH BENNETT of 48 Springs Road, Sedgwick, VIC 3551

Directing Party: *(full name)*

Creation and/or Reservation of Easement and/or Covenant:
And the transferee with the intent that the burden of the covenant hereinafter mentioned shall be attached to and run at law and in equity with the land sold hereby for himself, his heirs, executors, administrators and transferees covenant with Jandor Pty Ltd and its transferees the registered proprietor or proprietors for the time being of each and every lot on Stage 7 of Plan of Subdivision no. PS421886E and every part or parts thereof (other than the land hereby sold) the said transferee his heirs administrators and transferees shall:

1. Not erect or cause to be erected or allow to remain erected on the said land:
   (a) Any building or structure of mud brick or mud bricks and the expression "brick" wherever hereinafter appearing shall not include "mud brick" or "mud bricks";

Approval No. 2545078A

T2

ORDER TO REGISTER
Please register and issue title to

Signed Cust. Code:

STAMP DUTY USE ONLY

Scott Ashwood Pty Ltd
DRS AP 414
Vic Duty $2,810.00
Consideration $127,500.00
Trans No. 14572/2009
Endorse Date 01/10/2009
Section - Original
DRS Signature

OFFICE OF TITLES VICTORIA

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Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

46641539 49953

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(b) Other than one dwelling having a floor area of at least 150 square metres (excluding garage) erected of other than new materials and the outer walls thereof in brick, brick veneer, stone or concrete masonry or render with no more than 15 percent of timber or non-refelective metal cladding allowed;

(c) Any fence, garage, shed or other outbuilding constructed partly or wholly of galvanised or reflective materials;

(d) Any building having a roof of galvanised or reflective materials;

(e) Any carport, garage, shed or other outbuilding of other than new materials;

(f) Any detached garage, detached carport, shed or outbuilding having a roof of such a structure that it is pitched at an angle of less than 16 degrees to the horizontal;

(g) Any dwelling (including detached garages or carports) having a roof of such a structure that it is pitched at an angle of less than 16 degrees to the horizontal.

2. Not subdivide the said lot pursuant to the Subdivision Act 1988 except for the purpose of realigning a boundary.

AND IT IS HEREBY AGREED that the benefit of the foregoing covenants and each of them shall be attached to and run at law and in equity with the land comprised in the lots aforementioned (except the land hereby transferred) and that the burden thereof shall be annexed to and run at law and in equity with the land hereby transferred.

Dated: 22/9/2009

Execution and attestation:

EXECUTED by JANDOR PTY LTD by being signed by those persons who are authorised to sign for the company

Signature of Director

Signature of Director / Secretary

RICHARD HYETT DUNGEY

Full name of Director

Stephen James Carter

Full name of Director / ~~Secretary~~

14 DOWN ST BENDIGO

Usual address of Director

117 Casey Street Bendigo

Usual address of Director / Secretary

SIGNED by ADAM JOHN WILLIAMS in the presence of:

Signature of witness

Adam

SIGNED by MEGAN ELIZABETH BENNETT in the presence of:

Signature of witness

megan

Approval No. 2545078A

T2

Page 2

AG795146J
45
05/10/2009 $432

OFFICE OF TITLES VICTORIA

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W832720W
070600 1640 173

Application by Responsible Authority, Relevant Authority, Referral Authority or Council for the making of a recording of an agreement

Section 181(1) Planning and Environment Act 1987

OFFICE OF TITLES J.M.V. VICTORIA

Lodged by:
Name: Robertson Hyetts
Phone: 54431766
Address: 51 Bull Street Bendigo
Ref: JRH
Customer Code: 1004K

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

Land:
Lot S4 on plan of subdivision PS421886E and being the land in certificate of title volume 10464 folio 301.

Authority or council:
City of Greater Bendigo ~~Planning Scheme~~ OF LYTTLETON TERRACE, BENDIGO

M
13/6/00.

Section and Act under which agreement made:
Section 173 of the Planning and Environment Act 1987

A copy of the agreement is attached to this application

Dated: 6/6/00.

Signed: Dale Sampson (Delegate).

(official of authority or council - specify office held) CITY OF GREATER BENDIGO

Please register this DEALING
and on registration issue to lodging party and return
C/Title(s) to BENDIGO BANK LIMITED ACN 068 049 178.
Fountain Court, BENDIGO 3550.

Signed .....
Customer Code: 3500L

DW832720W-1-1

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9/6/00

Victoria ON THE MOVE

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THIS AGREEMENT is made the 6th day of June 2000.

BETWEEN **GREATER BENDIGO CITY COUNCIL** of Lyttleton Terrace, Bendigo (hereafter called "the Responsible Authority") and **JANDOR PTY LTD ACN 007 209 190** of 52 Mitchell Street, Bendigo (hereafter called the "Owner") of the other part

WHEREAS

A. The Owner is registered as the proprietor of All at piece of land being Lot S4 on Plan of Subdivision PS421886E being the land in Certificate of Title Volume 10464 Folio 301.

B. The Responsible Authority is the Responsible Authority administering the City of Greater Bendigo Planning Scheme.

C. The Responsible Authority has issued planning permit No 99/999 a condition which requires the execution of an agreement by the owner in the terms as hereinafter set out before certifying any stage of the balance of the land in the plan of subdivision.

D. The Responsible Authority has been further requested to issue a statement of compliance for stage 4 of the said plan of subdivision which it has agreed to do in pursuance of the conditions of the said planning permit and in further pursuance of the conditions of the said planning permit and in further pursuance of Section 173 of the Planning and Environment Act 1987 subject to the Owner entering into this agreement and the lodgment of the same at the Land Titles Office.

E. It is intended by the parties hereto that this agreement is to run with the land and every part thereof so as to bind the Owner for itself and its transferees and successors in title as owner or owners for the time being of the land.

NOW THIS DEED WITNESSETH AS FOLLOWS

1. (a) No remnant vegetation is to be removed except as required to provide roads and services in accordance with clause (e) below or and otherwise as provided for in this agreement;

(b) Before any further development works take place the Applicant or Owner must submit to Council for approval plans indicating building envelopes and remnant vegetation protection zones for the remainder of the stages in the subdivision.

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Council must approve plans indicating building envelopes and remnant vegetation protection zones for all future stages before development work commences on those stages. The plans must be to the satisfaction of Council, in consultation with the Department of Natural Resources and Environment according to their stated requirements and must show:

(i) a building envelope not exceeding the width of the lot and extending for 30 metres in depth with a frontage setback of 4 metres for each lot; and

(ii) the clearing of remnant vegetation on all lots for the first 20 metres of depth within the building envelope.

(c) The Applicant or Owner must not clear an area greater than the area referred to in (b) above except with the written consent of the Council, which may only be obtained after submission of building plans.

(d) The Applicant or Owner must place temporary fencing around remnant vegetation protection zones to the rear of the building envelopes, in accordance with (b) above before any works begin. This temporary fencing must remain in place at least until the latter of settlement of purchase of the allotments or completion of works on the allotments.

(e) All dwellings services and ancillary works must be contained with the endorsed building envelopes, within 0.5 metres of an accessway located in the 4 metre front setback, and the road reserve unless the prior written consent of Council is obtained.

(f) The Applicant or Owner must advise all prospective purchasers of any lot in the subdivision that Council has approved building envelopes for each lot and that no remnant vegetation to the rear of building envelopes can be damaged or felled for any clearing except as allowed for in this agreement.

(g) The Owner must not sell, assign, transfer or dispose of any of its interest in the land or any part thereof to any subsequent owner or settle any contract of sale otherwise

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than subject to agreement that such subsequent owner is bound by each of the terms and covenants then in force under the agreement.

"Remnant Vegetation" is all plants that are indigenous to Victoria of local provenance including trees, shrubs, herbs and grasses. For the avoidance of doubt trees with a diameter exceeding 150mm at 1 metre above the ground or more than 5 metres high is taken to be remnant vegetation.

2. The parties agree that this agreement shall commence from the date of this agreement.

3. It is intended by the parties hereto that this agreement is to run with the land so as to bind the Owner for itself and its transferees and successors in title as owner or owners for the time being of the land and every part thereof.

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

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

6. The Owner shall pay to the Responsible Authority the reasonable legal costs of the Responsible Authority in relation to the preparation and registration of this Agreement.

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

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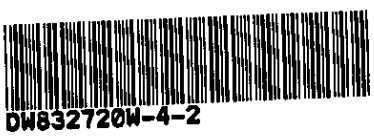

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THE COMMON SEAL of **GREATER**)

BENDIGO CITY COUNCIL was)

hereunto affixed in the presence of:)

.....

CHIEF EXECUTIVE OFFICER

.....



THE COMMON SEAL of **JANDOR**)

PTY LTD was hereunto affixed in the)

presence of:)

..... Director

JOHN RUPERT HYETT 32 WOODBURY ST BENDIGO

..... ~~Secretary~~ Director

RICHARD HYETT DUNCEY

14 DOAK ST BENDIGO.



W832720W



PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1271597

APPLICANT'S NAME & ADDRESS

UNKNOWN C/- LANDATA

DOCKLANDS

VENDOR

WILLIAMS, ADAM

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

369380

This certificate is issued for:

LOT 172 PLAN PS421886 ALSO KNOWN AS 12 BRONWYN COURT SPRING GULLY
GREATER BENDIGO CITY

The land is covered by the:
GREATER BENDIGO PLANNING SCHEME

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

The land:
- is included in a GENERAL RESIDENTIAL ZONE
- is within a BUSHFIRE MANAGEMENT OVERLAY

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

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

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

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

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

09 July 2026

Sonya Kilkenny
Minister for Planning

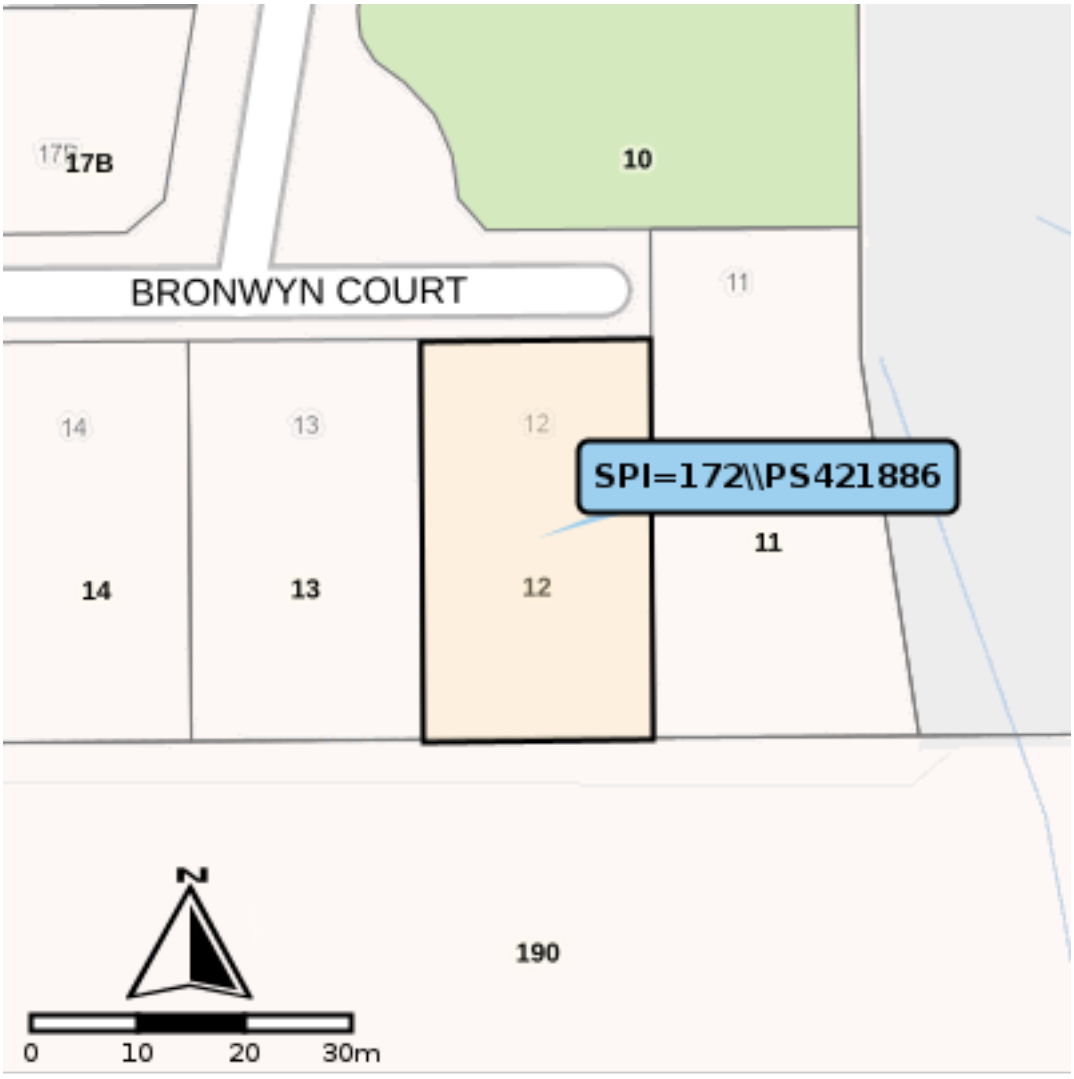
VICTORIA State Government

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

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

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

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



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Next business day delivery, if further information is required from you.

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

VICTORIA State Government

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 09 July 2026 05:07 PM

PROPERTY DETAILS

Address:	**12 BRONWYN COURT SPRING GULLY 3550**
Lot and Plan Number:	**Lot 172 PS421886**
Standard Parcel Identifier (SPI):	**172\PS421886**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**227230**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 613 U2**

UTILITIES

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

STATE ELECTORATES

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

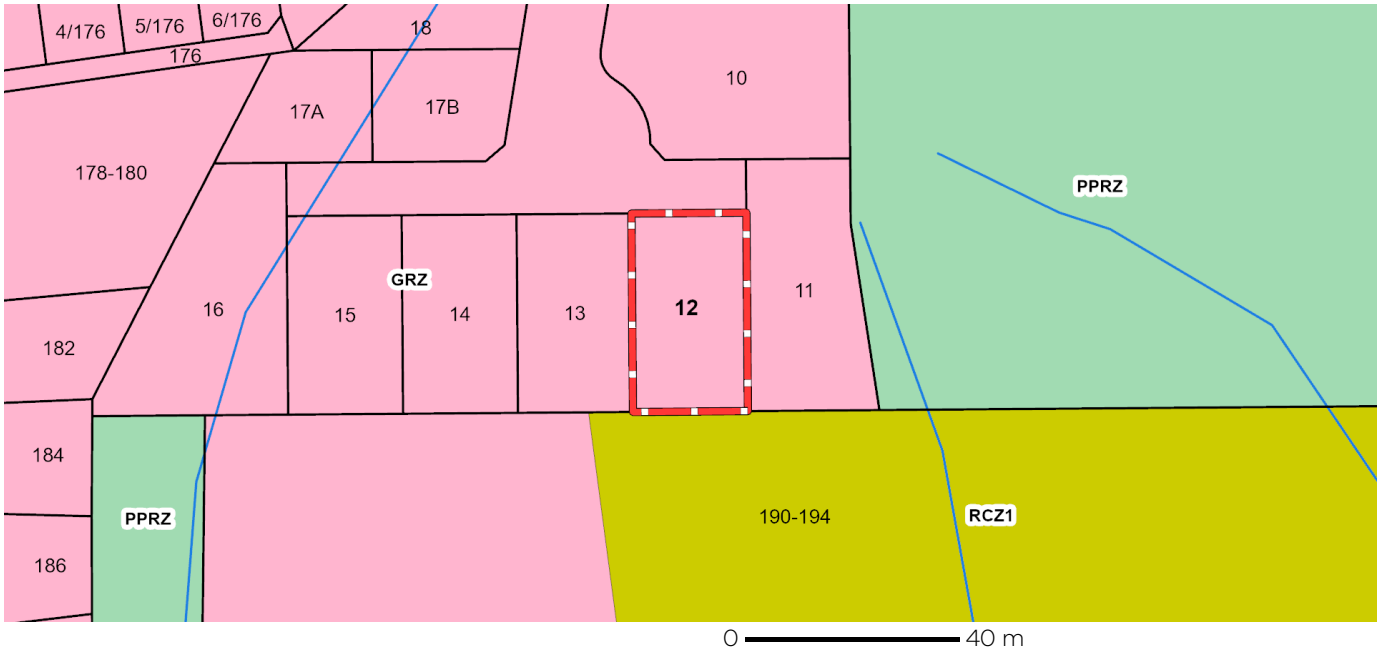
OTHER

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

View location in VicPlan

Planning Zones

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



GRZ - General Residential
PPRZ - Public Park and Recreation
RCZ - Rural Conservation
Water course

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

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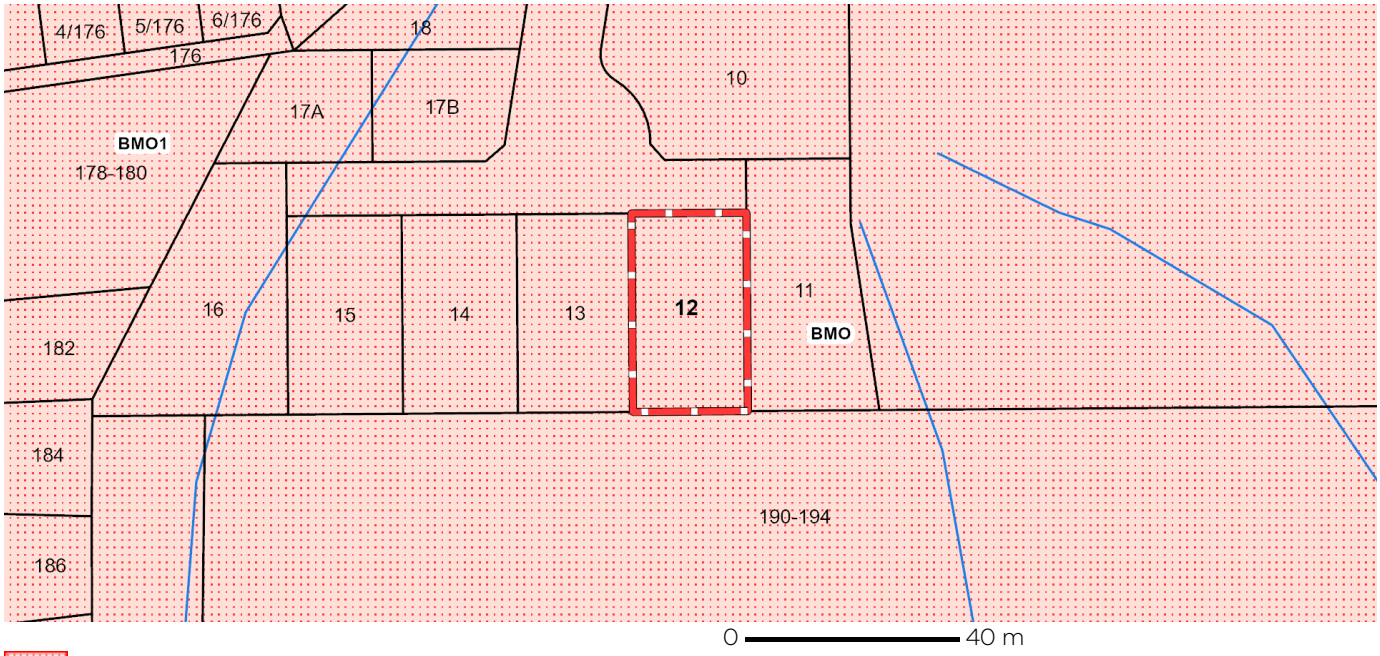
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



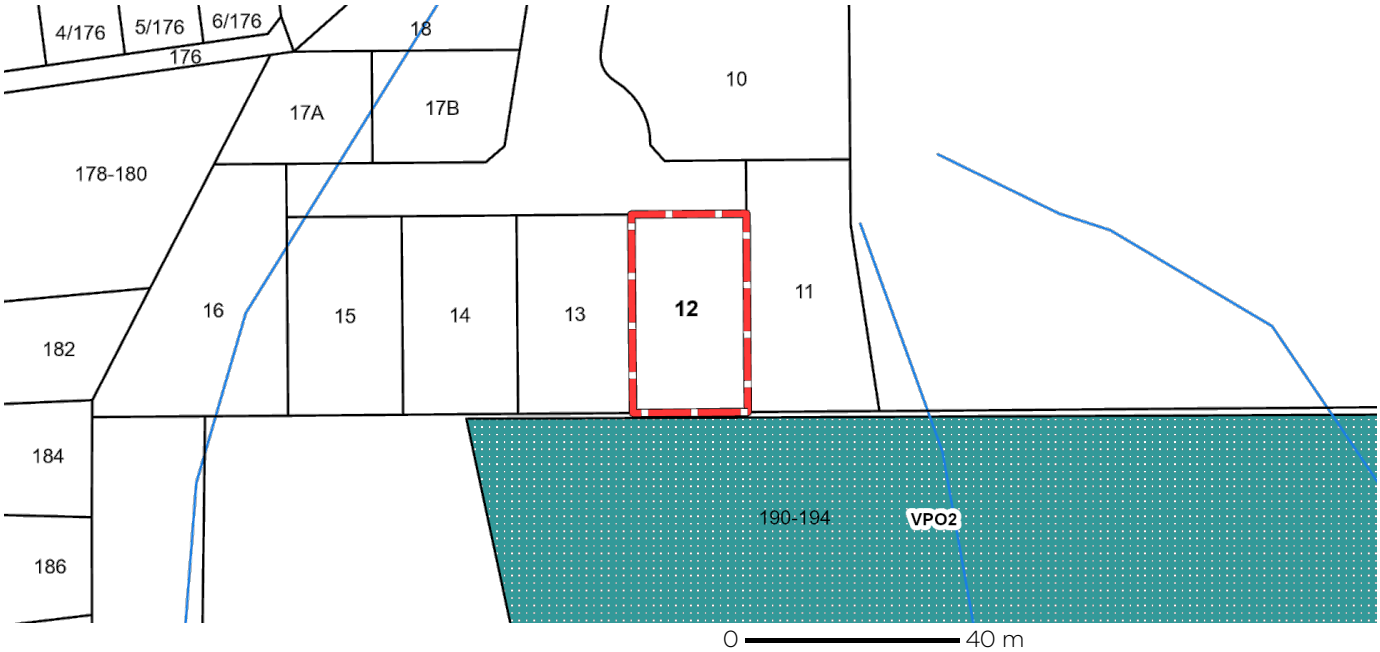
BMO - Bushfire Management Overlay **Water course**

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

VEGETATION PROTECTION OVERLAY (VPO)



VPO - Vegetation Protection Overlay **Water course**

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

Further Planning Information

Planning scheme data last updated on 9 July 2026.

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

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.***
It does not include information about exhibited planning scheme amendments, or zonings that may 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

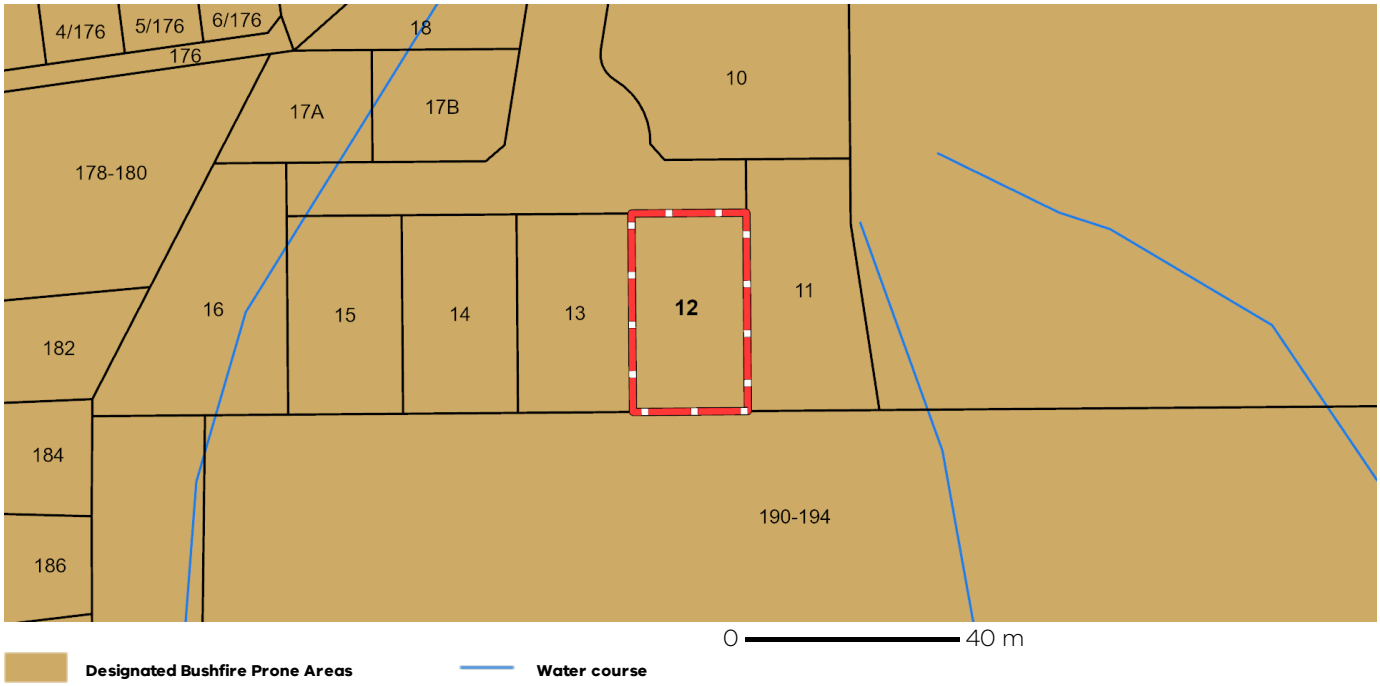
Department of Transport and Planning

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

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

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

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Building Information Certificate

Regulation 51(1) | Building Regulations 2018

10-Jul-2026

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Location: 12 Bronwyn Court, SPRING GULLY 3550 (Lot 172 PS 421886E)
Applicant Reference: 81141986-001-3:98507

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

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

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

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

Current notices or orders issued under the Building Act 1993

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

Craig Kingston
Municipal Building Surveyor

CITY OF GREATER BENDIGO

PLEASE NOTE

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

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

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

City of Greater Bendigo

Land Information Certificate

Your Reference: 81141987-001-2:98506
Certificate Number: 144737

Assessment Number: 189478 1 **Issue Date: 10-Jul-2026**

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Property and Valuation Details	
Property Address	12 Bronwyn Court, SPRING GULLY 3550
Parcel Details	Lot 172 PS 421886E
Site Value	$335,000
Capital Improved Value	$740,000
Net Annual Value	$37,000
Basis of Valuation	Capital Improved Value
Level of Valuation Date	01-Jan-2026
Valuation Operative Date	01-Jul-2026
AVPCC	110.3 - Detached Dwelling (existing)

Rates and Charges	Current Amount Levied
General Rates	$2164.65
Emergency Services and Volunteer Fund	$267.00
Garbage Charge	$461.00
Total Levied	**$2892.65**
Arrears Outstanding	$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	$0.00
Total Outstanding	**$2892.65**

Other Property Debt	$0.00

Total Outstanding for Property: $2892.65

The figures on this certificate are approximate and subject to change until the 2026/2027 rates are generated.

Biller Code: 268813
Ref: 1894781

Katelyn Stone
Coordinator of Rates & Valuations

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

This Certificate is issued under Section 229 of the Local Government Act 1989. The Rates & Charges for the year ending 30 June 2027 became payable on 1 July 2026. Overdue rates attract interest at the rate of 10.0% per annum. In accordance with Section 175(1) of the Local Government Act 1989, all outstanding rates and charges must be paid by the purchaser when that person becomes the owner of the land. Refer to this Certificate for Prescribed, general and other information.

Prescribed information

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

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

General information

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

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

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

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

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

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

Rates and charges

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

Other information

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

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

Please note

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

Coliban WATER

ABN 96 549 082 360

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

Unknown C/- LANDATA
Two Melbourne Quarter, Level 13, 697 Collins Street
Docklands

Information Statement Issue Date:
14 July 2026

Your Reference:
81141985-001-4

Settlement Date:
15 July 2026

Information Statement Number:
ISN-0000059458

Property Number:
LOC-000077987

Settlement Payment Reference:
2000000779870

Amount Due:
$277.82

Information Statement

(Special Meter Read)

Service Address: 12 Bronwyn Court, Spring Gully, VIC, 3550

Owner(s):	**Title(s):**
Williams, Adam;Bennett, Megan	Lot 172, Plan of Subdivision, Plan Number 421886E, Volume 10994, Folio 616, 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 15-07-2026 as detailed on the following page/s.	$277.82
Amount Due:	$277.82

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

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

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

Property Number: LOC-000077987
Service Address: 12 Bronwyn Court, Spring Gully, VIC, 3550

Details for Services provided and their tariffs:

WATER CONSUMPTION FEE

Service Number	Meter Number	Previous Date	Reading	Current Date	Reading
SP-000076997	0993696	26-05-2026	5953	14-07-2026	5996
	Date From	Date To	Consumption (Kilolitres)	Rate per kL	Amount
	26-05-2026	30-06-2026	30.9600	$ 2.7262	$84.40
	01-07-2026	14-07-2026	12.0400	$ 2.9028	$34.94
			43.00		$119.34

WATER SERVICE FEE

Service Number	Size	Date From	Date To	Days	Rate per day	Amount
SP-000076997	20mm	26-05-2026	30-06-2026	36	$ 0.7619	$27.42
SP-000076997	20mm	01-07-2026	15-07-2026	15	$ 0.8097	$12.14
						$39.56

SEWERAGE SERVICE FEE

Service Number	Date From	Date To	Days	Rate per day	Amount
SP-000076997	26-05-2026	30-06-2026	36	$ 2.2897	$82.42
SP-000076997	01-07-2026	15-07-2026	15	$ 2.4335	$36.50
					$118.92

Encumbrances and other information:

* Sewer main (shown in red) traverses land.

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

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

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

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

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

Regards,

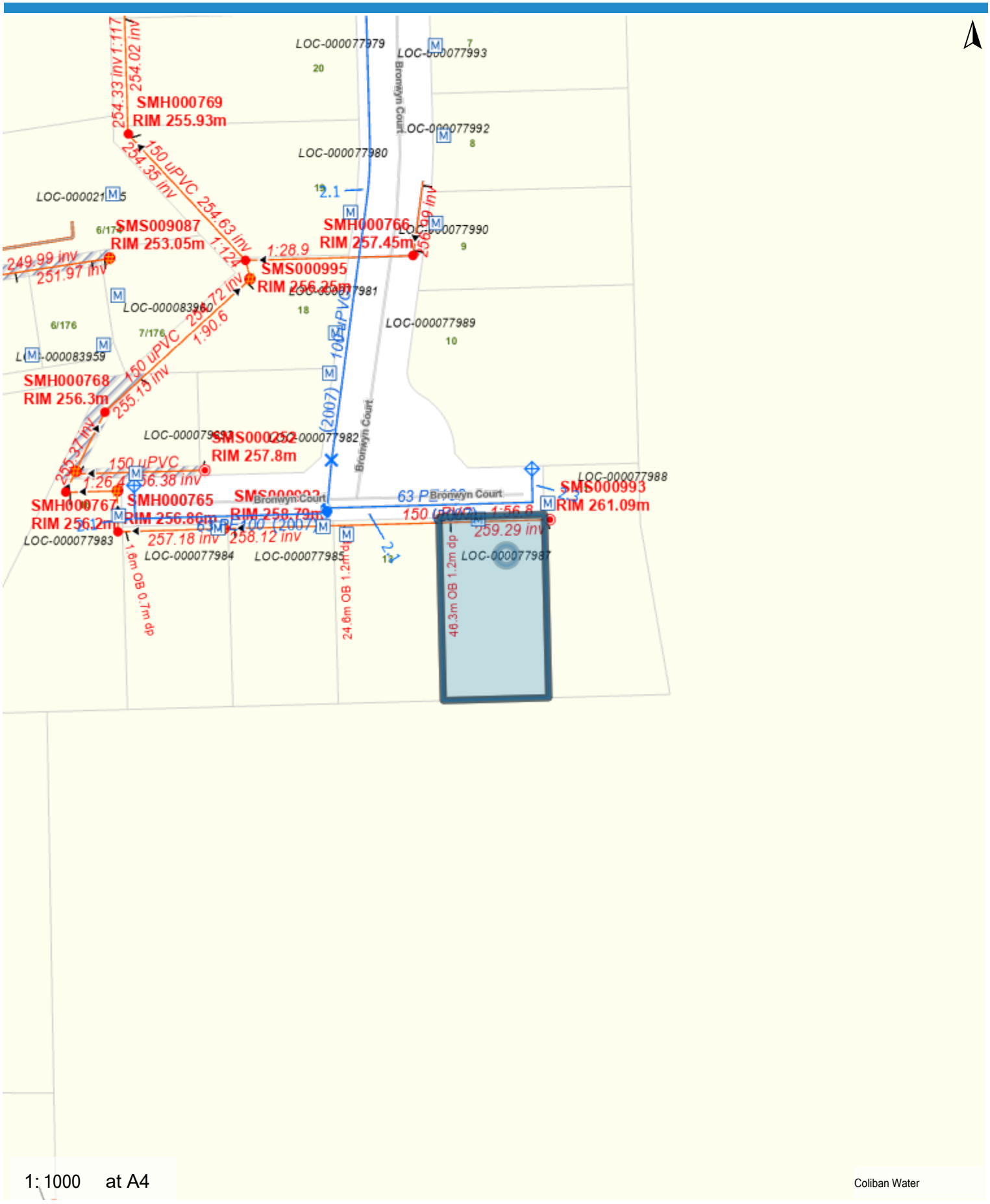


Customer Solutions Department

Property Report

Date: 13/07/26

Property Address: 12 Bronwyn Court, Spring Gully, VIC, 3550



1: 1000 at A4

Coliban Water

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Property Clearance Certificate

Land Tax

INFOTRACK / GRAINGER LEGAL

Your Reference:	4894
Certificate No:	10447435
Issue Date:	10 JUL 2026
Enquiries:	MXG16

Land Address: 12 BRONWYN COURT SPRING GULLY VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
34697530	172	421886	10994	616	$0.00

Vendor: MEGAN BENNETT

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MS MEGAN ELIZABETH BENNETT	2026	$325,000	$0.00	$0.00	$0.00

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

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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	$700,000
SITE VALUE (SV):	$325,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Notes to Certificate - Land Tax

Certificate No: 10447435

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 = $1,425.00

Taxable Value = $325,000

Calculated as $1,350 plus ($325,000 - $300,000) multiplied by 0.300 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $7,000.00

Taxable Value = $700,000

Calculated as $700,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 10447435

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: 10447435

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 / GRAINGER LEGAL

Your Reference:	4894
Certificate No:	10447435
Issue Date:	10 JUL 2026
Enquires:	MXG16

Land Address:	12 BRONWYN COURT SPRING GULLY VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
34697530	172	421886	10994	616	$0.00

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$700,000
SITE VALUE:	$325,000
CURRENT CIPT CHARGE:	**$0.00**

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 10447435

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 / GRAINGER LEGAL

Your Reference:	4894
Certificate No:	10447435
Issue Date:	10 JUL 2026

Land Address:	12 BRONWYN COURT SPRING GULLY VIC 3550

Lot	Plan	Volume	Folio
172	421886	10994	616

Vendor: MEGAN BENNETT

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: 10447435

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: 10447431

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: 10447431

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.