Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

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	117 Osborne Lane, Strathfieldsaye 3551	
Vendor's name	Paul Ernest Kane	**Date** 19 December 2025
Vendor's signature	Signed by: Paul Kane 805F3F8273AA412...	
Vendor's name	Murray Richard Delves	**Date** 19 December 2025
Vendor's signature	Signed by: MR Delves 0373062E3BE2456...	
Purchaser's name		**Date** / /
Purchaser's signature		
Purchaser's name		**Date** / /
Purchaser's signature		

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

1 FINANCIAL MATTERS

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

(a) Their total does not exceed: $4,000.00

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

	To	

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

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

Not Applicable.

1.4 **Sale Subject to Mortgage**

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

Not Applicable.

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 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 of property clearance certificate or is as follows	Date: OR ☒ Not applicable

2 INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable.

2.2 **Owner Builder**

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

Not Applicable.

3 LAND USE

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

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

Is in the attached copies of title documents.

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

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

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

3.2. **Road Access**

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

3.3. **Designated Bushfire Prone Area**

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

3.4. **Planning Scheme**

Attached is a certificate with the required specified information.

4 NOTICES

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

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

Not Applicable.

4.2. **Agricultural Chemicals**

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

Not Applicable.

4.3. **Compulsory Acquisition**

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

Not Applicable.

5 BUILDING PERMITS

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

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.

Not Applicable.

7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not Applicable.

8 SERVICES

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

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

9 TITLE

Attached are copies of the following documents:

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

10 SUBDIVISION

10.1. **Unregistered Subdivision**

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

Not Applicable.

10.2. **Staged Subdivision**

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

Not Applicable.

10.3. **Further Plan of Subdivision**

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

11 DISCLOSURE OF ENERGY INFORMATION

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

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

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

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

Not Applicable.

12 DUE DILIGENCE CHECKLIST

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

☐ Vacant Residential Land or Land with a Residence

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

13 ATTACHMENTS

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

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

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

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

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)

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

(04/10/2016)

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

PROPERTY REPORT

Energy, Environment and Climate Action

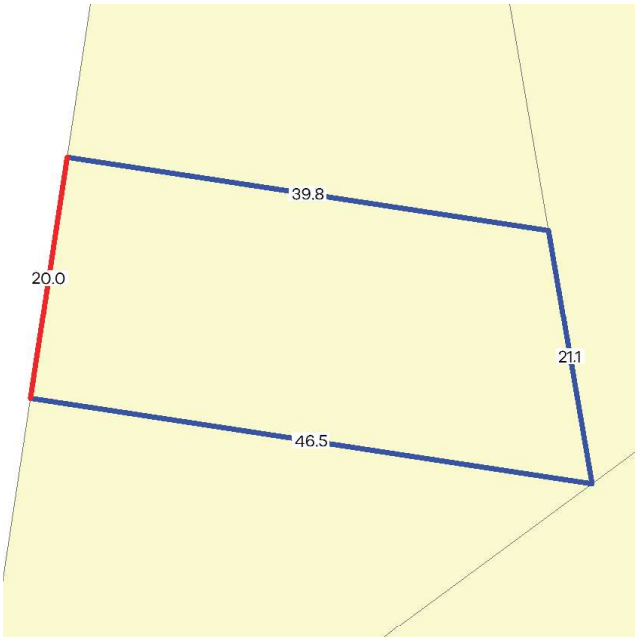
Created at 04 December 2025 09:23 AM

PROPERTY DETAILS

Address:	**117 OSBORNE LANE STRATHFIELDSAYE 3551**
Lot and Plan Number:	**Lot 48 PS511509**
Standard Parcel Identifier (SPI):	**48\PS511509**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**221177**
Directory Reference:	**Vicroads 614 H3**

SITE DIMENSIONS

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



Area: 862 sq. m
Perimeter: 127 m
For this property:
Site boundaries
Road frontages

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

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

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

UTILITIES

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

STATE ELECTORATES

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

PLANNING INFORMATION

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

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

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

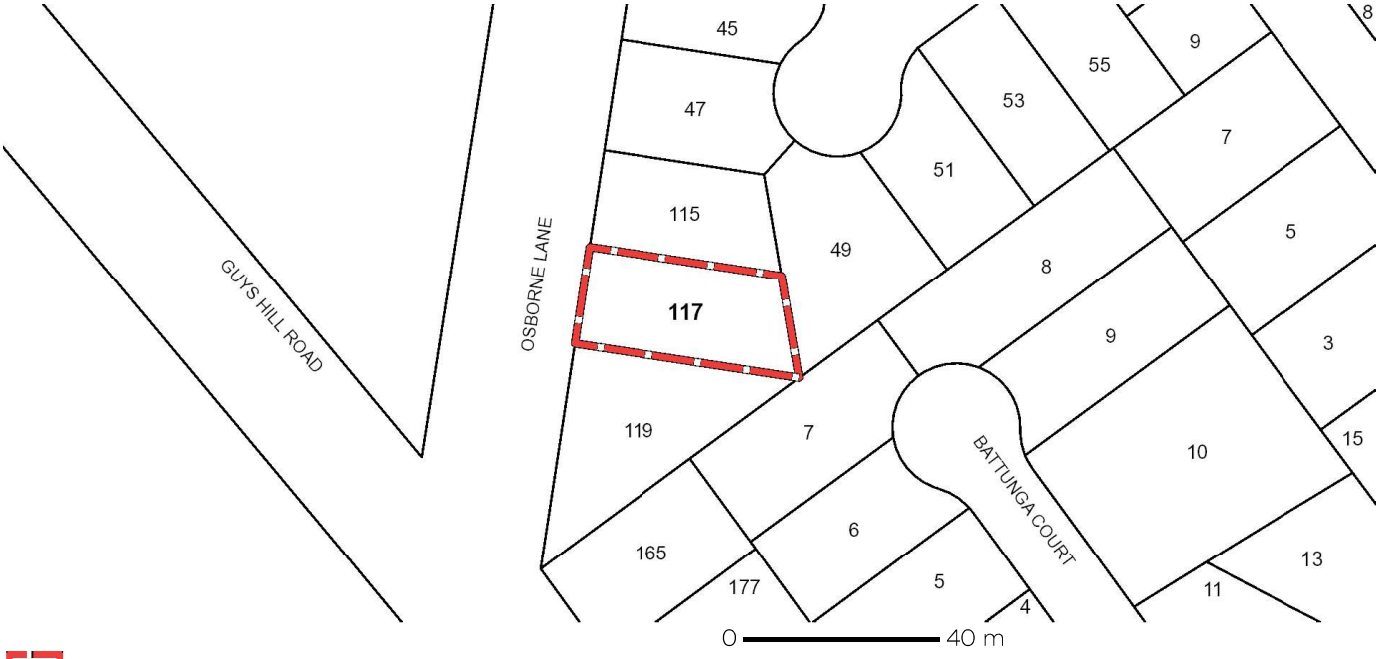
Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at https://www.deeca.vic.gov.au/disclaimer

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

PROPERTY REPORT

Energy, Environment and Climate Action

Area Map



Selected Property

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at https://www.deeca.vic.gov.au/disclaimer

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 02 December 2025 02:25 PM

PROPERTY DETAILS

Address:	**117 OSBORNE LANE STRATHFIELDSAYE 3551**
Lot and Plan Number:	**Lot 48 PS511509**
Standard Parcel Identifier (SPI):	**48\PS511509**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**221177**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 614 H3**

UTILITIES

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

STATE ELECTORATES

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

OTHER

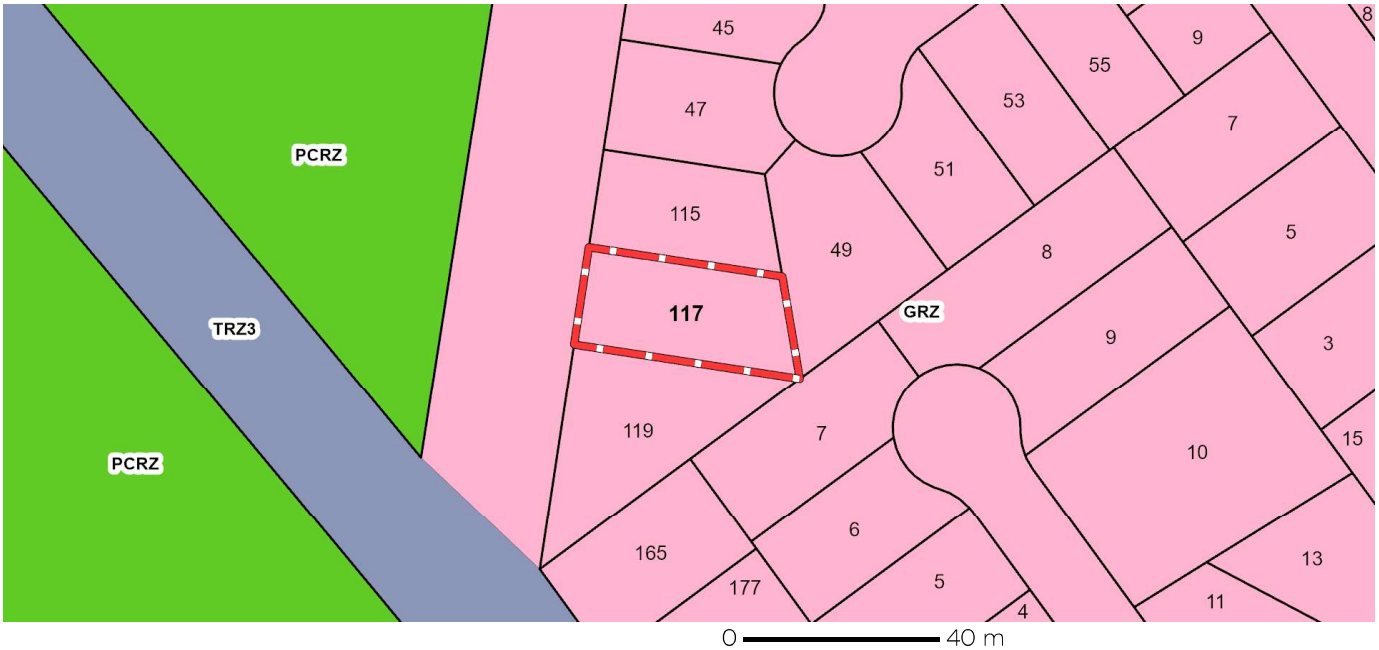
Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

SCHEDULE TO THE GENERAL RESIDENTIAL ZONE (GRZ)



GRZ - General Residential

PCRZ - Public Conservation and Resource

TRZ3 - Significant Municipal Road

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

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at https://www.vic.gov.au/disclaimer

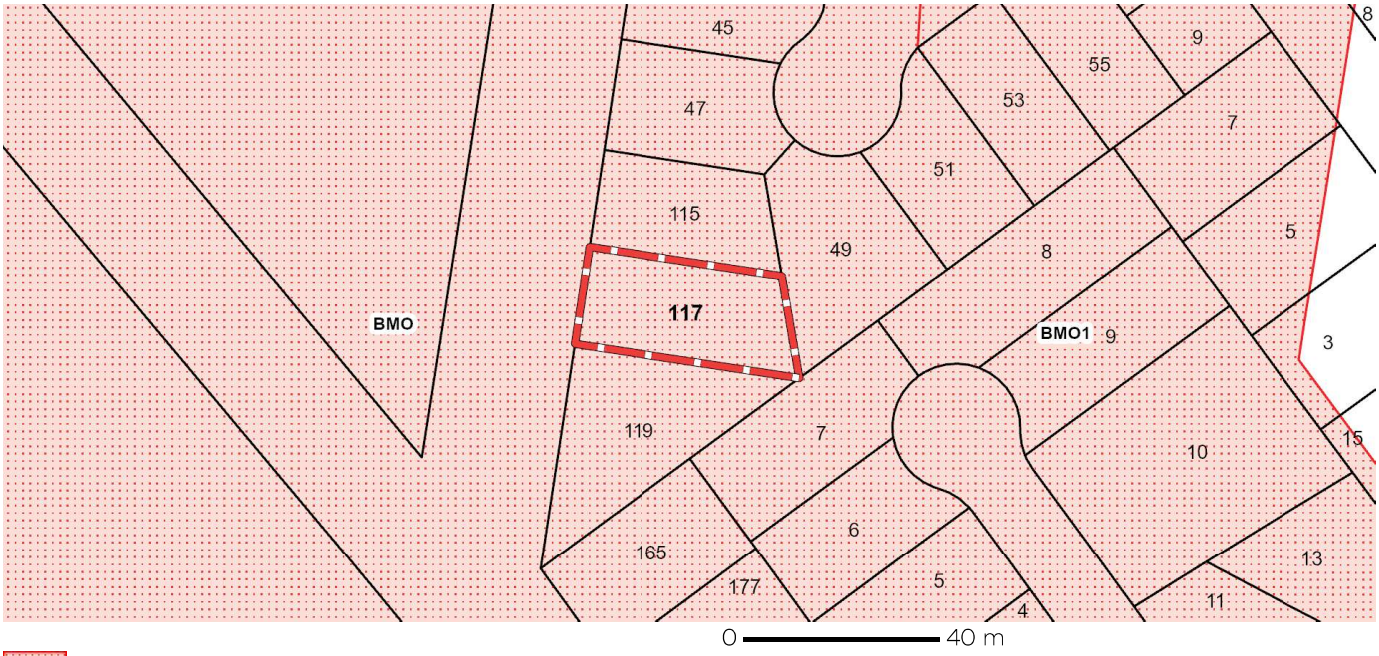
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

PLANNING PROPERTY REPORT

Planning Overlay

BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management Overlay

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

Further Planning Information

Planning scheme data last updated on 1 December 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

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at https://www.vic.gov.au/disclaimer

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

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

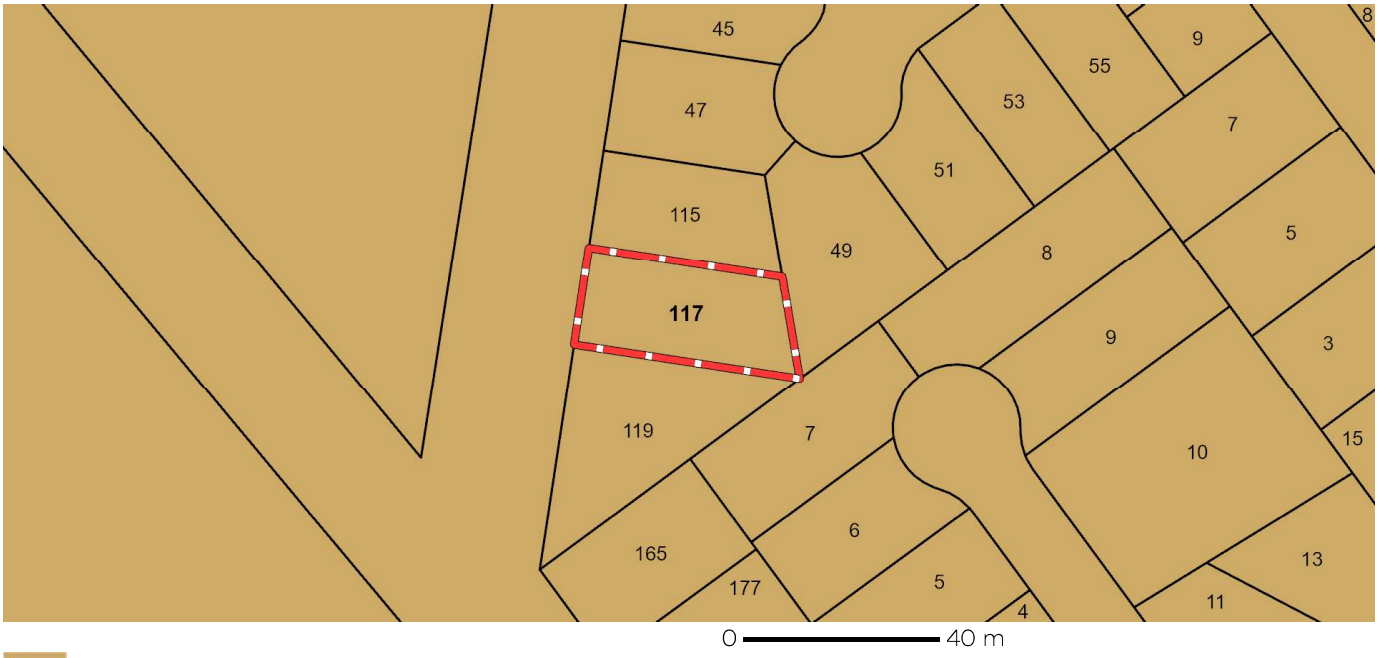
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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

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

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



Designated 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)

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at https://www.vic.gov.au/disclaimer

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

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

HISTORIC MINING ACTIVITY
Form No. 692

04 December, 2025

Property Information:

Address: 117 OSBORNE LANE STRATHFIELDSAYE 3551

It is advised that:

Our records do not indicate the presence of any mining activity on this site, and the site appears to be outside any known mined area. (4)

NOTE: Historic Mining activity information is provided from plans and records that may be incomplete and may not be entirely free from errors. It is provided for information only and should not be relied upon as definitive of the status of any area of land. It is provided on the basis that all persons accessing it undertake responsibility for assessing the relevance and accuracy of its content.
The State of Victoria and its officers, agents or employees do not guarantee that the work is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this work.

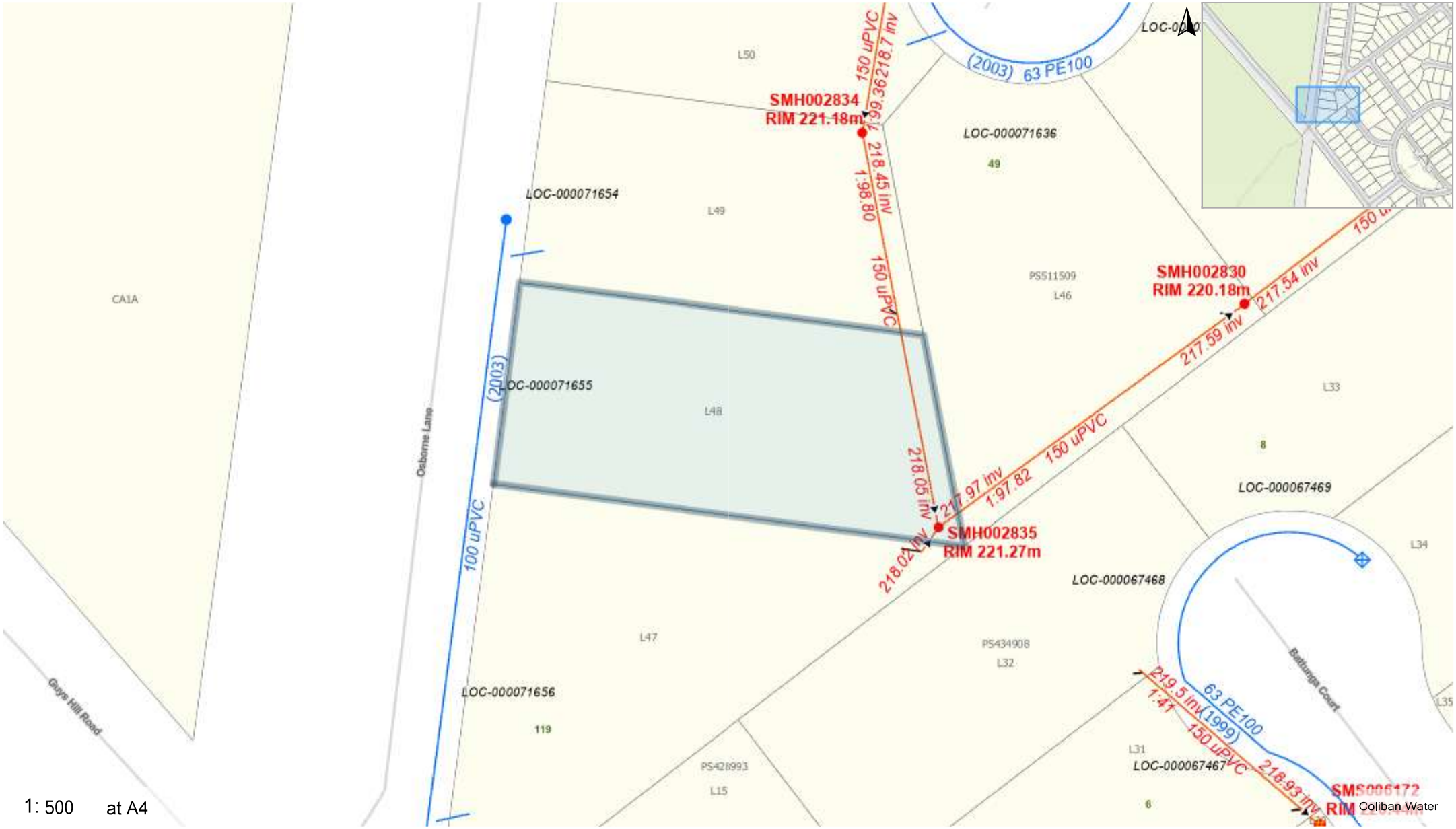
For queries, contact:

Department of Energy, Environment and Climate Action
E-mail: gsv_info@deeca.vic.gov.au

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

117 OSBORNE LANE STRATHFIELDSAYE 3551

Date: 04/12/25



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

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1205923

APPLICANT'S NAME & ADDRESS

HQ LAW C/- INFOTRACK (LEAP) C/- LANDATA

DOCKLANDS

VENDOR

KANE, PAUL ERNEST

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

1515

This certificate is issued for:

LOT 48 PLAN PS511509 ALSO KNOWN AS 117 OSBORNE LANE STRATHFIELDSAYE
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 :
(http://planningschemes.dpcd.vic.gov.au/schemes/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

04 December 2025

Sonya Kilkenny
Minister for Planning

VICTORIA State Government

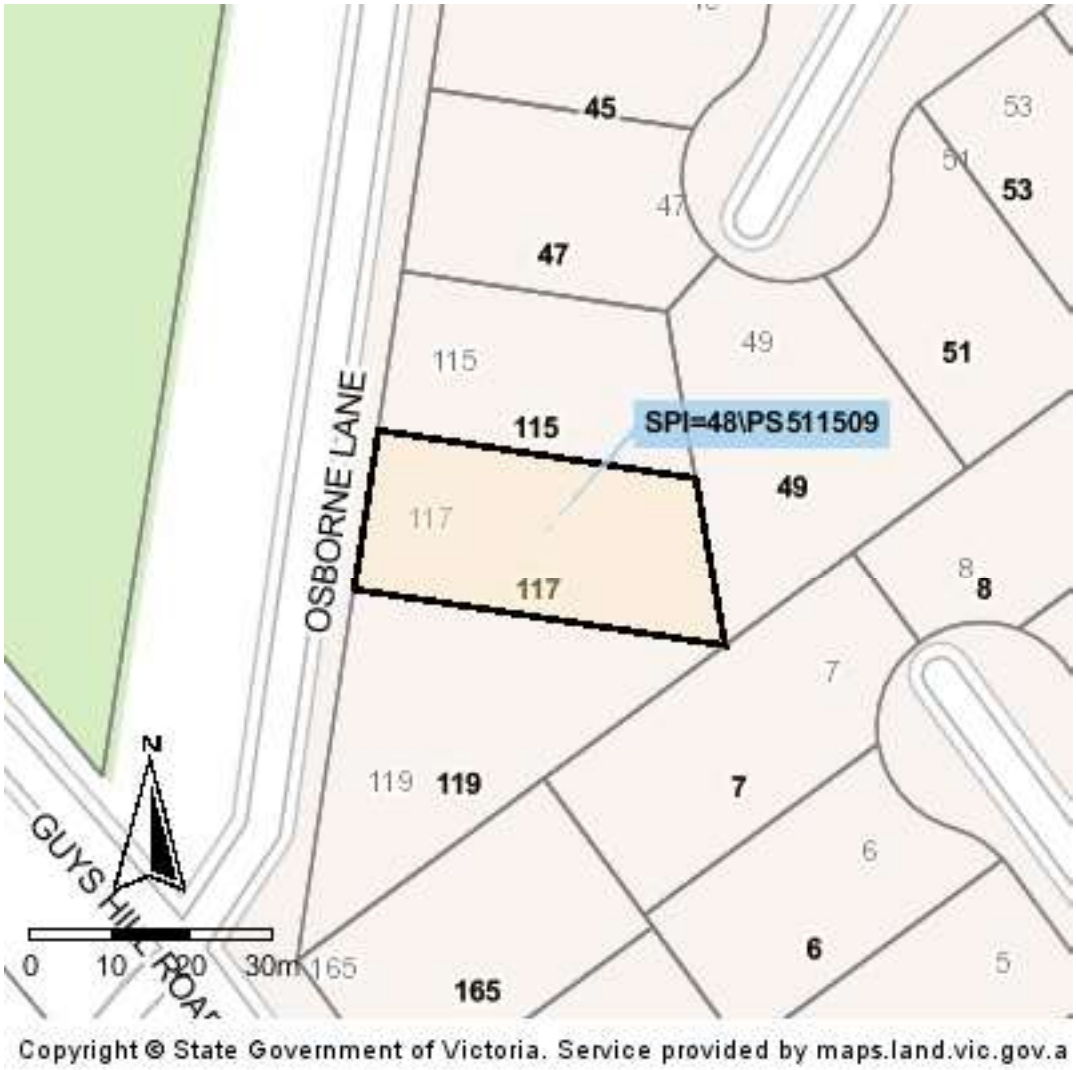
Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

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.



Copyright © State Government of Victoria. Service provided by maps.land.vic.gov.a

Choose the authoritative Planning Certificate

Why rely on anything less?

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

Privacy Statement

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

VICTORIA State Government

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

Property Clearance Certificate

Land Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / HQ LAW

Your Reference:	47761
Certificate No:	94505840
Issue Date:	04 DEC 2025
Enquiries:	ESYSPROD

Land Address: 117 OSBORNE LANE STRATHFIELDSAYE VIC 3551

Land Id	Lot	Plan	Volume	Folio	Tax Payable
30657740	48	511509	10741	787	$0.00

Vendor: MURRAY RICHARD DELVES & PAUL ERNEST KANE

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR PAUL ERNEST KANE	2025	$295,000	$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):	$550,000
SITE VALUE (SV):	$295,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

Notes to Certificate - Land Tax

Certificate No: 94505840

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

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

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.

8. An updated Certificate may be requested free of charge via our website, if:
   - The request is within 90 days of the original Certificate's issue date, and
   - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = $975.00

Taxable Value = $295,000

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

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $5,500.00

Taxable Value = $550,000

Calculated as $550,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 94505840

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: 94505840

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

Property Clearance Certificate

Commercial and Industrial Property Tax

INFOTRACK / HQ LAW

Your Reference:	47761
Certificate No:	94505840
Issue Date:	04 DEC 2025
Enquires:	ESYSPROD

Land Address:	117 OSBORNE LANE STRATHFIELDSAYE VIC 3551

Land Id	Lot	Plan	Volume	Folio	Tax Payable
30657740	48	511509	10741	787	$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:	$550,000
SITE VALUE:	$295,000
CURRENT CIPT CHARGE:	**$0.00**

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 94505840

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

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

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

Property Clearance Certificate

Windfall Gains Tax

INFOTRACK / HQ LAW

Your Reference:	47761
Certificate No:	94505840
Issue Date:	04 DEC 2025

Land Address:	117 OSBORNE LANE STRATHFIELDSAYE VIC 3551

Lot	Plan	Volume	Folio
48	511509	10741	787

Vendor: MURRAY RICHARD DELVES & PAUL ERNEST KANE

Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		$0.00	$0.00	$0.00	$0.00

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:
$0.00

Paul Broderick
Commissioner of State Revenue

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

Notes to Certificate - Windfall Gains Tax

Certificate No: 94505840

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: 94505849

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: 94505849

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

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

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

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

CITY OF GREATER BENDIGO

Issue Date: 4 December 2025
Your Reference: 78996635-015-1:92074
Certificate Number: 140222

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: 117 Osborne Lane, STRATHFIELDSAYE 3551
PARCEL DETAILS: Lot 48 PS 511509L
AVPCC: 110.3 - Detached Dwelling (existing)

ASSESSMENT NUMBER 177808 3

Site Value	$295,000	Level of Valuation	01-Jan-2025
Capital Improved Value	$550,000	Valuation Operative	01-Jul-2025
Net Annual Value	$27,500	Basis of Rate	C.I.V.

RATES & CHARGES	CURRENT AMOUNT LEVIED
General Rates	$1,622.80
Garbage Charge	$461.00
Emergency Services and Volunteer Fund	$231.15
TOTAL LEVIED	**$2,314.95**
Arrears Outstanding	$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	$0.00
TOTAL OUTSTANDING	**$0.00**

Other Property Debt -	**$0.00**

Total Outstanding for Property **$0.00**

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: 1778083

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

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

PRESCRIBED INFORMATION

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

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

GENERAL INFORMATION

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

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

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

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

Confirmation of the existence of any Housing Act 1983 Orders can be made by contacting Environmental Health & Local Laws at the City of Greater Bendigo, PO Box 733, Bendigo 3552, Telephone 1300 002 642.

There is no money owed in relation to the land under section 94(5) of the Electricity Industry Act 2000.

There is not any environmental upgrade charge in relation to the land which is owed under Section 181C of the Local Government Act 1989.

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

RATES AND CHARGES

Rates and Charges for financial year ending 30 June 2026. All Rates and Charges due by four (4) instalments due 30 September 2025, 01 December 2025, 02 March 2026 and 01 June 2026.

Interest will be charged on payments received after the due dates at the rate of 10.0% p.a. This applies to both full payment and instalments.

OTHER INFORMATION

This certificate is valid for 90 days from the date of issue. Amounts outstanding may vary if payments/adjustments are made after the issue date. It is the responsibility of the applicant to obtain an update prior to settlement.
After the issue of this certificate, Council may be prepared to provide a verbal update of the information to the applicant about the matters disclosed in this certificate, but if it does so, Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the Council is authorised to bind Council by the giving of such verbal information. Updates will only be provided to the applicant.

PLEASE NOTE: Updates will not be provided after the 90 day period has passed, a new certificate will be required.

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

State Government

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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 10741 FOLIO 787

Security no : 124130469912G
Produced 04/12/2025 09:23 AM

LAND DESCRIPTION

Lot 48 on Plan of Subdivision 511509L.
PARENT TITLE Volume 10712 Folio 538
Created by instrument PS511509L 04/08/2003

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
PAUL ERNEST KANE of 117 SINCLAIRS ROAD STRATHFIELDSAYE VIC 3551
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
MURRAY RICHARD DELVES of 13 BRAESIDE DRIVE JUNORTOUN VIC 3551
AS633739H 21/10/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AC431969E 27/10/2003

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
X120572B 26/10/2000

DIAGRAM LOCATION

SEE PS511509L 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: 117 OSBORNE LANE STRATHFIELDSAYE VIC 3551

ADMINISTRATIVE NOTICES

NIL

eCT Control 16708M O'FARRELL ROBERTSON MCMAHON
Effective from 22/10/2019

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.
The information supplied by InfoTrack (LEAP) has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Plan**
Document Identification	**PS511509L**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**04/12/2025 09:23**

Copyright and disclaimer notice:
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

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

Delivered from the LANDATA® System by InfoTrack Pty Ltd.
The information supplied by InfoTrack (LEAP) has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.

Delivered by LANDATA®, timestamp 04/12/2025 09:23 Page 1 of 2
Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

PLAN OF SUBDIVISION

STAGE No.	LTO USE ONLY	PLAN NUMBER
/	EDITION	PS 511509L

LOCATION OF LAND

PARISH: STRATHFIELDSAYE

TOWNSHIP: ———

SECTION: 19

CROWN ALLOTMENT: 6 (PART)

CROWN PORTION: ———

LTO BASE RECORD: DCMB
TITLE REFERENCES: VOL 10712 FOL 538

LAST PLAN REFERENCE/S: LOT E PS 511507Q

POSTAL ADDRESS: ARTHURS CRESCENT
(At time of subdivision) STRATHFIELDSAYE 3551

AMG Co-ordinates E 262 060
(of approx centre of land in plan) N 5 923 930
ZONE: 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: CITY OF GREATER BENDIGO REF: 784/01

1. This plan is certified under section 6 of the Subdivision Act 1988.
2. ~~This plan is certified under section 11(7) of the Subdivision Act 1988.~~
   ~~Date of original certification under Section 6. / /~~
3. ~~This is a statement of compliance issued under section 21 of the Subdivision~~ Act ~~1988.~~

OPEN SPACE

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

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

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

Council Delegate
Council Seal
Date 22 / 4 / 03

~~Re-certified under Section 11(7) of the Subdivision Act 1988.~~
~~Council Delegate~~
~~Council Seal~~
~~Date / /~~

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	CITY OF GREATER BENDIGO
RESERVE No.1	CITY OF GREATER BENDIGO

NOTATIONS

STAGING This ~~is~~/is not a staged subdivision.
Planning permit No. 784.01

DEPTH LIMITATION: DOES NOT APPLY

LOTS 1 - 37 & 60 - 69 (BOTH INCLUSIVE)
HAVE BEEN OMITTED FROM THIS PLAN.

SURVEY. THIS PLAN IS ~~AS NOT~~ BASED ON SURVEY

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 48, 61 & 121
IN PROCLAIMED SURVEY AREA No.

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	2	THIS PLAN	LAND IN THIS PLAN

LTO USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED ☑

DATE: 4 / 8 / 03

LTO USE ONLY

PLAN REGISTERED

TIME 3-50 pm

DATE 4 / 8 / 2003

Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

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

LICENSED SURVEYOR (PRINT) ADRIAN JOHN CUMMINS

SIGNATURE Adrian J. Cummins DATE 28.02.03

REF AB3512-02-03 FILE 3512 VERSION 2
GC 43

DATE 22 / 4 / 03
COUNCIL DELEGATE SIGNATURE

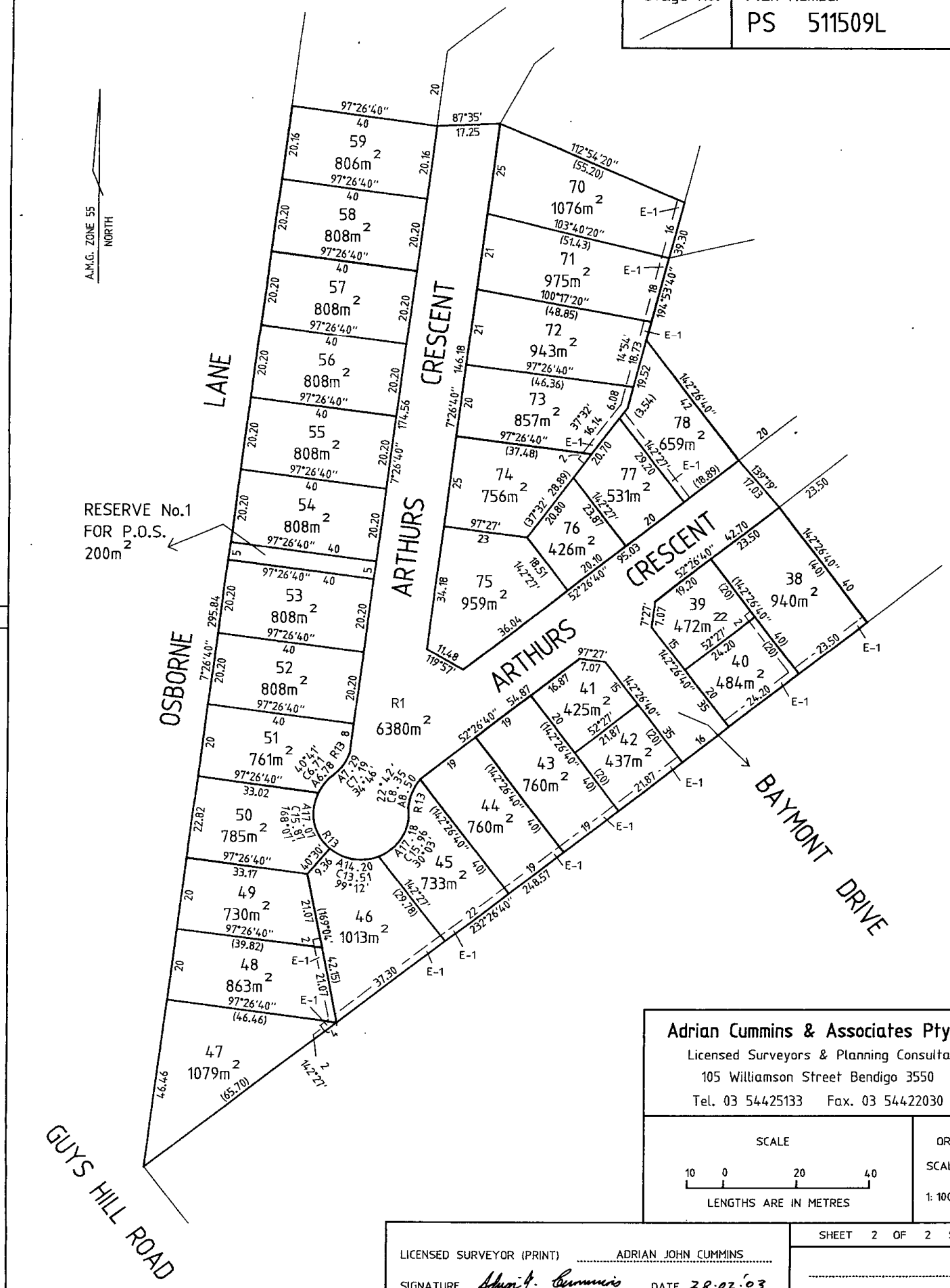
ORIGINAL SHEET SIZE A3

Delivered by LANDATA®, timestamp 04/12/2025 09:23 Page 2 of 2

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS 511509L



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

SCALE
10 0 20 40
LENGTHS ARE IN METRES

ORIGINAL SCALE 1: 1000 SHEET SIZE A3

SHEET 2 OF 2 SHEETS

LICENSED SURVEYOR (PRINT) ADRIAN JOHN CUMMINS
SIGNATURE Adrian J. Cummins DATE 28.02.03
REF AB3512-02-02 FILE 3512 GC 44 VERSION 2

DATE 22 / 4 /03
COUNCIL DELEGATE SIGNATURE

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Instrument**
Document Identification	**X120572B**
Number of Pages (excluding this cover sheet)	**7**
Document Assembled	**04/12/2025 09:23**

Copyright and disclaimer notice:
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

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

Delivered from the LANDATA® System by InfoTrack Pty Ltd.
The information supplied by InfoTrack (LEAP) has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.

Delivered by LANDATA®, timestamp 04/12/2025 09:23 Page 1 of 7
Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

OFFICE OF TITLES T.P. VICTORIA

X120572B
261000 1120 173

DX120572B-1-2

Application by the Responsible Authority for the making of a recording of an agreement Section 181(1), Planning & Environment Act, 1987.

Lodged at the Land Titles Office by:

Name: Beck Sheahan Quinn & Kirkham
PO Box 628
BENDIGO Vic 3550
Phone: 5443 1066
Address: DX 55011 Bendigo

Ref: GJQ:VVM 12.202 00 3511
Customer Code: 469S

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

Volume: 10545 Folio: 792

Land: Lot S2 on Plan of Subdivision PS 412920 J, ~~being Vol.10402 Fol.415,~~ being Midas Street, Strathfieldsaye.

AMENDED
23 APR 2001
With consent of
Current Practitioner for

Authority: The Greater Bendigo City Council

Section and Act under which agreement made:

Section 173 of the Planning & Environment Act, 1987

A copy of the Agreement is attached to this Application:

Signature for the Authority: Dale Sampson. (delegate)

Name of the Officer: Dale John SAMPSON

Date: 17/10/00

CITY OF GREATER BENDIGO

8/3/01

Delivered by LANDATA®, timestamp 04/12/2025 09:23 Page 2 of 7
Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

DX120572B-2-0

BECK
SHEAHAN
QUINN
KIRKHAM

LAWYERS

110 Pall Mall, Bendigo, Victoria 3550
Telephone: (03) **5443 1066** Facsimile: (03) **5443 1019**
Email: info@bsqk.com.au

Delivered by LANDATA®, timestamp 04/12/2025 09:23 Page 3 of 7
Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

GREATER BENDIGO CITY COUNCIL

AND

B.I.K. PTY. LTD.

SECTION 173 AGREEMENT

X120572B
261000 1120 173

DX120572B-3-7

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

Phone: (03) 5443 1066
Fax: (03) 5443 1019
Ref: GJQ:VVM 00 3511

Delivered by LANDATA®, timestamp 04/12/2025 09:23 Page 4 of 7
Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

THIS AGREEMENT is made the 17TH day of OCTOBER 2000

BETWEEN:

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

AND

B.I.K. PTY. LTD. ACN 007 215 438 of Atlas Road Junortoun in the said State (hereinafter called "the Owner") of the other part.

WHEREAS:

A. The Owner is the registered proprietor of ALL THAT piece of land being Lot S2 on Plan of Subdivision No. PS412920J and being the land described in Certificate of Title Volume 10402 Folio 415 (hereinafter called "the land").

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

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

D. That on the 26th day of August 1998 the Responsible Authority issued a Planning Permit No.278.98 (hereinafter called "the Permit") permitting the subdivision of the land in accordance with Plan of Subdivision No. PS412920J – Stage 2, and compliance with the conditions of the Permit.

E. Condition 12 of Permit No. 278.98 provides as follows:

"12. A Statement of Compliance for the Subdivision will not be issued until an Agreement under Section 173 of the Planning and Environment Act 1987 has been executed to the satisfaction of Council. Such Agreement will be between the owner of the subject land and the Council to the effect that:-

1. The owner or applicant must fully construct the road between Lots 52 & 53 from Midas Street to the boundary of the subject land as shown on the endorsed plan, to the satisfaction of Council in accordance with plans and specifications submitted to and approved by the said Council:-

(a) Prior to the issue of a Statement of Compliance for any subdivision relating to the last 10 lots of the subject land being

X120572B 261000 1120 173

DX120572B-4-4

Delivered by LANDATA®, timestamp 04/12/2025 09:23 Page 5 of 7
Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

Lot A on the endorsed plan No. PS412920J.

(b) Should the road be required to be constructed sooner than stated in 12(a) so as to provide access to an adjoining residential subdivision, Council shall construct the road and the owner or applicant shall reimburse the Council the sum of $11,454.00 indexed in accordance with C.P.I. prior to the issue of a Statement of Compliance for any subdivision relating to the last ten (10) lots of the subject land being Lot A on the endorsed Plan No. PS412920J.

2. Public open space/s must be set aside in future stages of subdivision of balance Lot A, equivalent to 5% of all land in the subdivision including PS412920 Stage 1, in accordance with the "Neighbourhood Outline Development Plan, Strathfieldsaye Road, Guys Hill Road & Ryalls Lane (the ODP) as adopted by Council on 19/1/1994.

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

F. The Owner shall be responsible for all of the Responsible Authority's reasonable legal costs involved in the preparation and registration of the agreement.

G. The Agreement be registered on the relevant certificates of title to the land comprised in the plan of subdivision.

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

NOW THIS DEED WITNESSES as follows :-

1. The Owner HEREBY COVENANTS AND AGREES with the Responsible Authority in respect to the provisions of Condition 12 of the Planning Permit as follows :-

1.1 The owner or applicant must fully construct the road between Lots 52 & 53 from Midas Street to the boundary of the subject land as shown on the endorsed plan, to the satisfaction of Council in accordance with plans and specifications submitted to and approved by the said Council:-

(a) Prior to the issue of a Statement of Compliance for any subdivision relating

X120572B
26/10/00 1120 173
DX120572B-5-1

Delivered by LANDATA®, timestamp 04/12/2025 09:23 Page 6 of 7
Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

to the last 10 lots of the subject land being Lot A on the endorsed plan No. PS412920J.

(b) Should the road be required to be constructed sooner than stated in 12(a) of the Planning Permit so as to provide access to an adjoining residential subdivision, Council shall construct the road and the owner or applicant shall reimburse the Council the sum of $11,454.00 indexed in accordance with C.P.I. prior to the issue of a Statement of Compliance for any subdivision relating to the last ten (10) lots of the subject land being Lot A on the endorsed Plan No. PS412920J.

1.2 Public open space/s must be set aside in future stages of subdivision of balance Lot A, equivalent to 5% of all land in the subdivision including PS412920 Stage 1, in accordance with the "Neighbourhood Outline Development Plan, Strathfieldsaye Road, Guys Hill Road & Ryalls Lane (the ODP) as adopted by Council on 19/1/1994.

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

2. The parties hereto agree as follows:-

2.1 This Agreement shall begin upon the issue of a Statement of Compliance for Plan of Subdivision No. PS41920J – Stage 2;

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

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

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

2.5 The Owner shall pay the reasonable legal costs and disbursements of the Responsible Authority in connection with the preparation execution and

X120572B
261000 1120 173
DX120572B-6-9

Delivered by LANDATA®, timestamp 04/12/2025 09:23 Page 7 of 7
Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

registration of this Agreement.

2.6 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.

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

IN WITNESS WHEREOF the parties hereto have hereunto executed this Agreement the day and year first hereinbefore written.

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

.....
Chief Executive Officer

ANDREW PAUL
Full Name

195 LYTTLETON TERRACE,
Usual Address BENDIGO

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

THE COMMON SEAL of B.I.K. PTY. LTD. ACN 007 215 438 was hereunto affixed in accordance with its Articles of Association in the presence of:

.....
Director

KEVIN FRANCIS PATON
Full Name

263 ATLAS RD JUNORTOUN
Usual Address

B.I.K. PTY. LTD. A.C.N. 007 215 438 COMMON SEAL

.....
Secretary

JEAN ALICE PATON
Full Name

263 ATLAS ROAD
Usual Address JUNORTOUN

X120572B
261000 1120 173

DX120572B-7-6

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Instrument**
Document Identification	**AC431969E**
Number of Pages (excluding this cover sheet)	**3**
Document Assembled	**04/12/2025 09:23**

Copyright and disclaimer notice:
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

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

Delivered from the LANDATA® System by InfoTrack Pty Ltd.
The information supplied by InfoTrack (LEAP) has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.

Delivered by LANDATA®, timestamp 04/12/2025 09:23 Page 1 of 3

Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

OFFICE OF TITLES B.J. VICTORIA

AC431969E

27/10/2003 $300 45

Lodged by:

Name: ROGERS & EVERY

Phone: 5445 5500

Address: 71 Bull Street
BENDIGO

Ref: CTW:20032089

Customer Code: 1491 U

MADE AVAILABLE / CHANGE CONTROL

Land Titles Office Use Only

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

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

Land: *(volume and folio reference)*

Lot 48 on Plan of Subdivision No. 511509L and being the whole of the land comprised in Certificate of Title Volume 10741 Folio 787

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

all its estate and interest in fee simple

Consideration:

Eighty-five thousand dollars ($85,000.00)

DAC431969E-1-3

Transferor: *(full name)*

THOMSON PARK PTY LTD ACN 006 901 319

Transferee: *(full name and address including postcode)*

JUDY ANN DELVES of 13 Braeside Drive, Junortoun 3551 and PAUL ERNEST KANE of Junortoun Road, Strathfieldsaye, 3551 as tenants in common in equal shares

TICES

Directing Party: *(full name)*

Creation and/or Reservation and/or Covenant :

The Transferees hereby for themselves and their transferees, executors, administrators and assigns as a separate covenant DO HEREBY COVENANT with the Transferor and other the registered proprietor or proprietors for the time being of each Lot on Plan of Subdivision No. PS 511509L and every part thereof other than Lot 48 hereby transferred as follows:-

a. shall not use the land hereby transferred for any purpose other than a residence and without limiting the generality of the foregoing shall not use the land for any home industry or commerce; or

b. shall not erect on the land hereby transferred or cause to be erected or allow to remain erected on the land hereby transferred:

(i) any dwelling house, garage, shed, outbuilding or fence using other than new materials;

(ii) any dwelling house which has a floor area of less than 120 square metres including the outer walls thereof, such area being calculated by excluding the area of carports, garages, terraces, pergolas or verandahs;

See Annexure Pages 2+3

Approval No: 1032028A

ORDER TO REGISTER
Please register and issue title to

1840

STAMP DUTY USE ONLY
Original Transfer of Land
Stamped with:$1,840.00
Trn:1646905 24-OCT-2003
SRO Victoria Duty, JRMO

27/10/03.

T2

OFFICE OF TITLES VICTORIA

Signed

Cust. Code:

Law Perfect Pty Ltd

27/10/03

THE BACK OF THIS FORM MUST NOT BE USED

Delivered by LANDATA®, timestamp 04/12/2025 09:23 Page 2 of 3
Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

(iii) any building or other structure which is constructed wholly or partly of galvanised iron cladding, aluminium cladding or mud brick;

(iv) any dwelling house unless not less than 80% of the external walls or external wall surfaces of such dwelling (excluding windows) are constructed of brick, brick veneer, brick cement render, stone or masonry;

(v) any dwelling house unless the setback is between 4.5 metres to 5.5 metres other than Lots 39, 40, 41, 42 and 76 inclusive;

(vi) any detached garage, shed or outbuilding having an area in excess of 40 square metres or a height exceeding 4 metres;

(vii) any fence, except a fence abutting a street boundary, unless such fence is constructed of steel Colorbond material in the colour "Mossvale Sands" or if that material is no longer manufactured, then in an equivalent materials and such fence shall not exceed 2 metres in height from the natural ground level and any side boundary fence shall not exceed 1.2 metres in height within 1.8 metres of the front boundary;

(viii) any front boundary fence;

(ix) any detached garage, detached carport, shed or outbuilding unless the roof of such structure is pitched at an angles of at least 16 degrees to the horizontal

(x) any dwelling house unless the roof of such structure including attached garages or carports is pitched at an angle of at least 20 degrees to the horizontal;

(xi) any more than one dwelling house such expression to include any flat, unit or apartment ;or

c. shall not subdivide the land hereby transferred.

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: 21st October 2003

Execution and attestation

THOMSON PARK PTY. LTD. A.C.N. 090 901 319 The Common Seal Of

THE COMMON SEAL of THOMSON PARK PTY LTD was affixed in the presence of authorised persons:

Director	.....	Secretary	.....
Full name	Neil Willis Johnston	Full name	Jennifer Lorraine Chivers
Usual address	33 Paynters Road Wonga Park 3115	Usual address	33 Paynters Road Wonga Park 3115

Approval No: 1032028A

DAC431969E-2-1

T2 Page 2

AC431969E
27/10/2003 $300 45

OFFICE OF TITLES VICTORIA

Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED

Delivered by LANDATA®, timestamp 04/12/2025 09:23 Page 3 of 3
Docusign Envelope ID: 5639AD7C-E205-4F3B-B26D-83E532204C10

ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1
Victorian Land Titles Office

This is page 3 of *Approved Form T2* dated 21/10/03 between THOMSON PARK PTY LTD ACN 006 901 319 AND JUDY ANN DELVES and PAUL ERNEST KANE

Signatures of the parties

Panel Heading

Signed by JUDY ANN DELVES in the presence of:)
)

Signed by PAUL ERNEST KANE in the presence of:)
)

DAC431969E-3-0

Approval No: 1032028A

A1

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

AC431969E
27/10/2003 $300 45

OFFICE OF TITLES VICTORIA

Law Perfect Pty Ltd