Docusign Envelope ID: 064BE857-9498-415C-9BDA-624C1A138B98

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	5 HARLEY STREET, STRATHDALE VIC 3550

Vendor's name [redacted] Date 9/9/2025

Vendor's signature [redacted]

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

Fire Services Property Levy in accordance with the *Fire Services Property Levy Act* 2012

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. 100
(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.

3.2 **Road Access**

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

3.3 **Designated Bushfire Prone Area**

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

3.4 **Planning Scheme**

☒ Attached is a certificate with the required specified information.

4. NOTICES

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

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

Not Applicable

4.2 **Agricultural Chemicals**

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

The Vendor is not aware of, nor has she received any notices. The Vendor has no means of knowing the contents of any of the documents referred to above unless communicated to the Vendor by the relevant public authority or Government department.

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:

The Vendor is not aware of, nor has he/she received any notices.

5. BUILDING PERMITS

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

☒ Are contained in the attached certificate

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

8. SERVICES

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

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

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

Not Applicable

10.2 **Staged Subdivision**

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

(a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.

(b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

(c) The proposals relating to subsequent stages that are known to the vendor are as follows:

NIL

(d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:

NIL

10.3 **Further Plan of Subdivision**

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act* 1988 is proposed.

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

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

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is attached

13. ATTACHMENTS

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

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

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

Due Diligence Report

Docusign Envelope ID: 064BE857-9498-415C-9BDA-624C1A138B98

Register Search Statement

Title Volume 10712 Folio 466 Plan / PS 503877A

Covenant AG440271N

Agreement Section 173 PLANNING AND ENVIROMENT U004887R 15/12/1995

Planning Certificate

Planning Property Report

Land Information Certificate

Coliban Water Asset Plan

Property Clearance Certificate

Historic Mining Activity

Building Particulars Certificate Regulation 51 (1)

Docusign Envelope ID: 064BE857-9498-415C-9BDA-624C1A138B98

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 10712 FOLIO 466

Security no : 124127800807H
Produced 04/09/2025 04:50 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 503877A.
PARENT TITLES :
Volume 10224 Folio 584 to Volume 10224 Folio 585
Volume 10321 Folio 191
Created by instrument PS503877A 17/03/2003

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
[redacted]
AT201328H 30/04/2020

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX020469L 06/07/2023
COMMONWEALTH BANK OF AUSTRALIA

COVENANT AG440271N 06/04/2009

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
U004887R 15/12/1995

DIAGRAM LOCATION

SEE PS503877A 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: 5 HARLEY STREET STRATHDALE VIC 3550

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 06/07/2023

DOCUMENT END

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Document Identification	**PS503877A**
Number of Pages (excluding this cover sheet)	**2**
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PLAN OF SUBDIVISION

Stage No. \

LTO use only

EDITION 1

PS 503877 A

Location of Land

Parish: SANDHURST
Township:
Section:
Crown Allotment: 80(PART) & 81(PART)
Crown Portion:

LTO base record: DCMB
Title References:
Vol 10224 Fol 584 Vol 10321 Fol 191
Vol 10224 Fol 585
Last Plan Reference: LOT 1 PS405254L & LOTS 2 & 3 PS330211V
Postal Address: 169-179 CONDON STREET
KENNINGTON 3550

AMG Co-ordinates: E 259900
(Of approx. centre of plan) N 5926450 Zone 55

Council Certification and Endorsement

Council Name: CITY OF GREATER BENDIGO Ref: 1006/00

~~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 16 / 12 / 02

~~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 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 23 / 12 / 02

Vesting of Roads or Reserves

Identifier	Council/Body/Person
ROAD R1	CITY OF GREATER BENDIGO
ROAD R2	VICROADS

Notations

Depth Limitation: DOES NOT APPLY

Staging This ~~is~~/is not a staged subdivision
Planning Permit No. DS/1006/00

THE DRAINAGE EASEMENT SHOWN (E-1) ON CERTIFICATE OF TITLE VOL 10224 FOL 583 IS TO BE REMOVED UPON REGISTRATION OF THIS PLAN.
GROUNDS FOR REMOVAL: CITY OF GREATER BENDIGO PLANNING PERMIT No. DS/1006/00

Survey:- This plan is / ~~is not~~ based on survey.

To be completed where applicable.
This survey has been connected to permanent marks no(s). 2, 1163, 2107.
In proclaimed Survey Area no. 34

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	LOTS ON THIS PLAN

LTO use only
Statement of Compliance / Exemption Statement

Received ✓

Date 13 / 3 / 2003

LTO use only
PLAN REGISTERED
TIME 11.21 AM
DATE 17 / 3 / 2003
Assistant Registrar of Titles

Sheet 1 of 2 Sheets

GEOFF SHAW & ASSOCIATES
CONSULTING LAND SURVEYORS
8 HOPETOUN STREET BENDIGO, 3550
PH 03 54430320

LICENSED SURVEYOR (PRINT) GEOFFREY JOHN SHAW
SIGNATURE G. J. Shaw DATE 28/6/2002
REF 4152/00 VERSION 2

DATE / /
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

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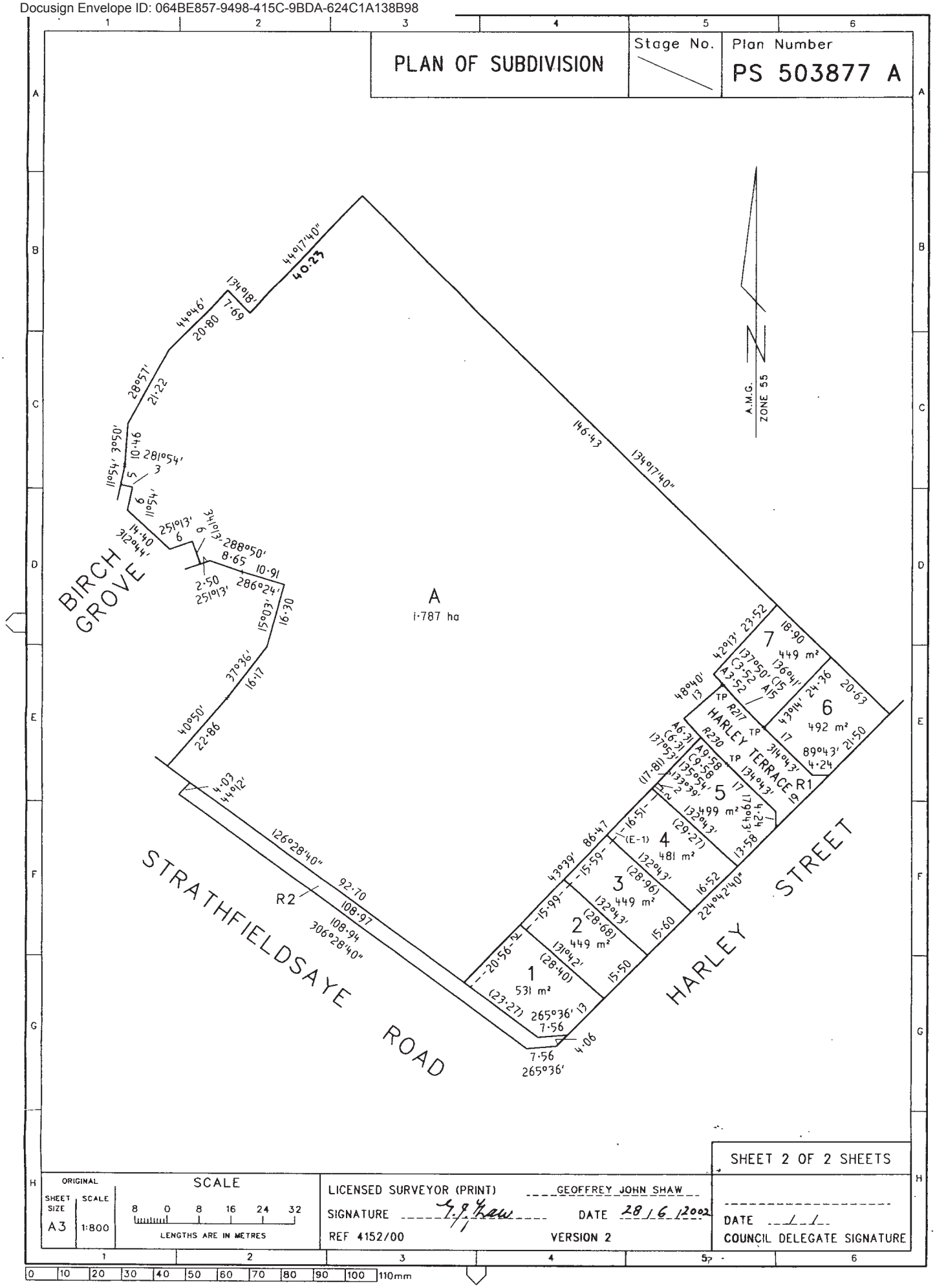
PLAN OF SUBDIVISION

Stage No. /

Plan Number PS 503877 A



SHEET 2 OF 2 SHEETS

ORIGINAL SHEET SIZE	SCALE	SCALE
A3	1:800	8 0 8 16 24 32 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) GEOFFREY JOHN SHAW

SIGNATURE G.J.Shaw DATE 28/6/2002

REF 4152/00 VERSION 2

DATE / /

COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100 110mm

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

AG440271N

06/04/2009 $456 45 s ty

Victorian Land Registry.

Lodged by:

Name: BECK LEGAL PTY LTD

Phone: 5445 3333

Address: 165-171 Hargreaves Street
Bendigo

Ref: SL:MC:448299-1

Customer Code: 469S

OFFICE OF TITLES C.J. VICTORIA

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)*
Volume 10712 Folio 466

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

Consideration:
$138,000.00

Transferor: *(full name)*
TEGGANA PTY LTD ACN 005 245 152

Transferee: *(full name and address including postcode)*
[redacted]

Directing Party: *(full name)*
Nil

Creation and/or Reservation and/or Covenant :

AND the transferees do hereby covenant for themselves their executors administrators and assigns and as a separate covenant with the transferor and its transferees successors and assigns and the registered proprietor or proprietors for the time being of the land comprised in the plan of subdivision except the lot or lots hereby transferred that without the prior written consent of the transferor :-

a. That no dwelling or home unit erected on the lot shall be other than of new materials with not less than eighty percent of the outer walls (excluding windows) in clay brick, clay brick veneer, brick cement render or concrete masonry with rendered finish;
b. That no dwelling shall be erected on the lot 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 garages, carports, terraces, pergolas and/or verandahs.
c. That no roof of any dwelling erected on the lot shall have a pitch at an angle of less than twenty degrees to the horizontal;
d. That no dwelling or home unit erected on the lot shall be used other than for purposes of residence and no building shall be used for commercial purposes (other than as a display home);

Continued on **T2 Page 2**

Approval No: 496083A

ORDER TO REGISTER
Please register and issue title to

STAMP DUTY USE ONLY

3350

Original Land Transfer
Stamped with $3,350.00
Doc ID 2442524, 01 Apr 2009
SRO Victoria Duty, MBJO

T2

OFFICE OF TITLES VICTORIA

Signed Cust. Code:

Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED

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

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Docusign Envelope ID: 064BE857-9498-415C-9BDA-624C1A138B98

(e) That no fence, shed or other outbuilding constructed partly or wholly of galvanised iron cladding or aluminium cladding shall be erected on the lot;

(f) That no mud brick or mud bricks shall be used in the construction of any building or structure upon the lot;

(g) That the gross floor area of all outbuildings erected on the lot shall not exceed fifteen square metres and no outbuilding shall exceed a height of three metres;

(h) That no building erected on the lot shall have a roof or walls of corrugated galvanised iron;

(i) That no fence erected on the lot shall have a height exceeding two metres;

(j) That no shed or other outbuilding erected on the lot shall be other than of new materials;

(k) That no garage shall be erected on the lot unless constructed under the roof structure of any dwelling erected on the lot;

(l) That no shed or other outbuilding erected on the lot or any tent, caravan or other form of portable accommodation standing on the lot shall be used for the purpose of residential accommodation;

(m) That no dividing fence shall be erected on the lot other than of new materials consisting of colourbond steel posts and rails of the colour "Summershade" (previously known as the colour "Mossvale Sand") with infill treated pine panels;

(n) That the lot shall not be further subdivided to reduce the size of the lots (save and except for Lot 13.

(o) That no fence shall be erected on the front boundary of the lot (save and except or Lots 5, 6, 15, 16 and 19.

AND IT IS HEREBY AGREED that the foregoing covenants shall be noted upon and appear on every future Certificate of Title for the land hereby transferred or any part or parts thereof as an encumbrance affecting the same.

Dated: 25.3.09

Execution and attestation

AG440271N
06/04/2009 $456 45

Executed by **TEGGANA PTY LTD ACN 005 245 152** by)
being signed by the person who is authorised to sign for the)
company:)

.....
Sole Director & Sole Company Secretary

Full name BARRY TANGEY
Usual address 1 SOMERVILLE STREET
BENDIGO 3550

Signed by [redacted])
)
Witness: [redacted]

Signed by [redacted])
)
Witness: [redacted]

Approval No: 496083A

T2 Page 2

OFFICE OF TITLES VICTORIA

Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED
Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Docusign Envelope ID: 064BE857-9498-415C-9BDA-624C1A138B98

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Docusign Envelope ID: 064BE857-9498-415C-9BDA-624C1A138B98

VICTORIAN LAND TITLES OFFICE

$63

U004887R
151295 2014 173 $63

OFFICE OF TITLES J.M.S. VICTORIA

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

Lodged at the Office of Titles by
ROGERS & EVERY
71 Bull Street Bendigo
Phone: (054) 43 1922
Ref: TAR Code: 1491U

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

Land:

Certificate of Title Volume 10224 Folio 584.

Authority or council: Name and address including postcode
GREATER BENDIGO CITY COUNCIL
of Municipal Offices, Lyttleton Terrace, Bendigo Vic. 3550

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

Date: The 7th day of December 1995.

Signed: .....
(Official of authority or council - specify office held)

21/12/95

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THIS AGREEMENT is made the 21 day of SEPTEMBER 1994

B E T W E E N THE GREATER BENDIGO CITY COUNCIL of Strathfieldsaye Office, Condon Street, Bendigo (hereinafter called "the Responsible Authority") of the one part and NANCY ELIZABETH NOBLE of 169-179 Condon Street, Bendigo (hereinafter called "the Owner") of the other part

W H E R E A S :-

A. The Owner is the registered proprietor of ALL THAT piece of land being Lot 2 on Plan of Subdivision No. 135010 Parish of Sandhurst and being the land comprised in Certificate of Title Volume 9458 Folio 938 (hereinafter referred to as "the land").

NOT CHARGEABLE WITH STAMP DUTY
11 NOV 1994

B. Teggana Pty. Ltd. of Corner Reservoir Road and Condon Street, Bendigo is registered as the proprietor of Lot 1 on Plan of Subdivision No. 135010 being the land comprised in Certificate of Title Volume 9458 Folio 937 (hereinafter referred to as "the adjoining land").

C. The land abuts Condon Street and Harley Street, Bendigo and is within the Municipality of the City of Greater Bendigo and is affected by the City of Greater Bendigo Planning Scheme.

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

E. On the 3rd day of September, 1993 the Responsible Authority issued Planning Permit No. 184.93 ("the permit") permitting the Subdivision of the land and the adjoining land in to three lots subject to the conditions therein contained which include interalia conditions 3, 5, 6 and 9 being as follows:-

"3. All underground or surface drainage works that are considered necessary shall be constructed in accordance with plans and computations to be provided

DA 18497

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by the Developer and approved by the Responsible Authority prior to the commencement of construction. Such drainage works shall be designed and installed to transport stormwater run-off from the subject land and surrounding land or adjoining road/s to an approved point of discharge.

5. The applicant may, in accordance with the provisions of Section 18 of the Subdivision Act 1988, be required to pay to the Council a sum equivalent to 5% of the site value of all the land in the subdivision intended to be used for residential, industrial or commercial purposes. This condition excludes any portion of the land for which any payment for public open space has previously been obtained by Council.

6. A concrete pavement edge of approved type shall be constructed along the frontage of the subject land within the Government road Reserve/s to the satisfaction of the Responsible Authority. The area between the concrete edge required by this condition and the existing bitumen seal shall be constructed and sealed with a bitumen or asphalt surface and the area behind the concrete edge shall be backfilled with an approved topsoil and grassed to the satisfaction of the Responsible Authority.

9. Full compliance with conditions 3, 5 & 6 may be deferred if prior to the issue of a Statement of Compliance for the subdivision, the owners enter into an Agreement pursuant to Section 173 of the Planning & Environment Act in which it shall be covenanted that:

   (a) The payment of a contribution towards public open space in respect of Lots 1 and 2 may be deferred

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by their owners until those lots are further developed and/or subdivided.

(b) The works required by Permit 184.93 may be deferred by the owners of each lot until a time when they are considered to be required by the Council or Vic Roads.

(c) The applicant shall be responsible for all reasonable legal costs involved in the preparation and registration of the agreement.

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

(e) The Agreement shall be begin upon the issue of a Statement of Compliance for the subdivision and shall end in respect of each lot on the plan of subdivision upon the completion of the works referred to in the Agreement."

F. On the 21st day of February, 1994 the Responsible Authority certified Plan of Subdivision No. PS330211V ("the Plan of Subdivision") of the land pursuant to the provisions of Section 6 of the Subdivision Act 1988 which Plan of Subdivision created three lots in accordance with the endorsed plan. The Plan of Subdivision was recertified under Section 11(7) of the Subdivision Act 1988 on the 18th day of March, 1994.

G. In pursuance of condition 9 of the permit and in further pursuance of the provisions of Section 173 of the Planning and Environment Act 1987 the Responsible Authority has requested the Owner to enter into and execute the within agreement which the Owner has agreed to do.

H. It is intended by the parties hereto that this agreement is to run with Lot 2 on the Plan of Subdivision and every part

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thereof so as to bind the Owner for herself and her transferees and successors in title as owner or owners for the time being of Lot 2.

NOW THIS DEED WITNESSTH as follows:-

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

1.1 That the Owner shall pay to the Responsible Authority a contribution towards Public Open Space in respect of the land comprised in Lot 2 in pursuance of the provisions of Section 18 of the Subdivision Act 1988 upon the further development and/or subdivision of Lot 2.

1.2 That the Owner will at her own cost and expense and at no cost to the Responsible Authority undertake the drainage works and road works specified in Conditions 3 and 5 of the permit so far as the same relate to Lot 2 such works to be carried out to the satisfaction of the Responsible Authority in accordance with engineering plans and specifications submitted by the Owner and approved by the Responsible Authority such works to be completed before the first to occur of:-

(i) six months after the date of receipt by the Owner of a written notice from the Responsible Authority requesting that such works be carried out; or

(ii) such other date as may be agreed upon by the Responsible Authority and the Owner.

2. The parties agree as follows:-

2.1 This agreement shall commence upon the issue of a statement of compliance for the Plan of Subdivision for the land and shall end upon the completion of the drainage works and roadworks to the satisfaction of

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the Responsible Authority and upon the payment by the Owner to the Responsible Authority of a contribution towards Public Open Space in accordance with the requirements of Section 18 of the Subdivision Act 1988.

2.2 It is intended by the parties hereto that this agreement is to run with Lot 2 so as to bind the Owner for herself and her transferees and sucessors in title as owner or owners for the time being of Lot 2 and every part thereof.

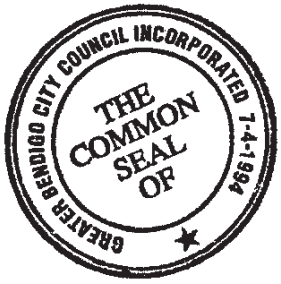
2.3 The Responsible Authority will lodge a copy of this Agreement at the Office of the Minister for the time being administering the Planning and Environment Act 1987 without delay after this agreement is executed.

2.4 The Responsible Authority shall as soon as practicable after the execution of this agreement of the land 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 or Certificates of Title to Lot 2.

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

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

THE COMMON SEAL of GREATER)
)
BENDIGO CITY COUNCIL was hereto)
)
affixed in the presence of:)



..... Commissioner

..... Chief Executive Officer

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SIGNED SEALED AND DELIVERED by)
)
the said NANCY ELIZABETH)
)
NOBLE in the presence of:)

N. E. Noble

Witness

Docusign Envelope ID: 064BE857-9498-415C-9BDA-624C1A138B98

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1174926

APPLICANT'S NAME & ADDRESS

ADROIT CONVEYANCING C/- TRICONVEY (RESELLER) C/- LANDATA

MELBOURNE

VENDOR

[redacted]

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

451619

This certificate is issued for:

LOT 3 PLAN PS503877 ALSO KNOWN AS 5 HARLEY STREET STRATHDALE
GREATER BENDIGO CITY

The land is covered by the:

GREATER BENDIGO PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE

A detailed definition of the applicable Planning Scheme is available at :
(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 September 2025

Sonya Kilkenny
Minister for Planning

VICTORIA State Government

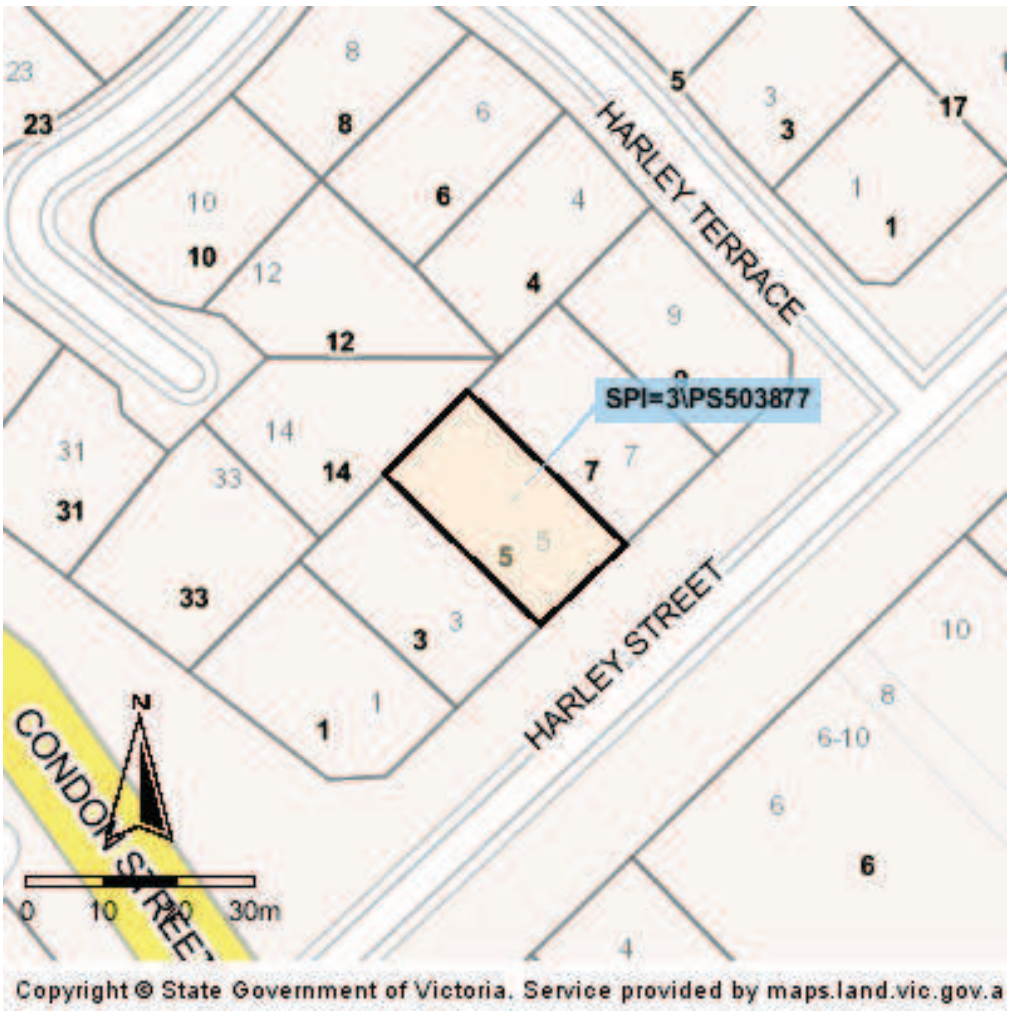
Docusign Envelope ID: 064BE857-9498-415C-9BDA-624C1A138B98

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

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

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

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



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Why rely on anything less?

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.

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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

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PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 04 September 2025 04:42 PM

PROPERTY DETAILS

Address:	**5 HARLEY STREET STRATHDALE 3550**
Lot and Plan Number:	**Lot 3 PS503877**
Standard Parcel Identifier (SPI):	**3\PS503877**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**220965**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 608 D10**

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

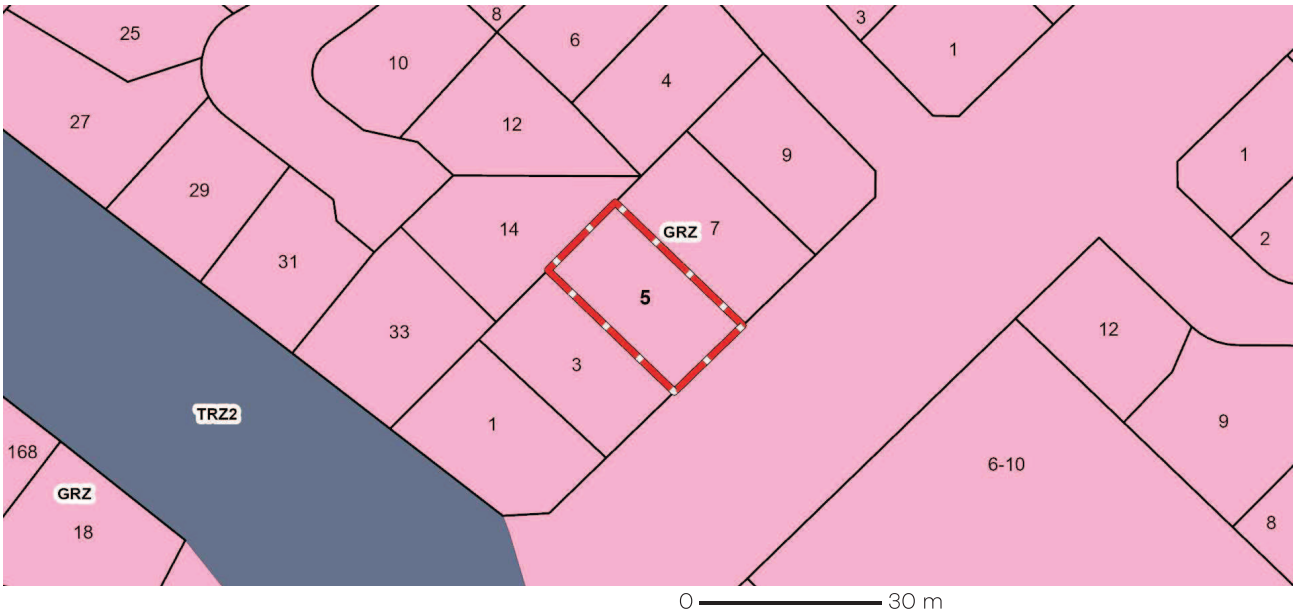
Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**
Fire Authority:	**Fire Rescue Victoria & Country Fire Authority**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

SCHEDULE TO THE GENERAL RESIDENTIAL ZONE (GRZ)



GRZ - General Residential

TRZ2 - Principal Road Network

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

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PLANNING PROPERTY REPORT

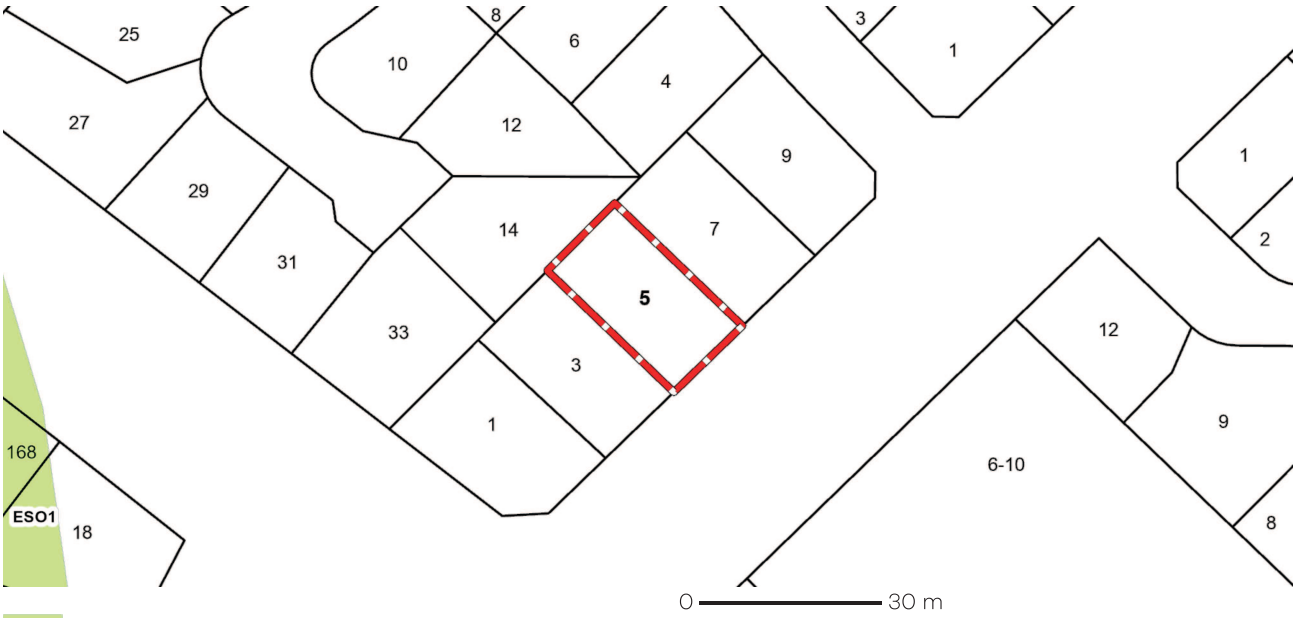
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



ESO - Environmental Significance Overlay

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

Further Planning Information

Planning scheme data last updated on 28 August 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.maps.vic.gov.au/vicplan

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

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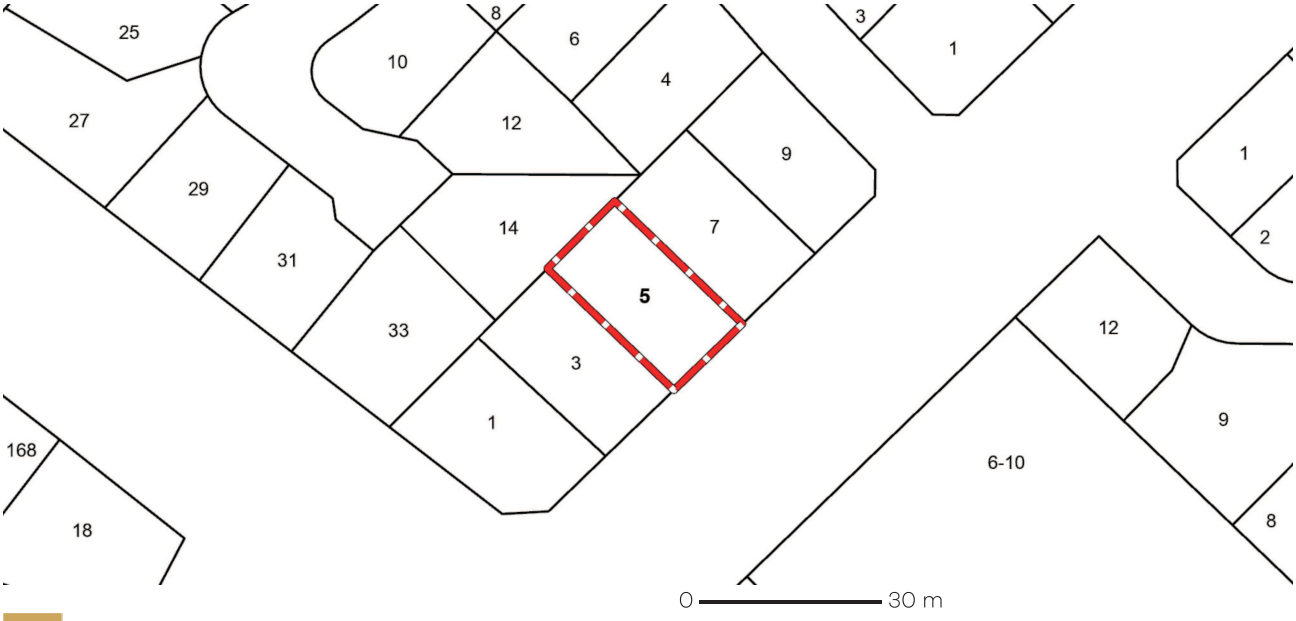
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

Native plants that are indigenous to the region 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 Information Management system https://nvim.delwp.vic.gov.au/ 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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CITY OF GREATER BENDIGO

houldIssue Date: 5 September 2025
Your Reference: 78001813-015-8:88941
Certificate Number: 137885

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:	5 Harley Street, STRATHDALE 3550
PARCEL DETAILS:	Lot 3 PS 503877A
AVPCC:	100 - Vacant Residential Dwelling Site/Surveyed Lot

ASSESSMENT NUMBER	177369 6

Site Value	$295,000	Level of Valuation	01-Jan-2025
Capital Improved Value	$295,000	Valuation Operative	01-Jul-2025
Net Annual Value	$14,750	Basis of Rate	C.I.V.

RATES & CHARGES	CURRENT AMOUNT LEVIED
General Rates	$1,088.00
Emergency Services and Volunteer Fund	$187.00
	$
TOTAL LEVIED	**$1,275.00**
Arrears Outstanding	$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	$0.00
TOTAL OUTSTANDING	**$957.00**

Other Property Debt -	**$0.00**

Total Outstanding for Property **$957.00**

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: 1773696

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

PRESCRIBED INFORMATION

Docusign Envelope ID: 064BE857-9498-415C-9BDA-624C1A138B98

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.

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Coliban WATER

ABN 96 549 082 360

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

Adroit Conveyancing C/- Triconvey (Reseller) C/- LANDATA
Two Melbourne Quarter, Level 13, 697 Collins Street
Docklands

Information Statement Issue Date:
8 September 2025

Your Reference:
78001813-027-1

Settlement Date:
16 September 2025

Information Statement Number:
ISN-0000051450

Property Number:
LOC-000070672

Settlement Payment Reference:
2000000706725

Amount Due:
$0.00

Information Statement

(Special Meter Read)

Service Address: 5 Harley Street, Strathdale, VIC, 3550

Owner(s):	**Title(s):**
[redacted]	Lot 3, Plan of Subdivision, Plan Number 503877A, Volume 10712, Folio 466, 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 16-09-2025 as detailed on the following page/s.	$0.00
Amount Due:	$0.00

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

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

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

Docusign Envelope ID: 064BE857-9498-415C-9BDA-624C1A138B98

Property Number: LOC-000070672
Service Address: 5 Harley Street, Strathdale, VIC, 3550

Details for Services provided and their tariffs:

Encumbrances and other information:

* Water Available

* Sewer main (shown in red) traverses land.

* Sewerage Available

* Vacant Land.

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

* 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.

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

Regards,



Customer Solutions Department

Docusign Envelope ID: 064BE857-9498-415C-9BDA-624C1A138B98

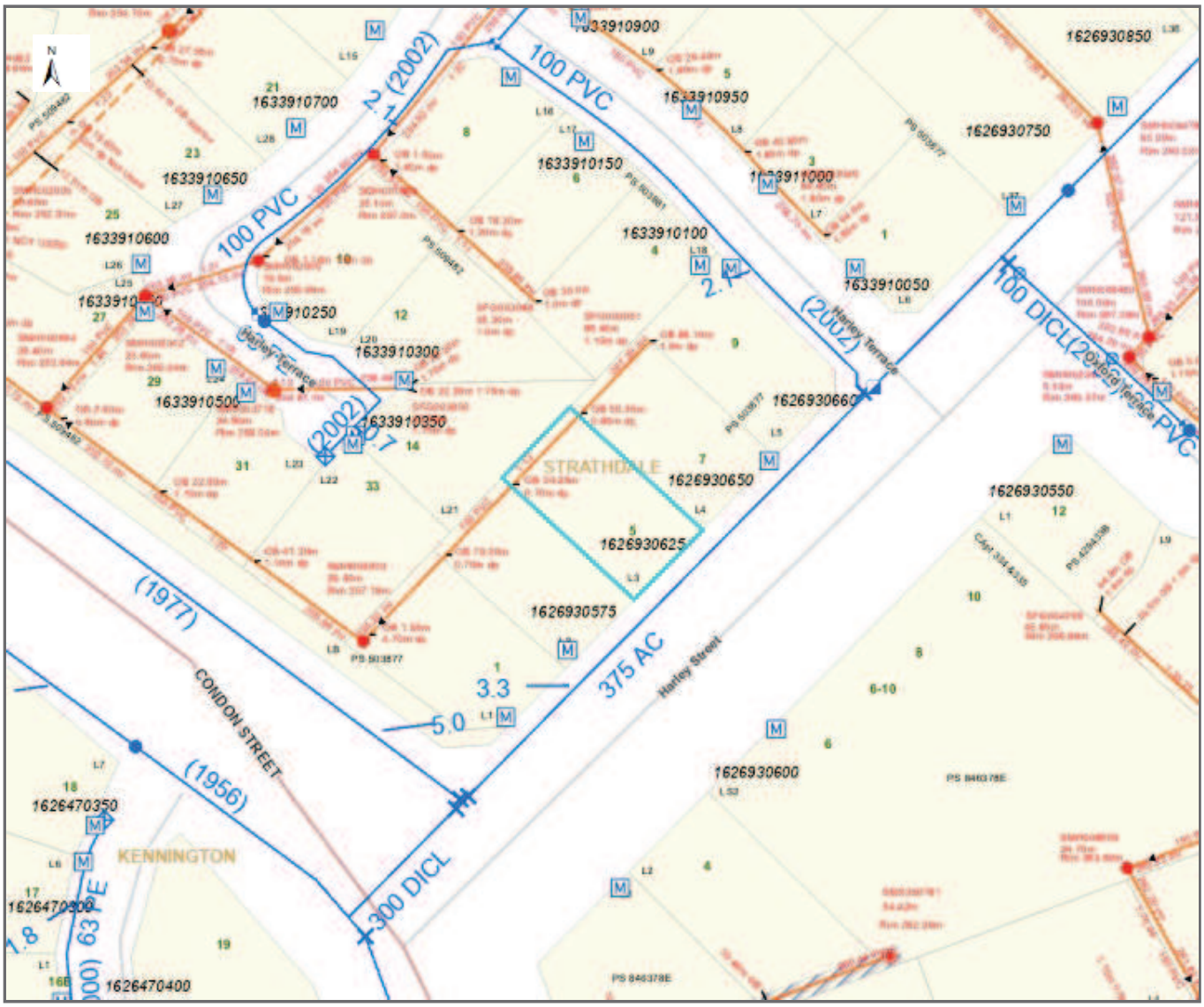
Coliban Region Water Corporation

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

PROPERTY REPORT

Property Address: **5 Harley Street, Strathdale, VIC, 3550**

Date Created: 08-Sep-2025



Disclaimer with respect to the information provided:

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Scale 1: 1,000

Coliban WATER

Docusign Envelope ID: 064BE857-9498-415C-9BDA-624C1A138B98

Property Clearance Certificate

Land Tax

INFOTRACK / ADROIT CONVEYANCING

Your Reference:	25:4057
Certificate No:	93086958
Issue Date:	04 SEP 2025
Enquiries:	ESYSPROD

Land Address: 5 HARLEY STREET STRATHDALE VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
30434223	3	503877	10712	466	$0.00

Vendor: ANDREW GROAT

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
[redacted]	2025	$290,000	$1,113.60	$0.00	$0.00

Comments: Land Tax of $1,113.60 has been assessed for 2025, an amount of $1,113.60 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):	$290,000
SITE VALUE (SV):	$290,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Docusign Envelope ID: 064BE857-9498-415C-9BDA-624C1A138B98

Notes to Certificate - Land Tax

Certificate No: 93086958

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 = $290,000

Calculated as $975 plus ($290,000 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $2,900.00

Taxable Value = $290,000

Calculated as $290,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code: 5249
Ref: 93086958

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: 93086958

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: 064BE857-9498-415C-9BDA-624C1A138B98

Property Clearance Certificate

Commercial and Industrial Property Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / ADROIT CONVEYANCING

Your Reference:	25:4057
Certificate No:	93086958
Issue Date:	04 SEP 2025
Enquires:	ESYSPROD

Land Address:	5 HARLEY STREET STRATHDALE VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
30434223	3	503877	10712	466	$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
100	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:	$290,000
SITE VALUE:	$290,000
CURRENT CIPT CHARGE:	**$0.00**

Docusign Envelope ID: 064BE857-9498-415C-9BDA-624C1A138B98

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 93086958

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: 064BE857-9498-415C-9BDA-624C1A138B98

Property Clearance Certificate

Windfall Gains Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / ADROIT CONVEYANCING

Your Reference:	25:4057
Certificate No:	93086958
Issue Date:	04 SEP 2025

Land Address: 5 HARLEY STREET STRATHDALE VIC 3550

Lot	Plan	Volume	Folio
3	503877	10712	466

Vendor: [redacted]

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: 064BE857-9498-415C-9BDA-624C1A138B98

Notes to Certificate - Windfall Gains Tax

Certificate No: 93086958

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: 93086957

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: 93086957

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: 064BE857-9498-415C-9BDA-624C1A138B98

HISTORIC MINING ACTIVITY
Form No. 692

04 September, 2025

Property Information:

Address: 5 HARLEY STREET STRATHDALE 3550

It is advised that:

Our records do not indicate the existence of any mining activity on or under this site, but the site is within an area of past prospecting or mining activity. Note that there may be unrecorded mine workings present. (3)

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

For queries, contact:

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

Docusign Envelope ID: 064BE857-9498-415C-9BDA-624C1A138B98

CITY OF GREATER BENDIGO

Building Information Certificate

Regulation 51(1) | Building Regulations 2018

05-Sep-2025

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Location: 5 Harley Street, STRATHDALE 3550 (Lot 3 PS 503877A)
Applicant Reference: 78001813-016-5:88940

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.

Hans Tracksdorf
Municipal Building Surveyor

PLEASE NOTE

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