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Vendor Statement

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

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

Land	34-36 Janelle Drive, Maiden Gully 3551	
Vendor's name	Joy Elizabeth Hoare	**Date** 21/9/2026
Vendor's signature	Signed by: Joy Elizabeth Hoare DD4B73FCA50546D...	
Vendor's name	Joy Elizabeth Hoare as Power of Attorney for Alan Bruce Hoare	**Date** 21/9/2026
Vendor's signature	Signed by: Joy Elizabeth Hoare DD4B73FCA50546D...	
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) Their total does not exceed: $4,500.00

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.

None to the vendors knowledge.

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 **Tax reform scheme land**

(i) Is the land Tax Reform Scheme Land within the meaning of the Commercial and Industrial Property Tax Reform Act 2024? ☐ Yes X No

(ii) The Australian Valuation Property Classification Code based on the Valuation Best Practice Specifications Guidelines most recently allocated to the land is:

110.3

(iii) If the land is Tax Reform Scheme Land, the Entry Date within the meaning of the Commercial and Industrial Property Tax Reform Act 2024 is:

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): -

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

To the best of the vendors 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:

Nil.

4.3 **Compulsory Acquisition**

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

Nil.

5. BUILDING PERMITS

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

Are contained in the attached certificate.

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:

Connected indicates that the service is provided by an authority and operating on the day of sale. The purchaser should be aware that the vendor may terminate any account with a service provider prior to settlement, and the purchaser may need to have the service reconnected.

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

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

Is attached.

13. ATTACHMENTS

As attached

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Due diligence checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the Due diligence checklist page on the Consumer Affairs Victoria website (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

CONSUMER AFFAIRS VICTORIA
September 2014

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Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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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 11230 FOLIO 280 Security no : 124138587336U
Produced 15/09/2026 09:22 AM

LAND DESCRIPTION

Lot 42 on Plan of Subdivision 603938Y.
PARENT TITLE Volume 11172 Folio 251
Created by instrument PS603938Y Stage 3 08/10/2010

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ALAN BRUCE HOARE
JOY ELIZABETH HOARE both of 34-36 JANELLE DRIVE MAIDEN GULLY VIC 3551
AR188390M 29/06/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR188391K 29/06/2018
COMMONWEALTH BANK OF AUSTRALIA

COVENANT AJ125962R 11/08/2011

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
AF887239X 04/06/2008

DIAGRAM LOCATION

SEE PS603938Y 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: 34-36 JANELLE DRIVE MAIDEN GULLY VIC 3551

ADMINISTRATIVE NOTICES

NIL

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eCT Control 15771K COMMONWEALTH BANK OF AUSTRALIA - CONSUMER
Effective from 29/06/2018

DOCUMENT END

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Document Identification	**PS603938Y**
Number of Pages (excluding this cover sheet)	**9**
Document Assembled	**15/09/2026 09:24**

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PLAN OF SUBDIVISION

STAGE NO.	LR use only	Plan Number
	EDITION 4	PS 603938Y

Location of Land

Parish: MARONG

Township: ----------

Section: ----------

Crown Allotment: 99 (PART) AND 109A (PART)

Crown Portion: ----------

Title Reference: VOL.9317 FOL.994 & VOL 11032 FOL 270

Last Plan Reference: LOT 12 LP128755, LOT 2 PS608906L

Postal Address: (at time of subdivision) EDWARDS ROAD MAIDEN GULLY 3551

MGA Co-ordinates
Datum: GDA94 (of approx. centre of land in plan) E 250 930 N 5 929 140 Zone: 55

Council Certificate and Endorsement

Council Name: CITY OF GREATER BENDIGO Ref: 625/02

~~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 13/6/07

~~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 / /

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

Council Delegate
~~Council Seal~~

Date 25/1/08

APPLIES TO MASTER PLAN (STAGE 1) ONLY

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
ROAD R1	CITY OF GREATER BENDIGO
ROAD R2	CITY OF GREATER BENDIGO
RESERVE No.1	CITY OF GREATER BENDIGO
RESERVE No. 2	CITY OF GREATER BENDIGO
RESERVE No. 3	POWERCOR AUSTRALIA LTD.
ROAD R3	CITY OF GREATER BENDIGO
RESERVE NO.4	CITY OF GREATER BENDIGO
ROAD R4	CITY OF GREATER BENDIGO

Notations

Staging This plan is a staged subdivision
Planning Permit No. DS/625/2002

Depth Limitation 15.24 METRES BELOW THE SURFACE APPLIES TO CROWN ALLOTMENT 109A ONLY

See Sheet 8 for description of restrictions 1. & 2.

Survey This plan is based on survey

This survey has been connected to permanent marks no(s) 26, 39 & 87

In Proclaimed Survey Area No.-----

Easement Information

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

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

LR use only

Statement of Compliance/ Exemption Statement

Received ☑

Date 8/2/2008

THIS IS A LAND VICTORIA COMPILED PLAN

FOR DETAILS SEE MODIFICATION TABLE HEREIN

Sheet 1 of 8 Sheets

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• Surveyors • Engineers
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SIGNATURE ..... DATE 17-01-2008

REF 929201 VERSION 08

PLOTTED 17-01-2008 P.J.L.

DATE 25/1/08

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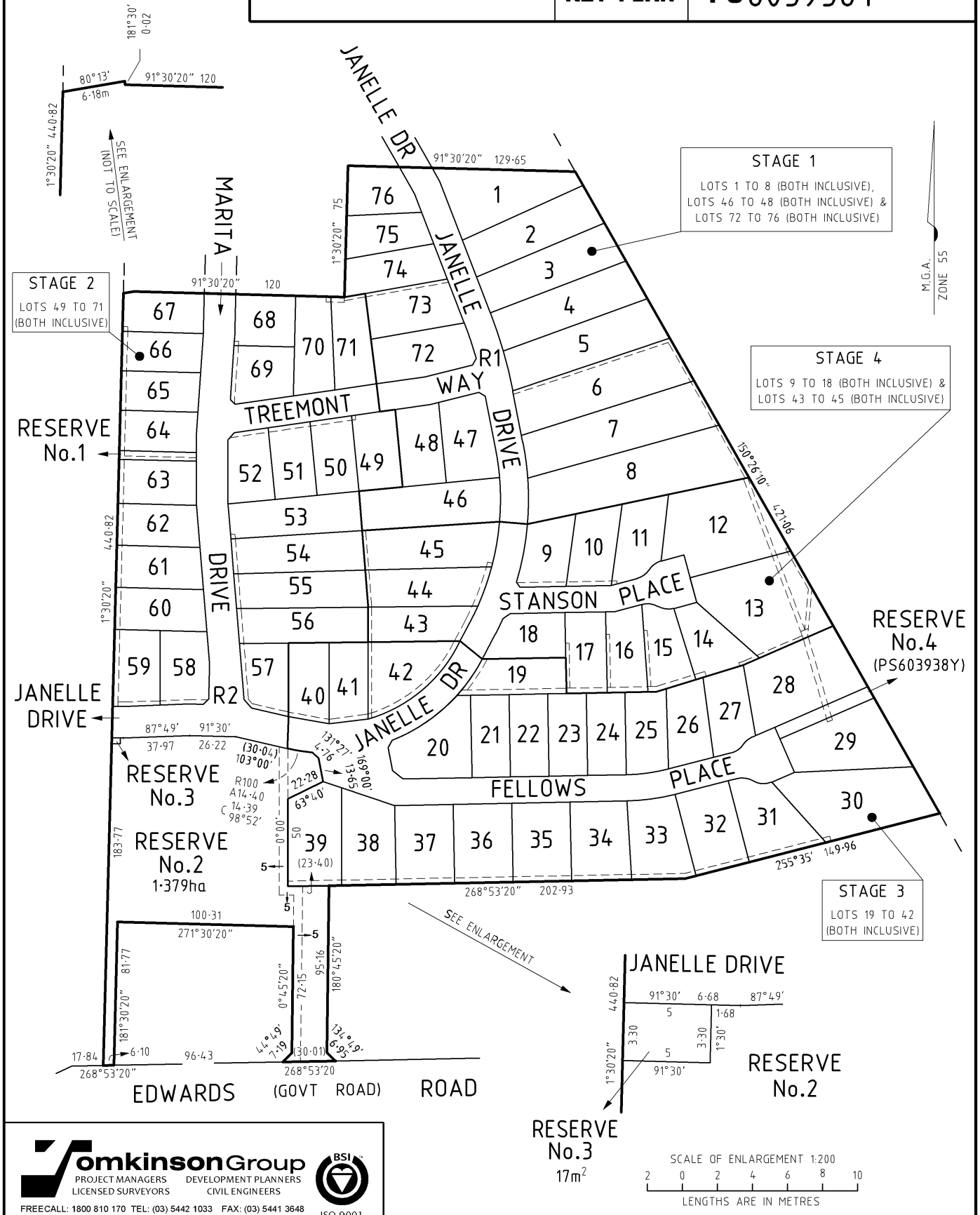
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PLAN OF SUBDIVISION

STAGE No. **KEY PLAN**

PLAN NUMBER **PS603938Y**



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WEB: www.tomkinson.com EMAIL: bendigo@tomkinson.com
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LENGTHS ARE IN METRES

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SHEET 2

..... DATE / /

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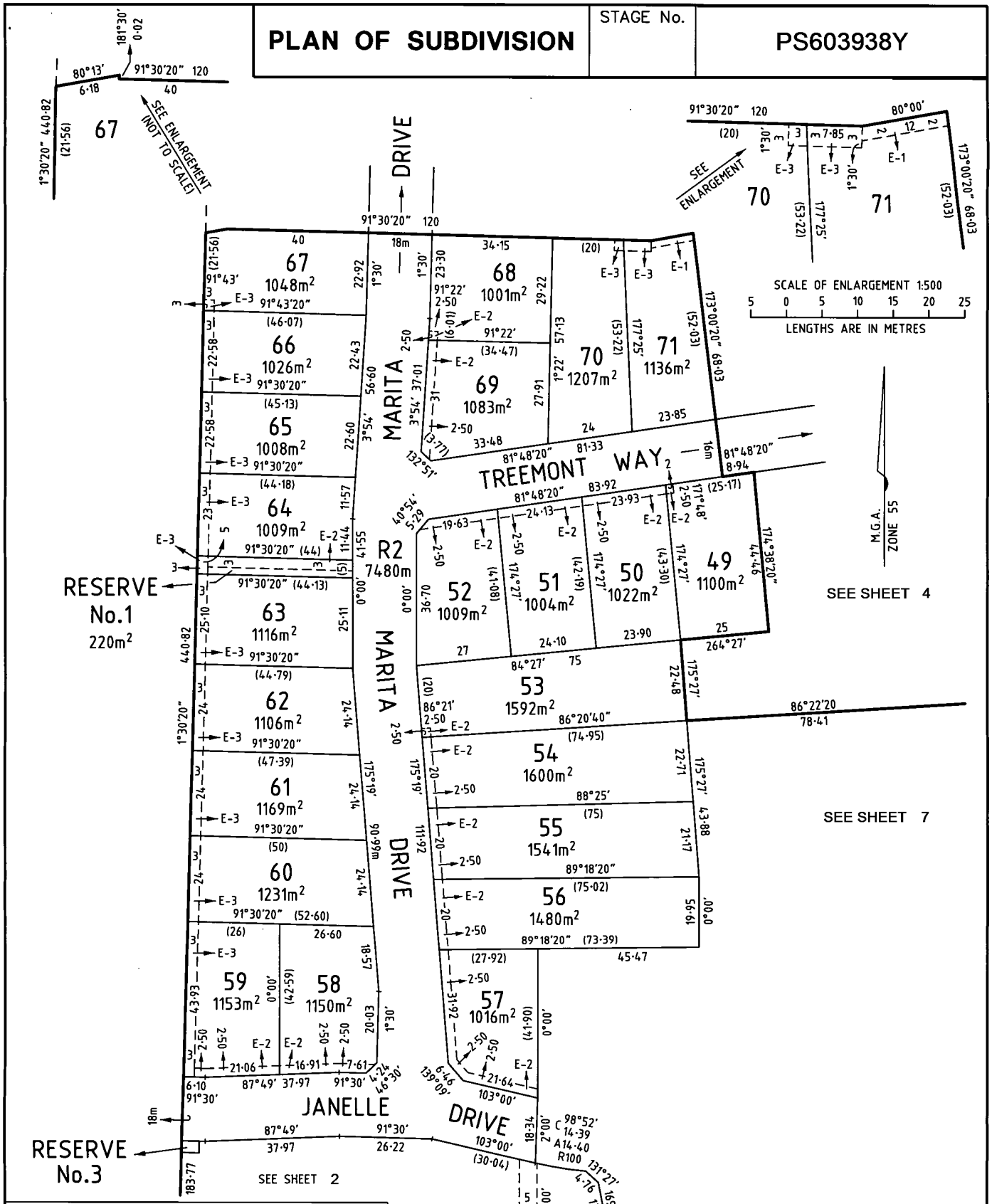
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PLAN OF SUBDIVISION

STAGE No.

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DATE 10/NOV 2009

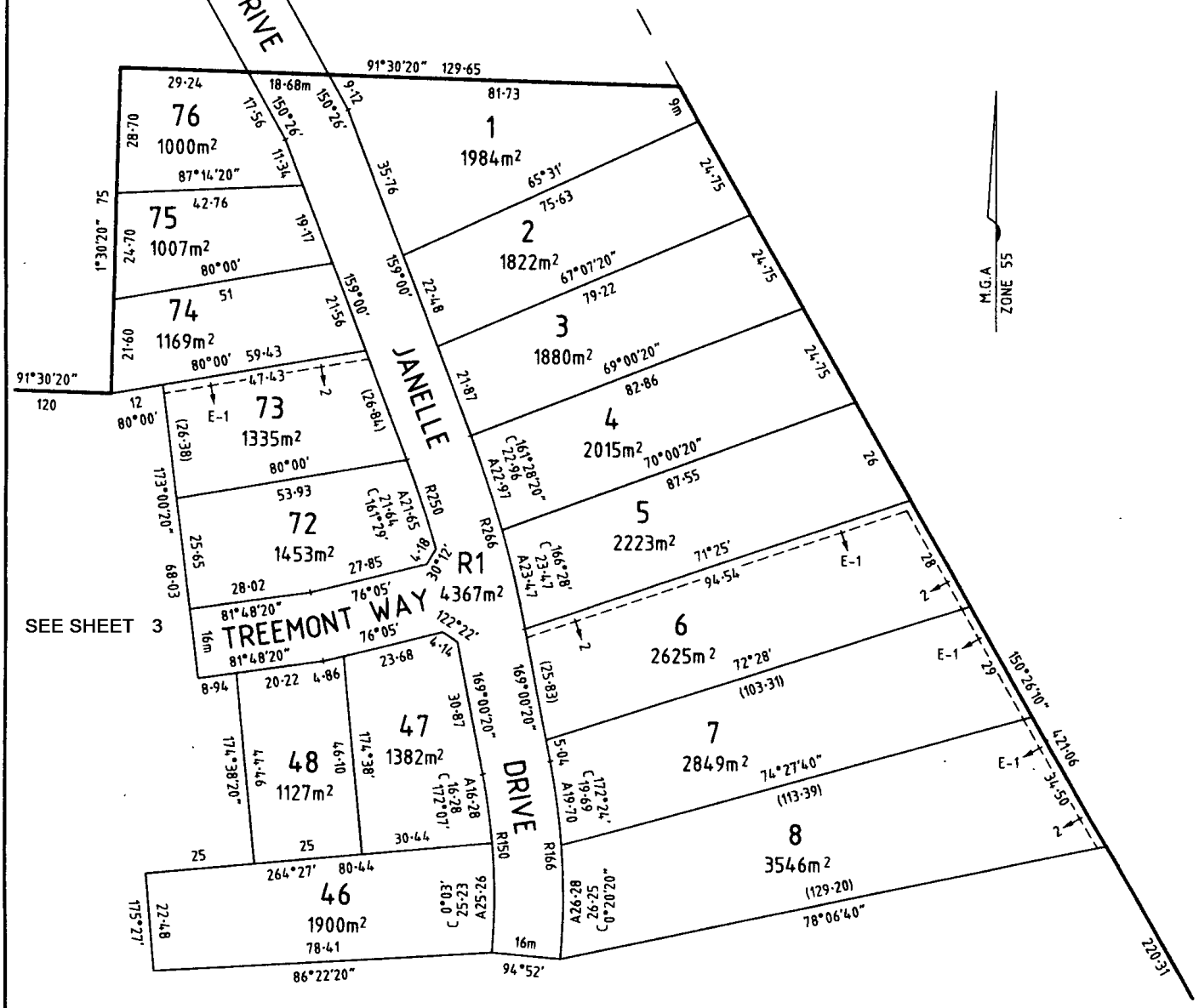
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PLAN OF SUBDIVISION

STAGE No.	PLAN NUMBER
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SEE SHEET 3

SEE SHEET 7

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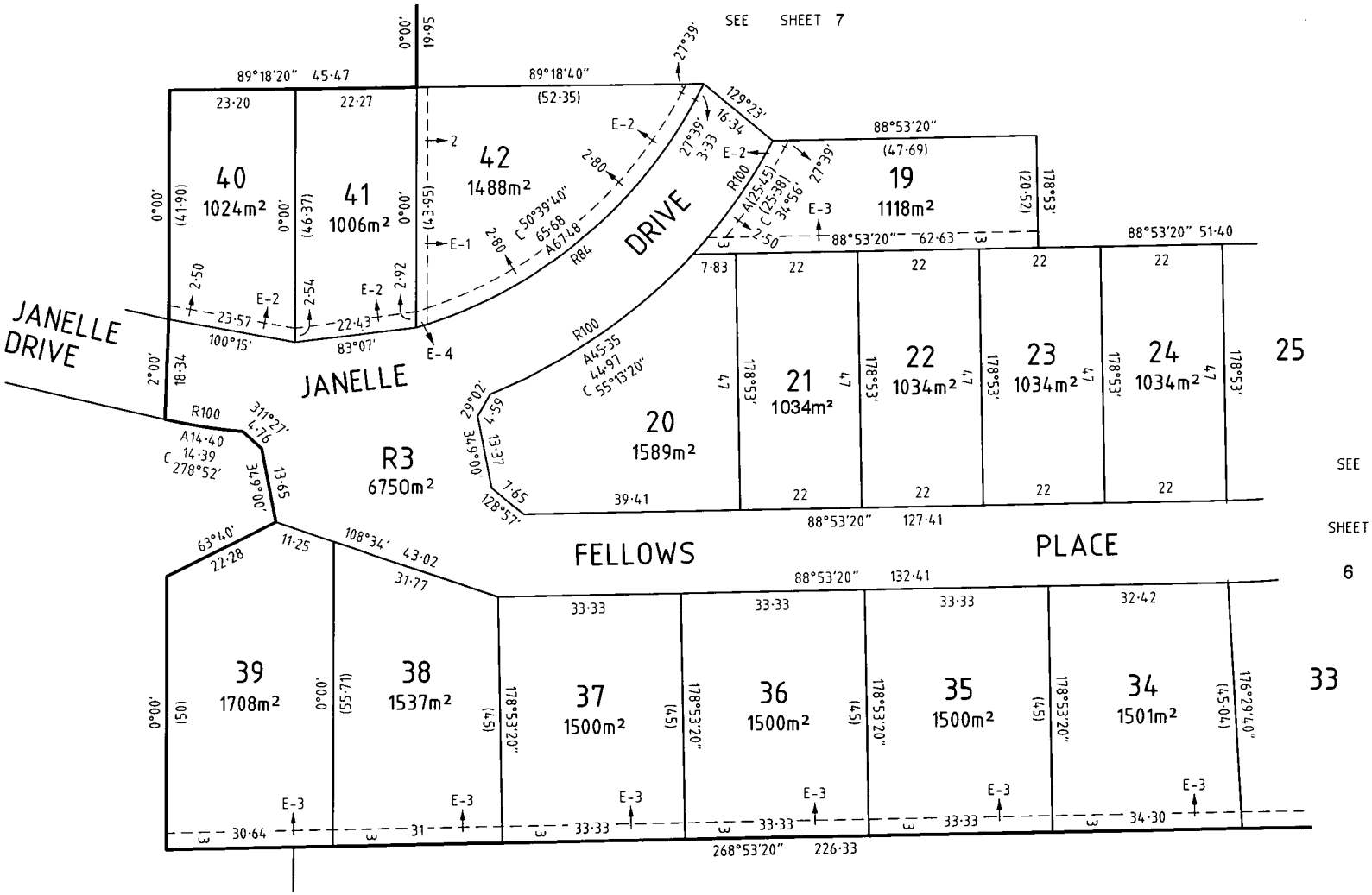
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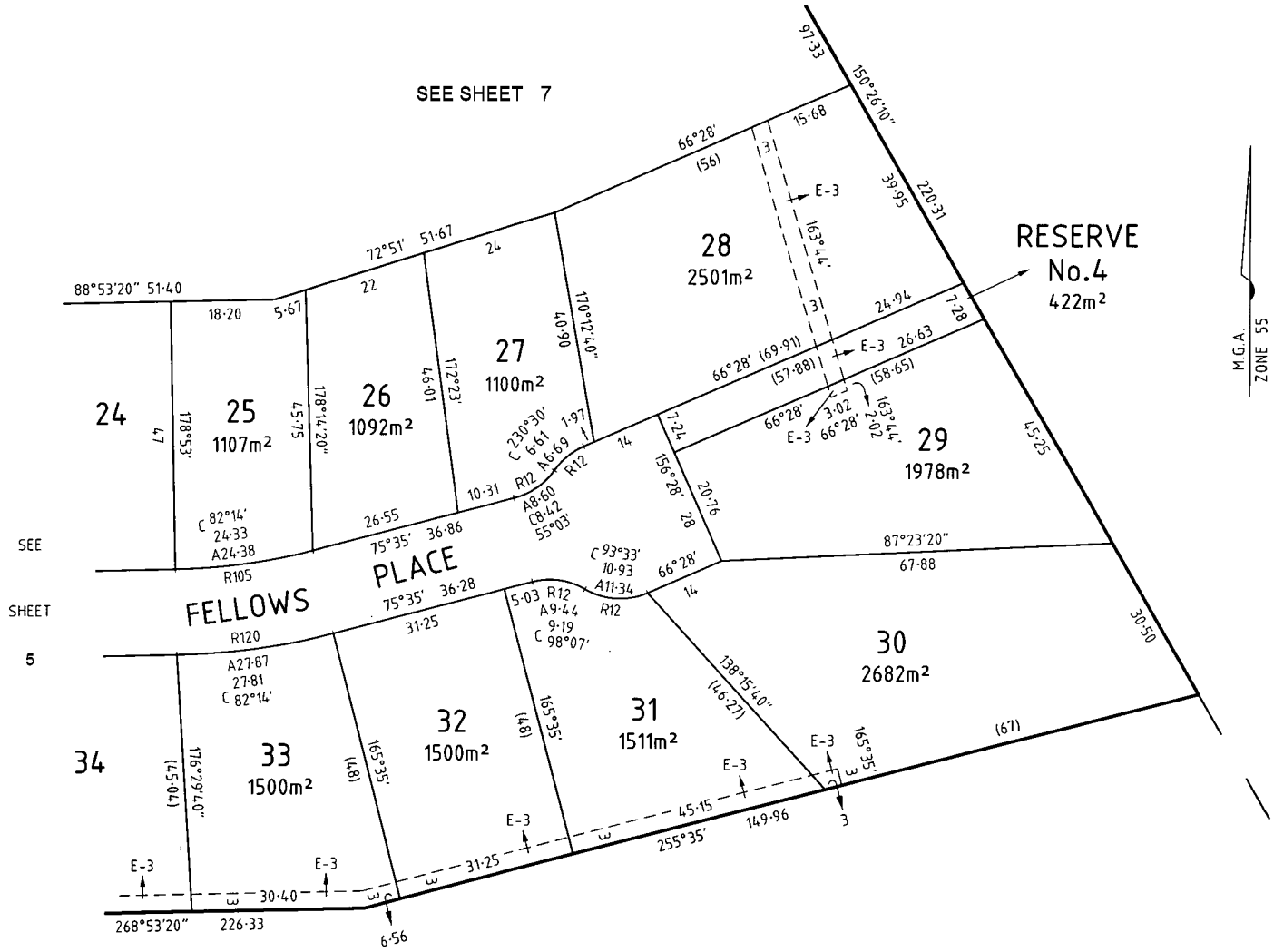


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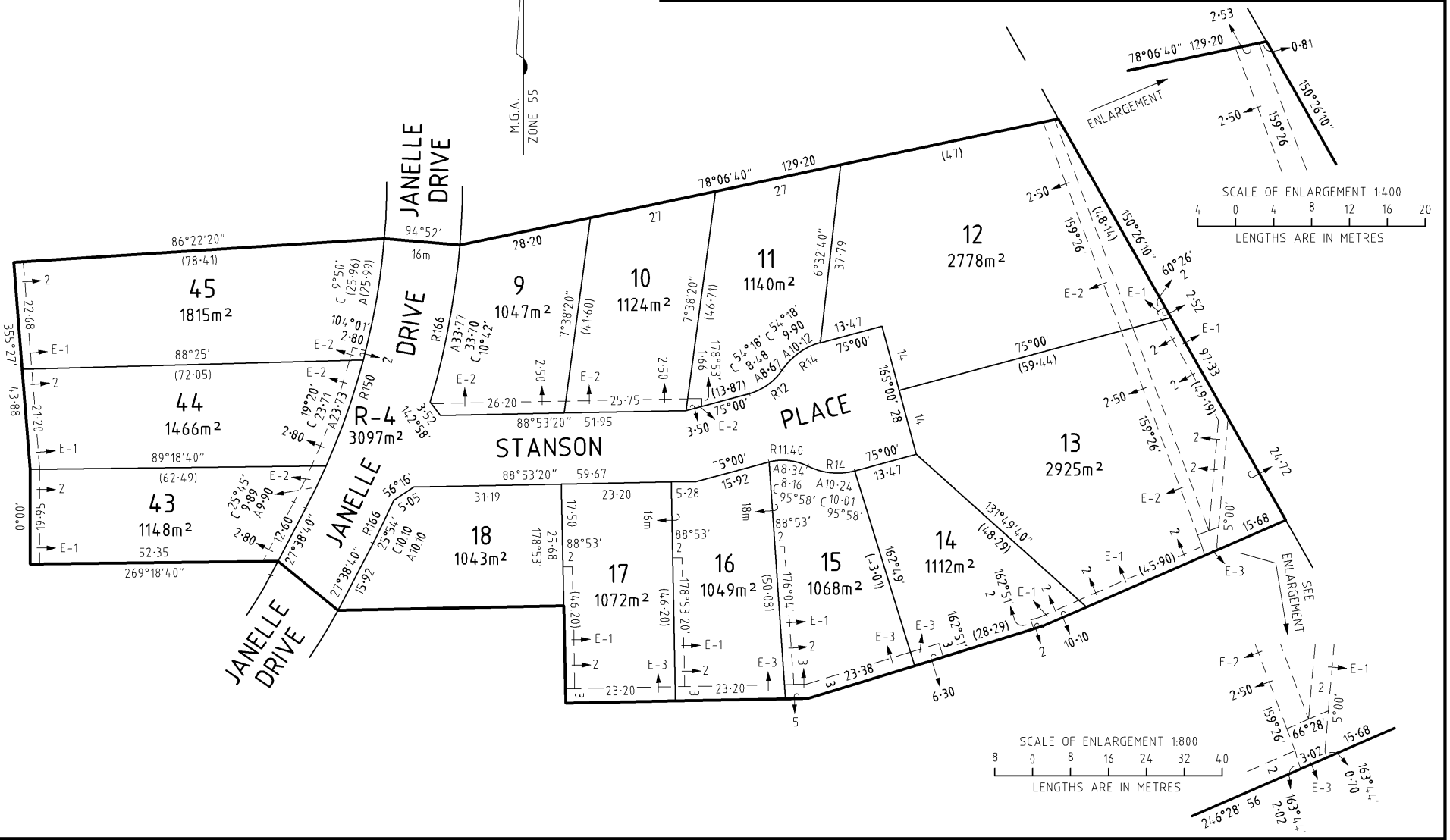
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..... DATE / /
COUNCIL DELEGATE SIGNATURE

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PLAN OF SUBDIVISION

STAGE No. 4

PLAN NUMBER **PS 603938Y**

CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED

1. LAND TO BENEFIT

LOTS 49 - 71 (BOTH INCLUSIVE) ON THIS PLAN

LAND TO BE BURDENED

LOT 70 ON THIS PLAN

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOT 70 ON THIS PLAN TO WHICH THE FOLLOWING RESTRICTION APPLIES SHALL NOT:

1. CONSTRUCT ANY DWELLING WITH A FLOOR LEVEL BELOW 225·50 AHD WITHOUT THE CONSENT OF THE RELEVANT AUTHORITY

CREATION OF A RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED:

2. LAND TO BENEFIT

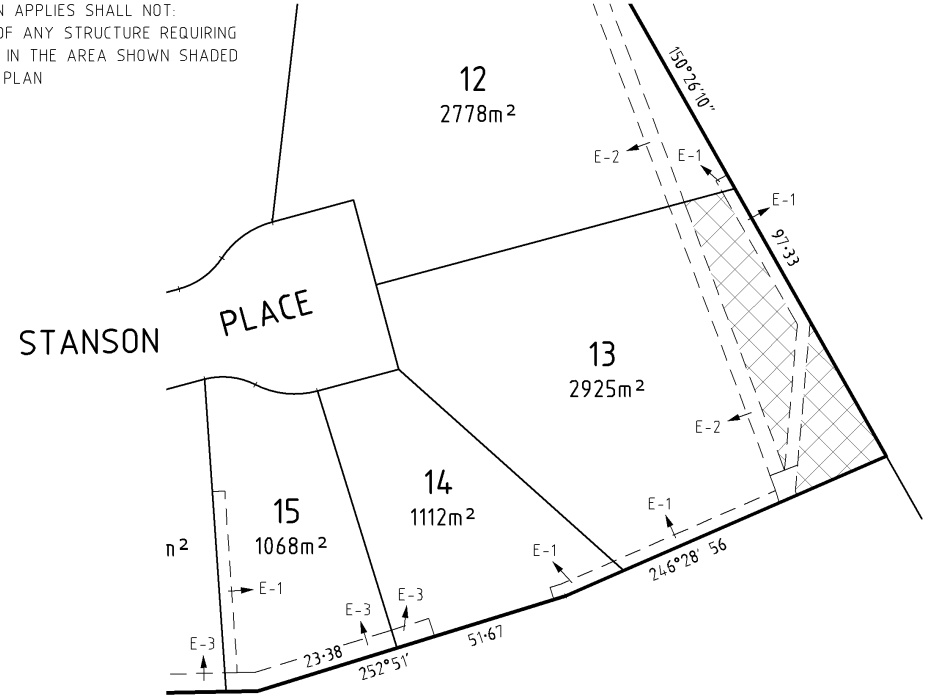
ALL THE LOTS ON THIS PLAN

LAND TO BE BURDENED

LOT 13 ON THIS PLAN

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS, FOR THE TIME BEING, OF LOT 13 ON THIS PLAN TO WHICH THE FOLLOWING RESTRICTION APPLIES SHALL NOT:
ALLOW THE ERECTION OF ANY STRUCTURE REQUIRING SEWERAGE CONNECTION IN THE AREA SHOWN SHADED THUS: ▨ ON THIS PLAN



Tomkinson Group
PROJECT MANAGERS LICENSED SURVEYORS DEVELOPMENT PLANNERS CIVIL ENGINEERS
FREECALL: 1800 810 170 TEL: (03) 5442 1033 FAX: (03) 5441 3648
PO BOX 421, BENDIGO 3552 57 MYERS STREET, BENDIGO 3550
WEB: www.tomkinson.com EMAIL: bendigo@tomkinson.com
ISO 9001 FS520488

8 0 8 16 24 32 40
LENGTHS ARE IN METRES

ORIGINAL

SCALE	SHEET SIZE
1:800	A3

LICENSED SURVEYOR (PRINT) PAUL THOMAS TOMKINSON

SIGNATURE ..... DATE 01-04-2010

REF 929207A VERSION 03 PLOTTED 01-04-2010 P.J.L.

SHEET 8

..... DATE / /
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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

PS603938Y

MASTER PLAN (STAGE 1) REGISTERED DATE 13/02/2008 TIME 9.26 AM

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT S2	LOTS 49 - 71(B.I.), S3, ROAD R2, RESERVES NO.1 - 3(B.I.)	STAGE PLAN	PS603938Y/S2	24/11/09	2	R.I.
LOT S3	LOTS 19-42(B.I),S4 ROAD R3, RESERVE NO.4	STAGE PLAN	PS603938Y/S3	08/10/10	3	A.R.T.
S4	LOTS 9-18, LOTS 43-45 AND ROAD R4	STAGE PLAN	PS603938Y/S4	17/2/11	4	N.R

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Number of Pages (excluding this cover sheet)	**3**
Document Assembled	**15/09/2026 09:24**

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by: JOHN R. BUMAN & CO.
Name: Barrister & Solicitors
Phone: 465 Hargreaves Street, Bendigo 3550
Address: Box 2070 Bendigo Delivery Centre 3554
Ref: JRB/CL2: BA Phone (03) 5442 2100
Customer Code: 434N

AJ125962R
11/08/2011 $413 45

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 11230 Folio 280

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

Consideration:
$117,000.00

Transferor: *(full name)*
VILLAWOOD INVESTMENTS LIMITED A C N 073 435 668

Transferee: *(full name and address including postcode)*
GEOFFREY KEITH WEPPNER and CHERYL GAIL WEPPNER both of 34-36 Janelle Drive Maiden Gully 3551

Directing Party: *(full name)*

Creation and/or Reservation of Easement and/or Covenant

AND the transferees do hereby covenant for themselves their executors administrators and assigns and as a separate covenant with the transfor 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 they:

(a) 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 130 square metres including the outer walls thereof, such area being calculated by excluding the area of carports, garages, terraces, pergolas or verandahs;
  (iii) any building or other structure which is constructed wholly or partly of galvanised iron cladding or aluminium cladding;
  (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, masonry or masonry veneer with texture coating and a painted or coloured exterior surface;
  (v) if the lot has an area of 1499 square metres or less then any detached garage, shed or outbuilding

Approval No. **506104D** ORDER TO REGISTER

T2

Please register and issue title to

Page 1 of 3 Signed Cust. Code

STAMP DUTY USE ONLY
2558 Original Land Transfer
Stamped with $2,558.00
Doc ID 2741144, 11 Aug 2011
SRO Victoria Duty, BKIQ

OFFICE OF TITLES VICTORIA

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having an area in excess of 80 square metres or a height exceeding 4 metres;

(vi) if any lot has an area exceeding 1499 square metres then any detached garage, shed or outbuilding having an area in excess of 100 square metres or a height exceeding 4 metres;

(vii) any front fence (as defined below) unless such fence:
- (a) is not constructed of galvanised iron cladding, aluminium cladding or Colorbond material; and
- (b) does not exceed 1.2 metres in height from the natural ground level;

(viii) any fence, other than a front fence, unless such fence:
- (a) is constructed of steel Colorbond material in the colour "Rivergum" or, if that material is no longer manufactured, then in an equivalent material;
- (b) does not exceed 2 metres in height from the natural ground level;

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

(b) Shall not subdivide the land hereby transferred.

AND the expression "front fence" shall be defined as:

(a) if no dwelling house has been erected on the land and the land has frontage to a single street then any fence erected within 5 metres of the title boundary abutting the street;

(b) if a dwelling house has been erected on the land and the land has frontage to a single street then any fence erected forward of the front façade of the dwelling house;

(c) if no dwelling house has been erected on the land and the land has frontage to more than one street ("corner lot") then any fence erected within 5 metres of one of the title boundaries (excluding a splay corner) abutting a street;

(d) if a dwelling house has been erected on the land and the land is a corner lot then any fence erected forward of the front façade of the dwelling house.

AND it is intended that the foregoing covenants shall be set out as encumbrances on the certificate of title issued or to issue for the land hereby transferred and shall run with that land for a period of 6 years from the date of this transfer of land.

Dated: 10 AUG 2011

Execution and Attestation:

EXECUTED by VILLAWOOD INVESTMENTS LIMITED)
A C N 073 435 668 by being signed by those persons who are)
Authorised to sign for the company:-

Director.....

Name..... TIMOTHY JOHN ROBERTSON

Usual Address..... 86 HARGREAVES ST. BENDIGO

.....

Director/Secretary.....

Full Name..... RONALD WILLIAM BAILEY

Usual Address..... CNR ROWAN & VIEW STS BENDIGO 3550

.....

Approval No. **506104D**

T2

OFFICE OF TITLES VICTORIA

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

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Signed by the said Tranferees in the presence of:-

G.K. Weppner
Geoffrey Keith Weppner

.....
Adult Witness

C.G. Weppner
Cheryl Gail Weppner

Approval No. **506104D**

T2

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Lodged at the Titles Office by:

OFFICE OF TITLES M.F S VICTORIA

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04/06/2008 $147 173

Name: BECK LEGAL PTY. LTD.
Phone: (03) 5445 3333
Ref: JAN 152318-1418
Customer Code: 0469S

FORM 18

Planning and Environment Regulations 2005

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

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

LAND Certificates of Title Volume 11052 Folios ~~325~~, 328, 329, 330, 336, 338, 340 and 341. & 11069 / 365, 366 & 367

~~Lots 1 to 8 inclusive, Lots 46 to 48 inclusive, Lots 72 to 76 inclusive and Lot S2~~ on proposed plan of Subdivision attached and being part of the land described in ~~Certificates of Title Volume 9317 Folio 994 and Volume 11032 Folio 270~~.

AUTHORITY OR COUNCIL

GREATER BENDIGO CITY COUNCIL,
Municipal Offices, Lyttleton Terrace Bendigo

SECTION AND ACT UNDER WHICH AGREEMENT MADE:

Section 173 of Planning and Environment Act 1987

A copy of the Agreement is attached to this Application.

DATED the 29 day of April 2007

.....
Signature for the Responsible Authority

Name of Officer: Craig Niemann

Office Held : Chief Executive Officer

JNA-152318-1418-7-V2:JNA

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BECK LEGAL PTY. LTD. **LAWYERS** **BENDIGO**

THIS AGREEMENT is made the 29 day of April 2008

BETWEEN:

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

AND

VILLAWOOD INVESTMENTS LIMITED ACN 073 435 668 the registered office of which is situate at 141 View Street Bendigo in the said State (hereinafter called "the Owner") of the other part.

WHEREAS:

A. The Owner is the registered proprietor or entitled to be the registered proprietor of ALL THOSE pieces of land being Lot 12 on Plan of Subdivision No. LP128755 and being the whole of the land described in Certificate of Title Volume 9317 Folio 994 and Lot 2 on PS608906L and being the whole of the land described in Certificate of Title Volume 11032 Folio 270 (hereinafter called "the land"). now known as Certificates of Title Volume 11052 Folios 326-342 inclusive now known as Certificate of Title Volume 11052 Folio 325.

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 18th day of March 2005 the Responsible Authority issued a Planning Permit No. DS/625/2002 (VCAT P1063/2005) (hereinafter called "the Permit") permitting a 76 lot subdivision of the land, construction and use of each lot for a dwelling and associated outbuildings and vegetation removal in accordance with proposed Plan of Subdivision No. PS603938Y and compliance with the conditions of the Permit.

E. Conditions 10 and 19 of Permit No. DS/625/2002 (VCAT P1063/2005) provide as follows:

"10. DEVELOPMENT CONTRIBUTION PLAN

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The subdivision will not be certified until an agreement under Section 173 of the

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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 Council to the effect that:

> Arrangements satisfactory to Council must be made with regard to the provision and funding of engineering infrastructure in accordance with the *Development Contributions Plan – Maiden Gully – Precinct 4.* Such levy is assessed as $2,400.00 + CPI per allotment created within the subdivision or such amount applying at the time of payment.

Such Agreement must be prepared by Council's Solicitors and the owner shall be responsible for all reasonable costs involved in the preparation and registration of the Agreement with the Registrar of Titles to be attended by Council's Solicitors.

A Statement of Compliance will not be issued until the Section 173 Agreement has been lodged under Section 181 of the Act with the Registrar of Titles.

19. SECTION 173 AGREEMENT

Prior to the issue of a Statement of Compliance, the owner/subdivider must enter into an agreement with the Responsible Authority, pursuant to Section 173 of the **Planning and Environment Act 1987**. This agreement must be registered by the owner/subdivider pursuant to Section 181 of the **Planning and Environment Act 1987** on the titles to the lots resulting from approval of the subdivision and the costs of preparation and registration of the agreement must be met by the owner/subdivider. The agreement must provide for the following:-

(a) That any dwelling to be erected on any lot created must be provided with a rainwater tank for the collection and re-use of roof collected stormwater for toilet flushing and garden irrigation and for the dwelling to be plumbed accordingly.

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(b) For the owner/subdivider to prepare landscape design guidelines, to the

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satisfaction of the responsible authority, such guidelines to be attached to the "statement of matters affecting land being sold" under Section 32 of the **Sale of Land Act 1962**, with a copy for future reference to be kept by the responsible authority. The guidelines are to be prepared by a suitably qualified landscape professional and must include:

- Guidelines for lot owners on soil improvement, water conservation, and techniques for addressing overland flows, suitable for the estate's poor soils and climatic conditions that would assist in the reduction of erosion and down-stream siltation and which would aid on-site water filtration.
- Guidance for lot owners as to suitable trees, shrubs and ground cover plants, adapted to the estate's soils and climatic conditions – including frosts, dry summers and low rainfall.
- Guidance as to appropriate planting and/or installation techniques and ongoing maintenance for the matters set out in paragraphs (i) and (ii) above.
- For the owner/subdivider to provide the first purchaser of any lot with at least 20 trees of local provenance in 150 mm pots to be planted on the lot."

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F. The Owner shall be responsible for all 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 proposed 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.

I. In pursuance of Conditions 10 and 19 of Permit No. DS/625/2002 (VCAT

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P1063/2005) and in further pursuance of the provisions of Section 173 of the Planning and Environment Act 1987, the Responsible Authority has requested the Owner to enter into and execute the within Agreement in relation to the land, which the Owner has agreed to do.

NOW THIS DEED WITNESSES as follows :-

1. The Owner **HEREBY COVENANTS AND AGREES** with the Responsible Authority in respect to the provisions of Conditions 10 and 19 of the Planning Permit as follows

   1.1 Arrangements satisfactory to Council must be made with regard to the provision and funding of engineering infrastructure in accordance with the *Development Contributions Plan – Maiden Gully – Precinct 4.* Such levy is assessed as $2,400.00 + CPI per allotment created within the subdivision or such amount applying at the time of payment.

   1.2 The Owner undertakes to advise all prospective purchasers of any lot in the subdivision to the effect that:-

   (a) That any dwelling to be erected on any lot created must be provided with a rainwater tank for the collection and re-use of roof collected stormwater for toilet flushing and garden irrigation and for the dwelling to be plumbed accordingly.

   (b) For the owner/subdivider to prepare landscape design guidelines, to the satisfaction of the responsible authority, such guidelines to be attached to the "statement of matters affecting land being sold" under Section 32 of the **Sale of Land Act 1962**, with a copy for future reference to be kept by the responsible authority. The guidelines are to be prepared by a suitably qualified landscape professional and must include:-

   - Guidelines for lot owners on soil improvement, water conservation and techniques for addressing overland flows, suitable for the estate's poor soils and climatic conditions that would assist in the

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reduction of erosion and down-stream siltation and which would aid on-site water filtration.

- Guidance for lot owners as to suitable trees, shrubs and ground cover plants, adapted to the estate's soils and climatic conditions – including frosts, dry summers and low rainfall.
- Guidance as to appropriate planting and/or installation techniques and ongoing maintenance for the matters set out in paragraphs (i) and (ii) above.

(c) For the owner/subdivider to provide the first purchasers of any lot with at least 20 trees of local provenance in 150 mm pots to be planted on the lot.

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

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

1.5 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. The parties hereby agree as follows :

2.1 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.

2.2 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 Certificates of Title for the land.

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2.3 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.

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

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

.....
Chief Executive Officer

Full Name: Craig Niemann
Usual Address : Lyttleton Terrace Bendigo 3550

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

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Executed by VILLAWOOD INVESTMENTS LIMITED ACN 073 435 668 by being signed by those persons authorised to sign for the Company :

.....
Director

.....
Full Name TIMOTHY JOHN ROBERTSON
386 HARGREAVES ST. BENDIGO

.....
Usual Address

.....
Director/Secretary

.....
Full Name ROBERT JAMES KETTERER
35 QUEEN ST. BENDIGO

.....
Usual Address

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DATED 2008

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GREATER BENDIGO CITY COUNCIL

-AND-

VILLAWOOD INVESTMENTS LIMITED

SECTION 173 AGREEMENT

BECK LEGAL PTY. LTD.
Lawyers
165-171 Hargreaves Street
BENDIGO VIC 3550
Ph: (03) 5445 3333
Fax: (03) 5445 3355
Ref: JN:152318-1418

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PROPERTY REPORT

Energy, Environment and Climate Action

Created at 15 September 2026 09:25 AM

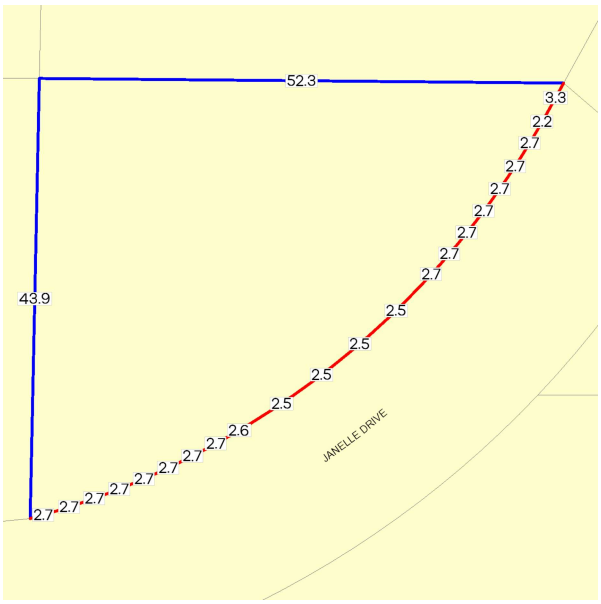
PROPERTY DETAILS

Address:	**34-36 JANELLE DRIVE MAIDEN GULLY 3551**
Lot and Plan Number:	**Lot 42 PS603938**
Standard Parcel Identifier (SPI):	**42\PS603938**
Local Government Area (Council):	**GREATER BENDIGO**
Council Property Number:	**231454**
Directory Reference:	**Vicroads 606 E5**

www.bendigo.vic.gov.au

SITE DIMENSIONS

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



Area: 1487 sq. m
Perimeter: 167 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.

5 overlapping dimension labels are not being displayed

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

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

UTILITIES

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

STATE ELECTORATES

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

PLANNING INFORMATION

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

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

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

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PROPERTY REPORT

Energy, Environment and Climate Action

Area Map



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PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 15 September 2026 09:25 AM

PROPERTY DETAILS

Address:	**34-36 JANELLE DRIVE MAIDEN GULLY 3551**
Lot and Plan Number:	**Lot 42 PS603938**
Standard Parcel Identifier (SPI):	**42\PS603938**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**231454**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 606 E5**

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 WEST**

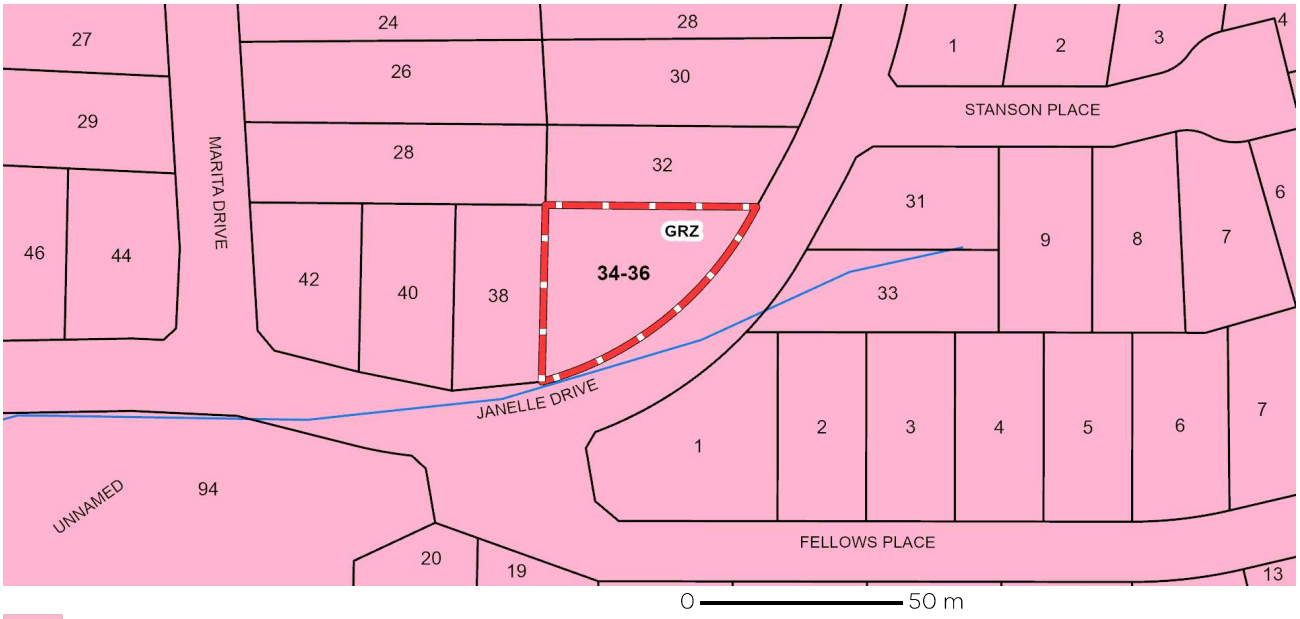
OTHER

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
Water course

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

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

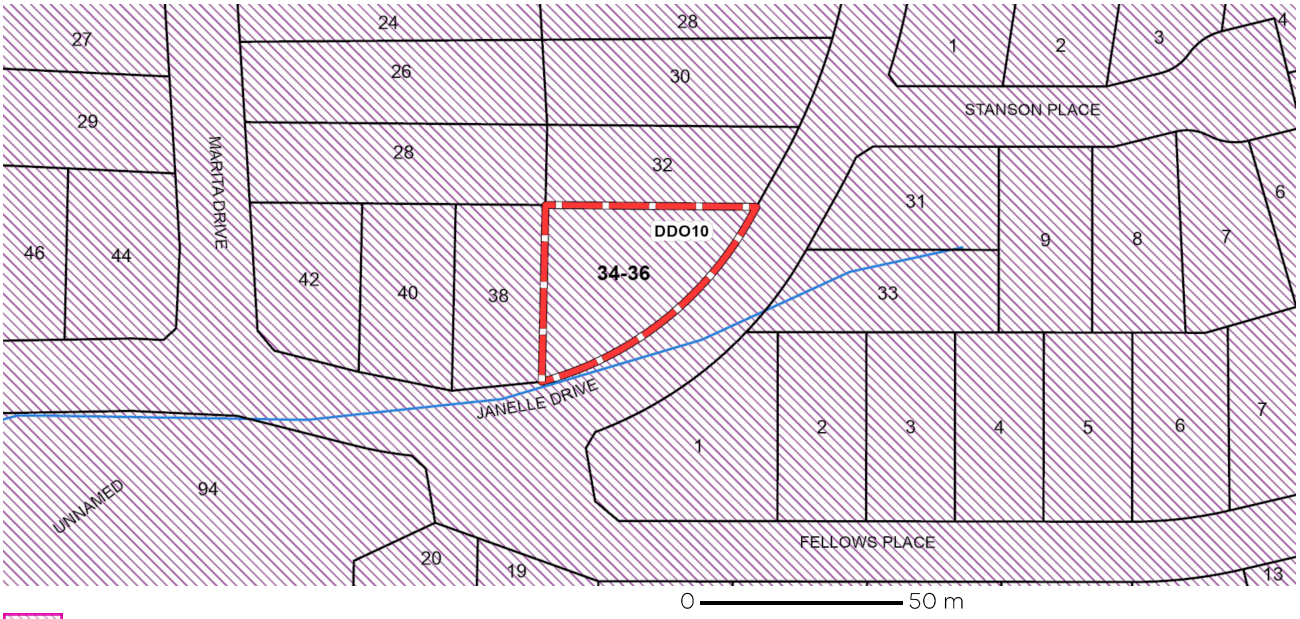
Docusign Envelope ID: 43216B4F-034B-8884-81F0-FE4B75635B67

PLANNING PROPERTY REPORT

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)

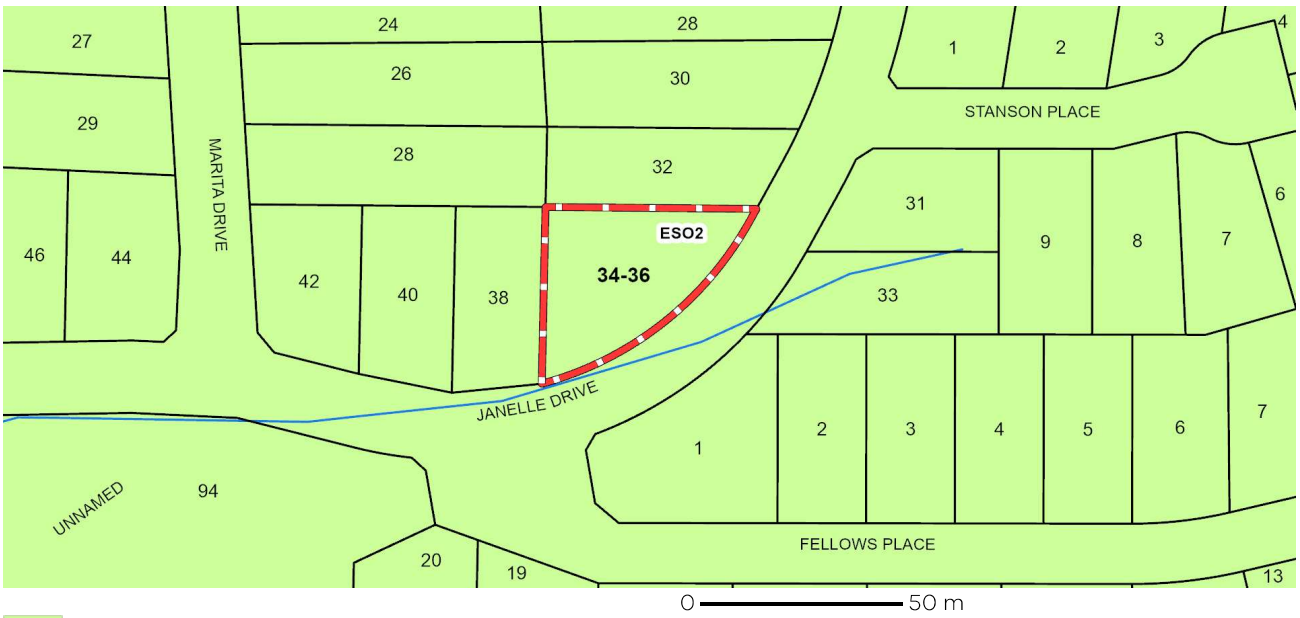


DDO - Design and Development Overlay Water course

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

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 (ESO2)



ESO - Environmental Significance Overlay Water course

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

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Docusign Envelope ID: 43216B4F-034B-8884-81F0-FE4B75635B67

PLANNING PROPERTY REPORT

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management Overlay **Water course**

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

Further Planning Information

Planning scheme data last updated on 17 September 2026.

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

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

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

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

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

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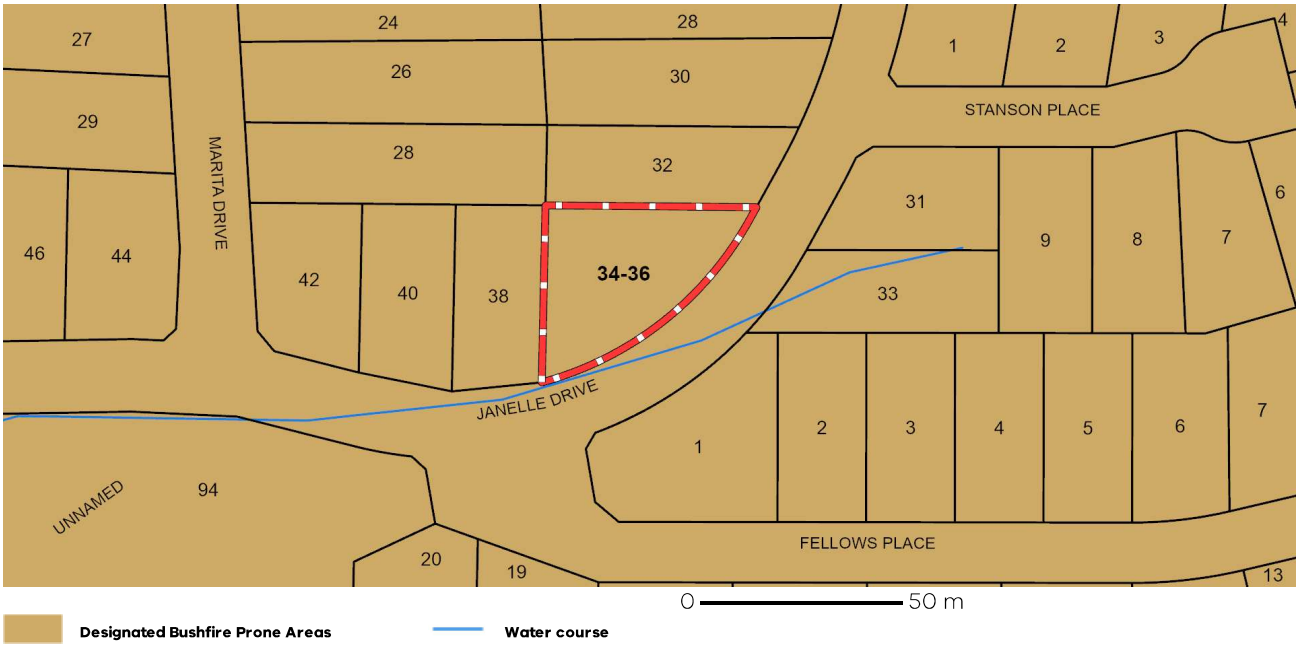
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

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

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

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Docusign Envelope ID: 43216B4F-034B-8884-81F0-FE4B75635B67

Your Reference: 81915244-001-1:100635
Certificate Number: 146195

Land Information Certificate

Assessment Number: 193800 0 **Issue Date: 15-Sep-2026**

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Property and Valuation Details	
Property Address	34-36 Janelle Drive, MAIDEN GULLY 3551
Parcel Details	Lot 42 PS 603938Y
Site Value	$390,000
Capital Improved Value	$1,040,000
Net Annual Value	$52,000
Basis of Valuation	Capital Improved Value
Level of Valuation Date	01-Jan-2026
Valuation Operative Date	01-Jul-2026
AVPCC	110.3 - Detached Dwelling (existing)

Rates and Charges	Current Amount Levied
General Rates	$3,042.25
Emergency Services and Volunteer Fund	$318.90
Garbage Charge	$461.00
Total Levied	**$3,822.15**
Arrears Outstanding	$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	$0.00
Total Outstanding	**$3,499.45**

Other Property Debt	$0.00

Total Outstanding for Property: $3,499.45

BPAY **Biller Code: 268813**
Ref: 1938000

Katelyn Stone
Coordinator of Rates & Valuations

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

This Certificate is issued under Section 221 of the Local Government Act 2020. The Rates & Charges for the year ending 30 June 2027 became payable on 1 July 2026. Overdue rates attract interest at the rate of 10.0% per annum. In accordance with Section 175(1) of the Local Government Act 1989, all outstanding rates and charges must be paid by the purchaser when that person becomes the owner of the land. Refer to this Certificate for Prescribed, general and other information.

Prescribed information

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

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

General information

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

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

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

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

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

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

Rates and charges

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

Other information

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

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

Please note

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

Docusign Envelope ID: 43216B4F-034B-8884-81F0-FE4B75635B67

Property Clearance Certificate

Land Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / J & K LAW

Your Reference:	2617667
Certificate No:	11383642
Issue Date:	15 SEP 2026
Enquiries:	ESYSPROD

Land Address: 34 -36 JANELLE DRIVE MAIDEN GULLY VIC 3551

Land Id	Lot	Plan	Volume	Folio	Tax Payable
38364286	42	603938	11230	280	$0.00

Vendor: ALAN BRUCE HOARE & JOY ELIZABETH HOARE

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR ALAN BRUCE HOARE	2026	$390,000	$0.00	$0.00	$0.00

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

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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	$1,030,000
SITE VALUE (SV):	$390,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Docusign Envelope ID: 43216B4F-034B-8884-81F0-FE4B75635B67

Notes to Certificate - Land Tax

Certificate No: 11383642

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

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

General information

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

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

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = $1,620.00

Taxable Value = $390,000

Calculated as $1,350 plus ($390,000 - $300,000) multiplied by 0.300 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $10,300.00

Taxable Value = $1,030,000

Calculated as $1,030,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code: 5249
Ref: 11383642

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: 11383642

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: 43216B4F-034B-8884-81F0-FE4B75635B67

Property Clearance Certificate

Commercial and Industrial Property Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / J & K LAW

Your Reference:	2617667
Certificate No:	11383642
Issue Date:	15 SEP 2026
Enquires:	ESYSPROD

Land Address:	34 -36 JANELLE DRIVE MAIDEN GULLY VIC 3551

Land Id	Lot	Plan	Volume	Folio	Tax Payable
38364286	42	603938	11230	280	$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:	$1,030,000
SITE VALUE:	$390,000
CURRENT CIPT CHARGE:	**$0.00**

Docusign Envelope ID: 43216B4F-034B-8884-81F0-FE4B75635B67

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 11383642

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: 43216B4F-034B-8884-81F0-FE4B75635B67

Property Clearance Certificate

Windfall Gains Tax

INFOTRACK / J & K LAW

Your Reference:	2617667
Certificate No:	11383642
Issue Date:	15 SEP 2026

Land Address:	34 -36 JANELLE DRIVE MAIDEN GULLY VIC 3551

Lot	Plan	Volume	Folio
42	603938	11230	280

Vendor: ALAN BRUCE HOARE & JOY ELIZABETH HOARE

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: 43216B4F-034B-8884-81F0-FE4B75635B67

Notes to Certificate - Windfall Gains Tax

Certificate No: 11383642

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: 11383643

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: 11383643

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: 43216B4F-034B-8884-81F0-FE4B75635B67

MBA Building Services Pty Ltd
ABN: 12 103 020 382

1/28 Charleston Road
EAST BENDIGO 3550

Ph: 03 5410 2100
E: bendigobs@mbav.com.au
www.mbav.com.au

FORM 2
Regulation 37(1)
Building Act 1993
Building Regulations 2018

BUILDING PERMIT

BS-U 58828/20190193/0

Issued to

Agent of Owner Glen Loddon Homes Pty Ltd
ARBN 069 982 529
Postal Address 208 Strickland Road
Strathdale VIC 3550
Email fiona@glenloddon.com.au

Address for service or giving of documents
Postal Address 208 Strickland Road, Strathdale VIC 3550
Contact person Fiona Kilgower **Telephone** 03 5442 8500

Ownership details
Owner Alan Bruce Hoare & Joy Elizabeth Hoare
Postal address 34-36 Janelle Drive
Maiden Gully VIC 3551
Email
Contact person Alan Bruce Hoare & Joy Elizabeth Hoare **Telephone** 0409 503 572

Property details

Number	34-36	**Street/Road**	Janelle Drive	**Suburb**	Maiden Gully	**Postcode**	3551
Lot/s	42	**LP/PS**	PS 603938Y	**Volume**	11230	**Folio**	280
Crown allotment		**Section**		**Parish**		**County**	

Municipal District Greater Bendigo City Council

Builder
Name Glen Loddon Homes Pty Ltd **Telephone** 03 5442 8500
ARBN 069 982 529
Building practitioner registration no. DB-U 4542
Address 208 Strickland Road
Strathdale VIC 3550

This builder is specified under section 24B(4) of the **Building Act 1993** for the building work to be carried out under this permit.

Natural person for service of directions, notices and orders

Name Christopher Ryan **Telephone** 03 5442 8500
Address 208 Strickland Road
Strathdale VIC 3550

Building practitioners or architect engaged to prepare documents for this permit
(List any building practitioner or architect engaged to prepare documents forming part of the application for this permit)

Name	Category/class	Registration No
Chris Brown	Civil Engineer	EC 1632

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Docusign Envelope ID: 43216B4F-034B-8884-81F0-FE4B75635B67

Details of domestic building work insurance

Name of builder Glen Loddon Homes Pty Ltd

Name of issuer or provider MBA INSURACNE SERVICES PTY LTD

Policy number C410672

Policy cover $ 193,162.00

Insurance dated 07 Jan 2019

Nature of building work

Extension to Existing Dwelling & Retaining Wall & Construction of Pavillion

Storeys contained	1	**Rise in storeys (for Class 2-9 building only)**	N/A
Effective height	N/A	**Version of BCA applicable to permit**	2016
Type of Construction	N/A		

Stage of building work permitted **Whole**

Cost of building work	$ 193,162.00
Total floor area of new building work in m²	104 m²

Building classification

Part of Building	Building Class
Garage	10a
Pavillion	10a
Retaining Wall	10b

Prescribed Reporting Authorities

The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Prescribed reporting authority	Matter reported on or consented to	Regulation
City of Greater Bendigo	Stormwater Legal point of discharge	133

Inspection requirements

The mandatory notification stages are:

- Footings - Piers and pre-slab
- Footings - Retaining wall & Pavillion
- Steel Reinforcement
- Frame
- Final

Occupation or use of building

A certificate of final inspection is required at the completion of these works.

Commencement and completion

This building work must commence by **13 Feb 2020**

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

This building work must be completed by **13 Feb 2021**

If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

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Docusign Envelope ID: 43216B4F-034B-8884-81F0-FE4B75635B67

Conditions

This building permit is issued subject to the following conditions

1. An engineering design for the pavilion beam accompanied by a r.126 design certificate and a variation application form is to be submitted to our office prior to the booking of a frame inspection.
2. Many councils have local laws requiring permits and payments such as crossing fees and asset protection fees. The owner/agent is responsible to comply with any applicable Council Local Laws which may affect the development. Contact your local council for more information.
3. The bushfire attack level for this allotment has been assessed as 12.5 (kW/m2). Construct requirements to be in accordance with BAL 12.5 of AS3959.

Relevant building surveyor

Name: Sam Clark
Address: MBA Building Services Pty Ltd
1/28 Charleston Road, EAST BENDIGO VIC 3550
Email: bendigobs@mbav.com.au
Building practitioner registration no.: BS-U 58828

Permit No.: BS-U 58828/20190193/0 Date of issue of permit: 13 Feb 2019
Signature:

PREFABRICATED TRUSSES / FLOORS / WALLS
Where used, the builder/owner must submit one (1) copy of the manufacturer's truss / floor / wall computations and layout and a bracing plan to the Relevant Building Surveyor for approval **prior** to the commencement of frame construction.

CERTIFICATES
Prior to issuing an Occupancy Permit or Certificate of Final Inspection a number of certificates may be required. Certificates will cover areas including but not limited to glazing, insulation, termites, waterproofing & plumbing.

SITE SIGNS
Regulation 41 of the Building Regulations 2018 requires that the person in charge of the carrying out of building work on an allotment ensure that the registration numbers and contact details of the builder and building surveyor, as well as the building permit number and date of issue are displayed on the allotment in a position accessible to the public **prior** to the commencement of building work. This sign must remain visible for the duration of the building work.

OWNER TO NOTIFY
Regulation 42 of the Building Regulations 2018 requires that the owner of a building or land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work.

LOCATION OF PERMIT & APPROVED DOCUMENTS
Regulation 41 of the Building Regulations 2018 requires that the person in charge of the building work must ensure that there is a copy of the building permit and one complete current set of approved plans, specifications and other documents on site until all work has been completed and approved.

TEMPORARY FENCING
Perimeter temporary fencing must be installed to restrict unauthorised access to the building site, as required by Regulation 116 of the Building Regulations 2018.

LOCAL LAWS
Many councils have local laws requiring permits and payments such as crossing fees and asset protection fees. The owner/agent is responsible to comply with any applicable Council Local Laws which may affect the development. Contact your local council for more information.

BUILDER TO NOTIFY
Regulation 43 of the Building Regulations 2018 required that a resister building practitioner specified as the builder must notify the owner and the Building Surveyor with 14 days after a change of name or address of the building practitioner or the permit.

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Docusign Envelope ID: 43216B4F-034B-8884-81F0-FE4B75635B67

MBA Building Services Pty Ltd
ABN: 12 103 020 382

1/28 Charleston Road
EAST BENDIGO 3550

Ph: 03 5410 2100
E: bendigobs@mbav.com.au
www.mbav.com.au

FORM 17
Regulation 200
Building Act 1993
Building Regulations 2018

CERTIFICATE OF FINAL INSPECTION

Property details

Number	34-36	**Street/Road**	Janelle Drive	**Suburb**	Maiden Gully	**Postcode**	3551
Lot/s	42	**LP/PS**	PS 603938Y	**Volume**	11230	**Folio**	280
Crown allotment		**Section**		**Parish**		**County**	

Municipal District Greater Bendigo City Council

Building permit details

Building permit number	BS-U 58828/20190193/0
Version of BCA applicable to building permit	2016

Description of building work

Part of building	Permitted use	BCA Class of building
Garage	Garage	10a
Pavillion	Gazebo	10a
Retaining Wall	Retaining Wall	10b

Relevant building surveyor

Name:	Sam Clark
Address:	1/28 Charleston Road EAST BENDIGO VIC 3550
Email:	bendigobs@mbav.com.au
Building practitioner registration no.:	BS-U 58828
Certificate No.	BS-U 58828/20190193/0
Date of issue:	28 Nov 2019
Date of final inspection:	15 Nov 2019
Signature:	

Docusign Envelope ID: 43216B4F-034B-8884-81F0-FE4B75635B67

Docusign Envelope ID: 43216B4F-034B-8884-81F0-FE4B75635B67

MBA INSURANCE SERVICES PTY LTD
Level 3, 332 Albert Street
East Melbourne VIC 3002
www.domesticbuildinginsurance.com.au
1800 150 888

Domestic Building Insurance

Certificate of Insurance

Alan Hoare, Joy Hoare

34-36 Janelle Dr
MAIDEN GULLY
VIC 3551

Policy Number:
C410672

Policy Inception Date:
07/01/2019

Builder Account Number:
007720

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Policy Schedule Details

Domestic Building Work:	**C01: New Single Dwelling Construction**
At the property:	**34-36 Janelle Dr MAIDEN GULLY VIC 3551 Australia**
Carried out by the builder:	**GLEN LODDON HOMES PTY LTD**
Builder ACN:	**069982529**

! If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact the VMIA. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s):	**Alan Hoare, Joy Hoare**
Pursuant to a domestic building contract dated:	**21/12/2018**
For the contract price of:	**$ 193,162.00**
Type of Cover:	**Cover is only provided if GLEN LODDON HOMES PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***
The maximum policy limit for claims made under this policy is:	**$300,000 all inclusive of costs and expenses ***
The maximum policy limit for non-completion claims made under this policy is:	**20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK

If the information on this certificate does not match what's on your domestic building contract, please contact the VMIA immediately on 1300 363 424 or email dbi@vmia.vic.gov.au

IMPORTANT

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

* The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the policy terms and conditions.

Issued by Victorian Managed Insurance Authority

Date Generated:07/01/2019
OFFICE USE ONLY: COI-0717-1

Victorian Managed Insurance Authority
ABN 39 682 497 841
PO Box 18409, Collins Street East Victoria 8003
P: 1300 363 424

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MBA INSURANCE SERVICES PTY LTD
Level 3, 332 Albert Street
East Melbourne VIC 3002
www.domesticbuildinginsurance.com.au
1800 150 888

Period of Cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the building owner named in the domestic building contract and to the successors in title to the building owner in relation to the domestic building work undertaken by the Builder.

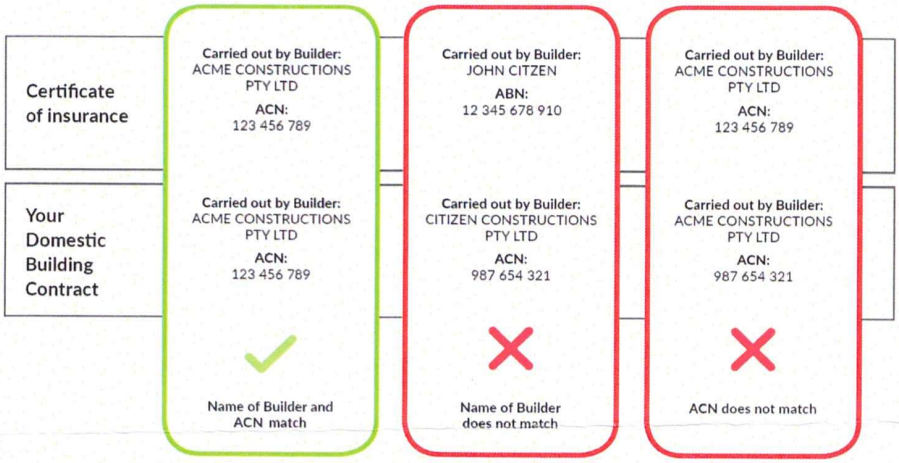
Issued by Victorian Management Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	**$610.00**
GST:	**$61.00**
Stamp Duty:	**$67.10** paid by GWH.
Total:	**$738.10**

If the information on the certificate does not match exactly what is on your domestic building contract, please contact VMIA on 1300 363 424

Below are some example of what to look for



Victorian Managed Insurance Authority
ABN 39 682 497 841
PO Box 18409, Collins Street East Victoria 8003
P: 1300 363 424

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Docusign Envelope ID: 43216B4F-034B-8884-81F0-FE4B75635B67

CITY OF GREATER BENDIGO

Notice of Swimming Pool & Spa Registration

Our ref: PP2002100
22 July 2021

Joy Hoare
34-36 Janelle Drive
MAIDEN GULLY 3551

Dear Sir/Madam

Thank you for registering your swimming pool and/or spa with Council.

Please see below the details regarding your swimming pool/spa and the date you are required to lodge a Certificate of Pool and Spa Barrier Compliance.

Address of Swimming Pool/Spa	34-36 Janelle Drive Maiden Gully VIC 3551
Type of Swimming Pool/Spa	Permanent Swimming Pool
Date of Construction of Swimming/Spa Pool	21/02/2019
Applicable Barrier Standard	AS1926.1-2012
Due Date for Certificate of Pool/Spa Barrier Compliance (Form 23)	**01/11/2023**
Address of Swimming Pool/Spa	34-36 Janelle Drive Maiden Gully VIC 3551
Type of Swimming Pool/Spa	Permanent Spa
Date of Construction of Swimming/Spa Pool	21/02/2019
Applicable Barrier Standard	AS1926.1-2012
Due Date for Certificate of Pool/Spa Barrier Compliance (Form 23)	**01/11/2023**

Penalties may apply if you do not lodge a Certificate of Pool and Spa Barrier Compliance with Council by the specified due date.

Greater Bendigo City Council
Address: 15 Hopetoun Street, Bendigo VIC 3550
Postal Address: PO Box 733, Bendigo Vic 3552
T: (03) 5434 6000
F: (03) 5434 6200
E: pools@bendigo.vic.gov.au

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

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CITY OF GREATER BENDIGO

Under Section 144(2) of the Act, an owner may appeal to the Building Appeals Board against a determination by the relevant council, of the date of construction of the swimming pool or spa within 30 days after the owner receives the determination.

Please note that you are required to re-inspect and lodge a Certificate of Pool and Spa Barrier Compliance for your pool/spa every **4 years** from the date the first Certificate of Pool and Spa Barrier Compliance was lodged and approved with Council.

How to obtain a Certificate of Pool and Spa Barrier Compliance for your Swimming Pool/Spa Barrier
You will need to engage a Private Building Surveyor or Building Inspector to inspect your swimming pool/spa safety barrier.

The owner must lodge the Certificate of Pool and Spa Barrier Compliance to Council within *30 Days* from the date of issue (which can be done online via the applicant portal, through mail or in person to the main Council office at 15 Hopetoun Street, Bendigo) and pay the prescribed fee.

In accordance with the Building Act 1993, Council may be required to take alternative enforcement action to carry out works to the safety barrier and be completed within 48 hours if a potential risk to the life and safety of persons has been identified.

If you require any further information or clarification, please contact the Building Department on 03 5434 6000.

Yours sincerely,

Hans Tracksdorf
Municipal Building Surveyor

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

Greater Bendigo City Council
Address: 15 Hopetoun Street, Bendigo VIC 3550
Postal Address: PO Box 733, Bendigo Vic 3552
T: (03) 5434 6000
F: (03) 5434 6200
E: pools@bendigo.vic.gov.au

Docusign Envelope ID: 43216B4F-034B-8884-81F0-FE4B75635B67

CITY OF GREATER BENDIGO

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

Greater Bendigo City Council
Address: 15 Hopetoun Street, Bendigo VIC 3550
Postal Address: PO Box 733, Bendigo Vic 3552
T: (03) 5434 6000
F: (03) 5434 6200
E: pools@bendigo.vic.gov.au

Docusign Envelope ID: 43216B4F-034B-8884-81F0-FE4B75635B67

CITY OF GREATER BENDIGO

Certificate of Pool & Spa Barrier Compliance Acceptance

Our Reference: PP2002100
Date of Issue: 22 April 2024

Joy Hoare
34-36 Janelle Drive
MAIDEN GULLY 3551

Dear Sir/Madam,

Thank you for lodging your Form 23 Certificate of Pool and Spa Barrier Compliance with the City of Greater Bendigo. This has now been processed and accepted.

Please see below the details regarding your swimming pool/spa and the date you are required to lodge your next Certificate of Pool and Spa Barrier Compliance.

Location of Swimming Pool/Spa	34-36 Janelle Drive Maiden Gully VIC 3551
Type of Swimming Pool/Spa	Permanent Swimming Pool
Date of Construction	21/02/2019
Applicable Barrier Standard	AS1926.1-2012
Due Date for Next Certificate of Pool and Spa Barrier Compliance	20/03/2028
Location of Swimming Pool/Spa	34-36 Janelle Drive Maiden Gully VIC 3551
Type of Swimming Pool/Spa	Permanent Spa
Date of Construction	21/02/2019

Hearing or speech impaired?
Call us via the National Relay Service on 133 677 or www.relayservice.com.au and ask for 1300 002 642

Greater Bendigo City Council
Address: 189-229 Lyttleton Terrace, Bendigo
Postal Address: PO Box 733, Bendigo VIC 3552
T: 1300 002 642
E: pools@bendigo.vic.gov.au
W: www.bendigo.vic.gov.au
ABN 74 149 638 164

Docusign Envelope ID: 43216B4F-034B-8884-81F0-FE4B75635B67

Applicable Barrier Standard	AS1926.1-2012
Due Date for Next Certificate of Pool and Spa Barrier Compliance	20/03/2028

Penalties may apply for failure to lodge a Certificate of Pool and Spa Barrier Compliance by the specified due date.

Under Section 144(2) of the Building Act 1993, an owner may appeal to the Building Appeals Board against a determination by the relevant Council regarding the date of construction of the swimming pool or spa within **30 days** of receiving the determination.

To obtain a Certificate of Pool and Spa Barrier Compliance, you will need to engage a private building surveyor, building inspector or pool/spa barrier inspector to undertake an inspection of your swimming pool/spa safety barrier. This must be lodged via the **online portal** within **30 Days** from the date of issue along with payment of the prescribed lodgement fee.

In accordance with the Building Act 1993, the City may be required to take alternative enforcement action to carry out works to the safety barrier and be completed within **48 hours** if a potential risk to the life and safety of persons has been identified.

Please note, you are required to arrange a compliance inspection and lodge a Certificate of Pool and Spa Barrier Compliance for your pool/spa every **4 years** from the date the first certificate was lodged.

Should you require further information or clarification, please contact Building Services on 1300 002 642.

Yours sincerely,

Hans Tracksdorf
Municipal Building Surveyor

Docusign Envelope ID: 43216B4F-034B-8884-81F0-FE4B75635B67

VICTORIAN BUILDING AUTHORITY

BUILDING CONFIDENCE

REGISTRATION CERTIFICATE

This is to certify that

EVOLUTION POOLS BENDIGO PTY LTD

Is registered as a Building Practitioner in the following category or class:

Category or class	Registration number	Commencement date of the registration	Current for the period ending	Expiry Date
Category of builder; class of domestic builder (limited) Limitations: • Construction of swimming pools and spas	CDB-L 49433	1-Jul-18	11-May-19	11-May-19

It is a condition of your registration that you must not lend to another person, or allow another person to use, the Building Practitioner's Certificate issued to you. A breach of this condition may result in the Authority taking disciplinary action against you.

Samantha Adrichem
Registrar
Victorian Building Authority

Only use a registered building practitioner.
Check my registration at vba.vic.gov.au

VICTORIA State Government

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Docusign Envelope ID: 43216B4F-034B-8884-81F0-FE4B75635B67

BOVILL RISK & INSURANCE CONSULTANTS PTY LTD
Suite 14, 71 Victoria Crescent
Abbotsford VIC 3067
http://www.bric.com.au/dbi-victoria.html
1800 077 933

Domestic Building Insurance

Letter of Eligibility

Builder:	**EVOLUTION POOLS BENDIGO PTY LTD**
Builder Address:	**994 WELLINGTON STREET STRATHFIELDSAYE VIC 3551**
Builder Account Number:	**010246**
ABN:	**95341847192**
ACN:	**613551401**
Registered Building Practitioner Name/Number:	**Kurt Finlay Ross / DB-L 44704**

Maximum Eligible Insured Total Value of Residential Construction:

$2,000,000

Type of Cover:	**Domestic Building Insurance with additional cover if the Builder fails to comply with a Tribunal or Court Order ***
Approved State of risk:	**VIC**
Date Issued:	**15/05/2018**

Maximum Contract Value of Any One Residential Job

Construction Category	Construction Category Limit
C05: Swimming Pools	$ 200,000

QUESTIONS?
Please contact your DBI Distributor

DBI DISTRIBUTOR
BOVILL RISK & INSURANCE CONSULTANTS PTY LTD
Suite 14, 71 Victoria Crescent
Abbotsford VIC 3067
Phone: 1800 077 933
Email: dbi@bric.com.au
http://www.bric.com.au/dbi- victoria.html

* A summary of the cover provided will be described in any certificate of insurance which may be issued, and will only provide cover for the homeowner and successors in title to the homeowner and not the Builder, and the cover and its limits are subject to the terms, conditions, limitations and exclusions contained in the policy terms and conditions.

Please note the following important conditions of eligibility:

1. This Letter of Eligibility cannot be used as evidence that domestic building insurance as required insurance under the Building Act 1993 (Vic) has been issued to cover any particular building work. Only a separate and original Certificate of Insurance issued by or on behalf of VMIA is evidence that domestic building insurance has been issued to cover particular building work.
2. The Builder's eligibility can be cancelled, suspended or modified at any time at the absolute discretion of VMIA and, if this occurs, the VMIA may be obliged to advise the relevant State authorities accordingly.
3. The Builder is not eligible to purchase insurance to cover works in excess of the maximum contract value/s listed in this Letter of Eligibility and to apply to increase the maximum contract value/s the Builder will have to submit a Domestic Building Insurance Application to Review Eligibility.
4. The Builder acknowledges and agrees that any Certificate of Insurance issued by VMIA also provides cover to the homeowner if the Builder fails to comply with a Tribunal or Court Order.

Issued by Victorian Managed Insurance Authority

Date Generated:15/05/2018
OFFICE USE ONLY: LOE-0717-1

Victorian Managed Insurance Authority
ABN 39 682 497 841
PO Box 18409, Collins Street East Victoria 8003
P: 1300 363 424

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Docusign Envelope ID: 43216B4F-034B-8884-81F0-FE4B75635B67

Chase UNDERWRITING

Certificate of Currency

INSURED: Evolution Pools Pty Ltd; and others as defined as Insured.

CLASS OF RISK: Annual Contract Works & Third Party Liability

PERIOD OF INSURANCE:
From: 20 November 2017 at 4:00pm local standard time
To: 20 November 2018 at 4:00pm local standard time

RETROACTIVE DATE:
(Contractors Pollution Liability Extension)
20 November 2017

GEOGRAPHICAL LIMIT: Anywhere in the Commonwealth of Australia, including whilst in transit (which includes coastal marine and inland waterway shipments) between any places therein.

SUMS INSURED:

CONTRACT WORKS
$500,000 any one contract

THIRD PARTY LIABILITY

Public Liability	$10,000,000 any one occurrence
Products Liability	$10,000,000 any one occurrence and in the aggregate

Contractors Pollution Liability
$250,000 any one Claim per Pollution Condition and in the aggregate for all Claims made during the Period of Insurance.

POLICY NUMBER:

CONTRACT WORKS
02IK704128

THIRD PARTY LIABILITY
497257

SIGNED
(for and on behalf of certain underwriters at Lloyds)

CHASE UNDERWRITING PTY LTD
ABN 501 5655 4808

DATE OF ISSUE: 20 November 2017

This certificate:
- Is issued as a matter of information only and confers no rights upon the holder;
- Does not amend, extend or alter the coverage afforded by the policy listed;
- Is only a summary of the cover provided. For full particulars, reference must be made to the current policy wording;
- Is current only at the date of issue.

Level 2 / 476 St Kilda Road Melbourne Vic 3004
PHONE: (03) 8866 0700

Docusign Envelope ID: 43216B4F-034B-8884-81F0-FE4B75635B67

Docusign Envelope ID: 43216B4F-034B-8884-81F0-FE4B75635B67

EML
Mutual since 1910

Toll Free: 1800 365 842 (1800 EML VIC)
Fax: (03) 7000 0701
Email: premiumvic@eml.com.au
Mail: GPO Box 4695, MELBOURNE VIC 3001
EML VIC Pty Ltd ACN 606 104 910
Authorised Agent of WorkSafe Victoria

WorkSafe VICTORIA

WorkCover Insurance 2018/19

Date of Issue 5 June 2018
Employer Number 15095877

Certificate of Currency

This employer is registered for WorkCover Insurance to cover its liabilities under the *Workplace Injury Rehabilitation and Compensation Act 2013* (and amendments).

This certificate is valid from 1 July 2018 to 30 June 2019.

Employer Details

Employer Number:	15095877
Legal Name:	EVOLUTION POOLS BENDIGO P/L
Trust Name:	THE TRUSTEE FOR EVO UNIT TRUST
ABN:	95 341 847 192
ACN:	613 551 401

Yours faithfully

Chris Papadopoulos
Premium and Policy Manager
EML VIC Pty Ltd
For and on behalf of WorkSafe Victoria*

Docusign Envelope ID: 43216B4F-034B-8884-81F0-FE4B75635B67

Docusign Envelope ID: 43216B4F-034B-8884-81F0-FE4B75635B67

VIC CENTRAL
BUILDING SURVEYING

T: 03 5441 1730
E:info@viccentral.com.au
W:www.viccentral.com.au

Project Number: BLD20180360

Form 17

Regulation 200

Building Act 1993

Building Regulations 2018

CERTIFICATE OF FINAL INSPECTION

Property Details

Number: **34 - 36** Street/Road: **Janelle Drive** Suburb: **Maiden Gully** Postcode: **3551**
Lot/s: **42** LP/PS: **603938Y** Volume: **11230** Folio: **280**
Crown: allotment Section: No Parish: County:
Municipal District: **City of Greater Bendigo**

Building permit details

Building permit number: BS-U 42207/20190446/0
Version of BCA applicable to building permit: 2016

Description of building work

Part of building to which permit applies	Permitted use	BCA Class of building
Swimming Pool, Spa & Safety Barrier	Swimming Pool, Spa & Safety Barrier	10b

Directions to fix building work

All directions to fix building work under Part 4 of the Building Act 1993 have been complied with.

Relevant building surveyor

Name:	Adrian Sharman
Address:	1b Adam Street, Quarry Hill, Vic, 3550
Email:	adrian@viccentral.com.au
Building practitioner registration no.:	BS-U 42207
Municipal district name:	City of Greater Bendigo
Certificate no.	BS-U 42207/20190446/0
Date of issue:	17 October 2019
Date of final inspection	8 October 2019
Signature:	



Conditions

1. The property owner is to avoid heavy watering of the lawns and gardens adjacent to the bond beam, which may cause heaving of the bond beam and associated paving and/or coping tiles.
2. The property owner is to ensure regular inspections are carried out on the safety barrier, including gates and latches, to ensure compliance with the Building Act 1993, The Building Regulations 2018, the NCC 2016 and AS1926.1-2012
3. The property owner is to maintain the condition of the child-resistant skimmer box, in accordance with AS1926.3-2010.

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Australian Government
Australian Taxation Office

MRS JOY E HOARE
C/- JACINTA MORTON
20 PANTON STREET
EAGLEHAWK VIC 3556

Our reference: 7174503687166
Phone: **13 28 66**

17 September 2026

Your Clearance certificate for Australian Residents – foreign resident capital gains withholding

› Purchasers are not required to withhold and pay foreign resident capital gains withholding (FRCGW)
› Provide a copy of this letter to the purchaser and keep a copy for your records

Dear JOY,

We have decided that purchasers aren't required to withhold and pay FRCGW. Your clearance certificate is below:

Notice number	2411269537938
Vendor name	JOY ELIZABETH HOARE Clearance certificates are issued in the legal name on our system. If the vendor's name has changed, update the vendor's name on our system **before** applying. There are limited circumstances where this may not be required. For more information search **QC 103607** on ato.gov.au
Clearance Certificate Period	16 September 2026 to 16 September 2027 Clearance certificates are valid for 12 months from their date of issue.

The purchaser may rely on the clearance certificate as long as:
› the date it's made available to the purchaser is within the period stated on the certificate, and
› the certificate period covers some of the time the transaction is in effect. The transaction is in effect from the contract date through until the settlement date.

Need help?

If you have any questions, you can phone us on **13 28 66**

If you're calling from overseas, phone **+61 2 6216 1111** and ask for **13 28 66** between 8:00 am and 5:00 pm Australian Eastern Standard time, Monday to Friday.

For more information

Learn more about foreign resident capital gains withholding at ato.gov.au/FRCGW

For information about our commitments to you and what we ask of you, go to ato.gov.au/atocharter

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To get your clearance certificate online, you can:

› log in to **myGov**, go to **ATO online services**
› **My profile** menu go to **Communication**
› then **History**.

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Need help using our services?

We can support you in different ways:

› **In different languages** – call the Translating and Interpreting Service on **13 14 50** from 8:00 am to 6:00 pm, Monday to Friday to speak with us.
› **First Nations support** – call our Indigenous Helpline on **13 10 30** for help with tax and super.
› **If you are deaf, hard of hearing or have a speech communication difficulty** – use the National Relay Service at accesshub.gov.au and provide the ATO phone number you want to call.

To find out more about these services, visit ato.gov.au/accessibility

Yours sincerely,
Ben Kelly
Deputy Commissioner of Taxation

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HISTORIC MINING ACTIVITY
Form No. 692

15 September, 2026

Property Information:

Address: 34-36 JANELLE DRIVE MAIDEN GULLY 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.

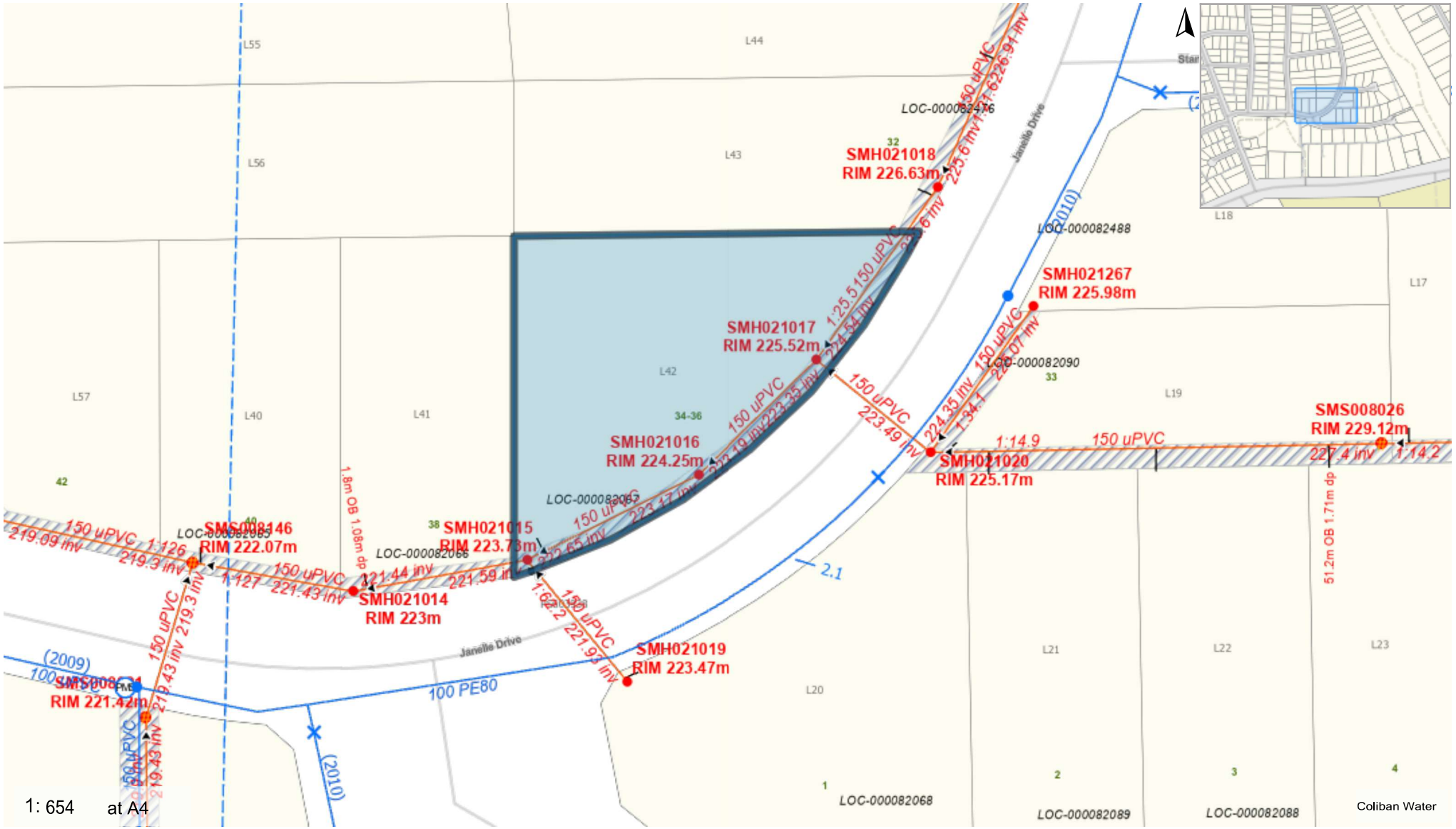
For queries, contact:

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

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34-36 Janelle Drive, Maiden Gully, VIC, 3551

Date: 15/09/26



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

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Form 1

ENDURING POWER OF ATTORNEY

Regulation 5

This enduring power of attorney is made under Part 3 of the Powers of Attorney Act 2014 and has effect as a deed under section 81 of the Act.

Name of principal: **ALAN BRUCE HOARE**

Address of principal: 85 Evergreen Way, Gordon in the State of Victoria

APPOINTMENT

I appoint JOY ELIZABETH HOARE of 85 Evergreen Way, Gordon in the State of Victoria to be my attorney.

I specify that all previous enduring powers of attorney made by me under the Powers of Attorney Act 2014 are revoked

and I appoint KENNETH ALAN HOARE of 8 Marjorie Avenue, Sunbury in the State of Victoria and **CAROLYN JOY HOARE** of 5 Collins Lane Surry Hills in the State of New South Wales jointly and severally as alternative attorneys for **JOY ELIZABETH HOARE.**

AUTHORISATION

I authorise my attorney(s):

to do anything on my behalf that I can lawfully do by an attorney for:

- both personal and financial matters.

COMMENCEMENT

The powers under this enduring power of attorney for all matters are exercisable:

- immediately on the making of this enduring power of attorney.

CONDITIONS AND INSTRUCTIONS

The exercise of power under this enduring power of attorney is subject to the following conditions and/or instructions: NIL

Signature of principal: Alan B Hoare

Date: 3/1/18

Certified to be a true copy of the original seen by me.

Dated 6/08/26.....

ABBY ANNE IRVING
of 6 Dawson Street North, Ballarat 3350
An Australian legal practitioner within the meaning of the Legal Profession Uniform Law (Victoria)

Heinz & Partners
LAWYERS

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CERTIFICATE OF WITNESSES

Witnessed by:

Name of first witness: TRENT JOHN RUTHERFORD

Address of first witness: of 6 Dawson Street North, Ballarat 3350 An Australian legal practitioner within the meaning of the Legal Profession Uniform Law (Victoria)

Name of second witness: SALLY ANN CLINTON Clerk to HEINZ & PARTNERS

Address of second witness: 6 Dawson Street North, Ballarat 3350 An Australian legal practitioner within the meaning of the Legal Profession Uniform Law (Victoria)

Each witness certifies that:

the principal appeared to freely and voluntarily sign this instrument in our presence; and

- at that time, the principal appeared to us to have decision making capacity in relation to the making of this enduring power of attorney; and
- we are not attorneys under this enduring power of attorney; and
- we are not relatives of the principal or of an attorney under this enduring power of attorney; and
- we are not care workers or accommodation providers for the principal.

we are not the person who is signing at the direction of the principal.

Signed:

Signature of first witness: TRENT JOHN RUTHERFORD of 6 Dawson Street North, Ballarat 3350 An Australian legal practitioner within the meaning of the Legal Profession Uniform Law (Victoria)

Qualification:

Signature of second witness: SALLY ANN CLINTON Clerk to HEINZ & PARTNERS 6 Dawson Street North, Ballarat 3350 An Australian legal practitioner within the meaning of the Legal Profession Uniform Law (Victoria)

Date: 3/1/2018

Certified to be a true copy of the original seen by me.

Dated 6/08/21

ABBY ANNE IRVING
of 6 Dawson Street North, Ballarat 3350
An Australian legal practitioner within the meaning of the Legal Profession Uniform Law (Victoria)

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STATEMENT OF ACCEPTANCE OF APPOINTMENT—ATTORNEY

Name of attorney: **JOY ELIZABETH HOARE**

Address of attorney: 85 Evergreen Way, Gordon in the State of Victoria

I accept my appointment as attorney under this enduring power of attorney and state that:

- I am eligible under Part 3 of the **Powers of Attorney Act 2014** to act as an attorney under an enduring power of attorney; and
- I understand the obligations of an attorney under an enduring power of attorney and under the **Powers of Attorney Act 2014** and the consequences of failing to comply with those obligations; and
- I undertake to act in accordance with the provisions of the **Powers of Attorney Act 2014** that relate to enduring powers of attorney.

Signature of attorney: Joy E Hoare

Date: 3/1/18

Witnessed by:

Name of witness: TRENT JOHN RUTHERFORD
of 6 Dawson Street North, Ballarat 3350
An Australian legal practitioner within the meaning of the Legal Profession Uniform Law (Victoria)

Address of witness:

I witnessed the signing of the statement of acceptance by the attorney.

Signature of witness:

Date: 3/1/18

Certified to be a true copy of the original seen by me.

Dated 6/08/21

ABBY ANNE IRVING
of 6 Dawson Street North, Ballarat 3350
An Australian legal practitioner within the meaning of the Legal Profession Uniform Law (Victoria)

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STATEMENT OF ACCEPTANCE OF APPOINTMENT—ALTERNATIVE ATTORNEY

Name of attorney: **KENNETH ALAN HOARE**

Address of attorney: 8 Marjorie Avenue, Sunbury in the State of Victoria

I accept my appointment as an alternative attorney under this enduring power of attorney and state that:

- I am eligible under Part 3 of the **Powers of Attorney Act 2014** to act as an attorney under an enduring power of attorney; and
- I understand the obligations of an attorney under an enduring power of attorney and under the **Powers of Attorney Act 2014** and the consequences of failing to comply with those obligations; and
- I undertake to act in accordance with the provisions of the **Powers of Attorney Act 2014** that relate to enduring powers of attorney; and
- I understand the circumstances in which the alternative attorney is authorised to act under the **Powers of Attorney Act 2014**; and
- I am prepared to act in place of the attorney for whom I am appointed, if still eligible to act as attorney, when authorised to do so under the **Powers of Attorney Act 2014**.

Signature of alternative attorney: Kenneth Hoare

Date: 19-2-2018

Witnessed by:

Name of witness: JOHN NGUYEN

Address of witness: 6 ELEGANTE RD POINT COOK

I witnessed the signing of the statement of acceptance by the alternative attorney.

Signature of witness:

Date: 19/02/18

Certified to be a true copy of the original seen by me.

Dated 6/08/26

ABBY ANNE IRVING
of 6 Dawson Street North, Ballarat 3350
An Australian legal practitioner within the meaning of the Legal Profession Uniform Law (Victoria)

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STATEMENT OF ACCEPTANCE OF APPOINTMENT—ALTERNATIVE ATTORNEY

Name of attorney: **CAROLYN JOY HOARE**

Address of attorney: 5 Collins Lane, Surry Hills in the State of New South Wales

I accept my appointment as an alternative attorney under this enduring power of attorney and state that:

- I am eligible under Part 3 of the **Powers of Attorney Act 2014** to act as an attorney under an enduring power of attorney; and
- I understand the obligations of an attorney under an enduring power of attorney and under the **Powers of Attorney Act 2014** and the consequences of failing to comply with those obligations; and
- I undertake to act in accordance with the provisions of the **Powers of Attorney Act 2014** that relate to enduring powers of attorney; and
- I understand the circumstances in which the alternative attorney is authorised to act under the **Powers of Attorney Act 2014**; and
- I am prepared to act in place of the attorney for whom I am appointed, if still eligible to act as attorney, when authorised to do so under the **Powers of Attorney Act 2014**.

Signature of alternative attorney:

Date: 15/1/18

Witnessed by:

Name of witness: Claire Fabris

Address of witness: 21/41-43 Vermont St. Sutherland, 2232

I witnessed the signing of the statement of acceptance by the alternative attorney.

Signature of witness:

Date: 15.1.18

Certified to be a true copy of the original seen by me.

Dated 6/08/26

ABBY ANNE IRVING
of 6 Dawson Street North, Ballarat 3350
An Australian legal practitioner within the meaning of the Legal Profession Uniform Law (Victoria)