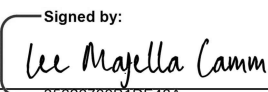


Vendor Statement

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	9 Tramways Avenue, Bendigo 3550	
Vendor's name	Lee Majella Camm	Date / /
Vendor's signature	Signed by:  35626700B1DE48A...	
Purchaser's name		Date / /
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

1 FINANCIAL MATTERS

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

(a) Are contained in the attached certificate/s.

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

	To	
--	----	--

Other particulars (including dates and times of payments):

1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

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

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

2 INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3 LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

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

3.2. Road Access

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

☐

3.3. Designated Bushfire Prone Area

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

☐

3.4. Planning Scheme

Attached is a certificate with the required specified information.

4 NOTICES

4.1. Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

4.2. Agricultural Chemicals

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

Not Applicable.

4.3. Compulsory Acquisition

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

Not Applicable.

5 BUILDING PERMITS

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

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:

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

9 TITLE

Attached are copies of the following documents:

9.1 (a) **Registered Title**

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

10 SUBDIVISION

10.1. **Unregistered Subdivision**

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

Not Applicable.

10.2. **Staged Subdivision**

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

Not Applicable.

10.3. **Further Plan of Subdivision**

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

Not Applicable.

11 DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12 DUE DILIGENCE CHECKLIST

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

- ☐ Vacant Residential Land or Land with a Residence
- ☒ Attach Due Diligence Checklist (this will be attached if ticked)

13 ATTACHMENTS

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

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

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

--

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1206469

APPLICANT'S NAME & ADDRESS

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

VENDOR

CAMM, LEE MAJELLA

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

1515

This certificate is issued for:
LOT 3 PLAN PS615817 ALSO KNOWN AS 9 TRAMWAYS AVENUE BENDIGO
GREATER BENDIGO CITY

The land is covered by the:
GREATER BENDIGO PLANNING SCHEME

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

- The land:
- is included in a GENERAL RESIDENTIAL ZONE
 - is within a LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 1
 - and a SPECIFIC CONTROLS OVERLAY - SCHEDULE 3
 - and a HERITAGE OVERLAY (HO2)
 - and a PARKING OVERLAY - PRECINCT 1
 - and a DESIGN AND DEVELOPMENT OVERLAY SCHEDULE 26

A detailed definition of the applicable Planning Scheme is available at :
(<http://planningschemes.dpcd.vic.gov.au/schemes/greaterbendigo>)

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

05 December 2025
Sonya Kilkenny
Minister for Planning

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

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

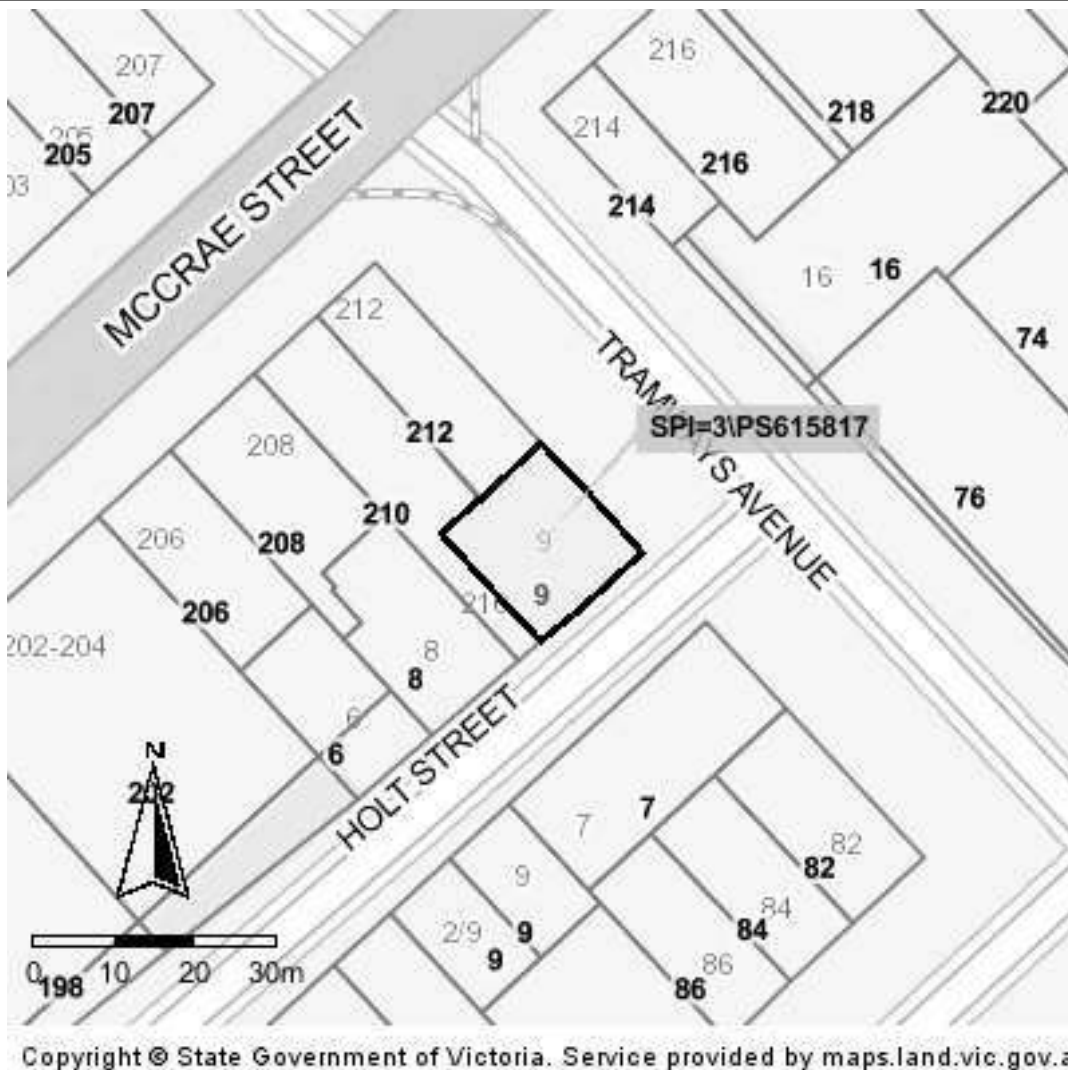
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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

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

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

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



Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.

Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

Privacy Statement

PROPERTY REPORT



Created at 05 December 2025 03:14 PM

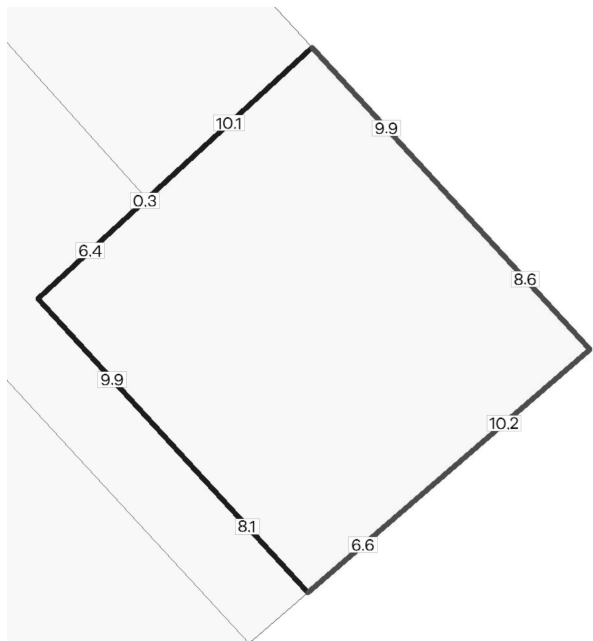
PROPERTY DETAILS

Address: **9 TRAMWAYS AVENUE BENDIGO 3550**
Lot and Plan Number: **Lot 3 PS615817**
Standard Parcel Identifier (SPI): **3\PS615817**
Local Government Area (Council): **GREATER BENDIGO**
Council Property Number: **232463**
Directory Reference: **Vicroads 607 T5**

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: 306 sq. m
Perimeter: 70 m
For this property:
— Site boundaries
— Road frontages

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

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.

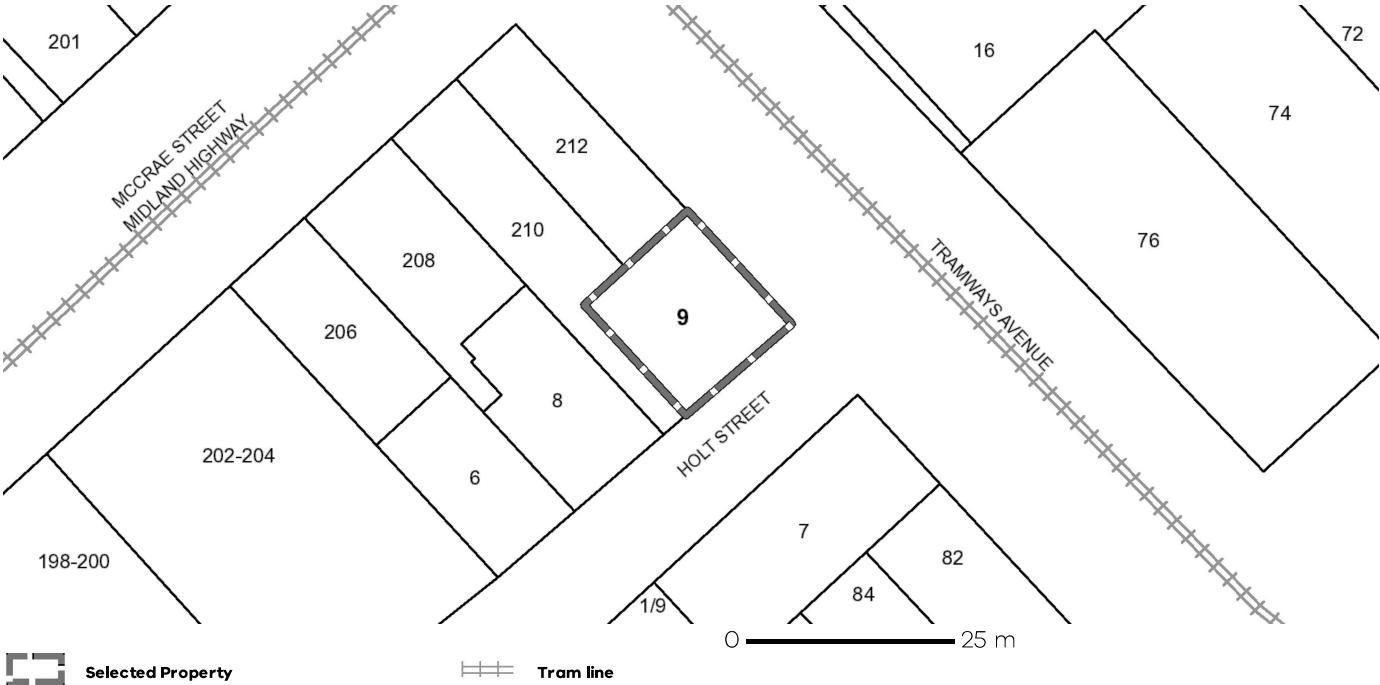
The Planning Property Report for this property can found here - [Planning Property Report](#)

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>

PROPERTY REPORT

Area Map



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 05 December 2025 03:15 PM

PROPERTY DETAILS

Address: 9 TRAMWAYS AVENUE BENDIGO 3550
Lot and Plan Number: Lot 3 PS615817
Standard Parcel Identifier (SPI): 3\PS615817
Local Government Area (Council): GREATER BENDIGO
Council Property Number: 232463
Planning Scheme: Greater Bendigo
Directory Reference: Vicroads 607 T5

www.bendigo.vic.gov.au

Planning Scheme - Greater Bendigo

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: Fire Rescue Victoria & Country Fire Authority

View location in VicPlan

Planning Zones

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



GRZ - General Residential TRZ2 - Principal Road Network Tram line
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

PLANNING PROPERTY REPORT

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 26 (DDO26)



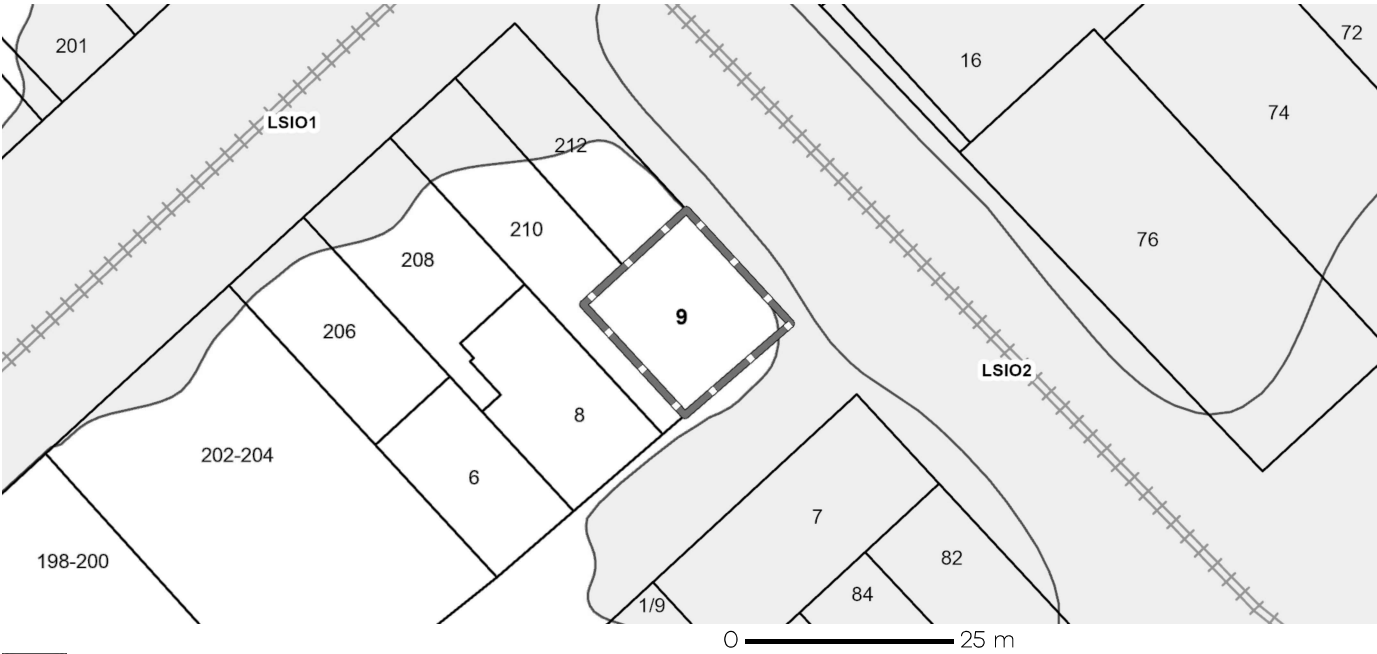
HERITAGE OVERLAY (HO)
HERITAGE OVERLAY - SCHEDULE (HO2)



PLANNING PROPERTY REPORT

Planning Overlays

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)
LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 1 (LSIO1)



PARKING OVERLAY (PO)
PARKING OVERLAY - PRECINCT 1 SCHEDULE (PO1)



PLANNING PROPERTY REPORT

Planning Overlays

SPECIFIC CONTROLS OVERLAY (SCO)
SPECIFIC CONTROLS OVERLAY – PS MAP REF SCO3 SCHEDULE (SCO3)



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

PLANNING PROPERTY REPORT

Areas of Aboriginal Cultural Heritage Sensitivity

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

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

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

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

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

For further information about whether a Cultural Heritage Management Plan is required go to <https://heritage.achris.vic.gov.au/govQuestion1.aspx>

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



PLANNING PROPERTY REPORT



Department
of Transport
and Planning

Further Planning Information

Planning scheme data last updated on 5 December 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

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

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

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

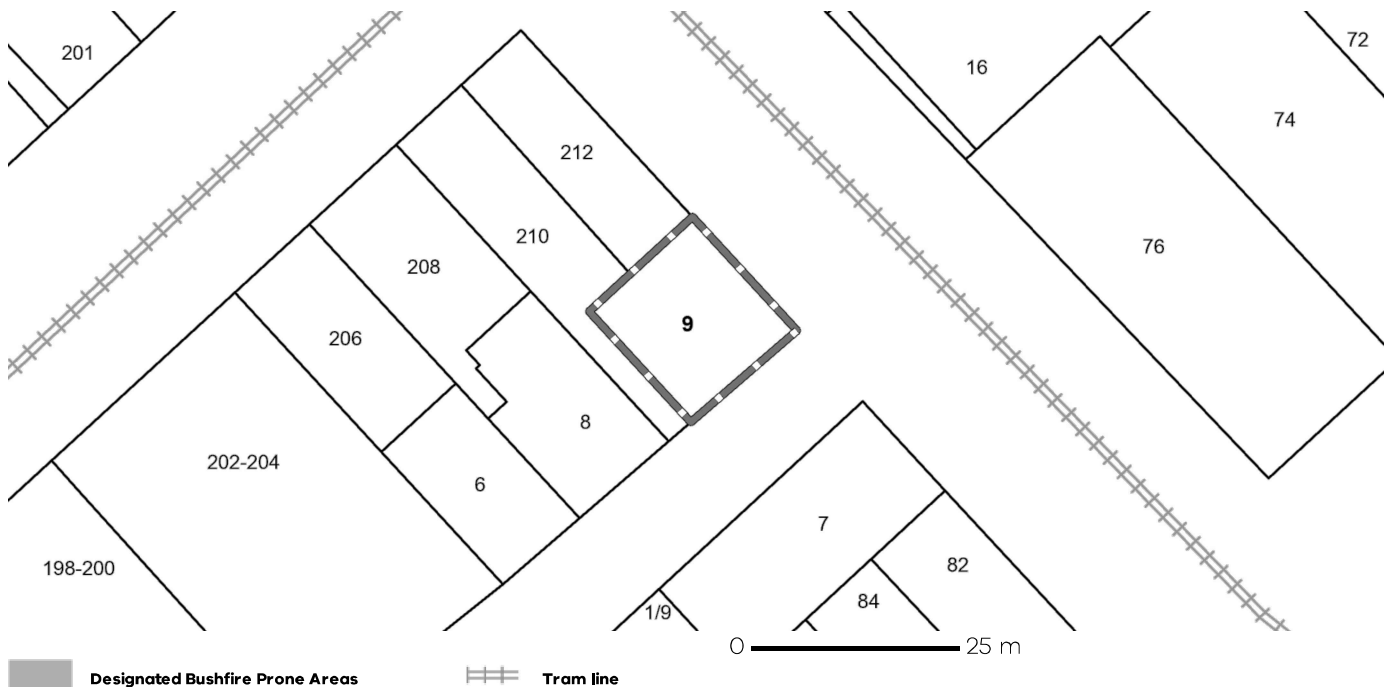
Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

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

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



Designated 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 \(environment.vic.gov.au\)](http://www.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 \(environment.vic.gov.au\)](http://www.environment.vic.gov.au)



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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

Page 1 of 1

VOLUME 11275 FOLIO 082

Security no : 124130530203X
Produced 05/12/2025 03:14 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 615817U.

PARENT TITLES :

Volume 02175 Folio 980 Volume 02499 Folio 672

Volume 10894 Folio 161 to Volume 10894 Folio 162

Created by instrument PS615817U 03/06/2011

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

LEE MAJELLA CAMM of 2/18 HAVELOCK STREET BENDIGO VIC 3550

AQ038200U 12/07/2017

ENCUMBRANCES, CAVEATS AND NOTICES

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.

DIAGRAM LOCATION

SEE PS615817U 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: 9 TRAMWAYS AVENUE BENDIGO VIC 3550

DOCUMENT END



Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	PS615817U
Number of Pages (excluding this cover sheet)	2
Document Assembled	05/12/2025 15:14

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PS615817U

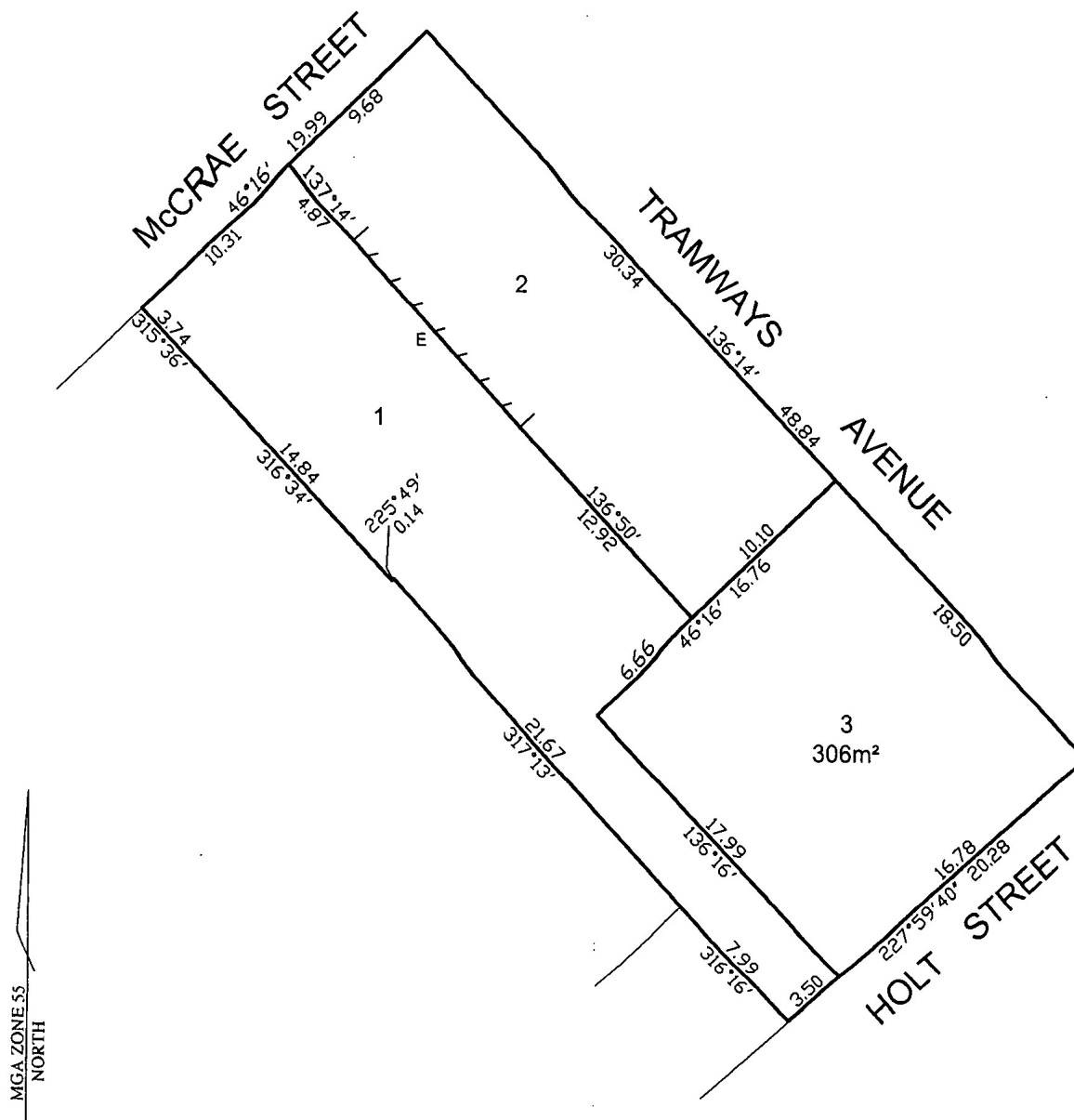
PLAN OF SUBDIVISION		Stage No. 	LR use only EDITION 1	Pla 24/05/2011 \$1039.30 PS
Location of Land Parish: SANDHURST at BENDIGO Township: - Section: 92C Crown Allotment: 8, 8A & 8B Crown Portion: - LR base record: VICMAP PROPERTY Title References: VOL 2175 FOL 980 VOL 2499 FOL 672 VOL 10894 FOL 161 VOL 10894 FOL 162 Last Plan Reference: TP 514335P, TP 755513U & TP 835546J Postal Address: 210 - 212 McCRAE STREET (At time of subdivision) BENDIGO, 3550 MGA Co-ordinates: N: 5 929 040 Zone: 55 E: 257 860		Council Certification and Endorsement Council Name: CITY OF GREATER BENDIGO Ref: 870/06 1: This plan is certified under section 6 of the Subdivision Act 1988 2: ~~This plan is certified under section 11(7) of the Subdivision Act 1988.~~ Date of original certification under section 6 / / 3: ~~This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~ <u>OPEN SPACE</u> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 ~~has/had not been made.~~ (ii) ~~The requirement has been satisfied.~~ (iii) ~~The requirement is to be satisfied in Stage.....~~ Council delegate Council seal _____ Date 25 2 108 Re-certified under section 11(7) of the Subdivision Act 1988 - Council delegate _____ Council seal _____ Date / /		
Vesting of Roads or Reserves				
Identifier	Council/Body/Person			
NIL	NIL	Notations		
		Staging This ~~is~~ is not a staged subdivision Planning Permit No. DS/870/2006		
		Depth Limitation 15 metres below the surface. Applies to Crown Allotments 8A & 8B only.		
		Survey This plan is based on survey This survey has been connected to permanent marks no(s) 386 & 1773 In Proclaimed Survey Area No. 2 Boundaries defined by buildings; External Face : Boundary between lots 1 & 2 shown as E on the plan.		
Easement Information				
Survey:		E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement or other Encumbrance A - Appurtenant Easement R - Encumbering Easement (Road)		
Section 12 (2) of the Subdivision Act 1988 applies to all the land in the subdivision.				
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of
LR use only Statement of Compliance/ Exemption Statement Received ☒ Date 24 / 5 / 2011				
LR use only PLAN REGISTERED TIME 11.56am DATE 3 / 6 / 2011 A.R.T. Assistant Registrar of Titles Sheet 1 of 2 sheets				
Adrian Cummins & Associates Pty Ltd Licensed Surveyors & Planning Consultants 105 Williamson Street Bendigo 3550		LICENSED SURVEYOR (PRINT)..... ADRIAN JOHN CUMMINS SIGNATURE		

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 615817U



Adrian Cummins & Associates Pty Ltd



Licensed Surveyors & Planning Consultants

105 Williamson Street Bendigo 3550

Tel. 03 54425133 Fax. 03 54422030

Email surveyors@adriancummins.com

ORIGINAL

SCALE

SCALE SHEET
1:250 A3

2.5 0 5 10

LICENSED SURVEYOR (PRINT)..... ADRIAN JOHN CUMMINS

SIGNATURE *Adrian Cummins* DATE 21 / 02 / 08

Sheet 2 of 2 sheets

DATE 25 / 2 / 08

Property Clearance Certificate

Land Tax



INFOTRACK / HQ LAW

Your Reference:	47781
Certificate No:	94535811
Issue Date:	05 DEC 2025
Enquiries:	ESYSPROD

Land Address: 9 TRAMWAYS AVENUE BENDIGO VIC 3550					
Land Id	Lot	Plan	Volume	Folio	Tax Payable
38911300	3	615817	11275	82	\$0.00

Vendor: LEE MAJELLA CAMM
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MRS LEE MAJELLA CAMM	2025	\$295,000	\$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

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):	\$840,000
SITE VALUE (SV):	\$295,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 94535811

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

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

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
8. An updated Certificate may be requested free of charge via our website, if:
- The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP
Land Tax = \$975.00

Taxable Value = \$295,000

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

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$8,400.00

Taxable Value = \$840,000

Calculated as \$840,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Biller Code:5249

Ref: 94535811

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

CARD



Ref: 94535811

Visa or Mastercard

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

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / HQ LAW

Your Reference:	47781
Certificate No:	94535811
Issue Date:	05 DEC 2025
Enquires:	ESYSPROD

Land Address: 9 TRAMWAYS AVENUE BENDIGO VIC 3550					
Land Id	Lot	Plan	Volume	Folio	Tax Payable
38911300	3	615817	11275	82	\$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:	\$840,000
SITE VALUE:	\$295,000
CURRENT CIPT CHARGE:	\$0.00



Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 94535811

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

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

must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / HQ LAW

Your Reference:	47781
Certificate No:	94535811
Issue Date:	05 DEC 2025

Land Address: 9 TRAMWAYS AVENUE BENDIGO VIC 3550					
Lot	Plan	Volume	Folio		
3	615817	11275	82		
Vendor:	LEE MAJELLA CAMM				
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.

A handwritten signature in black ink, appearing to read "Paul Broderick".

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00



Notes to Certificate - Windfall Gains Tax

Certificate No: 94535811

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  Billers Code: 416073 Ref: 94535812 Telephone & Internet Banking - BPAY® Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.	CARD  Ref: 94535812 Visa or Mastercard Pay via our website or phone 13 21 61. A card payment fee applies.	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.
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Issue Date: 8 December 2025
Your Reference: 79020121-012-3:92126
Certificate Number: 140274

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Land Information Certificate

This Certificate is issued under Section 121 of the Local Government Act 2020. The Rates & Charges for the year ending 30 June 2026 became payable on 1 July 2025. Overdue rates attract interest at the rate of 10.0% per annum.

PROPERTY ADDRESS: 9 Tramways Avenue, BENDIGO 3550
PARCEL DETAILS: Lot 3 PS 615817U
AVPCC: 110.3 - Detached Dwelling (existing)

ASSESSMENT NUMBER 194576 5

Site Value	\$285,000	Level of Valuation	01-Jan-2025
Capital Improved Value	\$820,000	Valuation Operative	01-Jul-2025
Net Annual Value	\$41,000	Basis of Rate	C.I.V.

RATES & CHARGES	CURRENT AMOUNT LEVIED
General Rates	\$2,419.45
Garbage Charge	\$461.00
Emergency Services and Volunteer Fund	\$277.85
TOTAL LEVIED	\$3,158.30
Arrears Outstanding	\$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	\$0.00
TOTAL OUTSTANDING	\$1,580.30

Other Property Debt -	\$0.00
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Total Outstanding for Property **\$1,580.30**

Note: In accordance with Section 175(1) of the Local Government Act 1989, all outstanding rates and charges **MUST** be paid by the purchaser when that person becomes the owner of the land.

Refer to the back of this Certificate for Prescribed, General and Other Information.

KATELYN STONE
SENIOR COORDINATOR RATES & VALUATIONS



Billor Code: 268813
Ref: 1945765

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

PRESCRIBED INFORMATION

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

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

GENERAL INFORMATION

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

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

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

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

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

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

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

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

RATES AND CHARGES

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

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

OTHER INFORMATION

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

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

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



ABN 96 549 082 360

TAX INVOICE



L M Camm
PO Box 257
BENDIGO VIC 3552

Service Address: 9 Tramways Avenue Bendigo VIC 3550
Classification: Household

Opening Balance	\$295.52
Total Payment Received up to 19 November 2025	CR \$295.52
Balance	\$0.00
Current Charges	
Water Service Fee	\$70.85
Water Consumption	\$95.41
Sewerage Service Fee	\$212.93
Concession Entitlement	CR \$94.80
Total (Excl GST)	\$284.39
GST	\$0.00
Total (Incl GST)	\$284.39
Total Amount Due	\$284.39



1300 363 200

www.coliban.com.au

Date of Issue: 20 November 2025

Next Scheduled Reading: 19 February 2026

Customer Number

C-00010845

Invoice Number

INV-0002997586

Bill Amount

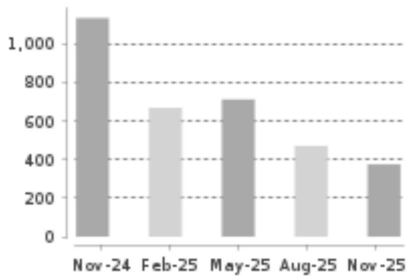
\$284.39

Due Date (Direct Debit in Place)

11 December 2025

See over the page for payment options
Concession has been applied.

Average daily usage in litres



Av. Daily Use: 376 L/day

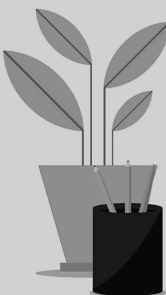
Av. Daily Cost: \$3.06

Click for information on the Victorian
Government's Target Your Water Use
program.

Please contact us on 1300 363 200 if you have a concern about your sewer or water service. If we are unable to resolve your concern you can contact the Energy and Water Ombudsman (Victoria) on freecall 1800 500 509. Please refer to www.ewov.com.au for more information.

**Customer prices change
from 1 July 2025**

Find out more at coliban.com.au or
call us on **1300 363 200**.



Coliban Water Invoice Details

WATER CONSUMPTION FEE

Service	Meter	Previous	Previous	Current	Current
Number	Number	Date	Reading	Date	Reading
ServiceNumber	20W072802	20-08-2025	764	20-11-2025	799
	From Date	To Date	Consumption (Kilolitres)	Rate per kL	Amount
	20-08-2025	20-11-2025	35.00	\$ 2.7262	\$95.41

WATER SERVICE FEE

Service	Size	Date From	Date To	Days	Rate per day	Amount
Number						
SP-000081799	20mm	20-08-2025	20-11-2025	93	\$ 0.7618	\$70.85

SEWERAGE SERVICE FEE

Service	Date From	Date To	Days	Rate per day	Amount
Number					
SP-000081799	20-08-2025	20-11-2025	93	\$ 2.2896	\$212.93



Receive your bill electronically: You can now receive your bill electronically using BPAY View. For more information on how to pay using BPAY View or BPOINT, visit our website.



Change of Address: If your postal address has changed, please contact us within 14 days.



Concessions: If you think you may be eligible for a concession please contact us: Centrelink Pension, Healthcare Card and Department of Veteran Affairs Gold Cards may be eligible. In contacting us, you can authorise us to confirm your eligibility with Centrelink or DVA. If you consent, this consent is ongoing until you contact us to revoke it.



Payment Difficulties: Please contact us about a payment arrangement or to discuss rebates and concessions.



Interpreter Service: If you are hearing or speech impaired or need an interpreter call Telephone Interpreter Service (TIS) on 13 14 50.

**E =
Estimated
Reading**

Estimated Reading: If you see an E beside your consumption fee, it means we've used an *estimated reading* to calculate the amount due. An *estimated reading* is used when we've been unable to access your meter. This may result in unbilled charges that we may recoup at a future date when an *actual reading* is obtained.

Want to check? You can send your contact details and a photograph of your current water meter reading to coliban@coliban.com.au or call us on **1300 363 200**, and we can complete a comparison or issue an adjusted bill at your request.

**Interest
Charges**

Interest Charges If you have a balance owing past your payment due date, we reserve the right to apply interest (currently 5.7% p.a.) as permitted under our Customer Charters. Interest will be applied in arrears for balances outstanding past the due date.

Interest will NOT be applied where you are in our Coliban Assist Plan, receiving a concession entitlement or on an agreed payment arrangement or bill smoothing program with Coliban Water.

HOW TO PAY

Direct Debit: Fill out an online form on our website or contact us.

BPAY/BPAY View: Contact your financial institution to pay from your savings or credit account.

Biller Code: 39156
Ref: 1000 0001 0845 1

Credit Card/Internet: Using BPoint www.bpoint.com.au, phone 1300 276 468 or 1300 BPOINT.

Biller Code: 39156
Account Number / Ref: 1000 0001 0845 1

In Person: Australia Post outlets.

Centrepay: Contact Centrelink or Coliban Water to arrange regular deductions from your Centrelink payment.
Centrepay Reference Number: **555 057 363A**
Account Reference ID: **1000 0001 0845 1**



PAYMENT SLIP

Customer Number
C-00010845

Payment Reference Number
1000 0001 0845 1

Bill Amount
\$284.39

Due Date (Direct Debit in Place)
11 December 2025

Amount Being Paid



VIC CENTRAL
BUILDING SURVEYING

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

Application Number: BLD20201466

FORM 2

Regulation 37(1)

Building Act 1993
Building Regulations 2018

Building Permit No. BS-U 42207/3845368393186 13 October 2020

Issue to

Agent of Owner **Jason Wescott Builder Pty Ltd**
Postal Address **74 Powells Avenue East Bendigo** Postcode **3550**
Email **admin@jasonwescott.com.au**
Address for serving or giving of documents: **74 Powells Avenue East Bendigo** Postcode **3550**
Contact Person **Jason Wescott** Telephone **03 5443 8747**

Ownership Details

Owner **Lee Majella Camm**
Postal Address **P.O. Box 257 Bendigo** Postcode **3550**
Email **leecamm@yahoo.com.au**
Contact Person **Lee Majella Camm** Telephone **0438 251 190**

Property Details

Number 9 Street/Road **Tramways Avenue** Suburb **Bendigo** Postcode **3550**
Lot/s 3 LP/PS **615817U** Volume **11275** Folio **082**
Crown allotment Section No Parish County
Municipal District **City of Greater Bendigo**

Builder

Name **Jason Wescott Builder Pty Ltd** Telephone **03 5443 8747**
ACN/ARBN **142 260 517**
Reg. No. **CDB-U 48500**
Address **74 Powells Avenue East Bendigo** Postcode **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 services of directions, notices and orders
Name **Jason Wescott**

Telephone **03 5443 8747**

Postal Address **74 Powells Avenue East Bendigo** Postcode **3550**

Details of Building Practitioners and Architects

a) To be engaged in the building work

Name	Category/class	Registration Number
Jason Wescott Builder Pty Ltd	Domestic Builder	CDB-U 48500

(b) Who were engaged to prepare documents forming part of the application for this permit

Name	Category/class	Registration Number
Penno Drafting and Design Pty Ltd	Draftsperson	CDP-AD 57597
Shane Muir	Engineer - Civil	EC-17729

Details of Domestic Building Work InsuranceBuilder Name: **Jason Wescott Builder Pty Ltd**The issuer or provider of the required insurance policy is: **VMIA**Insurance policy number : **C539296**Insurance policy date : **04/09/2020****Details of Relevant Planning Permit**Planning Permit No: **DR/405/2018**Date of grant of Planning Permit: **13 August 2018****Nature of Building Work**

Proposed Two Storey Dwelling & Garage and Brick Fence

Storeys contains: **2**Version of BCA applicable to permit: **2019**Cost of Building Work: **\$599,930.00**Total floor area of new building work in m²: **310****Conditions and required Certificates**

This building permit is issued subject to compliance with all of the conditions as listed in attached Annexures.

BCA ClassPart of Building: **Whole**Class: **1a(a)**Part of Building: **Garage**Class: **10a**Part of Building: **Brick Fence**Class: **10b****Prescribed Reporting Authorities**

The following bodies are Prescribed Reporting Authorities for the purpose of the application for this permit in relation to the matters set out below:

Reporting Authority	Matter Reported On Or Consented To	Regulation
City of Greater Bendigo	Point of Discharge of Storm Water	133 (2)
City of Greater Bendigo	Land Liable to Flood	153
City of Greater Bendigo	Front Street Setback	74 (4)
City of Greater Bendigo	Height On Wall Of Boundary	80 (6)
City of Greater Bendigo	Side Setback	79 (6)

Protection Work

Protection work is required in relation to the building work proposed in this permit.

Inspection Requirements

The mandatory inspection notification stages are:

1. Footings Inspection
2. Steel Reinforcement Inspection
3. Frame Inspection
4. Final Inspection

Occupation or User of Building: An occupancy permit is required prior to the occupation or use of this building

If an occupancy permit is required, the permit is required for the whole of the building in relation to which the building work is carried out.

Commencement and Completion

This building work must commence by 13 October 2021

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 October 2022

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.

Relevant Building Surveyor

Name: **Adrian Sharman**

Address: **1b Adam Street, Quarry Hill, Vic, 3550**

Email: **info@viccentral.com.au**

Building practitioner registration no.: **BS-U 42207**

Municipal district: **City of Greater Bendigo**

Permit no.: **BS-U 42207/3845368393186**

Date of issue of permit: **13 October 2020**



Annexures 'A'
Conditions of Approval
Building Permit No. BS-U 42207/3845368393186 Issued 13 October 2020

The building permit for this project has been issued subject to the following conditions and further information being submitted prior to completion of works certificate being issued:

1. All works authorised by this Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2018, National Construction Code 2019, other relevant codes and any Local Laws of the Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder are responsible to obtain any other relevant permits or consents prior to commencing work.
2. Gutters and Down pipes must be installed in accordance with NCC Volume 2 Part 3.5.2, and shall be directed to an underground drainage system discharging to a legal point to the satisfaction of the Building Surveyor and/or local authority.
3. The Wind conditions of this site has been classified as N2. All timber framing is to be constructed in accordance with AS 1684.2 for this wind speed.
4. The door to the sanitary compartment must: (a) open outwards; or (b) slide; or (c) be readily removable from the outside of the compartment, unless there is a clear space of at least 1200 mm between the closet pan and the nearest part of the doorway, in accordance with NCC Volume 2 Part 3.8.3.3.
5. All stormwater must be directed to the approved Legal Point of Discharge as determined by relevant authority.
6. Footings are to be founded to depth where a minimum of 100 kPa bearing capacity is achieved. Where service pipes exist the adjacent footings shall be founded at a minimum depth of 100 mm below the angle of repose taken from 100 mm below the edge of the trench.
7. The Finished Floor Level to the dwelling to be not less than 211.70 AHD. Confirmation of the finished floor level is to be provided to the RBS by a certified consultant.
8. In accordance with City of Greater Bendigo and Community Local Law requirements, you are to obtain an 'Occupancy of Footpath or Road Reserve (Hoarding)' for Works Permit prior to the commencement of building work. All measures and approved conditions for the protection of the Public must be complied with, in accordance with Regulation 116.
9. Glazing to be in acc. with AS 1288 & AS 2047 and in acc. with Human Impact Safety Requirements – NCC 3.6.4
10. Stairs, Landings, Ramps, Barriers & Handrails to be in acc. with NCC Part 3.9
11. Masonry to be constructed in accordance with AS 3700 or AS 4773.1 & AS 4773.2
12. All construction shall meet the performance requirements of Section 2 of the National Construction Code of Australia.
13. All timber framing to comply with AS 1684.2 – Residential-framed construction.
14. Domestic Building Insurance applies in relation to building work approved by this permit.
15. Sanitary facilities for workmen shall be provided on every construction site for the duration of the project in accordance with the Occupational Health and Safety Act.
16. The owner and/or builder shall be responsible to define the boundaries of the allotment.
17. Self-contained Smoke Alarms must be installed in a Class 1 Building, on or near the ceiling in any storey containing bedrooms, in accordance with NCC Volume 2 Part 3.7.2.
18. Thermal insulation to be in accordance with the energy report and NCC Volume 2 Part 3.12
19. The person in charge of the building work on a building site must display a sign indicating the names, registered numbers and contact details of the builder and building surveyor as well as the building permit number and date of issue.
20. All Wet areas to be constructed in accordance with AS3740 and Part 3.8 NCC Volume 2.
21. Prior to booking for a frame inspection, all relevant framing documentation including Truss & wall design, computations & certification, must be submitted to this office for assessment by the RBS.

22. The building is in a designated area that is likely to be subject to attack by termites and shall be protected in accordance with NCC Volume 2 Part 3.1.3 and AS 3660. The owner is responsible to monitor and maintain future termite activity.
23. An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of: (i) 25 L/s for a bathroom or sanitary compartment; and (ii) 40 L/s for a kitchen or laundry.
(b) Exhaust from a bathroom, sanitary compartment, or laundry must be discharged—(i) directly or via a shaft or duct to outdoor air; or (ii) to a roof space that is ventilated in accordance with NCC 3.8.7.4.
An exhaust fan must be fitted with a sealing device such as a self-closing damper, filter or the like when serving - (a) a conditioned space; or (b) a habitable room in climate zones 4, 5, 6, 7 and 8. An exhaust fan is considered to be adequately sealed if it is fitted with a filter such as the type commonly used in kitchen range hoods.
24. Surface water drainage must be diverted away from the building in accordance with the requirements of NCC Volume 2 Part 3.1.2.3.
25. Not later than 2 months after the completion of any protection work carried out under Part 7 of the Building Act, the owner must serve on the adjoining owner and the relevant building surveyor a complete set of plans, drawings and specifications showing the protection work which has actually been carried out in respect of the adjoining property.
26. Not later than 2 months after the completion of any protection work carried out under Part 7 of the Building Act, the owner must serve on the adjoining owner and the relevant building surveyor a complete set of plans, drawings and specifications showing the protection work which has actually been carried out in respect of the adjoining property.
27. Upon completion of the building works, you are required to notify the VBA of the final cost of building works if the cost exceeds the original estimated cost of works as indicated on this Building Permit (as required under Building Act 1993 (Vic) s.205KA).


MASTER BUILDERS INSURANCE BROKERS PTY LTD

 Level 3, 332 Albert Street
 East Melbourne VIC 3002
www.mbib.com.au
 1800 150 888

Domestic Building Insurance

Certificate of Insurance

Lee Majella Camm
**PO Box 257
BENDIGO
VIC 3552**

Policy Number:

C539296

Policy Inception Date:

04/09/2020

Builder Account Number:

008756

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: **9 Tramways Ave BENDIGO VIC 3550 Australia**

Carried out by the builder: **JASON WESCOTT BUILDER PTY LTD**

Builder ACN: **142260517**

! 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): **Lee Majella Camm**

 Pursuant to a domestic building contract dated: **03/09/2020**

 For the contract price of: **\$ 599,930.00**

 Type of Cover: **Cover is only provided if JASON WESCOTT BUILDER 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.



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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.

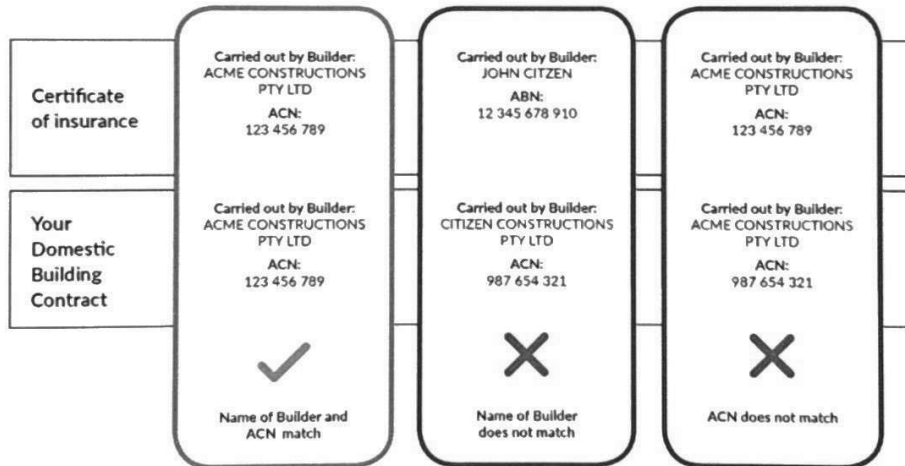
Issued by Victorian Management Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	\$2,325.00
GST:	\$232.50
Stamp Duty:	\$255.75
Total:	\$2,813.25

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





VIC CENTRAL
BUILDING SURVEYING

T: 03 5441 1730
E: info@viccentral.com.au
W: www.viccentral.com.au
A: 18 Creek Street N, Bendigo, Vic, 3550

Project Number: BLD20201466

Form 16

Regulation 192

Building Act 1993

Building Regulations 2018

OCCUPANCY PERMIT

Property Details

Number: 9	Street/Road: Tramways Avenue	Suburb: Bendigo	Postcode: 3550
Lot/s: 3	LP/PS: 615817U	Volume: 11275	Folio: 082
Crown: allotment	Section: No	Parish:	County:
Municipal District: City of Greater Bendigo			

Building permit details

Building permit number: BS-U 42207/3845368393186

Version of BCA applicable to building permit: 2019

Building Details

Part of building to which permit applies: Whole Permitted use: BCA Class of building: 1a(a)
Maximum permissible floor live load: 1.5 kPa

Part of building to which permit applies: Permitted use: Garage BCA Class of building: 10a
Garage
Maximum permissible floor live load: 1.5 kPa

Part of building to which permit applies: Brick Permitted use: BCA Class of building: 10b
Fence
Maximum permissible floor live load:

Storeys contained 2

Reporting authorities

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

Reporting Authority	Matter reported on or consented to	Relevant regulation no.
City of Greater Bendigo	Point of Discharge of Storm Water	133 (2)
City of Greater Bendigo	Land Liable to Flood	153
City of Greater Bendigo	Front Street Setback	74 (4)
City of Greater Bendigo	Height On Wall Of Boundary	80 (6)
City of Greater Bendigo	Side Setback	79 (6)

Suitability for occupation

At the date this occupancy permit is issued, the building to which this permit applies is suitable for occupation.

Relevant building surveyor

Name:	Adrian Sharman
Address:	18 Creek Street N, Bendigo, Vic, 3550
Email:	adrian@viccentral.com.au
Building practitioner registration no.:	BS-U 42207
Municipal district name:	City of Greater Bendigo
Occupancy Permit no.	BS-U 42207/3845368393186
Date of issue:	20 October 2021
Date of final inspection	19 October 2021
Signature:	



HISTORIC MINING ACTIVITY

Form No. 692

05 December, 2025

Property Information:

Address: 9 TRAMWAYS AVENUE BENDIGO 3550

It is advised that:

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

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

For queries, contact:

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

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](http://consumer.vic.gov.au/duediligencechecklist) (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.

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.