

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

Unit 5 No. 48 Sternberg Street Kennington VIC 3550

Vendor's name

John Peter Edington

Date

/ /2026

**Vendor's
signature**

**Purchaser's
name**

Date

/ /2026

**Purchaser's
signature**

**Purchaser's
name**

Date

/ /2026

**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 Vendor's 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 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. 120.6
(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): -

***The rights of Coliban Region Water Corporation in the Sewer Mains that traverse the Land. See Plan annexed hereto.**

(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:

None to the Vendor's knowledge.

4.2. Agricultural Chemicals

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

Not Applicable.

4.3. Compulsory Acquisition

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

Not Applicable.

5 BUILDING PERMITS

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

Not Applicable.

6 OWNERS CORPORATION

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

6.1 Attached is a current owners corporation certification with its required accompanying documents and statements, issued in accordance with section 151 of the *Owners Corporation Act* 2006.

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 ☒
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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)

See Certificates attached hereto

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.

OWNERS CORPORATION CERTIFICATE

*s 151 Owners Corporations Act 2006
r 16 Owners Corporations Regulations 2018*

Owners Corporation (1) Plan No. CO 1027

Re: Mr John Peter Edington
Property: Lot 5, 48 Sternberg Street Kennington VIC 3550
Your Ref: 20260861 - 5/001027

This certificate is issued for Lot 5 known as Unit No. 5 on Company Share Plan No 1027 the postal address of which is 5 /48 Sternberg Street Kennington VIC 3550

1. The current Administration Fund fees for the above lot are \$1,222.00 per annum payable quarterly in advance and due on the First day of January, April, July and October each year.
2. The fees are paid up until: 31/12/2026.
3. The total of unpaid fees or charges for the lot is: \$0.00
The lot also has a credit amount of \$305.50.
4. No special fees or levies have been struck except: Nil
5. The Owners Corporation has not performed and is not about to perform any repairs, or other work which may incur additional charges to those set out above except the following:-

- None to our knowledge

6. The Owners Corporation has the following insurance cover:

Name of Company:	Victor Insurance Pty Ltd
No. of Policy:	VIC0001564
Kind of Policy:	Strata Title - Residential
Buildings Amount:	\$5,220,888.00
Legal Liability Amount:	\$20,000,000.00
Buildings Covered:	All
Common Contents:	\$52,209.00
Renewal Date:	14/09/2027

7. The Owners Corporation has not resolved that the members may arrange their own insurance under section 63 of the Act.

8. The total funds held by the Owners Corporation are made up of :-

<u>Fund Description</u>	<u>General Account</u>
Administration Fund	\$5,645.17
TOTAL	\$5,645.17

9. The Owners Corporation has no liabilities in addition to any liabilities shown above except the following:-

- A copy of the minutes of the Annual General Meeting of the Owners Corporation is enclosed for your information.

10. The Owners Corporation has no current contracts, leases, licenses or agreements affecting the common property except the following:-

- None to our knowledge

11. The Owners Corporation has no current agreements to provide services to lot owners, occupiers or the public except the following:-

- None to our knowledge

12. There have been no notices or orders served on the Owners Corporation in the last 12 months that have not been satisfied except the following :-
- None to our knowledge
13. The Owners Corporation is not a party to any legal proceedings or aware of any circumstances that are likely to give rise to proceedings except the following:-
- None to our knowledge
14. The Owners Corporation has appointed a manager as follows:-
Name MBCM Strata Specialists BENDIGO
Address 118 King Street Bendigo 3550
15. No administrator has been appointed and there has not been a proposal for the appointment of an administrator.

Executed pursuant to sections 10 and 11 of the Owners Corporations Act 2006 by Owners Corporation (1) Company Share Plan No 1027.

Dated this Nineteenth day of October 2026



Richard Mullins (Manager and Delegate of the Owners Corporation)
For and on behalf of MBCM Strata Specialists BENDIGO
118 King Street Bendigo 3550
info@bendigo.mbcm.com.au

NOTE:

1. *Further information on prescribed matters can be obtained by inspection of the Owners Corporation Register. Please make your request in writing to the Owners Corporation Manager noted above.*
2. *Owners are recommended to engage their own building consultant for further advice on building cladding (as applicable).*

Please find attached

- (i) a copy of the Rules of the Owners Corporation.
- (ii) a statement in the prescribed form providing advice and information to prospective purchasers and lot owners.
- (iii) a copy of the Minutes of the last Annual General Meeting.

THIS CERTIFICATE IS ISSUED ON THE FOLLOWING BASIS

1. The information contained in this certificate is correct to the best of the Manager's knowledge at the date it is given.
2. The information is subject to change without notice.

ELECTRONIC PAYMENT OF SETTLEMENT FUNDS

Please deposit any settlement funds for this lot, payable to the Owners Corporation using the following BPAY details.



Bill Code:	96503
Bill Reference:	275176683 00058



MBCM | STRATA SPECIALISTS BENDIGO

PO Box 133, Strathdale, VIC 3550 | 118 King Street, Bendigo, VIC 3550
Phone 03 5443 4025 | Email info@bendigo.mbcm.com.au | Website mbcm.com.au/bendigo

MINUTES OF THE ANNUAL GENERAL MEETING

OWNERS CORPORATION PLAN No CO1027

48 Sternberg Street Kennington 3550

Held at the All-Seasons Resort Bistro - 171-183 Mclvor Hwy Bendigo on 24/08/2026 at 10:30AM

LOT OWNERS PRESENT

Unit 2 Mrs Michelle Stone

Unit 4 Mrs. Elise Peachey

IN ATTENDANCE

Mr. Richard Mullins from MBCM Strata Specialists Bendigo, manager of the Owners Corporation.

ELECTION OF MEETING CHAIRPERSON

It was resolved that Mr. Richard Mullins act as chairperson and minute taker for the meeting.

APOLOGIES

The following apologies were received.

Unit 5 Mr. John Edington

Unit 10 Mr. Glenn Laity

Unit 11 Mr. Tom Perry & Mrs Dawn Perry

PROXIES

The following proxies were received.

Unit 5 – Richard Mullins was appointed as proxy for Unit 5 Mr. John Edington

ENTITLEMENT TO VOTE

All members present or represented at the meeting possessed voting rights.

Please Note: *Voting at the meeting was "all in favour" unless otherwise indicated.*

QUORUM

As there were insufficient owners present to form a quorum, all decisions (other than any decisions subject to a special or unanimous resolution) are interim resolutions in accordance with s78 (4) of the Owners Corporations Act 2006, which states:

- Interim resolutions become resolutions of the Owners Corporation subject to paragraphs (b) & (c), 29 days from the date of the interim resolution; or
- If notice of a Special General Meeting is given within that 29 day period and the meeting is held within 28 days after the notice is given, only if confirmed at that meeting; or
- If notice of a Special General Meeting is given within that 29 day period and the meeting is not held within 28 days after the notice is given, at the end of that 28 day period.

Note: The effect of sub-section (4) is that an interim resolution cannot be acted on for 29 days after it is made but if notice of a special general meeting is given within that 29 day period, the interim resolution cannot be acted on until the resolution is confirmed at that meeting (which must be held within 28 days after the notice is given) or if the meeting is not held, until the end of that 28 day period.

ADOPTION OF MINUTES FROM THE PREVIOUS ANNUAL GENERAL MEETING

The Minutes of the previous Annual General Meeting held on 28/07/2025 were taken as read and received as a true record of that meeting.

All in favour

ADOPTION OF FINANCIAL STATEMENT (ANNUAL ACCOUNTS)

It was resolved that the Financial Statement as presented, be adopted as a true record of the transactions of the Owners Corporation for the period ended 30/06/2026.

All in favour

MANAGER'S REPORT

It was resolved to adopt the Manager's Report as tabled.

All in favour

APPOINTMENT OF MANAGER

It was resolved to (re)appoint MBCM Strata Specialists Bendigo as the Manager for the ensuing 3 years at a management fee as detailed in the budget, and associated s2 and s3 fees and charges in accordance with Section 119 of the Owners Corporations Act 2006.

It was further resolved that the Owners Corporation delegate to the Manager all the powers and functions of the Owners Corporation (other than a power or function that requires a unanimous resolution or special resolution or this power of delegation) that are necessary to enable the Manager to perform its duties under the Appointment.

In accordance with Part 12 of the Owners Corporation Act 2006 the Manager is registered with the Business Licensing Authority, Registration No. 001235.

All in favour

INSURANCE

MBCM Strata Specialists Bendigo, the Manager is an authorised representative of CHU Underwriting Agencies P/L and Whitbread Insurance Brokers P/L and a distributor for Honan Insurance Group and Strata Community Insurance.

The Manager is qualified to give factual information and general advice only about insurance with CHU Underwriting Agencies P/L and Whitbread Insurance Brokers P/L and factual information only about insurance with Honan Insurance Group and Strata Community Insurance, which does not take into account the members' personal circumstances. The Manager cannot give personal advice. If the Owners Corporation requires specialist insurance advice the manager can refer the Owners Corporation to an insurance advisor.

If the manager recommends that your building insurance should be placed with an insurer, the Owners Corporation acknowledges and agrees that the recommendation is general advice (not personal).

The Manager advised the meeting that a property valuation for insurance purposes should be obtained to accurately assess an appropriate building sum insured figure.

The Owner's Corporation is currently insured as detailed below:

Insurer:	Flex Insurance Underwriting Agency
Policy No:	HS0006092190
Building Sum Insured:	\$4,972,275.00
Renewal Date:	14/09/2026
Excess:	\$2,000.00
Last Valuation Date:	16/08/2023

- It was resolved to renew the insurance with Victor Insurance, with a building sum insured of \$5,220,888, in accordance with the broker's recommendation. The Owners Corporation resolved to switch to Victor due to its more competitive premium and lower policy claim excess of \$1,000.

- The Owners Corporation resolves not to have a building valuation report completed and to review this at next year's AGM.
- The Owners Corporation resolves to obtain quotes for the insurance at renewal and renew at the insurers indexed sum insured amount and accept the most competitively priced quote for the following year.
- It was resolved that the Owner of any property that is the subject of an insurance claim will bear the applicable excess.

All in favour

Policy Does Not Cover Contents:

Owners are reminded that the Owners Corporation insurance DOES NOT cover contents or personal Public Liability inside the Units. Each owner should have Contents Insurance that includes personal Public Liability. Landlords are advised to have Landlord's Contents cover.

Please be advised that the Lot Owners' Contents is generally not covered as per the Flex Insurance Underwriting Agency Product Disclosure statement:

- built-in or freestanding appliances such as dishwashers, washing machines and dryers;
- computers, electronic and electrical equipment, garden equipment;
- Lot Owners' business and personal effects, furniture and furnishings;
- Carpets and floor rugs (dependent on policy).

Please refer to the Product Disclosure Statement for more information about what is and is not covered under the terms of the policy. If you have any questions regarding what is and is not covered please email the Manager and this will be passed onto the insurer and/or broker to obtain more information about this matter.

Owners are requested to notify the Manager of any change in use of the premises or any item that may affect the insurance policy, such as the storage of hazardous goods or structural alterations, so that the insurer can be advised and disclosure requirements are complied with.

Insurance Disclosure Information:

When we are appointed as an agent/distributor for an Insurer or broker, we are authorised to assist you in obtaining, varying, or renewing the insurance you require to protect your assets and liabilities and to comply with your local strata and community title laws. In doing so, we act on behalf of the insurer. In providing other associated services, such as paying premiums, receiving documents and notices, and notifying claims – we act on your behalf.

The insurer pays us remuneration of up to 20% of the base premium (excluding government taxes, duties, and levies) where your insurance is arranged by us. This remuneration is included in the cost of the product and is not calculated in addition to the cost of the product. The insurers have a complaint handling and dispute resolution procedure in place and will handle any matters you raise in relation to insurance services provided to you by us.

Before you make any decision about whether to acquire a certain product, you should obtain and read the relevant product disclosure statement. This advice is general and does not take into account your objectives, financial situation or needs. You should consider whether the advice is suitable for you and your personal circumstances.

PENALTY INTEREST AND ADMINISTRATION CHARGES

- Resolution:** The Owners Corporation resolves to charge interest on any amount payable by a Lot to the Owners Corporation that is still outstanding after the due date for payment at the maximum rate prescribed from time to time under the Penalty Interest Rates Act 1983 which is currently 10%.
- Resolution:** The Owners Corporation resolves to commence debt recovery proceedings for recovery of outstanding fees levies charges and other money due, against any Lot Owner of the Owners Corporation

in any Court of competent jurisdiction in the case of bankruptcy or proceedings against a company. This resolution does not detract in any way from the power of the Owners Corporation to make an application to VCAT under Part 11 of the Owners Corporations Act 2006 to recover fees and charges and other money or to enforce the Rules of the Owners Corporation. The Manager of the Owners Corporation and/or the Committee shall have the power pursuant to this resolution to determine the appropriate jurisdiction on a case-by-case basis in the sole discretion of the Manager and/or the Committee.

- c) **Resolution:** The Owners Corporation resolves that all costs and expenses arising out of any breach by a Lot Owner, or an occupier of a lot, of an obligation imposed on that person under the Act the Regulations or these Rules, incurred by the Owners Corporation, including any costs and charges payable by the Owners Corporation to the Manager or otherwise (but excluding the personal time cost of any person acting in an honorary capacity including the chairperson secretary or committee member of the owners corporation) shall be payable on an indemnity basis by any Lot Owner in default or breach. The costs charges and expenses shall be due and payable as a debt due by the person in default or breach to the Owners Corporation.

All in favour

OCCUPATIONAL HEALTH & SAFETY

The Manager advised the meeting that to comply with the Occupational Health & Safety (OH&S) requirements it is essential that any items of maintenance that are required to the common property are reported to enable rectification work to be undertaken. This includes items such as trip hazards on paths of access and egress, oil spills or slippery surfaces and items that are not adequately supported such as leaning fences or dislodged windows or guttering.

The Owners Corporation members resolve to elect to self-monitor the common property and report any issues to the manager accordingly. The Owners Corporation indemnifies the manager for any potential PI claim that is a result of an OH&S hazard.

It was noted that the Owners Corporation will continue to self-manage common property Occupational Health & Safety (OH&S) matters. The meeting agreed to review this approach at the next AGM and consider obtaining a professional OH&S safety report at that time to assist with ongoing risk management and compliance.

All in favour

GENERAL BUSINESS

Garden:

It was resolved that the Owners Corporation continue the current gardening services provided by Leigh Somerville.

All in favour

Increase of Repairs and Maintenance budget – Future driveway maintenance/resealing:

The condition of the common driveway asphalt was discussed, including options for ongoing maintenance. Owners considered the current approach of repairing potholes and other defects as required, as well as the longer-term option of completely renewing the driveway.

It was noted that an estimate obtained last year indicated that removing the existing asphalt, preparing a new base, and resurfacing the driveway would cost approximately \$65,000.00.

There was discussion regarding the establishment of a separate budget allocation or sinking fund provision to commence setting aside funds for future driveway replacement. In the meantime, it was agreed that any potholes or defects will continue to be repaired as they arise to maintain the safety and condition of the driveway.

Resolution: The Owners Corporation resolved to review the condition of the driveway, future replacement options, and any proposed budget allocation at the next AGM.

All in favour

ADDITIONAL DUTIES CHARGES

Please note that Major Works and Additional Duties performed by the Owners Corporation Manager that are NOT considered part of the normal Owners Corporation Management Duties will attract a fee as per Schedule 2.2 of the Management Agreement. The Schedule 2.2 hourly rate is \$198.00 including GST.

All in favour

PUBLIC OFFICER

As the Owners Corporation functions as a registered business, it is a legal requirement to operate and manage the business by appointing a Public Officer. Under taxation law, every company must appoint one. MBCM Strata Specialists are therefore your representative.

OWNERS CORPORATION FEES / BUDGET

The Owners Corporation resolves pursuant to Section 23 of the Owners Corporations Act 2006 to adopt the administrative budget, and an amount of **\$13,441.00** be raised to meet the anticipated administration expenses for the current financial year of the Owners Corporation.

All in favour

- All Fees will be payable by Lot Entitlement and Liability as per the Plan of Subdivision.
- Owners Corporation Fees are payable quarterly in advance and due on the first day of January, April, July and October of each year.
- Any items of major expenditure or any shortfall in funds will require the raising of a special levy.
- Late payments may incur additional administration fees. In addition, the maintenance fee charges to the Unit Owner involved if the Manager is required to pursue overdue payments in accordance with the Contract of Appointment can be charged at \$110.00
- Legal action can also be initiated where the Owners Corporation Fees fall into arrears. The costs of the legal fees that accrue in pursuit of outstanding contributions will be attributed to the unit owner involved, unless otherwise ordered by VCAT and/or Magistrates Court.

All in favour

DISPUTE RESOLUTION

After a reference to the Dispute Resolution Procedure section in the Managers Report, it was resolved to authorise the manager to carry out the following duties when a complaint is received against owners or residents:

- 1) Receive verbal complaints from complainants.
- 2) Send a letter to the party who appears to have breached the rules or their duty.
- 3) If the behaviour continues after 14 days, provide advice, and provide complaint forms to the complainants.
- 4) Receive written complaints from the complainant/s.
- 5) Arrange a meeting of the parties to the complainant at the Managers Office within the required fourteen days.
- 6) Notifying the Owners with the result of the meeting.
- 7) Obtain a resolution from the Owners of what action is to be taken.
- 8) Carry out the directions of any resolutions.
- 9) Make a "Dispute Resolution Report" to the Annual General Meeting.

All in favour

ELECTION OF COMMITTEE & REVIEW OF DELEGATION TO COMMITTEE

As only two (2) lot owners were in attendance at the meeting, it was agreed that the appointment of a new Owners Corporation Committee would not be considered at this time. Accordingly, the existing committee members will continue in office until such time as a new committee is appointed by the Owners Corporation.

In accordance with Section 100 of the Owners Corporation Act 2006, the following people were elected to form the Committee:

- Name: Mrs. Michelle Stone Unit 2
- Name: Mrs. Elise Peachey Unit: 4
- Name: Mr. Tom Perry Unit: 11

The members of the Committee elected Mrs. Elise Peachey Unit 4 as Chair of the Committee and Mrs. Michelle Stone Unit 2 as Secretary.

Chairperson - Mrs. Elise Peachey
Secretary - Mrs. Michelle Stone
Committee Member - Mr. Tom Perry

It was resolved that the Committee is delegated any powers or functions of the OC (other than a power or function that requires a unanimous resolution or special resolution or this power of delegation) that are necessary to enable the Committee to perform its duties.

It is resolved that the Owners Corporation delegates to the chairperson of the Owners Corporation the powers and functions of the Owners Corporation under section 11 of the Owners Corporations Act 2006 except:

a) a power of function requiring a unanimous resolution or a special resolution; or

b) the power or function to terminate a Manager's Appointment unless so resolved at a general meeting of the Owners Corporation.

All in favour

DATE/TIME FOR AGM 2027

It was resolved that the 2027 AGM be held on Monday, 23 August 2027 at 10:30 AM by video teleconferencing.

There being no further business the meeting closed.



One International Towers
100 Barangaroo Avenue
Sydney NSW 2000

Residential Strata – Certificate of Currency

Broker: Marsh (Strata - VIC)
Policy Number: VIC0001564
Insured Name: CS1027
Location: 48-50, Sternberg Street, KENNINGTON, Victoria, 3550
Period of Insurance: 14 September 2026 to 14 September 2027 at 04:00 PM
Policy Wording: Residential Strata PDS - VAUSTR-1001-1225
Date Issued: 26 August 2026
Interested Party: N/A

Policy Coverage

Section 1	Building	\$	5,220,888
	Common Contents Area	\$	52,209
	Loss of Rent/Temporary Accommodation	\$	783,133
	Optional Cover: Catastrophe Cover	\$	Not Insured
	Optional Cover: Flood		Not Insured
	Optional Cover: Storm Surge		Not Insured
	Optional Cover: Floating floorboards		Insured
Section 2	Legal Liability	\$	20,000,000
Section 3	Machinery Breakdown	\$	Not Insured
Section 4	Fidelity Guarantee	\$	250,000
Section 5	Voluntary Workers		Insured
Section 6	Office Bearers Legal Liability	\$	500,000
Section 7	Legal Defence Costs	\$	50,000
	Workplace Health and Safety Appeal Costs	\$	100,000
	Governments Audit Costs	\$	50,000

Disclaimer

This certificate of currency has been issued by Victor Insurance Pty Ltd ABN 11 146 607 838 (Victor Insurance) on behalf of the insurer AIG and confirms that on the Date of Issue a policy existed for the Period of Insurance and for the sums insured shown. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder. This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

Model Rules for an Owners Corporation

Version No. 002 - Owners Corporations Regulations 2018 - S.R. No. 154/2018 - Incorporating amendments as at 1 December 2021

1 Health, Safety and Security

1.1 Health, safety and security of lot owners, occupiers of lots and others

A lot owner or occupier must not use the lot, or permit it to be used, so as to cause a hazard to the health, safety and security of an owner, occupier, or user of another lot.

1.2 Storage of flammable liquids and other dangerous substances and materials

(1) Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.

(2) This rule does not apply to—

(a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or

(b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

An owner or occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers or users of other lots.

1.4 Smoke penetration

A lot owner or occupier in a multi-level development must ensure that smoke caused by the smoking of tobacco or any other substance by the owner or occupier, or any invitee of the owner or occupier, on the lot does not penetrate to the common property or any other lot.

1.5 Fire safety information

A lot owner must ensure that any occupier of the lot owner's lot is provided with a copy of fire safety advice and any emergency preparedness plan that exists in relation to the lot prior to the occupier commencing occupation of the lot.

2 Committes and Sub-Committees

2.1 Functions, powers and reporting of committees and sub-committees

A committee may appoint members to a sub-committee without reference to the owners corporation.

3 Management and Administration

3.1 Metering of services and apportionment of costs of services

(1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.

(2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.

(3) Subrule (2) does not apply if the concession or rebate—

(a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or

(b) is paid directly to the lot owner or occupier as a refund.

4 Use of Common Property

4.1 Use of common property

(1) An owner or occupier of a lot must not obstruct the lawful use and enjoyment

of the common property by any other person entitled to use the common property.

(2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for the owner or occupier's own purposes as a garden any portion of the common property.

(3) An approval under subrule (2) may state a period for which the approval is granted.

(4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.

(5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.

(6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

(7) The owners corporation may impose reasonable conditions on a lot owner's right or an occupier's right to access or use common property to protect the quiet enjoyment, safety and security of other lot owners, including but not limited to imposing operating hours on facilities such as gymnasiums and swimming pools.

4.2 Vehicles and parking on common property

An owner or occupier of a lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle—

(a) to be parked or left in parking spaces situated on common property and allocated for other lots; or

(b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or

(c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

4.3 Damage to common property

(1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.

(2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.

(3) An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.

(4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.

(5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

5 Lots

5.1 Change of use of lots

An owner or occupier of a lot must give written notification to the owners corporation if the owner or occupier changes the existing use of the lot in a way that will affect the insurance premiums for the owners corporation.

Example

If the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes.

5.2 External appearance of lots

(1) An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.

(2) An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.

(3) The owners corporation cannot unreasonably prohibit the installation of sustainability items on the exterior of the lot, including by prohibiting the installation of a sustainability item only on aesthetic grounds.

(4) The owners corporation may require that the location of a sustainability item, or the works involved in installing a sustainability item, must not unreasonably disrupt the quiet enjoyment of other lot owners or occupiers or impede reasonable access to, or the use of, any other lot or the common property.

(5) The owners corporation may impose reasonable conditions on the installation of a sustainability item on the exterior of the lot related to the colour, mounting and location of the sustainability item provided that these conditions do not increase the cost of installing the sustainability item or reduce its impact as a sustainability item.

5.3 Requiring notice to the owners corporation of renovations to lots

An owner or occupier of a lot must notify the owners corporation when undertaking any renovations or other works that may affect the common property and/or other lot owners' or occupiers' enjoyment of the common property.

6 Behaviour of Persons

6.1 Behaviour of owners, occupiers and invitees on common property

An owner or occupier of a lot must take all reasonable steps to ensure that guests of the owner or occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

6.2 Noise and other nuisance control

(1) An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.

(2) Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

7 Dispute Resolution

(1) The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.

-
- (2) The party making the complaint must prepare a written statement in the approved form.
- (3) If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.
- (4) If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.
- (5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 28 calendar days after the dispute comes to the attention of all the parties.
- (5A) A meeting under subrule (5) may be held in person or by teleconferencing, including by videoconference.
- (6) A party to the dispute may appoint a person to act or appear on the party's behalf at the meeting.
- (6A) Subject to subrule (6B), the grievance committee may elect to obtain expert evidence to assist with the resolution of the dispute.
- (6B) The grievance committee may obtain expert evidence to assist with the resolution of a dispute if the owners corporation or the parties to the dispute agree in writing to pay for the cost of obtaining that expert evidence.
- (7) If the dispute is not resolved, the grievance committee or owners corporation must notify each party of the party's right to take further action under Part 10 of the Owners Corporations Act 2006.
- (8) This process is separate from and does not limit any further action under Part 10 of the Owners Corporations Act 2006.
-

Statement of advice and information for prospective purchasers and lot owners

Schedule 3, Regulation 17, Owners Corporations Regulations 2018

What is an owners corporation?

The lot you are considering buying is part of an owners corporation. Whenever a plan of subdivision creates common property, an owners corporation is responsible for managing the common property. A purchaser of a lot that is part of an owners corporation automatically becomes a member of the owners corporation when the transfer of that lot to the purchaser has been registered with Land Victoria.

If you buy into an owners corporation, you will be purchasing not only the individual property, but also ownership of, and the right to use, the common property as set out in the plan of subdivision. This common property may include driveways, stairs, paths, passages, lifts, lobbies, common garden areas and other facilities set up for use by owners and occupiers. In order to identify the boundary between the individual lot you are purchasing (for which the owner is solely responsible) and the common property (for which all members of the owners corporation are responsible), you should closely inspect the plan of subdivision.

How are decisions made by an owners corporation?

As an owner, you will be required to make financial contributions to the owners corporation, in particular for the repair, maintenance and management of the common property. Decisions as to the management of this common property will be the subject of collective decision making. Decisions as to these financial contributions, which may involve significant expenditure, will be decided by a vote.

Owners corporation rules

The owners corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, occupiers or guests and grievance procedures.

You should look at the owners corporation rules to consider any restrictions imposed by the rules.

Lot entitlement and lot liability

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of owners corporation expenses that each lot owner is required to pay.

Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

Further information

If you are interested in finding out more about living in an owners corporation, you can contact Consumer Affairs Victoria. If you require further information about the particular owners corporation you are buying into you can inspect that owners corporation's information register.

Management of an owners corporation

An owners corporation may be self-managed by the lot owners or professionally managed by an owners corporation manager. If an owners corporation chooses to appoint a professional manager, it must be a manager registered with the Business Licensing Authority (BLA).

If you are uncertain about any aspect of the owners corporation or the documents you have received from the owners corporation, you should seek expert advice.

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://nativevegetation.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://naturekit.environment.vic.gov.au)



Building Information Certificate

Regulation 51(1) | Building Regulations 2018

13-Oct-2026

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Location: 5/48 Sternberg Street, KENNINGTON 3550 (Lot 5 CS 1027)
Applicant Reference: 82236130-001-4:101486

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

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

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

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

Current notices or orders issued under the Building Act 1993

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

Craig Kingston
Municipal Building Surveyor

PLEASE NOTE

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

Building Information Certificate

Regulation 51(2) | Building Regulations 2018

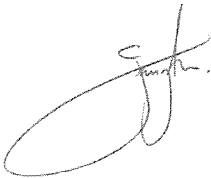
13 October 2026

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Location: 5/48 Sternberg Street, KENNINGTON 3550 (Lot 5 CS 1027)
Applicant Reference: 82236127-001-0:101485

In accordance with **Regulation 51(2)** of the **Building Regulations 2018**:

- The property is an area liable to flooding **NO**
- The property is in an area likely to be affected by termites **YES**
- The property is in an area with a Bushfire Attack Level under a Planning Scheme **NO**
- The property is in an area subject to significant snowfall **NO**
- The property is in an area affected by designated overland drainage. **NO**



Craig Kingston
Municipal Building Surveyor

PLEASE NOTE

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

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1299135

APPLICANT'S NAME & ADDRESS

ROGERS & EVERY C/- INFOTRACK (LEAP) C/- LANDATA
DOCKLANDS

VENDOR

EDINGTON, JOHN

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

4538

This certificate is issued for:

LOT 5 PLAN CS1027 ALSO KNOWN AS 5/48 STERNBERG STREET KENNINGTON
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 NEIGHBOURHOOD CHARACTER OVERLAY - SCHEDULE 1

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

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

13 October 2026

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.

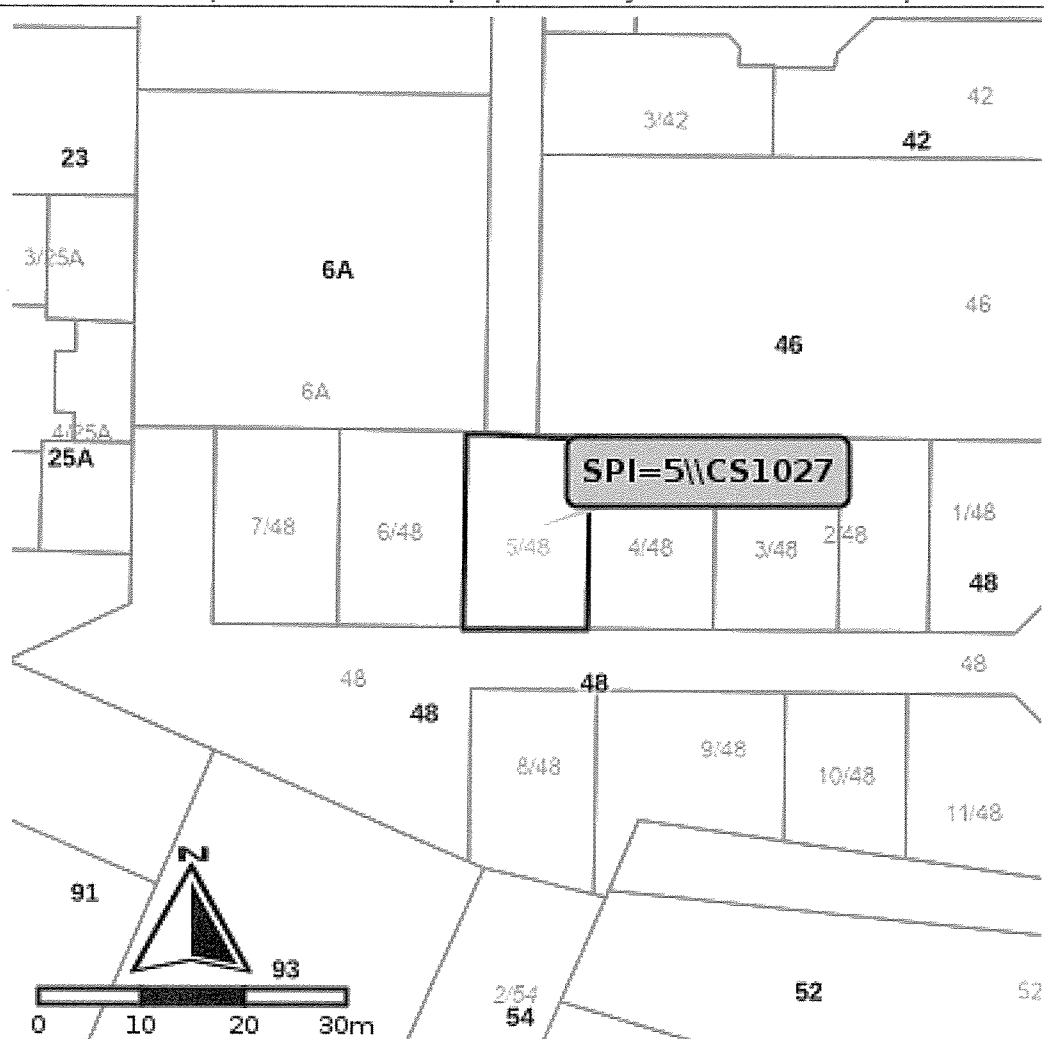
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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.



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

Choose the authoritative Planning Certificate

Why rely on anything less?

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

Privacy Statement

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

Land Information Certificate

Assessment Number: 9026 6

Issue Date: 14-Oct-2026

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Property and Valuation Details

Property Address	5/48 Sternberg Street, KENNINGTON 3550
Parcel Details	Lot 5 CS 1027
Site Value	\$117,000
Capital Improved Value	\$345,000
Net Annual Value	\$17,250
Basis of Valuation	Capital Improved Value
Level of Valuation Date	01-Jan-2026
Valuation Operative Date	01-Jul-2026
AVPCC	120.6 - Subdivided Unit

Rates and Charges	Current Amount Levied
General Rates	\$1,009.20
Garbage Charge	\$461.00
Emergency Services and Volunteer Fund	\$198.65
Total Levied	\$1,668.85
Arrears Outstanding	\$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	\$0.00
Total Outstanding	\$1,251.85

Other Property Debt	\$0.00
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Total Outstanding for Property: \$1,251.85

Billers Code: 268813
Ref: 90266

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

Rates and valuation notice

FOR THE PERIOD 1 JULY, 2026 TO 30 JUNE, 2027

J P Edington
17 Topaz Ave
WHITE HILLS VIC 3550

Internal use only



Tax invoice

Assessment no. 9026 6

Date of issue 11 August 2026

Rate enquiries

 www.bendigo.vic.gov.au/rates

 rates@bendigo.vic.gov.au

1300 002 642

Register to receive notices via email.
Visit erates.bendigo.vic.gov.au

Set up as per due dates ANZ CC

Property	5/48 Sternberg Street, KENNINGTON 3550		Total GST	\$0.00	
Property owner	J P Edington		Date declared	15/06/2026	
Legal description	Lot 5 CS 1027		Notice issued	11/08/2026	
Valued as at	01/01/2026	Site value	\$117,000	ESVF Classification	Residential
Capital Improved Value	\$345,000	Net Annual Value	\$17,250	AVPCC	120.6

Council Rates and Charges	Charges	Rateable value	Amount
General Rate	0.00292527	345,000	\$1,009.20
Bins and Waste Services Charge 140L bin	\$461.00	1	\$461.00
Includes payments made to 29 July 2026			
Emergency Services Volunteer Fund	Charges	Rateable value	Amount
Residential	\$139 +	(0.000173 x \$345,000)	\$198.65

The Emergency Services and Volunteers Fund is collected on behalf of the Victorian Government. It does not form part of the City's revenue.

Total \$1,668.85

OPTION 1				
Four instalments				
1st instalment		2nd instalment		3rd instalment
\$417.00	+	\$417.00	+	\$417.00
Due: 30/09/2026		Due: 30/11/2026		Due: 01/03/2027
			+	4th instalment
				\$417.85
				Due: 31/05/2027



Scan the QR code
to pay your rates
or explore flexible
payment options.



Biller code: 1933
Ref: 90266



BPOINT
 Biller code: 1933
 Ref: 90266

Mobile & Internet Banking – BPAY®
Make this payment from your preferred bank account.
®Registered to BPAY Pty Ltd ABN 69 079 137 518



Total Rate *360 000090266

Biller code: 0360 Ref: 9026 6
Pay in store at Australia Post, phone
13 18 16 or go to www.postbillpay.com.au

Payment arrangements

If you can't pay by the due date on this notice, please contact the Rates team as soon as you can. We can help you set up a payment plan that works for you. This could be weekly, fortnightly, or monthly to make it easier for you to manage your payments. Scan the QR code for more information.



Interest penalties for late payments

Penalty interest is calculated from the date when each instalment was due, regardless of whether or not the ratepayer has chosen to pay by the instalment or prepayment option. Interest is set by The Minister under section 172(2) by notice published in the Government Gazette. Arrears outstanding continue to accrue interest until paid in full. In some cases, the City may take legal action in the Magistrates Court of Victoria to recover unpaid rates and charges. Receiving this notice does not change any current payment arrangements, and it does not stop the City from starting legal proceedings if needed.

Payment allocation

All payments will be credited in the following order: 1. Legal Costs; 2. Interest; 3. Arrears; 4. Current Rates, Charges and ESVF.

Rate capping

The City has complied with the Victorian Government's rate cap of 2.75 per cent. The cap applies to the average annual increase of rates and charges. The rates and charges for your property may have increased or decreased by a different percentage for the following reasons:

- (i) The valuation of your property relative to the valuation of other properties in the municipal district.
- (ii) The application of any differential rate by council.
- (iii) The inclusion of other rates and charges not covered by the Victorian Government's rate cap.

Rates calculation table

Your property has been classified for rating purposes in accordance with the City's Revenue and Rating Plan 2025-2029.

Differential Rate Type	Differential Rate in Dollar	Rate Amount
Commercial Rate A	.55807	\$1,917.51
Commercial Rate B	.541176	\$1,867.14
Commercial Rate C	.570429	\$1,967.88
Farm Rate	.190143	\$655.85
General	.292527	\$1,009.13
Vacant Land	.365660	\$1,261.67

Changes to Local Government regulations require all rate notices to show calculations for your property at each of our differentials. Calculations are for comparative purposes only.

Direct debit

Did you know that you can get your rates direct debited from your bank account on a fortnightly or monthly basis? Once it's set up, it keeps going each year, you don't need to apply again. We suggest setting it up as soon as you get your rates notice.

Emergency Services and Volunteers Fund (ESVF)

Formerly known as Fire Services Property Levy. Councils are legally required to collect the levy and pay it to the Victorian Government, in line with the Emergency Services & Volunteers Fund Act 2012 (and in line with the Local Government Act 1989 & 2020).

Please pay the full amount, including the levy, by the due date. If you only pay a portion of the total amount due, some of that payment will be paid to the Victorian Government toward the levy. Interest charges will apply on the unpaid amount.

Pension concessions

Did you know that if you are a pensioner with a current concession card issued by Centrelink or the Department of Veteran Affairs, you may be eligible for a rebate on your principal place of residence? Applications can be made online by visiting our website or contact Customer Support.

Notice of valuation

The property described on the front of this Notice has been valued as at January 1, 2026 using the Capital Improved Value which is the total market value of the land plus buildings and improvements. All properties are valued independently by the Valuer-General of Victoria. The valuations shown on this notice may be used by other authorities for the purpose of a tax or rate.

Changes to rating classification

Ratepayers are responsible for ensuring that the details contained in the individual notices are correct. Any adjustments to rates will only be effective in the year the adjustment is made and will not be applied retrospectively.

Privacy Statement

The City is committed to protecting your privacy. The City handles all personal information it collects in accordance with the Privacy and Data Protection Act 2014 (Vic) and our Privacy Policy. The City may disclose this information to other organisations if requested by legislation and for other relevant secondary purposes including other government agencies.

Payment of rates and charges

Rates and charges are due and payable by four instalments. Instalment notices will be issued at least 14 days before each instalment is due. You can pay any or all instalments in advance of their due dates.

Disagreement with notice

If you disagree with information on your Rates and Valuations Notice, you may make a submission to the City's rates team who will review your situation and work to find a solution. If your issue cannot be resolved, you have the right to appeal:

- If you choose to appeal, you must still pay your rates by the due date
- If your appeal is successful, we will credit your account or refund, if requested

What can you appeal?

- Differential rate applied to your property by visiting www.vcat.vic.gov.au (within 60 days of date of issue)
- The property valuation or AVPCC by visiting ratingvaluationobjections.vic.gov.au or by contacting the City (within two months of date of issue)
- Any other rate or charge at the County Court – please seek legal advice (within 60 days of date of issue)

Contact us

Email:
rates@bendigo.vic.gov.au

Website:
www.bendigo.vic.gov.au/rates

Phone:
1300 002 642

National Relay Service:
133 677

Address:
Main office – 189-229 Lyttleton Terrace, Bendigo. Heathcote office – 106 High Street, Heathcote

Postal address:
PO Box 733, Bendigo 3552

Customer Support hours:

- Monday, 9am – 4.30pm
- Tuesday, 9am – 4pm
- Wednesday, 9am – 4.30pm
- Thursday, 9am – 4.30pm
- Friday, 9am – 4.30pm

Please note the Heathcote office is closed on Wednesdays.

PAYMENT OPTIONS



Direct debit

Your rates can be deducted from your bank account fortnightly, monthly or via instalments. Complete an online application form at www.bendigo.vic.gov.au/rates or contact Customer Support on 1300 002 642.



BPAY®

Phone and internet banking. Contact your bank or financial institution to make this payment. Refer to the front of this notice for biller code and reference number.



Post Billpay

Phone, internet and over the counter. 13 18 16 or www.postbillpay.com.au Refer to the front of this notice for biller code and reference number.



Centrepay

To arrange regular deductions from your Centrelink payment download the form at www.bendigo.vic.gov.au/rates or contact Customer Support on 1300 002 642.

Ref No: 555 054 223L



BPOINT

With your Visa or Mastercard, phone or internet. 1300 276 468 or www.bpoint.com.au Refer to the front of this notice for biller code and reference number.



Payment online

City of Greater Bendigo
www.bendigo.vic.gov.au/rates



Payment in person

- Australia Post
- City of Greater Bendigo

Date: 13/10/26





HISTORIC MINING ACTIVITY

Form No. 692

13 October, 2026

Property Information:

Address: 5/48 STERNBERG STREET KENNINGTON 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

Property Clearance Certificate

Land Tax



INFOTRACK / ROGERS & EVERY

Your Reference: 20260861
Certificate No: 11752079
Issue Date: 13 OCT 2026
Enquiries: ESYSPROD

Land Address: UNIT 5, 48 STERNBERG STREET KENNINGTON VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
22747816	5	1027	9171	83	\$0.00

Vendor: JOHN EDINGTON
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR JOHN PETER EDINGTON	2026	\$117,000	\$975.00	\$0.00

Comments: Land Tax of \$975.00 has been assessed for 2026, an amount of \$975.00 has been paid.

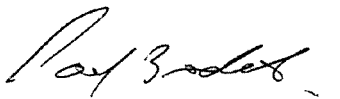
Current Vacant Residential Land Tax	Year Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total
-------------------------------------	--------------------------	---------------	------------------	-------

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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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):	\$300,000
SITE VALUE (SV):	\$117,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 11752079

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 = \$117,000

Calculated as \$975 plus (\$117,000 - \$100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$3,000.00

Taxable Value = \$300,000

Calculated as \$300,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 11752079

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: 11752079

Visa or Mastercard

Pay via our website or phone 13 21 61.

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / ROGERS & EVERY

Your Reference: 20260861
Certificate No: 11752079
Issue Date: 13 OCT 2026
Enquires: ESYSPROD

Land Address: UNIT 5, 48 STERNBERG STREET KENNINGTON VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
22747816	5	1027	9171	83	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
120.6	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:	\$300,000
SITE VALUE:	\$117,000
CURRENT CIPT CHARGE:	\$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 11752079

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 / ROGERS & EVERY

Your Reference: 20260861
Certificate No: 11752079
Issue Date: 13 OCT 2026

Land Address: UNIT 5, 48 STERNBERG STREET KENNINGTON VIC 3550

Lot	Plan	Volume	Folio
5	1027	9171	83

Vendor: JOHN EDINGTON

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: 11752079

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: 11752078

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: 11752078

Visa or Mastercard

Pay via our website or phone 13 21 61.

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.



Department of Transport and Planning

Owners Corporation Search Report

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Produced: 13/10/2026 11:01:05 AM

OWNERS CORPORATION
PLAN NO. CS001027

The land in CS001027 is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property, Lots 1 - 11.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

48-50 STERNBERG STREET BENDIGO VIC 3550

CS001027 01/01/1700

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

NIL

Notations:

NIL

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property	0	0
Lot 1	10	10
Lot 2	10	10
Lot 3	10	10
Lot 4	10	10
Lot 5	10	10
Lot 6	10	10



Department of Transport and Planning

Owners Corporation Search Report

Produced: 13/10/2026 11:01:05 AM

OWNERS CORPORATION
PLAN NO. CS001027

Entitlement and Liability:

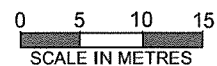
NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 7	10	10
Lot 8	10	10
Lot 9	10	10
Lot 10	10	10
Lot 11	10	10
Total	110.00	110.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

PLAN OF CLUSTER SUBDIVISION		EDITION 1		CS001027	
LOCATION OF LAND PARISH: SANDHURST AT BENDIGO TOWNSHIP: - SECTION: 39C CROWN ALLOTMENT: 16 AND 9A AND 9 (PART) CROWN PORTION: - TITLE REFERENCE: VOL.6662 FOL.265 & VOL.8821 FOL.965 LAST PLAN REFERENCE: - DEPTH LIMITATION: 15.24 METRES BEOW THE SURFACE		FOR CURRENT OWNERS CORPORATION DETAILS AND ADDRESS FOR SERVICE OF NOTICE SEE OWNERS CORPORATION SEARCH REPORT			
		SURVEYOR'S CERTIFICATE Surveyor: PAUL T. TOMKINSON Certification Date: 24/11/1976 CERTIFYING MUNICIPALITY CITY OF BENDIGO REFERENCE NUMBER: S313/76 REGISTERED DATE: 20/06/1977 PLAN UPDATED BY REGISTRAR IN AT798496A 02/12/2020			
NOTATIONS NO LOTS ARE ACCESSORY LOTS. THERE IS NO SCHEME OF DEVELOPMENT. COMMON PROPERTY IS ALL OF THE LAND IN THE PLAN EXCEPT THE LOTS. COMMON PROPERTY MAY BE SHOWN AS "CP" ON DIAGRAMS.					
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
ENCUMBRANCES REFERRED TO IN SECTION 12 (2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN					
Easement Reference	Purpose	Width	Origin	Land Benefitted /In Favour Of	
E-1 TO E-4	PARTY WALL	0.11	THIS PLAN	LAND IN THIS PLAN	
E-5 & E-6	ELECTRICITY, WATER, GAS, TELEPHONE, SEWERAGE AND DRAINAGE	SEE DIAG.	THIS PLAN	LAND IN THIS PLAN	
E-8	DRAINAGE	2	THIS PLAN	LAND IN THIS PLAN	
E-6 & E-7	DRAINAGE	2.01	C/G V.8821 F.965	UNSPECIFIED	
MEASUREMENTS ARE IN METRES					
SHEET 1 OF 2					



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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 09171 FOLIO 083

Security no : 124139553969G
Produced 13/10/2026 12:07 PM

LAND DESCRIPTION

Lot 5 on Registered Cluster Plan 001027.

PARENT TITLES :

Volume 06662 Folio 265 Volume 08821 Folio 965

Created by instrument CS001027 20/06/1977

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

JOHN PETER EDINGTON of 17 TOPAZ AVENUE WHITE HILLS VIC 3550
AX510315J 01/12/2023

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act or Section 20 of Cluster Titles Act 1974 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE CS001027 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
BA924192E (E)	TRANSFER CONTROL FROM REG Completed	13/10/2026

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: UNIT 5 48 STERNBERG STREET KENNINGTON VIC 3550

ADMINISTRATIVE NOTICES

NIL

eCT Control 17230L ROGERS & EVERY
Effective from 13/10/2026

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. CS001027

DOCUMENT END

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