VENDOR'S STATEMENT PURSUANT TO SECTION 32 OF THE *SALE OF LAND ACT 1962*

DRAFT

PROPERTY

14 McIvor Road, Bendigo

DBO-649304-2-17-V2

177 View St Bendigo Vic 3550
PO Box 628 Bendigo Vic 3552

Phone 03 5445 3333
Fax 03 5445 3355

Email info@becklegal.com.au
www.becklegal.com.au

VENDOR'S STATEMENT PURSUANT TO 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.

VENDOR **GREG ANTHONY CLOHESY and EMMA MAREE CLOHESY**

PROPERTY **14 McIvor Road, Bendigo**

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 $5,000.00.

(b) Amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge of, are as follows:

(i) The purchaser will be liable for municipal, water, sewerage and drainage rates and charges from the date of settlement.

(ii) The purchaser may also become liable for State Land Tax depending on the use to which the property is put and other properties owned by the purchaser.

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

Nil.

1.3 **Terms Contract**

This section 1.3 only applies if the 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, particulars are as follows:

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 to the receipt of rents and profits, are as follows:

Nil.

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

(a) The Australian Valuation Property Classification Code (AVPCC) (within the meaning of the CIPT Act) most recently allocated to the land is as follows:

AVPCC No. 110.3

(b) The land is not tax reform scheme land within the meaning of the CIPT Act.

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

(a) Are as set out in the attached copies of title documents otherwise none known to the vendor.

(b) Particulars of any existing failure to comply with the terms of that easement, covenant or restriction are as follows:

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

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3.2 Road Access

There is access to the property by road.

3.3 Designated Bushfire Prone Area

The land is not in a bushfire prone area under section 192A of the *Building Act 1993*.

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 are as follows:

Nil.

4.2 Agricultural Chemicals

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

Nil.

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

No building permits have been issued under the *Building Act 1993* in the preceding 7 years (required only where there is a residence on the land).

6. OWNERS CORPORATION

The land is not affected by an Owners Corporation within the meaning of the *Owners Corporations Act 2006*.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

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7.1 **Work-in-Kind Agreement**

There is no work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*).

7.2 **GAIC Recording**

The land is not affected by the GAIC.

8. SERVICES

The following services are **not** connected to the land:

(a) telephone services

9. TITLE

9.1 Attached is a copy of the Register Search Statement and the document, or part of the document, referred to as a "diagram location" in the Statement that identifies the land and its location.

9.2 Attached is a copy of the Deed of Assignment of Possessory Interest with regards to the Subject Land situated olong the western boundary.

10. DISCLOSURE OF ENERGY EFFICIENCY INFORMATION

There is no certificate relating to Energy Efficiency Information applicable.

11. 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 the 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.

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

Date of this Statement: ...../...../.....

Signatures of the vendor: .....
Greg Anthony Clohesy

.....
Emma Maree Clohesy

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

Date of this Acknowledgment: ..... /..... /.....

Signature of the purchaser: .....

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Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

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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.

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Buyers' rights

Do you know your rights when buying a property?

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

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 03725 FOLIO 890 Security no : 124133820992D
Produced 15/04/2026 08:21 PM

LAND DESCRIPTION

Lot 1 on Title Plan 688857G.
PARENT TITLE Volume 00838 Folio 458
Created by instrument 723705 02/09/1913

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
GREG ANTHONY CLOHESY
EMMA MAREE CLOHESY both of 17 SHELTONS ROAD KANGAROO FLAT VIC 3555
AV703167P 03/06/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV703168M 03/06/2022
COMMONWEALTH BANK OF AUSTRALIA

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP688857G FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 14 MCIVOR ROAD BENDIGO VIC 3550

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 03/06/2022

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 688857G

Location of Land

Parish: CITY OF BENDIGO PARISH OF SANDHURST
Township:
Section: 19AC
Crown Allotment: 4 (PT)
Crown Portion:

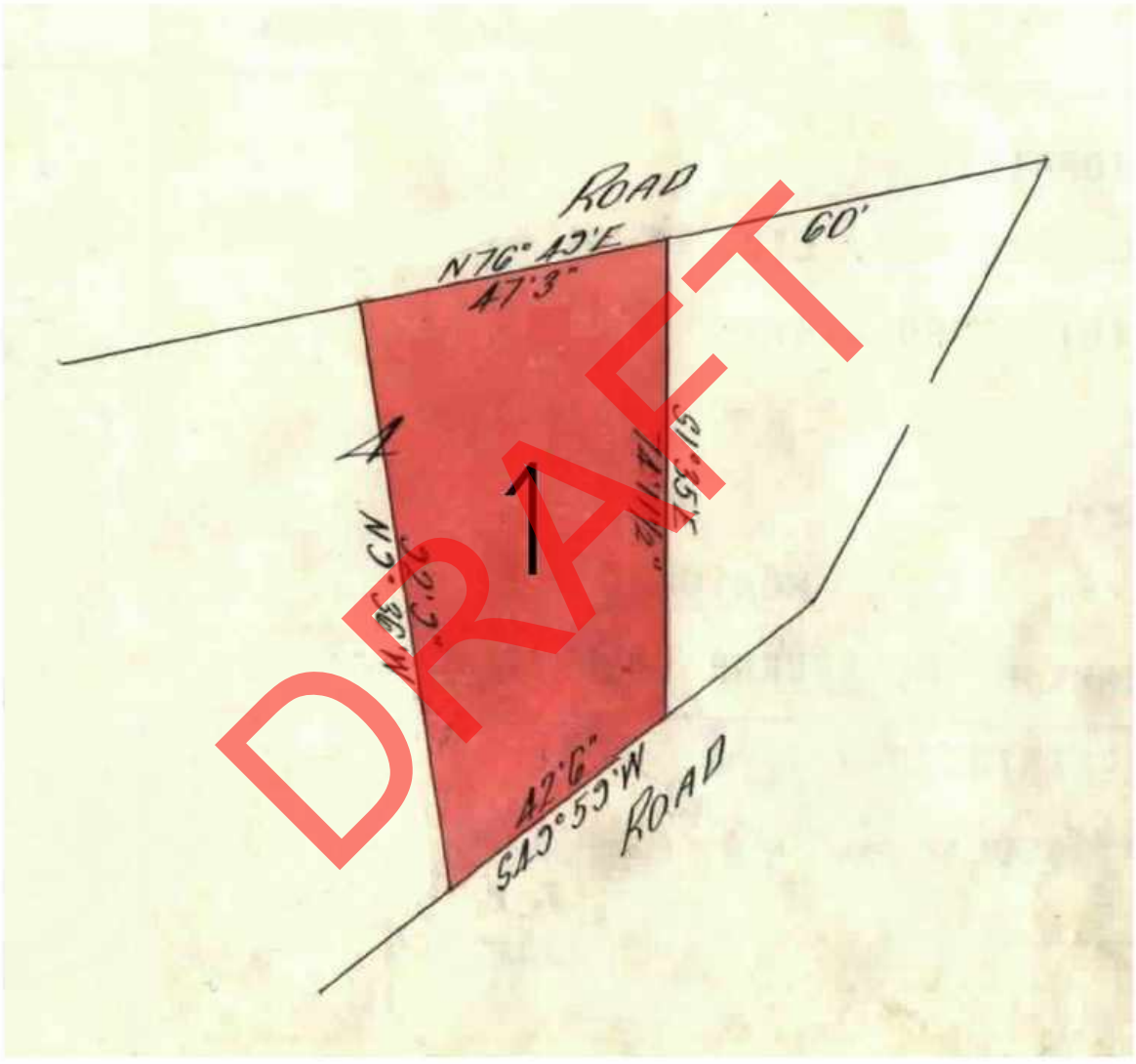
Last Plan Reference:
Derived From: VOL 3725 FOL 890
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 15/11/2000
VERIFIED: AK



DRAFT

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 4 (PT)

LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 06323 FOLIO 526 Security no : 124133820991E
Produced 15/04/2026 08:21 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 4C Section 19AC at Bendigo Parish of Sandhurst.

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
GREG ANTHONY CLOHESY
EMMA MAREE CLOHESY both of 17 SHELTONS ROAD KANGAROO FLAT VIC 3555
AV703167P 03/06/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV703168M 03/06/2022
COMMONWEALTH BANK OF AUSTRALIA

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP701645F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 14 MCIVOR ROAD BENDIGO VIC 3550

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 03/06/2022

DOCUMENT END

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Document Type	**Plan**
Document Identification	**TP701645F**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**15/04/2026 20:27**

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TITLE PLAN		EDITION 1	TP 701645F

Location of Land

Parish: AT BENDIGO PARISH OF SANDHURST
Township:
Section: 19AC
Crown Allotment: 4C
Crown Portion:

Last Plan Reference:
Derived From: VOL 6323 FOL 526
Depth Limitation: 50 FEET

Notations

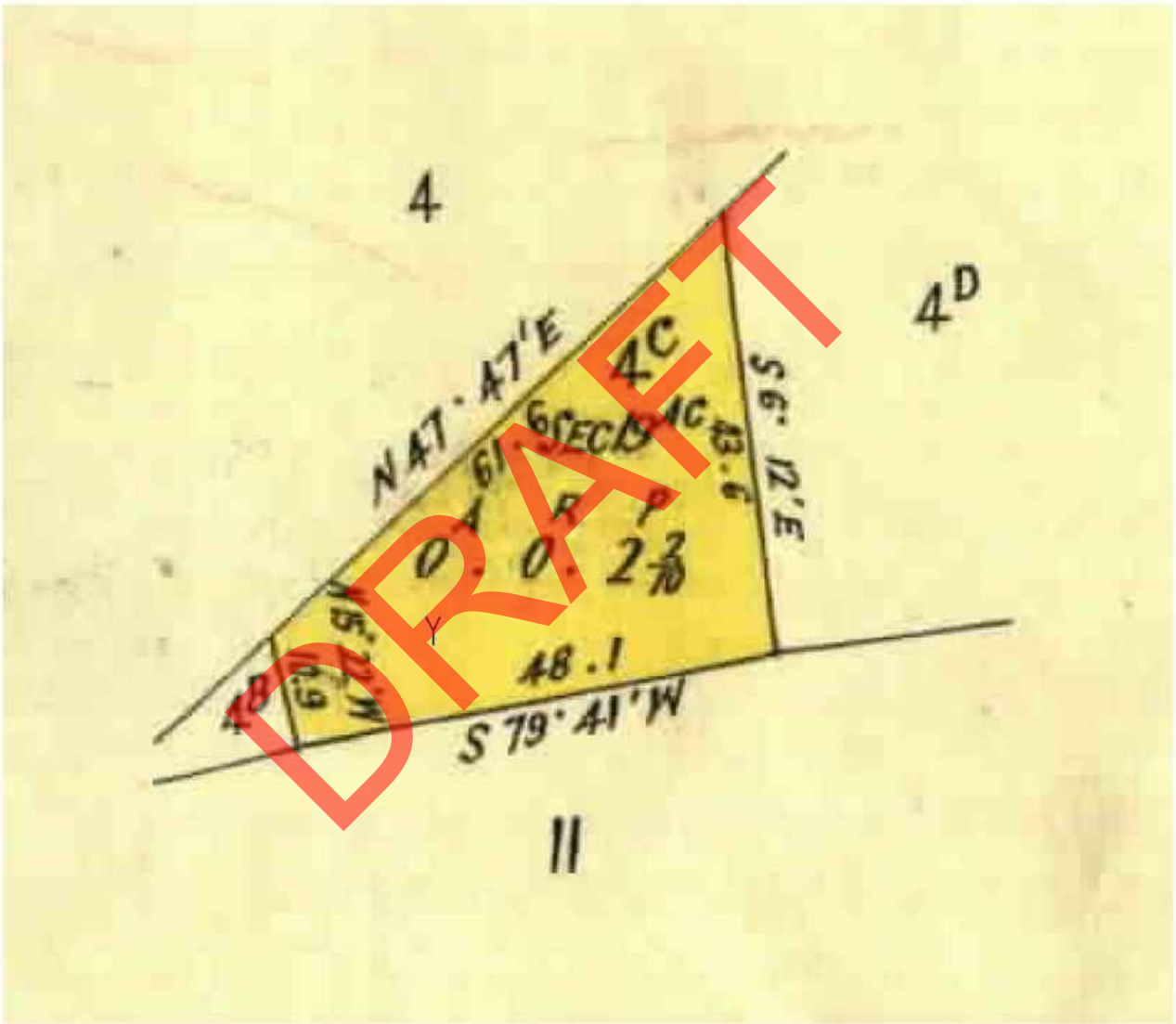
SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 6323 FOL. 526 AND NOTED ON SHEET 2 OF THIS PLAN

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 28/11/2000
VERIFIED: AK

COLOUR CODE
Y=YELLOW



LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 2 sheets

Delivered by LANDATA®, timestamp 15/04/2026 20:27 Page 2 of 2

TITLE PLAN		TP 701645F

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

All THAT PIECE OF LAND in the said State containing two perches and two-tenths of a perch more or less being Allotment four C of Section nineteen AC at Bendigo Parish of Sandhurst County of Bendigo

delineated with the measurements and abuttals thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though she held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the *Mines Act* 1928 in upon or under or within the boundaries of the land hereby granted AND reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted AND ALSO reserving to Us Our heirs and successors—

(i) all petroleum as defined in the *Mines (Petroleum) Act* 1935 on or below the surface of the said land and

(ii) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and

(iii) rights of way for access and for pipe-lines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land.

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act* 1928.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act* 1928 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be paid to the said GRANTEE

her executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

DRAFT

becklegal
Solicitors

Deed of Assignment of Possessory Interest

DRAFT

177 View St Bendigo Vic 3550
PO Box 628 Bendigo Vic 3552
DX 55011 Bendigo

Phone 03 5445 3333
Fax 03 5445 3355

Email info@becklegal.com.au
www.becklegal.com.au

Signing Page

EXECUTED as a Deed

Signed, sealed and delivered by **Stephen Grant Tonkin** in the presence of:

.....
Signature of witness

.....
STEPHEN GRANT TONKIN

SOPHIE BAKER
.....
Name of witness (please print)

Signed, sealed and delivered by **Greg Anthony Clohesy** in the presence of:

.....
Signature of witness

.....
GREG ANTHONY CLOHESY

SHANE HOOLEY
.....
Name of witness (please print)

Signed, sealed and delivered by **Emma Maree Clohesy** in the presence of:

.....
Signature of witness

.....
~~STEMMA MORREE CLOHESY~~ &
EMMA MAREE CLOHESY

SHANE HOOLEY
.....
Name of witness (please print)

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Deed of Assignment of Possessory Interest

Parties

STEPHEN GRANT TONKIN of 2 Cockateal Close, Junortoun, Victoria 3551

(**Assignor**)

GREG ANTHONY CLOHESY & EMMA MAREE CLOHESY of 17 Sheltons Road, Kangaroo Flat, Victoria 3555

(**Assignee**)

Background

(a) The Property:

(i) was held in fee simple by the Assignor during the Relevant Period;

(ii) was transferred to the Assignee and the Assignee took exclusive possession and control of the Property on the Assignment Date pursuant to a contract of sale dated 27 April 2022.

(b) The Subject Land was exclusively possessed by the Assignor during the Relevant Period.

(c) In consideration of the payment of the Assignment Fee, and with effect from and including the Assignment Date, the Assignor has agreed to assign to the Assignee all its Possessory Rights on the terms and conditions set out in this Deed

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1. Definitions and Interpretation

1.1 Definitions

In this Deed:

Assignment Date means 3 June 2022;

Assignment Fee means $1.00;

Possessory Rights means all of the Assignor's possessory rights, title and interest in and to the Subject Land accruing throughout the Relevant Period;

Property means all the land described in Certificate's of Title Volume 6323 Folio 526 & Volume 3725 Folio 890;

Relevant Period means the period commencing on 9 October 2001 and expiring on the Assignment Date; and

Subject Land means the land highlighted in green on the Plan of Survey prepared by Cummins Survey Group being part of Lot 1 on Title Plan 697962J being part of the land described in Certificate of Title Volume 06897 Folio 264 which is shown hatched on the plan attached to this Deed as Annexure A.

1.2 Interpretation

In this Agreement, unless specified to the contrary:

(a) the recitals are incorporated in and form part of this Agreement;

(b) a reference to the singular incudes the plural and vice versa;

(c) use of the word including and similar expressions are not, nor are they to be interpreted as, words of limitation;

(d) a reference to a person includes a natural person, company or other entities recognised by law;

(e) a reference to any agreement or document is to that agreement or document (and, where applicable, any of its provisions) as amended, novated, supplemented or replaced from time to time;

(f) a reference to Australian dollars, dollars $, A$, $A or AUD is a reference to the lawful currency of the Commonwealth of Australia;

(g) a Party includes the successors and permitted transferees and assigns and, if a Party is a natural person, includes executors and personal legal representatives;

(h) any provision of this Agreement which can take effect after the termination or ending of this Agreement does not merge after termination or ending of this Agreement and continues to bind the parties; and

(i) where any obligation is imposed on, or any benefit enures for, two or more persons, the obligation binds or enures for the benefit of (as the case may be) those persons jointly and each of them severally.

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2. Assignment Fee

(a) On or before the date of this Deed the Assignee must pay the Assignment Fee to the Assignor.

(b) The Assignor acknowledges having been paid the Assignment Fee in accordance with clause 2(a).

3. Assignment

In consideration of the payment of the Assignment Fee, and with effect from and including the Assignment Date, the Assignor assigns to the Assignee all of its Possessory Rights.

4. Costs

The parties must each pay their own legal and other costs of and incidental to the preparation, negotiation and execution of this Deed.

5. Counterparts

If this Deed consists of a number of counterparts, each is an original and all of the counterparts together constitute the same document.

6. Jurisdiction

This Deed is governed by the law of the State of Victoria.

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ANNEXURE A

PLAN OF SUBJECT LAND

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PLAN OF SURVEY

LOCATION OF LAND

PROPERTY ADDRESS: 14 MCIVOR ROAD
BENDIGO, 3550

PARISH: SANDHURST AT BENDIGO
TOWNSHIP: -
SECTION: 19AC
CROWN ALLOTMENT: 4 (PART) & 4C

TITLE & PLAN REF: VOL. 3725 FOL. 890 LOT 1 TP 688857G
VOL. 6323 FOL. 526 TP 701645F

NOTATIONS

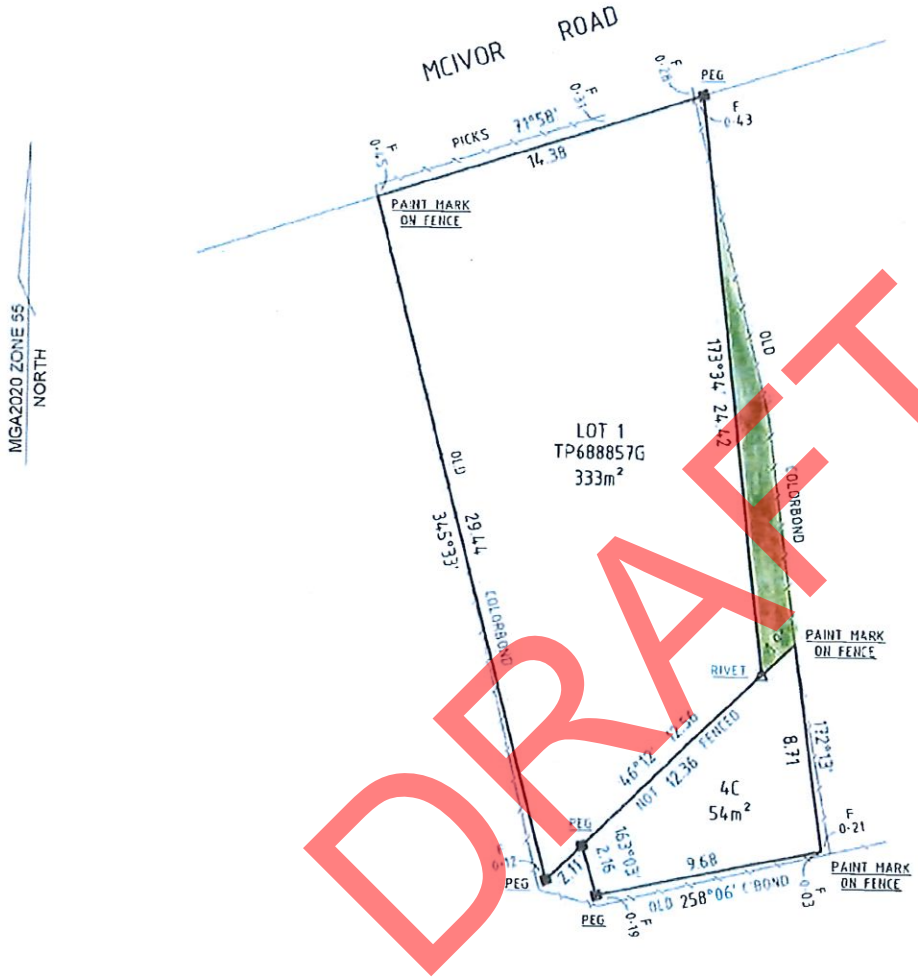
THE LAND UNDER SURVEY IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK NO's 1756 & 1771 IN PROCLAIMED SURVEY AREA NO. 34

REFERENCE MARKS, OCCUPATION & ROAD WIDTHS ARE NOT DRAWN TO SCALE.

EASEMENTS HAVE NOT BEEN SHOWN ON THIS PLAN - REFER TO APPLICABLE REGISTERED TITLE PLAN FOR ANY EASEMENTS AFFECTING THE LAND HEREIN

MGA CO-ORDINATES: E: 257 980 ZONE: 55
(of approx centre of land in plan) N: 5 928 515 GDA2020



DRAFT

ORIGINAL SHEET SIZE: A3

SCALE 1:200

0 1 2 3 4 5
LENGTHS ARE IN METRES

SURVEYORS FILE REF: J0398

CUMMINS SURVEY GROUP
Land Surveyors & Planning Consultants
03 4416 2801
info@cumminssurveygroup.com.au
www.cumminssurveygroup.com.au

CERTIFICATION BY SURVEYOR

I, Joshua Philip Cummins of PO Box 47 Axedale, VIC. 3551 certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 28/04/2022, that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.

Signed by Joshua Philip Cummins 28/04/2022
Licensed Surveyor, Surveying Act 2004

JOSHUA PHILIP CUMMINS, VERSION 01

SHEET 1 OF 1 SHEETS

Coliban WATER

Assets Map

Water and sewer networks



Legend

Sewer Inspection Shaft

Sewer Maintenance Hole

Sewer Maintenance Shaft

Combined Private Sewer Drain

Sewer Pipe

Sewer Pipe Status

- Gravity Main (active)
- Gravity Main (inactive)
- Rising Main (active)
- Rising Main (inactive)
- Reused Sewerage
- Protective Sleeve

Water Control Valve

Water System Valve

Water Fireplug

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1246103

APPLICANT'S NAME & ADDRESS

BECK LEGAL C/- INFOTRACK (INFINITYLAW) C/- LANDATA

MELBOURNE

VENDOR

CLOHESY, GREG ANTHONY

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

355372

This certificate is issued for:

LOT 1 PLAN TP688857 ALSO KNOWN AS 14 MCIVOR ROAD BENDIGO
GREATER BENDIGO CITY

The land is covered by the:
GREATER BENDIGO PLANNING SCHEME

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

The land:

- is included in a	GENERAL RESIDENTIAL ZONE
- is within a	LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 2
and a	LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 1
and a	PARKING OVERLAY - PRECINCT 1
and a	HERITAGE OVERLAY (HO2)
- and abuts a	TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

DRAFT

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/

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

16 April 2026

Sonya Kilkenny
Minister for Planning

VICTORIA State Government

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

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

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

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



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Choose the authoritative Planning Certificate

Why rely on anything less?

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

Privacy Statement

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

VICTORIA State Government

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 01 April 2026 05:06 PM

PROPERTY DETAILS

Address:	**14 MCIVOR ROAD BENDIGO 3550**
Crown Description:	**More than one parcel - see link below**
Standard Parcel Identifier (SPI):	**More than one parcel - see link below**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**177193**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 607 T6**

This property has 2 parcels. For full parcel details get the free Property report at Property Reports

UTILITIES

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

STATE ELECTORATES

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

OTHER

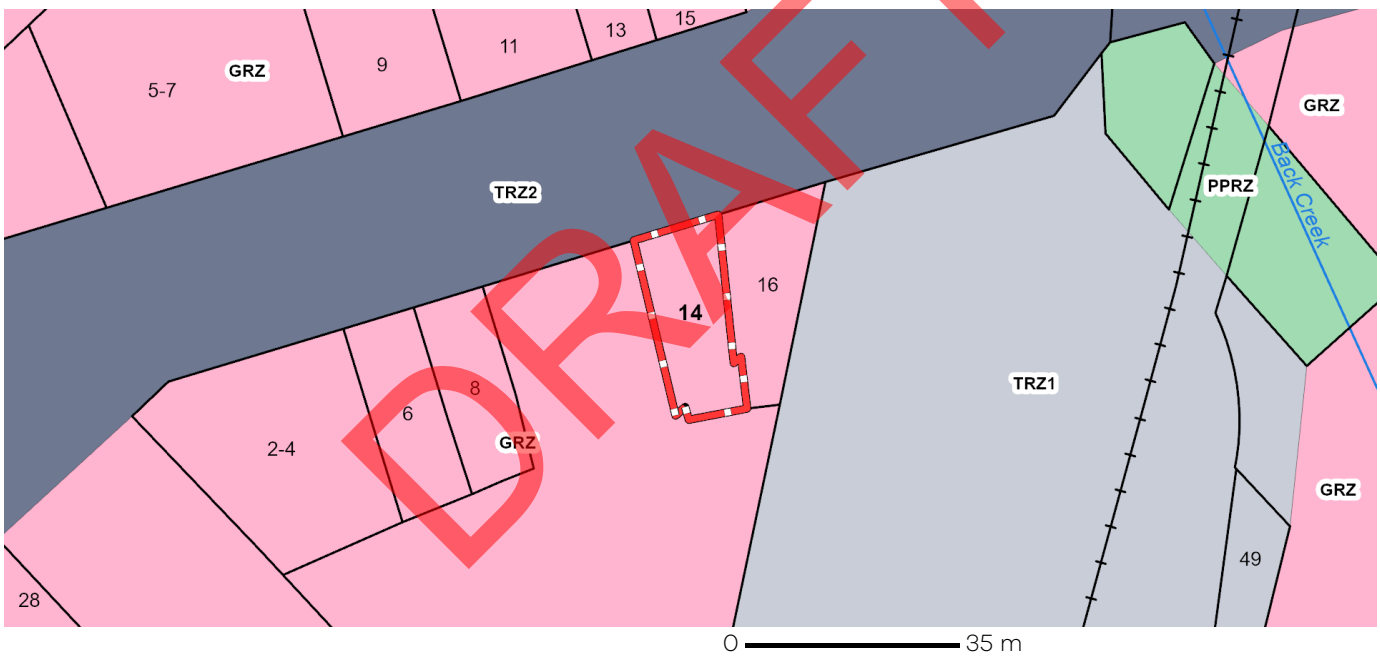
Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**
Fire Authority:	**Fire Rescue Victoria & Country Fire Authority**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

SCHEDULE TO THE GENERAL RESIDENTIAL ZONE (GRZ)



GRZ - General Residential

PPRZ - Public Park and Recreation

TRZ1 - State Transport Infrastructure

TRZ2 - Principal Road Network

Railway line

Water course

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

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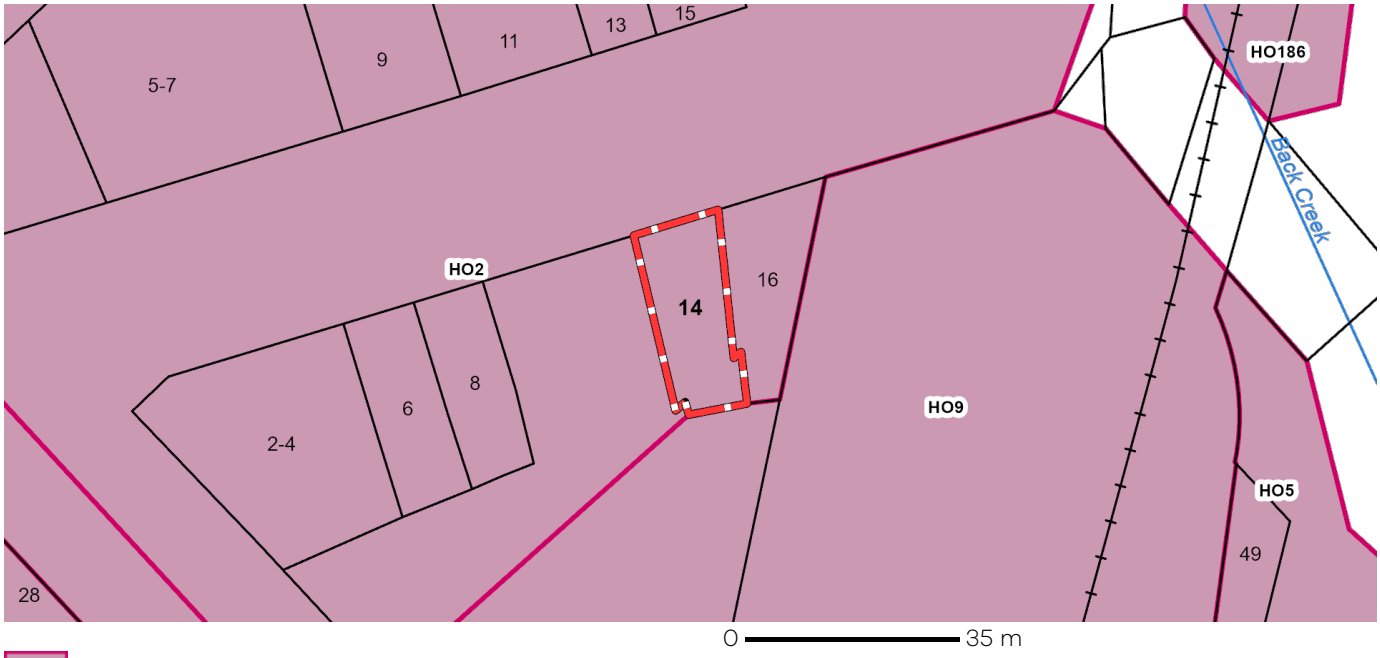
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlays

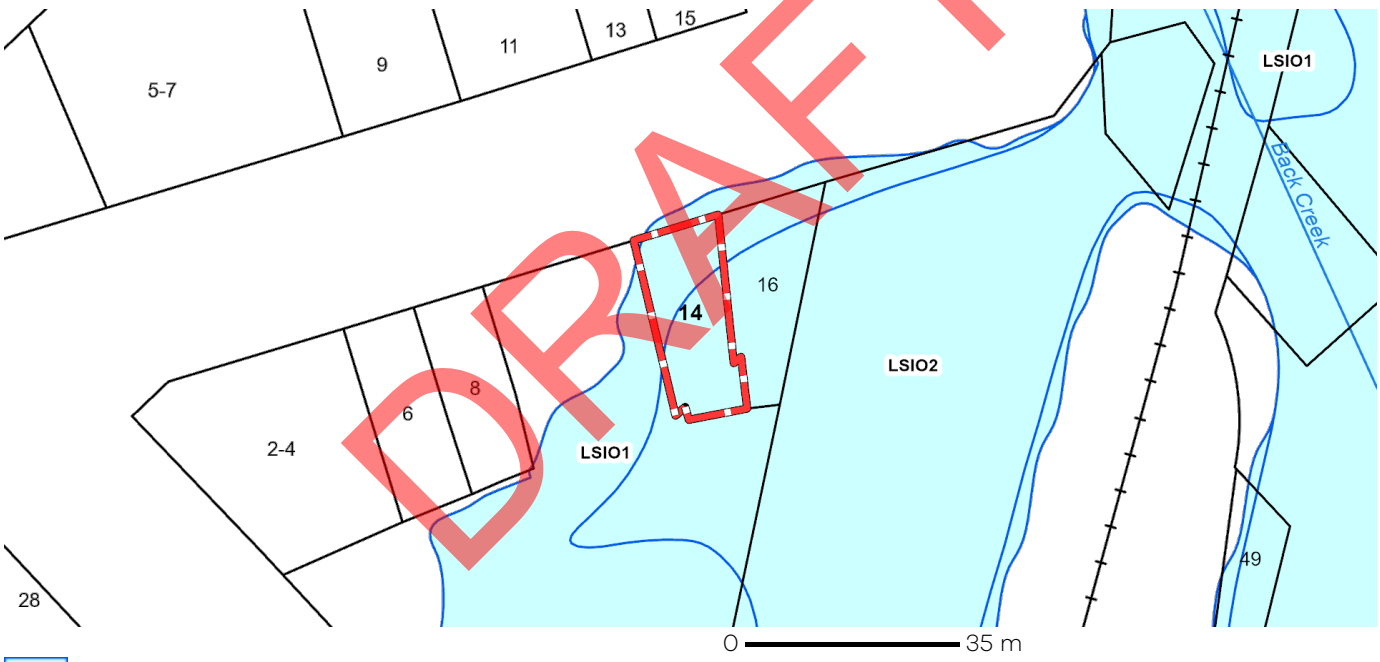
HERITAGE OVERLAY (HO)
HERITAGE OVERLAY - SCHEDULE (HO2)



HO - Heritage Overlay Railway line Water course

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

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)
LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 1 (LSIO1)
LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 2 (LSIO2)



DRAFT

LSIO - Land Subject to Inundation Overlay Railway line Water course

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

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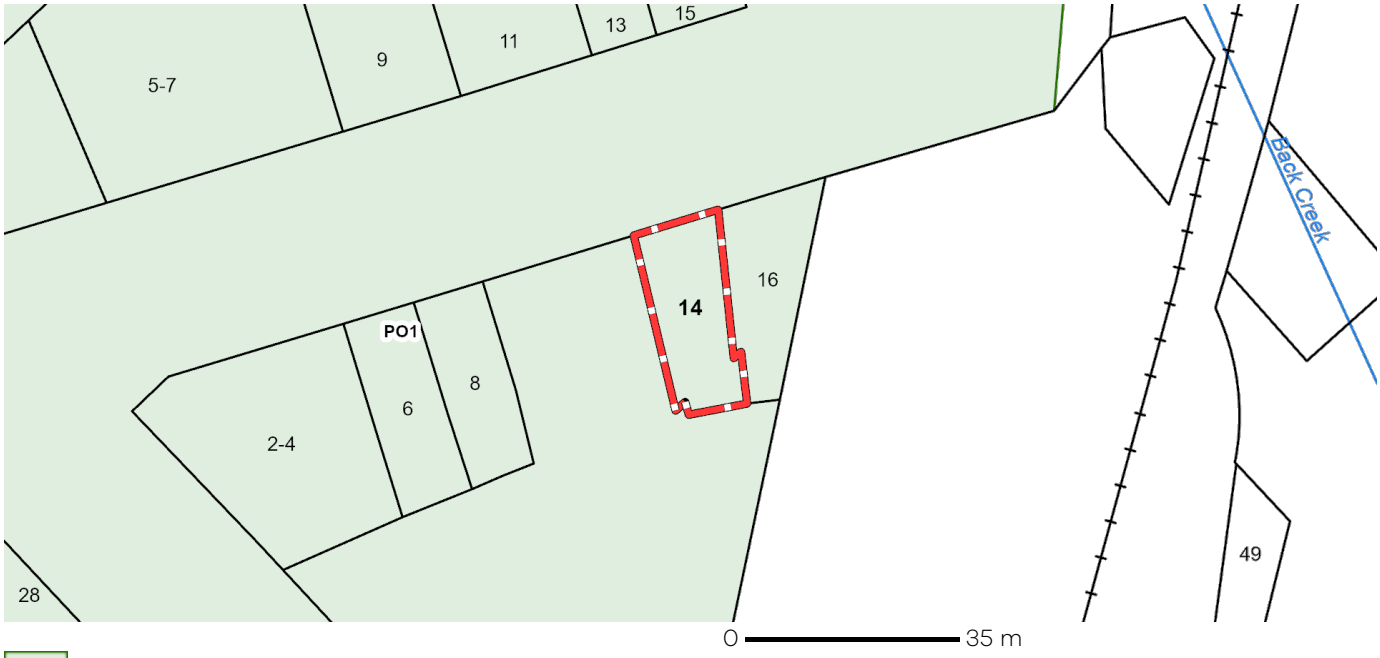
PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlays

PARKING OVERLAY (PO)

PARKING OVERLAY - PRECINCT 1 SCHEDULE (PO1)



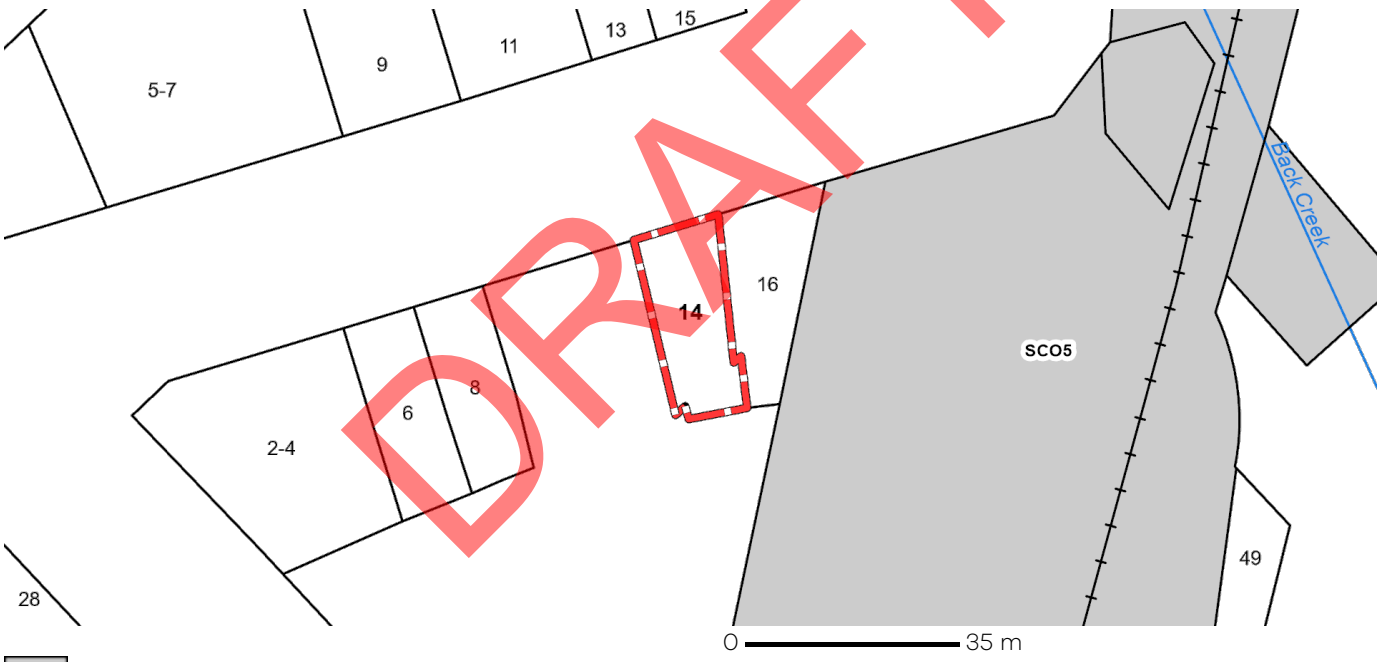
PO - Parking Overlay Railway line Water course

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

SPECIFIC CONTROLS OVERLAY (SCO)



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SCO - Specific Controls Overlay Railway line Water course

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

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PLANNING PROPERTY REPORT

Department of Transport and Planning

Areas of Aboriginal Cultural Heritage Sensitivity

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

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

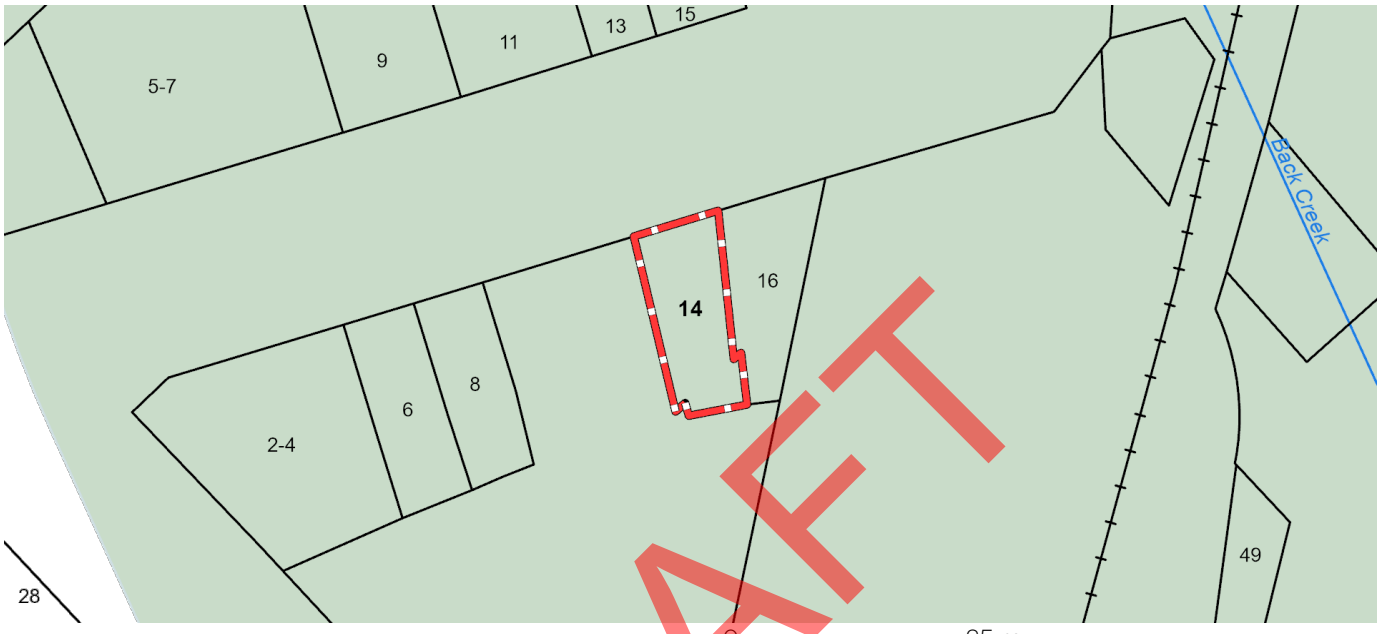
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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

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

For further information about whether a Cultural Heritage Management Plan is required go to https://heritage.achris.vic.gov.au/aavQuestion1.aspx

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



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PLANNING PROPERTY REPORT

Department of Transport and Planning

Further Planning Information

Planning scheme data last updated on 31 March 2026.

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

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

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

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

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

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PLANNING PROPERTY REPORT

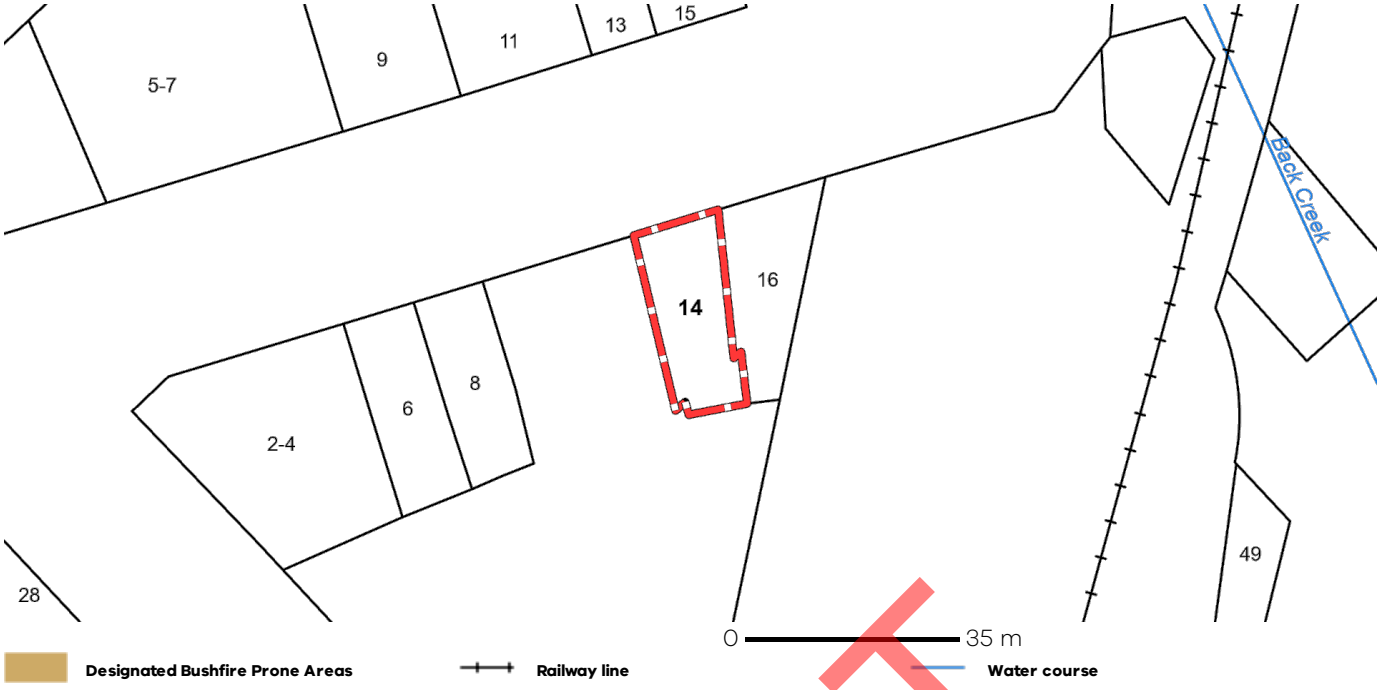
Department of Transport and Planning

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

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Native Vegetation

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

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

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

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CITY OF GREATER BENDIGO

Building Information Certificate

Regulation 51(2) | Building Regulations 2018

21 April 2026

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Location: 14 McIvor Road, BENDIGO 3550
(Lot 1 TP 688857G, CA 4C Sec 19AC)

Applicant Reference: 80254213-022-7:96073

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

- The property is an area liable to flooding **YES**
  - LS1O1 and LSIO2: Please contact the Planning Department for more information.
- 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

DRAFT

PLEASE NOTE

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

HISTORIC MINING ACTIVITY
Form No. 692

01 April, 2026

Property Information:

Address: 14 MCIVOR ROAD BENDIGO 3550

It is advised that:

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

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

For queries, contact:

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

DRAFT

City of Greater Bendigo

Land Information Certificate

Your Reference: 80254213-020-3:95963
Certificate Number: 142988

Assessment Number: 7307 2 **Issue Date: 16-Apr-2026**

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Property and Valuation Details	
Property Address	14 McIvor Road, BENDIGO 3550
Parcel Details	Lot 1 TP 688857G, CA 4C Sec 19AC
Site Value	$234,000
Capital Improved Value	$390,000
Net Annual Value	$19,500
Basis of Valuation	Capital Improved Value
Level of Valuation Date	01-Jan-2025
Valuation Operative Date	01-Jul-2025
AVPCC	110.3 - Detached Dwelling (existing)

Rates and Charges	Current Amount Levied
General Rates	$1,150.70
Emergency Services and Volunteer Fund	$203.45
Garbage Charge	$652.00
Total Levied	**$2,006.15**
Arrears Outstanding	$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	$29.70
Total Outstanding	**$1,522.45**

Other Property Debt	$0.00

Total Outstanding for Property: $1,522.45

DRAFT

Biller Code: 268813
Ref: 73072

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

DRAFT

Phone: 03 5434 6262 | **Email:** acquisitions@bendigo.vic.gov.au | **Website:** www.bendigo.vic.gov.au
Bendigo office: 189-229 Lyttleton Terrace, Bendigo | **Heathcote office:** 125 High Street, Heathcote

CITY OF GREATER BENDIGO

City of Greater Bendigo

Land Information Certificate

Your Reference: 80254213-020-3:95963

Certificate Number: 142988

This Certificate is issued under Section 229 of the Local Government Act 1989. The Rates & Charges for the year ending 30 June 2026 became payable on 1 July 2025. Overdue rates attract interest at the rate of 10.0% per annum. 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 2026. All Rates and Charges due by four (4) instalments due 30 September 2025, 01 December 2025, 02 March 2026 and 01 June 2026.
Interest will be charged on payments received after the due dates at the rate of 10.0% p.a. This applies to both full payment and instalments.

Other information

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

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

Please note

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

Biller Code: 268813
Ref: 73072

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

DRAFT

Coliban WATER

ABN 96 549 082 360

TAX INVOICE

1300 363 200
www.coliban.com.au

Date of Issue: 24 Mar 2026

Next Scheduled Reading: 25 May 2026

033

G A & E M Clohesy
17 Sheltons Rd
KANGAROO FLAT VIC 3555

Customer Number:
C-00119651

Invoice Number:
INV-0003110376

Amount Due:
$327.68

Payment Due
1 Apr 2026

Service Address: 14 McIvor Road Bendigo VIC 3550
Classification: Household

REMINDER NOTICE

Our records show payment of this account may have been overlooked.
We'd appreciate immediate payment or, if you're having difficulty, please contact us so we can help. If you paid the overdue amount in the last few days, please disregard this notice.

Has your mailing address changed?

Call us within 14 days. You can update your details at www.coliban.com.au, click 'pay your bill' then 'update your details'.

Finding it difficult to pay? We can help

You may be eligible for a concession if you receive a Centrelink Pension or have a Healthcare Card or Department of Veteran Affairs Gold Card.

We also offer payment support, rebates and concessions for eligible customers who need a hand. Learn more over the page.

Making bill paying more convenient

Register for email billing at www.coliban.com.au, click 'pay your bill' then 'email billing'.

Or manage your bill from your e-banking App using BPAY View (learn more at www.bpay.com.au/bpay-for-you)

What happens when you don't pay?

If you don't contact us we may refer your overdue bill to a debt collection agency, take legal action to recover costs (legal costs will be passed on to you), and/or restrict your water supply.

Talk to us today! We're here to help

1300 363 200
coliban@coliban.com.au
www.coliban.com.au
If you are hearing or speech impaired or need an interpreter call Telephone Interpreter Service on 13 14 50
37–45 Bridge Street, Bendigo
8am to 5pm weekdays (excluding public holidays)

If we're unable to resolve your concerns, you can contact the Energy & Water Ombudsman (Victoria) on free call 1800 500 509 or visit www.ewov.com.au

DRAFT

Now delivering **twice the support** for those who need a hand.

1300 363 200
coliban@coliban.com.au
www.coliban.com.au



DATED _____ 2026

GREG ANTHONY CLOHESY
and
EMMA MAREE CLOHESY

VENDOR'S STATEMENT

Property

14 McIvor Road, Bendigo

DRAFT

BECK LEGAL
Solicitors
177 View Street
BENDIGO VIC 3550

Tel: 03 5445 3333
Fax: 03 5445 3355
Ref: DBO:649304-2