DATED 2026

VENDOR'S STATEMENT

PURSUANT TO DIVISION 2 OF PART 11

SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

GREATER BENDIGO CITY COUNCIL

Property: 519 CRUSOE ROAD LOCKWOOD

VENDOR'S STATEMENT TO THE PURCHASER OF REAL ESTATE
PURSUANT TO SECTION 32 OF THE SALE OF LAND ACT 1962

VENDOR: **GREATER BENDIGO CITY COUNCIL**

PROPERTY: **519 CRUSOE ROAD LOCKWOOD**

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: **519 CRUSOE ROAD LOCKWOOD, 3551**

VENDOR'S NAME: **GREATER BENDIGO CITY COUNCIL**

Vendor's Signature: ....
ANDREW IAN ALFRED COONEY - CEO
For and on behalf of **GREATER BENDIGO CITY COUNCIL**

DATED: 24TH JULY 2026

PURCHASER'S NAME:

Purchaser's Signature: ....

DATED: ....

PURCHASER'S NAME:

Purchaser's Signature: ....

DATED: ....

1. FINANCIAL MATTERS

1.1 **Particulars of any Rates, Taxes, Charges or Other similar outgoings** (and any interest on them)
Their total does not exceed:
Are contained in the attached certificates

Their amounts are:

Authority	Amount	Interest (if any)
City of Greater Bendigo	$	
Coliban Water		
Water Service Fee		
Sewerage Fee –		

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- None to the Vendor's knowledge

1.2 **Particulars of any Charge** (whether registered or unregistered) imposed by or under any Act to secure an amount due under that Act, including the amount owning under the charge: Nil

1.3 Terms Contract
This Section 1.3 only applies if this Vendor's 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's 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 of receipts of rents and profits:
Not applicable

2. INSURANCE

Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land area as follows:- Not applicable

3. LAND USE

(a) RESTRICTIONS
Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/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 affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title, or any unregistered easement which may exist in favour of Coliban Region Water Corporation.

(b) BUSHFIRE
This land is in a designated bushfire prone area within the meaning of the regulations made under the Building Act 1993

(c) ROAD ACCESS
There is access to the Property by Road

(d) PLANNING

NAME:	Greater Bendigo Planning Scheme
RESPONSIBLE AUTHORITY	Greater Bendigo City Council
ZONING/RESERVATION	Rural Living Zone (RLZ) Rural Living Zone – Schedule 5 (RLZ5)
PLANNING OVERLAY	Bushfire Management Overlay (BMO)

4. NOTICES

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal affecting the property of which the Vendor might be reasonably expected to have knowledge, including any:

(a) *Notice of any current land use restriction given in relation to the land under the **Agricultural and Veterinary Chemicals (Control of Use) Act 1992 (Vic)** due to contamination:
*are contained in the attached certificate(s) and/or statement(s)
*are as follows:

(b) *Notice pursuant to Section 6 of the Land Acquisition and Compensation Act 1986;
*are contained in the attached certificate(s) and/or statement(s)
*are as follows:

None to the Vendors' knowledge

BUT NOTE:
The Vendor has no means of knowing of all decisions of Public Authorities and Government Departments affecting the property unless communicated to the Vendor. The Bendigo 2020 Transportation Study and the Bendigo Road Transportation Strategy Draft Report may, if implemented, affect properties within the City of Greater Bendigo

5. BUILDING PERMITS

Particulars of any Building Permit issued under the Building Act 1993 during the past seven years (where there is a residence on the land):-

No such Building Permit has been granted to the Vendor's knowledge

6. OWNERS CORPORATION

Information concerning the owners corporation(s) in respect of the Property are:

(a) A copy of the current owners corporation certificate issued in respect of the Property under the **Owners Corporation Act 2006 (Vic);**
(b) All documents and information required under section 151(4)(b)of the **Owners Corporation Act 2006 (Vic)**

Not applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Attached is a copy of a notice or certificate issued under Subdivision 5 of Division 2 of the **Planning and Environment Act 1987 (Vic)** in the case of land where there is a GAIC recording (within the meaning of Part 9B of the **Planning and Environment Act 1987 (Vic);**

*certificate of release from liability;
*certificate of deferral of the liability;
*any certificate of exemption from liability
*any notice give under the **Planning and Environment Act 1987 (Vic)**; or
*a GAIC certificate relating to the land issued by the Commissioner under the **Planning and Environment Act 1987 (Vic).**

Not Applicable

8. **SERVICE** – Information concerning the supply of the following services:

SERVICES	Status
Electricity	Not Connected
Gas	Not Connected
Water	Not Connected
Sewerage	Not Connected
Telephone	Not Connected

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

9. **TITLE**

Attached are copies of the following documents:-

(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; or

(b) General Law Title -*the last Conveyance in the chain of title or other document which gives evidence of the Vendor's Title;

(c) evidence of the Vendor's right to sell (where the Vendor is not the registered proprietor or the owner in fee simple);

(d) Subdivision - any registered, approved, certified or proposed plan of subdivision, together with any proposed amendments to the plan and any documents and information required

10. **DISCLOSURE OF ENGERGY EFFICIENCY INFORMATION** – Details of any energy efficient 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 as net lettable area of at least 2000m2; (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);

*are contained in the attached building energy efficient certificate; or
*are as follows:

Not 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 Purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is required to be provided with, or attached to, this Vendor Statement.
Not applicable

Register Search Statement - Volume 10126 Folio 829

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

VOLUME 10126 FOLIO 829

Security no : 124136798100R
Produced 21/07/2026 11:10 AM

LAND DESCRIPTION

Lot 1 on Title Plan 000344E.
PARENT TITLE Volume 09077 Folio 607
Created by instrument PS316284W 30/07/1993

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GREATER BENDIGO CITY COUNCIL of LYTTLETON TERRACE BENDIGO VIC 3550
AT169596F 20/04/2020

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP000344E 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: 519 CRUSOE ROAD LOCKWOOD VIC 3551

ADMINISTRATIVE NOTICES

NIL

eCT Control 25436T GREATER BENDIGO CITY COUNCIL
Effective from 12/06/2025

DOCUMENT END

EDITION

TITLE PLAN TP344E

Location of Land
Parish: LOCKWOOD
Township:
Section: 10
Crown Allotment: 3 (pt.) 6 (pt.) and 7A(pt.)
Crown Portion:

LTO base record: LITHO 3006
Last Plan Reference: LP114804
Title Reference: VOL.9077 FOL.607

Depth Limitation: NIL

Notations:

Easement Information

Easement Reference	Purpose/Authority	Width (Metres)	Origin	Land benefited/In favour of
E-1	Water Supply & Carriageway	See Diagram	Sec. 32A Water Act (LP114804)	State Rivers and Water Supply Commission

THIS PLAN HAS BEEN PREPARED BY THE VICTORIAN LAND TITLES OFFICE FOR TITLE DIAGRAM PURPOSES

Checked by ....

Date 10/8/93

Assistant Registrar of Titles

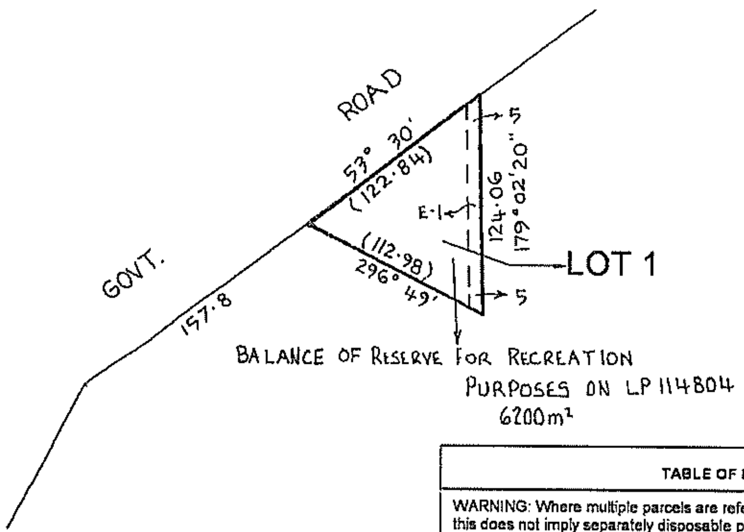


TABLE OF PARCEL IDENTIFIERS

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

LOT 1 = BALANCE RESERVE FOR RECREATION PURPOSES ON LP 114804

LENGTHS ARE IN METRES	SCALE	SHEET SIZE A3	FILE No:

Sheet 1 of 1 Sheet

City of Greater Bendigo

Certificate Number: 144933

Land Information Certificate

Assessment Number: 103350 5 **Issue Date: 22-Jul-2026**

City of Greater Bendigo
PO Box 733
BENDIGO VIC 3552

Property and Valuation Details	
Property Address	519 Crusoe Road, LOCKWOOD 3551
Parcel Details	Lot RES1 PS 316284W
Site Value	$142,000
Capital Improved Value	$175,000
Net Annual Value	$8,750
Basis of Valuation	Capital Improved Value
Level of Valuation Date	01-Jan-2026
Valuation Operative Date	01-Jul-2026
AVPCC	821.2 - Tennis Club

Rates and Charges	Current Amount Levied
Emergency Services and Volunteer Fund	$282.00
	$
	$
Total Levied	**$282.00**
Arrears Outstanding	$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	$0.00
Total Outstanding	**$282.00**

Other Property Debt	$0.00

Total Outstanding for Property: $282.00

Katelyn Stone
Coordinator of Rates & Valuations

B PAY

Biller Code: 268813
Ref: 1033505

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 229 of the Local Government Act 1989. 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

Coliban WATER

ABN: 96 549 082 360

1300 363 200

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

Information Statement Issue Date
21/07/2026

Your Reference
91261747:133509937

Information Statement Number
10427

City of Greater Bendigo - Building & Property via
Dye & Durham Property Pty Ltd
Level 20, 535 Bourke Street
MELBOURNE VIC 3000

Information Statement

Property Address:
519 Crusoe Road Lockwood VIC 3551

Owner/s:
Greater Bendigo City Council of Lyttleton Terrace Bendigo VIC 3550

Title/s:

Lot No	Plan Type	Plan No	Volume	Folio	Crown Allotment	Section	Parish	Municipality
1	Title Plan	000344E	10126	829			Ravenswood	Greater Bendigo

Service Availability:

Water and Sewer Service: Not Serviced

Amount Due: Nil

Comments: Not applicable

Regards

Customer Solutions Department

Property Clearance Certificate
Land Tax

STATE REVENUE OFFICE VICTORIA

CITY OF GREATER BENDIGO - BUILDING & PROPERTY VIA
DYE & DURHAM PROPERTY PTY LTD
LEVEL 20, 535 BOURKE STREET
MELBOURNE VIC 3000

Your Reference:	91261747:133509936
Certificate No:	10584928
Issue Date:	21 JUL 2026
Enquiries:	MXS26

Land Address: 519 CRUSOE ROAD LOCKWOOD VIC 3551

Land Id	Lot	Plan	Volume	Folio	Tax Payable
31755452	1	344	10126	829	$0.00

Vendor: GREATER BENDIGO CITY COUNCIL
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
GREATER BENDIGO CITY COUNCIL	2026	$330,000	$0.00	$0.00	$0.00

Comments: Property is exempt: LTX municipality.

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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

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

Paul Broderick

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	$365,000
SITE VALUE (SV):	$330,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	$0.00

Notes to Certificate - Land Tax

Certificate No: 10584928

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

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

General information

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

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

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = $1,440.00

Taxable Value = $330,000

Calculated as $1,350 plus ($330,000 - $300,000) multiplied by 0.300 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $3,650.00

Taxable Value = $365,000

Calculated as $365,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 10584928

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: 10584928

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate updates are available at **sro.vic.gov.au/certificates**

Property Clearance Certificate

Commercial and Industrial Property Tax

CITY OF GREATER BENDIGO - BUILDING & PROPERTY VIA DYE & DURHAM		**Your Reference:**	91261747:133509936
LEVEL 20, 535 BOURKE STREET		**Certificate No:**	10584928
MELBOURNE VIC 3000		**Issue Date:**	21 JUL 2026
		Enquires:	MXS26

Land Address: 519 CRUSOE ROAD LOCKWOOD VIC 3551

Land Id	Lot	Plan	Volume	Folio	Tax Payable
31755452	1	344	10126	829	$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
821.2	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.

CAPITAL IMPROVED VALUE:	$365,000
SITE VALUE:	$330,000
CURRENT CIPT CHARGE:	**$0.00**

Paul Broderick

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 10584928

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

STATE REVENUE OFFICE VICTORIA

CITY OF GREATER BENDIGO - BUILDING & PROPERTY VIA DYE & DURHAM PROPERTY PTY LTD
LEVEL 20, 535 BOURKE STREET
MELBOURNE VIC 3000

Your Reference:	91261747:133509936
Certificate No:	10584928
Issue Date:	21 JUL 2026

Land Address: 519 CRUSOE ROAD LOCKWOOD VIC 3551

Lot	Plan	Volume	Folio
1	344	10126	829

Vendor: GREATER BENDIGO CITY COUNCIL

Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		$0.00	$0.00	$0.00	$0.00

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:
$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 10584928

Power to issue Certificate

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

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
   - Windfall gains tax that is due and unpaid, including any penalty tax and interest
   - Windfall gains tax that is deferred, including any accrued deferral interest
   - Windfall gains tax that has been assessed but is not yet due
   - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
   - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

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

Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
    - The request is within 90 days of the original Certificate's issue date, and
    - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

BPAY

Biller Code: 416073
Ref: 10584928

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: 10584928

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

Property Clearance Certificate updates are available at **sro.vic.gov.au/certificates**

**** Delivered by the LANDATA® System, Department of Transport and Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Dye and Durham
GPO Box 1612
BRISBANE 4001

Client Reference: 91261747 91261747

NO PROPOSALS. As at the 21th July 2026, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

519 CRUSOE ROAD, LOCKWOOD 3551
CITY OF GREATER BENDIGO

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 21th July 2026

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 21 July 2025 10:35 AM

PROPERTY DETAILS

Address:	**519 CRUSOE ROAD LOCKWOOD 3551**
Lot and Plan Number:	**Lot 1 TP344**
Standard Parcel Identifier (SPI):	**1\TP344**
Local Government Area (Council):	**GREATER BENDIGO**
Council Property Number:	**197188**
Planning Scheme:	**Greater Bendigo**
Directory Reference:	**Vicroads 612 C9**

www.bendigo.vic.gov.au

Planning Scheme - Greater Bendigo

UTILITIES

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

STATE ELECTORATES

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

OTHER

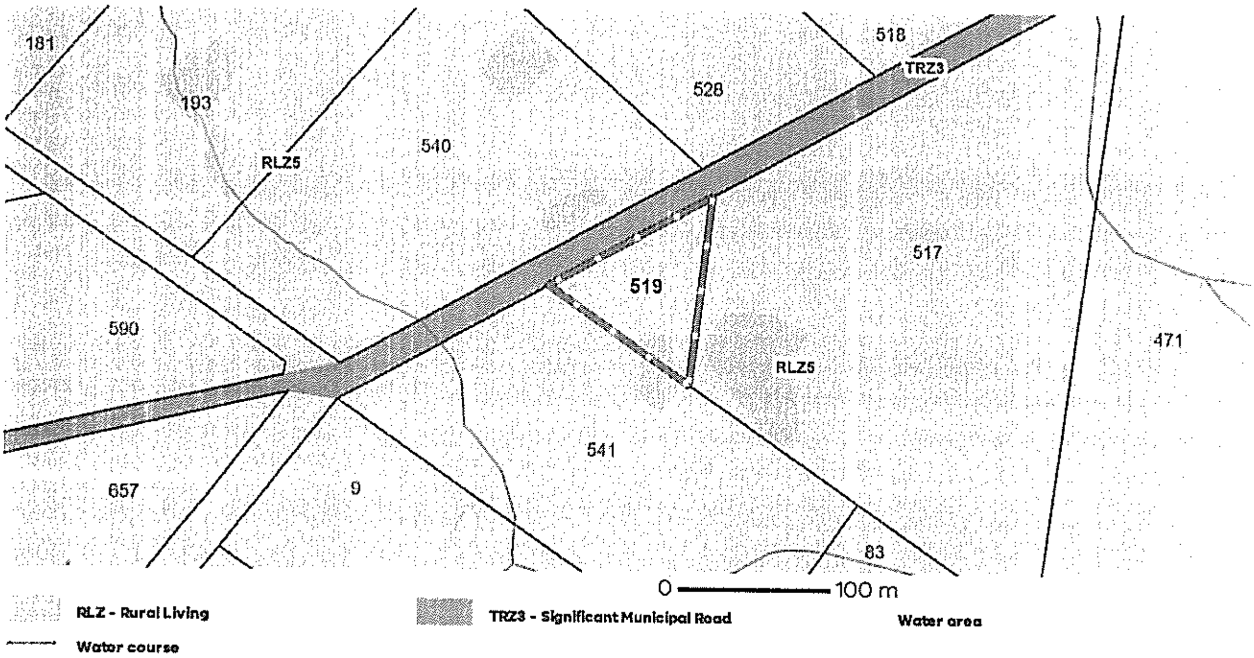
Registered Aboriginal Party:	**Dja Dja Wurrung Clans Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

RURAL LIVING ZONE (RLZ)

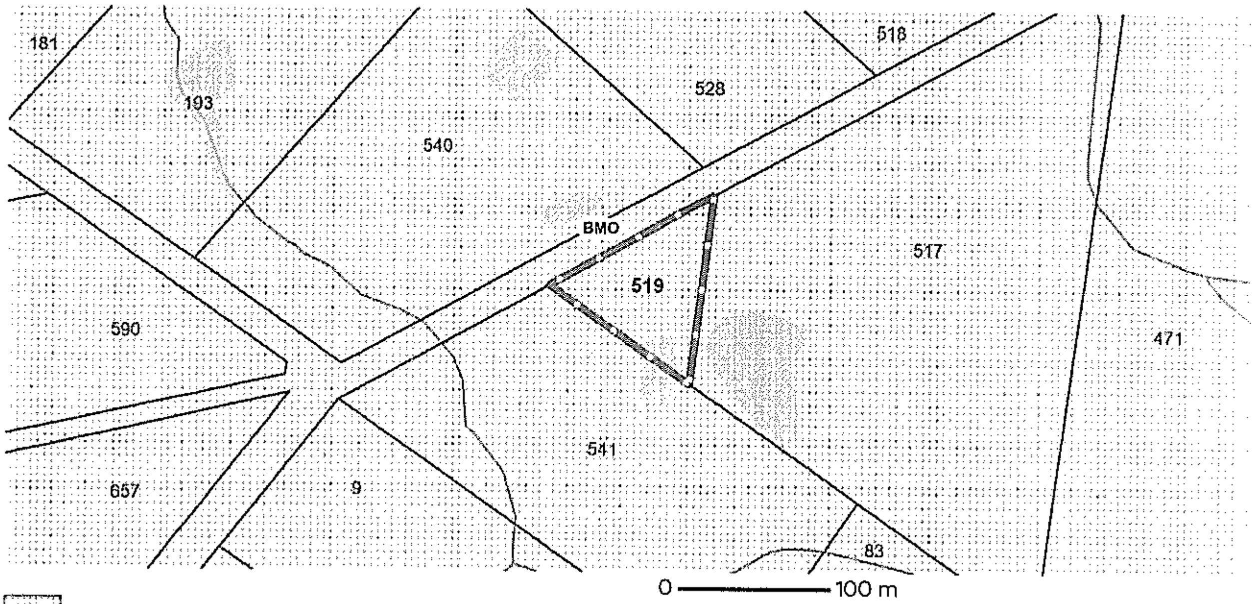
RURAL LIVING ZONE - SCHEDULE 5 (RLZ5)



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

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management Overlay   Water area   Water course

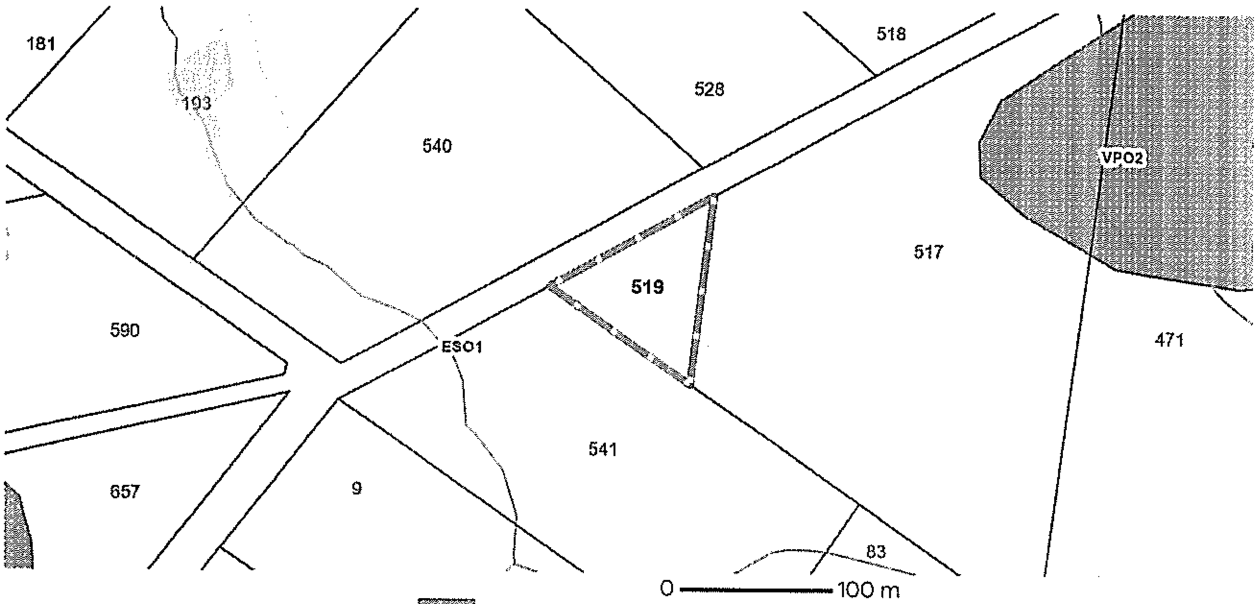
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

VEGETATION PROTECTION OVERLAY (VPO)



ESO - Environmental Significance Overlay   VPO - Vegetation Protection Overlay   Water area

Water course

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

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).

Further Planning Information

Planning scheme data last updated on 14 July 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

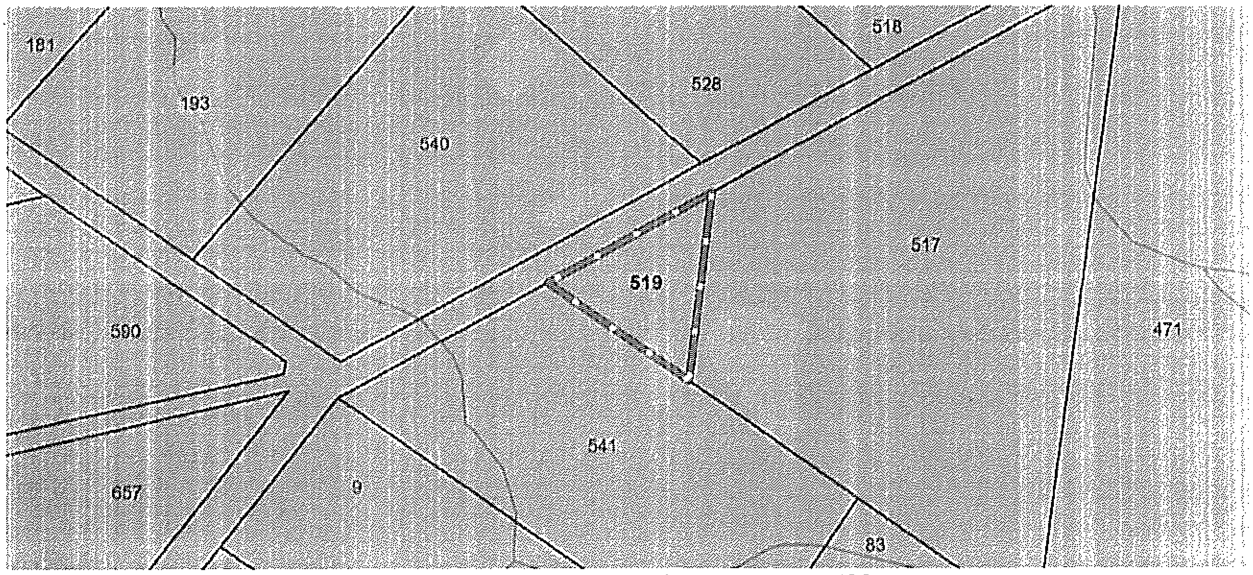
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

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

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

PROPERTY REPORT

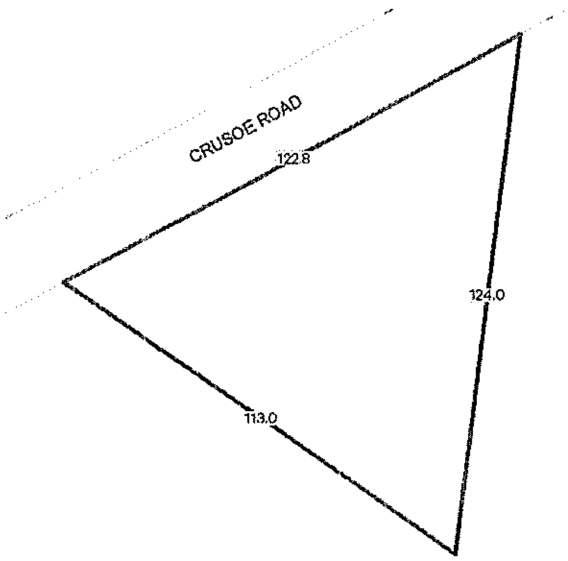
Created at 21 July 2025 10:36 AM

PROPERTY DETAILS

Address:	**519 CRUSOE ROAD LOCKWOOD 3551**
Lot and Plan Number:	**Lot 1 TP344**
Standard Parcel Identifier (SPI):	**1\TP344**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**197188**
Directory Reference:	**Vicroads 612 C9**

SITE DIMENSIONS

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



Area: 6198 sq. m
Perimeter: 360 m
For this property:
—— Site boundaries
—— Road frontages

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

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

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

UTILITIES

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

STATE ELECTORATES

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

PLANNING INFORMATION

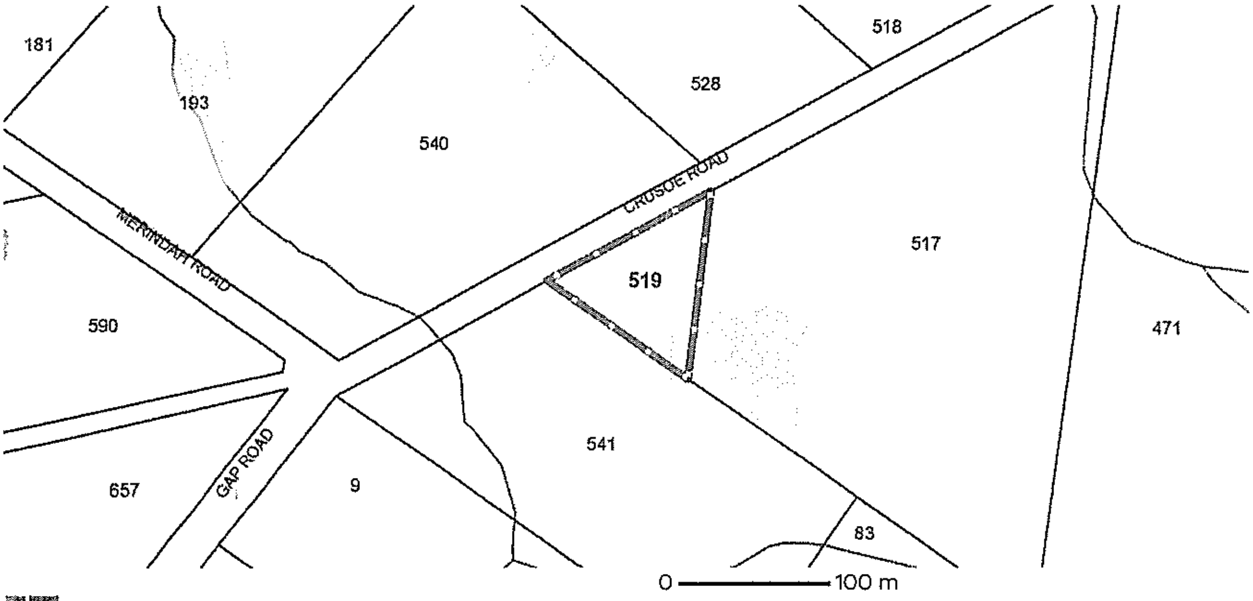
Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

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

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

VICTORIA State Government | Energy, Environment and Climate Action

Area Map



Selected Property Water area Water course

EPA Priority Sites Register Extract

Client:	City of Greater Bendigo - Building & Property Box 733 Bendigo 3555	Client Ref: Certificate No:	COGB - 519 CRUSOE RD LOCKWOOD - VVM 91264278:133572819

Property Inquiry Details:

Street Address: 519 CRUSOE Road
Suburb: LOCKWOOD
Map Reference: VicRoads Edition 7, Map No:44, Grid Letter: E, Grid Number: 7

Date of Search: 29/07/2026

Priority Sites Register Report:

A search of the Priority Sites Register **for the above map reference**, has indicated that this **site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register** at the date last notified by the EPA.

Priority Sites Register

Information as at 31 July 2021

The Priority Sites Register is updated monthly and the information on it may not be accurate, current or complete and may be subject to change without notice.

Land contaminated by former waste disposal, industrial and similar activities is frequently discovered during changes to land use - for example, from industrial to residential use. In most cases these can be managed at the time that the change of land use occurs. Some sites however, present a potential risk to human health or to the environment and must be dealt with as a priority. Such sites are typically subject to clean-up and/or management under EPA directions.

What are priority sites?

Priority Sites are sites for which EPA has issued a:
- Clean Up Notice pursuant to section 62A) of the Environment Protection Act 1970
- Pollution Abatement Notice pursuant to section 31A or 31B (relevant to land and/or groundwater) of the Environment Protection Act 1970
- Environment Action Notice pursuant to Section 274 of the Environment Protection Act 2017
- Site Management Order (related to land and groundwater) pursuant to Section 275 of the Environment Protection Act 2017
- Improvement Notice (related to land and groundwater) pursuant to Section 271 of the Environment Protection Act 2017
- Prohibition Notices (related to land and groundwater) pursuant to Section 272 of the Environment Protection Act 2017

On the occupier or controller of the site to require active management of these sites, or where EPA believes it is in the community interest to be notified of a potential contaminated site and this cannot be communicated by any other legislative means. Sites are removed from the Priority Sites Register once all conditions of a Notice have been complied with.

Typically these are sites where pollution of land and/or groundwater presents a potential risk to human health or to the environment. The condition of these sites is not compatible with the current or approved use of the site without active management to reduce the risk to human health and the environment. Such management can include clean up, monitoring and/or institutional controls.

The Priority Sites Register does not list all sites that are known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register. Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA ay not be aware of the presence of contamination. Council and other planning authorities hold information about previous land uses, and it is advisable that such sources of information should also be consulted.

Disclaimer
The Environment Protection Authority does not warrant the accuracy or completeness of information in this Extract and any person using or relying upon such information does so on the basis that the Environment Protection Authority shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.
Users of this site accept all risks and responsibilities for losses, damages, costs and other consequences resulting directly or indirectly from use of this site and information from it.
To the maximum permitted by law, the EPA excludes all liability to any person directly or indirectly from using this site and information from it.

Further Information
Additional information is available from:
EPA Victoria
200 Victoria Street, Carlton VIC 3053
1300 EPA VIC (1300 372 842)
http://www.epa.vic.gov.au

Dye & Durham Property Pty Ltd ACN 089 586 872
Level 20, 535 Bourke Street, Melbourne 3000 T: 1300 730 000 E: epropertysupport@dyedurham.com

contact@epa.vic.gov.au